

**Subject: Heritage Considerations for Confederation Heights**

**File Number: ACS2026-PDB-RHU-0019**

**Report to Built Heritage Committee on 14 April 2026**

**and Council 22 April 2026**

**Submitted on April 1, 2026, by Court Curry, Director, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services Department**

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**Ward: River (16); Capital (17)**

**Objet : Considérations patrimoniales concernant les Buttes de la Confédération**

**Dossier : ACS2026-PDB-RHU-0019**

**Rapport au Comité du patrimoine bâti**

**le 14 avril 2026**

**et au Conseil le 22 avril 2026**

**Soumis le 1er avril 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 : Rivière (16); Capitale (17)**

## REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

1. Receive for information the heritage conservation approach for the Confederation Heights Secondary Plan as outlined in the report;
2. Issue a Notice of Intention to Designate 1500 Bronson Avenue and 933 Heron Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5; and
3. Direct staff to negotiate a heritage easement agreement with the owner of the property at 2720 Riverside Drive, the Sir Charles Tupper Building.

## RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de :

1. Prendre connaissance, à titre informatif, de l'approche de la conservation du patrimoine du Plan secondaire des Buttes de la Confédération, comme il est indiqué dans le rapport.
2. Publier un avis d'intention de désigner le 1500, avenue Bronson, et le 933, chemin Heron, en vertu de la Partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de la valeur patrimoniale culturelle ci-jointe (document 5); et
3. Charger le personnel de négocier une entente de servitude patrimoniale avec le propriétaire du bien situé au 2720, promenade Riverside, l'Édifice Sir Charles Tupper.

## EXECUTIVE SUMMARY

This report provides an overview of the approach heritage staff have taken through the Confederation Heights Master Plan and Secondary Plan processes to consider properties within the plan area for their cultural heritage value and to determine appropriate mechanisms for their conservation. As a result, this report recommends the approval of the designation of the property at 1500 Bronson Avenue, as it meets six of the nine criteria for designation under the *Ontario Heritage Act* (OHA). The report also recommends staff to negotiate the details of a heritage easement for the Sir Charles Tupper Building at 2720 Riverside Drive.

## RÉSUMÉ

Le présent rapport donne un aperçu de l'approche adoptée par le personnel du patrimoine dans le cadre des processus découlant du Plan directeur et du Plan secondaire concernant les Buttes de la Confédération, afin d'évaluer la valeur patrimoniale culturelle des biens situés dans le secteur visé par le plan et de déterminer les mécanismes appropriés pour assurer leur conservation. Par conséquent, le rapport recommande d'approuver la désignation du bien situé au 1500, avenue Bronson, puisqu'elle satisfait six des neuf critères de désignation prévus par la *Loi sur le patrimoine de l'Ontario (LPO)*. Le rapport recommande également au personnel de négocier les modalités d'une servitude patrimoniale pour l'édifice Sir Charles Tupper situé au 2720, promenade Riverside.

## BACKGROUND

The property located at 1500 Bronson Avenue contains a six-storey reinforced concrete steel office building with a "Y"-shaped form. The property is located within the Confederation Heights neighbourhood, near Bronson Avenue on the east and the Trillium Rail corridor to the south and includes the soft landscaped area along Bronson Avenue addressed as 933 Heron Road (Document 1, Location Map). The building was originally constructed as the headquarters for the Canadian Broadcasting Corporation (CBC) in 1964 and is currently owned and managed by Public Services and Procurement Canada (PSPC) (Document 3, Photos).

In 2002, the building was designated as a "Classified" Federal Heritage Building for its historical associations, and its architectural and environmental values. Federal Heritage Buildings are designated as either "Classified" or "Recognized"; typically those that are evaluated to have the highest significance are designated as "Classified". As a result of the review of the federal heritage documentation, City heritage staff have also determined that the property has cultural heritage value from the municipal perspective for its design, associative, and contextual values. It meets six of the nine criteria for designation under Part IV of the *OHA*.

Confederation Heights is comprised of approximately 465 acres of land. The area is bound by Riverside Drive, Hog's Back and Vincent Massey Park to the north and west, Data Centre Road and Sawmill Creek to the east, and Brookfield Road to the south. The area includes three other federal heritage buildings: the Sir Charles Tupper Building at 2720 Riverside Drive (Recognized), the Sir Leonard Tilley Building at 719 Heron Road (Recognized), and the former Canada Revenue Agency/Taxation Data Centre building at 875 Heron Road (Recognized) (Document 2, Confederation Heights Area

Map). These buildings and most others on the campus were constructed between the mid-1950s and mid-1960s and developed as a result of the Gréber Plan that spurred federal employment development outside of the downtown core. Today, the majority of land and buildings in the area are currently owned or managed by the federal government (PSPC or the National Capital Commission (NCC)) and the City of Ottawa.

In recent years, the federal government decided to significantly reduce their employment footprint in Confederation Heights as part of their portfolio reduction strategy and to make the land available for housing. As a result, several of the buildings were identified for disposal, including three of the four federal heritage buildings. Once a federal heritage property (FHP) leaves federal ownership, it no longer maintains its heritage designation.

In 2021, PSPC with the Canada Lands Company (CLC), began a study to develop a comprehensive master plan to establish a vision for the Confederation Heights area that is expected to transition over the next twenty-five years from an automobile oriented federal employment hub into a mixed-use neighbourhood with amenities, transit/connections, housing and employment for a wide population. In winter 2025, the City initiated the Confederation Heights Secondary plan process to run concurrently with the master plan. This ensured that both processes could be aligned in determining how to guide future redevelopment and plan for the implementation of future public infrastructure in the area, as well as to streamline approvals for the faster provision of housing.

City staff have been working with CLC, PSPC and their consultant team through the master plan and secondary plan process on the vision for the area that prioritizes the goal of maximizing land for housing, while also recognizing and conserving the area's history through a variety of tools including a heritage easement and several heritage-related policies in the secondary plan. The final draft of the secondary plan is expected to be considered by Planning and Housing Committee and Council in the coming months.

In anticipation of proceeding with the designation of 1500 Bronson Avenue, [the property was listed on the City's heritage register](#) on February 11, 2026. As a result of changes to the *Ontario Heritage Act* via Bill 23, should Council wish to designate this property, the Notice of Intention to Designate must be considered prior to June 18, 2026.

This report has been prepared because designation under Part IV of the *OHA* must be approved by City Council and because the *OHA* requires consultation with a

municipality's heritage committee before entering into a Heritage Easement Agreement with an owner of a property for the purposes of its conservation.

## **DISCUSSION**

### **Recommendation 1- Confederation Heights Master Plan and Secondary Plan: Heritage Conservation Approach**

Since FHP's lose their heritage designation after disposal, City staff have been working with CLC and their heritage consultant, ERA Architects Inc., through the master plan and secondary plan process on a heritage conservation approach to appropriately recognize, conserve and honour the site's history as part of future redevelopment. Having regard for the priority to maximize housing and facilitate development in the area, staff have considered a variety of tools and recommend the following:

1. Immediately proceed with individual designation of the CBC Building

As outlined for the reasons below, staff are recommending that Council designate 1500 Bronson Avenue and its associated soft landscape area (addressed as 933 Heron Road) to its east along Bronson Avenue under Part IV of the *OHA*. As the only federal heritage building within the area to be given a "Classified" evaluation, an individual designation similarly recognizes the high significance of the building and its role as a landmark in the area. In staff's opinion, this designation will help to recognize the influential role the federal government has played in shaping this part of the city in the original development of the Confederation Heights campus. The designation will also clearly outline the attributes that convey the property's cultural heritage value, against which potential impacts of future redevelopment can be evaluated via a Heritage Impact Assessment.

City staff have worked closely with CLC and their heritage consultant to refine the list of attributes of the building and its landscape alongside the proposed master plan to avoid potential conflicts with the planned context. Staff are recommending the inclusion of the landscaped setting for the building to capture the intent behind its modernist design philosophy. This area is expected to become a City-owned park with a range of recreational uses through the secondary plan that would be aligned with the original function of this recreational landscape area. New uses such as a children's play area, children's water play area, a fenced-in off-leash dog area, performance area and seating, along with a multi-use pathway are being considered for this park. Heritage and Parks planning staff will continue to work with the owner through the heritage permit process should the designation be approved and alterations be required to the exterior.

2. Negotiate a Heritage Easement Agreement for the Sir Charles Tupper Building at 2720 Riverside Drive with associated Design Guidelines

The Sir Charles Tupper Building at 2720 Riverside Drive is a Recognized Federal Heritage Property. The building was developed between 1955 and 1960, making it the earliest office building to be developed in Confederation Heights as part of the decentralization of the federal government. It was designed by the prominent architecture firm of Hazelgrove and Lithwick, as the headquarters of the Department of Public Works. The Tupper Building is an expression of the modernist style, synonymous with Hazelgrove and Lithwick's portfolio of work. Accordingly, heritage staff have determined that the building also has cultural heritage value from a municipal perspective. Until recent years, the building was exclusively used for federal government purposes and remains largely intact with few modifications. Similarly to the building at 1500 Bronson Avenue, a new use has not yet been finalized for the Sir Charles Tupper Building. While some potential uses have been explored, further investigation into the building's ability to be adapted and incorporated into a redevelopment must still be undertaken. To provide additional flexibility for timing to continue discussions with the owner regarding the extent of reuse that may be possible for the Sir Charles Tupper Building and to refine the attributes alongside a potential redevelopment, staff are seeking direction to negotiate a heritage easement agreement as outlined in Recommendation 3 below.

3. Include policies to encourage adaptive reuse, interpretation and commemoration in the Confederation Heights Secondary Plan

The master plan study revealed that the area's topography and landscape, as well as its history, informed the development of buildings and infrastructure at Confederation Heights. These key components have influenced the master plan's overall vision in terms of the design approach to arterial roads, integration of purposeful connections across the area via new landscaped corridors and linear parks, municipal park spaces with connections to existing surrounding NCC parkland, the design and location of new buildings with surrounding open space, and the distribution of building height and protection of key views. As a result, these elements are expected to be reflected in many of the schedules of the secondary plan and associated zoning.

Staff reviewed the existing buildings in the area with federal heritage status that had been identified for disposal. Although the former CRA/Taxation Data Centre building at 875 Heron is a Recognized heritage property, staff determined not proceed with designation or an easement in this case, as its construction date (1968-1970) does not

reflect the period of highest significance for the area and staff are aware of other examples of its building typology that better convey similar historic associations and themes. Staff are not recommending any action related to the Sir Leonard Tilley Building as it is expected to remain in the federal portfolio.

Beyond designation of buildings and properties, staff in collaboration with the owner are interested in ways to honour the area's history and interpret stories via commemoration or interpretation tools as well. Accordingly, city staff are working to include policy in the secondary plan to allow for further exploration of these opportunities, working with appropriate communities and stakeholders to determine how they may best be implemented. Staff currently expect these policies to relate to encouraging adaptive reuse of existing federal heritage buildings such as 875 Heron Road or other early buildings in the secondary plan area, providing guidance for building and landscape design for new development, and identifying opportunities for interpretation and commemoration to tell the area's history, notably for Ottawa's First Nations communities.

### **Recommendation 2- Issue a Notice of Intention to Designate, the CBC Building at 1500 Bronson Avenue and 933 Heron Road**

The Official Plan, Provincial Policy Statement (PPS), and the *OHA* all provide policy direction related to the designation of individual properties under Part IV of the *OHA*.

#### **Official Plan**

The Official Plan has policies related to cultural heritage in Section 4.5, Cultural Heritage and Archaeology. Section 4.5.1(3) states: "Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*."

#### **Provincial Planning Statement (2024)**

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

4. Planning authorities are encouraged to develop and implement:
  - b) proactive strategies for conserving-built heritage resources and cultural heritage landscapes

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

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

4.6 (1) Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

### ***Ontario Heritage Act***

Part IV of the *OHA* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the *OHA* sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Per By-law 2002-522, as amended, the Notice of Intention to Designate will be published online on the City's website in both official languages. Document 5 contains the Statement of Cultural Heritage Value for this property.

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

Regulation 9/06 (see Document 4) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the *OHA* if it meets two or more of the nine criteria set out in the regulation. City heritage staff reviewed the research and documentation prepared by the Federal Heritage Review Office (FHRO) in support of the federal designation (provided as Document 6 and held on file with the City Clerk) and have determined that the property at 1500 Bronson Avenue meets six (6) of the nine (9) criteria. A synopsis of each of the applicable criteria is provided below:

**The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.**

The CBC Building has design value as a unique example of Expressionist Modernism used for a purpose-built office building in Ottawa. The Expressionist strain of Modernism used in the mid- to late twentieth century, favoured sculptural, dynamic, and poetic forms and massing. While Modernism was frequently used in post-war institutional and civic buildings, the CBC Building is a unique application of Expressionism for an office building. The characteristic features of the style are evident in its Y-shaped form and curved elevations with grid-like glass curtain walls, and flared roof canopy.

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

The building displays a high degree of craftsmanship through its detailing and use of high-quality materials, including sandstone on the wingwalls, granite spandrel panels on the parabolic elevations, and geometric stone carvings on the entrance steps.

**The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.**

The building at 1500 Bronson Avenue is directly associated with the CBC, having been constructed in 1964 to centralize the administration of Canada's national public broadcasting network. In response to its rapid rise as Canada's national broadcasting service between 1936 and the late 1950s, a new head office was proposed as both a statement of the CBC's national importance and a means to consolidate its Ottawa operations, which were then spread across seven downtown locations. The building served as the CBC Head Office for 30 years.

**The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**

The CBC Building demonstrates the work of David Gordon McKinstry, chief architect of the CBC from 1939 until 1970, and renowned acoustician. The CBC Head Office building is one of the best examples of McKinstry's work and reflects the significant role he played in shaping Canada's broadcasting infrastructure.

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

The CBC Building has contextual value as it is historically linked to its surroundings. The building is situated within the park-like setting of Confederation Heights, a government campus shaped by the 1950 Gréber Plan that recommended decentralizing federal offices from the downtown core to suburban areas. The Gréber Plan led to the area's transformation into a federal government campus beginning in the 1950s. The CBC Building is situated near other Modernist office buildings constructed in the early 1960s, including the Sir Charles Tupper and Sir Leonard Tilley buildings.

**The property has contextual value because it is a landmark.**

The CBC Building has contextual value as a highly recognizable landmark in Ottawa, due to its iconic architecture and prominent location within Confederation Heights. Its location near two key thoroughfares provides visibility of its distinct Y-shape and curved façades.

**Conclusion**

As the property at 1500 Bronson Avenue meets six of the nine criteria for designation outlined in Ontario Regulation 9/06 for designation under Part IV of the *OHA*. Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the *OHA*.

**Recommendation 3- Heritage Easement Agreement for the Sir Charles Tupper Building at 2720 Riverside Drive**

The Official Plan, PPS, and the *OHA* all provide policy direction related to the easement agreements under Part IV of the *OHA*.

**Official Plan**

Section 4.5.1 (8) of the City's Official Plan provides that "owner[s] of built heritage resources will be encouraged to enter into a heritage easement agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property."

**Provincial Planning Statement (2024)**

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

4. Planning authorities are encouraged to develop and implement:
  - b) proactive strategies for conserving-built heritage resources and cultural heritage landscapes

Policies within the City's Official Plan, as described above provide for the conservation of heritage resources and comply with this policy.

Should City Council enter into a heritage easement with the owner of the property outlined in this report, it would be considered a "protected heritage property". The PPS includes the following policy related to protected heritage property:

Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

Section 37 of the *OHA* provides that a Council of a municipality may enter into an easement agreement with the owner of any real property for the purposes of conserving its cultural heritage value or interest. An easement under this section of the *OHA* allows for a collaborative process between the owner and the City to outline a shared understanding of a property's cultural heritage value and how to ensure its conservation into the future. An easement provides the ability to outline terms, details, and responsibilities to be negotiated between the City and the owner. This could include how and when permit approvals would be sought, how work should be undertaken, particularly in consideration of any specific development plans, as well as implementation details such as how the agreement may be modified if required in the future.

In this case, staff expect that a heritage agreement for the Sir Charles Tupper Building would accommodate and entertain a range of potential uses and options for retention and rehabilitation, recognizing the challenges that modernist buildings can pose for adaptive reuse. In particular, staff anticipate the agreement would include a set of conservation design guidelines that would inform how redevelopment of, and around the building could be undertaken.

Unlike individual designation under Section 29 of the *OHA*, heritage easements are not bound by the timeline restrictions related to prescribed events, nor is it required to list the property in advance. Given the upcoming Official Plan Amendment to implement the

Secondary Plan for the Confederation Heights area and that there is no defined use for the property at this point, an easement provides the necessary flexibility to continue to discussions around the conservation of the building with the owner in the context of a redevelopment, while providing the ability to conserve the property's cultural heritage value. In staff's opinion, a heritage easement is an appropriate tool in this case.

As the *OHA* requires that BHC be consulted before entering into a Heritage Easement Agreement that would provide the direction for any demolition, deconstruction, reconstruction, rehabilitation and conservation of identified attributes of a property, staff are seeking direction to initiate negotiations for a heritage easement agreement for the property.

### **Conclusion**

Staff have reviewed and considered the cultural heritage value of the properties within the Confederation Heights area. In staff's opinion, the heritage conservation approach outlined herein recognizes the key elements and properties that contribute to its distinct sense of place. By implementing the range of tools as recommended, this approach balances heritage conservation goals, while maximizing the area's development potential and working within the existing legislative framework.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report's recommendations. The Ontario Heritage Act, Subsection 37(1), authorizes the municipality to enter into easements or covenants with owners for the conservation of properties of cultural heritage value or interest. Such easement is to be registered on title to the property.

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

Councillor Brockington and Councillor Menard are aware of the recommendations of this report.

### **CONSULTATION**

Staff have been working closely with the owner throughout the development of the master plan and secondary plan process since 2024, during which staff indicated that

the property merited designation. PSPC and CLC are aware of and are supportive of the designation of this property. The master plan and secondary plan processes have included a comprehensive consultation strategy.

### **ACCESSIBILITY IMPACTS**

The designation of properties under the OHA does not impact on the physical fabric of the buildings. While alterations to designated properties, including renovations to remove barriers for people with disabilities, require a heritage permit, the fees for these permits are waived and staff work with property owners to allow for accessibility retrofits.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications for the report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with the recommendations in this report.

### **RURAL IMPLICATIONS**

There are no rural implications associated with the recommendations in this report.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Federal Heritage Properties within Confederation Heights

Document 3 Photos

Document 4 Ontario Regulation 9/06

Document 5 Statement of Cultural Heritage Value

Document 6 Federal Heritage Buildings Review Office Report, 1500 Bronson Avenue  
(held on file with the City Clerk)

### **DISPOSITION**

If Council does not carry the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the property located at 1500 Bronson Avenue, several actions must be taken:

Heritage Planning Branch, Planning, Real Estate and Economic Development Department, to prepare the Notice of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, third (3<sup>rd</sup>) Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate the property at 1500 Bronson Avenue under Part IV of the *Ontario Heritage Act*.

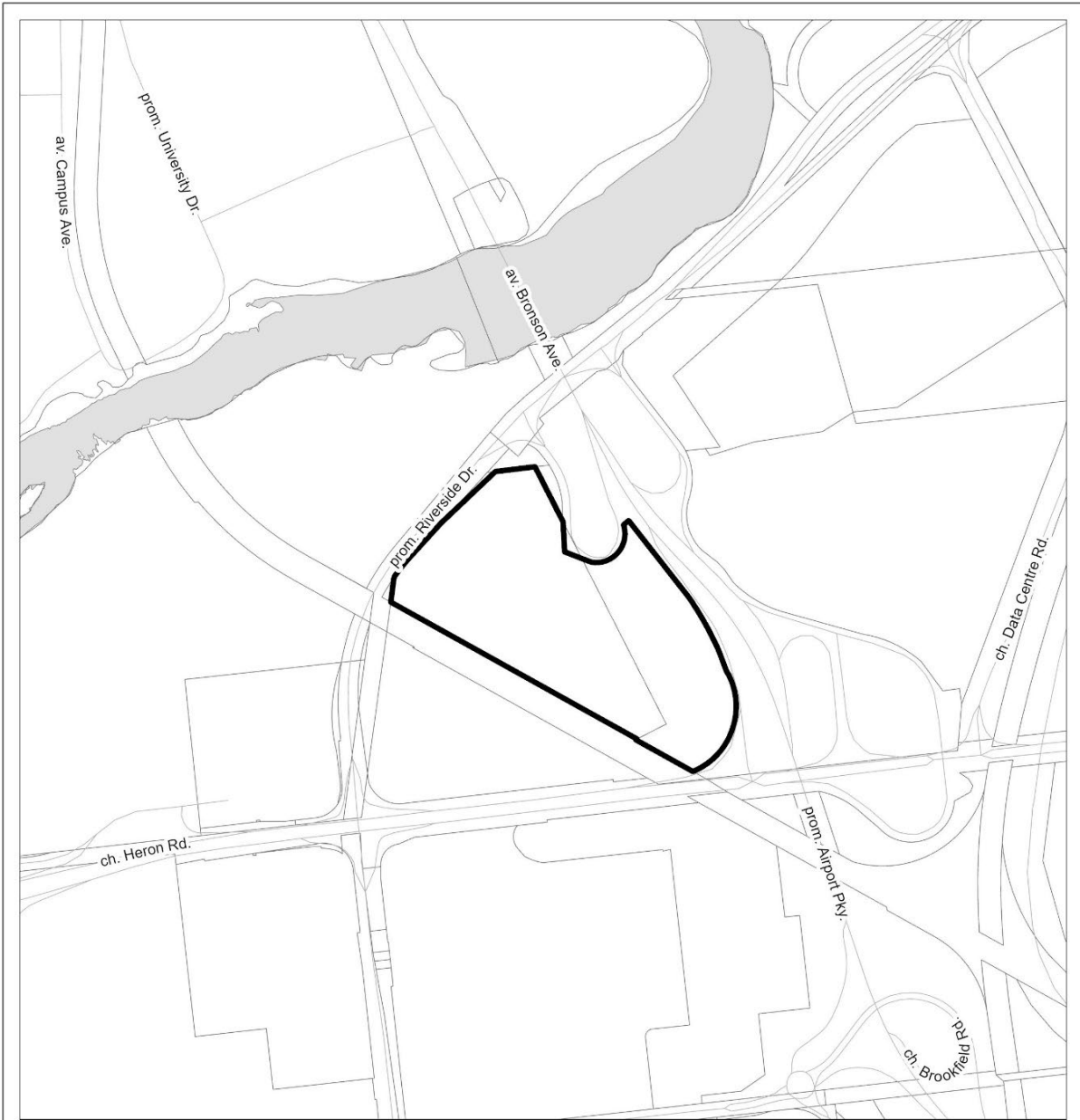
Heritage Planning Branch, Planning, Real Estate and Economic Development Department to ensure publication of the Notice of Intention to Designate according to the requirements of Section 29 the *Ontario Heritage Act*.

If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department is to prepare a report regarding the objection for consideration by Council within 90 days after conclusion of the objection period, according to Section 29 (6) of the *Ontario Heritage Act*.

If the City Clerk does not receive any Notice of Objection under Section 29 (5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, or if City Council decides not to withdraw the notice of intention to designate the property after an objection has been served, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department, is to prepare the designation by-law, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.

Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Real Estate and Economic Development Department to ensure publication of the notice of the by-law in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1 – Location Map of 1500 Bronson



LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE

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**1500 av. Bronson Ave.  
933 ch. Heron Rd.**

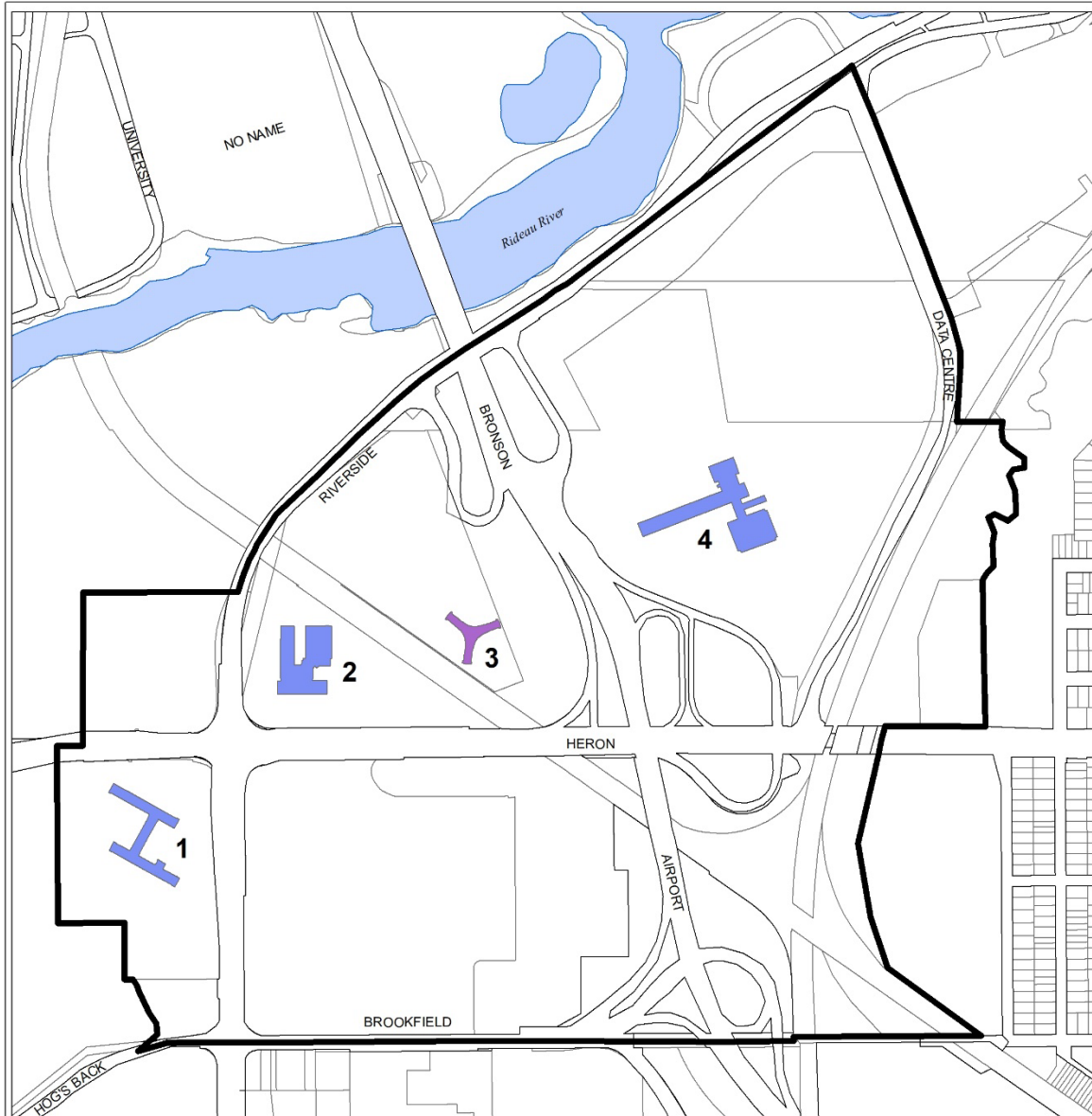
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REVISION / RÉVISION - 2026 / 03 / 09







**Document 2 – Federal Designations within Confederation Heights**



FEDERAL HERITAGE DESIGNATIONS IN THE CONFEDERATION HEIGHTS SECONDARY PLAN AREA/  
 DÉSIGNATIONS PATRIMONIALES FÉDÉRALES DANS LA ZONE DU PLAN SECONDAIRE DE CONFEDERATION HEIGHTS

 CONFEDERATION HEIGHTS SECONDARY PLAN BOUNDARY /  
 LIMITES DE PLAN SECONDAIRE DE CONFEDERATION HEIGHTS

-  2720 Riverside Drive, Recognized Federal Heritage Building /  
 Promenade Riverside, 2770, Édifice classé monument historique fédéral
-  719 Heron Road, Recognized Federal Heritage Property /  
 Chemin Heron, 719, Propriété patrimoniale fédérale reconnue

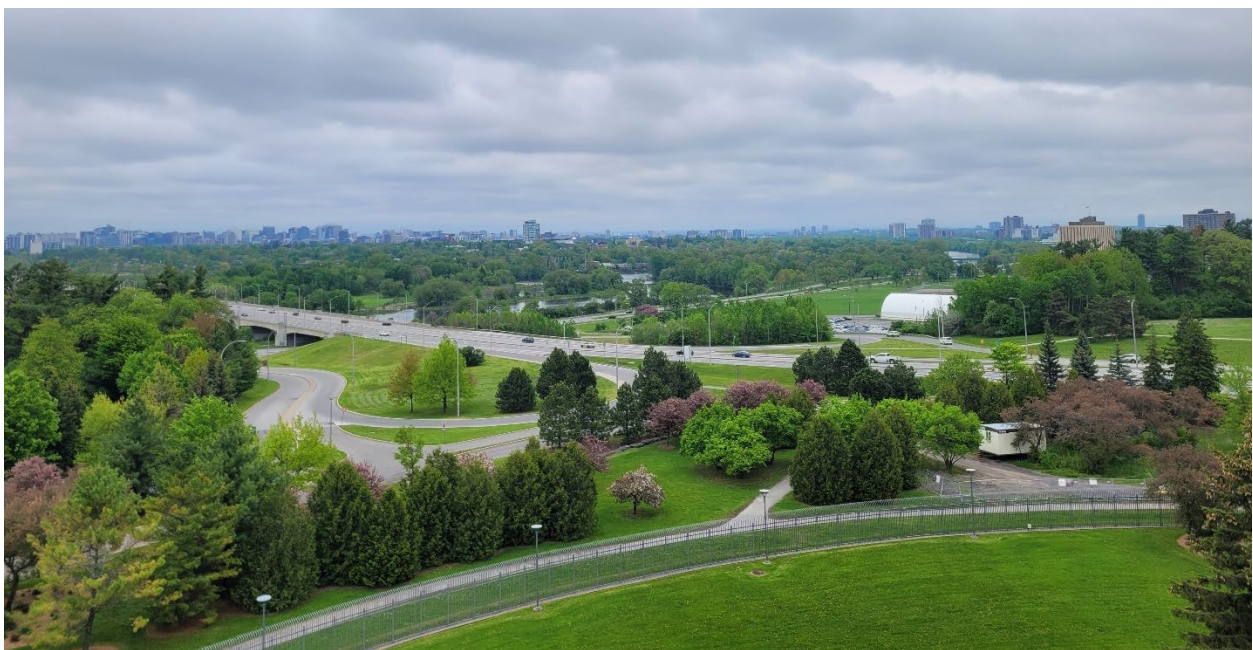
-  1500 Bronson Avenue, Classified Federal Heritage Building /  
 Avenue Bronson, 1500, Édifice fédéral du patrimoine reconnu
-  875 Heron Road, Recognized Federal Heritage Building /  
 Chemin Heron, 875, Édifice fédéral du patrimoine reconnu



**Document 3 - Photos, 1500 Bronson**



View of 1500 Bronson Avenue, from the northeast.



View from the roof level showing portion of the building's landscaped setting.



Image showing the sandstone cladding on the north wing wall.



Image showing the flared entrance pavilion with glazed curtain wall behind.



Image showing the curved façade of the building in the west.

**Document 4 – Ontario Regulation 9/06**

## CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 1, 2023 to the [e-Laws currency date](#).

Last amendment: [569/22](#).

This is the English version of a bilingual regulation.

Criteria, s. 27 (3) (b) of the *Act*

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the *Act*. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the *Act* may be included in the register referred to in subsection 27 (1) of the *Act* on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

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

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

9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

Criteria, s. 29 (1) (a) of the *Act*

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the *Act*. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the *Act* after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the *Act* on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the *Act* if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs one to nine of subsection 1 (2). O. Reg. 569/22, s. 1.

Criteria, s. 41 (1) (b) of the *Act*

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the *Act*. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the *Act* on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41

(1) of the *Act* if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:

i. The properties have design value or physical value because they are rare, unique, representative or early examples of style, type, expression, material or construction method.

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

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

iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.

v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.

vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

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

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

ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the *Act* on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the *Act* was given before the

day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the *Act*,

(a) does not apply in respect of a by-law under subsection 41 (1) of the *Act* that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and

(b) does not apply in respect of a by-law under subsection 41.1 (2) of the *Act*. O. Reg. 569/22, s. 1.

## **Document 5 – Statement of Cultural Heritage Value**

### **Description of Property**

The Canadian Broadcasting Corporation (CBC) Building, also known as the Edward Drake Building, is a six-storey, reinforced concrete steel structure with a Y-shaped footprint. The property is located within the Confederation Heights neighbourhood in Ottawa near Bronson Avenue on the east and the Trillium Rail corridor on the south. The property includes the semi-circular shaped landscaped area between the building and the Bronson Avenue off-ramp at Heron Road.

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

The CBC Building has design value as a unique example of Expressionist Modernism used for a purpose-built office building in Ottawa. The Expressionist strain of Modernism used in the mid- to late twentieth century, favoured sculptural, dynamic, and poetic forms and massing. While Modernism was frequently used in post-war institutional and civic buildings, the CBC Building is a unique application of Expressionism for an office building. The characteristic features of the style are evident in its Y-shaped form and curved elevations with grid-like glass curtain walls, and flared roof canopy. The building displays a high degree of craftsmanship through its detailing and use of high-quality materials, including sandstone on the wingwalls, granite spandrel panels on the parabolic elevations, and stone carvings on the entrance steps.

The building at 1500 Bronson Avenue is directly associated with the CBC, having been constructed in 1964 to centralize the administration of Canada's national public broadcasting network. The CBC, established in 1936 as a Crown corporation, was created to serve as Canada's national broadcasting service. By the late 1950s, the CBC was broadcasting nationally and established the first Canadian television network. In response to this rapid growth, a new head office was proposed as both a statement of the CBC's national importance and a means to consolidate its Ottawa operations, that were then spread across seven downtown locations. The building served as the CBC Head Office for 30 years.

The CBC Building demonstrates the work of David Gordon McKinstry, chief architect of the CBC from 1939 until 1970, and renowned acoustician. As the CBC's chief architect, he designed an extensive network of broadcasting buildings including studios in Vercheres and Marieville, Quebec, and the International Broadcasting Centre for Expo 67 in Montreal. The CBC Head Office building is one of the best examples of

McKinstry's work and reflects the significant role he played in shaping Canada's broadcasting infrastructure.

The CBC Building has contextual value as it is historically linked to its surroundings. The building is situated within the park-like setting of Confederation Heights, a government campus shaped by the 1950 Gréber Plan that recommended decentralizing federal offices from the downtown core to suburban areas. The Gréber Plan led to the area's transformation into a federal government campus beginning in the 1950s. The CBC Building is a highly recognizable landmark in Ottawa, due to its iconic architecture and prominent location within Confederation Heights.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the cultural heritage value of 1500 Bronson as a unique example of a purpose-built office building in the expressionist style include:

- Y-shaped form;
- Three parabolic curved wings;
- Six storey massing;
- Flat roof with a recessed penthouse and flared roof canopy on pilotis;
- Horizontal bands created by continuous granite spandrel panels;
- Grid-like glazed curtain wall;
- Sandstone cladding on the wing walls; and
- Flared entrance pavillion with engraved granite base with Greek motif.

There are no interior heritage attributes of the building. The surface parking and security hut to the west of the building and the two-storey building to the south are excluded from the designation.

Key exterior attributes that contribute to the contextual heritage value of 1500 Bronson Avenue include:

- The landscaped setting of the building
- Its iconic architecture and prominent location within Confederation Heights