

**Subject: Designation of the Hart Massey House, 400 Lansdowne Road under Part
IV of the *Ontario Heritage Act***

File Number: ACS2022-PIE-RHU-0014

Report to Built Heritage Sub-Committee on 20 June 2022

and Council 6 July 2022

**Submitted on June 8, 2022 by Court Curry, Manager, Right of Way, Heritage and
Urban Design Services, Planning, Real Estate and Economic Development
Department**

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Ward: RIDEAU-ROCKCLIFFE (13)

**Objet : Désignation de la maison Hart Massey, située au 400, chemin
Lansdowne, en vertu de la partie IV de la *Loi sur le patrimoine de
l'Ontario***

Dossier : ACS2022-PIE-RHU-0014

Rapport au Sous-comité du patrimoine bâti

le 20 juin 2022

et au Conseil le 6 juillet 2022

**Soumis le 8 juin 2022 par Court Curry, Gestionnaire, Services des emprises, du
patrimoine et du design urbain, Direction générale de la planification, de
l'immobilier et du développement économique**

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REPORT RECOMMENDATION

That the Built Heritage Sub-Committee recommend that Council issue a Notice of Intention to Designate the Hart Massey House, 400 Lansdowne Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value, attached as Document 5.

RECOMMANDATION DU RAPPORT

Que le Sous-Comité du patrimoine bâti recommande au Conseil d'émettre un avis d'intention de désigner la maison Hart Massey, située au 400, chemin Lansdowne, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel, ci-jointe en tant que document 5.

BACKGROUND

This report has been prepared because designation under Part IV of the *Ontario Heritage Act* must be approved by City Council.

The Hart Massey House, 400 Lansdowne Road, is located in the Rockcliffe Park Heritage Conservation District on the east side of Lansdowne Road along the western shore of McKay Lake. This two-storey detached house was constructed in 1959 and designed in the International style of architecture. The house reflects some of the purest qualities of this style in a distinctly Canadian context through its simplistic design, construction methods, materials and sensitive siting within its natural environment. The property was designated as a National Historic Site in 2018 by the Historic Sites and Monuments Board of Canada.

The building is one of the most iconic examples of Modern residential architecture in Canada and is directly associated with award-winning architect, Hart Massey, who designed the house for him and his family. The Hart Massey House also yields information that contributes to the understanding of the evolution of Rockcliffe Park, which underwent significant demographic, social and physical changes in the 1950s, yet retained the essential characteristics that define it as a Heritage Conservation District.

The Hart Massey House has contextual value in supporting the character of Rockcliffe Park, as it remains subordinate to its natural environment despite its distinct architectural design. Given its orientation towards the lake and its sensitivity to the natural environment, the house is a defining feature of the shoreline of McKay Lake.

Through its sensitive siting and use of large expanses of glass it is physically and visually connected to its surroundings, creating a juxtaposition of simple geometric forms in a picturesque landscape. The house is also a local and regional landmark.

The Heritage Planning Branch received an application for designation under Part IV of the *Ontario Heritage Act* from the property owners who are in support of the designation.

DISCUSSION

Recommendation 1

The Official Plan, New Official Plan, the Provincial Policy Statement, and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *Ontario Heritage Act*.

Official Plan

The Official Plan has policies related to heritage in Section 2.5.5.2, Cultural Heritage Resources. These policies provide for the identification and designation of individual buildings under Part IV of the *Ontario Heritage Act*. Section 2.5.5.2 provides that “individual buildings, structures and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*”.

New Official Plan

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

Provincial Policy Statement (2020)

Section 2.6.1 of the Provincial Policy Statement (2020) contains the following policy regarding the protection of cultural heritage resources: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Ontario Heritage Act

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the *Ontario Heritage Act* 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 shall 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. The Notice of Intention to Designate must be published in a newspaper having general circulation in the community. Document 5 contains the Statement of Cultural Heritage Value for this site.

Ontario Regulation 09/06

Regulation 09/06 (see Document 3) sets out criteria for designation under Part IV of the *Ontario Heritage Act*. It states:

“A property may be designated under Section 29 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest. These criteria are organized into three groups; design or physical value, historical or associative value and contextual value.”

Through research and evaluation, staff have determined that the Hart Massey House, 400 Lansdowne Road meets all three criteria outlined in Ontario Regulation 09/06. A brief analysis of each of the criteria is provided below and more detailed information is attached in the Heritage Survey and Evaluation Form (see Document 4).

Design or Physical Value

The Hart Massey House has design value as a unique and iconic residential example of the International style of architecture, which was popular in the mid-20th century. Its simple design, construction methods, materials and sensitive siting within its natural environment are strongly associated with Modernist principles. Its artistic merit lies in its stripped-down design and subordination to its surroundings, which are paradoxically informal in nature. The building, constructed in 1959, is two storeys in height, supported by thin black steel pilotis that help to preserve the integrity and continuity of the natural environment below and around it. The upper storey is a long, rectangular form with a lower level, perpendicular to the street and cantilevered over the sloping shore of McKay Lake. It is constructed from a wood and a black steel frame, containing a series of modular boxes with free facades clad in vertical siding and floor-to-ceiling windows. A row of small, peaked skylights run along roofline of the Lansdowne Road elevation. The house's garage is integrated into its upper storey, with garage doors flush to the rest of the rear elevation and distinguished subtly by the use of horizontal siding. The interior of

the house was purposefully designed to facilitate a continuity of space between inside and outside. The lower storey has an open plan layout, with interior dividing walls that do not meet the ceiling. This open, flowing free plan layout is a central concept in Modernist architecture.

Historical Value

The Hart Massey House meets the historical and associative value criterion for its direct association with architect, Hart Massey. Massey was an Ottawa-based architect and the son of the first Canadian-born Governor General, Vincent Massey. He is credited with designing many of Ottawa's landmark buildings, including several buildings at Carleton University's campus, the pavilions at Vincent Massey Park and the now-demolished Sir John Carling Building, and received numerous awards for his work, such as the 1964 Massey Medal for this house, then Canada's highest honour for architecture. Massey's buildings were influenced mostly by international Modernist principles. He designed 400 Lansdowne Road as a family home and resided there from 1959 to 1977.

The Hart Massey House also has historical value as it yields information that contributes to an understanding of the community of Rockcliffe Park. The post-war era in Rockcliffe Park saw the introduction of more contemporary houses in response to the changing lifestyles of the day and the arrival of many new families to the village. Hart Massey was at the forefront of these changes in Rockcliffe Park, designing several mid-century modern houses in addition to his own house at 400 Lansdowne Road, which is considered the most remarkable house of the era. These houses were radical departures from their neighbours, challenging the traditional concept of housing, but still reflecting the overall pattern and vocabulary of housing in the district.

Contextual Value

The Hart Massey House meets the criterion for contextual value in supporting the character of Rockcliffe Park, as it remains subordinate to its natural environment despite its distinct architectural design. The property is physically and visually linked to its surroundings by creating a juxtaposition of simplified geometric forms in a picturesque landscape. This relationship allows the building's design to stand out, yet its siting and diminutive scale allow it to fit in its park-like setting. It is considered a landmark both within the Rockcliffe Park community and the broader city of Ottawa. The property was designated by Parks Canada as a National Historic Site in 2018 to commemorate its role as an iconic example of Modernist architecture in Canada.

Conclusion

The Hart Massey House, 400 Lansdowne Road, meets all three criteria in Ontario Regulation 09/06 for designation under Part IV of the *Ontario Heritage Act*. The building has design value as an iconic example of the International style of architecture, has historical value for its association with architect, Hart Massey, and the development of Rockcliffe Park, and has contextual value for its contribution to the area's character, its links to its surroundings, and as a landmark. For these reasons, staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the *Ontario Heritage Act*.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The request for designation of the Hart Massey House was received from the owners of the property, who are in support of the designation. Heritage staff worked with the owners on gathering information about the property. They have been notified about this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor King is aware of the recommendation associated with this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- HC4 - Support Arts, Heritage and Culture

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 09/06

Document 4 Heritage Survey Form

Document 5 Statement of Cultural Heritage Value

DISPOSITION

If council does not approve 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 400 Lansdowne Road, several actions must be taken:


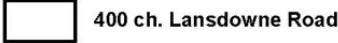
- 1) Heritage Planning Branch, Planning Real Estate and Economic Development Department, to prepare the Notice of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate 190 Laurier Avenue East under Part IV of the Ontario Heritage Act.
- 2) Heritage Planning Branch, Planning Real Estate and Economic Development Department to ensure publication of the Notice of Intention to Designate in the newspaper according to the requirements of Section 29 the *Ontario Heritage Act*.
- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the 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*.

- 4) 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 as 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*.
- 5) 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



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
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REVISION / RÉVISION - 2022 / 05 / 06			

Document 2 – Photos



The Hart Massey House viewed from across McKay Lake (Source: Herron, A., 2011).



Aerial view of the Hart Massey House, circled in red (Source: Google Earth, 2022).



Rear elevation (Source: Herron, A., 2011).

Document 3 – Ontario Regulation 09/06**CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

Consolidation Period: From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the *Act*. O. Reg. 9/06, s. 1 (1).
- (2) A property may be designated under section 29 of the *Act* if it 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,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the *Act* on or before January 24, 2006. O. Reg. 9/06, s. 2.