

1. **Designation of the Standard Bread Company Bakery, 951 Gladstone Avenue under Part IV of the *Ontario Heritage Act***
- Désignation de l'édifice de la Standard Bread Company situé au 951, avenue Gladstone en vertu de la Partie IV de la *Loi sur le patrimoine de l'Ontario***

Committee recommendation

That Council issue a Notice of Intention to Designate the Standard Bread Company Bakery, 951 Gladstone Avenue under Part IV of the *Ontario Heritage Act*.

Recommandation du Comité

Que le Conseil émette un avis d'intention de désigner l'édifice de la Standard Bread Company situé au 951, avenue Gladstone en vertu de la Partie IV de la *Loi sur le patrimoine de l'Ontario*.

Documentation/Documentation

1. Manager's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated November 28, 2019 (ACS2019-PIE-RHU-0027)

Rapport de la Gestionnaire, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 28 novembre 2019 (ACS2019-PIE-RHU-0027)
2. Extract of Minutes, Built Heritage Sub-committee, December 10, 2019

Extrait du procès-verbal du Sous-comité du patrimoine bâti, le 10 décembre 2019
3. Extract of draft Minutes, Planning Committee, January 23, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 23 janvier 2020

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
December 10, 2019 / 10 décembre 2019**

and / et

**Planning Committee / Comité de l'urbanisme
January 23, 2020 / 23 janvier 2020**

**and Council / et au Conseil
January 29, 2020 / 29 janvier 2020**

**Submitted on November 28, 2019
Soumis le 28 novembre 2019**

Submitted by

Soumis par:

Court Curry,

Manager / Gestionnaire,

**Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique**

Contact Person

Personne ressource:

**Lesley Collins, Planner II / Urbaniste II, Development Review Services / Services
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Services du Patrimoine**

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Ward: KITCHISSIPPI (15)

File Number: ACS2019-PIE-RHU-0027

**SUBJECT: Designation of the Standard Bread Company Bakery, 951 Gladstone
Avenue under Part IV of the *Ontario Heritage Act***

OBJET: Désignation de l'édifice de la Standard Bread Company situé au 951, avenue Gladstone en vertu de la Partie IV de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATION

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council issue a Notice of Intention to Designate the Standard Bread Company Bakery, 951 Gladstone Avenue under Part IV of the *Ontario Heritage Act*.

RECOMMANDATION DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil d'émettre un avis d'intention de désigner l'édifice de la Standard Bread Company situé au 951, avenue Gladstone en vertu de la Partie IV de la *Loi sur le patrimoine de l'Ontario*.

BACKGROUND

The Standard Bread Company Bakery, 951 Gladstone Avenue is a three-storey industrial building with a four-storey tower constructed in 1924. The building is located on Gladstone Avenue just west of the train tracks (Documents 1 and 2). The City received a request to designate this building from the Hintonburg Community Association in January 2010 staff were prepared to move forward with a designation report at that time, however, through negotiations with the previous property owner, in June 2010, the community association requested that designation be put on hold pending redevelopment plans for the site. Heritage staff have maintained that the existing building is a cultural heritage resource that should be retained and integrated into any proposed development of the site.

The current owner of the property has submitted applications for an Official Plan amendment and a major Zoning By-law amendment. The development applications include retention and rehabilitation of the existing building and construction of three mixed use, high rise towers on the site (see Document 6). In November 2018, the City received a renewed request for designation from the Hintonburg Community Association.

This report has been prepared because all designations under Part IV of the *Ontario*

Heritage Act require City Council approval after consultation with the Built Heritage Sub-Committee.

DISCUSSION

The 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 Cultural Heritage Resources, Section 2.5.5. The following policy provides for the identification and designation of individual buildings under Part IV of the *Ontario Heritage Act*.

2.5.5.2 Individual buildings, structures and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*.

Provincial Policy Statement

Section 2.6.1 of the Provincial Policy Statement (2014) 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 (4) of the *Ontario Heritage Act* sets out the process for designation of individual buildings. It requires that Council consult with its municipal heritage committee and that the official notice served on the owner shall contain a description of the property and a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. The Notice of Intention to Designate must also be published in a newspaper having general circulation in the community. The proposed Statement of Cultural Heritage Value for the Standard Bread Company Bakery is included as Document 5.

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 that:

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.

The full description and evaluation of the property can be found in the Heritage Survey and Evaluation Form, attached as Document 4.

Design or Physical Value

The Standard Bread Company Bakery meets the Design or Physical value criteria as a rare and representative example of a style or building type.

The Bakery is a good example of an early 20th century industrial building in Ottawa. The concrete building was purpose-built as a commercial bakery and its simple design expresses its use while featuring some decorative elements. The interior of the building also reflects the original use as a factory using large flared mushroom columns to provide large open spaces in the interior.

Historical or Associative Value

The Standard Bread Company Bakery meets the historical or associative value criteria for its association with a company that has significance to the community. The building also meets this criterion because it demonstrates the work of a significant architect.

The bakery is significant for its association with the Standard Bread Company and its founders, Cecil Morrison and Dick Lamothe. The building was purpose-built for the Company in 1924.

The building is representative of the work of British-born architect Sydney Comber. Comber specialized in and became known for his commercial bakeries and dairy production facilities and designed buildings across Canada.

Contextual Value

The Standard Bread Company meets the criteria for contextual value because it is important in defining the character of an area and is historically linked to its surroundings.

The bakery also has contextual value as an important reminder of the former industrial

character of this section of Hintonburg, adjacent to the railway tracks, the bakery is a landmark in the neighbourhood for its prominent location at the top of a small hill.

Proposed Development

The property owner has submitted an application for an Official Plan amendment and a Zoning By-law amendment to permit a mixed-use, transit-oriented development with office, retail and residential uses in three high rise towers. The development proposal includes the retention and adaptive reuse of the Standard Bread Company Bakery. Renderings and elevations of the proposal are attached for illustrative purposes as Document 6.

If the planning applications are approved, and the building is designated under the *Ontario Heritage Act*, an application to alter under the *Act* will be required in the future to correspond with Site Plan Approval. This application will include a Cultural Heritage Impact Statement and Conservation Plan for the building.

Conclusion

The Standard Bread Company Bakery, 951 Gladstone Avenue, 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 a good example of an early 20th century commercial bakery, historical value for its association with the Standard Bread Company and architect Sydney Comber and contextual value as a landmark and a reminder of the former industrial character of this part of Hintonburg. In addition, the designation of this building meets the intent of the Official Plan and the Provincial Policy Statement. For these reasons, staff recommend that Council issue a Notice of Intention to Designate this property under Part IV of the *Ontario Heritage Act*.

RURAL IMPLICATIONS

There are no rural implications.

CONSULTATION

The owner of the property is aware of the proposed designation and does not object.

Heritage Ottawa was notified of the proposed designation.

The Hintonburg Community Association requested the designation of this building. Staff have advised the community association that this report was being prepared for the

consideration of Built Heritage Sub-committee, Planning Committee and City Council.

COMMENTS BY THE WARD COUNCILLOR

Councillor Leiper is aware of the recommendation of this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- 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 and Evaluation Form

Document 5 Statement of Cultural Heritage Value

Document 6 Renderings of Proposed Development (distributed separately)

DISPOSITION

Heritage Services Unit, Planning Infrastructure and Economic Development Department to prepare the Notice of Intention to Designate. Office of the City Clerk, Legislative 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 951 Gladstone Avenue under Part IV of the *Ontario Heritage Act*.



Heritage Services Unit, Planning Infrastructure 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*.

If the City Clerk does not receive any Notice of Objection within thirty days of the publication of the Notice of Intention to Designate, Heritage Services Unit, Planning, Infrastructure and Economic Development Department, 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. Office of the City Clerk, Legislative 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*.

Legal 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 registered against the property affected in the land registry office. Heritage Services Unit, Planning, Infrastructure and Economic Development Department to ensure publication of the notice of the by-law in the newspaper according to the requirements of the *Ontario Heritage Act*.

Document 1 – Location Map

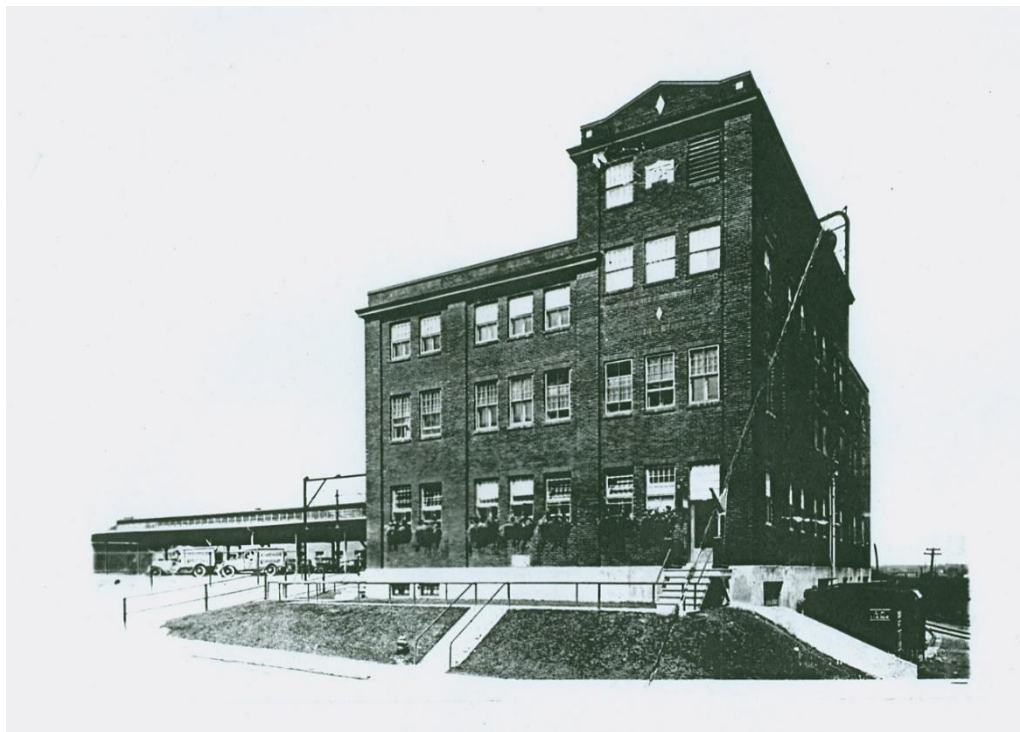


		<p>LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE</p> <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <p>951 av. Gladstone Ave.</p> </div>
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<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>		
REVISION / RÉVISION - 2019 / 11 /06		 <small>NOT TO SCALE</small>

Document 2 – Photos

Current Photos- November 2019





Historic Photo, Standard Bread Company Bakery

Source: The Life and Times of G. Cecil Morrison: The Happy Baker of Ottawa." P. 21



Aerial photo showing location of building adjacent to rail corridor



Exterior photo 2010, prior to removal of parapet from storm damage

Document 3 – Ontario Regulation 09/06

***Ontario Heritage Act* ONTARIO REGULATION 9/06**

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.

Document 4 – Heritage Survey and Evaluation Form

HERITAGE SURVEY AND EVALUATION FORM

Prepared By: Lesley Collins

Date: 2010/2019

Building Name and Address: Standard Bread Company, 951 Gladstone Avenue

Construction Date: 1924



CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historical Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contextual Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>

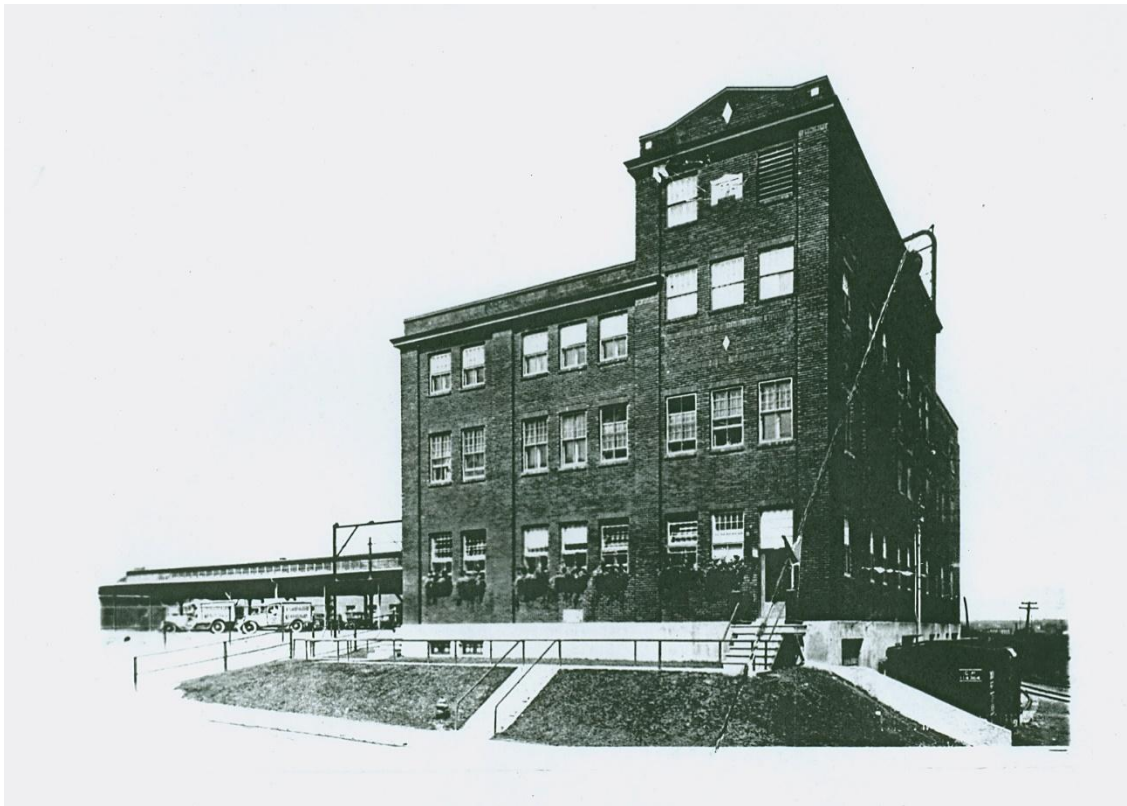
A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one of more of the above criteria. Ontario Regulation 09/06

Design or Physical Value

Architecture

Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method? YES NO

Historic photo, Standard Bread Company, "The Life and Times of G. Cecil Morrison: The Happy



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y is a flat-roofed, three-storey building with a four-storey tower at the east side. The building is constructed of reinforced concrete with a concrete foundation and brick cladding.

The Standard Bread Company is clad in red brick that was painted white at an unknown date. Coarse pebbledash stucco was also added later at the ground level on the front of the building. Many of the original wooden sash windows remain and where the windows have been removed, the opening has been bricked in but remains legible. The window openings have brick lintels and concrete sills. The first and second floor windows are 15-over-15 or 15-over-1 and the third storey windows are 10-over-1.



Typical of factory buildings, the building is very plain with little exterior ornamentation with the exception of a basic metal cornice and parapet on the three-storey portion of the building and the brick pilasters which break up the façade. Originally, the four-storey tower featured a metal cornice and decorative parapet but these were removed due to storm damage in 2011. There is also a cornerstone laid by the employees of the Standard Bread Company in

1924 which includes the Latin phrase, "Audaces Fortuna Juvat" which translates to "Fortune favours the bold."

While the function of the building has changed, elements of its interior evoke its former use. The structure is supported by large flared mushroom concrete columns throughout. The large flared heads of the columns have horizontal rings of reinforcement to support the floor above. The use of these columns emerged in the early 20th century for industrial buildings as they allowed for large open spaces.

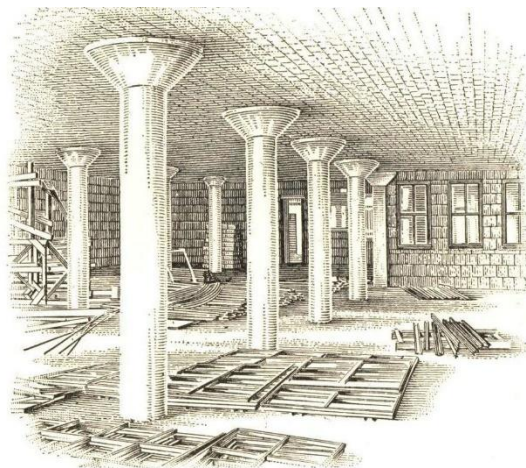


FIG. 63

Interior Columns at Standard Bread Company

Plain and Reinforced Concrete

Construction, Saubrey and Louwndes 1925

Historical photos show that the site originally featured loading docks or bays to the west of the building, in the location of the current shopping plaza. In addition, the former stable for the Standard Bread Company bakery still exists to the west, facing Loretta Avenue. This building has a contextual connection to the original bakery but has been significantly altered since its construction.

The front steps of the building have been altered. The original steps were concrete with a metal railing, reflecting its industrial use. Historically, the steps came straight out of the building, today they turn to the west.

Craftsmanship/Artistic Merit

Does the property display a high degree of

craftsmanship or artistic merit?

YES

NO

The Standard Bread Company bakery is a former industrial building and its utilitarian design is reflective of its original use.

Technical/Scientific Merit

Does the property demonstrate a high degree of

technical or scientific achievement?

YES

NO

The Standard Bread Company is a typical factory of its time period, employing the use of reinforced concrete and mushroom columns.

Historical and Associative Value

Historical Associations

Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?

YES

NO

The Standard Bread Company Bakery is associated with the Standard Bread Company and Ottawa businessmen and brothers-in-law Cecil Morrison and Richard (Dick) Lamothe. The Standard Bread Company opened in 1912 with a small bakery on Hilson Avenue in Westboro.



Standard Bread Company, Hilson Avenue Bakery. Ottawa Journal, 17 May, 1919

Cecil Morrison was born in 1890 in west Quebec. He moved to Ottawa in 1908 to live with his grandparents. Morrison worked a variety of jobs when he first arrived in Ottawa and was a senior bank teller at the Bank of Ottawa when he joined his brother-in-law Dick Lamothe, a baker, to start the Standard Bread Company in 1915. Together, they built a small bakery on a vacant lot given to them by Morrison's parents. Soon after the Hilson Avenue bakery opened, Lamothe enlisted in the Canadian Engineers and served overseas during the First World War. The company flourished in its early years and by the early 1920s a larger bakery was required and in 1924 the new bakery on Gladstone Avenue was built. Bread was baked and sold from the warehouse building and also delivered around Ottawa by horse and wagon. The horses and wagons were housed in the adjacent stables.



Ottawa Journal, January 31, 1925, p.17

The Standard Bread Company sold several widely advertised products including the “cream milk loaf” and the “mother loaf” which was marketed as the biggest loaf in Ottawa but was sold for the same price as smaller loaves from other bakeries. Advertisements from the 1920s show that the Standard Bread Company, like many others, marketed its products to housewives looking to save money. The 1920s were a period of great success for the Standard Bread Company. In 1925, one year after opening this bakery on Gladstone Avenue, the company expanded and opened a bakery in Montreal. Company co-founder, Dick Lamothe, moved to Montreal to operate the new bakery.

The success of the Standard Bread Company in its early years can also be attributed to the Canadian wheat boom of the 1920s when sales of Canadian wheat rose swiftly international markets. The first Canadian Wheat Board was formed in 1919 to market the wheat crop. The Board was disbanded in 1920 and replaced by the three provincial “Wheat Pools” in Manitoba, Saskatchewan and Alberta. The Pools operated throughout the 1920s wheat boom until the collapse of international wheat prices in the late 1920s. This collapse, when the price of wheat dropped from \$1.60 a bushel to \$0.38 proved disastrous for the Standard Bread Company. At the time, it had a large stock of wheat purchased when prices were high and could not afford to lower the price of bread to reflect lower wheat prices.

In 1927, the company merged with the Lake of the Woods Milling Company and Brown’s Bread from Toronto. The Standard Bread Company was now part of Inter-City Bakery Limited with bakeries in Montreal, Toronto, Regina, Saskatoon, Calgary,

Vancouver and Victoria. Cecil Morrison was kept on as company Vice President until December 1932 when he was let go. After leaving the Standard Bread Company which they had started in 1913, Morrison and Lamothe opened, Morrison Lamothe Limited in Ottawa in 1933. The company remains in business today.

The Standard Bread Company is also significant for its association with the Lake of the Woods Milling Company. The Lake of the Woods Milling Company first opened in Keewatin (now Kenora) Ontario in 1888 and was the industrial base of the town for 79 years. The company eventually became the largest milling centre in the British Commonwealth. After the merger with the Lake of the Woods Milling Company to become a part of the Inter-city Bakery Limited, the Standard Bread bakery operated on this site until 1967.

In 1992, the bakery was converted to an artist's co-op and has housed the Enriched Bread Artists ever since.

Community History

Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture? YES NO

This part of Hintonburg is also known as Bayswater and was part of the City of Nepean until its annexation by Ottawa in 1907. The Bayswater area was subdivided in 1875 as part of the estate of the Nicholas Sparks as well as the heirs of Mrs. J.D. Slater and Mrs. A. Wright. The area abutting the railway tracks was developed with industrial buildings and the Standard Bread Company Bakery is one of the last remaining

buildings representing the early 20th century industrialization of Hintonburg.



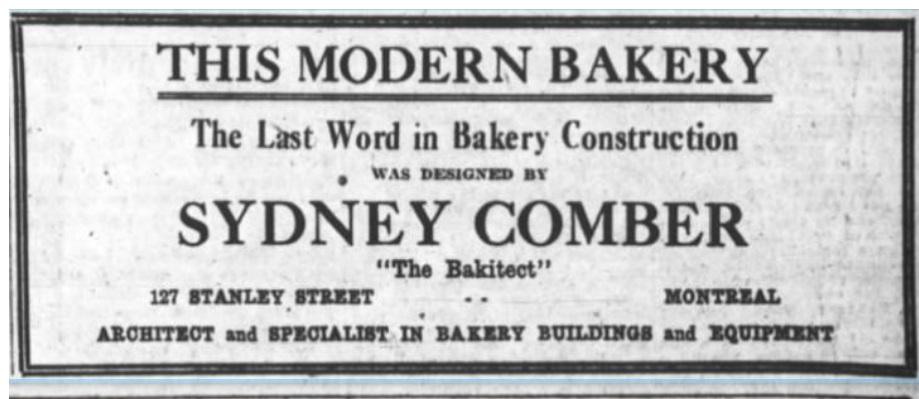
Sydney Comber.

Representative Work

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community? YES
NO

The Standard Bread Company bakery was designed by British-born Montreal architect, Sydney Comber in 1922-23. Comber was born in Brighton, England on January 29, 1887 and was trained as an architect at

Southend-on-the-Sea where he worked in an architect's office for a number of years. Comber immigrated to Canada in 1907 and took a position as the chief assistant to Montreal architect J.E. Adamson. Comber opened his own firm in 1911 in Montreal and quickly became known for his design of industrial bakeries and dairy production facilities. Comber's reputation lead to him obtaining contracts to design buildings of this type across Canada including bakeries in Montreal (Harrison Bakery), Toronto (Ideal Bread Factory), Ottawa, Calgary, Saskatoon, Winnipeg and Regina among others. Comber practiced in Montreal up until his death in 1961 at age 74.



Ottawa Journal, January 31, 1925 p. 17

The general contractor for the building was Ross-Meagher Co.

Contextual Value



Community Character

Is the property important in defining, maintaining, or supporting the character of the area? YES NO

Historically, this area of Hintonburg along the railway tracks north to the Ottawa River was highly industrial given its strategic location for shipping. Today, the Standard Bread Company bakery is an important reminder of the history of this area.

Context

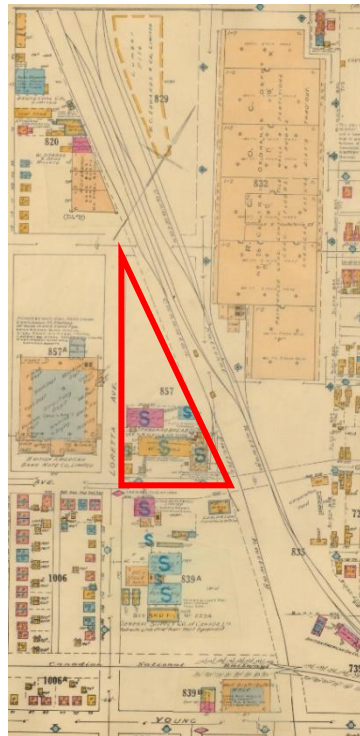
Is the property physically, functionally, visually or historically linked to its surroundings? YES NO

The area immediately surrounding the Standard Bread Company remains light industrial in form, if not in use. The building itself, along with the former stables are both used as artist's studios. There is a small commercial plaza attached to the building at the west. Further west is the British American Bank Note Company, constructed in 1946 which is still in operation today.

Landmark

Is the property a landmark? YES NO

This building is a landmark along Gladstone Avenue as it is larger than any of the surrounding buildings and is located at the top of a small hill west of the railway tracks.



Sources

Goad, Charles. Insurance Plan for the City of Ottawa, Ontario. 1948

“History” Canadian Wheat Board. www.cwb.ca/public/en/about/history. Site accessed April 1, 2010

“Lake of the Woods in the Baking Field.” Montreal Gazette. April 24, 1938

“Letter from President, Lake of the Woods Milling Company to G.C. Morrison”, December 5, 1932. Morrison Lamothe Fonds, City of Ottawa Archives

Morrison, Cecil . The Life and Times of G. Cecil Morrison, The Happy Baker of Ottawa. Gai-Garet Design and Publications: 1990.

Prince, L ed. Montreal Old and New: Entertaining, Convincing, Fascinating. International Press Syndicate Publishers, 1915.

“Sydney Comber.” Biographical Dictionary of Architects in Canada 1800-1950
<http://dictionaryofarchitectsincanada.org/architects/view/953>

"The Five Roses Cookbook" Lake of the Woods Museum. www.kenora.ca/museum

"Visit to the Plant Makes One Hungry for Standard Bread" The Ottawa Journal, 31
January 1925, p.21

Document 5 – Statement of Cultural Heritage Value

Standard Bread Company, 951 Gladstone Avenue

Description of Property

The Standard Bread Company bakery is a three-storey building with a four-storey tower, located west of the railway tracks at 951 Gladstone Avenue. The brick-clad, concrete building was constructed in 1924 and is located in Hintonburg, west of downtown Ottawa.

Heritage Value

The Standard Bread Company has historical value for its association with the Standard Bread Company and its founders, Cecil Morrison and Dick Lamothe. The bakery was constructed in 1924 and the company expanded rapidly in the 1920s with a new bakery opening in Montreal in 1925. In 1927, the company merged with the Lake of the Woods Milling Company to become part of Inter-City Bakery Limited. Morrison and Lamothe continued in the bread business, opening the Morrison Lamothe bakery in 1932, a company remains in business today.

The Standard Bread Company bakery has heritage value as a representative work of architect Sydney Comber. Based in Montreal, Comber became known for designing commercial bakeries and dairy production facilities. In addition to this building, Comber designed bakeries in Winnipeg, Toronto, Saskatoon, Regina and Calgary.

The bakery has design value as a good, rare example of an early 20th century industrial building in Ottawa. The purpose-built, three-storey, reinforced concrete building with brick cladding is simple in its design, expressing its industrial use, while featuring some decorative elements including a date stone and brick pilasters. The interior features large open spaces punctuated by flared mushroom columns that reinforce its historic use as an industrial building.

The Standard Bread Company bakery's heritage value also lies in its contextual value as an important reminder of the former industrial character of this part of Hintonburg. The bakery is a landmark in the neighbourhood for its location at the top of a small hill adjacent to the railway tracks.

Heritage Attributes

The attributes that express the heritage value of the Standard Bread Company bakery

as a good example of an early 20th century industrial building include its:

- three storey massing with four storey tower;
- reinforced concrete construction with brick cladding laid in stretcher bond;
- simple ornamentation including:
 - brick pilasters
 - simple brick parapet
 - metal cornice
 - date stone
- Large rectangular window openings with concrete sills and brick lintels arranged in groups of two and three on the south façade
- Arrangement of window and door openings on the east façade including bricked in third storey loading door openings
- Large rectangular 15/15, 15/1, and 10/1 wooden sash windows
- Loading doors in basement on east facade
- Simple raised entrance at southeast corner of the building accessed by a staircase
- Cornerstone engraved with the words “Audaces Fortuna Juvat”
- 1924 date stone
- Interior flared mushroom reinforced concrete columns

The contextual value of the Standard Bread Company bakery is expressed through its prominent location at the top of a small hill, adjacent to the railway tracks

The designation is limited to the footprint and envelope of the 1924 bakery building. With the exception of the interior attribute listed above, the remainder of the interior of the building is excluded. The former loading dock (now the shopping plaza) and all other buildings on the site are excluded from the designation.