

1. **Designation of the former Traders Bank of Canada, 1824 Farwel Street, under Part IV of the *Ontario Heritage Act***
- Désignation de l'édifice de l'ancienne Traders Bank of Canada, situé au 1824, rue Farwel aux termes 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 property located at 1824 Farwel Street as a property of cultural heritage value and interest under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.

Recommandation du Comité

Que le Conseil émet un avis d'intention de désigner l'édifice situé au 1824, rue Farwel « édifice patrimonial » aux termes de la Partie IV de la *Loi sur le patrimoine de de l'Ontario*, selon la Déclaration de valeur sur le plan du patrimoine culturel jointe en tant que document 4.

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated November 18, 2019 (ACS2019-PIE-RHU-0019)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 18 novembre 2019 (ACS2019-PIE-RHU-0019)

2. Extract of draft Minutes, Built Heritage Sub-Committee, 10 December 2019.

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 10 décembre 2019.

**Built Heritage Sub-Committee
Report 9
January 29, 2020**

2

**Sous-comité du patrimoine bâti
Rapport 9
Le 29 janvier 2020**

**Report to
Rapport au:**

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

and / et

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

**Submitted on 18 November 2019
Soumis le 18 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
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Contact Person

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Ward: CUMBERLAND (19)

File Number: ACS2019-PIE-RHU-0019

**SUBJECT: Designation of the former Traders Bank of Canada, 1824 Farwell
Street, under Part IV of the *Ontario Heritage Act***

OBJET: Désignation de l'édifice de l'ancienne Traders Bank of Canada, situé au 1824, rue Farwel aux termes de la Partie IV de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATION

That the Built Heritage Sub-Committee recommend that Council issue a Notice of Intention to Designate the property located at 1824 Farwel Street as a property of cultural heritage value and interest under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.

RECOMMANDATION DU RAPPORT

Que le Sous-Comité du patrimoine bâti recommande au Conseil d'émettre un avis d'intention de désigner l'édifice situé au 1824, rue Farwel « édifice patrimonial » aux termes de la Partie IV de la *Loi sur le patrimoine de de l'Ontario*, selon la Déclaration de valeur sur le plan du patrimoine culturel jointe en tant que document 4.

BACKGROUND

The former Traders Bank of Canada Branch at 1824 Farwel Street was constructed in 1910. It is located in the former Village of Vars, and has been converted to a house, however its former commercial character serves as a reminder of the era when Vars had a busy commercial area. The former bank was identified in 2018 for its cultural heritage value or interest through the Heritage Inventory Project. In April 2019, the property owner was notified by mail of the City's intent to add the property to the Heritage Register as a non-designated listing. The owner was supportive of this listing.

In June 2019, the owner of the property contacted Heritage Services staff to inquire about designating their property under Part IV of the *Ontario Heritage Act*. Following site visits and after conducting additional research into the property, Heritage Services staff concluded that the property meets the designation criteria in Ontario Regulation 09/06.

The property at 1824 Farwel Street was added to the Heritage Register as a non-designated listing following Council approval on November 27, 2019.

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.”

The designation of this building is consistent with the Provincial Policy Statement.

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 is included as Document 4.

Ontario Regulation 09/06

Regulation 09/06 (see Document 5) 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 *Ontario Heritage 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 building at 1824 Farwel Street 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 6).

Design Value

The former Traders Bank, 1824 Farwel Street, meets the Design or Physical value criteria as a rare and representative example of a style or building type.

The former bank has design value as a good example of an early 20th century village commercial building constructed in a vernacular style. The property features a symmetrical façade and segmental arch openings with brick voussoirs. It is a good representative example of other Traders Bank of Canada buildings that were built in other villages in Ontario.

Historical Value

The former Traders Bank, 1824 Farwel Street, meets the historical or associative value criteria for its association with a company that has significance to the community.

The building is significant for its association with the Traders Bank of Canada, the Royal Bank of Canada and the village of Vars as a prosperous railway village of the late 19th and early 20th centuries.

Contextual Value

The former Traders Bank, 1824 Farwel Street, meets the criteria for contextual value because it is historically linked to its surroundings.

The former bank is one of few remaining former commercial buildings in Vars, all of which have also been converted to residential uses. The building is located on what was once the village's secondary commercial street and is located next to one of the former general stores.

Conclusion

The former Traders Bank building at 1824 Farwel Street meets all three criteria for designation in Ontario Regulation 09/06. The building has design value as a good example of a small, rural Ontario bank building, historical value as an example of a Trader's Bank branch and for its former role as a business in what was formerly a prosperous railway village and contextual value as a reminder of the character of the former commercial area of Vars. For these reasons, the department recommends the issuance of the Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*.

RURAL IMPLICATIONS

The designation of the former Traders Bank of Canada branch at 1824 Farwel Street will celebrate the rich history of Ottawa's rural area and will ensure the conservation and recognition of an important physical reminder of the settlement of Cumberland township and the development of Vars as a railway village.

CONSULTATION

Heritage staff met with the owner at the property in June and August 2019 to discuss the potential designation. The property owner is supportive of the proposed designation and initiated the designation request following notification in April 2019 by Heritage staff that their property was identified via the Heritage Inventory Project for addition to the Heritage Register as a non-designated listing.

The owner provided staff with research material related to the history of the property and the village of Vars.

The owner was notified that their property was added to the Heritage Register as a non-designated listing following Council approval on November 27, 2019.

Heritage Ottawa was notified of the proposed designation.

The Vars Community Association was notified of the proposed designation.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the proposed designation recommended in this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendation contained within this report. A person who objects to a proposed designation shall, within thirty days after the date of publication of the notice of intention, serve on the clerk of the municipality a notice of objection pursuant to the requirements set out in the *Ontario Heritage Act*. If there is an objection, the matter is referred to the Review Board, which shall hold a hearing and provide a report on its findings and recommendations. Council shall consider the report, and then may proceed to designate the property through by-law or may withdraw the notice of intent to designate. The decision of Council is final.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts 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 Contemporary Photos

Document 3 Historic Photos

Document 4 Statement of Cultural Heritage Value

Document 5 Ontario Regulation 09/06

Document 6 Heritage Survey Form

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 1824 Farwel Street 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*.