

**Designation of Hydro Ottawa Buildings, under Part IV of the *Ontario Heritage Act***

**Désignation des bâtiments d'hydro Ottawa en vertu de la Partie IV de la *Loi sur le Patrimoine de l'Ontario***

**Committee Recommendations**

That Council approve the issuance of Notices of Intention to Designate under Part IV of the *Ontario Heritage Act* for the following properties:

1. 247 Glebe Avenue, Sub-Station No. 2, according to the Statement of Cultural Heritage Value, attached as Document 4.
2. 340 Holland Avenue, Ottawa Electric Railway Powerhouse, according to the Statement of Cultural Heritage Value, attached as Document 5.
3. 1275 Carling Avenue, Sub-Station No. 3, according to the Statement of Cultural Heritage Value, attached as Document 6.
4. 351 King Edward Avenue, Sub-Station No. 4, according to the Statement of Cultural Heritage Value, attached as Document 7.
5. 39 Riverdale Avenue, Sub-Station No. 5 according to the Statement of Cultural Heritage Value, attached as Document 8.

**Recommandations du Comité**

Que le Conseil approuve la délivrance des avis d'intention visant à désigner, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, les biens suivants :

1. 247, avenue Glebe (sous-station no 2), conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe (document 4);
2. 340, avenue Holland (centrale de l'Ottawa Electric Railway Company), conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe (document 5);

- 3. 1275, avenue Carling (sous-station no 3), conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe (document 6);**
- 4. 351, avenue King Edward (sous-station no 4), conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe (document 7);**
- 5. 39, avenue Riverdale (sous-station no 5), conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe (document 8).**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated January 29, 2020 (ACS2020-PIE-RHU-0006)  
  
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 29 janvier 2020 (ACS2020-PIE-RHU-0006)
2. Extract of draft Minutes, Built Heritage Sub-Committee, 11 February 2020.  
  
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 11 février 2020.

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
February 11, 2020 / 11 février 2020**

**and / et**

**and Council / et au Conseil  
February 26, 2020 / 26 février 2020**

**Submitted on January 29, 2020  
Soumis le 29 janvier 2020**

**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**

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(613) 580-2424, 25651, Anne.Fitzpatrick@ottawa.ca**

**Ward: RIDEAU-VANIER (12)  
KITCHISSIPPI (15) CAPITAL  
(17) / CAPITALE (17)**

**File Number: ACS2020-PIE-RHU-0006**

**SUBJECT:** Designation of Hydro Ottawa Buildings, under Part IV of the *Ontario Heritage Act*

**OBJET:** Désignation des bâtiments d'hydro Ottawa en vertu de la Partie IV de la *Loi sur le Patrimoine de l'Ontario*

## **REPORT RECOMMENDATIONS**

That Built Heritage Sub-Committee recommend that Council approve the issuance of Notices of Intention to Designate under Part IV of the *Ontario Heritage Act* for the following properties:

1. 247 Glebe Avenue, Sub-Station No. 2, according to the Statement of Cultural Heritage Value, attached as Document 4.
2. 340 Holland Avenue, Ottawa Electric Railway Powerhouse, according to the Statement of Cultural Heritage Value, attached as Document 5.
3. 1275 Carling Avenue, Sub-Station No. 3, according to the Statement of Cultural Heritage Value, attached as Document 6.
4. 351 King Edward Avenue, Sub-Station No. 4, according to the Statement of Cultural Heritage Value, attached as Document 7.
5. 39 Riverdale Avenue, Sub-Station No. 5 according to the Statement of Cultural Heritage Value, attached as Document 8.

## **RECOMMANDATIONS DU RAPPORT**

Que le Sous-comité du patrimoine bâti recommande au Conseil d'approuver la délivrance des avis d'intention visant à désigner, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, les biens suivants :

1. 247, avenue Glebe (sous-station n° 2), conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe (document 4);
2. 340, avenue Holland (centrale de l'Ottawa Electric Railway Company), conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe (document 5);
3. 1275, avenue Carling (sous-station no 3), conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe (document 6);

4. 351, avenue King Edward (sous-station no 4), conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe (document 7);
5. 39, avenue Riverdale (sous-station n° 5), conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe (document 8).

## EXECUTIVE SUMMARY

This report recommends the designation under Part IV of the *Ontario Heritage Act* of five hydro sub-stations located at: 247 Glebe Avenue, 340 Holland Avenue, 1275 Carling Avenue, 351 King Edward Avenue and 39 Riverdale Avenue. This report has been prepared because issuance of a Notice of Intention to Designate requires the approval of Council after consultation with the Built Heritage Sub-Committee. The designation is consistent with the Official Plan, the *Ontario Heritage Act* and the Provincial Policy Statement.

The research and evaluation of these properties under Ontario Regulation 09/06 of the *Ontario Heritage Act* has concluded that the properties meet all three criteria for designation. All five buildings have design value, historical value and contextual value.

The hydro sub-stations and are owned by Hydro Ottawa Ltd. (Hydro Ottawa) who is supportive to the proposed designations subject to the understanding that in an emergency situation the heritage designation will not prevent alterations or demolition to ensure that the provision of electrical services can resume or be continued.

## RÉSUMÉ

On recommande dans le rapport de désigner comme biens ayant une valeur patrimoniale, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, cinq sous-stations électriques situées respectivement au 247, avenue Glebe, 340, avenue Holland, 1275, avenue Carling, 351, avenue King Edward et 39, avenue Riverdale. Ce rapport a été préparé parce que la délivrance d'un avis d'intention de désignation nécessite l'approbation du Conseil, après consultation du Sous-comité du patrimoine bâti. La désignation cadre avec le Plan officiel, la *Loi sur le patrimoine de l'Ontario* et la Déclaration de principes provinciale.

Les recherches et les évaluations effectuées pour ces biens aux termes du Règlement de l'Ontario 9/06 pris en application de la *Loi sur le patrimoine de l'Ontario* ont permis

de conclure que ces biens satisfont aux trois critères de désignation, les cinq bâtiments ayant une valeur au plan de la conception, une valeur historique et une valeur contextuelle.

Les sous-stations électriques appartiennent à Hydro Ottawa (Hydro Ottawa limitée), qui est favorable à la désignation proposée, pourvu qu'il soit clair qu'en cas d'urgence, la désignation de biens à valeur patrimoniale n'empêchera pas la réalisation de travaux de rénovation ou de démolition pour assurer la reprise ou le maintien des services de distribution d'électricité.

## **BACKGROUND**

The buildings proposed for designation under Part IV of the *Ontario Heritage Act* are located at:

- 247 Glebe Avenue (Ward 17)
- 340 Holland Avenue (Ward 15)
- 1275 Carling Avenue (Ward 15)
- 351 King Edward Avenue (Ward 12)
- 39 Riverdale Avenue (Ward 17)

Constructed between 1922 and 1946, the buildings are architect designed, red brick or stone industrial buildings featuring a range of architectural styles, reflecting their use (see Documents 1 and 2). The buildings were constructed as hydro sub-stations and played a key role in electrical power distribution, reducing the voltage carried in transmission lines to levels appropriate for distribution for use throughout the city. The buildings continue to function as hydro sub-stations and are owned by Hydro Ottawa Ltd. (Hydro Ottawa), a regulated electricity distribution company operating in the City of Ottawa and the Village of Casselman.

These properties were all previously identified on the City of Ottawa Heritage Reference List and the properties at 351 King Edward Avenue and 39 Riverdale Avenue are currently listed on the Municipal Heritage Register. Heritage staff has received a request to designate the property at 351 King Edward Avenue from the Lowertown Community Association. The Heritage Committee of the Glebe Community Association has expressed interest in the designation of the property at 247 Glebe Avenue. The other

buildings have been brought forward by the Heritage Services Section because of their Cultural Heritage Value.

This report has been prepared because issuance of a Notice of Intention to Designate requires the approval of Council 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 designation in Section 2.5.5, Cultural Heritage Resources. The following policies provide 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*.

All properties proposed for designation are owned by Hydro Ottawa, which is a private company, incorporated under the *Business Corporations Act* (Ontario), which is wholly owned by the City of Ottawa and fulfills a public mandate. The City of Ottawa's Official Plan states:

2.5.5 (22) As the owner of many cultural heritage resources, the City will protect, improve and manage its cultural heritage resources in a manner which furthers the heritage objectives of this plan and sets an example of leadership for the community in the Conservation of Heritage Resources, including:

- a. Designating its Cultural Heritage Resources under the *Ontario Heritage Act* where appropriate and reviewing all conservation plans for their maintenance with the Municipal Heritage Committee.

## **Provincial Policy Statement (2014)**

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 Statements of Cultural Heritage Values are included as Documents 4, 5, 6, 7 and 8.

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

Regulation 09/06 (see Document 2) 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, historic or associative value and contextual value.

The research and evaluation of these properties under Ontario Regulation 09/06 has concluded that the properties meet all three criteria for designation. A brief rationale for each criterion is provided below, the detailed research and analysis is included in the Heritage Survey Form for each property, attached as Document 9.

### **Design or Physical Value**

All five buildings have design value as excellent examples of industrial buildings influenced by a range of architectural styles and as significant examples of the early to mid 20<sup>th</sup> century hydro sub-stations in Ottawa. The building at 247 Glebe Avenue (1922) is influenced by Edwardian Classicism and typical of its style, features brick pilasters



with stone capitals, a stepped parapet, segmentally arched windows with stone keystones, brick corbelling, and stone cornice. The buildings at 340 Holland Avenue (1924), 1275 Carling Avenue (1929) and 351 King Edward (1931) are influenced by the Modern Classical Style as illustrated in architectural elements such as symmetrical main façades, mainly flat roofs, simplified brick pilasters, and the use of brick cladding with stone detailing. The building at 39 Riverdale Avenue (1946) is influenced by the Streamlined Moderne variant of the Art Deco style as evident in its smooth finish, lack of ornamental details and symmetry. Individually, the buildings are excellent examples of industrial architecture and together they show an evolution of architectural style.

The sub-stations display a high degree of craftsmanship through architectural details such as stone panels with the building's name, metal entrance canopies suspended by chains, stone and copper detailing, decorative parapet rooflines and large often round-arched, windows.

### **Historical or Associative Value**

The hydro buildings have historical value for their associations with the early development of the Ottawa Hydro Electric Commission and the growth of Ottawa in the 20<sup>th</sup> century.

In 1887, the Chaudière Electric Light and Power Company organized by Thomas Ahearn, Warren Y. Soper and others, began with a circuit in Hull and six months later, crossed the river to Ottawa. In 1889, the Standard Electric Light Company was formed with E. H. Bronson as President. These competitors merged in 1898 to form the Ottawa Electric Company, headed by Ahearn, and became the primary supplier of power to the city.

At the beginning of the 20<sup>th</sup> century, Ottawa City Council was frustrated with the lack of competition in electric services and the resulting high rates. In 1905, at a special Council meeting, a motion was adopted to buy out the Consumers Electric Company, which included one small sub-station and its distribution system. The plant came under control of City Council and was known as the Municipal Electric Department of the City of Ottawa. The result of the City joining the electricity transmission and distribution industry was an immediate drop in rates and an increase in usage. In 1916, the Municipal Electric Department of the City of Ottawa, became the Ottawa Hydro Electric Commission (Ottawa Hydro), an independent body administered by three Commissioners. Ottawa Hydro partnered with the Ontario Hydro Electric Commission (Hydro One) to connect to the provincial grid, which gave them access to continuous

power on a larger scale. The demand for electricity increased rapidly during the 1920s and Ottawa Hydro undertook an ambitious building program to meet the growing demand. The buildings at 247 Glebe Avenue, 1275 Carling Avenue and King Edward Avenue were constructed by Ottawa Hydro during this period of continuous growth and expansion. Ottawa Hydro continued to grow and although demand for electricity slowed during the Great Depression, it increased during the Second World War. Hydro Sub-Station No. 5 (1946) was the last sub-station to be built in the bold and decorative style.

In 1950, Ottawa Hydro bought out its only competitor, the Ottawa Electric Company. Through amalgamation in November 2000, Gloucester Hydro, Goulbourn Hydro, Kanata Hydro, Nepean Hydro and Ottawa Hydro came together to create Hydro Ottawa, serving the entire urban population of the City of Ottawa.

The location of the sub-stations outside of the historic core of the city reflects the growth of Ottawa during the early to mid 20<sup>th</sup> century. Sub-Station No.2, 247 Glebe Avenue, was the first to be constructed by the Ottawa Hydro Electric Commission and was referred to as the “west-end sub-station”, as it was built outside the city core. The building at 1275 Carling Avenue, the largest sub-station, was built further west reflecting population increase and annexations in the west end including Hintonburg (1907) Bayswater (1907) and Mechanicsville (1911). Sub-station No. 4, 351 King Edward Avenue, was the first sub-station built east of the Rideau Canal following the population as it moved south away from Lowertown and the City Centre to more suburban neighbourhoods. The Riverdale Building was built at the junction of Ottawa East and Ottawa South, both of which were annexed to the City in 1908. The Ottawa South neighbourhood experienced significant growth in the post-war era, and this resulted in an increased demand for hydro-electricity.

The buildings have associative value as representative works by notable architects:

- The building at 247 Glebe Avenue was designed by John E. Brown, an engineer with Ottawa Hydro. In 1915, John Brown became General Manager of the City’s hydro company, continuing in this role until 1936.
- The building at 340 Holland Avenue was built by architect, David Jermone (D.J.) Spence and engineers Herdt and Burr. Spence worked predominantly in Montreal but was the architect for a major addition and extensive alterations to the former Dominion Theatre and adjacent Hotel Cecil on Sparks Street.

- The buildings at 1275 Carling Avenue, 351 King Edward, and the later addition to 247 Glebe Avenue was designed by Ottawa architect William C. Beattie. A well-known local architect who specialized in non-residential buildings, Beattie also designed Ottawa Hydro's office building at 109 Bank Street (1934) and is known for his work with the Ottawa Public School Board, designing their offices at 330 Gilmour Street (1922), and the York Street Public School (1921).
- The building at 39 Riverdale Avenue was designed by J. Albert Ewart, a prominent Ottawa architect who worked in the area from the turn of the century up until the late 1950s. Ewart also designed the Ottawa Electric Building (1926) on Sparks Street, the Ottawa Civic Hospital (1924), and Southminster Church (1931) on Bank Street.

In addition to the themes above, the building at 340 Holland Avenue has historical value for its association with the Ottawa Electric Railway Company. This company was formed in 1893 by Thomas Ahearn and Warren Soper, pioneers in the early development of commercial use of electrical power in Ottawa. Constructed in 1924, the sub-station on Holland Avenue was built during a period of growth and prosperity for the Ottawa Electric Railway Company and is a reminder of the city's expansion to the west. The City purchased the Ottawa Electric Railway in 1948 and by 1958 had replaced all its streetcars by diesel buses. The Ottawa Electric Company began to operate the Holland Sub-station c.1944 and this company was taken over by Ottawa Hydro in 1950. This is one of the only two remaining sub-stations that was built to serve the Ottawa Electric Railway Company.

### **Contextual Value**

The five buildings meet the criteria for contextual value because they are physically and historically linked to their surroundings and contribute to the understanding of a community. The buildings are also functionally linked to their surroundings as hydro sub-stations that have remained in use since their construction. The buildings also have contextual value as landmarks because of their large size and distinctive architectural expression. This landmark status is emphasized by their locations in primarily residential neighbourhoods or along well-travelled arterial roads.

### **Extent of the Designation**

The buildings proposed for designation are active hydro sub-stations and located on large properties with operational infrastructure, mechanical equipment and accessory buildings related to their function. The operational infrastructure does not contribute to

the Cultural Heritage Value of the buildings and for that reason staff recommend that the designation be limited to the exterior of the buildings as they exist today. Staff are recommending that the interiors, later additions or modifications, and the balance of the property, including lands and infrastructure, are excluded from the designations. The proposed designation will not impact the active use of the buildings. These exclusions are detailed in each Statement of Cultural Heritage Value, attached as Documents 4, 5, 6, 7 and 8.

## **Conclusions**

The Hydro Ottawa buildings meet all three criteria for designation in Ontario Regulation 09/06. Furthermore, designation of these properties is consistent with the Official Plan and the Provincial Policy Statement. For these reasons, the department recommends the issuance of the Notices of Intention to Designate under Part IV of the *Ontario Heritage Act* for all five properties.

## **RURAL IMPLICATIONS**

There are no rural implications.

## **CONSULTATION**

Staff have worked with representatives of Hydro Ottawa throughout the designation process. Hydro Ottawa provided the following comment on the designation:

Hydro Ottawa is supportive of the proposed designations on the basis that the City of Ottawa recognizes that the primary use of these facilities is for Hydro Ottawa Ltd. to maintain essential hydro-electric services for the residents/customers in the City of Ottawa and that in the event of an emergency event it is understood that Hydro Ottawa Ltd., or any of its subsidiaries, may be required to undertake immediate remedial actions on, or to, Hydro Ottawa Ltd.'s, Designated Heritage Properties, to preserve public safety and the continuity of critical hydro electrical services. In such events, it is understood that Hydro Ottawa Ltd. may not be able to fulfill the application requirements for the requisite Heritage Permit(s) in accordance with the requirements of the *Heritage Act*.

Comment providing this is also found in the Legal Implications section.

- Heritage Ottawa was notified of the designation (comments included in Document 10).

- The Community Associations for each building were notified. There is no Community Association listed for the building at 1275 Carling Avenue.
- Lowertown Community Association: 351 King Edward Avenue.
- Glebe Community Association: 247 Glebe Avenue (comments included in Document 10).
- Civic Hospital Community Association: 340 Holland Avenue.
- Old Ottawa East Community Association: 39 Riverdale Avenue.

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

Councillor Leiper, Councillor Menard and Councillor Fleury are aware of the recommendations of this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendations in this report. As the properties proposed for designation are operational sub-stations, City staff have acknowledged that in emergency situations the designation will not prohibit alterations or demolition proceeding immediately without application for a heritage permit in order to ensure that the provisions of electrical services can resume or be continued.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no City asset management implications with the report recommendations.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This report 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 Statement of Cultural Heritage Value, 247 Glebe Avenue

Document 5 Statement of Cultural Heritage Value, 340 Holland Avenue

Document 6 Statement of Cultural Heritage Value, 1275 Carling Avenue

Document 7 Statement of Cultural Heritage Value, 351 King Edward Avenue

Document 8 Statement of Cultural Heritage Value, 39 Riverdale Avenue

Document 9 Heritage Survey Forms

Document 10 Consultation Details

## **DISPOSITION**

Heritage Services Unit, Planning Infrastructure and Economic Development Department to prepare the Notices of Intention to Designate. 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 Notices of Intention to Designate 910 March Road under Part IV of the *Ontario Heritage Act*.

Heritage Services Unit, Planning Infrastructure and Economic Development Department to ensure publication of the Notices of Intention to Designate in the newspaper according to the requirements of Section 29 the *Ontario Heritage Act*.

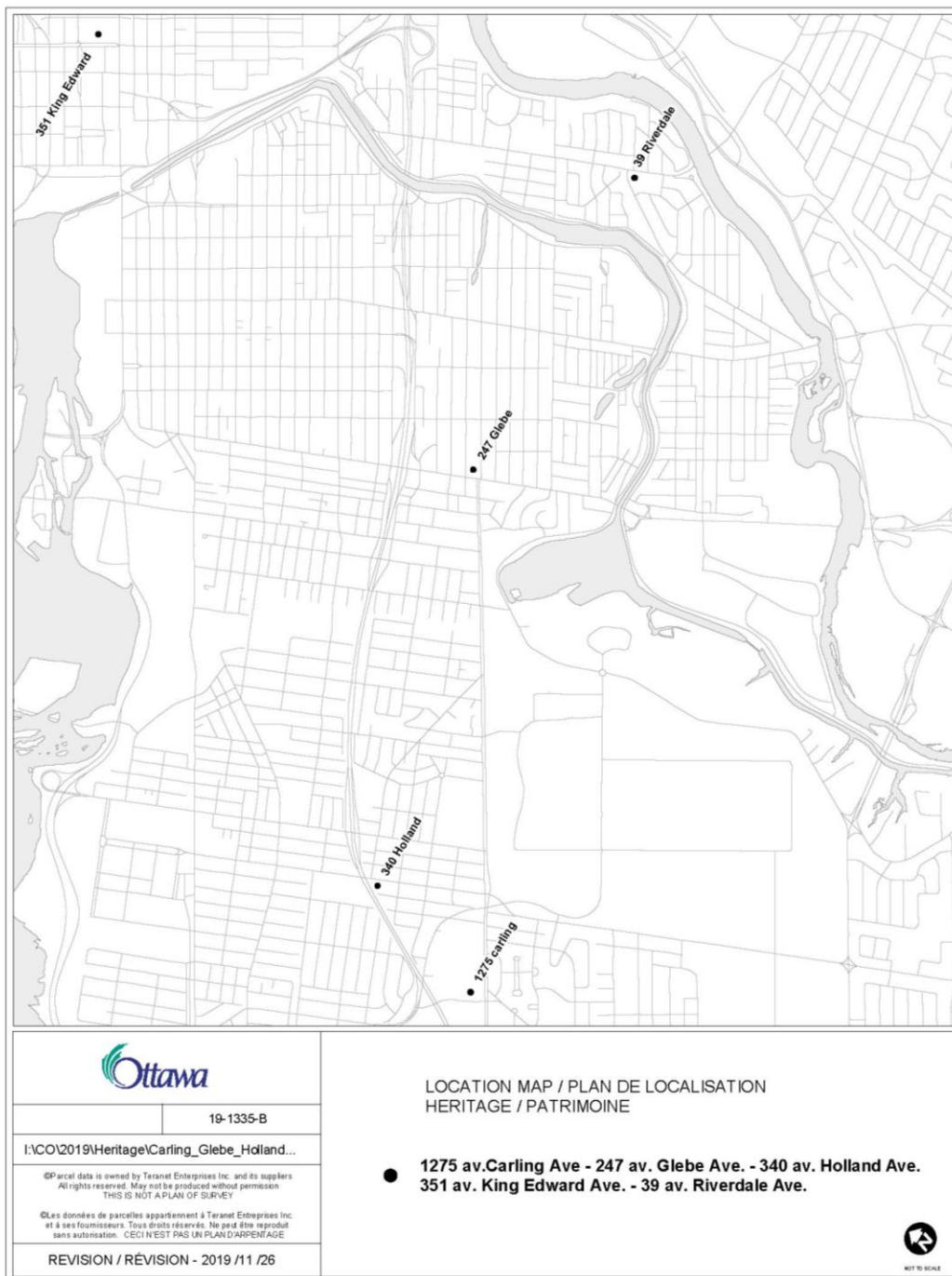
If the City Clerk does not receive any Notices of Objection within thirty days of the publication of the Notices of Intention to Designate, Heritage Services Unit, Planning, Infrastructure and Economic Development Department, to coordinate a survey of the property to more precisely describe the land included in the designation according to the Statement of Cultural Heritage Value.

Heritage Services Unit, Planning, Infrastructure and Economic Development Department to prepare the Designation By-laws, under the authority of the approval of

this report and Legal Services to submit to City Council for enactment. Council and Committee Services to cause a copy of the by-laws 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.

Legal Services to cause a copy of the by-laws, 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 properties affected in the property 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





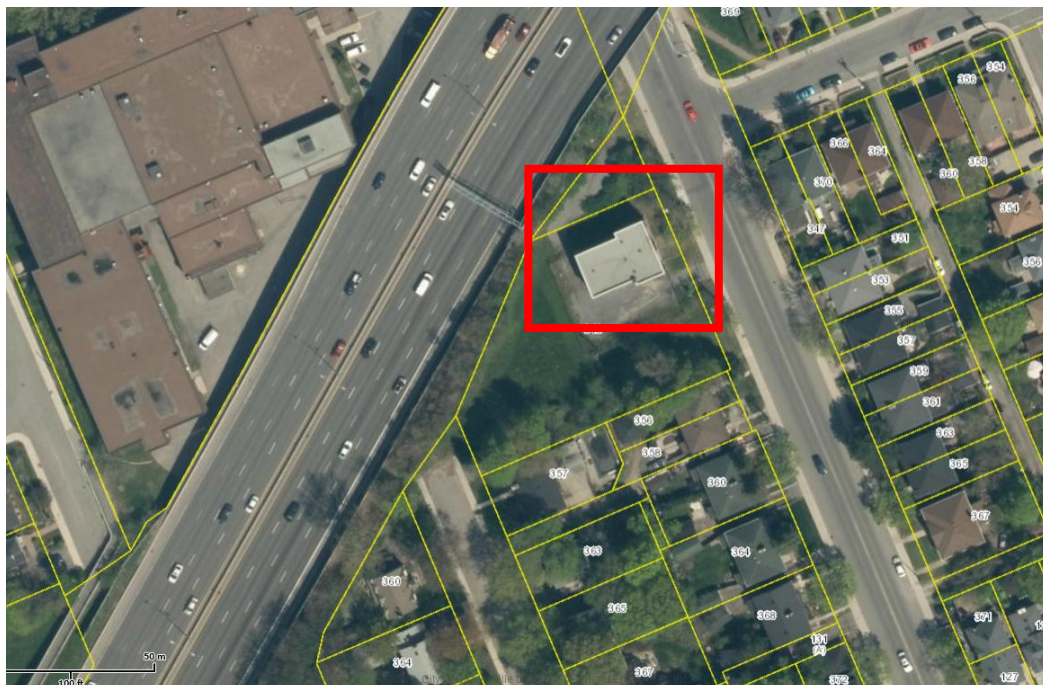
Document 2 – Photos

247 Glebe Avenue, Sub-Station No. 2 – Photo and Aerial Photo





**340 Holland Avenue, Ottawa Electric Railway Powerhouse – Photo and Aerial Photo**





1275 Carling Avenue, Sub-Station No. 3





351 King Edward Avenue, Sub-Station No. 4 – Photo and Aerial Photo





**39 Riverdale Avenue, Sub-Station No. 5 – Photo and Aerial Photo**



**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 Sub-section (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 *Ontario Heritage 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 Sub-section 29 (1.1) of the *Act* on or before January 24, 2006. O. Reg. 9/06, s. 2.

### **Document 4 – Statement of Cultural Heritage Value – 247 Glebe Avenue**

#### **Description of Property – 247 Glebe Avenue, Hydro Sub-Station No. 2 (1922)**

Hydro Sub-Station No. 2 is two-storey, rectangular building, constructed in 1922, with an addition constructed in 1937 and located at the northeast corner of Glebe and Bronson Avenues across the street from Glebe Collegiate Institute.

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

Hydro Sub-Station No. 2 has design value as an excellent example of late Edwardian Classicist influenced industrial architecture and as an important example of the early to mid 20<sup>th</sup> century hydro sub-station in Ottawa. Edwardian Classicism appeared in the early 20<sup>th</sup> century and flourished until the First World War. Typical of its style, Hydro Sub-Station No. 2 features brick pilasters with stone capitals, stepped parapet, segmentally arched windows with stone keystones, brick corbelling, and stone cornice. As a hydro-substation, this building is an important element of the electricity network, transforming voltages to appropriate levels for distribution across the city. The decorative design of Hydro Sub-station No. 2 reflects the importance of hydro buildings and the expansion of the electrical network in the early to mid 20th century.

Hydro Sub-Station No. 2 has historical value for its associations with the early development of the Ottawa Hydro Electric Commission and the growth of Ottawa in the 20<sup>th</sup> century. In 1905, the City of Ottawa, frustrated by the lack of competition and the resulting high rates for electric services, bought the Consumers Electric Company, and formed the Municipal Electric Department of the City of Ottawa (Municipal Electric). The result of the City joining the electricity transmission and distribution industry was a drop-in rates and increase in usage. In 1916, Municipal Electric became the Ottawa Hydro Electric Commission (Ottawa Hydro) and functioned as an independent body. The demand for electricity increased rapidly during the 1920s and Ottawa Hydro

undertook an ambitious building program to meet this growing demand. Hydro Sub-station No. 2 was the first sub-station built by Ottawa Hydro. Hydro Sub-Station No. 2 was the first Ottawa Hydro building to be built outside the downtown core and reflects the growth of Ottawa in the early to mid 20<sup>th</sup> century.

The building has associative value as representative of the work of engineer John Brown and architect W. C. Beattie. The 1922 portion of the building was designed by John E. Brown, an engineer and the General Manager of Ottawa Hydro from 1915-1936. Architect W.C. Beattie designed the 1937 addition. A well-known local architect, Beattie also designed Ottawa Hydro's office building at 109 Bank Street (1934), the sub-station at 1275 Carling Avenue (1929) and the sub-station 351 King Edward Avenue (1931). Beattie is also known for his work with the Ottawa Public School Board, designing their offices at 330 Gilmour Street (1922), and the York Street Public School (1921).

Hydro Sub-Station No. 2 has contextual value because it is physically and historically linked to its surroundings, including Glebe Collegiate Institute (1923), which was constructed at the same time. It is also functionally linked to its surroundings as a hydro sub-station that has remained in use since its construction in 1922. The building is a landmark because of its large size, bold architectural detailing and its location on a prominent corner at the intersection of Glebe and Bronson Avenues.

### **Description of Heritage Attributes**

The following attributes reflect the cultural heritage value of Hydro Sub-Station No. 2 as an example of Edwardian Classicist influenced industrial architecture:

- Two-storey massing with flat roof
- Red brick cladding
- Rough-cut limestone foundation
- Front entrance bay including:
  - Simple metal canopy suspended by chains
  - Straight stone entrance stairs on south elevation with closed stone railings topped with smooth stone capping
  - Simple door surround with flat brick lintel and stone keystone



- Brick pilasters with stone capitals and bases on the south and west façades
- Variety of windows including:
  - Metal windows with 16 lights and inset hoppers with flat brick lintels with stone keystones and stone sills on south and west façades.
  - Segmentally-arched windows with brick voussoirs, stone keystones and corner details and sills on the second floor of the south façade.
- Simple entablature with a metal secondary cornice and brick corbelling below
- Stepped parapet
- Decorative brick panels with stone detailing above the front door and on the west façade.
- Loading door on west façade.

The Historical Associations with the development of Ottawa Hydro and the growth of Ottawa in the 20<sup>th</sup> century is expressed through its location at the corner of Glebe Avenue and Bronson Avenue.

The interior of the building, all exterior infrastructure(s) and the lands surrounding the building are excluded from the designation.

#### **Document 5 – Statement of Cultural Heritage Value – 340 Holland Avenue**

##### **Description of Property – 340 Holland Avenue, former Ottawa Electric Railway Sub-Station (1924)**

The former Ottawa Electric Railway Company Sub-Station is a two-storey, “T” shaped building, constructed in 1924, and located on the west side of Holland Avenue, immediately south of the Queensway.

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

The Ottawa Electric Railway Company (OERC) Sub-Station has design value as an excellent example of Modern Classical influenced industrial architecture and as a significant example of the early to mid 20<sup>th</sup> century hydro sub-station in Ottawa. The Modern Classical style is a variant of the Art Deco style that was popular in the 1920s and 1930s and often used for public buildings. This style maintained essential elements of classicism while limiting the use of ornamentation. Typical of its style, the OERC

Sub-Station features simple brick pilasters, stone door surrounds and brick corbelling. The OER Sub-Station reflects the importance of hydro buildings and the expansion of the electrical network in the early to mid 20th century.

The building has historical value for its associations with the OERC and the growth of Ottawa in the mid to early 20<sup>th</sup> century. The Ottawa Electric Company was incorporated in 1893 by Thomas Ahearn and Warren Soper, pioneers in the early development of commercial use of electrical power in Ottawa. The OERC was an electric streetcar public transit system that operated between 1891 and 1959. The sub-station at 340 Holland Avenue was constructed in 1924 during a period of growth for the Ottawa Electric Railway Company and is a reminder of the city's expansion to the west in the early 20<sup>th</sup> century through population increase and annexation. The Holland and Britannia streetcar lines were the most westerly in the system and prior to the construction of this sub-station, were fed from the power station on Victoria Island. The extension of the Holland Avenue streetcar line to the new Civic Hospital, also that year, was expected to increase demand. In 1944, the Ottawa Electric Company, took over the operation of the building and it became part of its network of hydro sub-stations, a use that continued when the company was taken over by Ottawa Hydro in 1950.

The building has associative value as representative of the work of architect D.J. Spence and engineers Herdt and Burr. D.J. Spence worked predominantly in Montreal but also was the architect for a major addition and extensive alterations to the former Dominion Theatre and adjacent Hotel Cecil on Sparks Street in Ottawa.

The former OERC Sub-Station has contextual value because it is historically linked to its surroundings as most of the properties surrounding it were built at approximately the same time. It is also functionally linked to its surroundings as a hydro sub-station that has remained in use since its construction in 1924. The building is as a landmark because of its large size, distinctive architectural expression and its location in a primarily residential neighbourhood.

### **Description of Heritage Attributes**

The following attributes reflect the cultural heritage value of the former Ottawa Electric Railway Company Sub-Station as an example of Modern Classical influenced industrial architecture:

- Two-storey massing
- “T” shaped plan

- Brick cladding
- Brick pilasters with stone bases
- Brick corbelling
- Two bay front façade with:
  - Large door opening with stone surround
  - A round-arched window with stone keystones, metal paneling and steel muntins above the door
  - A two storey round-arched window with stone keystones, metal paneling and steel muntins
  - Parapet wall with stone inserts and brick corbelling
- Two-storey, round-arched windows with stone keystones, metal paneling and steel muntins on the front portion of the north and south façade
- Two-bay rear portions with rectangular window openings on both the north and south façade

The Historical Associations with the development of the OER Sub-station and the growth of Ottawa in the 20<sup>th</sup> century is expressed through its location on Holland Avenue.

The interior of the building, all exterior infrastructure(s) and the lands surrounding the building are excluded from the designation.

#### **Document 6 – Statement of Cultural Heritage Value – 1275 Carling Avenue**

##### **Description of Property – 1275 Carling Avenue, Hydro Sub-Station No. 3 (1929)**

Hydro Sub-Station No. 3 is a one-storey, red brick building with a two-storey, square tower at the rear. Constructed in 1929, it is located on the north side of Carling Avenue, to the east of Merivale Road.

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

Hydro Sub-Station No. 3 has design value as an excellent example of an industrial building influenced by the Modern Classical style and as a significant example of the early to mid 20<sup>th</sup> century hydro sub-stations in Ottawa. The Modern Classical style is a

variant of the Art Deco style that was popular in the 1920s and 1930s and often used for public buildings. This style maintained essential elements of classicism while reducing the use of ornamentation. Typical of its style, Hydro Sub-Station No. 3 is symmetrical and features simply executed classical elements, such as its round-arched windows, stone window surrounds, and its use of brick complemented by stone detailing. The decorative design of Hydro Sub-station No. 3 reflects the importance of hydro buildings and the expansion of the electrical network in the early to mid 20th century.

Hydro Sub-Station No. 3 has historical value for its associations with the early to mid development of the Ottawa Hydro Electric Commission (Ottawa Hydro) and the growth of Ottawa in the 20<sup>th</sup> century. In 1905, the City of Ottawa, frustrated by the lack of competition and the resulting high rates for electric services, bought the Consumers Electric Company, and formed the Municipal Electric Department of the City of Ottawa (Municipal Electric). The result of the City joining the electricity transmission and distribution industry was an immediate drop in rates and increase in usage. In 1916, Municipal Electric became the Ottawa Hydro and functioned as an independent body. The demand for electricity increased rapidly during the 1920s and Ottawa Hydro undertook an ambitious building program to meet this growing demand. Hydro Sub-Station No. 3 was built by Ottawa Hydro during this period of continuous growth and expansion. It is the largest of the early sub-stations and reflects the growth of Ottawa through population increase and annexation during the early to mid years of the 20<sup>th</sup> century.

The building has associative value as representative of the work of William C. Beattie. A well-known local architect who specialized in non-residential buildings, Beattie also designed Ottawa Hydro's office building at 109 Bank Street (1934) and the sub-station 351 King Edward Avenue (1931). Beattie is also known for his work with the Ottawa Public School Board, designing their offices at 330 Gilmour Street (1922), and the York Street Public School (1921).

Hydro Sub-Station No. 3 has contextual value as a landmark because of its large size and bold architectural detailing. It is the only prominent building of its era in the immediate area, situated on a corner site at the crossroads of two major arterial roads. Sub-station No. 3 is functionally and historically linked to its surroundings as a hydro sub-station that has remained in use since its construction in 1929.

## **Description of Heritage Attributes**

The following attributes reflect the cultural heritage value of Hydro Sub-Station No. 3 as an example of Modern Classical influenced industrial architecture:

- One-storey massing with a two-storey, square tower and a flat roof
- Symmetrical three bay façade
- Red brick cladding
- Stone foundation
- Parapet punctuated by ornamental stone detailing
- Stone panel with building name
- Brick pilasters that break the parapet with decorative stone caps and stone detailing including diamond-shaped decorative stone elements
- Stone stringcourses;
- Central entrance, including:
  - Brick piers
  - Simple metal canopy suspended by chains
  - Double front door with decorative metal grill
  - Smooth stone surround
  - Stone staircase
  - Multi-paned, round-arched window with a stone frame and keystone
- Regular, symmetrical windows including:
  - Six tall, multi-paned, round-arched, metal windows with inset hoppers with brick voussoirs and stone sills and keystones on the front elevation;
  - Rectangular, multi-paned metal windows with inset hoppers on front, side and rear elevations separated by decorative copper spandrel panels
- Long vertical, multi-paned metal windows separated by spandrel panels on the two-storey tower portion to the south

The Historical Associations with the development of Ottawa Hydro and the growth of Ottawa in the 20<sup>th</sup> century is expressed through its location on Carling Avenue.

The interior of the building, all exterior infrastructure(s) and the lands surrounding the building are excluded from the designation.

### **Document 7 – Statement of Cultural Heritage Value – 351 King Edward Avenue**

#### **Description of Property – 351 King Edward Avenue, Hydro Sub-station No. 4 (1931)**

Hydro Sub-Station No. 4 is a red brick, “L” shaped building, constructed in 1931, located on the east side of King Edward Avenue, north of Rideau Street.

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

Hydro Sub-Station No. 4 has design value as an excellent example of an industrial building influenced by the Modern Classical style and is an important example of the early to mid 20<sup>th</sup> century hydro sub-stations in Ottawa. The Modern Classical style is a variant of the Art Deco style that was popular in the 1920s and 1930s and often used for public buildings. This style maintained essential elements of classicism while limiting the use of ornamentation. Typical of its style, Hydro Sub-Station No. 4 features decorative metal work, parapet with stone detailing and stone stringcourse. The decorative design of Hydro Sub-station No. 4 reflects the importance of hydro buildings and the expansion of the electrical network in the early to mid 20<sup>th</sup> century.

Hydro Sub-Station No. 4 has historical value for its associations with the early development of the Ottawa Hydro Electric Commission and the growth of Ottawa in the 20<sup>th</sup> century. In 1905, the City of Ottawa, frustrated by the lack of competition and the resulting high rates for electric services, bought the Consumers Electric Company, and formed the Municipal Electric Department of the City of Ottawa (Municipal Electric). The result of the City joining the electricity transmission and distribution industry was an immediate drop in rates and increase in usage. In 1916, Municipal Electric became the Ottawa Hydro Electric Commission (Ottawa Hydro) and functioned as an independent body. The demand for electricity increased rapidly during the 1920s and Ottawa Hydro undertook an ambitious building program to meet this growing demand. Hydro Sub-Station No. 4 was built by Ottawa Hydro during this period of growth and expansion. Hydro Sub-Station No. 4 is also reflective of the growth of Ottawa through population increase and annexation during the early years of the 20<sup>th</sup> century. It was the

first sub-station to be built east of the canal, and the last to be built before the Second World War.

The building has associative value as representative of the work of well-known local architect William C. Beattie. A well-known local architect who specialized in non-residential buildings, Beattie also designed Ottawa Hydro's office building at 109 Bank Street (1934) and the sub-station at 1275 Carling Avenue (1929). Beattie is also known for his work with the Ottawa Public School Board, designing their offices at 330 Gilmour Street (1922), and the York Street Public School (1921).

Hydro Sub-Station No. 4 has contextual value because it is physically and historically linked to its surroundings as one of several early to mid 20<sup>th</sup> century buildings located near the intersection of King Edward Avenue and Rideau Street, including the Champagne Bath (1922), and the Adath Jeshurun Synagogue (1904), now the Seventh Day Adventist Church. It is functionally linked to its surroundings as a hydro sub-station that has remained in use since its construction in 1931. The building has contextual value as a landmark because of its comparatively large size and bold architectural detailing.

### **Description of Heritage Attributes**

The following attributes reflect the cultural heritage value of Hydro Sub-Station No. 3 as an example of Modern Classical influenced industrial architecture:

- Irregular massing
- "L" shaped plan
- Red brick cladding
- Limestone foundation
- Brick pilasters with decorative stone caps
- Stone stringcourses
- Front entrance bay including:
  - Stone door surrounds
  - Metal balustrade leading to main entrance
  - Simple metal canopy suspended by chains

- Narrow, vertical windows, round-arched windows and small square windows immediately above the foundation
- Stone sills
- Parapet with:
  - Stone panel with building name
  - Decorative stone detailing
  - Copper flashing
- Decorative copper panels
- Narrow, evenly spaced, rectangular windows on the north façade

The Historical Associations with the development of Ottawa Hydro and the growth of Ottawa in the 20<sup>th</sup> century is expressed through its location King Edward Avenue.

The interior of the building, all exterior infrastructure(s) and the lands surrounding the building are excluded from the designation.

## **Document 8 – Statement of Cultural Heritage Value – 39 Riverdale Avenue**

### **Description of Property – 39 Riverdale Avenue, Hydro Sub-Station No. 5 (1946)**

Hydro Sub-Station No. 5 is a one-storey building clad in stone, with a three-storey tower at the rear. Constructed in 1946, it is located on the south side of Riverdale Avenue, to the west of the intersection with Main Street.

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

Hydro Sub-station No. 5 has design value as an excellent example of an industrial building influenced by the Art Deco style and is a significant example of the early to mid 20<sup>th</sup> century hydro sub-stations in Ottawa. The Streamlined Moderne variant of Art Deco style was popular in the 1920s until the mid 1940s. The style featured bold masses, smooth finishes and occasionally incorporated classical elements. Typical of its style, Hydro Sub-Station No. 5, features smooth surfaces, symmetry and stylized dentils. Hydro Sub-station No. 2 reflects the importance of hydro buildings and the expansion of the electrical network in the early to mid 20th century.



Hydro Sub-Station No. 5 has historical value for its associations with the early development of the Ottawa Hydro Electric Commission (Ottawa Hydro) and the growth of Ottawa in the 20<sup>th</sup> century. In 1905, the City of Ottawa, frustrated by the lack of competition and the resulting high rates for electric services, bought the Consumers Electric Company, and formed the Municipal Electric Department of the City of Ottawa (Municipal Electric). The result of the City joining the electricity transmission and distribution industry was an immediate drop in rates and increase in usage. In 1916, Municipal Electric became the Ottawa Hydro and functioned as an independent body. The demand for electricity increased rapidly during the 1920s and Ottawa Hydro undertook an ambitious building program to meet this growing demand. Although electric demand slowed during the Depression, it picked up again during the Second World War. Hydro Sub-station No. 5 was the last numbered sub-station to be built in the bold and decorative style and later sub-stations became simple, utilitarian brick boxes, designed to disappear into their surroundings. Hydro Sub-Station No. 5 also reflects the growth of Ottawa. It was built at the junction of Ottawa East and Ottawa South, both which were annexed to the City in 1908. The Ottawa South neighbourhood experienced significant growth in the post-war era, and this resulted in an increased demand for electricity.

The building has associative value as representative of the work of architect J. Albert Ewart, a prominent Ottawa architect who worked in the area from the turn of the century up until the late 1950s. Ewart also designed the Ottawa Electric Building (1926) on Sparks Street, the Ottawa Civic Hospital (1924), and Southminster Church (1931) on Bank Street.

Hydro Sub-Station No. 5 has contextual value as a landmark because of its distinctive architectural expression. It is a large prominent industrial building in a primarily residential context. It is also functionally linked to its surroundings as a hydro sub-station that has remained in use since its construction in 1946.

### **Description of Heritage Attributes**

The following attributes reflect the cultural heritage value of Hydro Sub-Station No. 5 as an example of Streamlined Moderne influenced industrial architecture:

- One-storey, rectangular massing with a flat roof and three-storey tower at rear
- Smooth ashlar stone cladding
- Central entrance including:

- Double metal front doors with sidelights
  - Curved canopy
  - Central window above the door
- Stone panel with building name
- Dentilled stone banding at roofline
- Stone sills
- Subtle stone quoining on corners and around windows
- Continuous stone banding above windows
- Regularly spaced, rectangular, metal windows

The Historical Associations with the development of Ottawa Hydro and the growth of Ottawa in the 20<sup>th</sup> century is expressed through its location on Riverdale Avenue.

The interior of the building, all exterior infrastructure(s) and the lands surrounding the building are excluded from the designation. The two rear additions constructed c. 1989 are also not included in the designation.