

4. Designation of the Booth Street Complex, 552-568 Booth Street and 405 Rochester Street, under Part IV of the *Ontario Heritage Act*

Désignation du complexe de la rue Booth, des 552 à 568, rue Booth et du 405, rue Rochester, aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario*

COMMITTEE RECOMMENDATION, AS AMENDED

That Council issue a Notice of Intention to Designate the Booth Street Complex, 552-568 Booth Street and 405 Rochester Street, as a property of cultural heritage value under Part IV of the *Ontario Heritage Act* according to the revised Statement of Cultural Heritage Value, attached as Document 10.

RECOMMANDATION DU COMITÉ, TEL QUE MODIFIÉ

Que le Conseil émette un avis d'intention de désigner le complexe de la rue Booth, les 552 à 568, rue Booth et le 405, rue Rochester comme constituant une propriété de valeur sur le plan du patrimoine culturel révisé aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel faisant l'objet du document 10 ci-joint.

DOCUMENTATION/DOCUMENTATION

1. Manager's Report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated January 31, 2019 (ACS2019-PIE-RHU-0003)

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 31 janvier 2019 (ACS2019-PIE-RHU-0003)

2. Extract of draft Minutes, Built Heritage Sub-committee, February 11, 2019
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 11 février 2019

3. Extract of draft Minutes, Planning Committee, February 28, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 février 2019

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
February 11, 2019 / 11 février 2019**

and / et

**Planning Committee / Comité de l'urbanisme
February 28, 2019 / 28 février 2019**

**and Council / et au Conseil
March 27, 2019 / 27 mars 2019**

**Submitted on January 31, 2019
Soumis le 31 janvier 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:

**Sally Coutts, Senior Heritage Planner / Planificatrice principale de la conservation
du patrimoine, Heritage Services Section / Section des Services du Patrimoine
613-580-2424, 13474, Sally.Coutts@ottawa.a**

SUBJECT: Designation of the Booth Street Complex, 552-568 Booth Street and 405 Rochester Street, under Part IV of the *Ontario Heritage Act*

OBJET: Désignation du complexe de la rue Booth, des 552 à 568, rue Booth et du 405, rue Rochester, 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 Planning Committee recommend that Council issue a Notice of Intention to Designate the Booth Street Complex, 552-568 Booth Street and 405 Rochester Street, as a property of cultural heritage value under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value, attached as Document 10.

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 le complexe de la rue Booth, les 552 à 568, rue Booth et le 405, rue Rochester comme constituant une propriété de valeur sur le plan du patrimoine culturel aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel faisant l'objet du document 10 ci-joint.

BACKGROUND

The Booth Street Complex is the site of seven large structures comprised of 17 smaller buildings, on a parcel of approximately 2.6 hectares, bounded by Booth, Norman, Rochester and Orangeville streets. Federally owned for many years, the Canada Lands Company (CLC) acquired the Booth Street Complex from Natural Resources Canada in 2015. The City of Ottawa included the buildings of the Complex on its Heritage Reference List in the 1990s. (See Location Map, Document 1 and Aerial Photograph, Document 2.)

The first federal laboratory building on the site was constructed by the Department of Mines in 1909, and the complex of offices, laboratories and research facilities grew steadily throughout the 20th century, playing a significant role in the development of the Canadian mining and energy industries. As the site of federal government research,

testing and development of fuels, considerable research on minerals and metals in support of industrial growth and innovation in geology, metallurgy and ceramics was undertaken there. (For Key Plan of Booth Street Complex, see Document 3, for construction dates, see Document 4.)

The federal government has a process to evaluate the heritage value of federally-owned buildings over 40 years of age. After the evaluation of the site in the 1980s by the Federal Heritage Buildings Review Office (FHBRO), five of its seven buildings were designated as "Recognized" heritage structures. (For FHBRO designated Buildings, see Document 5) These were:

- The Physical Metallurgy Laboratories (Buildings A, B, C, D, E), 568 Booth Street.
- Fuel Testing Laboratory (Building G/H), 562 Booth Street.
- Metallurgical Ore Dressing Laboratories (Buildings M, N1, N2, N3, P).
- Ore Dressing Laboratory (Building Q), 550 Booth Street.
- Industrial Minerals and Ceramics Laboratory (Building R), 405 Rochester Street.

When federal departments are proposing the disposal of federally designated buildings, other levels of government (provincial and municipal) are notified in order that the properties may be considered for heritage designation as they leave the federal inventory. The City of Ottawa was consulted throughout the disposal process by Natural Resources Canada. The City made its intention to recommend the designation of some or all of the federally-designated buildings clear early in the disposal process. This intention was also communicated to the CLC when the corporation acquired the lands from Natural Resources Canada.

The report also recommends that the Central Heating Plant (Building F), 558 Booth Street, and its iconic smokestack be included as one of the buildings on the site of cultural heritage value. The local community flagged the building to be of considerable local importance during the public consultation process.

The proposed designation and protection of select assets will permit the long-term development of the Booth Street Complex through balanced intensification that directs growth towards certain areas most appropriate for change with a built form that is compatible with the heritage assets, while also contributing to a vibrant, safe and comfortable public realm.

Official Plan and Zoning By-law amendment proposal

Applications for Official Plan and Zoning Bylaw Amendments have been submitted and the designation and planning approval processes are running concurrently.

When it acquired the site, the CLC undertook an extensive public approvals process, holding three public open houses and two public advisory committee meetings. The consultation process revealed widespread support for the conservation of the five FHBRO-designated buildings and the Central Heating Plant as key factors in the redevelopment of the site.

The proposed development is for five new high-rise buildings and three additions to existing buildings. As development proceeds, applications under the *Ontario Heritage Act* will be required for interventions on the site and that each application will be judged on its merits at the time of application. (For a Concept Plan showing where new development will be, please see Document 6.)

Urban Design Review Panel

The Booth Street Complex is within a Design Priority Area and the Zoning By-law amendment application was subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting, which was open to the public.

The UDRP also discussed heritage conservation within its more general discussion of built form and recommended the development of design guidelines to be used as the Complex is developed. City staff have commented on a first draft of the design guidelines and will continue to work on their development in cooperation with CLC and its consultant team. (For the UDRP comments, please see Document 7.)

Canada Lands Booth Street Redevelopment

The CLC engaged Stantec, a consulting firm, to prepare the application for the Official Plan and Zoning Bylaw amendments for the Booth Street Complex. The firm's *Planning Rationale*, submitted with the application, contained two sections prepared by heritage consultants E.R.A. Architecture Inc.; Section 7 "Heritage Character Analysis" and Section 11, "Conservation Approach." Section 7 provides an historical overview and architectural analysis.

Section 11, includes a “Rationale for Retention and Selective Removals” with which the City concurs. The “Rationale” states that:

All buildings that were previously designated by FHBRO will be conserved, and most of these will be conserved in their entirety. The proposed plan retains structures A, B, E, F, G, H, M, N¹ – N³, Q and R, and proposes the selective removal of structures C, D, L and P.

The buildings that were identified to be removed were deemed to be of lesser historic value and do not express the cultural heritage value of the Complex to the degree that their neighbours do. In addition, the selective removal of these buildings opens up opportunities to accommodate new development, improve the public realm and create new access points to the Complex, all of which will help ensure that the remaining buildings of the complex are protected and honoured as development progresses.

The buildings or portions of buildings to be removed include Buildings C and D of the Physical Metallurgy Research Laboratories, 568 Booth Street. The City concurs with their removal as Building C is not visible from the street and has been heavily altered and Building D contains only offices, similar in type and layout to other offices built by the federal government in the 1940s and beyond. The loss of these two structures creates an open space that will be developed as parkland for the Complex and permits access to the interior of the site. Building L, the Mechanical Shops and Stores Building, identified to be completely demolished, was built in the 1950s, to designs by the Department of Public Works, and has no relation to the Noffke buildings on the rest of the Complex. Finally, Building P, that faces Rochester Street and is attached to Buildings M and N, will be removed as its function (Tailings Disposal) is not directly related to the research function of the site, and is a simpler version of buildings to be retained. Please see Document 8, “Conservation Report, Rationale for Retention and Selective Removals” for ERA’s analysis, and Document 9, for buildings to be included.

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 Section 2.5.5.2, Cultural Heritage Resources. These policies provide for the identification and designation of individual

buildings under Part IV of the *Ontario Heritage Act*.

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

Provincial Policy Statement (2014)

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement (PPS), 2014.

Section 2.6.1 of the PPS (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 Booth Street Complex is an ensemble of nationally significant cultural heritage resources. Its designation will ensure the retention and adaptive reuse of all or part of six structures that played a role in the development of the fuel and mining industry in Canada. This is consistent with the PPS.

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 contain a description of the property and its heritage attributes and a statement explaining the cultural heritage value or interest of the property.

Statement of Cultural Heritage Value

This report recommends the designation of the Booth Street Complex under Part IV of the *Ontario Heritage Act*. As a designated complex, the entire parcel would be protected, however, the "Statement of Cultural Heritage Value" excludes certain buildings and additions to existing buildings from the designation. As structures excluded from the designation, the demolition of these buildings and additions would not require approval under the *Ontario Heritage Act*. Similarly, the construction of new freestanding structures within the Complex would not require approval under the *Act* but alterations to the structures identified in the Statement of Cultural Heritage Value would.

Please see Document 10 for the Statement of Cultural Heritage Value for the Booth Street Complex.

Ontario Regulation 09/06

Regulation 09/06 (Document 11) 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.

Staff have determined that the property Booth Street Complex meets all criteria 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 12).

Design or Physical Value

The Booth Street Complex has design value as an Ottawa example of a federal government complex designed and built to house offices, laboratories and research facilities to support the federal government's Department of Mines research in fuels, metals, metallurgy and explosives or research purposes. The buildings in the Complex were built from 1911 until 1952, largely under the supervision of local architect W.E. Noffke and share certain design characteristics, such as red brick construction, flat roofs, and simple classically-inspired details. Its cohesive appearance reinforces the sense of an autonomous, functioning complex with its own identity (see Documents 13, and 14 for historic photographs).

Historical or Associative Value

The Booth Street Complex has historical value as a major centre of government research in fuels and minerals, and the site of laboratories, offices and testing facilities associated with the development of Canada's mining and energy industries. Headquartered here, the Mines Branch and its successor departments worked to develop Canada's mining industries, a vital part of the Canadian economy.

The Complex is also associated with the work of W.E. Noffke, a prolific 20th century Ottawa architect known for his versatility and ease with residential, commercial and

government buildings. There have been questions recently of the extent of Noffke's involvement in the design of the Complex, and whether he was the actual designer of the buildings, or the supervising architect, however, the consistency of the architectural expression of the buildings reflects his ongoing involvement in the development of the site.

Contextual Value

Situated on a site of 2.6 hectares, the Booth Street Complex is a well-known landmark, which has been associated with the Department of Mines and its successor departments since the early 20th century. Initially surrounded by a semi-industrial area characterized by small industries, rail and lumber yards, interspersed with working class housing, the complex is now a character-defining element of the area, and is well-known across the city (see Document 15, for historic photograph). Its historic association with Natural Resources Canada buildings across the street, and the long term presence of the entire Complex have defined the character of this part of the city since the early 20th century.

Conclusion

The department recommends the designation of the Booth Street Complex under Part IV of the *Ontario Heritage Act* as it meets all the criteria for determining cultural heritage value set out in Regulation 09/06; design of physical value, historical or associative value and contextual value.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

After the acquisition of the site, The Canada Lands Company undertook an extensive public consultation process, holding three public open houses. City heritage staff attended all the meetings.

NOTIFICATION

Heritage Ottawa is aware of the proposed designation.

The Dalhousie Community Association is aware of the proposed designation.

COMMENTS BY THE WARD COUNCILLOR

Councillor McKenney 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 asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associate with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Healthy and Caring Communities; HC4 Support Arts, Culture and Heritage.
Governance, Planning and Decision-Making.

SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Aerial photograph showing Booth Street Complex Buildings
- Document 3 Key Plan
- Document 4 Construction (Courtesy of E.R.A. Architects)
- Document 5 FHBRO- designated buildings (Courtesy of E.R.A. Architects)
- Document 6 Concept Plan
- Document 7 Urban Design Review Panel comments
- Document 8 Rationale for Retention and Selective Removals (distributed separately)
- Document 9 Included Buildings
- Document 10 Statement of Cultural Heritage Value
- Document 11 Ontario Regulation 09/06
- Document 12 Heritage Survey and Evaluation Form (distributed separately)
- Document 13 Historic photograph View towards site in the 1940s (Library and Archives Canada)
- Document 14 Buildings M and Q, 1940s (Library and Archives Canada)
- Document 15 Lydia Street

DISPOSITION

Heritage and Urban Design Branch to Advertise the Notice of Intention to Designate according to the requirements of the *Ontario Heritage Act* and to advertise the subsequent Notice of Passage of the designation by-law.

If the City Clerk does not receive any Notice of Objection within thirty (30) days of the publication of the Notice of Intention to Designate, City Clerk and Solicitor Department, Legal Services, to prepare the designation by-law, under the authority of the approval of this report and submit to City Council for enactment, and 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. Further, 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 shall be registered against the property affected in the property land registry office, and notice of the by-law published in a newspaper having general circulation.

Document 1 – Location Map

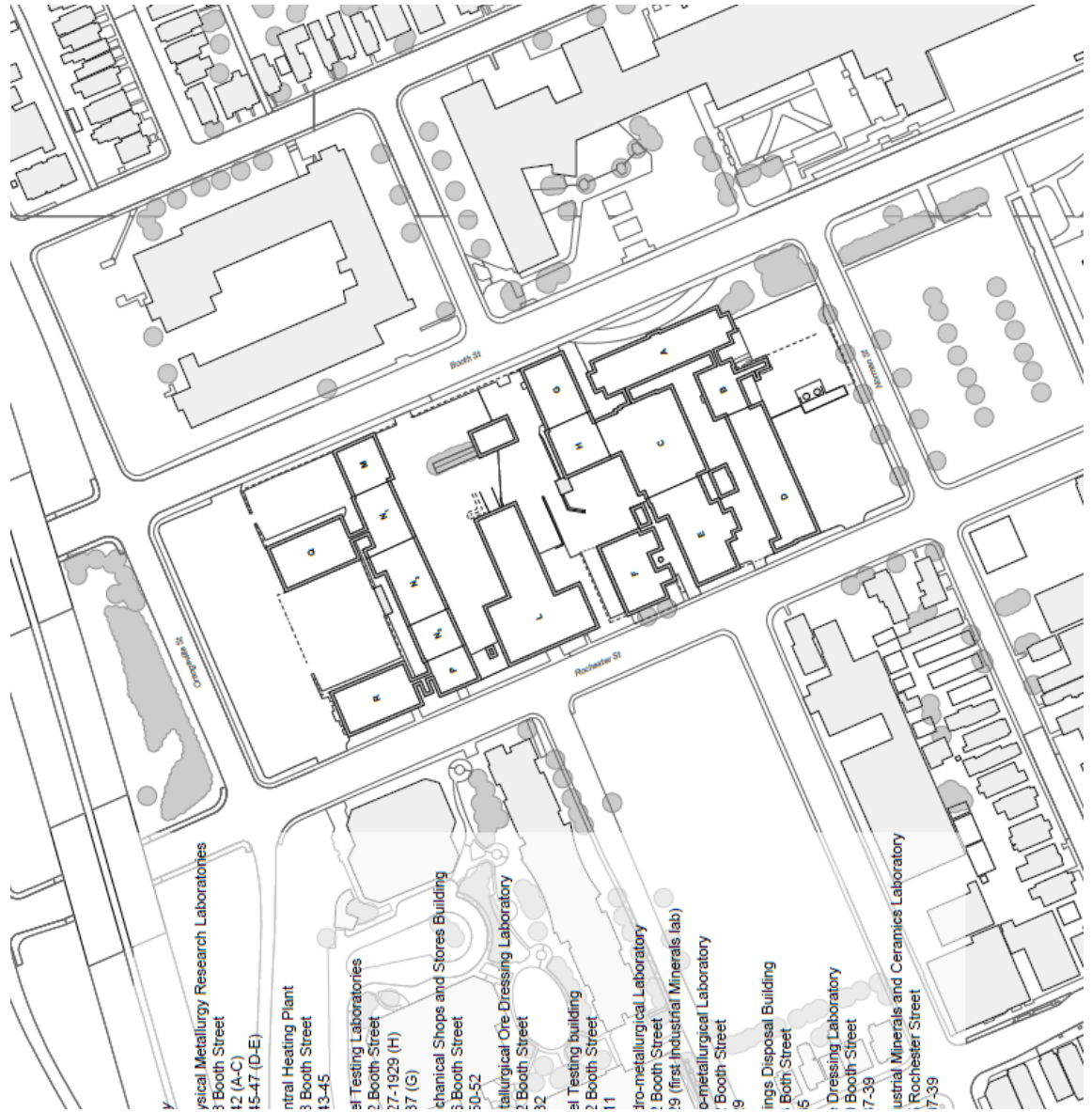


		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
19-0112-A			
I:\CO\2019\Heritage\BoothStreetComplex1			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		 Booth Street Complex / Complexe de la rue Booth	
<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2019 / 01 / 30		 <small>NOT TO SCALE</small>	

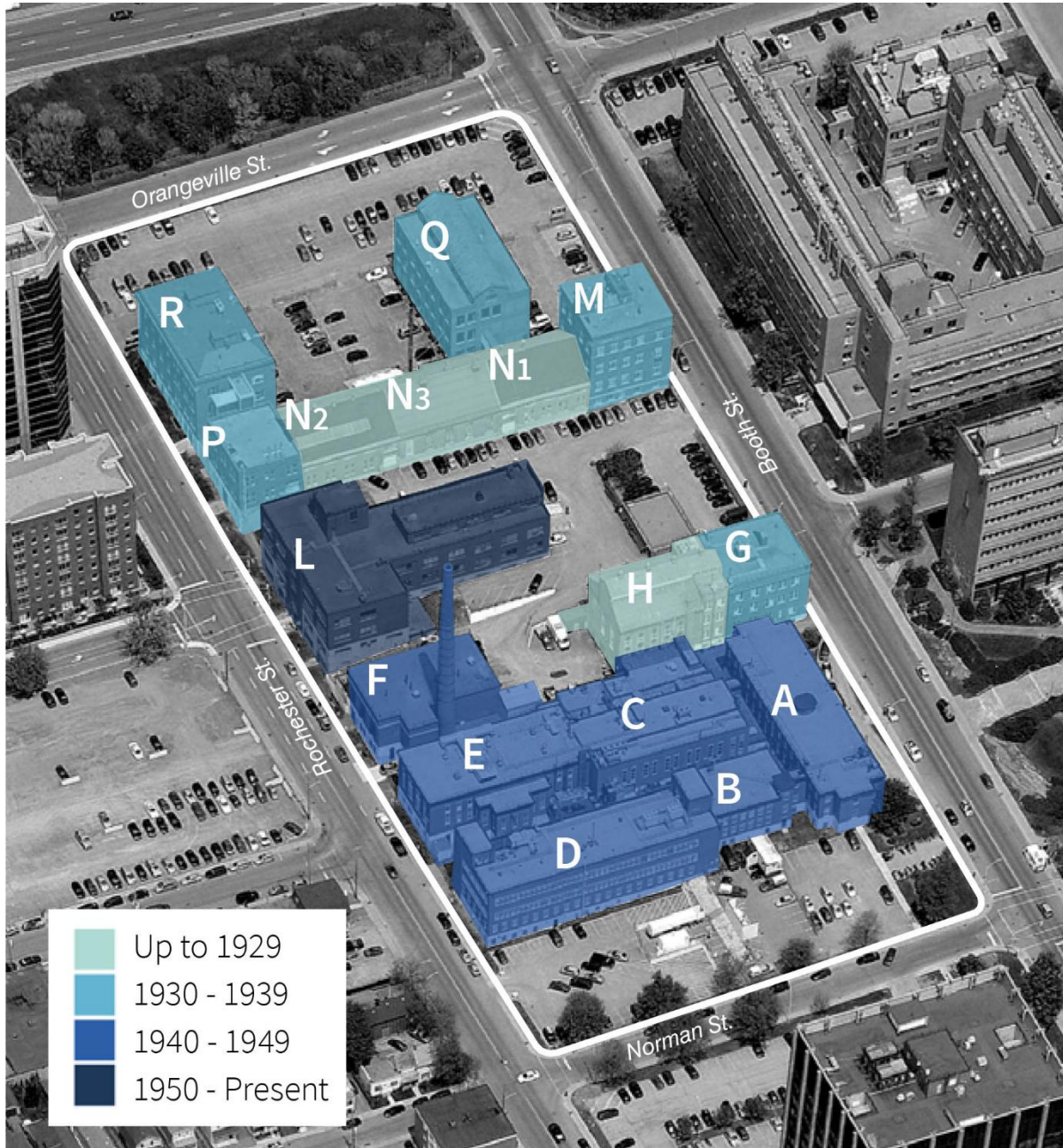
Document 2 – Aerial photograph showing Booth Street Complex Buildings



Document 3 – Key Plan



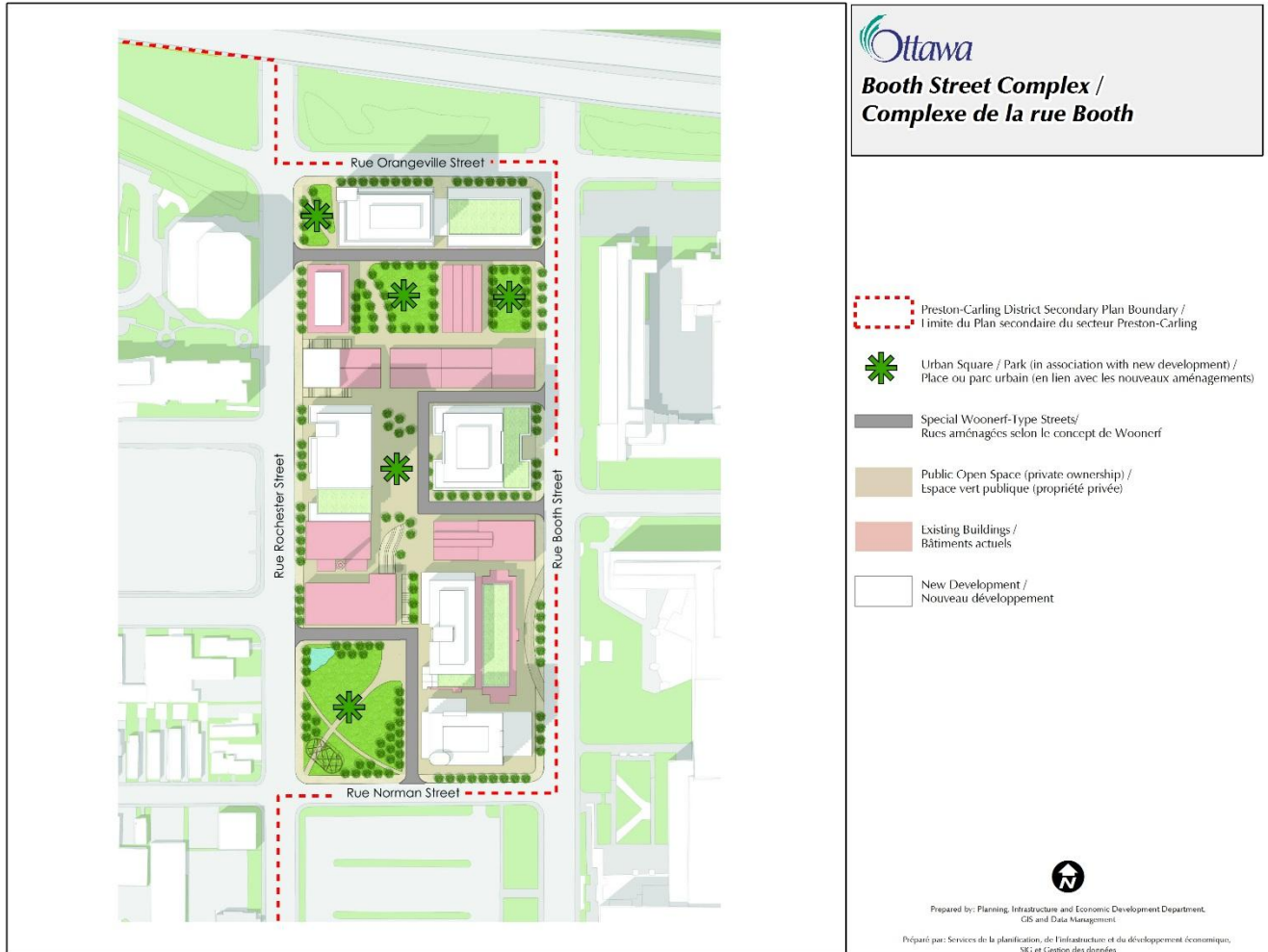
Document 4 – Construction (Courtesy of E.R.A. Architects)



Document 5 – FHBRO - designated buildings (Courtesy of E.R.A. Architects)



Document 6 – Concept Plan



Document 7 – Urban Design Review Panel comments

Heritage Conservation

- Rather than create a new vocabulary through the design of the built form and public spaces, the Panel suggests enhancing and retaining the existing character, and quality of the site.
- The Panel discussed concerns relating to the extensive use the glazing on podiums of the new buildings in relationship to the character established by the heritage buildings within the complex.
- Consider specifying podium materials in the design guidelines.
- The Panel recommends carefully selecting the appropriate terminology with respect to heritage conservation, as the language is quite specific. Ensure the specific language included in the design guidelines reflects the heritage conservation intentions of the project.
 - The *Standards and Guidelines for the Conservation of Historic Places in Canada* contains thoughtful language, which should harmonize with the terminology of the design guidelines.
- The Panel advises that the Booth Street Campus represents a rigidly planned complex laid out over time.
- Getting progressively more specific. The guidelines should be clear, in sequence, and measurable, so that it is easier for Canada Lands Company and the City of Ottawa to administer.

In addition, heritage issues were addressed as part of the UDRP's comments on Built Form:

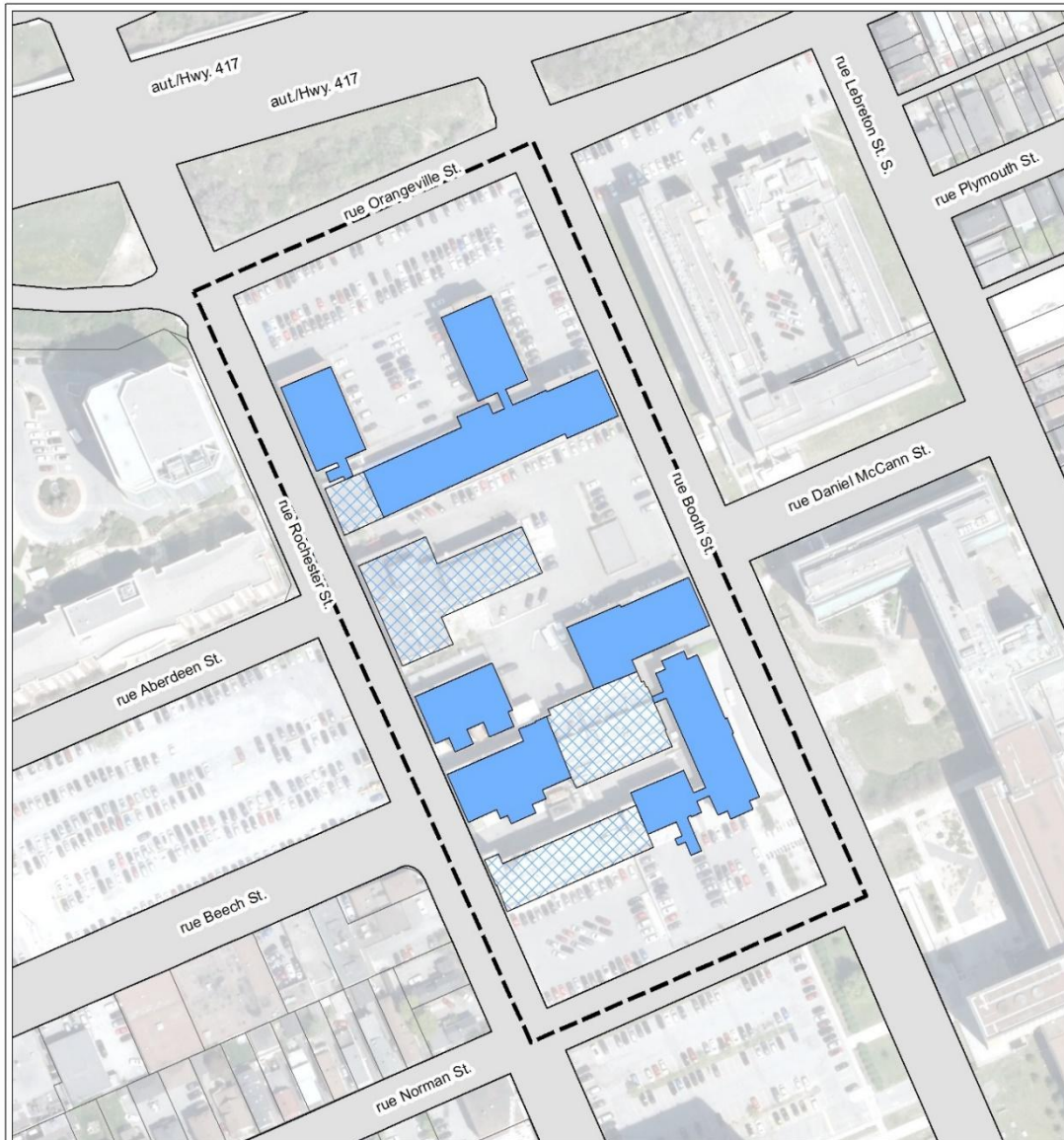
Built Form





- The Panel suggests studying the Rochester edge to ensure that the rhythm of old and new buildings responds to the historic character of the buildings, and the gaps between them.
- The Panel emphasizes that the success of the development is dependent on the design of the first three to four floors of the buildings. The design guidelines, the

secondary plan, and the zoning provisions must ensure appropriate development of these first floors.

- The materials of the first three to four floors should be limited to between two and four material palettes. The Panel recommends that masonry is necessary in order to knit the heritage buildings with the new construction.
- The Panel advises that step backs above the podium of the towers is regulated through either the secondary plan or the zoning designation.
- The Panel recommends that key views through, and toward the site, are identified and recognized in the secondary plan. These views must inform the specific tower locations and orientations, as well as critical façades that will be visible from key vantage points.
 - Note that the new developments, and particularly the high-rise buildings will serve as visual markers, much like the towers Distillery District in Toronto.
- The Panel believes that the design guidelines must be specific in terms of permitted materials.

Document 9 – Included Buildings



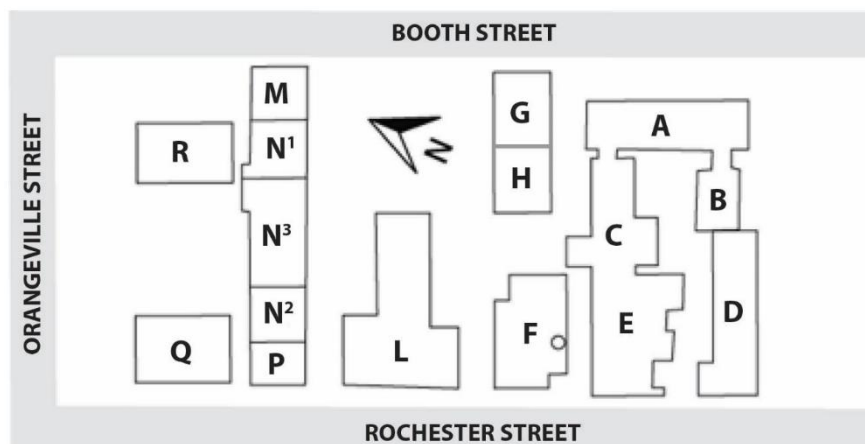
		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
19-0112-A		 Booth Street Complex / Complexe de la rue Booth	 Buildings to be included / Bâtiments à inclure
I:\CO\2019\Heritage\BoothStreetComplex2			
©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY		 <small>NE PAS TOUILLER</small>	
Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE		REVISION / RÉVISION - 2019 / 01 / 30	

Document 10 – Statement of Cultural Heritage Value

Statement of Cultural Heritage Value – Booth Street Complex, Block bounded by Booth Street, Orangeville Street, Rochester Street and Norman Street

Description of Property

The Booth Street Complex is a collection of seven buildings comprising 17 individual linked structures. It is located on the block bounded by Booth Street, Orangeville Street, Rochester Street and Norman Streets to the west and south of Ottawa's downtown core in what was formerly an industrial area. The 2.6 hectare property comprises a number of buildings constructed by the Department of Mines (forerunner of Natural Resources Canada) between 1909 and 1952 to house offices, laboratories and research facilities to support the federal government's Department of Mines research in fuels, metals, metallurgy and explosives. The site was active from 1909 until the early 2000s.



Cultural Heritage Value of the Complex

The Booth Street Complex has cultural heritage value for the role it played in the development of the Canadian mining and energy industries in the 20th century by the federal Department of Mines and its successor departments, its association with the prominent Ottawa architect W. E. Noffke, the federal Department of Mines and the former semi-industrial area related to the railway tracks, located west of the city at the time of development.

Design or Physical Value

The Booth Street Complex has design value as an Ottawa example of a federal government complex designed and built to house offices, laboratories and research

facilities to support the federal government's Department of Mines research in fuels, metals, metallurgy and explosives. Constructed over a period of 43 years, the Complex also has design value for its common architectural expression illustrated in the consistent use of red brick, classicizing details and flat roofs.

Historical or Associative Value

The Booth Street Complex has historical value as a major centre of government research in fuels and minerals, and the site of laboratories, offices and testing facilities associated with the development of Canada's mining and energy industries. Headquartered here, the Mines Branch and its successor departments worked to develop Canada's mining industries, a vital part of the Canadian economy.

The buildings in the Complex were built from 1909 until 1952, largely under the supervision of local architect W.E. Noffke, a prolific 20th century Ottawa architect known for his versatility and ease with residential, commercial and government buildings.

Contextual Value

Situated on a site of 2.6 hectares, the Booth Street Complex is a well-known landmark, which has been associated with the Department of Mines and its successor departments since the early 20th century. Initially surrounded by a semi-industrial area characterized by small industries, rail and lumber yards, interspersed with working class housing, the complex is now a character-defining element of the area, and is well known across the city. Its historic association with Natural Resources Canada buildings across the street, and the long-term presence of the entire complex have defined the character of this part of the city since the early 20th century.

Description of Heritage Attributes

Key attributes that express the value of the Booth Street Complex in its entirety as an example of a state-of-the-art federal government research facility that evolved over a period of over 90 years to accommodate the expansion of the government's role in research related to the mining industry include its:

- Uniformity of industrial design expression across a wide mix of buildings designed for different uses, including offices, laboratories and testing facilities.
- The placement of the buildings with their formal public entrances with classical details facing Booth and Rochester Streets.

- Modest red brick buildings with concrete foundations and simple plans.
- Simple flat roofed form with symmetrical facades with details such as stringcourses, metal cornices set just below the roofline, industrial pivot windows or wooden double hung windows, decorative metal panels.
- Classically inspired details such as stone door surrounds with pediments and entablatures.
- Plan in which Booth Street serves as the front or public of the Complex and Rochester as the back.

Key attributes that express the value of the Booth Street Complex as a landmark that continues to define the character of this part of Ottawa include:

- Central heating plant with its distinctive brick chimney
- Character as a complex of buildings with different functions that share an architectural identity

Buildings

Key buildings that individually express the value of the Booth Street Complex as a federal government research facility that evolved over a period on 43 years to accommodate the expansion of the government's role in research related to the mining industry.

Physical Metallurgy Research Laboratories, Buildings A - E (1942-1944), 568 Booth Street

Buildings A to E were constructed in stages from 1942-1952 as part of the war effort when the federal government dedicated considerable effort to the examination and testing of metals. After the war, the buildings' labs were the site of research into physical metallurgy, in conjunction with Canadian industry. Together, they worked on finding new sources of energy, strategic minerals and gold and the complex exemplifies the federal government's involvement on the development of the Canadian mining and energy sector in the 20th century.

Heritage Attributes

Building A (1942-44)

Building A is one of five buildings that comprise the Physical Metallurgy Research Laboratories, and served as the entrance pavilion to the larger structure. Its function as the entrance pavilion is expressed through its:

- Fifteen-bay front façade featuring regularly spaced, four over four sash windows set between shallow piers in each bay
- Smooth red brick cladding with precast lintels and stringcourses
- Recessed main entranceway with carved stone nameplate and two storey precast pilasters surround that suggest columns
- Precast lintels above the second storey windows that create a frieze under the cornice
- Landscaped setback from Booth Street, including the semi-circular driveway
- Flat roof

Building B (1942-44)

- Two storey walkway between Buildings A and B
- Smooth red brick cladding
- Rectangular windows with precast lintels
- High concrete basement painted white, with two storeys above
- Flat roof

Building E (1945-47)

- Orientation towards Rochester Street
- Red brick cladding
- High concrete basement, painted white, with one tall storey above
- Long multi-paned rectangular windows with precast lintels and spandrel panels

- Large roughly rectangular form,
- Flat roof

Exclusions

Building C and Building D, located to the rear of Buildings A and B are not included in this designation.

Small flat-roofed concrete projections on the south façade of Building E are not included in this designation.

Central Heating Plant, Building F (1944- 45), 558 Booth Street

By the mid-1940s, the Booth Street Complex was large enough to warrant its own heating plant. The contract for the building was awarded in 1944 and the building was completed by 1945. It houses a boiler room, five coal bunkers and engineers' quarters.

Heritage Attributes

The attributes of the Central Heating Plant that express its function as a heating plant and its contribution to the common architectural expression of the Booth Street Complex include its:

- 39 metre red brick chimney
- Large industrial multi-paned steel windows with an inset pivot window
- Precast stringcourse above the windows
- Red brick cladding
- Tall one storey red brick construction with high concrete basement, painted white
- Flat roof
- Orientation towards Rochester Street

Fuel Research Laboratories, Buildings G – H (H: 1927-29, G: 1937), 562 Booth Street

The Fuel Research Laboratories were designed to accommodate facilities associated with the efficient use of Canadian fuels.

Heritage Attributes

Building G (1927, third storey added in 1937)

Those attributes that express the heritage value of the Fuel Research Laboratories as research facility into commercial fuels include its:

- Three storey, red brick building with concrete foundation
- Flat roof
- Symmetrical five bay front façade with central entrance with a stone surround and entablature incised with the building name, supported by elaborate stone brackets
- Paired rectangular windows with concrete sills and brick lintels
- Metal cornice set slightly below roofline
- Decorative brick stringcourses in header bond every fifth course

Building H

- Two storey form with concrete foundation and standing seam metal monitor roof
- Four bay north and south facades with rectangular windows
- Three bay west façade with rectangular windows and opening for loading

Exclusions

Building L, 556 Booth Street is not included in this designation.

Ore Dressing and Metallurgical Laboratories Building (Building M, 1932) Fuel Testing Building (Building N¹, 1911), Hydro-metallurgical Laboratory (Building N², 1929) and Pyro-metallurgical Laboratory (Building N³, 1929), 552 Booth Street

These inter-linked laboratories were focussed on research into ore treatment. Ore samples were shipped to the site on the adjacent railway tracks and tested in the labs where there was large-scale equipment available. Results of the testing recommended economical ore treatment to the extraction industry.

Heritage Attributes

The heritage attributes of buildings M, and N¹ – N³ as a large scale research facility, built incrementally over a period of 21 years include:

Building M

- Three storey red brick building with concrete foundation and high basement separated from first floor by wide stringcourse
- Narrow string course that forms the lintels of the third storey windows
- Five bay front façade with central entrance with a stone surround and entablature incised with the building name and supported by elaborate stone brackets
- Five bay north and south facades
- Regularly-spaced large rectangular window openings
- Metal cornice with dentils set slightly below roofline
- Decorative copper spandrel panels between the first and second storey windows on the east façade and first bays of the north and south facades.

Buildings N¹ – N³

- Two storey red brick building with concrete foundation.
- Gently sloped gable roofs.
- Large industrial multi-paned steel windows with an inset pivot window (N³).
- Paired segmental arched window openings on the ground floor with brick voussoirs (N¹ and N²).
- Small windows under the eaves.

Building P, located at the western end of 552 Booth Street is not included in this designation.

The Ore Dressing Laboratory, Building Q, 550 Booth Street

The Ore Dressing Laboratory was designed to house facilities to research methods for recovering metals from ores, often processing up to five tons of ore per hour. It was

located at the north end of the site, close to the railway tracks (since removed) to facilitate easy delivery of ore samples.

Heritage Attributes

The heritage value of the Ore Dressing Laboratory as the site of heavy industrial-type research is expressed through its:

- Three storey, red brick building with a concrete foundation and rectangular plan.
- Flat roof with a rooftop monitor.
- Symmetrical four bay front façade distinguished by a central entrance with stone pediment and entablature with building name inscribed on it.
- Symmetrical eight bay east and west facades with large rectangular windows.
- Shallow pilasters flanking the front entrance.
- Large industrial multi-paned steel windows with an inset pivot window.
- Openings for vehicular access flanking the main entrance.

Industrial Minerals and Ceramics Laboratory, (1937-39), Building R, 405 Rochester Street

The Industrial Minerals and Ceramics Laboratory was constructed as a facility for research and development of non-metallic industrial minerals such as clay, gypsum, building stones, mica feldspar, salt and bentonite.

Heritage Attributes

The heritage value of the Industrial Minerals and Ceramics Laboratory as a federal government research and development facility is expressed through its:

- Three storey red brick building with concrete foundation and rectangular plan
- Flat roof
- High concrete basement with light coloured paving
- Five bay front façade with central entrance with a stone surround and entablature incised with the building name

- Seven bay east and west facades
- Rectangular single hung sash windows with concrete sills and brick lintels
- Metal cornice set slightly below roofline
- Decorative brick stringcourses in header bond every fifth course

The interiors of all buildings are excluded from this designation *(amended per Motion N° BHSC 1/2).*

Document 11 – Ontario Regulation 09/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

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

No amendments.

This is the English version of a bilingual regulation.

Criteria

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

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

Document 13 – Historic photograph View towards site in the 1940s (Library and Archives Canada)



e010935005

View towards site in the 1940s (Library and Archives Canada)

Document 14 – Buildings M and Q, 1940s (Library and Archives Canada)



e010935003

Corner of Booth and Lydia, prior to the closing of Lydia Street

Document 15 – Lydia Street



View showing Buildings N¹ – N³ from Lydia Street (Library and Archives Canada)