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ONTARIO HERITAGE TRUST

APR 09 2020

RECEIVED



March 24, 2020

By electronic and regular mail

Mr. Guillaume Paradis
Chief Electricity Distribution Officer
Hydro Ottawa
2711 Hunt Club Road
PO Box 8700
Ottawa, Ontario K1G 3S4

Email: guillaumeparadis@hydroottawa.com

Dear Mr. Paradis,

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

This is to advise you that Ottawa City Council, at its meeting of February 26, 2020, approved the following recommendations in respect of the above-noted item:

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.

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5. 39 Riverdale Avenue, Sub-Station No. 5 according to the Statement of Cultural Heritage Value, attached as Document 8.

A copy of the complete report in this matter, as well as the Disposition/Minutes of the City Council meeting of February 26, 2020, can be found on the City's website at ottawa.ca/agendas.

Enclosed is the Notice of Intention to Designate, served according to the *Ontario Heritage Act*, was published in *Le Droit* and the *Ottawa Citizen* on March 20, 2020. You will have 30 days from the publication date to file an objection to the designation.

Should you require further information, please contact Anne Fitzpatrick, Heritage Planner II, directly at (613) 580-2424, extension 25651 or by email at anne.fitzpatrick@ottawa.ca.

Regards,



M. Rick O'Connor, CMO, LLB
City Clerk

c.c. Geoff Simpson, Chief Financial Officer, Hydro Ottawa Ltd.
(by email: geoffsimpson@ottawa.ca)
Anne Fitzpatrick, Heritage Planner II (by email)
Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3)

In the Matter of the *Ontario Heritage Act*

Notice of Intention to Designate

The City of Ottawa on February 26, 2020 established its intention to designate the property at 247 Glebe Avenue under Part IV of the Ontario Heritage Act for its cultural heritage value.

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 20th century hydro sub-station in Ottawa. Edwardian Classicism appeared in the early 20th 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 20th 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 20th 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 20th 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.

In the Matter of the *Ontario Heritage Act*

Notice of Intention to Designate

The City of Ottawa on February 26, 2020 established its intention to designate the property at 340 Holland Avenue under Part IV of the Ontario Heritage Act for its cultural heritage value.

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 20th 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 20th 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 20th 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 20th 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.

In the Matter of the *Ontario Heritage Act*

Notice of Intention to Designate

The City of Ottawa on February 26, 2020 established its intention to designate the property at 1275 Carling Avenue under Part IV of the Ontario Heritage Act for its cultural heritage value.

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 20th 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 20th 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 20th 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 20th 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.

In the Matter of the *Ontario Heritage Act*

Notice of Intention to Designate

The City of Ottawa on February 26, 2020 established its intention to designate the property at 351 King Edward Avenue under Part IV of the Ontario Heritage Act for its cultural heritage value.

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 20th 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 20th 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 20th 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 20th 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 20th 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 20th 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.

In the Matter of the *Ontario Heritage Act*

Notice of Intention to Designate

The City of Ottawa on February 26, 2020 established its intention to designate the property at 39 Riverdale Avenue under Part IV of the Ontario Heritage Act for its cultural heritage value.

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 20th 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 20th 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 20th 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.

Objections

Any person wishing to object to this designation may do so by letter, outlining the reasons for the objection and any other relevant information. This notice of objection letter must be received by the Clerk of the City of Ottawa within 30 days of the publication of this notice. The letter can be sent by registered mail to the City Clerk at 110 Laurier Avenue West, Ottawa, Ontario, K1P 1J1, or can be delivered in person, to Ottawa City Hall, at the Government Service Centre to Counter 44 or 45 on the 1st floor, 110 Laurier Avenue West. When a notice of objection has been received, the Council of the City of Ottawa will refer the matter to the Conservation Review Board for a hearing and a report.

Further information regarding the proposed designation is available by contacting:

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