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ONTARIO HERITAGE TRUST
MAR 17 2021
RECEIVED



File Number: D09-01-GLEB247

March 1, 2021

Hydro Ottawa Limited
2711 Hunt Club Road
PO Box 8700
Ottawa, Ontario K1G 3S4

Attn: Guillaume Paradis, Chief Electricity Distribution Officer, Hydro Ottawa Limited

Re: Notice of passage of Designation By-law 2020-347 for Hydro Sub-Station No. 2, 247 Glebe Avenue, under Part IV of the *Ontario Heritage Act*

City Council, at its meeting held on December 9, 2020, passed By-law 2020-347 designating Hydro Sub-Station No. 2, 247 Glebe Avenue under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest. Please find enclosed a copy of the By-law, including the Statement of Cultural Heritage Value and Attributes. The designation by-law will now be registered on title.

Should you require further information, please contact Avery Marshall at (613) 580-2424, ext. 25875 or avery.marshall@ottawa.ca.

Yours truly,

A handwritten signature in black ink, appearing to read 'Tyler Cox'.

Tyler Cox
Deputy Clerk for M. Rick O'Connor, CMO
City Clerk

cc: Geoff Simpson, Chief Financial Officer, Hydro Ottawa Limited (by email to GeoffSimpson@hydroottawa.com)
Avery Marshall, City of Ottawa (by email to avery.marshall@ottawa.ca)
Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3

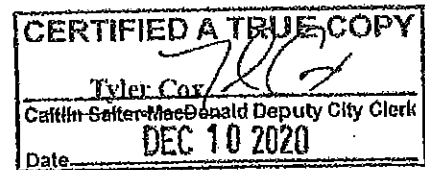
Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
www.ottawa.ca

Direct Line (613) 580-2424 Ext. 21215
Fax (613) 560-2416
Rick.OConnor@ottawa.ca

Bureau du greffier municipal
Ville d'Ottawa
110, ave. Laurier ouest
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Ligne directe (613) 580-2424 poste 21215
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BY-LAW NO. 2020 - 347



A by-law of the City of Ottawa to designate Hydro Sub-Station No. 2, 247 Glebe Avenue, to be of cultural heritage value or interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, C. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the City of Ottawa has caused to be served upon the owners of the lands and premises known municipally as 247 Glebe Avenue (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, notice of intention to designate to be published in the Ottawa Citizen and Le Droit, newspapers having a general circulation in the City of Ottawa, on March 20, 2020;

AND WHEREAS no notice of objection to the said proposed designation was served upon the Clerk of the municipality;

AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as Hydro Sub-Station No. 2, 247 Glebe Avenue and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes are set out as Schedule "B" hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry office.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property described in Schedule "A", and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Ottawa.
5. The schedules attached hereto and marked Schedule "A" and Schedule "B" form part of this By-law, and all notations, references and other information contained therein shall be as much a part of this By-law as if all the matters and information set forth by the said Schedules were all fully described herein.

ENACTED AND PASSED this 9th day of December, 2020

A stylized, cursive handwritten signature in black ink, consisting of several loops and a long trailing stroke.

DEPUTY CITY CLERK

A handwritten signature in black ink, featuring a prominent vertical stroke and a horizontal line extending to the right.

MAYOR

SCHEDULE "A"

PIN 04135-0240

LOT 90 ON PLAN 4M-17, SAVE AND EXCEPT PART 1 ON PLAN 4R-4959 AND PART
1 ON PLAN 4R-5274, OTTAWA.

SCHEDULE "B"

Description of Property

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 a good example of late Edwardian Classicist influenced industrial architecture and as an important example of the early 20th century hydro sub-station in Ottawa. The Edwardian Classicist style appeared in the early twentieth 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 prestige associated with the expansion of the electrical network in the early 20th century and the form of the building reflects the industrial function of the building with large windows to provide natural light, large doors to provide access to vehicles, and large open spaces to accommodate equipment.

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 with the lack of competition and the resulting high rates for electric services, bought out the Consumer 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 customer 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 the 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 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 also has contextual value as a landmark because of its comparatively large size and 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 coping
 - Simple door with flat brick lintel and stone keystone
- Brick pilasters with stone capitals and bases on the south and west facades
- Variety of windows including:
 - Metal windows with 16 lites and inset hoppers with flat brick lintels with stone keystones and stone sills on south and west facade
 - Segmentally-arched windows with brick voussoirs, stone keystones and corner details and sills on the second floor of the south facade
- 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 facade
- Loading door on west facade

The historical associations with the development of Ottawa Hydro and the growth of Ottawa in the 20th century are expressed through its location at the corner of Glebe Avenue and Bronson Avenue.

The interior of the building and the land surrounding the building are excluded from the designation.

BY-LAW NO. 2020 - 347

A by-law of the City of Ottawa to designate
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be of cultural heritage value or interest

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Enacted by City Council at its meeting of
December 9th 2020.

LEGAL SERVICES
GS/mk

COUNCIL AUTHORITY:
City Council February 26, 2020
Agenda Item 7
Built Heritage Sub-Committee Report No. 11