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ONTARIO HERITAGE TRUST



Office of the City Clerk
Bureau du greffier municipal

MAR 17 2021

File Number: D09-01-RIVE39

RECEIVED

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 2020-346 for Hydro Sub-Station No. 5, 39 Riverdale Avenue, under Part IV of the *Ontario Heritage Act*

City Council, at its meeting held on December 9, 2020, passed By-law 2020-346, designating Hydro Sub-Station No. 5, 39 Riverdale 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 be '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

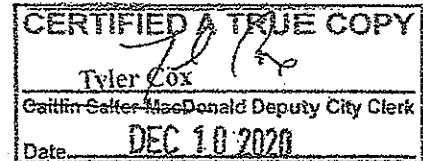
Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
www.ottawa.ca

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
Télécopieur 613 560-2416
Rick.OConnor@ottawa.ca

BY-LAW NO. 2020 - 346



A by-law of the City of Ottawa to designate Hydro Sub-Station No. 5, 39 Riverdale 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 39 Riverdale 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;

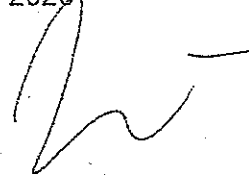
THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as Hydro Sub-Station No. 5, 39 Riverdale 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 horizontal stroke.

DEPUTY CITY CLERK

A stylized, cursive handwritten signature in black ink, featuring a prominent 'M' and a horizontal line at the end.

MAYOR

SCHEDULE "A"

PIN 04128-0150

PT LT K, CON CRF , AS IN CR261895, EXCEPT CR279839, CR524812 & CR524813 ;
OTTAWA

SCHEDULE "B"

Description of Property

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 a good example of an industrial building influenced by the Art Deco style and is an important example of the early 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 traces of the classical style. Typical of its style, Hydro Sub-Station No. 5, features smooth surfaces, symmetry and stylized dentils. Hydro Sub-station No. 5 reflects the prestige associated with the expansion of the electrical network in the 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. 5 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. 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 hydro-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 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 over the door
 - 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 on front and side elevation

The historical associations with the development of Ottawa Hydro and the growth of Ottawa in the 20th century are expressed through its location on Riverdale Avenue.

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

BY-LAW NO. 2020 - 346

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A by-law of the City of Ottawa to designate
Hydro Sub-Station No. 5, 39 Riverdale Avenue,
to be of cultural heritage value or interest

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

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LEGAL SERVICES
GS/mk

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