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ONTARIO HERITAGE TRUST

MAR 17 2021

RECEIVED



File Number: D09-01-HOLL340

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 2020-348 for Ottawa Electric Railway Sub-Station, 340 Holland Avenue, under Part IV of the *Ontario Heritage Act***

City Council, at its meeting held on December 9, 2020, passed By-law 2020-348, designating Ottawa Electric Railway Sub-Station, 340 Holland 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](mailto: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](mailto:GeoffSimpson@hydroottawa.com))  
Avery Marshall, City of Ottawa (by email to [avery.marshall@ottawa.ca](mailto:avery.marshall@ottawa.ca))  
Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3

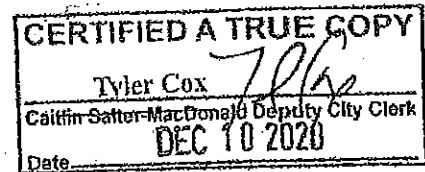
Office of the City Clerk  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
[www.ottawa.ca](http://www.ottawa.ca)

Direct Line (613) 580-2424 Ext. 21215  
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[Rick.OConnor@ottawa.ca](mailto:Rick.OConnor@ottawa.ca)

Bureau du greffier municipal  
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BY-LAW NO. 2020 - 348



A by-law of the City of Ottawa to designate the Ottawa Electric Railway Sub-Station, 340 Holland 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 340 Holland 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;

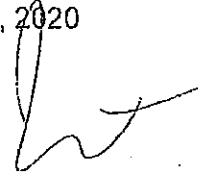
THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as the Ottawa Electric Railway Sub-Station, 340 Holland 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 9<sup>th</sup> day of December, 2020



DEPUTY CITY CLERK



MAYOR

SCHEDULE "A"

PIN 01026-0121

LTS 1790, 1792 & 1794 & PT LTS 1815 & 1817 & LT 1819, PL 157, AS IN CR281346  
EXCEPT PT 1 ON 5R5871 ; OTTAWA

## SCHEDULE "B"

### Description of Property

The former Ottawa Electric Railway 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 (OER) Sub-Station has design value of an industrial building influenced by the Modern Classical style. 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 OER Sub-Station features simple brick pilasters, stone door surrounds and brick corbelling. The OER sub-station reflects the prestige associated with the expansion of the electrical network in the early 20<sup>th</sup> century and the form of the building reflects the industrial function of the building with generous windows to provide natural light, large doors to provide access to vehicles, and open spaces to accommodate equipment.

The building has historical value for its associations with the OER and the growth of Ottawa in the 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 OER 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 end 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. It is one of the only two remaining sub-stations that was built to serve the Ottawa Electric Railway Company.

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 OER 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 also has contextual value as a landmark because of its distinctive architectural expression. It is a large prominent industrial building in a primarily residential context.

### Description of Heritage Attributes

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

- Two-storey massing
- Brick cladding
- Brick pilasters with stone bases
- Brick corbelling
- Two bay front façade with:
  - Large door opening with stone surround;
  - Round-arched windows with stone keystones, metal panelling and steel muntins
  - Parapet wall with stone inserts and brick corbelling
- Two-storey, round-arched windows with stone keystones, metal panelling and steel muntins
- Industrial-style hopper windows at rear of building

The historical associations with the development of the OER Sub-Station and the growth of Ottawa in the 20<sup>th</sup> century are expressed through its location on Holland Avenue.

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

