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ONTARIO HERITAGE TRUST

MAR 17 2021

RECEIVED



File Number: D09-01-KING351

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 2020-349 for Hydro Sub-Station No. 4, 351 King Edward Avenue, under Part IV of the *Ontario Heritage Act*

City Council, at its meeting held on December 9, 2020, passed By-law 2020-349 designating Hydro Sub-Station No. 4, 351 King Edward 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

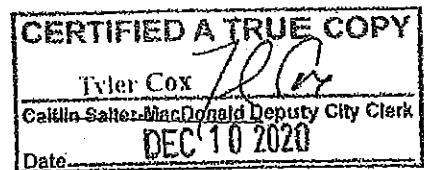
Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
www.ottawa.ca

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

Bureau du greffier municipal
Ville d'Ottawa
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Ligne directe (613) 580-2424 poste 21215
Télécopieur 613 560-2416
Rick.OConnor@ottawa.ca

BY-LAW NO. 2020 - 349



A by-law of the City of Ottawa to designate Hydro Sub-Station No. 4, 351 King Edward 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 351 King Edward 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;

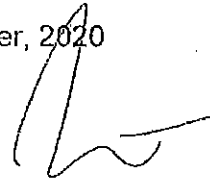
THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as Hydro Sub-Station No. 4, 351 King Edward 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 large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long trailing stroke.

DEPUTY CITY CLERK

A smaller, more compact handwritten signature in black ink, featuring a prominent vertical stroke and a few horizontal strokes.

MAYOR

SCHEDULE "A"

PIN 04213-0211

LT 4, PL 43586 , E/S KING EDWARD ; OTTAWA

SCHEDULE "B"

Description of Property

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 a good example of an industrial building influenced by the Modern Classical style and is an important example of the early 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 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 windows to provide natural light, large doors to provide access to vehicles, and open spaces to accommodate equipment.

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 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. 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 twentieth 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 also functionally linked to its surroundings as a hydro sub-station that has remained in use since its construction in 1931. The building also 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
- 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 are expressed through its location King Edward Avenue.

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

BY-LAW NO. 2020 - 349

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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