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ONTARIO HERITAGE TRUST

MAR 17 2021

RECEIVED



File Number: D09-01-CARL1275

March 1, 2021



Attn: [Redacted]

Re: Notice of passage of Designation By-law 2020-350 for Hydro Sub-Station No. 3, 1275 Carling Avenue, under Part IV of the *Ontario Heritage Act*

City Council, at its meeting held on December 9, 2020, passed By-law 2020-350 designating Hydro Sub-Station No. 3, 1275 Carling 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: [Redacted]

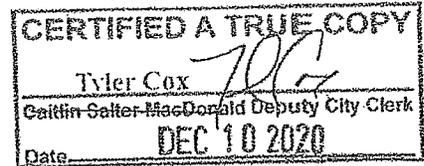
Avery Marshall, City of Ottawa (by email to avery.marshall@ottawa.ca)
Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario,
M5C 1J3

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BY-LAW NO. 2020 - 350

A by-law of the City of Ottawa to designate Hydro Sub-Station No. 3, 1275 Carling 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 1275 Carling 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;

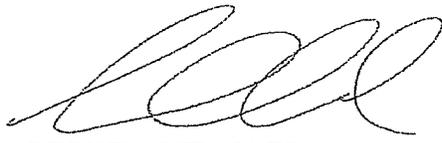
AND WHEREAS no notice of objection to the said proposed designation was served upon the Clerk of the municipality;

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;

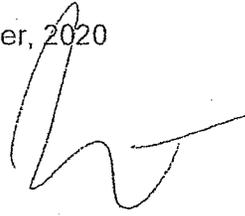
THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as Hydro Sub-Station No. 3, 1275 Carling 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 handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

DEPUTY CITY CLERK

A handwritten signature in black ink, featuring a large, stylized initial 'W' followed by a horizontal line.

MAYOR

SCHEDULE "A"

PIN 04026-0224

LOTS 356 TO 362, 392 TO 412 AND PART LOTS 413 AND 418 PLAN 169018; PART BYNG AVE, PLAN 169018 CLOSED BY CR193590, CR194065; PART ANITA STREET, PLAN 169018, CLOSED BY CR193590, CR194065; PART LANE PLAN 169018 BETWEEN LOTS 350 TO 353, 355 & LOTS 356, 359 TO 362, CLOSED BY CR193590, CR194065; PART LANE, PLAN 169018, ABUTTING LOTS 394 TO 412, CLOSED BY CR193590, CR194065 AS IN CR193607 EXCEPT AS IN CR364848, CR425935, CR433295; OTTAWA

SCHEDULE "B"

Description of Property

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 a good example of an industrial building influenced by the Modern Classical style and as 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. 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 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 and open spaces to accommodate equipment.

Hydro Sub-Station No. 3 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. 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 years of the 20th century.

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 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
 - Symmetrical stone staircase
 - Smooth stone surround
 - 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 are expressed through its location on Carling Avenue.

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

