

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
October 13, 2020 / 13 octobre 2020**

**and Council / et au Conseil
October 28, 2020 / 28 octobre 2020**

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Ward: SOMERSET (14)

File Number: ACS2020-PIE-RHU-0021

SUBJECT: Additions to the Heritage Register – Centretown Heritage Study

**OBJET: Ajouts au Registre du patrimoine – Étude sur le patrimoine du
Centre-ville**

REPORT RECOMMENDATION

**That the Built Heritage Sub-Committee recommend that Council approve the
addition of the properties listed in Document 1 to the City of Ottawa's Heritage
Register, in accordance with Section 27 of the *Ontario Heritage Act*.**

RECOMMANDATION DU RAPPORT

Que le Sous-Comité du patrimoine bâti recommande au Conseil d'approuver l'ajout des propriétés énumérées dans le document 1 au Registre du patrimoine de la Ville d'Ottawa, conformément à l'article 27 de la *Loi sur le patrimoine de l'Ontario*.

BACKGROUND

Council directed the [Centretown Heritage Study](#) through the [Centretown Community Design Plan](#), which it approved on May 8, 2013 and the [Centretown Secondary Plan](#), which it adopted on 14 May, 2003 and it amended on May 8, 2013.

The study area includes the core of Centretown's historic residential neighbourhood, which is bounded by Gloucester Street in the north, Catherine Street in the south, the Rideau Canal in the east and Bronson Avenue in the west.

One of the goals of the Centretown Heritage Study is to determine if Centretown properties merit listing on the Heritage Register. At present, no properties in the study are listed on the Heritage Register.

The City retained ERA Architects Inc. to document and provide recommendations for approximately 3,000 properties located within the Centretown Heritage Study area. Their consultant report, known as the Centretown Heritage Inventory, was delivered to Heritage Planning staff in spring 2020.

This staff report is the first in a series of reports to be provided to the Built Heritage Sub-Committee and Council implementing the recommendations of the Centretown Heritage Inventory.

Section 2.7 of the Centretown Heritage Inventory describes the method that was used to classify properties in the Centretown Heritage Study area:

Following the documentation and preliminary evaluation, each property was assigned a classification according to its contribution to Centretown's historic context. The classification scheme was designed to identify properties that have heritage value and which could be candidates for an appropriate form of protection under the OHA (i.e. listing or designation) or other strategies such as Heritage Impact Assessments, Official Plan Policies, and Conservation Guidelines.

The Centretown classifications and their associated conventions are defined as follows:

Significant Resource (SR): properties that are cultural, aesthetic, and/or historical landmarks of considerable heritage value. These properties have significance beyond their immediate context.

Character-Defining Resource (CDR): properties that play an important role in defining their historic context, clearly reflecting a characteristic pattern, activity, or attribute of the area.

Character-Supporting Resource (CSR): properties that support Centretown's historic context, and can be related to a characteristic pattern, activity, or attribute of the area. CSRs reflect the majority of properties in the Centretown Inventory and most were constructed during the first period of build-out (1876-1914).

No Classification (NC): properties that contain a structure but do not currently contribute to their historic context. The property may be heavily modified to the point where its original design is illegible.

While some community amenities, mixed-use properties, and residential buildings in this category relate to the historic themes of Centretown, they were not found to merit heritage protection at this time.

Vacant at Time of Inventory (VI): properties that do not currently contain a structure, including surface parking lots.

The Centretown Heritage Inventory makes a series of recommendations, including that properties classified as Significant Resources should be considered candidates for designation under Part IV of the *Ontario Heritage Act*, Character-Defining Resources should be listed on Ottawa's Heritage Register and select Character-Supporting Resources may merit listing on Ottawa's Heritage Register following additional review by City staff.

The Centretown Heritage Inventory report and recommendations were shared with property owners and community stakeholders through an online consultation held from June 15, 2020 to July 31, 2020. Comments were collected through an online feedback form, by email and through a dedicated phone line.

Throughout August and September 2020, Heritage Planning staff reviewed the Centretown Heritage Inventory report recommendations alongside feedback received during the online consultation.

This staff report has been prepared because listing properties on the Heritage Register under Section 27 (1.3) of the *Ontario Heritage Act* requires the approval of Council after consultation with its Municipal Heritage Committee.

DISCUSSION

This report recommends listing 310 Centretown properties on the Heritage Register under Section 27 (1.3) of the *Ontario Heritage Act*. These properties were classified by ERA Architects Inc. in the Centretown Heritage Inventory as Significant Resources and as Character-Defining Resources, the highest tiers of classification.

This group of properties plays an important role in defining the historic character of Centretown, one of the oldest residential neighbourhoods in Ottawa. Centretown and its buildings have strong historical ties to Ottawa's role as the national capital. Property information is available in PDF format for each of the 310 buildings. Requests for property information can be sent to the report author (Avery.Marshall@ottawa.ca).

The Ministry of Heritage, Sport, Tourism, and Culture Industries notes that identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Listing properties on the Heritage Register is an important tool in planning for the conservation of heritage properties and provides interim protection from demolition.

According to Section 27 (1.2) of the *Ontario Heritage Act*, the requirement to list a property on the Heritage Register is "a description of the property that is sufficient to readily ascertain the property". Property addresses are listed in Document 1.

The City's Official Plan states in Section 2.5.5 (13) that "the City will maintain a heritage register according to the *Ontario Heritage Act*".

Section 27 (1.2) of the *Ontario Heritage Act* (OHA) allows municipalities to list non-designated properties of cultural heritage value or interest on a municipal heritage register.

There are no restrictions on alterations to properties listed on the Heritage Register.

If an owner wishes to demolish a building or structure on a property listed on the Heritage Register, Section 27 (3) of the OHA requires that they provide 60 days' notice, in writing, of their intent to demolish.

As per the City's Council-approved Heritage Register procedures, staff may use the 60 days to further assess the property's cultural heritage value against Ontario Regulation 9/06 to determine if it merits designation under Part IV of the OHA. If it does not merit designation, the 60 days would expire, subject to the approved Council procedures, and the owner could proceed with the demolition process.

Since Council adopted Heritage Register procedures in 2016, staff have received 18 written notices of intent to demolish properties listed on the Heritage Register. In each

case, the 60 days expired, and owners could proceed with an Application for a Permit to Demolish. Staff did not recommend the issuance of a Notice of Intention to Designate for any properties as a result of the written notice.

Provincial Policy Statement

Staff reviewed this report and determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

RURAL IMPLICATIONS

There are no rural implications.

CONSULTATION

Post Council approval, impacted property owners will have been contacted at three occasions in 2020 on the addition of their property to the Heritage Register: a mailed letter in June asking for their feedback, a notice of the Built Heritage Sub-Committee meeting in September and, pending Council approval of this report, a notice that their property was added to the Heritage Register.

Given the impacts of COVID-19, the City adjusted its plans for public consultation. Instead of an open house, property owners in the study area were mailed a letter dated June 17, 2020 inviting them to view the Phase 1 recommendations online at ottawa.ca/centretownheritage and to provide comments by July 31, 2020.

The City collected feedback on the Phase 1 recommendations through an online feedback form, by email and through a dedicated phone line, 613-580-2463.

All together, staff received 77 responses during the consultation period. A summary of the responses is included in the [As We Heard It Report](#) .

In general, the responses fell into a few larger categories:

- 26 Looking for clarification on the recommendations
- 17 Against increased heritage protection
- 15 Support for increased heritage protection
- 10 Other
- 7 Change of property owner or address
- 2 Requests for property reports

Owners of properties identified in this report were mailed a notice in advance of this meeting. The notice stated that the City intends to add their property to the Heritage Register and included details about how to participate. A property information sheet was included with the written notice.

Following a decision by Council, property owners will be mailed a notice, informing them that the property was or was not listed on the Heritage Register. This notice explains the 60-day notice requirement for demolition and includes information about requesting removal from the Heritage Register.

COMMENTS BY THE WARD COUNCILLOR

Councillor McKenney has provided the following comment:

“I support the goals of the Centretown Heritage Study and the aim to strengthen heritage protection in this area. The addition of these properties to the Heritage Register will allow City staff the opportunity to monitor these heritage properties while ensuring property owners are able to make interior and exterior changes to their properties without requiring additional permits.”

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City’s [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents

SUPPORTING DOCUMENTATION

Document 1 List of Properties

Document 2 Centretown Heritage Inventory issued May 1, 2020 by ERA Architects Inc.

DISPOSITION

Staff in the Heritage Planning Branch are responsible for implementing the recommendation in this report.