

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
April 13, 2021 / 13 avril 2021**

**and Council / et au Conseil
April 28, 2021 / 28 avril 2021**

**Submitted on March 26, 2021
Soumis le 26 mars 2021**

Submitted by

Soumis par:

Court Curry,

Manager / Gestionnaire,

**Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique**

Contact Person

Personne ressource:

Avery Marshall,

**Built Heritage Researcher / Chercheuse, Patrimoine bâti, Heritage Planning
Branch / Planification du patrimoine**

613-580-2424, 25875, avery.marshall@ottawa.ca

**Ward: CITY WIDE / À L'ÉCHELLE DE
LA VILLE**

File Number: ACS2021-PIE-RHU-0012

SUBJECT: Heritage Register Annual Report 2020

OBJET: Rapport annuel 2020 sur le Registre du patrimoine

REPORT RECOMMENDATIONS

**That the Built Heritage Sub-Committee recommend that Council remove the
reference to the following properties from the Heritage Register:**

1. 3288 Greenbank Road;
2. 77 Kenora Avenue;
3. 577 Tweedsmuir Avenue;
4. 227 Glebe Avenue;
5. 20-22 Hawthorne Avenue;
6. 24-26 Pretoria Avenue;
7. 90 Martin Street;
8. 26 Clovelly Road (formerly 26 Davidson Crescent);
9. 486 Cole Avenue; and
10. 301 Second Avenue.

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Conseil municipal de supprimer du Registre du patrimoine la mention des propriétés présentées ci-dessous :

1. 3288, chemin Greenbank;
2. 77, avenue Kenora;
3. 577, avenue Tweedsmuir;
4. 227, avenue Glebe;
5. 20-22, avenue Hawthorne;
6. 24-26, avenue Pretoria;
7. 90, rue Martin;
8. 26, chemin Clovelly (l'adresse précédente était le 26, croissant Davidson);
9. 486, avenue Cole; et
10. 301, avenue Second.

BACKGROUND

On May 11, 2016, City Council approved the recommendations in report number [ACS2016-PAI-PGM-0056A](#) establishing procedures regarding the Heritage Register.

Section 4 (1) of the Heritage Register procedures requires Heritage Planning staff to prepare a report in the first quarter of each year that addresses all removals from the Heritage Register. This will include recommending removal of all buildings demolished from the previous year, any staff-initiated removals as well as recommendations regarding any requests for removal received from property owners.

Section 27 (1.3) of the *Ontario Heritage Act* states that prior to the removal of the reference to a property from the Register, Council must consult its municipal heritage committee. All properties removed from the Register must be approved by Council.

The 2020 Heritage Register Annual Report has been prepared to fulfill the requirements of both the Council-approved Heritage Register procedures and the *Ontario Heritage Act*.

DISCUSSION

There are three ways in which a property can be removed from the Heritage Register as outlined in the Heritage Register procedures. The Council-approved Heritage Register procedures are attached as Document 1.

1. Property owner request

In order to request removal of a property from the Register, a property owner must complete the “Form for Buildings Listed on the Heritage Register” and submit it to the Heritage Planning Branch. Staff evaluate the request and make a recommendation to Built Heritage Sub-Committee (BHSC) and Council regarding the request for removal. Council approval is required to remove a building from the Register

2. Notice of Intention to Demolish

In order to demolish a building listed on the Heritage Register, the property owner must submit a “Notice of Intention to Demolish a Listed Building”. Once this form has been submitted, staff have 60 days during which to determine if the building should be recommended for designation under the *Ontario Heritage Act*. The Ward Councillor and Chair of BHSC are notified.

If staff determine that the building does not merit designation, no report is prepared, unless requested by the Ward Councillor or Chair of BHSC. Once the 60-day period has passed, a demolition permit can be issued. The property remains listed on the Heritage Register until the building is demolished.

3. Staff-initiated removal

When staff identify inconsistencies on the Register, they will include them in a report recommending that Council adjust the Heritage Register accordingly.

This report recommends removing a total of ten properties from the Heritage Register: seven are related to Notices of Intention to Demolish and three are staff-initiated removals. Staff also received four requests to remove properties from the Heritage Register but are not recommending any removals from this group.

A summary of all subject properties is provided below. Additional property information is available in Document 2 – Property Information Sheets.

Property owner request

Staff have reviewed all property owner requests for removal and do not recommend removing reference to any of the following properties from the Heritage Register. These buildings continue to meet the inclusion criteria that resulted in each listing. Requests for removal stem from several concerns including potential impact on the future sale of the property and the condition of the building.

46 MacLaren Street

Ward 14

In November 2020, staff received a request to remove the property at 46 MacLaren Street from the Heritage Register. This property was listed on the Heritage Register in October 2020 through the Centretown Heritage Study due to its classification as a Character-Defining Resource (CDR). The removal request cites several concerns including potential financial impacts and the condition of the building.

Heritage Planning staff re-evaluated the property and determined that it meets the classification of CDR in the Centretown Heritage Study. As a good example of a walk-up apartment building in the Golden Triangle, staff find that the property contains cultural heritage value and recommend keeping it on the Heritage Register.

160 Metcalfe Street**Ward 14**

In October 2020, staff received a request to remove 160 Metcalfe Street from the Heritage Register. This property was listed on the Heritage Register in October 2020 through the Centretown Heritage Study due to its classification as a Character-Defining Resource (CDR). The requestor is asking for removal in relation to the condition of the building and the cost of repair.

Heritage Planning staff re-evaluated the property and determined that it meets the classification of CDR in the Centretown Heritage Study. As a rare example of residential construction in central Centretown, staff find that the property contains cultural heritage value and recommend keeping it on the Heritage Register.

16 Lakeview Terrace**Ward 17**

In June 2020, staff received a request to remove the property at 16 Lakeview Terrace from the Heritage Register. This property was listed on the Heritage Register in 2019 through the Heritage Inventory Project. The requestor brought forward several concerns, disputes that the property contains cultural heritage value and disagrees that the *Ontario Heritage Act* requirements for listing were met.

Heritage Planning staff re-evaluated the property using the Heritage Inventory Project criteria: design and context. Staff determined that the property meets these criteria. An example of a 20th century residence built in a colonial revival style on Dows Lake, the property has two prominent public-facing facades, blending private and public spheres. Staff find that the property contains cultural heritage value and recommend keeping it on the Heritage Register.

217 Strathcona Avenue**Ward 17**

In November 2020, staff received a request to remove 217 Strathcona Avenue from the Heritage Register. This property was listed on the Heritage Register in 2019 through the Heritage Inventory Project. The requestor disputes that the property contains cultural heritage value and has several concerns including condition of the building and potential impact on future development.

Heritage Planning staff re-evaluated the property using the Heritage Inventory Project criteria: design and context. Staff determined that the property meets these criteria. As a good example of an early Glebe cottage, staff find that the property contains cultural heritage value and recommend keeping it on the Heritage Register.

Notice of Intention to Demolish

Staff reviewed Notices of Intention to Demolish and recommend removing reference to the following properties from the Heritage Register as they have been demolished.

3288 Greenbank Road

Ward 3

3288 Greenbank Road was listed on the Heritage Register in 2019 through the Heritage Inventory Project. The written Notice of Intention to Demolish required by the *Ontario Heritage Act* commenced on February 6, 2020. The Ward Councillor and Chair of BHSC were notified. Heritage staff determined that the building did not merit designation under Part IV of the *Ontario Heritage Act* and did not recommend the building for designation. The mandatory 60-day timeline expired on April 6, 2020. A demolition permit was issued, and the building was demolished.

77 Kenora Avenue

Ward 15

77 Kenora Avenue was listed on the Heritage Register in 2019 through the Heritage Inventory Project. The written Notice of Intention to Demolish required by the *Ontario Heritage Act* commenced on September 30, 2019. The Ward Councillor and Chair of BHSC were notified. Heritage staff determined that the building did not merit designation under Part IV of the *Ontario Heritage Act* and did not recommend the building for designation. The mandatory 60-day timeline expired on November 29, 2019. A demolition permit was issued, and the building was demolished.

577 Tweedsmuir Avenue

Ward 15

577 Tweedsmuir Avenue was listed on the Heritage Register in 2019 through the Heritage Inventory Project. The written Notice of Intention to Demolish required by the *Ontario Heritage Act* commenced on November 26, 2019. The Ward Councillor and Chair of BHSC were notified. Heritage staff determined that the building did not merit designation under Part IV of the *Ontario Heritage Act* and did not recommend the building for designation. The mandatory 60-day timeline expired on January 25, 2020. A demolition permit was issued, and the building was demolished.

227 Glebe Avenue

Ward 17

227 Glebe Avenue was listed on the Heritage Register in 2019 through the Heritage Inventory Project. The written Notice of Intention to Demolish required by the *Ontario Heritage Act* commenced on February 10, 2020. The Ward Councillor and Chair of BHSC were notified. Heritage staff determined that the building did not merit

designation under Part IV of the *Ontario Heritage Act* and did not recommend the building for designation. The mandatory 60-day timeline expired on April 10, 2020. A demolition permit was issued, and the building was demolished.

20-22 Hawthorne Avenue

Ward 17

20-22 Hawthorne Avenue was listed on the Heritage Register in 2017 through the Heritage Inventory Project. The written Notice of Intention to Demolish required by the *Ontario Heritage Act* commenced on June 28, 2019. The Ward Councillor and Chair of BHSC were notified. Heritage staff determined that the building did not merit designation under Part IV of the *Ontario Heritage Act* and did not recommend the building for designation. The mandatory 60-day timeline expired on August 27, 2019. A demolition permit was issued, and the building was demolished.

24-26 Pretoria Avenue

Ward 17

24-26 Pretoria Avenue was listed on the Heritage Register in 2019 through the Heritage Inventory Project. The written Notice of Intention to Demolish required by the *Ontario Heritage Act* commenced on June 18, 2020. The Ward Councillor and Chair of BHSC were notified. Heritage staff determined that the building did not merit designation under Part IV of the *Ontario Heritage Act* and did not recommend the building for designation. The mandatory 60-day timeline expired on August 17, 2020. A demolition permit was issued, and the building was demolished.

90 Martin Street

Ward 21

90 Martin Street was listed on the Heritage Register in 2011 following the recommendations in the Richmond Village Community Design Plan. The written Notice of Intention to Demolish required by the *Ontario Heritage Act* commenced on June 4, 2013 and an IPD was circulated to BHSC/ARAC. Heritage staff determined that the building did not merit designation under Part IV of the *Ontario Heritage Act* and did not recommend the building for designation. The mandatory 60-day timeline expired on August 2, 2013. A demolition permit was issued, and the building was demolished.

Staff-initiated removals

Three other properties listed on the Heritage Register were demolished in 2020. Staff recommend removing reference to the following properties from the Heritage Register.

26 Clovelly Road (formerly 26 Davidson Crescent)**Ward 11**

An application for demolition at 26 Davidson Crescent was submitted prior to the addition of the property to the Heritage Register in 2019. Therefore, written notice was not required under the *Ontario Heritage Act*. The name of the street changed to Clovelly Road later that year. A demolition permit was issued, and the building was demolished.

486 Cole Avenue**Ward 15**

An application for demolition at 486 Cole Avenue was submitted prior to the addition of the property to the Heritage Register in 2019. Therefore, written notice was not required under the *Ontario Heritage Act*. A demolition permit was issued, and the building was demolished.

301 Second Avenue**Ward 17**

An application for demolition at 301 Second Avenue was submitted shortly after the property was listed on the Heritage Register in 2019. Due to an administrative delay, the demolition permit was not circulated to Heritage Planning staff and was issued without written notice. The building was demolished.

Heritage Register Workplan

Due to service restrictions and closures related to COVID-19, the 2020 Heritage Planning workplan was adjusted. Fieldwork and site visits were postponed, and some research projects were temporarily placed on hold. Staff have now reassessed the workplan for the Heritage Register and have included updates below.

While the city-wide Heritage Inventory Project is complete, the Heritage Register will continue to evolve in the coming years with new properties recommended for listing. There are several special projects that arose out of the HIP and other project areas that were out of scope for the HIP that the Branch is now considering. These projects include:

- Analysis of the 1946 and 1947 Veteran's Housing Projects in Carlington
- A city-wide inventory of post-war buildings
- Review of parks and greenspaces
- Review of cemeteries, designed landscapes, rural landscapes and other cultural heritage landscapes

- Consideration of properties that are owned by the provincial or federal government or crown corporations

The Veteran's Housing study will be completed in 2021 and it is anticipated that a post-war inventory will be undertaken in 2022. The other projects will be completed as time and resources allow.

In addition to the items outlined above, the department is expecting the implementation of legislative changes to the *Ontario Heritage Act* sometime in 2021. The Minister of Heritage, Sport, Tourism and Cultural Industries delayed implementation of the Bill 108 changes to the *Ontario Heritage Act*, initially scheduled for January 1, 2021. A new implementation date has not been released. Proposed changes impact the Council-approved Heritage Register procedures as well as Section 27 of the *Ontario Heritage Act*, as outlined in the staff report [Ontario Heritage Act – Proposed Regulations Pursuant to Bill 108](#) (ACS2020-PIE-RHU-0022).

Staff are actively preparing for Bill 108 regulations to come into effect. In anticipation of these changes, related Heritage Register tasks include, but are not limited to:

- Revising procedures for listing and removal and creating new procedures for objections
- Establishing standard Heritage Register criteria for listing and removal
- Confirming additional research requirements to support listing
- New reporting requirements to BHSC and Council that will be mandatory for objections to listings

The Heritage Register is not meant to be a static document. The workplan items outlined above are being developed to help staff manage change and be accountable for process and recommendations. The Heritage Register will continue to evolve to better reflect Ottawa's buildings, histories, and communities.

Provincial Policy Statement

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

RURAL IMPLICATIONS

90 Martin Street (Ward 21) is located in the rural area.

CONSULTATION

Consultation with the Ward Councillor and Chair of BHSC is undertaken, per the Council-approved procedures, when a Notice of Intention to Demolish is received. In some instances, Councillors were made aware of requests for removal.

Property owners who requested removal from the Heritage Register were notified about this report and about how to participate.

COMMENTS BY THE WARD COUNCILLORS

This is a city-wide report – not applicable.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risks identified in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

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

SUPPORTING DOCUMENTATION

Document 1 Heritage Register Procedures

Document 2 Property Information Sheets

DISPOSITION

Heritage Planning staff are responsible for implementing the recommendation in this report. Heritage Planning staff will continue to administer the Heritage Register according to the Heritage Register procedures approved by Council and the *Ontario Heritage Act*.