December 2014

TECHNICAL SUPPORT DOCUMENT #7

Cultural Heritage Evaluation Report

REPORT

Golder Associates

Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.

Golder Associates Ltd. ("Golder") undertook an evaluation of any properties containing potential cultural heritage resources within 250 metres of the proposed Capital Region Resource Recovery Centre (CRRRC). This was undertaken to determine if any of the properties had cultural heritage value or interest (in accordance with *Ontario Heritage Act* Regulation 9/06). This assessment is also necessary to determine what (if any) properties require a heritage impact assessment (or Cultural Heritage Impact Statement).

This report is based on the findings and recommendations of Technical Support Document #1 Comparative Evaluation (TSD #1). This report, originally prepared in January 2013 to compare the two alternative sites for the CRRRC project and finalized in July 2013, identified several potential cultural heritage resources located within the study area of the two alternative sites for the CRRRC project. The preferred site for the CRRRC is located east of Boundary Road and south of Highway 417 in the City of Ottawa. With the addition of new lands to the CRRRC Boundary Road site following the completion of TSD #1, additional resources were identified. In total, five properties containing potential cultural heritage resources were identified and evaluated. Those properties are:

- 5384 Boundary Road;
- 5409 Boundary Road;
- 5507 Boundary Road;
- 5508 Frontier Road; and,
- 1129 Blackcreek Road.

Background research was undertaken to develop a comprehensive understanding of each property. To achieve this, primary research was undertaken at City of Ottawa Archives, City of Ottawa Geo-Ottawa, National Air Photo Library, and Ottawa-Carleton Land Registry Office; secondary sources, including previous assessments (both archaeology and built heritage), and local histories were also consulted. Two site visits were completed in accordance with Ministry of Tourism, Culture and Sport recommendations. Evaluations were conducted from the public right-of-way, or on site where permission was granted by the owner.

Data obtained from these sources was used to complete the City of Ottawa's *Heritage Survey and Evaluation Form.* This form was developed by the City of Ottawa to meet the requirement of *Ontario Heritage Act* Regulation 9/06 "Criteria for Determining Cultural Heritage Value or Interest." The form was completed for each property and examined the properties against three criteria: physical/design value, historical/associative value, and/or contextual value. To be eligible for designation pursuant to the *Ontario Heritage Act*, a property containing a potential cultural heritage resource must meet one, or more, of the three criteria. If a property did not meet any of the evaluation criteria, then it was determined to not demonstrate cultural heritage value or interest.

Each of the five properties were evaluated independently. None of the properties were found to demonstrate cultural heritage value or interest under *Ontario Heritage Act* Regulation 9/06, and therefore not are eligible for designation under Part IV Section 29 of the *Ontario Heritage Act*. This finding was confirmed by City of Ottawa staff who reviewed the results.

Based on these findings, there are no cultural heritage resources in the vicinity of the Boundary Road Site proposed for the CRRRC.

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Project Personnel

Proponent Contact	Jeff Parkes, Taggart Miller Environmental Services
Project Manager	Trish Edmond, M.E.Sc., P.Eng.
Project Director	Paul Smolkin, B.A.Sc., P. Eng.
Senior Cultural Heritage Specialist	Marcus Létourneau, PhD, MCIP, RPP, CAHP
Report Production	Kyle Gonyou, M.Pl.
	Marcus Létourneau, PhD, MCIP, RPP, CAHP
	Shan Ling, MA
	Erin Wilson, MA
	Tim Rangecroft, M.Sc.
Graphics Production	Bojan Radojevic
Senior Review	Hugh Daechsel, MA
Administration	Lois Breadner
	Courtney Adey

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1129 Blackcreek Road Cultural Heritage Evaluation

1.0 STUDY PURPOSE

Golder Associates Ltd. ("Golder") undertook an evaluation of all properties containing potential cultural heritage resources) within 250 metres of the proposed Capital Region Resource Recovery Centre (CRRRC). This also included those properties that only partially fall within the 250 metre buffer. This was undertaken to determine if any had cultural heritage value or interest (in accordance with *Ontario Heritage Act* Regulation 9/06). This assessment is also necessary to determine what (if any) properties require a heritage impact assessment (or Cultural Heritage Impact Statement). If it is determined that a property containing a potential cultural heritage resource has cultural heritage value or interest, a Cultural Heritage Impact Statement (CHIS) will be required to comprehensively assess the impact of the proposed CRRRC project.

The selected site for the CRRRC is located in the east part of the City of Ottawa, in the former Township of Cumberland and just southeast of the Highway 417/Boundary Road interchange. The selected site is on the east side of Boundary Road, east of an existing industrial park, north of Devine Road and west of Frontier Road. This property consists of about 192 hectares (475 acres) of land on Lots 23 to 25, Concession XI, former Township of Cumberland (now City of Ottawa).

This report is based on the recommendations of Technical Support Document #1 Comparative Evaluation (TSD #1), originally prepared in January 2013 to compare the two alternative sites for the CRRRC project and then finalized in July 2013, identified potential cultural heritage resources located within the study area of the two alternative sites for CRRRC project. A 250 metre buffer to the proposed Boundary Road site was used for this report. The 250 metre buffer has been accepted for assessments by the Ministry of Tourism, Culture, and Sport for previous built heritage reports prepared in support of Environmental Assessments as well as for other aspects of heritage management (such as archaeological study buffers).

2.0 STUDY APPROACH

2.1 Definitions

Cultural Heritage Landscape: A defined geographical area of heritage significance that has been modified by human activities and is valued by a community. It involves a grouping(s) of heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from its constituent elements or parts. Examples include, but are not limited to, heritage conservation districts (HCD) designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value. In the context of this report, the definitions found in local municipal *Official Plans* and at the National Capital Commission (NCC) will be considered as they relate to resources under each organization's jurisdiction.

Cultural Heritage Resource: A human work or a place that gives evidence of human activity or has spiritual or cultural meaning, and which has been determined to have historic value. Cultural heritage resources can include both physical and intangible heritage resources, heritage properties, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources, and both documentary and material heritage. The boundaries of a cultural heritage resource are determined by real property, as per the *Ontario Heritage Act*.

Cultural Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The cultural heritage value of a cultural heritage resource is embodied in its character-defining elements, including its materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Governmental Approval Body: This refers to any agency or division of a level of government that has the authority to approve works on a cultural heritage resource. This includes a Municipal Council, the Ontario Heritage Trust, Federal Heritage Building Review Office (FHBRO), and National Historic Sites and Monuments Board of Canada (HSMBC).

Heritage Attributes: The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the cultural heritage value of a cultural heritage resource, which must be retained to conserve its cultural heritage value. These are defined by a governmental approval body. For properties protected under Part IV of the *Ontario Heritage Act*, the heritage attributes are "in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest" (*Ontario Heritage Act*, Section 1).

2.2 Study Area Boundaries

The location of the proposed site is described in Section 1.0, and shown on Figure 1, p.3.

For the purposes of this evaluation, a 250 metre buffer from the site boundaries was utilized.

LEGEND

- ROAD
- CONTOUR LINE, (5m)
- SURFACE WATER FEATURE
- PROPERTY BOUNDARY

190 95 0 190

SCALE 1:10,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

AIR PHOTOS PROVIDED BY CITY OF OTTAWA, FEBRUARY, 2012.
BING MAPS AERIAL, SEPT. 2010, PROVIDED BY ARCGIS ONLINE, ESRI, 2012.
SOURCE: (C) 2010 MICROSOFT CORPORATION AND ITS DATA SUPPLIERS.
LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2012.
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT

ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

TITLE

SITE PLAN

Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
DESIGN	KG	SEPT. 2013	FIGURE 1	
GIS	BR	SEPT. 2013		
CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

Path: N:\Active\Spatial_IM\Miller_Paving_Ltd\CRRRC\GIS\MXDs\12-1125-0045\Reporting\Phase2000\Task 0160\1211250045-2000-0160-01.mxd

2.3 Detailed Study Approach

Under *The Burra Charter* (1999), it is recommended prior to any intervention or project that three steps be undertaken:

- The scope, scale, and nature of any cultural heritage resources must be adequately understood;
- Planning must take into consideration the cultural heritage resources while being flexible enough to allow for the unexpected; and,
- Interventions and projects must respect and protect the heritage attributes (as defined by a government approval body) of the cultural heritage resources.

This report examines the proposed CRRRC project to ensure that cultural heritage resources are adequately understood. As a result, it addresses the first two steps of appropriate heritage conservation: understanding and planning. In particular, this report emphasizes gaining insight into each potential cultural heritage resource to comprehensively understand whether or not any of the properties have cultural heritage value or interest. The analysis was focused on tangible post-contact built cultural heritage resources and cultural heritage landscapes.

To complete this task, background historical research was undertaken for each property containing a potential cultural heritage resource. This was intended to outline the history and development of each of the identified potential cultural heritage resources and place them within a broader community context. Primary research was undertaken at City of Ottawa Archives, City of Ottawa Geo-Ottawa, National Air Photo Library, and Ottawa-Carleton Land Registry Office. Secondary sources were also consulted, in addition to the Stage 1 Archaeological Assessment for the project (Golder Report Number 12-1125-0045/0500/0160-2, 2013).

Additionally, site visits were conducted to evaluate each property. Evaluations were conducted from the public right-of-way or on site where permission was granted by the owner. In accordance with Ministry of Tourism, Culture and Sport recommendation, each property was visited twice (January 22, 2013 (during a previous assessment) and September 3, 2013).

Data obtained from these sources was compiled to inform the City of Ottawa's *Heritage Survey and Evaluation Form*, which was completed for each potential cultural heritage resource. This form is based on *Ontario Heritage Act* Regulation 9/06 "Criteria for Determining Cultural Heritage Value or Interest." The evaluation emphasizes determining cultural heritage value or interest relating to three specific criteria: physical/design value, historical/associative value, and/or contextual value. To be eligible for designation pursuant to the *Ontario Heritage Act*, a property must meet one, or more, of the three criteria. If a property does not meet any of the evaluation criteria, then it is determined to not demonstrate cultural heritage value or interest. Thus, no further work regarding cultural heritage conservation issues would be required.

Where cultural heritage value or interest is identified, the property would be considered eligible for designation under the *Ontario Heritage Act*. Subsequently, the completion of a CHIS would be required for this proposed project. A CHIS would assess the anticipated impact of the proposed development against the identified heritage attributes, which contribute to the cultural heritage value or interest, of a cultural heritage resource.

2.3.1 Review of Policy and Legislative Context

A review of applicable legislation and policy is provided in Section 3.0 of this report. The analysis considered provincial legislation/policy and municipal policies/by-laws. This review does not address all policies/legislation, but is instead focused on the applicable policies/legislation as they apply to heritage conservation. The review included Federal policy documents, the *Provincial Policy Statement* (2014), applicable provincial legislation, the City of Ottawa *Official Plan*, and the City of Ottawa *Heritage Plan* (2003). This was done to make certain that the heritage planning and policy requirements are made clear, to determine if any of these documents specifically identifies any cultural heritage resources, and to ensure that the project will not violate any heritage planning requirements.

2.3.2 Identification of Cultural Heritage Resources

As discussed, this report builds on the inventory completed as part of TSD #1. It also includes additional properties identified as the result of the addition of new lands to the Boundary Road site following the completion of TSD #1. There were no cultural heritage resources identified by any governmental approval bodies within the study area. However, using the 250 metre buffer, five properties were identified as having potential cultural heritage resources. Both the Ministry of Transportation in its *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (MTO 2007) and the Ministry of Tourism, Culture and Sport, in its *Screening for Impact to Built Heritage and Cultural Heritage Landscapes (2010)* checklist, employ a rolling 40-year rule to identify properties of potential cultural heritage resources as part of the environment assessment process. The intent of the 40-year rule is to allow a resource to age sufficiently so that it can be better contextualized and a wider perspective applied to it. The following methodology has been adopted for this study:

1) Air photographs, historic and contemporary mapping, and published materials will be used to identify pre-1973 resources within and adjacent to the selected site;

2) Pre-1973 potential cultural heritage resources will be evaluated using the City of Ottawa's *Heritage Survey and Evaluation Form* to determine cultural heritage value or interest; and,

3) Where there could be a potential impact on a pre-1973 property or landscape, the completion of a CHIS will be required. The assessment of impact, undertaken as part of the CHIS, would be based on the identified heritage attributes and cultural heritage value or interest of the cultural heritage resource. It would also identify appropriate mitigation techniques to conserve the cultural heritage value or interest of the resource.

2.4 Field Work and Consultation

The field work for the CRRRC project was carried out on January 22 and September 3, 2013, by Dr. Marcus Létourneau, Senior Cultural Heritage Specialist, and Mr. Kyle Gonyou, Junior Cultural Heritage Specialist. Evaluations were conducted from the public right-of-way or on site where permission was granted by the owner.

Consultation was undertaken with Lesley Collins, Heritage Planner, City of Ottawa to discuss the findings of the evaluations on September 9, 2013. The City of Ottawa confirmed the findings of the assessment in an email dated September 9, 2013.

3.0 LEGISLATIVE AND POLICY FRAMEWORK REVIEW

3.1 Ontario Legislation/Policy

Within Ontario, cultural heritage conservation is a matter of provincial interest. This understanding stems from not only the *Ontario Heritage Act* provisions, but also its expression within Section 2 of the *Planning Act* and other Ontario legislation such as the *Cemeteries Act* and the *Environmental Assessment Act*. Indeed, at both the federal and provincial levels, environmental assessments typically consider cultural heritage as an integrated part of the broader concept of "environment". Further, under the *Provincial Policy Statement* (2014), (which is issued under Section 3 of the *Planning Act),* Sections 2.0 and 2.6 identify the conservation of cultural heritage (including archaeology) as a requirement.

As the *Provincial Policy Statement* (2014) indicates, Ontario's long-term prosperity, environmental health, and social well-being depend on protecting a broader range of its resources, including its cultural heritage. All planning decisions as well as any revised/new official plans within Ontario must be consistent with the *Provincial Policy Statement*. In addition, all municipal projects must be consistent with the municipality's *Official Plan*. As a result, provincial heritage policies and legislation must be appropriately considered and integrated as part of any project that may impact cultural heritage resources. However, the *Provincial Policy Statement* and an official plan must be considered in their entirety, and there is always a balancing of other matters of provincial interest such as transportation and intensification. Nevertheless, as this review is focused on cultural heritage matters, this report will highlight the applicable heritage policies.

This report addresses Section 2.6.1 and 2.6.3 of the *Provincial Policy Statement*. Significant built heritage resources and cultural heritage landscapes will need to be considered and appropriately conserved during this project. In the context of the *Provincial Policy Statement*, heritage significance is understood as being expressed through the formal identification and endorsement by a governmental approval body. The phrase "conserved" is also understood to encompass a range of possible interventions.

In addition, the *Provincial Policy Statement* is clear that works on properties adjacent to any cultural heritage resources shall not be permitted except where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Heritage attributes are identified within the formal designation documents for a cultural heritage resource, and can include: an *Ontario Heritage Act* Designation By-law, a Federal Heritage Building Review Office (FHBRO) Report, a Historic Sites and Monuments Board of Canada (HSMBC) report, a Commemorative Integrity Statement, a National Historic Site or World Heritage Management Plan, and/or a Heritage Conservation District Plan and Guidelines document.

Any properties protected by the *Ontario Heritage Act* (under Section 27, Part IV, Part V, Part VI, or easement) must be evaluated against the Statement of Significance/Reasons for Designation (*Ontario Heritage Act* Section 29 (4)) for the property, and where required, any interventions on these properties will require municipal approval. Generally, works that will remove or irrevocably alter a character defining element are to be avoided. It should be noted that the *Ontario Heritage Act's* applicability is limited to either the property or district boundary. The justification for adjacent review stems not from the *Ontario Heritage Act*, but from the *Provincial Policy Statement*.

The *Ontario Environmental Assessment Act* defines heritage resources as follows:

> "environment" means...(c) the social, economic and cultural conditions that influence the life of humans or a community, (d) any building, structure, machine or other device or thing made by humans.

The Ministry of Transportation's *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (MTO, 2007) provides guidance on what issues should be considered. As noted in the document, unless approved through the EA process, there should be no removal or demolition of cultural heritage resources that are:

- Recognized, designated or protected by the *Ontario Heritage Act,* Part IV or V;
- Recognized or protected by:
  - The Ontario Heritage Trust;
  - The Canadian Register of Historic Places;
  - The National Historic Sites and Monuments Board;
  - The Federal Heritage Building Review Office (FHBRO) and/or;
  - Listed on municipal heritage inventories or registers; and,
- Of heritage value and are considered to be important in defining the overall character of an area, but which are not designated, listed or recognized by government.

As stated, in order to assess the last category, the Ministry of Tourism, Culture and Sport uses a rolling age of 40 years as its baseline. For details on the approach, refer to Section 2.3.2.

3.2 City of Ottawa Policies

The subject property is located within the City of Ottawa. The City of Ottawa has a number of policies that pertain to cultural heritage. For the subject site, these include the City of Ottawa *Official Plan,* the City of Ottawa *Heritage Plan*, and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2011).

3.2.1 Official Plan

Section 1.3 of the City of Ottawa *Official Plan* states that cultural heritage resources are understood as important to community vitality and local culture. In Section 2.1, the *Official Plan* states that cultural heritage resources are to be protected during the process of change.

The City of Ottawa has identified several studies necessary to support a project where heritage resources may be affected. Section 4.6.1 of the *Official Plan* outlines the requirements for determining if a project adjacent to a heritage resource is appropriate.

As the document states:

> "When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, or the provision of utilities affecting lands/properties adjacent to a designated heritage resource, the City of Ottawa will ensure that the proposal is compatible by:

- Respecting the massing, profile and character adjacent to or across the street from heritage buildings; [Amendment #76, June 24, 2009];
- Approximating the width of nearby heritage buildings when constructing new buildings facing the street;
- Approximating the established setback pattern on the street;
- Being physically oriented to the street in a similar fashion to existing heritage buildings;
- Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
- Having minimal impact on the heritage qualities of the street as a public place in heritage areas;
- Minimizing the loss of landscaped open space;
- Ensuring that parking facilities (surface lots, residential garages, stand-alone parking and parking components as part of larger developments) are compatibly integrated into heritage areas; and,
- Requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes, and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource".

This requirement is extended to properties on the City of Ottawa's Heritage Properties Register. This document also provides a statement that "in undertaking its public works, the City will provide for the conservation of heritage buildings and areas in accordance with these policies".

The Ottawa *Official Plan* does not appear to contain any heritage provision that prohibits the proposed works at the subject site. However, as indicated above, the critical issue is that any cultural heritage resources are protected through the process of change and that any action undertaken be done in such a way that impacts are mitigated or minimized.

3.2.2 The Ottawa 20/02 Heritage Plan

The *Ottawa 20/02 Heritage Plan* was developed to provide a 20-year vision for the City of Ottawa's heritage program. A key concept that emerged from this plan was that the City would play a leadership role, and would actively seek to identify and protect the community's cultural heritage resources. Actions supporting this strategic direction include the designation, conservation, and commemoration of cultural heritage resources, encouraging adaptive re-use projects, and recognizing that cultural heritage is a central aspect to the city's tourism and economic development initiatives. Nothing in this document appears, from a heritage planning perspective, to impede the proposed project.

3.2.3 Standards and Guidelines for the Conservation of Historic Places in Canada

The City of Ottawa has adopted the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2011) as a tool to help guide change to cultural heritage resources. It provides an overview to the conservation decision-making process; conservation treatments; standards for appropriate conservation, and guidelines for conservation. In the context of the *Standards and Guidelines*, conservation is understood to embrace several key concepts including preservation, rehabilitation, and restoration. These terms are defined as follows:

- **Conservation:** all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve *Preservation*, *Rehabilitation*, *Restoration*, or a combination of these actions or processes.
- **Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an *historic place*, or of an individual component, while protecting its *heritage value*.
- **Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of an *historic place*, or an individual component, while protecting its *heritage value*.
- **Restoration:** the action or process of accurately revealing, recovering or representing the state of an *historic place,* or of an individual component, as it appeared at a particular period in its history, while protecting its *heritage value* (Parks Canada, 2011).

4.0 DESCRIPTION OF THE PROJECT

Taggart Miller is undertaking an environmental assessment (EA) under the Ontario *Environmental Assessment Act* for a proposed integrated waste management project to be known as the Capital Region Resource Recovery Centre (CRRRC). In December 2012, the Terms of Reference (TOR) for this environmental assessment were approved by the Minister of the Environment.

The CRRRC, if approved, would provide facilities and capacity for recovery of resources and diversion of materials from disposal that are generated by the Industrial, Commercial and Institutional (IC&I) and the Construction and Demolition (C&D) sectors in Ottawa and Eastern Ontario, as well as disposal capacity for material that is not diverted. The components of the CRRRC are currently proposed to include:

- Material recovery facility;
- Construction and demolition waste processing;
- Organics processing;
- Hydrocarbon contaminated soil treatment;
- Surplus soil management;
- A drop off for separated materials or separation of materials;
- Leaf and yard materials composting (if there is enough material available); and,
- An engineered landfill for residuals disposal.

5.0 STUDY AREA DEVELOPMENT

The subject site is located very close to the tri-township border of the former Cumberland, Gloucester, and Osgoode Townships. Arbitrarily drawn borders in the eighteenth century surveys of these eastern Ontario townships result in demonstrative physical elements. For example, Boundary Road, on the western edge of the subject property, takes its name as the boundary between the former Cumberland and Gloucester Townships.

A brief overview of the general historical background and development of the selected site and study area is provided below. More information on the regional pre-European Aboriginal occupation of the study area is provided in the Stage 1 Archaeological Assessment for the site.

5.1 Post-Euro Contact History

Étienne Brûlé is reported to be the first European in the region, having travelled up the Ottawa River in 1610, three years before Samuel de Champlain. For the next two centuries, the Ottawa River served as a major route for explorers, traders, and missionaries from the St. Lawrence into the interior of the continent, and an important link in the French fur trade. A seigneury was established at L'Orignal, east of the study area, in 1674 and granted to Nathaniel Hazard Treadwell, but there was little permanent European settlement at this early date. The recovery of European trade goods (i.e., iron axes, copper kettle pieces and glass beads) from Aboriginal sites throughout the Ottawa River drainage basin has provided evidence of the extent of contact between Aboriginals and fur traders during this period. The English, upon assuming possession of New France, continued to use the Ottawa River as an important transportation corridor.

A French trading post was built near the mouth of Le Lievre River, near the present community of Buckingham, Quebec, sometime in the eighteenth century. This post was abandoned by the time Alexander Henry travelled up the Ottawa River in 1761 (Voorhis 1930, 62). Independent trading posts at Buckingham and in the Rockland area were reportedly operated by Gabriel Foubert in the late eighteenth century. Gabriel was the father of Amable Foubert, one of the first recorded settlers in the former Cumberland Township.

Significant European settlement of the region did not occur until United Empire Loyalists and other immigrants began to move to lands along the Ottawa River in the late eighteenth and early nineteenth centuries. The need for land on which to settle the Loyalists led the British government into hasty negotiations with their indigenous military allies, the Mississauga, who were assumed, erroneously, to be the only Aboriginal peoples inhabiting eastern Ontario. Captain William Redford Crawford, who enjoyed the trust of the Mississauga chiefs living in the Bay of Quinte region, negotiated on behalf of the British government. In the "Crawford Purchase", the Mississauga relinquished title to most of eastern Ontario, including what would become the Counties of Stormont, Dundas, Glengarry, Prescott, Russell, Leeds, Grenville, and Prince Edward, as well as the front Townships of Frontenac, Lennox, Addington, and Hastings Counties, including much of what is now the City of Ottawa (including the former Townships of Cumberland, Gloucester, Marlborough, Nepean, North Gower, and Osgoode) (Lockwood 1996, 24). Two years after the 1791 division of the Province of Quebec into Upper and Lower Canada, John Stegmann, the Deputy Surveyor for the Province of Upper Canada, undertook an initial survey of four townships (former Townships of Gloucester, Nepean, North Gower, and Osgoode) on both sides of the Rideau River near its junction with the Ottawa River.

5.2 Township of Cumberland, County of Russell

The Ottawa River was an important transportation route. Fur trading posts were erected along the Ottawa River where the Algonquin traded with the Europeans. A French trading post was situated across the river from Cumberland in modern-day Buckingham in 1761. This area was controlled by France until 1763 when the British gained control of the region following the completion of the Seven Years' War.

The first official survey of the former Township of Cumberland was conducted in 1791 (CTHS N.D.) in order to divide the land into individual lots for settlement. Although many of the lots were granted to United Empire Loyalists, very few were settled. Many of the Loyalists had already settled on properties along the St. Lawrence River and remained absentee landowners of their Cumberland lots. Another hindrance to early settlement of the former Township of Cumberland was the lack of roads to the interior. The first major road, Montreal Road (originally called L'Orignal-Bytown Road), was not built until 1850; this road ran directly through Concession 1 along the Ottawa River (CTHS N.D.; McGilvray 2005).

The first settlers of the former Township of Cumberland were Abijah Dunning and Amable Faubert (also written Foubert), both arriving in 1801. Abijah Dunning originally obtained 800 acres of land in the former Township of Cumberland from the Crown and continued to acquire land, eventually coming to own 3,000 acres throughout the former Cumberland, Buckingham, and Onslow Townships. Amable Faubert opened up a trading post along the river in 1807 and traded mostly fur, potash, and lumber throughout the nineteenth century. The Foubert and Dunning families continued to have a large presence throughout the nineteenth century.

By 1858, the Village of Cumberland had a population of over 1,000 with an additional 2,000 residents in the rural parts of the former Township. Cumberland became a major seasonal forwarding centre along the Ottawa River in the 1870s, where two wharves were built and several forwarding companies were established, including one owned by the Faubert brothers. This helped facilitate a small ship building industry during the mid-nineteenth century (CTHS N.D.).

In 1882, the Grand Trunk Railway was built through the community of Vars, which provided the first rail transportation route through the Township. Another railway, the Canadian National Railway (CNR), was built through the former Township of Cumberland in 1899 and was extended in 1907 to run through Concession I along the river (CTHS N.D.). The CNR line was closed during the Great Depression and the old rail line was replaced by the construction of Highway 417 in the 1960s and 1970s (Plate 1, p. 13).

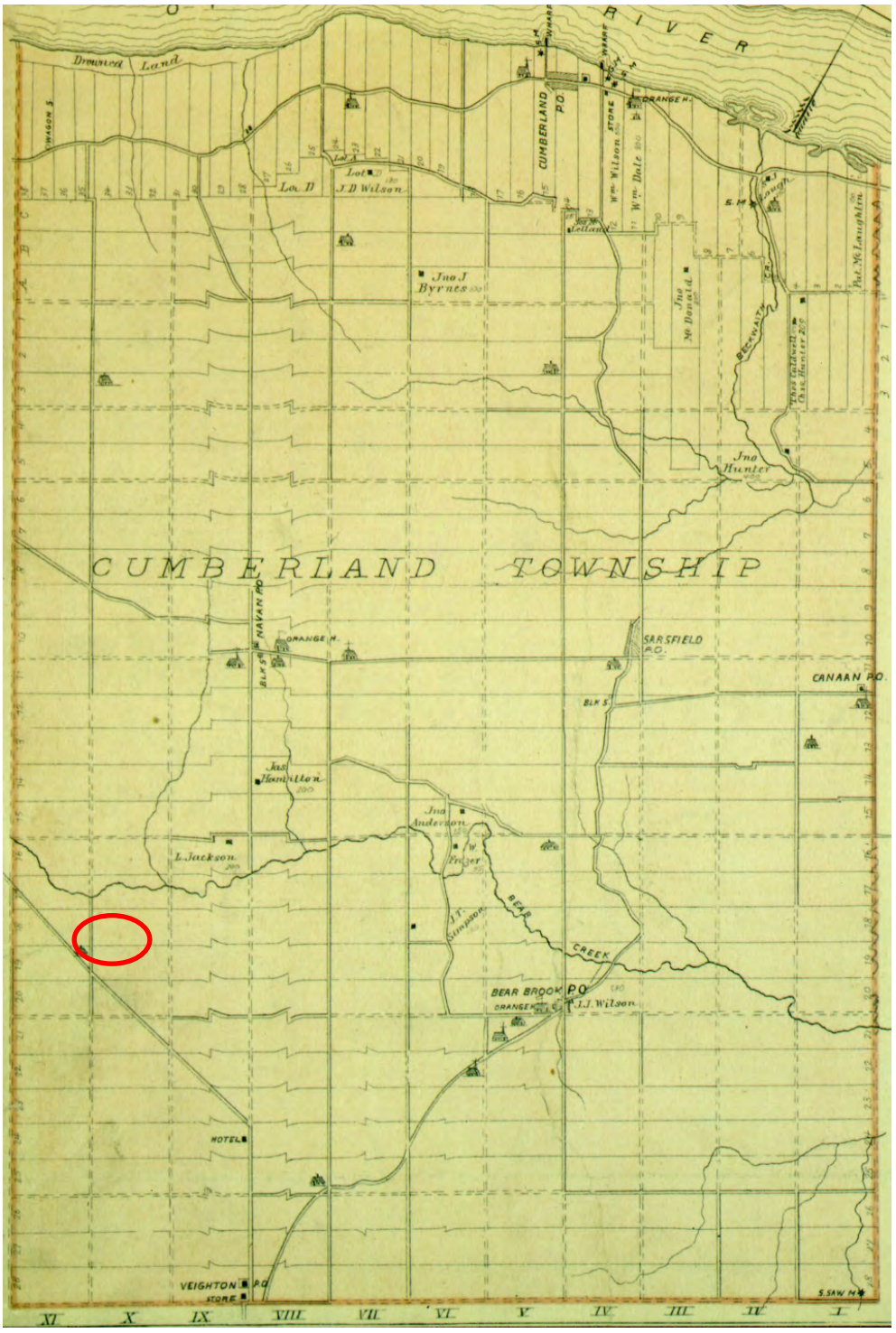


Plate 1: H. Belden & Company's plan of Cumberland Township in the Illustrated Historical Atlas of the United Counties of Prescott and Russell (1881).

5.3 Township of Gloucester, County of Carleton

The former Gloucester Township was one of the four townships surveyed by John Stegmann, deputy surveyor of the Province of Upper Canada, in 1793 (Bond 1984, 24). Although French settlement failed to reach into the depths of the Ottawa River, British settlers began moving into the region following the Seven Years' War. Settlement did not begin in earnest until after 1800, and then concentrated near Chaudiere Falls.

The first permanent settler on the south shore of the former Gloucester Township was Bradish Billings, who settled at Hog's Back Rapids in 1812 (Bond 1984, 27). Billings was followed by a slow succession of early pioneering settlers that travelled to their lots via the Rideau River or the burnt out "blazes" that were created by surveyors while laying out the lots. The easiest form of travel was via the Rideau River, and thus the Rideau Front and Junction Gore, were the quickest sections of the former Gloucester Township to become settled. The Ottawa Front (the portion of the former Gloucester Township that is included in this report) was settled later.

Construction of the Rideau Canal in 1826-1832 brought skilled labourers to the area. The Canal itself provided easier transportation of timber and goods to and from Gloucester Township, accelerating settlement in the area. According to Belden "the fine advantages it [the Rideau Canal] bequeaths to the populous section through which it passes–very large augmentations to the population of which have been effected by the facilities for trade and cheap transport afforded by this valuable waterway" (1879, xxi). The construction of the Canal also resulted in the creation of one of the first major roads through former Gloucester Township in 1826, the Montreal Road (Walker 1968, 214). Montreal Road allowed for the growth of several small villages in the interior of the Gloucester Township.

By 1854 the area and its timber industry had developed enough to warrant the completion of the Bytown and Prescott Railway, the first railroad in Bytown (Ottawa).

A significant portion of the former Gloucester Township was annexed by the National Capital Commission in 1967 (Plate 2, p. 15).

Plate 2: H. Belden & Company's plan of Gloucester Township in the *Illustrated Historical Atlas of the County of Carleton* (1879).

5.4 Township of Osgoode, County of Carleton

The former Osgoode Township is now part of the City of Ottawa. The former Osgoode Township was an independent entity from its establishment in 1798, surveyed in 1821, and incorporation in 1850 up to its amalgamation with the City of Ottawa in 2001. The former township takes its name from William Osgoode (1754-1824), first Chief Justice of Ontario (Scott 2010, 334).

Land of the former Osgoode Township was acquired by the British in the 1780s. The families of Colonel Alexander Macdonell and William York were the first settlers in the area in 1827 (Walker 1968, 537). Lands granted to United Empire Loyalists along the St. Lawrence River were quickly developed. Both the Macdonell and York parties left Cornwall to settle in the unknown interior. Early surveyors, who travelled along the Castor River, condemned the area for colonization purposes (Walker 1968, 537). Large and productive farms were established in the landscape that was formerly filled by white pine and oak forests. Macdonell settled on 1,000 acres at Lot 25, Concession VIII; York settled on Lot 21, Concession IX.

Further settlement in the former Osgoode Township followed the construction of the Rideau Canal in 1826-1832. This was supplemented by the development of the railway in the 1850s, which further encouraged development in the area (Plate 3, p. 17).

Plate 3: H. Belden & Company's plan of Osgoode Township in the *Illustrated Historical Atlas of the County of Carleton* (1879).

6.0 CULTURAL HERITAGE RESOURCES

Potential cultural heritage resources located on and adjacent to the Boundary Road site have been photographed and included in Appendix A. They are also illustrated on Figure 2, p.20.

Section 2.3 identified how potential cultural heritage resources are determined. Permission was not granted to access all properties with potential cultural heritage resources (access was granted to access the property at 5508 Frontier Road). Using Geo-Ottawa, historic and contemporary mapping, air photographs, and site visits, all potential cultural heritage resources within the study area of the subject site were identified and assessed.

6.1 Identified Cultural Heritage Resources

As noted, there are no properties within the study area of the selected site identified as demonstrating cultural heritage value or interest by the City of Ottawa, the Ontario Heritage Trust, the Historic Sites and Monuments Board of Canada, the Federal Heritage Buildings Review Office, or the National Capital Commission.

Consultation with the City of Ottawa revealed two properties of cultural heritage value or interest located in the general vicinity of the subject site: 6086 Frontier Road and 9341 Mitch Owens Road. However, both of these properties are in excess of 500 metres from the selected site. The NCC Greenbelt, which has been identified as a medium-scale cultural landscape by the NCC, is located north of Highway 417 and west of Boundary Road.[1] It is also in excess of 500 metres from the subject site.

6.2 Potential Cultural Heritage Resources

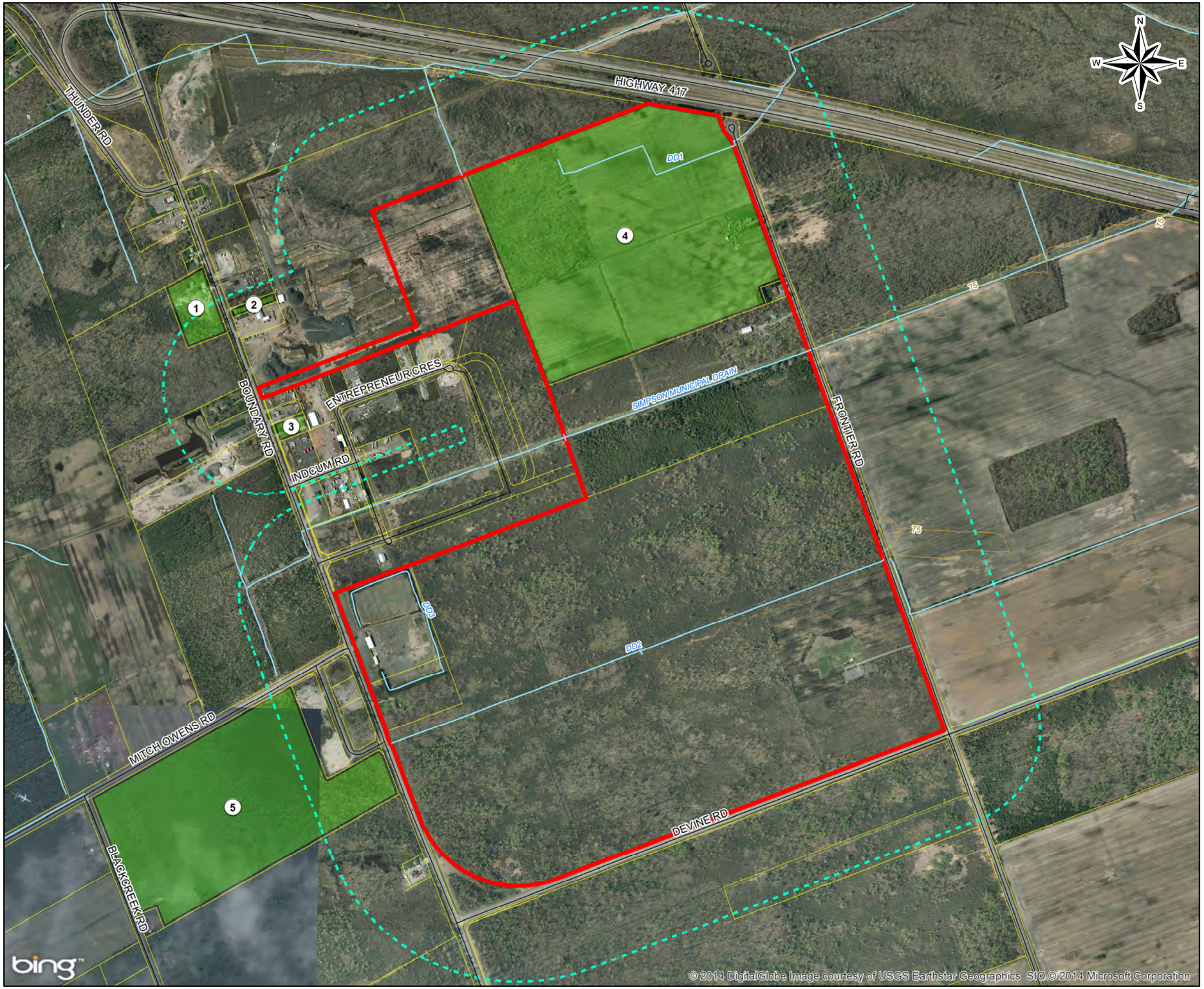
A total of five properties containing potential cultural heritage resources (identified as pre-1973 structures as per MTCS guidelines) were identified within a 250 metre buffer of the selected site. This includes three former farm complexes (1129 Blackcreek Road, 5507 Boundary Road, and 5508 Frontier Road). The two other properties were constructed as part of Post-War development in the rural areas surrounding Ottawa (5384 Boundary Road and 5409 Boundary Road).

Two additional properties were considered for inclusion in this report. 5554 Frontier Road was identified in the air photograph analysis as a potential cultural heritage resource due to a disturbance on the property in 1973. However, consultation with the present tenant determined that the dwelling was not completed until 1975 (Image 1, p.19). Therefore, 5554 Frontier Road does not meet the rolling 40-year threshold for evaluation and was not included in this report. A barn structure was identified at 1163 Blackcreek Road as a potential cultural heritage resource in historic air photographs. However, on site investigations determined that the barn structure is no longer present on the property (Image 2, p.19).

[1] NCC uses the term “cultural landscape” rather than “cultural heritage landscape” used in the PPS (2005) and by MTCS.

Image 1: 5554 Frontier Road, completed in 1975.

Image 2: Remains of the barn structure located at 1163 Blackcreek Road.



LEGEND

- ROAD
- CONTOUR LINE, (5m)
- SURFACE WATER FEATURE
- CITY OF OTTAWA PROPERTY BOUNDARY
- 250 m BUFFER AROUND PROPERTY BOUNDARY
- PROPERTY BOUNDARY
- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE

1. 5384 BOUNDARY ROAD
2. 5409 BOUNDARY ROAD
3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

200 100 0 200

SCALE 1:10,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

AIR PHOTOS PROVIDED BY CITY OF OTTAWA, FEBRUARY, 2012.
BING MAPS AERIAL, SEPT. 2010, PROVIDED BY ARCGIS ONLINE, ESRI, 2012.
SOURCE: (C) 2010 MICROSOFT CORPORATION AND ITS DATA SUPPLIERS.
LAND INFORMATION ONTARIO (LIO) DATA PRODUCED BY GOLDER ASSOCIATES LTD. UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2012.
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT

ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

TITLE

PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCES

Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
DESIGN	KG	SEPT. 2014	FIGURE 2	
GIS	BR	SEPT. 2014		
CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

Path: N:\Active\Spatial_IM\Miller_Paving_Ltd\CRRRC\GIS\MXDs\12-1125-0045\Reporting\Phase2000\Task 0160\1211250045-2000-0160-02.mxd

7.0 EVALUATION

Each of the five properties was evaluated against *Ontario Heritage Act* Regulation 9/06, "Criteria for Determining Cultural Heritage Value or Interest," using the City of Ottawa's *Heritage Survey and Evaluation Form*. This form was used to identify, describe, and evaluate the potential cultural heritage value or interest of each property included in this report, and is attached as Appendices B-F.

The evaluation emphasizes determination of cultural heritage value or interest against three criteria: physical/design value, historical/associative value, and/or contextual value. To be eligible for designation pursuant to the *Ontario Heritage Act*, a potential cultural heritage resource must meet one or more of these three criteria. If a property does not meet any of the evaluation criteria, then it is determined to not demonstrate cultural heritage value or interest and would no longer be considered a potential cultural heritage resource.

A summary of the evaluation of each of the five properties is provided below.

7.1 5384 Boundary Road

The dwelling located at 5384 Boundary Road is a single-storey structure built between 1945 and 1964, likely *circa* 1951 by Alexander Factor (Image 3, p. 21). It is clad in architectural stone and a detached garage is also located on the property. The property is identified as Site 1 on Figure 2, and the evaluation of cultural heritage value or interest for 5384 Boundary Road is included as Appendix B.

The evaluation of 5384 Boundary Road has determined that the property does not demonstrate cultural heritage value or interest and is therefore not eligible for designation pursuant to the *Ontario Heritage Act*. It is recommended that no further built heritage assessments be required.

Image 3: 5384 Boundary Road.

7.2 5409 Boundary Road

The dwelling located at 5409 Boundary Road is a single-storey structure built between 1964 and 1973, likely *circa* 1966 (Image 4, p. 22). The property is identified as Site 2 on Figure 2, and the evaluation of cultural heritage value or interest for 5409 Boundary Road is included as Appendix C.

The evaluation of 5409 Boundary Road has determined that the property does not demonstrate cultural heritage value or interest and is therefore not eligible for designation pursuant to the *Ontario Heritage Act*. It is recommended that no further built heritage assessments be required.

Image 4: 5409 Boundary Road.

7.3 5507 Boundary Road

The dwelling located at 5507 Boundary Road is a two-storey structure built in 1918 by Oscar Gratton (Image 5, p. 23). It was once part of a farm complex located on Lot 23, Concession XI of the former Cumberland Township, County of Russell. However, the barns and other out buildings were demolished sometime between 1964 and 1973. Also during this period, the property was subdivided for further development. Presently, 5507 Boundary Road is surrounded by commercial and industrial development. The property is identified as Site 3 on Figure 2, and the evaluation of cultural heritage value or interest for 5507 Boundary Road is included as Appendix D.

The evaluation of 5507 Boundary Road has determined that the property does not demonstrate cultural heritage value or interest and is therefore not eligible for designation pursuant to the *Ontario Heritage Act*. It is recommended that no further built heritage assessments be required.

Image 5: 5507 Boundary Road.

7.4 5508 Frontier Road

The dwelling located at 5508 Frontier Road is a one-and-a-half frame structure built *circa* 1915 by Aldage Laniel (Image 6, p. 24). The barn formerly associated with the farm complex has been demolished and the remaining outbuildings are in disrepair. The dwelling has been subject to many previous interventions and alterations which have eliminated or removed any potential heritage attributes. Investigations of the dwelling identified a significant amount of cracking and settling in the structure, as well as the bowing of many interior walls. The property is identified as Site 4 on Figure 2, and the evaluation of cultural heritage value or interest for 5508 Frontier Road is included as Appendix E.

The evaluation of 5508 Frontier Road has determined that the property does not demonstrate cultural heritage value or interest and is therefore not eligible for designation pursuant to the *Ontario Heritage Act*. It is recommended that no further built heritage assessments be required.

Image 6: 5508 Frontier Road.

7.5 1129 Blackcreek Road

The dwelling located at 1129 Blackcreek Road is a one-and-a-half storey frame structure built sometime before 1945 (Image 7, p. 25). Property records for the former Osgoode Township were unavailable due to conservation issues. The dwelling demonstrates influences of the Ontario Cottage style. Although the property, Lot 1 Concession XI of the former Osgoode Township, County of Carleton was once cultivated, the landscape has become overgrown with scrub brush with limited visibility. The property is identified as Site 5 on Figure 2, and the evaluation of cultural heritage value or interest for 1129 Blackcreek Road is included as Appendix F.

The evaluation of 1129 Blackcreek Road has determined that the property does not demonstrate cultural heritage value or interest and is therefore not eligible for designation pursuant to the *Ontario Heritage Act*. It is recommended that no further built heritage assessments be required.

Image 7: 1129 Blackcreek Road.

8.0 SUMMARY & RECOMMENDATIONS

Based upon TSD #1, five properties were identified as potential cultural heritage resources in the vicinity of the Site. Each of those properties were evaluated for cultural heritage value or interest. It is the finding of this report that none of the five potential cultural heritage resources demonstrate cultural heritage value or interest and are therefore not eligible for designation under the *Ontario Heritage Act*.

No further built heritage assessments are therefore required for any of these properties and there are no cultural heritage resources in the vicinity of the Boundary Road Site proposed for the CRRRC.

9.0 REFERENCES

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- A9611, Photo 084. 1945.
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- A23191, Photo 224, 1:25,000. April 18, 1973.
- A31016, Photo 122. 1975.
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- *Cemeteries Act* (Ontario)
- *Ontario Environmental Assessment Act*
- *Ontario Heritage Act*
- *Municipal Act* (Ontario)
- *Planning Act* (Ontario)
- Provincial Policy Statement (2014)
- Regulation 9/06 of the *Ontario Heritage Act*
- Regulation 157/10 of the *Ontario Heritage Act*

Report Signature Page

GOLDER ASSOCIATES LTD.

Marcus Létourneau, PhD, MCIP RPP, CAHP
Senior Cultural Heritage Specialist

Hugh J. Daechsel, MA
Principal, Senior Archaeologist

ML/HJD/lrb/sg
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APPENDIX A

Potential Cultural Heritage Resources Inventory

This Potential Cultural Heritage Resources Inventory includes properties containing potential cultural heritage resources (defined as pre-1973 structures as per Ministry of Tourism, Culture and Sport Guidelines) located within the study area for the proposed site for the Capital Region Resource Recovery Centre (CRRRC). There were no properties within the study area identified, protected, or designated by a governmental approval body. For a more detailed discussion, please see the Cultural Heritage Overview Report (Golder Report Number 12-1125-0045-4500, August 2014).

Properties were identified through a review of pre-1973 air photographs and a field assessment of the study area. All were documented based on their vicinity to the selected site using a 250 metre buffer.

The following is a brief explanation of the terms used within Appendix A:

- **ID**: Identification number associated with an individual resource;
- **Address**: The civic address was determined on site. In situations where an individual address could not be determined, it is noted in the inventory;
- **Description**: A brief description of the use of the structure and particular distinguishing features. Where the structure was named or had a specific purpose, it was also included;
- **Designating Authority**: For identified properties, the authority under which the resource was designated or listed (municipal, provincial, or federal); and,
- **Heritage Recognition**: The current recognized designation of the resource, including those identified as pre-1973. This varies substantially based on the authority which has designated the resource. The following table briefly explains the distinction between each. The *Funeral, Burial and Cremation Services Act* may be applicable where a cemetery has been identified.

Table 1: Description of the Levels of Heritage Designation

Designating Authority	Category	Description
HSMBC (Historic Sites and Monuments Board of Canada)	National Historic Site	■ Designation of Canada's National Historic Sites ■ There are 950 National Historic Sites in Canada
FHBRO (Federal Heritage Building Review Office)	Register of the Government of Canada Heritage Buildings	■ FHBRO assists federal government departments in the protection of their heritage buildings
National Capital Commission	Cultural Landscape	■ Designation of a cultural landscape by the National Capital Commission ■ Small-scale, medium-scale, and large-scale cultural landscape designations
City of Ottawa	Individual Designation	■ Designated under Part IV of the *Ontario Heritage Act*
	Listed	■ A property included on the City of Ottawa Heritage Properties Register under the authorization of Section 27 of the *Ontario Heritage Act* or listed on the City of Ottawa's Heritage Inventory
	Pre-1973	■ Properties older than 40 years, identified in accordance with the Ministry of Tourism, Culture and Sport and the Ministry of Transportation Guidelines
Other		■ Other types of designations, including cemeteries

Potential Cultural Heritage Resources Inventory

ID	Photograph	Address	Photograph Direction	Description	Designating Authority	Heritage Recognition
1		5384 Boundary Road	West	■ Single-storey residential structure clad in architectural stone and detached garage		Pre-1973 potential cultural heritage resource
2		5409 Boundary Road	East	■ Single-storey structure with attached garage ■ Mixed use		Pre-1973 potential cultural heritage resource
3		5507 Boundary Road	East	■ Two-storey structure with associated outbuildings ■ Former farm complex		Pre-1973 potential cultural heritage resource

4		5508 Frontier Road	West	■ One-and-a-half-storey frame farmhouse and associated farmstead		Pre-1973 potential cultural heritage resource
5		1129 Blackcreek Road	South	■ One-and-a-half-storey frame farmhouse and former farmstead		Pre-1973 potential cultural heritage resource

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APPENDIX B

5384 Boundary Road Cultural Heritage Evaluation

HERITAGE SURVEY AND EVALUATION FORM		Prepared By:	Kyle Gonyou & Marcus Létourneau
		Month/Year:	September 2013
Address	5384 Boundary Road, Ottawa, K0A 1K0	Building name	
Construction date	Between 1945 and 1964 (circa 1951)	Original owner	Alexander Factor

5384 Boundary Road (September 3, 2013)

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value		No
Historical Value		No
Contextual Value		No
	A property may be designated under Section 29 of the Ontario Heritage Act if it meets one of more of the above criteria. Ontario Regulation 09/06	

Design or Physical Value		
Architecture Is the property a rare, unique, representative, or early example of a style, type, expression, material, or construction method?	YES ☐	NO ☒
5384 Boundary Road is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. The structure type is a common twentieth century model, and the use of commercially produced stone product is widely used. There are no distinguishing features or elements on the subject property.		
Craftsmanship/Artistic merit Does the property display a high degree of craftsmanship or artistic merit?	YES ☐	NO ☒
5384 Boundary Road does not demonstrate any degree of craftsmanship or artistic merit. It is a standard design typology of the twentieth century.		
Technical/Scientific merit Does the property demonstrate a high degree of technical or scientific achievement?	YES ☐	NO ☒
5384 Boundary Road does not demonstrate any degree of technical or scientific merit. It demonstrates common and conventional design and construction methods, with commercially available construction materials.		

Summary

The dwelling located at 5384 Boundary Road, City of Ottawa, built between 1945 and 1964. Property transaction records suggest that the structure was potentially built circa 1951 by Alexander Factor following the subdivision of the north half of the south half of Lot 1, Concession IX of the former Gloucester Township Ottawa Front, County of Carleton.

The dwelling is a single-storey structure with a basement. An asphalt shingle-clad gable roof covers the dwelling with the gable ends exposed to the ends of the rectangular ranch-style structure. There are no eves on the fascia of the façade. The roof structure features projecting eves with a plain box soffit. A single-stack, concrete block chimney is located in the northwest corner of the structure. The dwelling is four bays across the façade, with a large picture window in the southern most bay, a single-leaf entrance in the middle bay, and two two-horizontal pane windows in the northern most bays. The main entrance door is accessed by a pre-fabricated single unit concrete step. Lugsills are located below all windows visible from Boundary Road. Architectural stone is applied to the façade, over the (believed) frame structure.

Vegetation immediately in front of façade obscures the view of the main structure from Boundary Road. Driveway access to the property, leading directly to the garage, is located to the south of the main structure.

The structure type, use of material, and believed construction method is conventional for mid-twentieth century dwellings. There is no known architect for the structure, and there is no technical or scientific merit to the property.

Supplementary photographs are included as Appendix B1.

5384 Boundary Road does not demonstrate physical or design values.
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City of Ottawa Archives, former Gloucester Township Tax Assessment Rolls, 1911-1943. City of Ottawa, GeoOttawa. 1976, 1991, 1999. Former Gloucester Township, County of Russell land registry records. NAPL A9555-012 (1945). NAPL A18649-023 (1964). NAPL A23191-224 (1973). NAPL A31016-122 (1975). NAPL A26468-227 (1984).

Historical and Associative Value	
Date of Construction (Factual/Estimated)	Between 1945 and 1964 (circa 1951)
Historical Associations Does the property have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community?	YES ☐ NO ☒
5384 Boundary Road does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	
Community History Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	YES ☐ NO ☒
5384 Boundary Road does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.	
Representative Work Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?	YES ☐ NO ☒
5384 Boundary Road does not demonstrate or reflect the work or ideas of an architect, artist, building, designer, or theorist who is significant.	
Summary	
The subject property is located on part of Lot 1, Concession IX of the former Gloucester Township Ottawa Front. Lot 1, Concession IX of the former Gloucester Township Ottawa Front, County of Carleton, was first granted by the Crown to Thomas Starmer in 1873 (Inst. GL1725) (Figure B1). The grant included 200 acres. A review of available historical mapping for the former Gloucester Township Ottawa Front confirms that the subject property was not developed in the nineteenth century (see Figure B1). The Census Map (1841), the Walling Map (1861), and *Illustrated Historical Atlas of the County of Carleton* (1881) were reviewed and identified no structure present on the subject property. Lot 1, Concession IX remained intact through various transfers until 1891, when Louis Labelle began to subdivide the property. In 1931, Ida Labelle granted the north half of the south half to	

William Smith (Inst. GL35602). Smith, of 3472 Park Avenue, Montreal, owned the property until 1945, when he granted the property to Alex E. McDonald for $500(Inst. GL35668). McDonald granted the north half of the south half of Lot 1, Concession IX to Alexander Factor in 1951 for $1,200 (Inst. 48472). Tax assessment records for the subject property in the 1940s and 1950s include reference to a building with an assessed value of $250. It appears this may refer to a building visible on the 1945 air photograph located on the subject property that is not 5384 Boundary Road. Although there is no change in the tax assessment for the property, air photographs indicate that this building was demolished and the present building was constructed between 1945 and 1964 (Figure B2). The increase in sale value between 1945 and 1951 also suggest that an improvement to the property was completed, such as a new dwelling.

The Factor family began to subdivide the property in the 1950s, resulting in much of the development along the west side of Boundary Road.

5384 Boundary Road is not believed to demonstrate historical or associative values.

Sources

City of Ottawa Archives, former Gloucester Township Tax Assessment Rolls, 1911-1943.
City of Ottawa, GeoOttawa. 1976, 1991, 1999.
Former Gloucester Township, County of Russell land registry records.
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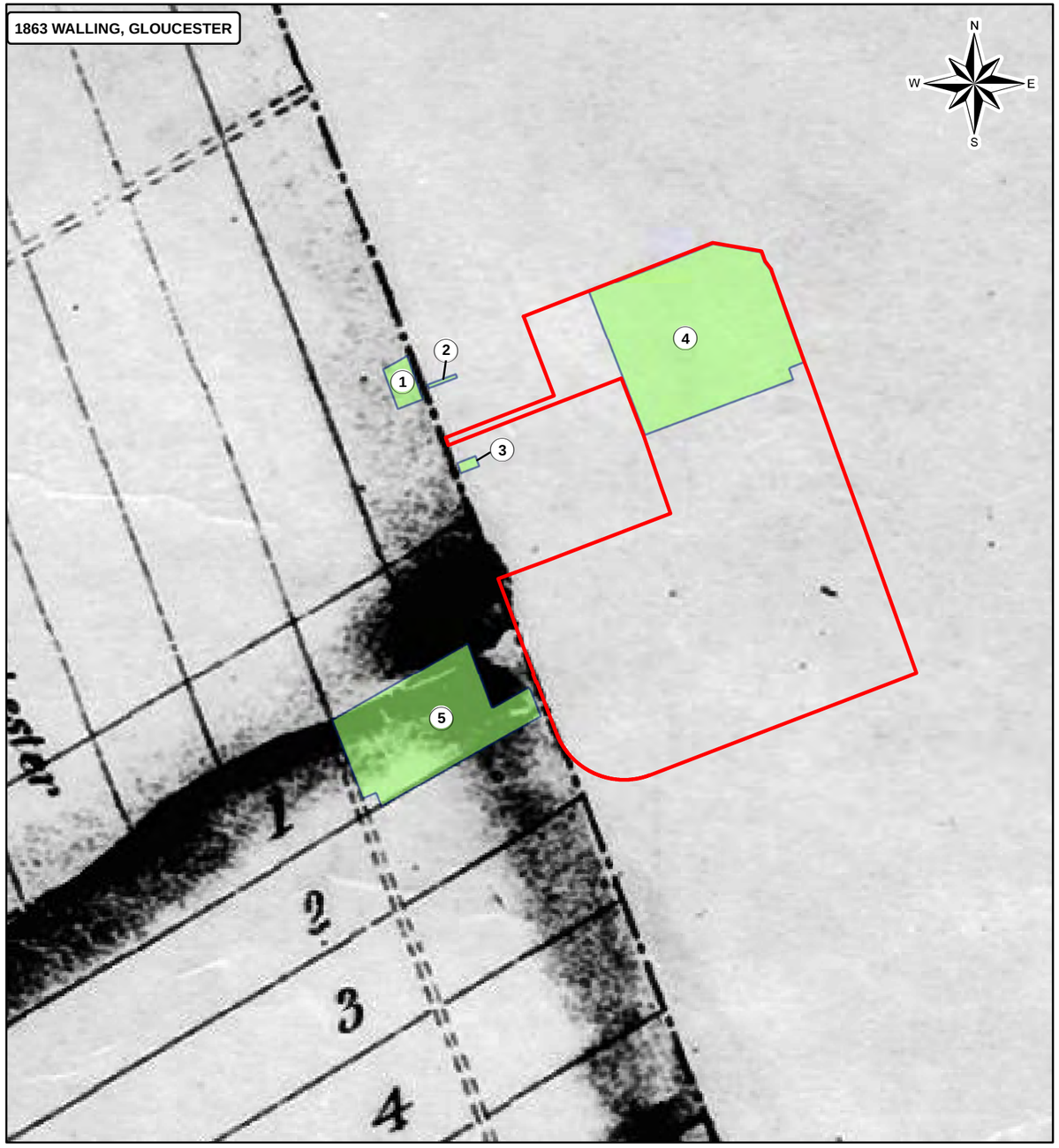
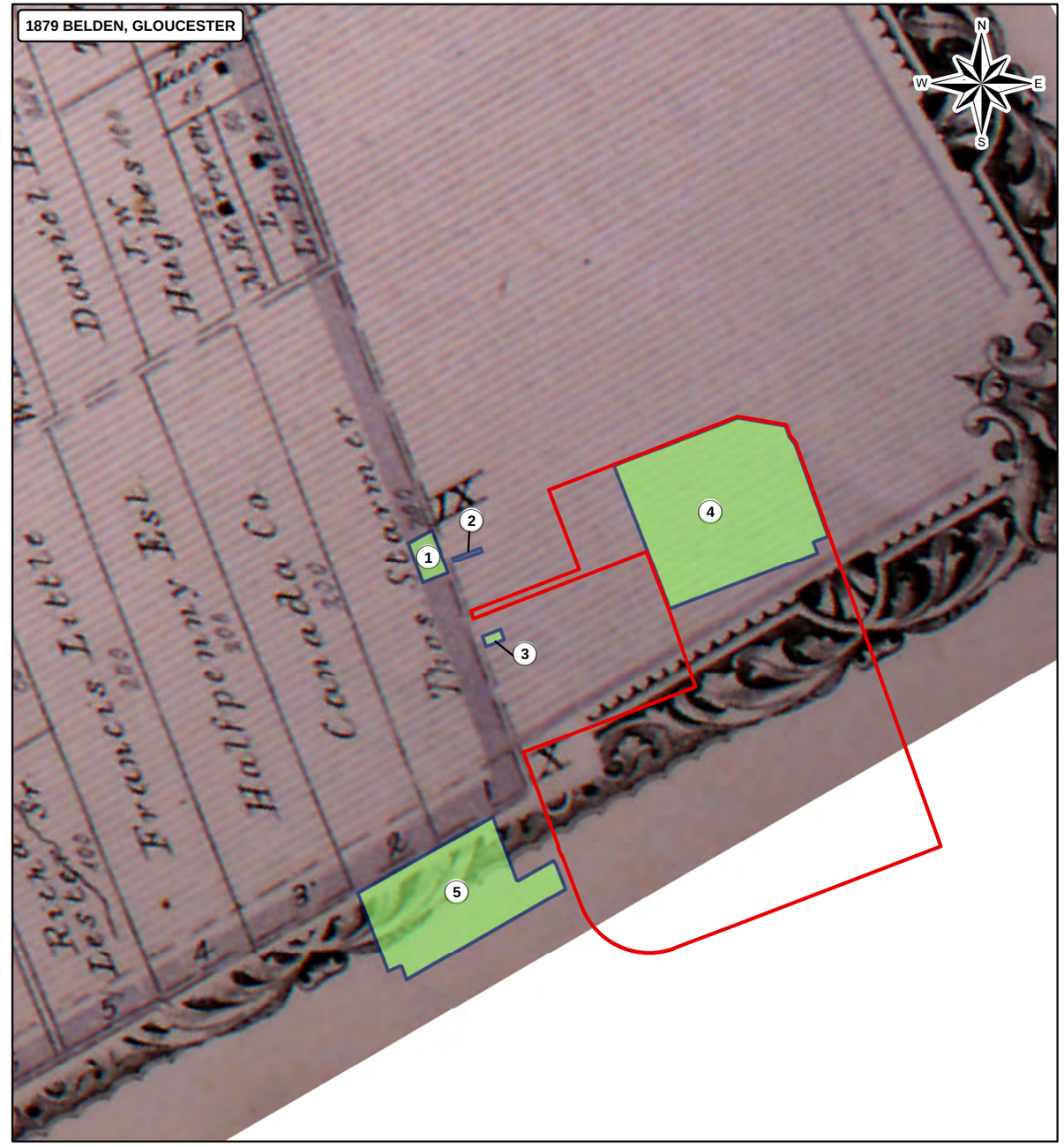
NAPL A31016-122 (1975).
NAPL A26468-227 (1984).

Contextual Value

5384 Boundary Road, Geo-Ottawa (2011).

Community Character Is the property important in defining, maintaining, or supporting the character of the area?	YES ☐	NO ☒
The residential character of 5384 Boundary Road does not support, maintain, or define the commercial/industrial character of the surrounding area. The surrounding area was formerly agricultural in use. However, the area transitioned to present commercial/industrial use in the mid-twentieth century. Visibility of the subject property is obscured by vegetative growth, and there are commercial/industrial activities on adjacent properties presently.		
Context Is the property physically, functionally, visually or historically linked to its surroundings?	YES ☐	NO ☒
The area surrounding 5384 Boundary Road is in transition. Historic research has identified agricultural and rural uses for the area, with a shift to industrial and commercial activities in the later twentieth century. The construction of 5384 Boundary Road was part of the beginnings of an earlier transition to rural residential development; however, present commercial/industrial development has overshadowed that form of development and the historic relevance of rural agricultural development.		
Landmark Is the property a landmark?	YES ☐	NO ☒
5384 Boundary Road is not a landmark.		
Summary		
The residential character of the subject property differs from the present commercial/industrial character of the area and is not part of historic rural/agricultural development of the area. It is not a landmark. A site visit was conducted on January 22, 2013 and September 3, 2013 to verify this information. 5384 Boundary Road does not demonstrate contextual value.		





LEGEND

- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE
- PROPERTY BOUNDARY

1. 5384 BOUNDARY ROAD
2. 5409 BOUNDARY ROAD
3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

400 200 0 400

SCALE 1:20,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

1863 WALLING EAST CARLETON NMC-43061-21.
BELDEN, CARLETON COUNTY, GLOUCESTER TWP, 1879
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT

ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

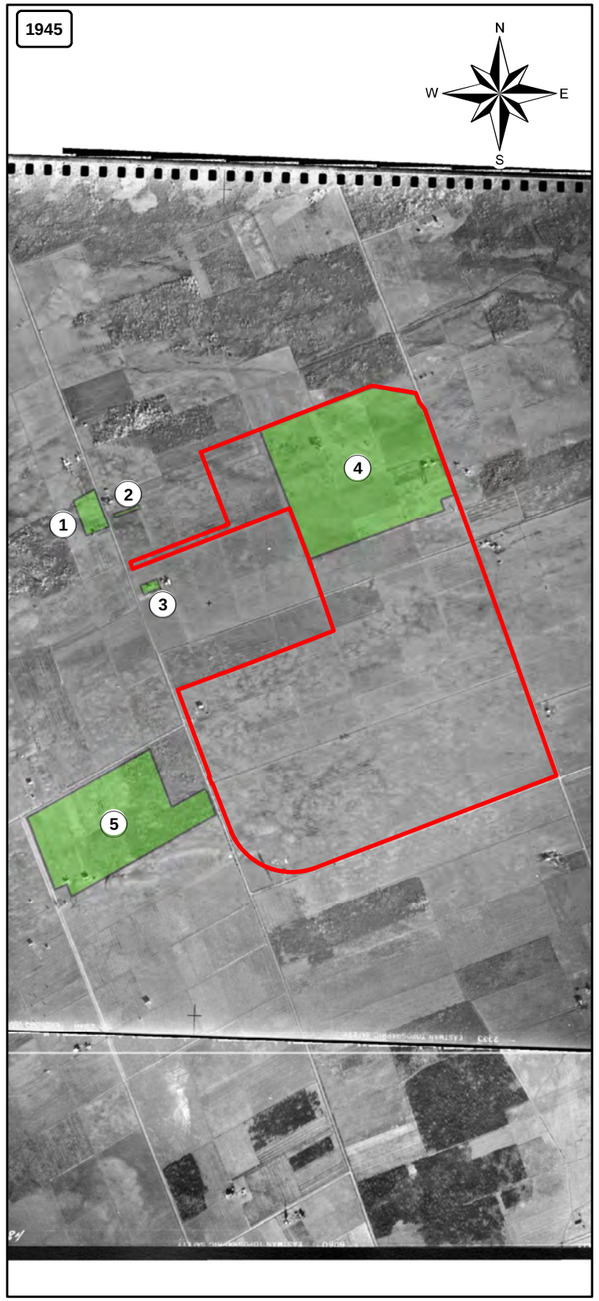
TITLE

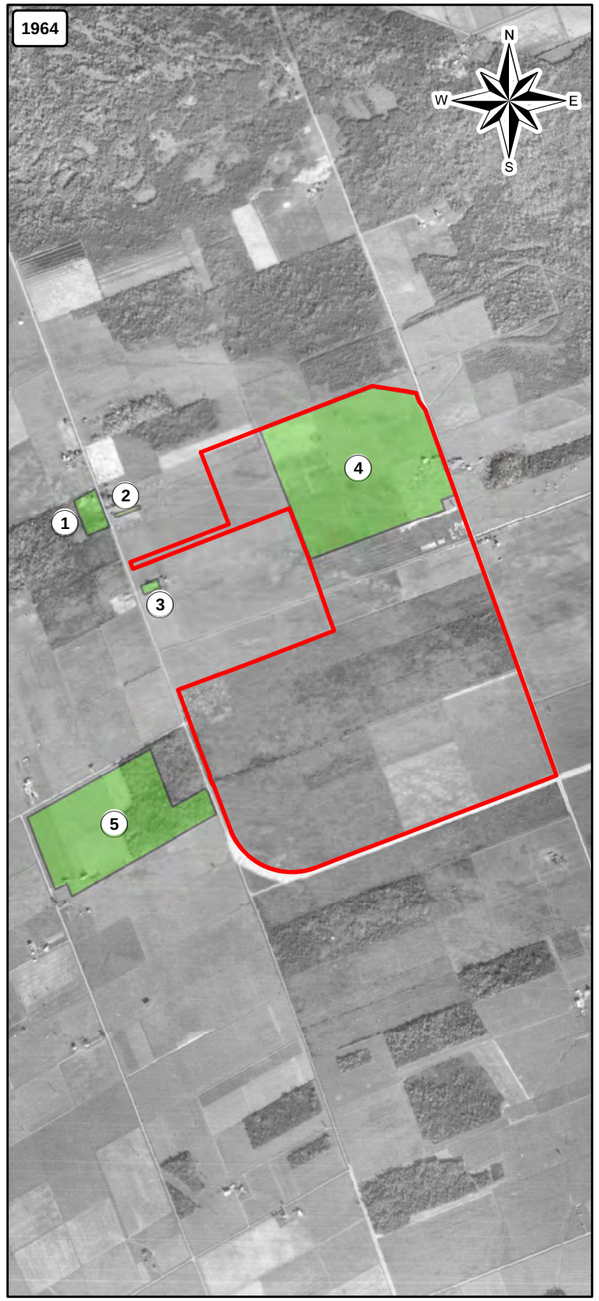
GLOUCESTER TOWNSHIP HISTORICAL MAPS

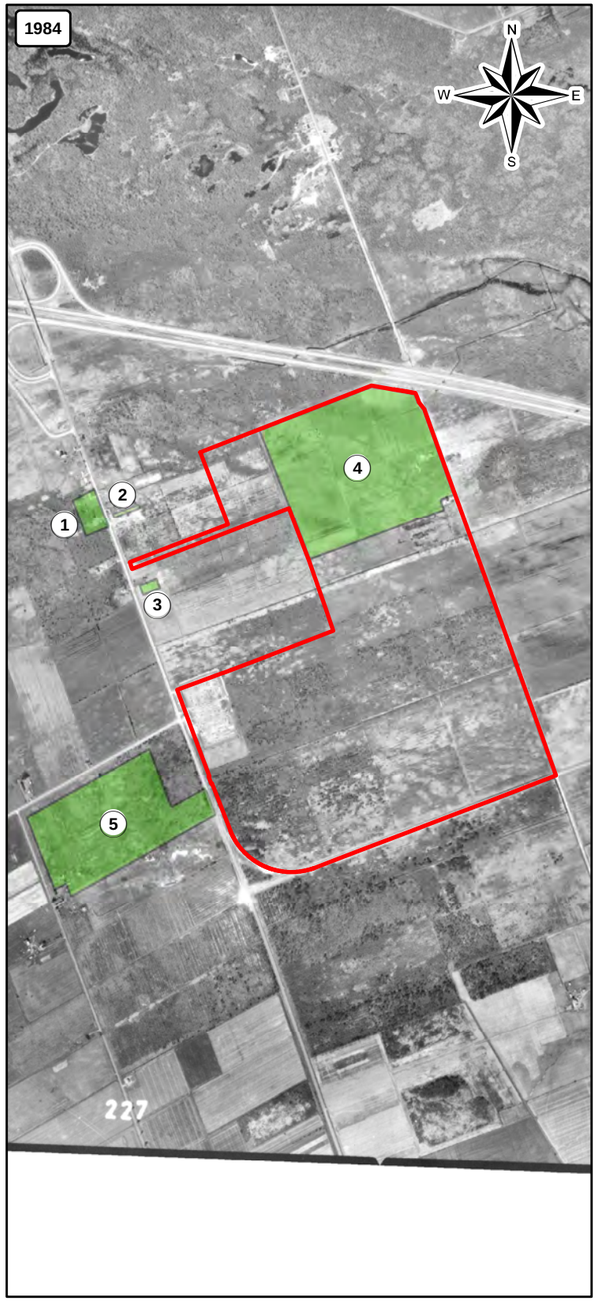
Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
DESIGN	KG	SEPT. 2013	FIGURE B1	
GIS	BR	SEPT. 2013		
CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

Path: N:\Active\Spatial_IM\Miller_Paving_Ltd\CRRRC\GIS\MXDs\12-1125-0045\Reporting\Phase2000\Task 0160\1211250045-2000-0160-B1.mxd







LEGEND

- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE
- PROPERTY BOUNDARY

1. 5384 BOUNDARY ROAD
2. 5409 BOUNDARY ROAD
3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

500 250 0 500

SCALE 1:25,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

AERIAL PHOTOS:
1945: NAPL #A9611_084 – DATES TO 1945-10-30, SCALE 1:15 000.
1964: NAPL #A18649_023 – DATES TO 1964-10-08, SCALE 1:35 000.
1973: NAPL #A23191-224 - DATES TO 1973.
1984: NAPL #A26469_227 – DATES TO 1984-05-21, SCALE 1:25 000.
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT
ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

TITLE
AIR PHOTOS

Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
DESIGN	KG	SEPT. 2013	FIGURE B2	
GIS	BR	SEPT. 2013		
CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

Path: N:\Active\Spatial_IM\Miller_Paving_Ltd\CRRRC\GIS\MXDs\12-1125-0045\Reporting\Phase2000\Task 0160\1211250045-2000-0160-B2.mxd

This appendix provides supplementary photographs of 5384 Boundary Road (Site 1).

Site	Photo Number	Photograph	Comment	Date
1	1-001		Façade of 5384 Boundary Road	September 3, 2013
1	1-002		Façade of 5384 Boundary Road	September 3, 2013
1	1-003		Vegetation screening the façade of 5384 Boundary Road	September 3, 2013

Site	Photo Number	Photograph	Comment	Date
1	1-004		Façade of 5384 Boundary Road	January 22, 2013

n:\active\2012\1125 - environmental and civil engineering\12-1125-0045 crrrc ea eastern on\phase 4500_final_easr\tsd 7- heritage\appendix b - 5384 boundary\4. b1_5384boundary dec2014.docx

APPENDIX C

5409 Boundary Road Cultural Heritage Evaluation

HERITAGE SURVEY AND EVALUATION FORM		Prepared By:	Kyle Gonyou & Marcus Létourneau
		Month/Year:	September 2013
Address	5409 Boundary Road, Ottawa, K4B 1P6	Building name	
Construction date	Between 1964 and 1973 (circa 1966)	Original owner	Lucien Goyette

5409 Boundary Road (January 22, 2013)

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value		No
Historical Value		No
Contextual Value		No
	A property may be designated under Section 29 of the Ontario Heritage Act if it meets one of more of the above criteria. Ontario Regulation 09/06	

Design or Physical Value		
Architecture Is the property a rare, unique, representative, or early example of a style, type, expression, material, or construction method?	YES ☐	NO ☒
5409 Boundary Road is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. The structure type is a common twentieth century model, with no distinguishing features or elements.		
Craftsmanship/Artistic merit Does the property display a high degree of craftsmanship or artistic merit?	YES ☐	NO ☒
5409 Boundary Road does not demonstrate any degree of craftsmanship or artistic merit. It is a standard design typology of the twentieth century.		
Technical/Scientific merit Does the property demonstrate a high degree of technical or scientific achievement?	YES ☐	NO ☒
5409 Boundary Road does not demonstrate any degree of technical or scientific merit. It demonstrates common and conventional design and construction methods.		
Summary		
The residential dwelling located at 5409 Boundary Road, City of Ottawa, was built between 1964 and 1973. Property transaction records suggest that the structure on the subject property was potentially built circa 1966 by Lucien Goyette, who sold the property to Katarzyna Poforing, who in turn sold it on the same day to Kenneth Andrew Muchion. The residential dwelling is a rectangular, single storey structure. An asphalt shingle-clad hipped roof covers the ranch-style structure. A single stack chimney is located at the rear of the structure, with the west elevation as the façade. The façade is five bays, with the attached single car garage located in the northern most bay, a large picture window, the main entrance door, and two smaller windows located in the two southern most bays. A small wooden deck with wooden stairs provides access to the main door. The façade is flat, with no recessed areas. It is clad in vertical siding on the lower portion of the façade with stucco upper portion. The foundation visible from Boundary Road appears to be parged with a supplementary insulation material. The structure features a short setback from Boundary Road, which is densely vegetated. Trees and brush obscure a clear view of the structure from the road, exacerbated by a variety of signs located on the front yard. The structure type, use of materials, and believed construction method is convention for a mid-twentieth century residential dwelling. There is no known architect for the structure, and there is no technical or scientific merit to the property. Supplementary photographs are included in Appendix C1. 5409 Boundary Road does not demonstrate physical or design value.		

Sources
City of Ottawa Archives, former Cumberland Township Tax Assessment Rolls, 1911-1943. City of Ottawa, GeoOttawa. 1976, 1991, 1999. Former Cumberland Township, County of Russell land registry records. NAPL A9555-012 (1945). NAPL A18649-023 (1964). NAPL A23191-224 (1973). NAPL A31016-122 (1975). NAPL A26468-227 (1984).

Historical and Associative Value	
Date of Construction (Factual/Estimated)	Between 1964 and 1973 (circa 1966)
Historical Associations Does the property have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community?	YES ☐ NO ☒
5409 Boundary Road does not have any direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	
Community History Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	YES ☐ NO ☒
5409 Boundary Road does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.	
Representative Work Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?	YES ☐ NO ☒
5409 Boundary Road does not demonstrate or reflect the work or ideas of an architect, artist, building, designer, or theorist who is significant.	
Summary	
The subject property is located in the part of the West ½ of Lot 23, Concession XI of the former Cumberland Township. Lot 23, Concession XI of the former Cumberland Township, County of Russell, was first granted by the Crown to Andrew Gault in 1855 (Inst. 394). The grant included 224 acres of land. The property was granted in 1872 to James Boyed (Inst. 893). In 1883, Ellen Keays acquired 200 acres of the lot, and deeded it to R. M. Scott in the same year (Inst. 2024). Ownership of the lot returned to Andrew Gault in 1885. A review of available historical mapping for the former Cumberland Township confirms that the subject property was not developed in the nineteenth century (Figure C1). The Census Map (1841), the Walling Map (1861), and *Illustrated Historical Atlas of the County of Carleton* (1881) were reviewed and identified no structure present on the subject property. The review of historical mapping identified a lack of roads in the vicinity of the subject property, which may have contributed to its relatively late settlement.	

The subject property was associated with the farm complex formerly located at 5507 Boundary Road. During the transition from agricultural and rural uses to commercial and industrial uses in the area, the subject property was severed for development.

In 1960, a small portion of the 2 acres in the western portion of Lot 23 (300' by 76') was granted to Lucien Goyette. In 1966, Goyette transferred the property to Katarzyna Poforing who granted it on the same day to Kenneth Andrew Muchion. The structure located at 5409 Boundary Road was likely constructed contemporary to this transaction. Analysis of available air photographs indicate that the present structure was built on the subject property between 1964 and 1973, and remains to present (Figure C2).

5409 Boundary Road does not demonstrate historical or associative values.

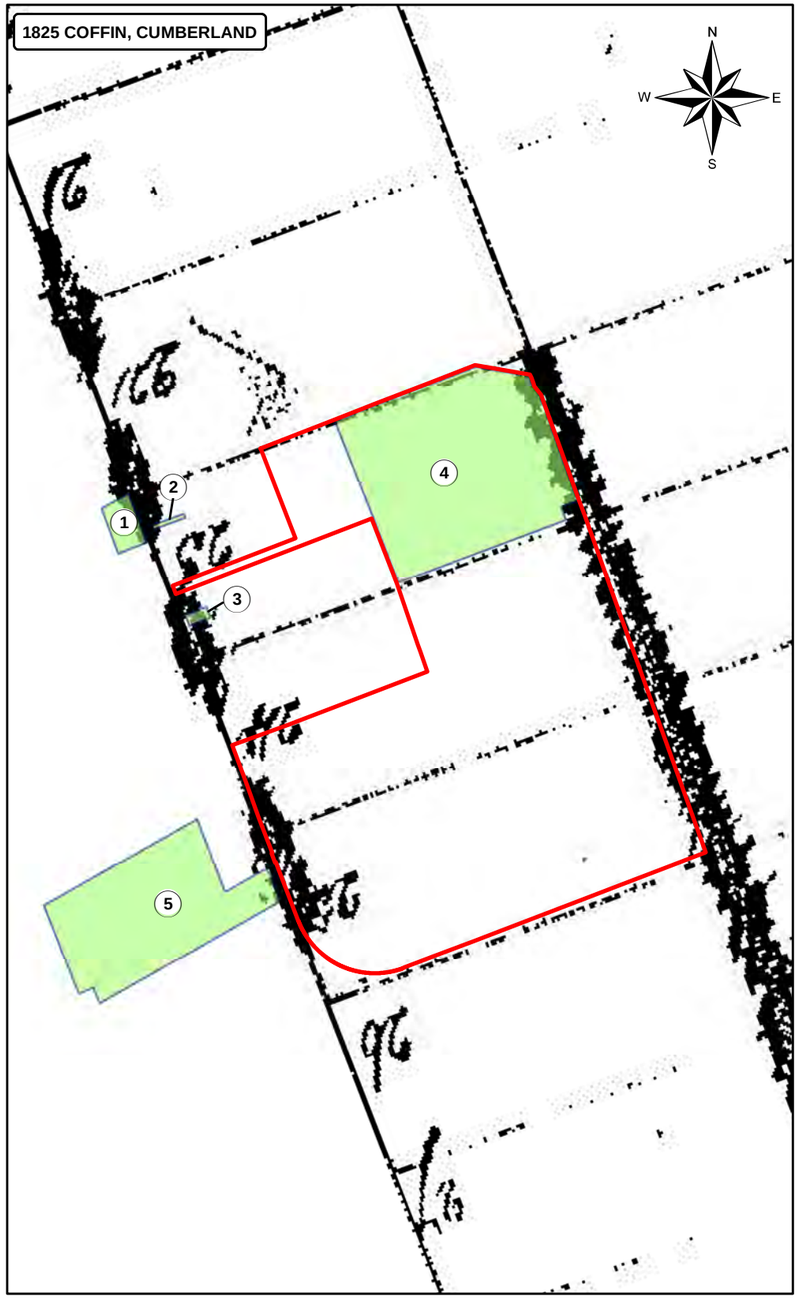
Sources

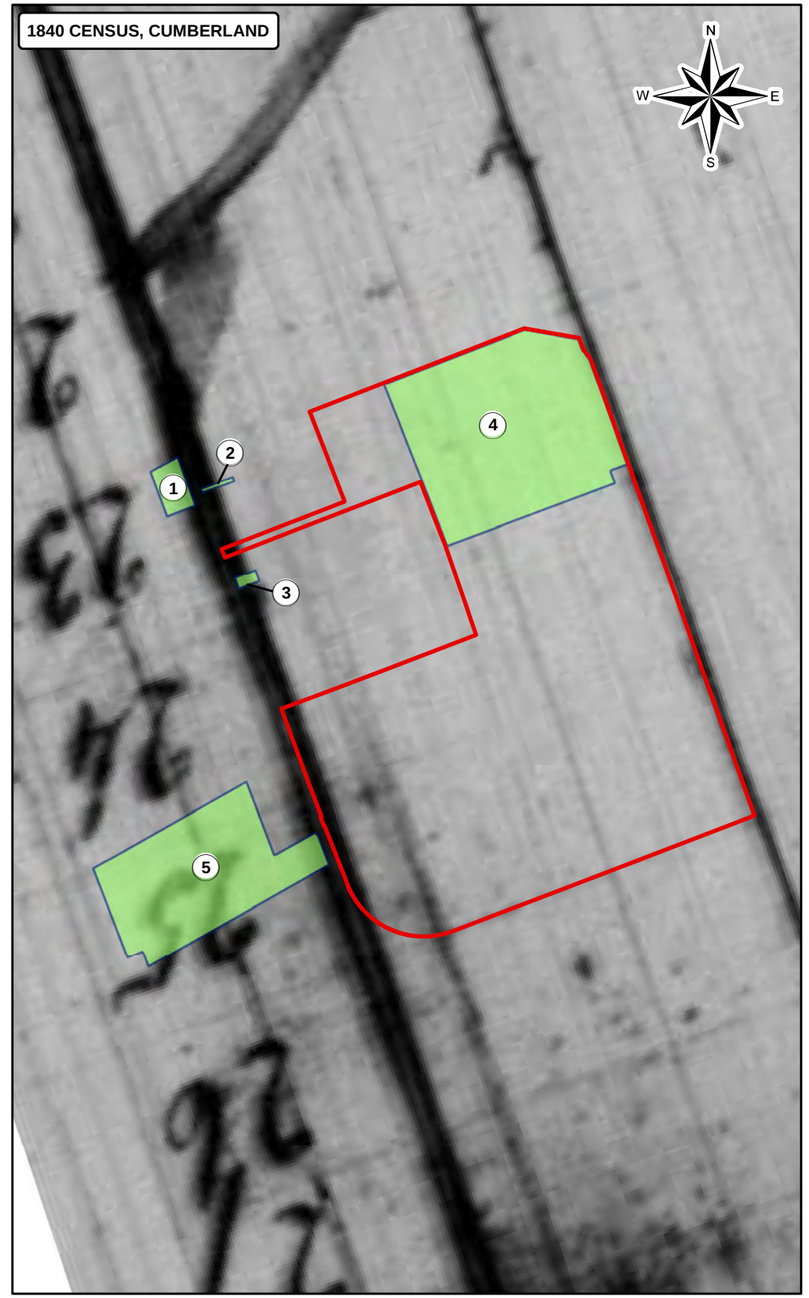
City of Ottawa Archives, former Cumberland Township Tax Assessment Rolls, 1911-1943.
City of Ottawa, GeoOttawa. 1976, 1991, 1999.
Former Cumberland Township, County of Russell land registry records.
NAPL A9555-012 (1945).
NAPL A18649-023 (1964).
NAPL A23191-224 (1973).
NAPL A31016-122 (1975).
NAPL A26468-227 (1984).

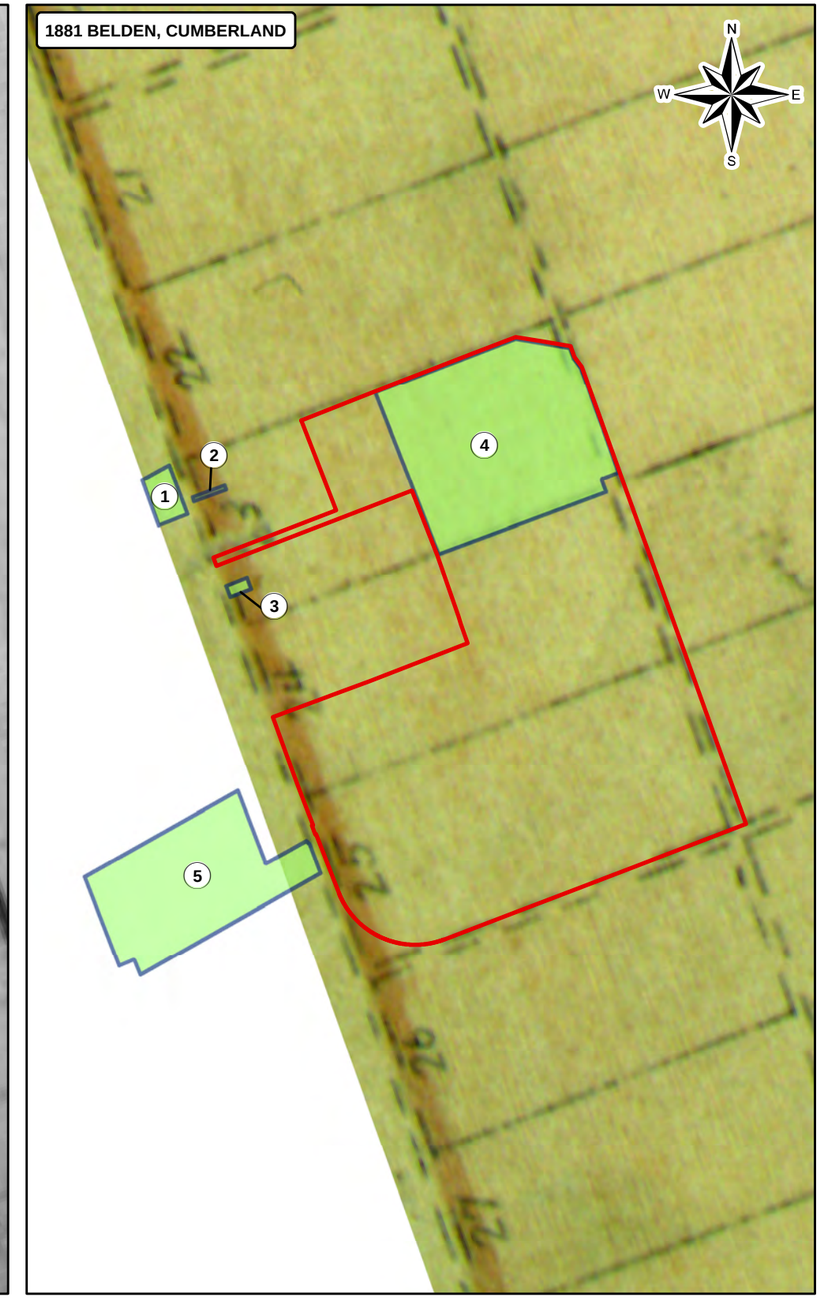
Contextual Value

5409 Boundary Road, Geo-Ottawa (2011).

Community Character Is the property important in defining, maintaining, or supporting the character of the area?	YES ☐	NO ☒
The residential character of 5409 Boundary Road does not support, maintain, or define the commercial/industrial character of the surrounding area. The surrounding area was formerly agricultural in use. However, the area transitioned to present commercial/industrial use in the mid-twentieth century. Visibility of the subject property is obscured by vegetative growth and signage, and there are commercial/industrial activities on adjacent properties presently.		
Context Is the property physically, functionally, visually or historically linked to its surroundings?	YES ☐	NO ☒
The area surrounding 5409 Boundary Road is in transition. Historic research has identified agricultural and rural uses for the area, with a shift to industrial and commercial activities in the later twentieth century. The construction of 5409 Boundary Road was part of a transition to rural residential development; however, present commercial/industrial development has overshadowed that form of development and the historic relevance of rural agricultural development.		
Landmark Is the property a landmark?	YES ☐	NO ☒
5409 Boundary Road is not a landmark.		
Summary		
The residential character of the subject property differs from the present commercial/industrial character of the area and is not part of historic rural/agricultural development of the area. It is not a landmark. A site visit was conducted on January 22, 2013 and September 3, 2013 to verify this information. 5409 Boundary Road does not demonstrate contextual value.		







LEGEND

- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE
- PROPERTY BOUNDARY

1. 5384 BOUNDARY ROAD
2. 5409 BOUNDARY ROAD
3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

400 200 0 400

SCALE 1:20,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

1825 COFFIN, CUMBERLAND - NATIONAL ARCHIVES CANADA, NMC0003425.
1840 CUMBERLAND TOWNSHIP CENSUS MAP.
1881 BELDEN, PRESCOTT-RUSSELL, CUMBERLAND TOWNSHIP.
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT

ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

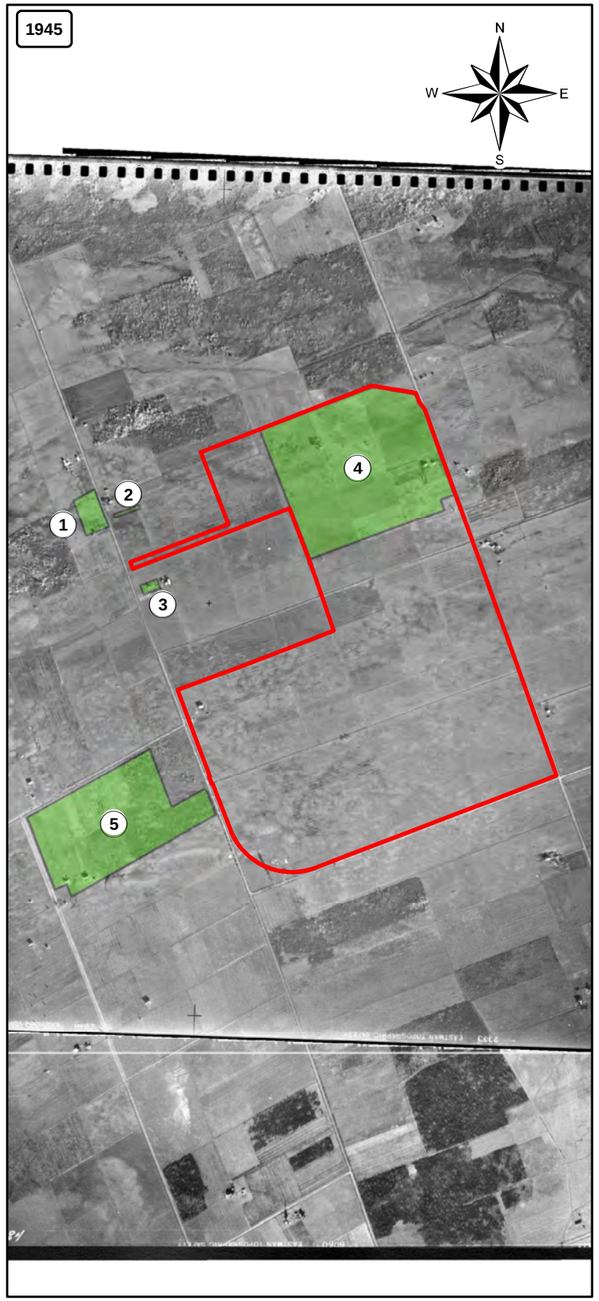
TITLE

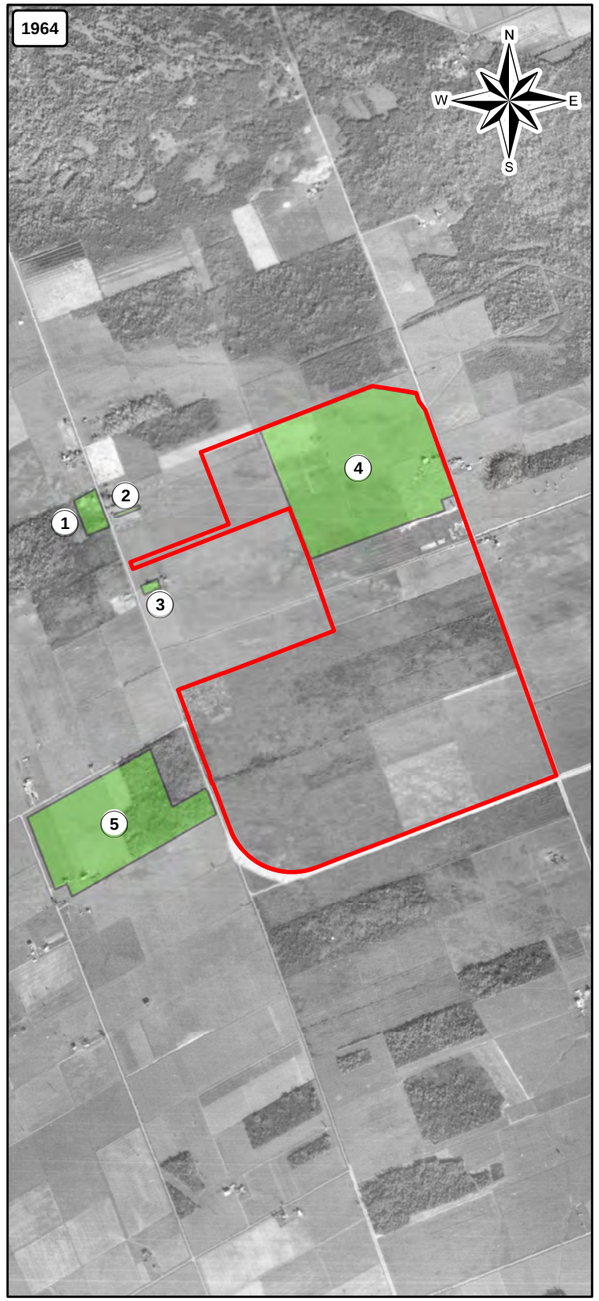
CUMBERLAND TOWNSHIP HISTORICAL MAPS

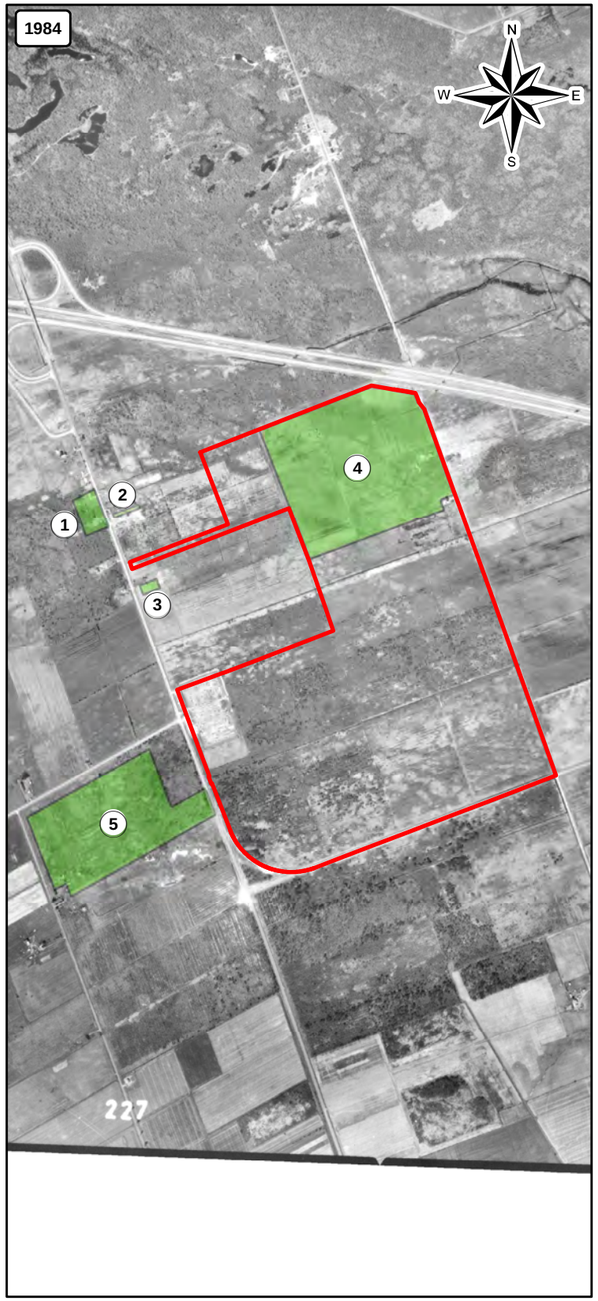
Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
DESIGN	KG	SEPT. 2013	FIGURE C1	
GIS	BR	SEPT. 2013		
CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

Path: N:\Active\Spatial_IM\Miller_Paving_Ltd\CRRRC\GIS\MXDs\12-1125-0045\Reporting\Phase2000\Task 0160\1211250045-2000-0160-C1.mxd







LEGEND

- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE
- PROPERTY BOUNDARY

1. 5384 BOUNDARY ROAD
2. 5409 BOUNDARY ROAD
3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

500 250 0 500

SCALE 1:25,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

AERIAL PHOTOS:
1945: NAPL #A9611_084 – DATES TO 1945-10-30, SCALE 1:15 000.
1964: NAPL #A18649_023 – DATES TO 1964-10-08, SCALE 1:35 000.
1973: NAPL #A23191-224 - DATES TO 1973.
1984: NAPL #A26469_227 – DATES TO 1984-05-21, SCALE 1:25 000.
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT
ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

TITLE
AIR PHOTOS

Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
DESIGN	KG	SEPT. 2013	FIGURE C2	
GIS	BR	SEPT. 2013		
CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

Path: N:\Active\Spatial_IM\Miller_Paving_Ltd\CRRRC\GIS\MXDs\12-1125-0045\Reporting\Phase2000\Task 0160\1211250045-2000-0160-C2.mxd

This appendix provides supplementary photographs of 5409 Boundary Road (Site 2).

Site	Photo Number	Photograph	Comment	Date
2	2-001		Façade of 5409 Boundary Road	January 22, 2013
2	2-002		Approaching 5409 Boundary Road from the south	September 3, 2013
2	2-003		Looking northeast towards 5409 Boundary Road	September 3, 2013

Site	Photo Number	Photograph	Comment	Date
2	2-004		Façade of 55409 Boundary Road	September 3, 2013
2	2-005		Southwest view of 5409 Boundary Road	September 3, 2013

n:\active\2012\1125 - environmental and civil engineering\12-1125-0045 crrrc ea eastern on\phase 4500_final_easr\tsd 7- heritage\appendix c - 5409 boundary\4. c1_5409boundarydec2014.docx

APPENDIX D

5507 Boundary Road Cultural Heritage Evaluation

HERITAGE SURVEY AND EVALUATION FORM		Prepared By:	Kyle Gonyou & Marcus Letourneau
		Month/Year:	September 2013
Address	5507 Boundary Road, Ottawa, K4B 1P6	Building name	
Construction date	Circa 1918	Original owner	Oscar Gratton

5507 Boundary Road (September 3, 2013).

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value		No
Historical Value		No
Contextual Value		No
	A property may be designated under Section 29 of the Ontario Heritage Act if it meets one of more of the above criteria. Ontario Regulation 09/06	

Design or Physical Value		
Architecture Is the property a rare, unique, representative, or early example of a style, type, expression, material, or construction method?	YES ☐	NO ☒
5507 Boundary Road is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. Although it once had the potential to yield information or elements that would construe the property as a potential example of the Four Square style or a farm complex, previous alterations and interventions have significantly deteriorated the integrity of the structure.		
Craftsmanship/Artistic merit Does the property display a high degree of craftsmanship or artistic merit?	YES ☐	NO ☒
5507 Boundary Road does not demonstrate a high degree of craftsmanship or artistic merit. Previous interventions have significantly deteriorated any potential craftsmanship or artistic merit of the subject property to the present condition.		
Technical/Scientific merit Does the property demonstrate a high degree of technical or scientific achievement?	YES ☐	NO ☒
5507 Boundary Road does not demonstrate a high degree of technical or scientific merit. It demonstrates a common construction method and retains no elements of technical or scientific merit.		

Summary

The residential dwelling located at 5507 Boundary Road, City of Ottawa, was constructed circa 1918 by Oscar Gratton.

The dwelling is a square plan, two-storey structure on a (parged) concrete foundation. The pyramidal roof structure may have been subject to a previous intervention that altered the peak of the roof structure. Presently, the roof features a capped gable roof structure, with a single stack chimney extending from it. The chimney structure was altered sometime between January and September 2013, as suggested by evidence gathered during the two site visits. Signage located on the subject property in September 2013 indicates that the interior of the dwelling was recently renovated.

The dwelling is two bays in construction on the façade (west elevation), potentially demonstrating a basic example of the Four Square style. Elements, such as the original front porch, original windows, and original detailing, which could more concretely identify the stylistic origins of the building, have been previously lost. It is clad in horizontal reddish-brown siding. A single-storey addition has been constructed at the rear of the dwelling. The addition features a single stack pipe metal chimney. The addition is slightly offset to the south of the main building.

Evidence gathered between the two site visits indicates that the porch structure was removed. In January 2013, the porch structure was composed of a wooden deck with wooden steps providing access to the main entry door. However, by September 2013, the wooden porch had been removed and no access was provided to the main entry door (the interior of the structure

was accessible via the side door located on the north elevation).

The dwelling is deeply set in the property, back from Boundary Road with a large, grassed front yard. There are remnants of a concrete driveway leading to the north side of the dwelling. A small, gambrel roof shed, painted in green with white detailing, is located to the northeast of the dwelling. Scattered shrubbery is located throughout the front yard, with larger trees located along the southern property boundary. Commercial/industrial activities are located to the north, south, and east of the subject property. It is located adjacent to an auto repair shop (former gas station).

5507 Boundary Road is a former farmstead. Historic aerial photographs reveal that barns and other outbuildings were formerly associated with the subject property. The barns and outbuildings were demolished sometime between 1964 and 1976. The industrial transformation of the area started to take place during the 1980s, with only minor elements of the potential historic character of the area present after 1991.

5507 Boundary Road does not demonstrate physical or design value. Although it once presented the potential to yield physical or design value, previous interventions and physical alterations are believed to have had a significant negative impact on its potential cultural heritage value.

Sources

City of Ottawa Archives, former Cumberland Township Tax Assessment Rolls, 1911-1943.
City of Ottawa, GeoOttawa. 1976, 1991, 1999.
Former Cumberland Township, County of Russell land registry records.
NAPL A9555-012 (1945).
NAPL A18649-023 (1964).
NAPL A23191-224 (1973).
NAPL A31016-122 (1975).
NAPL A26468-227 (1984).

Historical and Associative Value

Date of Construction (Factual/Estimated)	Circa 1918
Historical Associations Does the property have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community?	YES ☐ NO ☒
5507 Boundary Road does not have any direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	
Community History Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	YES ☐ NO ☒
5507 Boundary Road does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture. Farming activities in the area have significantly declined since the mid-twentieth century, including cultivation of the subject property. There are other properties in surrounding areas that more comprehensively demonstrate information that	

contributes to an understanding of the community, such as the farm complex located at 9341 Mitch Owens Road (listed on the City of Ottawa Heritage Register).		
Representative Work Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community?	YES ☐	NO ☒
5507 Boundary Road does not demonstrate or reflect the work or ideas of an architect, artist, building, designer, or theorist who is significant. The dwelling located on the subject property was not designed by an architect and is pragmatic in design.		

Summary

The subject property is located in the West ½ of Lot 23, Concession XI of the former Cumberland Township. Lot 23, Concession XI of the former Cumberland Township, County of Russell, was first granted by the Crown to Andrew Gault in 1855 (Inst. 394). The grant included 224 acres of land. The property was granted in 1872 to James Boyed (Inst. 893). In 1883, Ellen Keays acquired 200 acres of the lot, and deeded it to R. M. Scott in the same year (Inst. 2024). Ownership of the lot returned to Andrew Gault in 1885. A portion of the land registry information is illegible; selected tax assessment records for the former Cumberland Township were consulted.

A review of available historical mapping for the former Cumberland Township confirms that the subject property was not developed in the nineteenth century (Figure D1). The Census Map (1841), the Walling Map (1861), and *Illustrated Historical Atlas of the County of Carleton* (1881) were reviewed and identified no structure present on the subject property. The review of historical mapping identified a lack of roads in the vicinity of the subject property, which may have contributed to its relatively late settlement.

Prior to 1908, Lot 23 was divided into east and west halves of 100 acres each. Israel Durant owned the West ½ (Inst. 9783). The subject property appears to have been divided, with Mrs. Mary Durant assessed for the North ½ of the West ½ of Lot 23, including 15 acres of cleared land and a building with an assessed value of $100 in 1913. The subject property was sold to the Gratton family in 1917, who also owned property in Lot 24, Concession XI. In 1918, Oscar Gratton is assessed for the West ½ of Lot 23, including 85 acres of cleared land and a building with an assessed value of $250. He also owned the NE ¼ of Lot 24, Concession XI. The building does not appear in the 1917 tax assessment of the subject property. It appears that Oscar Gratton was married had had a child within 1918-1919, which further supports the hypothesis that the dwelling located at 5507 Boundary Road was constructed circa 1918.

Typically, rapid increases in value in tax assessments indicate the construction of a dwelling or improvement of land, such as clearing woodlot for cultivation. There are no rapid increases in value for the West ½ of Lot 23, Concession XI of the former Cumberland Township between 1918 and 1943. This corroborates with the analysis of the 1945 air photograph, in which the present dwelling located at 5507 Boundary Road is identifiable (Figure D2).

The property was sold to J. B. Rousson in 1923. In 1927, Rousson was assessed $3,500 for the value of the land (including the NE ¼ of Lot 24, Concession XI), and $400 for the value of the building. It appears that the subject property was deeded to the former Township of Cumberland to settle owed taxes on the property (Inst. 17207). The property was granted to Albert F. Hill in 1943 (Inst. 17407), who sold it to Jacob Windsor in 1950 (Inst. 19071). Following the resolution of a legal issue, Delta Windsor sold the subject property to David Markow in 1968 (Inst. 17284B).

Lot 23, Concession XI was subject to several plans of subdivision, including those associated with the construction of Highway 417 and Regional Road 41, as well as land transferred to the

National Capital Commission. Land was expropriated from David Markow by the Regional Municipality of Ottawa-Carleton in 1979 (Inst. 66678). In the 1980s, David Markow began to subdivide his property into smaller parcels for development.

5507 Boundary Road does not demonstrate historical or associative value.

Sources

City of Ottawa Archives, former Cumberland Township Tax Assessment Rolls, 1911-1943.
City of Ottawa, GeoOttawa. 1976, 1991, 1999.
Former Cumberland Township, County of Russell land registry records.
NAPL A9555-012 (1945).
NAPL A18649-023 (1964).
NAPL A23191-224 (1973).
NAPL A31016-122 (1975).
NAPL A26468-227 (1984).

Contextual Value

5507 Boundary Road, Geo-Ottawa (2011).

Community Character Is the property important in defining, maintaining, or supporting the character of the area?	YES	NO
	☐	☒

The character of 5507 Boundary Road does not support, maintain, or define the contemporary context of the surrounding area. The area was formerly agricultural in use, and the residential dwelling at 5507 Boundary Road was constructed as a farm house. However, following the demolition of the barns and other associated outbuildings, this context was lost. 5507 Boundary Road no longer reads as a farmstead. Previous alterations to the structure do not visually associate it with an agricultural past.

Context Is the property physically, functionally, visually or historically linked to its surroundings?	YES	NO
	☐	☒

The area surrounding 5507 Boundary Road is in transition. Historic research has identified agricultural and rural uses for the area and the subject property, with a shift to industrial and commercial activities in the later twentieth century. The construction of 5507 Boundary Road is believed to date from the agricultural period of the area. However, present commercial/industrial development has diminished the historic relevance of the rural agricultural development.

Landmark Is the property a landmark?	YES	NO
	☐	☒

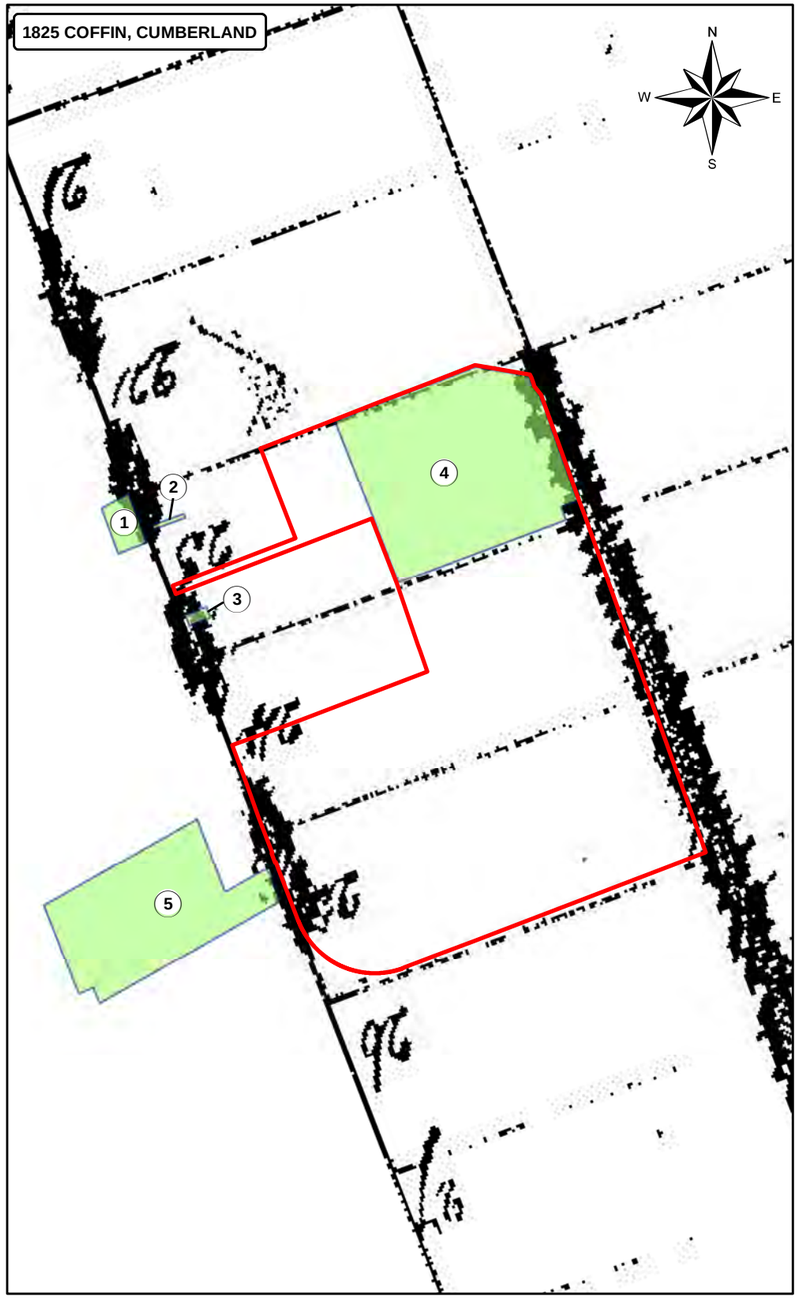
5507 Boundary Road is not a landmark.

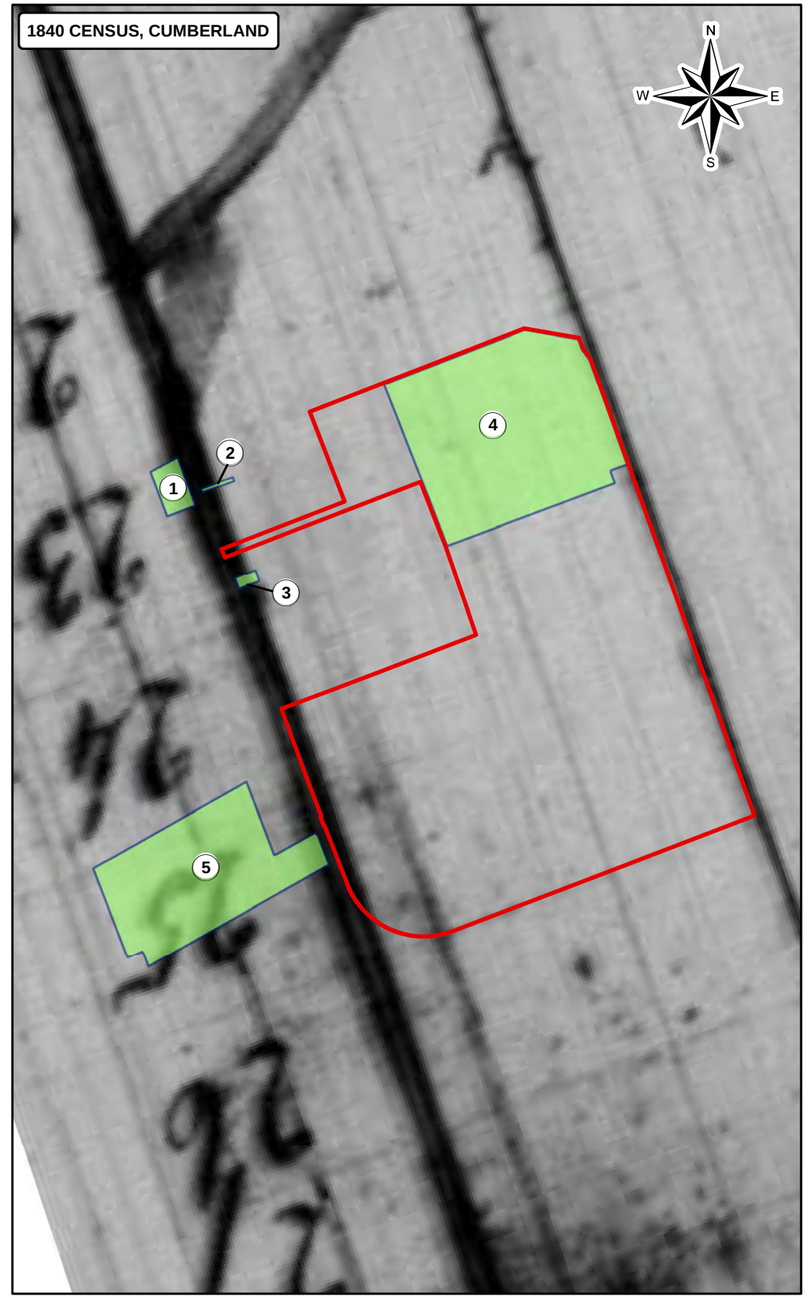
Summary

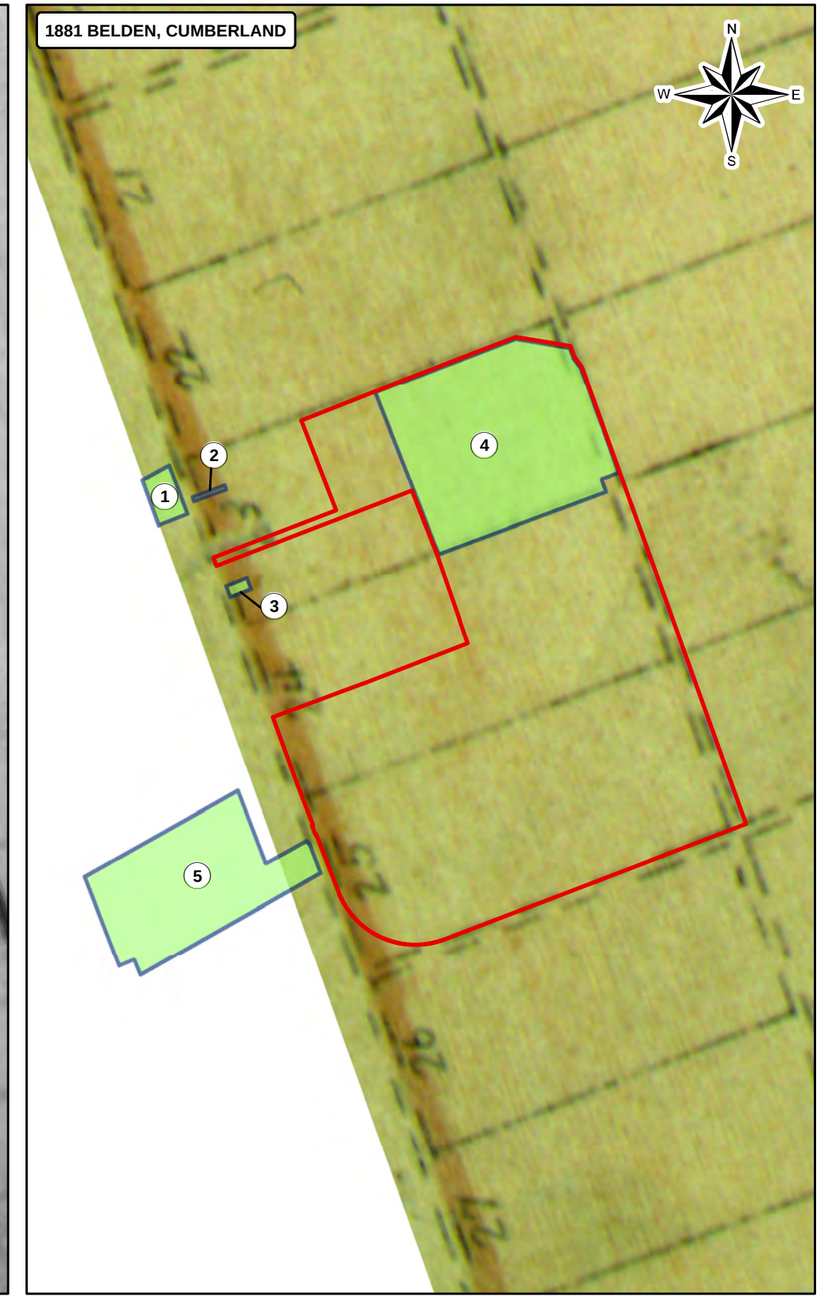
The residential character of the subject property is not representative of the present commercial/industrial character of the area, and the demolition of former barns and outbuildings diminishes the potential to associate the subject property with the rural/agricultural heritage of the area. It is not a landmark.

A site visit was conducted on January 22, 2013 and September 3, 2013 to verify this information.

5507 Boundary Road does not demonstrate contextual value.







LEGEND

- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE
- PROPERTY BOUNDARY

1. 5384 BOUNDARY ROAD
2. 5409 BOUNDARY ROAD
3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

400 200 0 400

SCALE 1:20,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

1825 COFFIN, CUMBERLAND - NATIONAL ARCHIVES CANADA, NMC0003425.
1840 CUMBERLAND TOWNSHIP CENSUS MAP.
1881 BELDEN, PRESCOTT-RUSSELL, CUMBERLAND TOWNSHIP.
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT

ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

TITLE

CUMBERLAND TOWNSHIP HISTORICAL MAPS

Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
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GIS	BR	SEPT. 2013		
CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

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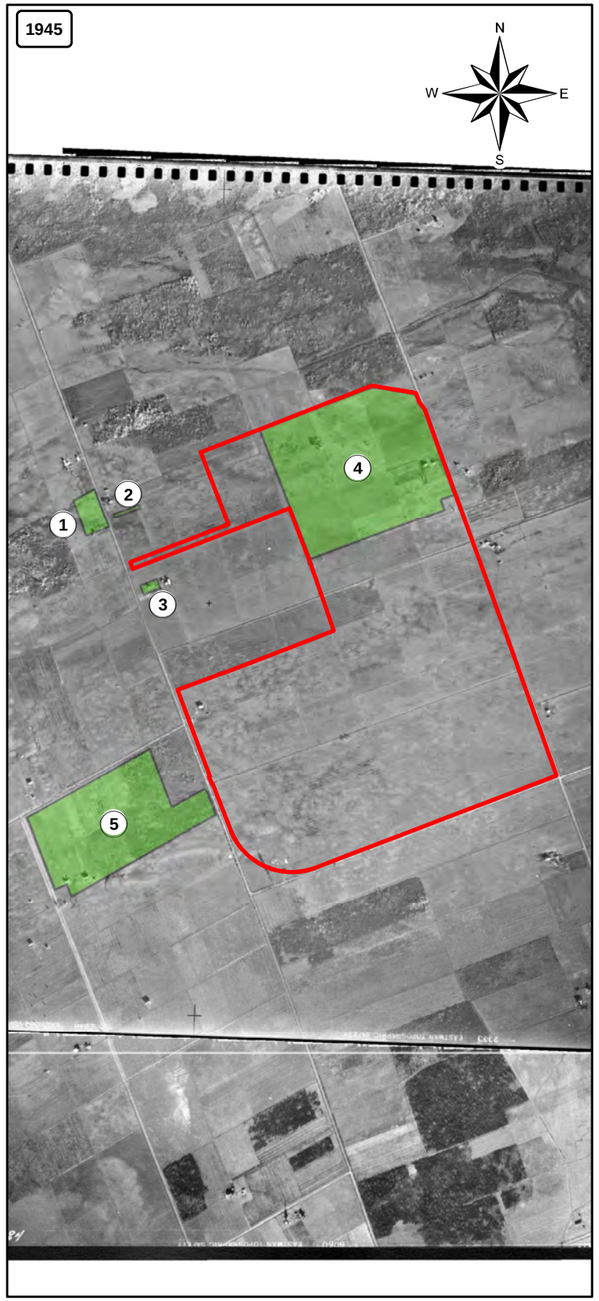

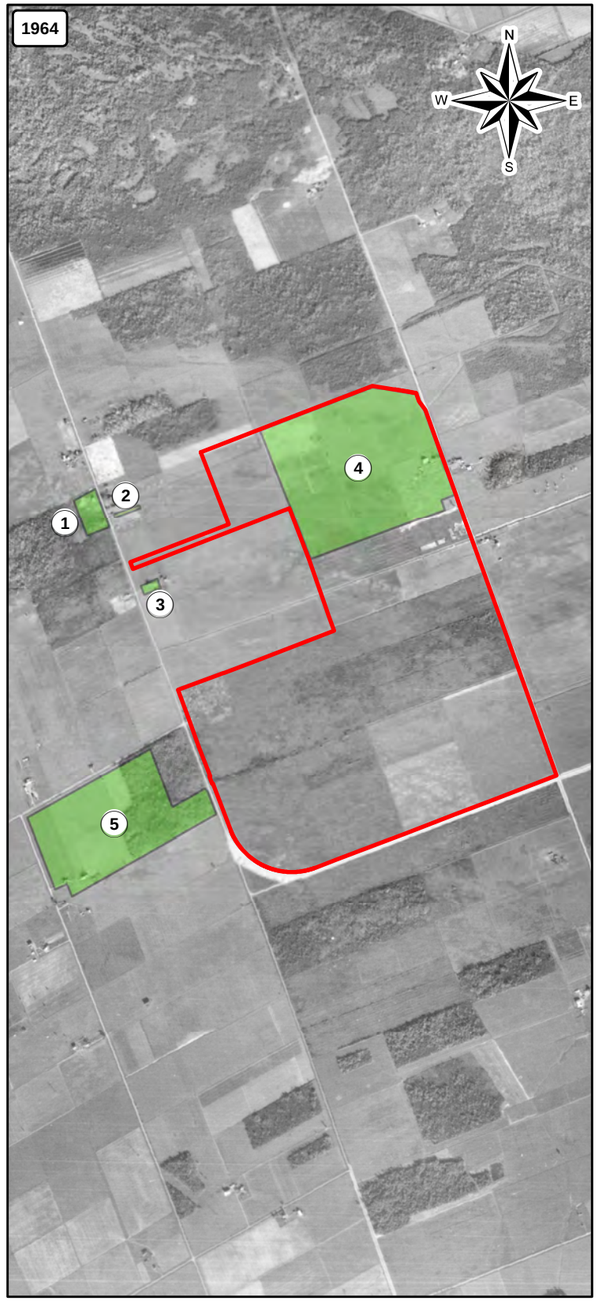

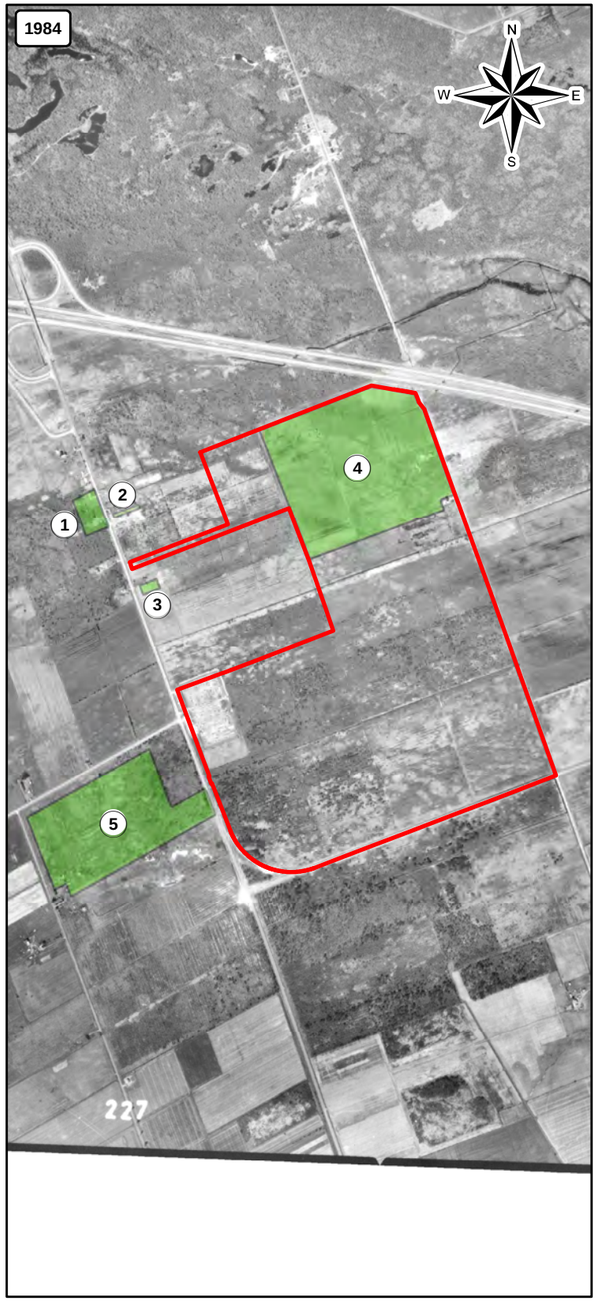

LEGEND

- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE
- PROPERTY BOUNDARY

1. 5384 BOUNDARY ROAD
2. 5409 BOUNDARY ROAD
3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

500 250 0 500

SCALE 1:25,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

AERIAL PHOTOS:
1945: NAPL #A9611_084 – DATES TO 1945-10-30, SCALE 1:15 000.
1964: NAPL #A18649_023 – DATES TO 1964-10-08, SCALE 1:35 000.
1973: NAPL #A23191-224 - DATES TO 1973.
1984: NAPL #A26469_227 – DATES TO 1984-05-21, SCALE 1:25 000.
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT
ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

TITLE
AIR PHOTOS

Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
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CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

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This appendix provides supplementary photographs of 5507 Boundary Road (Site 3).

Site	Photo Number	Photograph	Comment	Date
3	3-001		Façade of 5507 Boundary Road	September 3, 2013
3	3-002		Façade of 5507 Boundary Road	January 22, 2013
3	3-003		View of 5507 Boundary Road across adjacent auto repair shop	January 22, 2013

Site	Photo Number	Photograph	Comment	Date
3	3-004		View of 5507 Boundary Road across adjacent auto repair shop	September 3, 2013
3	3-005		Signage located on the front yard of 5507 Boundary Road	September 3, 2013
3	3-006		Vegetation in the front yard of 5507 Boundary Road	September 3, 2013

n:\active\2012\1125 - environmental and civil engineering\12-1125-0045 crrrc ea eastern on\phase 4500_final_easr\tsd 7- heritage\appendix d - 5507 boundary\4. d1_5507boundary dec2014.docx

APPENDIX E

5508 Frontier Road Cultural Heritage Evaluation

HERITAGE SURVEY AND EVALUATION FORM		Prepared By:	Kyle Gonyou & Marcus Létourneau
		Month/Year:	September 2013
Address	5508 Frontier Road, Ottawa, K0A 3H0	Building name	
Construction date	Circa 1915	Original owner	Aldage Laniel

5508 Frontier Road (September 3, 2013)

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value		No
Historical Value		No
Contextual Value		No
	A property may be designated under Section 29 of the Ontario Heritage Act if it meets one of more of the above criteria. Ontario Regulation 09/06	

Design or Physical Value		
Architecture Is the property a rare, unique, representative, or early example of a style, type, expression, material, or construction method?	YES ☐	NO ☒
5508 Frontier Road is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. Although it may have had potential to yield information or elements that may have construed the subject property as an early twentieth century example of a farm complex, previous alterations and interventions have significantly deteriorated the potential cultural heritage value of the subject property.		
Craftsmanship/Artistic merit Does the property display a high degree of craftsmanship or artistic merit?	YES ☐	NO ☒
5508 Frontier Road does not demonstrate a high degree of craftsmanship or artistic merit. Previous interventions have significantly deteriorated any potential craftsmanship or artistic merit of the subject property to the present condition.		
Technical/Scientific merit Does the property demonstrate a high degree of technical or scientific achievement?	YES ☐	NO ☒
5508 Frontier Road does not demonstrate any degree of technical or scientific merit. It demonstrates a common construction method and retains no elements of technical or scientific merit.		

Summary

The residential dwelling located at 5508 Frontier Road, City of Ottawa, was constructed between 1914 and 1916 by Aldage Laniel.[1]

The dwelling is a one-and-a-half storey, wood frame structure. The rectangular plan building is built on a foundation of unknown material (parged with concrete) over a crawlspace. An addition has been constructed at the rear of the main structure. The dwelling is clad in wooden tongue and groove siding that is painted white, with the end boards painted green. The wooden siding is in a significant state of deterioration. The north elevation, the north corner of the façade and the west (rear) elevation are clad in insulated panels.

The peak of the gable roof is located on the façade of the dwelling. The roof is clad in sheet metal. A shingle stack, concrete block chimney is located at the rear of the dwelling, rising out of the rear addition. The façade is two bays wide, with the main entrance door located in the southern bay and a two-sash window located in the northern bay. All of the windows in the structure are modern inserts. The main entrance is covered by a gable roof porch, supported by unadorned posts and plain balustrade, with a concrete step. The pediment of the gable is sloped and without detail. A side enclosed porch, off of the dining room, is constructed of wood with a shed roof. However no glass remains in the window frames. Built on concrete blocks, the stability of the side porch is questionable.

[1] Aldage Laniel's name is spelled a variety of ways in the former Cumberland Township's Tax Assessment Rolls. Spellings include, "Aldridge Lanniel," Eldege Lanniel," "Eldege Larriel," "Aldage Lennish," "Adilard Laniel," and "Aldige Lanniel." Due to the close nature of this variety of spellings, it is understood that these refer to the same individual.

An oil tank is located on the exterior of the dwelling at its southeast corner.

The interior of 5508 Frontier Road was also examined, which revealed a significant amount of settling and cracking. Many interior walls are bowing. The crawlspace was not accessed, however is possible to access this space from the interior of the structure and the façade.

The dwelling is set back from Frontier Road with a single-lane gravel driveway to access the subject property. Vegetation located along the road screens the subject property, as well as views of the subject property from Highway 417. A well is located in the front yard.

The subject property constitutes the remnants of a farm complex. The principal barn appears to have been demolished sometime between 1991 and 1999. Many of the other outbuildings associated with the subject property appear to have significantly degraded during that period as well. An insulbrick-clad garage with a gable roof clad in metal is located to the immediate southwest of the main structure. The garage features barn-style doors. Only small portions of a suspected drive shed remain and what is believed to be a former pig barn is located to the southernmost edge of the former farmstead complex of buildings is in a state of disrepair. A portion of that structure is clad in wooden shingles and features a patterned metal roof. Some metal siding is located on the southern elevation and partially on the eastern elevation (western elevation unknown). The fields surrounding 5508 Frontier Road have retracted and re-naturalized visibly since 1976. Although the fields are still cultivated, there does not appear to be any function or use of the outbuildings, which has resulted in the present state of disrepair.

5508 Frontier Road does not demonstrate physical or design value. Although it may have had potential to yield information or elements that may have construed the subject property as an early twentieth century example of a farm complex, previous alterations and interventions have significantly deteriorated the potential cultural heritage value of the subject property.

Sources

City of Ottawa Archives, former Cumberland Township Tax Assessment Rolls, 1911-1943.
City of Ottawa, GeoOttawa. 1976, 1991, 1999.
Former Cumberland Township, County of Russell land registry records.
NAPL A9555-012 (1945).
NAPL A18649-023 (1964).
NAPL A23191-224 (1973).
NAPL A31016-122 (1975).
NAPL A26468-227 (1984).

Historical and Associative Value

Date of Construction (Factual/Estimated)	Circa 1915
Historical Associations Does the property have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community?	YES ☐ NO ☒

5508 Frontier Road does not have any known direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community. The subject property is isolated and has no strong associations with any community.

Community History Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	YES ☐	NO ☒
5508 Frontier Road does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture. Farming activities in the area have significantly declined since the mid-twentieth century, including cultivation of the subject property. There are other properties in surrounding areas that more comprehensively demonstrate information that contributes to an understanding of the community, such as the farm complex located at 9341 Mitch Owens Road (listed on the City of Ottawa Heritage Register).		
Representative Work Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?	YES ☐	NO ☒
5508 Frontier Road does not demonstrate or reflect the work or ideas of an architect, artist, building, designer, or theorist who is significant. The dwelling located on the subject property was not designed by an architect and is pragmatic in design.		

Summary

The subject property is located in the East ½ of Lot 23, Concession XI of the former Cumberland Township. Lot 23, Concession XI of the former Cumberland Township, County of Russell, was first granted by the Crown to Andrew Gault in 1855 (Inst. 394). The grant included 224 acres of land. The property was granted in 1872 to James Boyed (Inst. 893). In 1883, Ellen Keays acquired 200 acres of the lot, and deeded it to R. M. Scott in the same year (Inst. 2024). Ownership of the lot returned to Andrew Gault in 1885. A portion of the land registry information is illegible; selected tax assessment records for the former Cumberland Township were consulted between 1911 and 1943.

A review of available historical mapping for the former Cumberland Township confirms that the subject property was not developed in the nineteenth century (Figure E1). The Census Map (1841), the Walling Map (1861), and *Illustrated Historical Atlas of the County of Carleton* (1881) were reviewed and identified no structure present on the subject property. The review of historical mapping identified a lack of roads in the vicinity of the subject property, which may have contributed to its relatively late settlement.

Prior to 1911, Lot 23 was divided into east and west halves of 100 acres each. H. Johnston, of the former Metcalfe Township, owned the East Half and David Gratton owned the West Half. Tax assessment records for 1911 indicate that Johnston's property was wooded with no buildings. The assessed value was $600. In 1912, Aldage Laniel acquired the subject property from Johnston and began clearing land (Inst. 10911). By 1914, 15 acres had been cleared but Laniel had not yet constructed a building on the subject property. In 1916, tax assessment records indicate that Laniel had cleared an additional 35 acres of land and constructed a building worth $200. Therefore, the dwelling located at 5508 Frontier Road was constructed circa 1915.

Typically, rapid increases in value in tax assessments indicate the construction of a dwelling or improvement of land, such as clearing woodlot for cultivation. There are no rapid increases in value for the East ½ of Lot 23, Concession XI of the former Cumberland Township between 1918 and 1943. This corroborates with the analysis of the 1945 air photograph, in which the present dwelling located at 5508 Frontier Road is identifiable (Figure E2).

In 1954, the property was granted to Roger Laniel, the heir of Aldage Laniel (Inst. 19971). He

granted it to Donat Goyette in 1960 (Inst. 7714B), who also owned Lot 22, Concession XI of the former Cumberland Township. Goyette transferred the eastern half of the property, with some exceptions, to the National Capital Commission in1975 (Inst. 47680). In 1990, the eastern half of the property, with some exceptions, was transferred to Walter Hill (Inst. 129466).

The present tenant stated that she had lived at 5508 Frontier Road for the previous 18 years, beginning her tenancy in 1995.

5508 Boundary Road does not demonstrate historical or associative value.

Sources

City of Ottawa Archives, former Cumberland Township Tax Assessment Rolls, 1911-1943.
City of Ottawa, GeoOttawa. 1976, 1991, 1999.
Former Cumberland Township, County of Russell land registry records.
NAPL A9555-012 (1945).
NAPL A18649-023 (1964).
NAPL A23191-224 (1973).
NAPL A31016-122 (1975).
NAPL A26468-227 (1984).

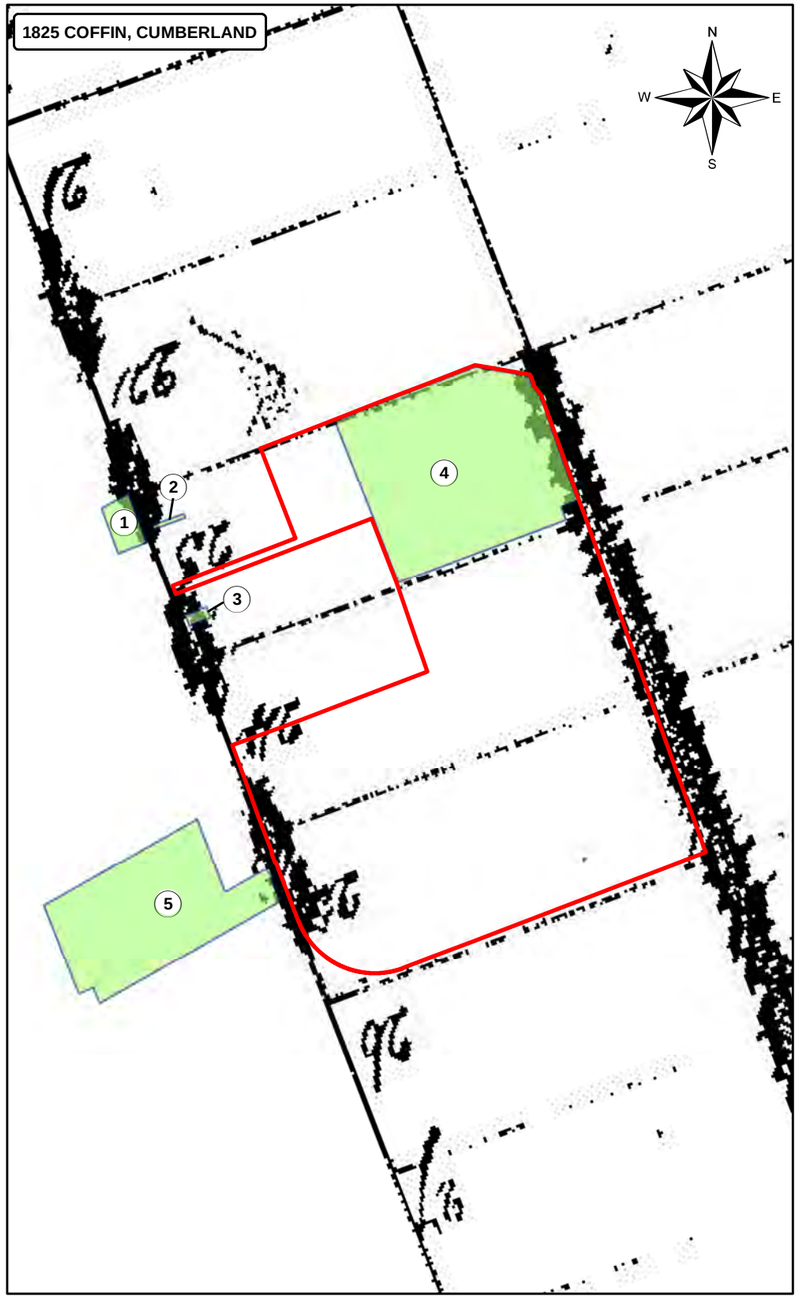
Contextual Value

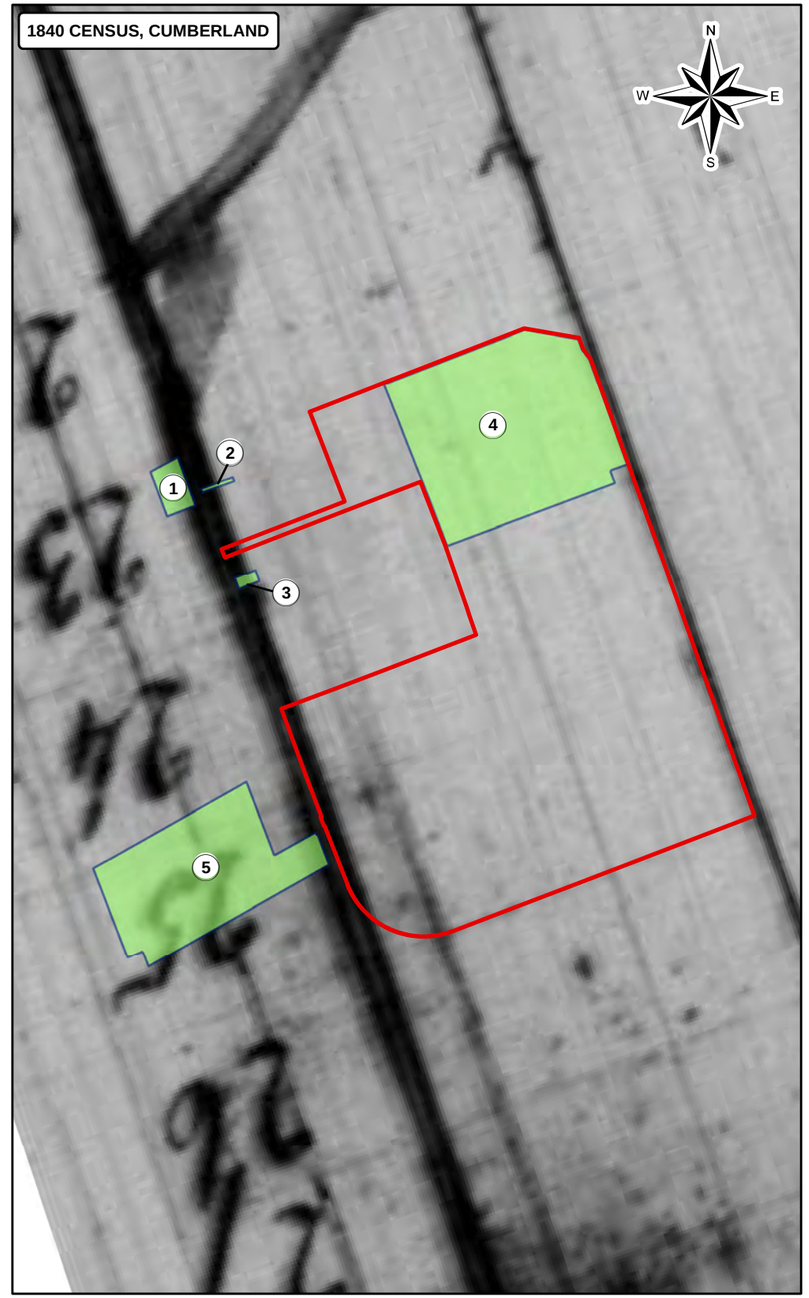
5508 Frontier Road, Geo-Ottawa (2011).

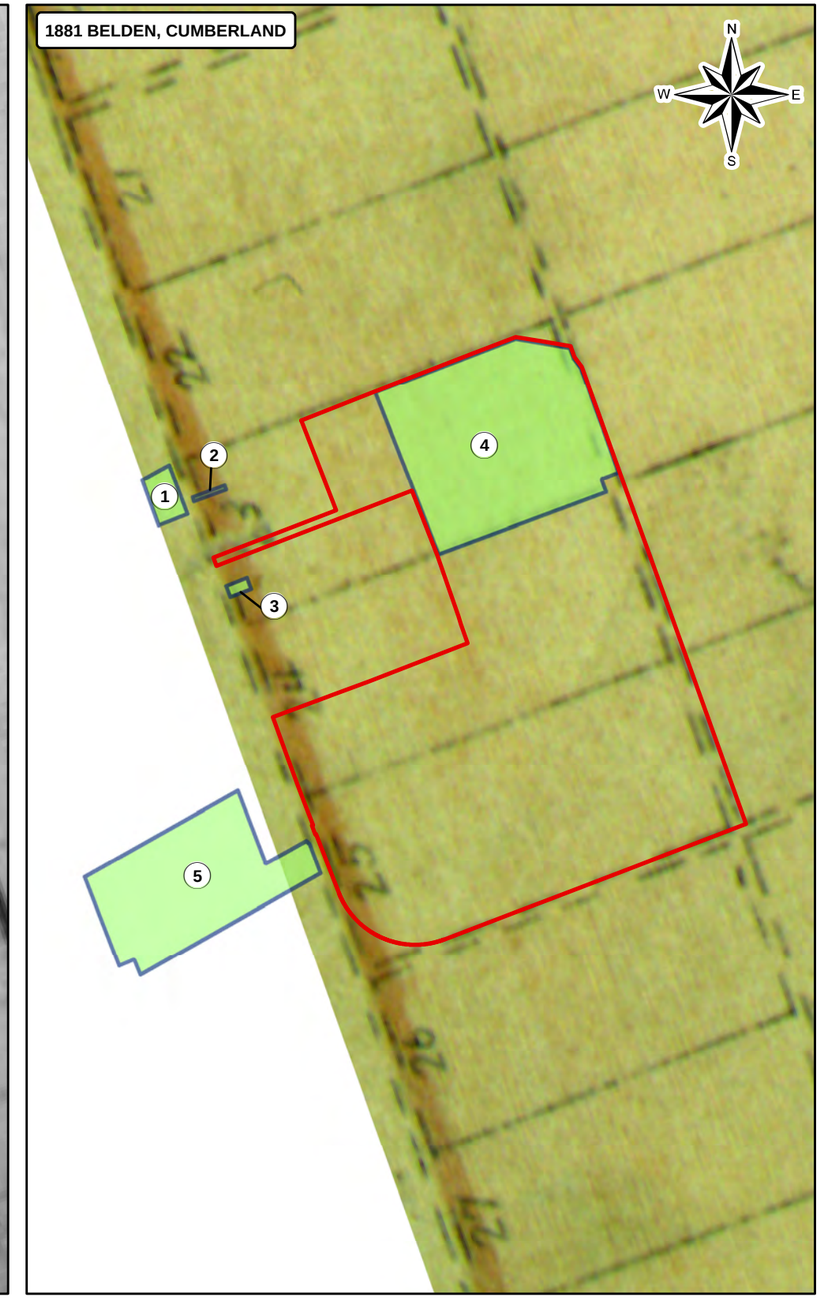
Community Character Is the property important in defining, maintaining, or supporting the character of the area?	YES	NO
	☐	☒

The subject property has no strong associations with any community and is isolated. The area was formerly agricultural in use, and the residential dwelling at 5508 Frontier Road was constructed as a farm house, circa 1915. However, following the demolition of the barn, this context has been lost. Other outbuildings are in a state of disrepair and neglect. The character of 5508 Frontier Road, therefore, does not support, maintain, or define the contemporary context of the surrounding area.

Context Is the property physically, functionally, visually or historically linked to its surroundings?	YES ☐	NO ☒
The area surrounding 5508 Frontier Road is in transition. Historical research has identified agricultural and rural uses for the area, including the subject property. A shift to industrial and commercial activities in the area took place during the later twentieth century. While the construction of 5508 Frontier Road dates from the agricultural period of the area. More recent development has resulted in a negative impact on its potential contextual value. Frontier Road was severed by the development of Highway 417 in the 1960s. The historic landscape of 5508 Frontier Road was formerly occupied by other farmsteads. However, these have been demolished or disappeared from the landscapes. Since 1976, when the entire area surrounding 5508 Boundary Road was in agricultural production, the context has completely shifted to a much more isolated and stratified context dominated by commercial/industrial development.		
Landmark Is the property a landmark?	YES ☐	NO ☒
5508 Frontier Road is not a landmark.		
Summary		
5508 Frontier Road does not have strong associations with any community and is severely isolated. Located at the dead end of Frontier Road, the subject property may be connected to a former agricultural landscape. However, since 1976, interventions have had a significant negative impact on the potential contextual value of 5508 Frontier Road. The present character of the subject property does not support the commercial/industrial character of the surrounding area, and the demolition of former barns diminishes the potential to associate the subject property with the rural/agricultural heritage of the area. It is not a landmark. A site visit was conducted on January 22, 2013 and September 3, 2013 to verify this information. 5508 Frontier Road does not demonstrate contextual value.		







LEGEND

- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE
- PROPERTY BOUNDARY

1. 5384 BOUNDARY ROAD
2. 5409 BOUNDARY ROAD
3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

400 200 0 400

SCALE 1:20,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

1825 COFFIN, CUMBERLAND - NATIONAL ARCHIVES CANADA, NMC0003425.
1840 CUMBERLAND TOWNSHIP CENSUS MAP.
1881 BELDEN, PRESCOTT-RUSSELL, CUMBERLAND TOWNSHIP.
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT

ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

TITLE

CUMBERLAND TOWNSHIP HISTORICAL MAPS

Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
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GIS	BR	SEPT. 2013		
CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

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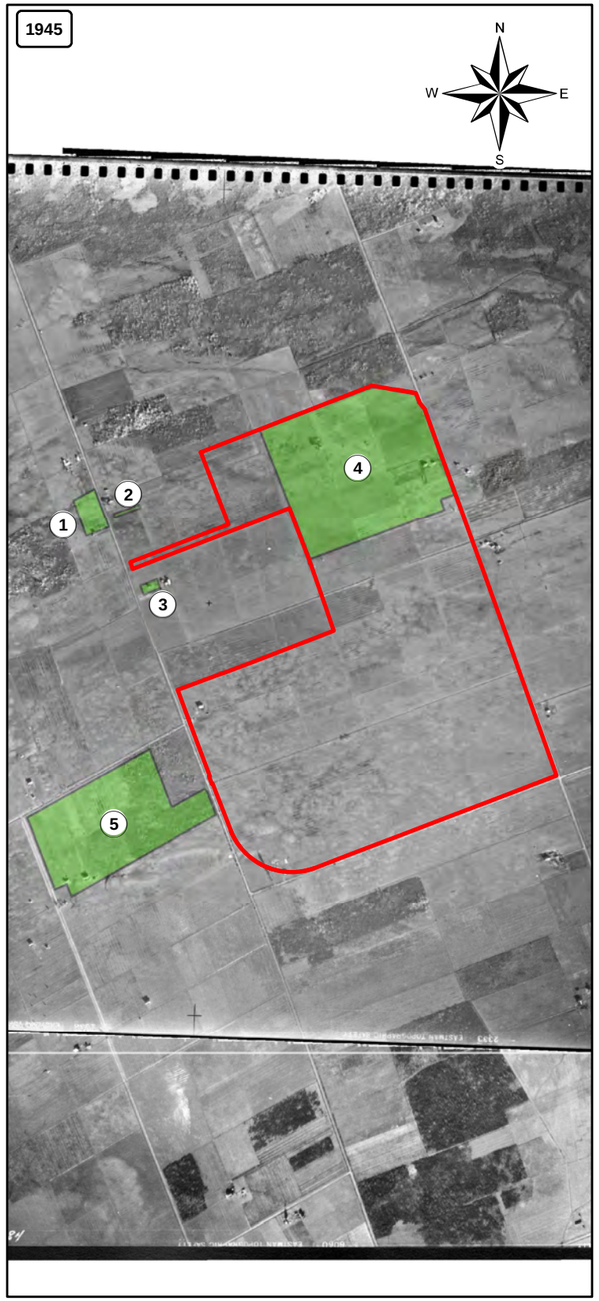

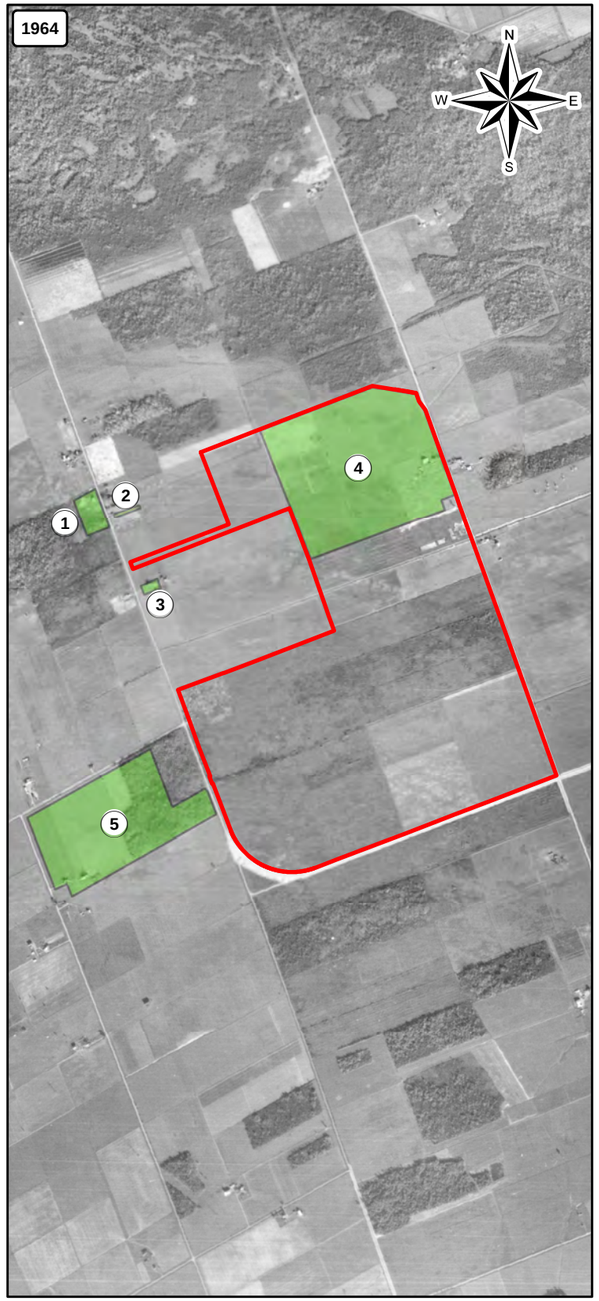

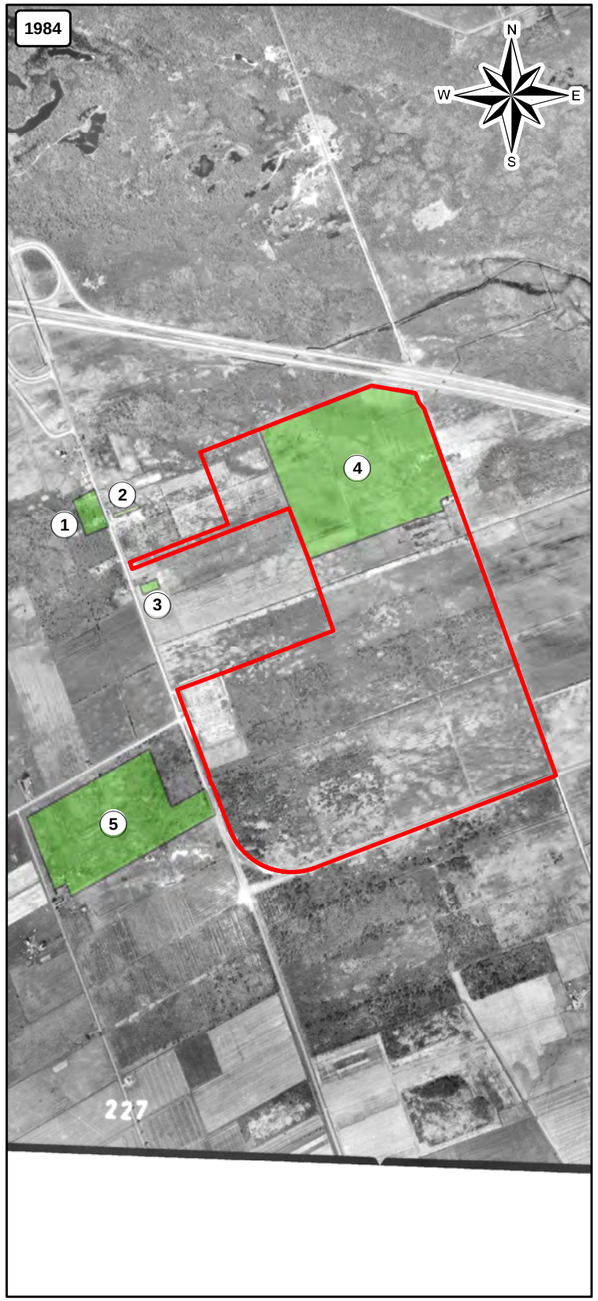

LEGEND

- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE
- PROPERTY BOUNDARY

1. 5384 BOUNDARY ROAD
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3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

500 250 0 500

SCALE 1:25,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

AERIAL PHOTOS:
1945: NAPL #A9611_084 – DATES TO 1945-10-30, SCALE 1:15 000.
1964: NAPL #A18649_023 – DATES TO 1964-10-08, SCALE 1:35 000.
1973: NAPL #A23191-224 - DATES TO 1973.
1984: NAPL #A26469_227 – DATES TO 1984-05-21, SCALE 1:25 000.
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT
ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

TITLE
AIR PHOTOS

Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
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CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

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This appendix provides supplementary photographs of 5508 Frontier Road (Site 4).

Site	Photo Number	Photograph	Comment	Date
4	4-001		Façade of 5508 Frontier Road	September 3, 2013
4	4-002		Façade of 5508 Frontier Road	January 22, 2013
4	4-003		View of façade and south elevation of 5508 Frontier Road	September 3, 2013
4	4-004		View of façade and north elevation of 5508 Frontier Road	September 3, 2013

Site	Photo Number	Photograph	Comment	Date
4	4-005		View of north elevation of 5508 Frontier Road	September 3, 2013
4	4-006		View of north and west elevations of 5508 Frontier Road	September 3, 2013
4	4-007		View of west and south elevations of 5508 Frontier Road	September 3, 2013
4	4-008		South elevation of 5508 Frontier Road	September 3, 2013

Site	Photo Number	Photograph	Comment	Date
4	4-009		Rear addition and original west elevation of 5508 Frontier Road	September 3, 2013
4	4-010		Void in foundation suggesting point of access to crawl space from façade of 5508 Frontier Road	September 3, 2013
4	4-011		Condition of the concrete parged foundation at the southwest corner of the structure at the rear addition of 5508 Frontier Road	September 3, 2013
4	4-012		Deteriorated condition of wooden siding as well as stairs to enclosed porch on south elevation	September 3, 2013

Site	Photo Number	Photograph	Comment	Date
4	4-013		Existing structural support for enclosed porch on south elevation	September 3, 2013
4	4-014		Existing condition of wooden siding at the southeast corner of the structure at 5508 Frontier Road	September 3, 2013
4	4-015		Detail of the existing condition of the front porch at 5508 Frontier Road	September 3, 2013

Site	Photo Number	Photograph	Comment	Date
4	4-016		Evidence of settling and cracking in the in interior of 5508 Frontier Road	September 3, 2013
4	4-017		Evidence of cracking in the interior of 5508 Frontier Road	September 3, 2013
4	4-018		Evidence of bowing and previous alterations in the interior of 5508 Frontier Road	September 3, 2013

Site	Photo Number	Photograph	Comment	Date
4	4-019		Garage located at 5508 Frontier Road	September 3, 2013
4	4-020		Former barnyard of 5508 Frontier Road	September 3, 2013
4	4-021		View looking north towards dwelling at 5508 Frontier Road, also showing outbuildings and vegetation	September 3, 2013
4	4-022		Remaining portion of the what is believed to be the former drive shed at 5508 Frontier Road, showing east and north elevation	September 3, 2013

Site	Photo Number	Photograph	Comment	Date
4	4-023		Remaining portion of the what is believed to be the former drive shed at 5508 Frontier Road, showing south elevation	September 3, 2013
4	4-024		Suspected former pig barn located at 5508 Frontier Road (north elevation)	September 3, 2013
4	4-025		East elevation of what is believed to be the former pig barn located at 5508 Frontier Road	September 3, 2013
4	4-026		Farm fields at 5508 Frontier Road	September 3, 2013

Site	Photo Number	Photograph	Comment	Date
4	4-027		Looking north towards Highway 417 from 5508 Frontier Road	September 3, 2013
4	4-028		Looking west into interior of farm lot. Note: ditch adjacent to trail	September 3, 2013

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APPENDIX F

1129 Blackcreek Road Cultural Heritage Evaluation

December 2014
Report No. 12-1125-0045-4500

HERITAGE SURVEY AND EVALUATION FORM		Prepared By:	Kyle Gonyou & Marcus Létourneau
		Month/Year:	September 2013
Address	1129 Blackcreek Road, Ottawa, K0A 1V0	Building name	
Construction date	Before 1945	Original owner	Patrick Green

1129 Blackcreek Road (September 3, 2013)

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value		No
Historical Value		No
Contextual Value		No
	A property may be designated under Section 29 of the Ontario Heritage Act if it meets one of more of the above criteria. Ontario Regulation 09/06	

Design or Physical Value		
Architecture Is the property a rare, unique, representative, or early example of a style, type, expression, material, or construction method?	YES ☐	NO ☒
1129 Blackcreek Road is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. There are many Ontario Cottage–style structures in the region, many of which can be considered rare, unique, representative, or early examples of the style.		
Craftsmanship/Artistic merit Does the property display a high degree of craftsmanship or artistic merit?	YES ☐	NO ☒
1129 Blackcreek Road is believed to not demonstrate a high degree of craftsmanship or artistic merit.		
Technical/Scientific merit Does the property demonstrate a high degree of technical or scientific achievement?	YES ☐	NO ☒
1129 Blackcreek Road does not demonstrate a high degree of technical or scientific merit. It demonstrates what is believed to be a common construction method and is not believed to retain any elements of technical or scientific method.		

Summary

The dwelling located at 1129 Blackcreek Road is a one-and-a-half storey, rectangular plan structure. It reflects the Ontario Cottage style, which was pervasive in pre-Confederation Ontario. However, it appears that the principal façade was designed to face Mitch Owens Road, which is the north elevation. Today, the façade is the west elevation which articulates the gable end of the structure. It is not clear if the north elevation was the historic point of access to the property. Historic aerial photography circa 1945 indicates access to the subject property from Blackcreek Road to the west elevation.

Nevertheless, the dwelling located at 1129 Blackcreek Road demonstrates elements of the Ontario Cottage style. The gable roof features a gable dormer located on the centre of the north slope of the roof. The roof is presently clad in sheet metal, with a boxed soffit and plain fascia. Twin single stack chimneys are located inside the structural envelope of the building, centred at the east and west ends of the structure. The west chimney is constructed of red brick and appears to be capped. The east chimney appears to be parged with concrete and features a steel vent cap. The building is clad in horizontal white siding on the lower portion, with mint green siding located in the west-end gable. An enclosed wrap-around porch is located to the west and rear, with a hipped roof. The enclosed porch is clad in siding as well, with modern windows and single leaf door for access. An addition is located to the east of the main structure, with garage space. A vestibule attachment was added to the north elevation of the structure sometime in the 1990s. Two outbuildings are located to the east of the main structure.

Although once cultivated, the land surrounding the residential dwelling is no longer used in agricultural production. It is scrub land, with the clay soil supporting shrubs and other brush. This vegetation significantly obscures the visibility of the residential dwelling from Blackcreek Road, Boundary Road, and Mitch Owens Road.

1129 Blackcreek Road does not sufficiently demonstrate physical or design value. There are many more significant examples of Ontario Cottages in the region. The residential dwelling is significantly screened by existing vegetation.
Sources
City of Ottawa, GeoOttawa. 1976, 1991, 1999. Former Osgoode Township, County of Russell land registry records. NAPL A9555-012 (1945). NAPL A18649-023 (1964). NAPL A23191-224 (1973). NAPL A31016-122 (1975). NAPL A26468-227 (1984).

Historical and Associative Value	
Date of Construction (Factual/Estimated)	Before 1945
Historical Associations Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?	YES ☐ NO ☒
1129 Blackcreek Road does not have any direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	
Community History Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	YES ☐ NO ☒
1129 Blackcreek Road does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture. Farming activities in the area have significantly declined since the mid-twentieth century, including cultivation of the subject property. There are other properties in surrounding areas that more comprehensively demonstrate information that contributes to an understanding of the community, such as the farm complex located at 9341 Mitch Owens Road (listed on the City of Ottawa Heritage Register).	
Representative Work Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?	YES ☐ NO ☒
1129 Blackcreek Road does not demonstrate or reflect the work or ideas of an architect, artist, building, designer, or theorist who is significant. The dwelling located on the subject property was not designed by an architect and is pragmatic in design.	
Summary	
The subject property is located in Lot 1, Concession XI of the former Osgoode Township. Lot 1, Concession XI of the former Osgoode Township, County of Carleton, was first granted by the Crown to Patrick Green in 1862. P. Green appears on the subject property on the H. Belden & Co. *Illustrated Historic Atlas of the County of Carleton* (1879) (Figure F1). The property remained in the Green family until Mary Green sold it to William Scarf *et at* (Inst. OS 3451). The property was sold to David Herrington in 1889 (Inst. OS 7925). In 1903,	

Herrington sold the property to Albert Switzer (Inst. OS12115).

In 1919, that property was deeded to the Solider Settlement Board of Canada. At the resolution of the Second World War in 1945, the Director of Solider Settlement (formerly the Solider Settlement Board of Canada) granted the property to John E. Grub. In 1946, Grub granted the property to the Director of the Veterans Land Act (Inst. OS 7946). In 1965, Grub acquired the property, again. Grub subdivided a portion of the property into smaller parcels. It appears that some portions of the property were subdivided in the 1970s to allow for development.

Upon Grub's death in 1985 the property was granted to Marco, Guilio, and Angela Pagani, who sold the property (save for 5R-1989 and Pt. 2 on 5R-3894) to 752335 Ontario Inc. In 1992, 752335 Ontario Inc. transferred Pt. 2 on 5R-13558 to Thomas Daniel MacDonald. MacDonald subsequently entered into agreements with the former Township of Osgoode (1992; Inst. N620C9) and Stanley McLinton (1993; Inst. N512821).

Efforts were undertaken to investigate former Osgoode Township records at the City of Ottawa Archives. Unfortunately, due to conservation reasons, tax assessment records were not available for consultation. Analysis of available air photographs indicate that the present structure was built on the subject property prior to 1945 and remains to present (Figure F2).

1129 Blackcreek Road is not believed to demonstrate historical or associative values.

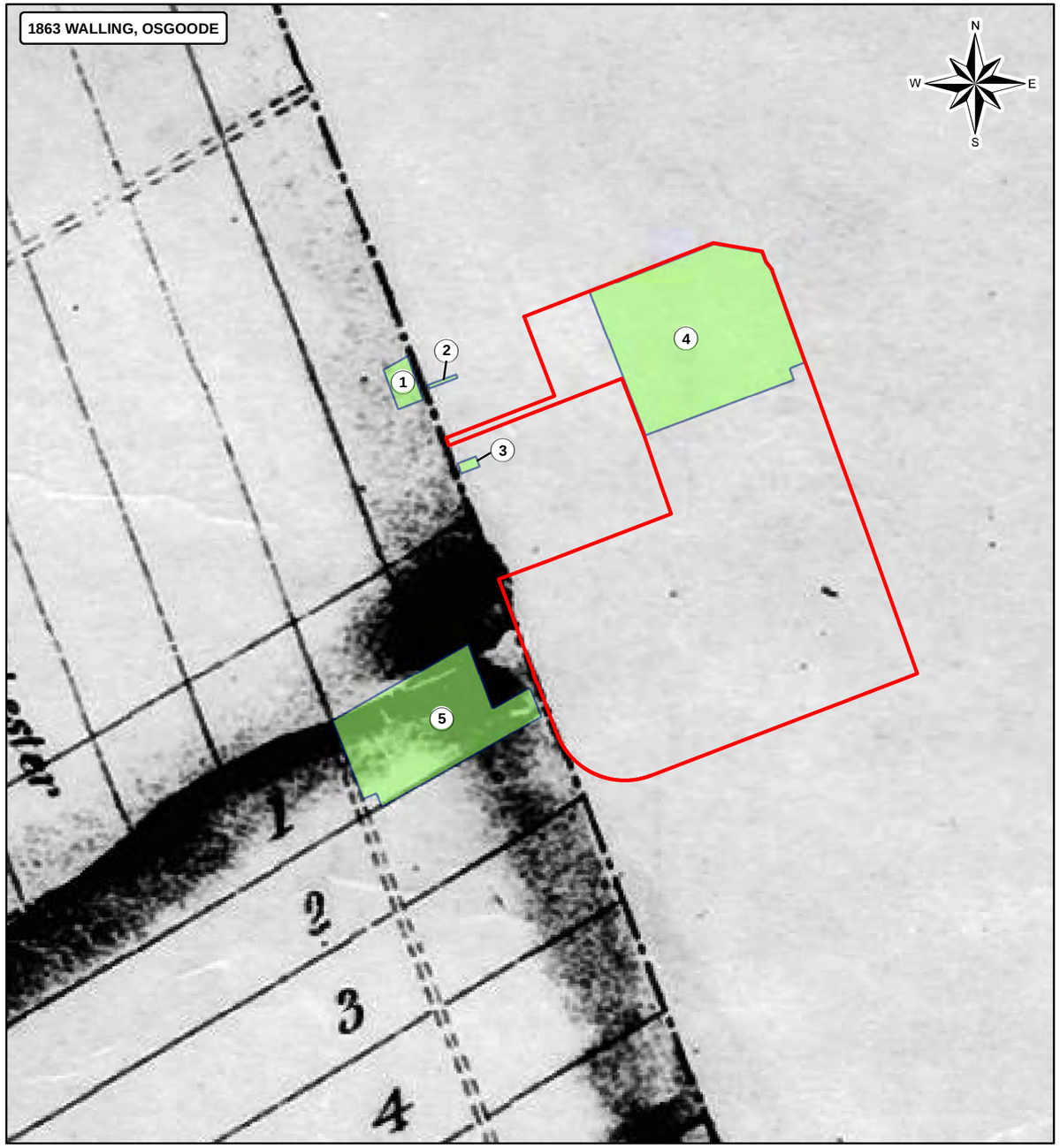
Sources

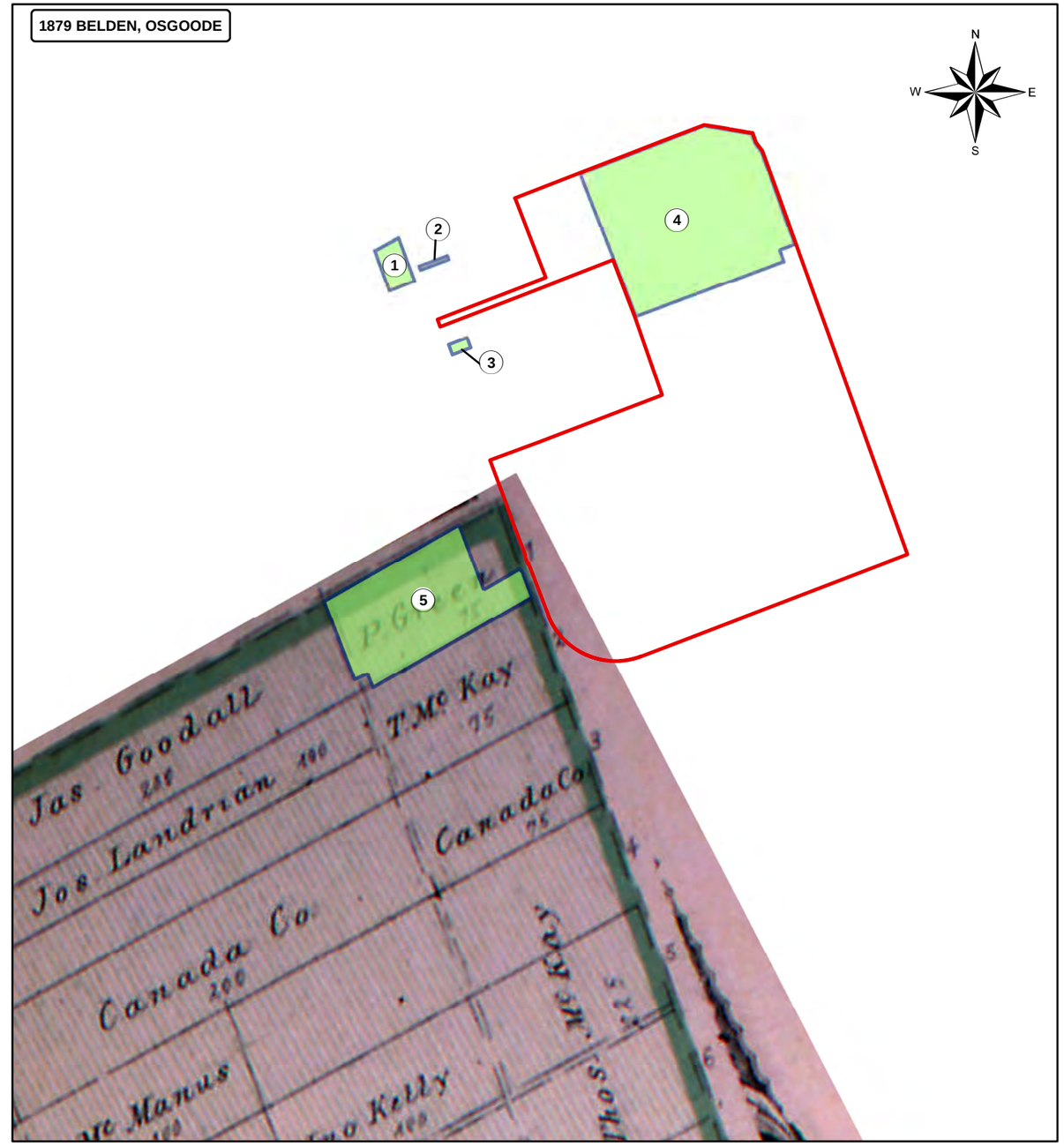
City of Ottawa, GeoOttawa. 1976, 1991, 1999.
Former Osgoode Township, County of Russell land registry records.
NAPL A9555-012 (1945).
NAPL A18649-023 (1964).
NAPL A23191-224 (1973).
NAPL A31016-122 (1975).
NAPL A26468-227 (1984).

Contextual Value

1129 Blackcreek Road, Geo-Ottawa (2011).

Community Character Is the property important in defining, maintaining, or supporting the character of the area?	YES ☐	NO ☒
The part of the subject property that falls within the study area is to the extreme east of the site. Previously, the subject property had been subdivided into smaller parcels; a smaller portion of the original lot remains accessible from Boundary Road. All of the pre-1973 potential cultural heritage resources are found to the extreme western boundary of the subject property, fronting onto Blackcreek Road. The length of the subject property is approximately 750 metres from Boundary Road to Blackcreek Road. The character on Boundary Road is substantially different than that of the character on Blackcreek Road. While the farmhouse and associated outbuildings are complimentary to the context on Blackcreek Road, they are substantially divorced from the context on Boundary Road. While the buildings fronting Blackcreek Road could be seen as demonstrating some potential cultural heritage value to the overall community character of Blackcreek Road, they are one of many similar farm complexes located in the City of Ottawa and play only a supporting role in the overall character of Blackcreek Road.		
Context Is the property physically, functionally, visually or historically linked to its surroundings?	YES ☐	NO ☒
The character on Boundary Road is substantially different than that of the character on Blackcreek Road. While the farmhouse and associated outbuildings are complimentary to the rural/agricultural context on Blackcreek Road, they are substantially divorced from the context on commercial/industrial Boundary Road. The original, or historic, context of 1129 Blackcreek Road has therefore significantly changed.		
Landmark Is the property a landmark?	YES ☐	NO ☒
1129 Blackcreek Road is not a landmark.		
Summary		
Located at the crux of the former Osgoode, Gloucester, and Cumberland Townships, it is difficult to identify contextual value of 1129 Blackcreek Road. The context of the area along Boundary Road has significantly changed and become a commercial/industrial centre. Whereas, the context along Blackcreek Road has remained primarily agricultural in nature, with some estate lot development. These two areas are significantly different. While the buildings fronting Blackcreek Road could be seen as demonstrating some potential cultural heritage value to the overall context of Blackcreek Road, they are one of many similar farm complexes located in the City of Ottawa and play only a supporting role in the overall character of Blackcreek Road. This, in and of itself, when considered with the existing vegetative screening that surrounds the structures, is not sufficient to warrant designation under the *Ontario Heritage Act*. A site visit was conducted on January 22, 2013 and September 3, 2013 to verify this information. 1129 Blackcreek Road does not demonstrate contextual value.		





LEGEND

- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE
- PROPERTY BOUNDARY

1. 5384 BOUNDARY ROAD
2. 5409 BOUNDARY ROAD
3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

400 200 0 400

SCALE 1:20,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

1863 WALLING EAST CARLETON NMC-43061-21.
BELDEN, CARLETON COUNTY, OSGOODE TWP, 1879
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

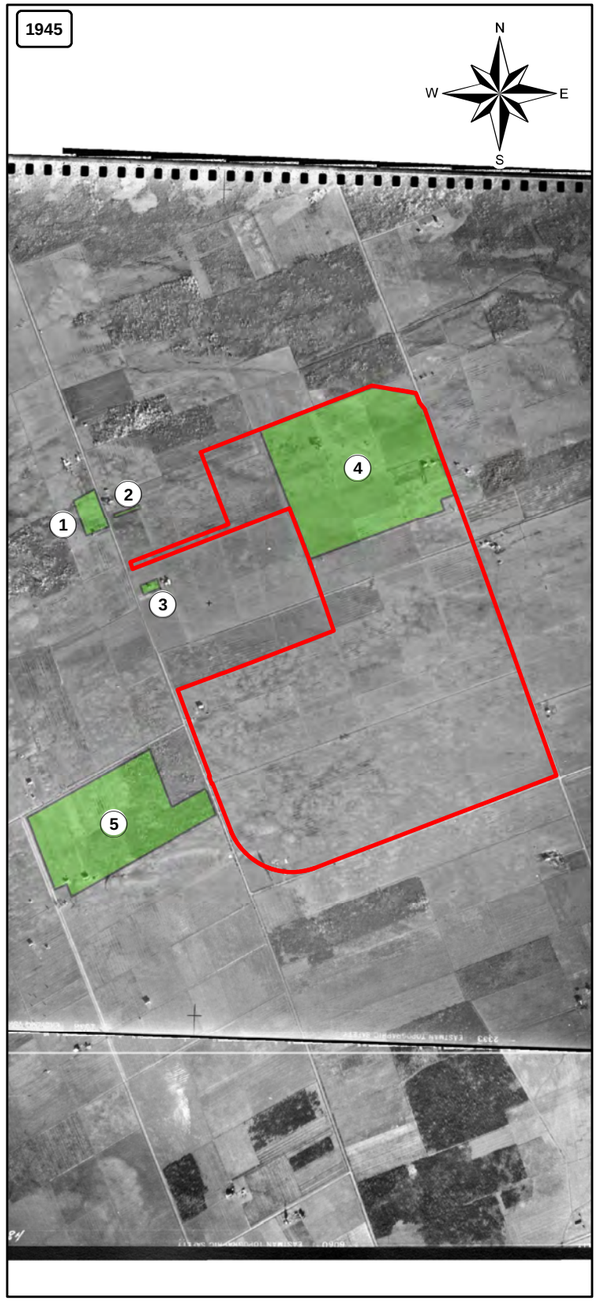
PROJECT
ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

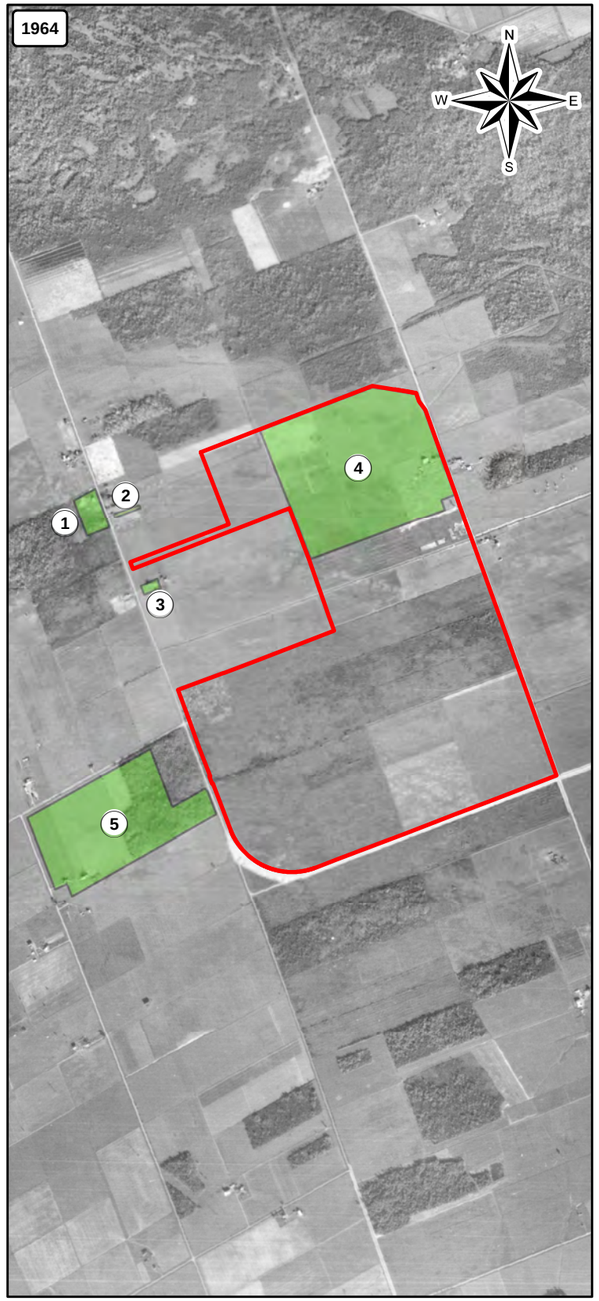
TITLE
OSGOODE TOWNSHIP HISTORICAL MAPS

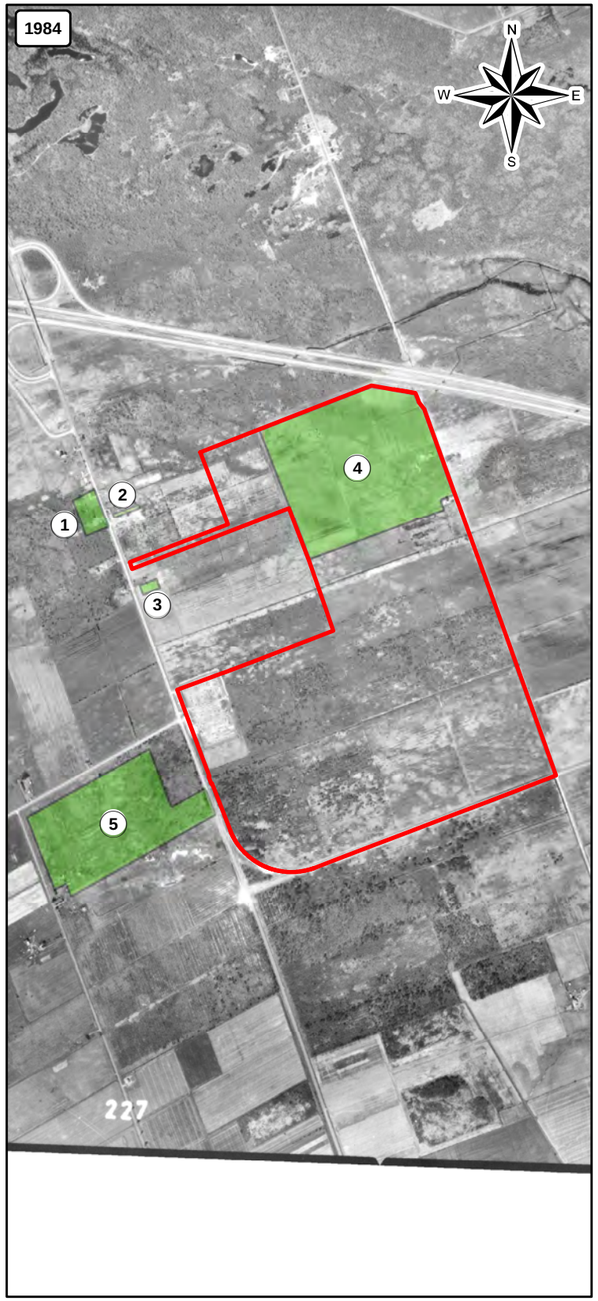
Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
DESIGN	KG	SEPT. 2013	FIGURE F1	
GIS	BR	SEPT. 2013		
CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

Path: N:\Active\Spatial_IM\Miller_Paving_Ltd\CRRRC\GIS\MXDs\12-1125-0045\Reporting\Phase2000\Task 0160\1211250045-2000-0160-F1.mxd







LEGEND

- PRE-1973 POTENTIAL CULTURAL HERITAGE RESOURCE
- PROPERTY BOUNDARY

1. 5384 BOUNDARY ROAD
2. 5409 BOUNDARY ROAD
3. 5507 BOUNDARY ROAD
4. 5508 BOUNDARY ROAD
5. 1129 BLACKCREEK ROAD

500 250 0 500

SCALE 1:25,000 METRES

NOTE

THIS FIGURE IS TO BE READ IN CONJUCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT

REFERENCE

AERIAL PHOTOS:
1945: NAPL #A9611_084 – DATES TO 1945-10-30, SCALE 1:15 000.
1964: NAPL #A18649_023 – DATES TO 1964-10-08, SCALE 1:35 000.
1973: NAPL #A23191-224 - DATES TO 1973.
1984: NAPL #A26469_227 – DATES TO 1984-05-21, SCALE 1:25 000.
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 18

PROJECT
ENVIRONMENTAL ASSESSMENT OF THE CAPITAL REGION RESOURCE RECOVERY CENTRE

TITLE
AIR PHOTOS

Golder Associates
Ottawa, Ontario

PROJECT No. 12-1125-0045			SCALE AS SHOWN	REV. 0
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GIS	BR	SEPT. 2013		
CHECK	ML	AUG. 2014		
REVIEW	HJD	AUG. 2014		

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This appendix provides supplementary photographs of 1129 Blackcreek Road (Site 5).

Site	Photo Number	Photograph	Comment	Date
5	5-001		View of 1129 Blackcreek Road from the road	September 3, 2013
5	5-002		Context of 1129 Blackcreek Road	September 3, 2013
5	5-003		View of northern elevation of 1129 Blackcreek Road	September 3, 2013

Site	Photo Number	Photograph	Comment	Date
5	5-004		Looking southeast towards 1129 Blackcreek Road	September 3, 2013
5	5-005		Looking southeast towards 1129 Blackcreek Road	September 3, 2013

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Africa	+ 27 11 254 4800
Asia	+ 86 21 6258 5522
Australasia	+ 61 3 8862 3500
Europe	+ 356 21 42 30 20
North America	+ 1 800 275 3281
South America	+ 56 2 2616 2000

solutions@golder.com
www.golder.com

Golder Associates Ltd.
683 Innovation Drive, Unit
Kingston, Ontario, K7K 7E6
Canada
T: +1 (613) 542 0029

Golder Associates