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A by-law of The Corporation of the City of Ottawa to designate 38-54 Elgin Street to be of historic or architectural value or interest.

WHEREAS The Ontario Heritage Act, 1974, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Ottawa has caused to be served upon the owner of the lands and premises known as 38-54 Elgin Street, more particularly described in Schedule "A" hereto, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in The Ottawa Citizen newspaper having a general circulation in the City of Ottawa, once a week for three consecutive weeks, namely on November 30th, December 7th and December 14th, 1977;

AND WHEREAS the reasons for the designation are set out as Schedule "B" hereto;

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

THEREFORE the Council of The Corporation of the City of Ottawa enacts as follows:

1. There is designated as being of historic or architectural value or interest the real property, more particularly described in Schedule "A" hereto, known as 38-54 Elgin Street.

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property described in Schedule "A", and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having a general circulation in the City of Ottawa.

4. The schedules attached hereto and marked Schedule "A" and Schedule "B" form part of this by-law and all notations, references and other information contained therein shall be as much a part of this by-law as if all the matters and information set forth by the said schedules were all fully described herein.

GIVEN under the corporate seal of the City of Ottawa
this ...15th... day ofMarch..... 1978.

(SGD.) R. F. PEPPER

Deputy CITY CLERK

(SGD.) MARION DEWAR

ACTING MAYOR



SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Ottawa, in the County of Carleton being composed of Lots Numbers Twenty-eight (28) and Twenty-nine (29) on the North side of Queen Street numbering Eastward, and a part of Lot Twenty-eight (28) on the South side of Sparks Street numbering Eastward, all as shown on a plan prepared by James D. Slater, P.L.S., dated 20th March, 1863, and registered in the Registry Office for the City of Ottawa as Number 3922, which said property may be more particularly described as follows:-

COMMENCING at a point in the Easterly boundary of the said Lot Twenty-eight (28) South Sparks Street numbering Eastward as shown on the said Plan 3922 at a distance of Twenty-six and Seventy One Hundredths feet (26-70/100') Northerly measured along said Easterly Boundary from the South-east angle of the said Lot Twenty-eight (28) South Sparks Street, the said point of commencement being also the South-east angle of that part of said Lot Twenty-eight (28) heretofore owned by the Estate of H. M. Davidson;

THENCE Westerly at right angles with the West side of Elgin Street and along the Southerly boundary of the lands heretofore owned by the said H. M. Davidson a distance of Fifty-one feet Four inches (51'4") more or less to its point of intersection with the Southerly boundary of the said Lot Twenty-eight (28) South Sparks Street numbering Eastward;

THENCE Westerly along the Southerly boundary of the said Lot Twenty-eight (28) South Sparks Street numbering Eastward, a distance of Twenty-three feet (23') more or less to the North-west angle of Lot Twenty-eight on the North side of Queen Street numbering Eastward;

THENCE Southerly along the Westerly boundary of the said Lot Twenty-eight (28) North Queen Street numbering Eastward, a distance of Ninety-nine feet Three and three-quarters

inches (99'3-3/4") to the South-west angle of the said Lot Twenty-eight (28) North Queen Street numbering Eastward;

THENCE Easterly along the Southerly boundaries of the said Lots Twenty-eight (28) and Twenty-nine (29) North Queen Street numbering Eastward, a distance of One Hundred and Thirty-three feet Nine inches (133'9") to the South-east angle of the said Lot Twenty-nine (29) North Queen Street numbering Eastward;

THENCE Northerly along the Easterly boundaries of the said Lots Twenty-nine (29) North Queen Street numbering Eastward and Twenty-eight (28) South Sparks Street numbering Eastward, in all a distance of One Hundred and Thirty-nine feet Six inches (139'6") to the place of beginning.

AND TOGETHER WITH all the right, title and interest of the Grantor in and to that part of Lot Twenty-seven (27) on the North side of Queen Street numbering Eastward as shown on said plan 3922 which part of said Lot may be more particularly described as follows:-

COMMENCING at a point in the Easterly boundary of the said Lot Twenty-seven (27) North Queen Street numbering Eastward, distant Fifteen and Ninety One-hundredths feet (15 90/100') Southerly, measured along said Easterly boundary from the North-east angle of the said Lot Twenty-seven (27) North Queen Street numbering Eastward;

THENCE Westerly and parallel with the Northerly boundary of the said Lot Twenty-seven (27) a distance of Sixteen inches (16");

THENCE Southerly and parallel with the Easterly boundary of the said Lot Twenty-seven (27) North Queen Street numbering Eastward, a distance of Fifty-two and Ninety One-hundredths feet (52 90/100') more or less to the Northerly face of the foundation of the building at present erected on the Westerly side of Lot Twenty-eight on the North side of Queen Street numbering Eastward;

THENCE Westerly along said Northerly face of said last mentioned foundation wall four and one-half inches ($4\frac{1}{2}$ ") more or less to the North-west angle of said wall;

THENCE Southerly along the Westerly face of said wall, Thirty (30') and Fifty One-Hundredths feet ($50/100'$) more or less to the Southerly boundary of the said Lot Twenty-seven (27);

THENCE Easterly along the Southerly boundary of the said Lot Twenty-seven (27) North Queen Street numbering Eastward Twenty-one and one-quarter inches ($21\frac{1}{4}$ ") to the South-east angle of the said Lot Twenty-seven (27) North Queen Street numbering Eastward;

THENCE Northerly along the Easterly boundary of the said Lot Twenty-seven (27), a distance of Eighty-three feet Five inches ($83'5"$) more or less to the place of beginning.

AND ALSO TOGETHER with all the right, title and privilege in and to certain area ways under the sidewalk on Queen Street as described in an Agreement between the City of Ottawa and the Sun Life Assurance Company of Canada, dated April 1st, 1933.

AND SUBJECT to any rights which the Corporation of the City of Ottawa may have in and to that part of the said Lot 29, North Queen Street (numbering eastward) which may be described as follows:-

COMMENCING at a point in the southerly boundary of the said Lot 29, North Queen Street (numbering eastward), distant Eleven feet Six inches ($11' 6"$) westerly, measured along the southerly boundary of said Lot from the South-East Angle thereof;

THENCE easterly along said southerly boundary of said Lot 29, North Queen Street (numbering eastward), a distance of Eleven feet Six inches ($11' 6"$) to the South-East Angle of the said Lot;

THENCE northerly along the easterly boundary of the said Lot, a distance of Eleven feet Eight inches (11' 8");

THENCE southerly in a straight line a distance of Eleven feet Nine inches (11' 9") to the place of beginning.

ALL AS SHOWN outlined in red on the sketch of survey attached to registered Instrument No. 480086 in the Registry Office for the Land Registry Division of the City of Ottawa No. 4, prepared by Richard F. Dore, O.L.S. dated the 10th day of October, 1962.

SCHEDULE "B"

"Central Chambers, 38-54 Elgin Street, is recommended for designation as being of architectural and historical value. This six storey, brick office and merchantile building, on the corner of Elgin and Queen Streets, was designed by John James Browne, architect, of Montreal. One of the most prestigious commercial buildings in Ottawa at the time of its erection in 1890-91, Central Chambers is distinguished by its facade, handsome both in proportions and rich ornamentation, a contrast with Ottawa's more typically conservative buildings. The building is an early example of the use in Ottawa of bay windows, plate glass and has long provided offices for prominent clients."

BY-LAW NUMBER 84-78

A by-law of The Corporation of
the City of Ottawa to designate
38-54 Elgin Street to be of
historic or architectural value
or interest.

1st Reading..... MAR 15 1978
2nd Reading..... MAR 15 1978
3rd Reading..... MAR 15 1978

LEGAL DEPARTMENT,
The Corporation of the
City of Ottawa,
111 Sussex Drive, Rm. 406,
Ottawa, Ontario, K1N 5A1.

(JLO'B - HRT-24)

No. NS 8048
Registry Division of Ottawa-Carleton (No. 5)
I CERTIFY that this instrument is registered as of

7 A.M.
2:48 MAR 21 1978 in the

Land Registry
Office at Ottawa,
Ontario.

J. W. Armstrong
LAND REGISTRAR

[Handwritten signature]

\$ 12.00