



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

Report No. ACS2023-PRE-RHU-0010

May 29, 2023

RECEIVED
2023/05/26
(YYYY/MM/DD)
Ontario Heritage Trust

Dear [REDACTED],

Re: Notice of passage of By-law 2023-233 to designate the Crabtree House, 559 Lang's Road under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on May 24, 2023 passed the following by-law:

2023-233 A by-law of the City of Ottawa to designate the Crabtree House, 559 Lang's Road, to be of cultural heritage value or interest.

Please find enclosed a copy of the by-law, including the Statement of Cultural Heritage Value and Heritage Attributes, for the property.

Notice of the passage of By-law 2023-233 will be published in the Ottawa Citizen and in Le Droit, both newspapers having general circulation in Ottawa, on Saturday June 3, 2023.

Please be advised that any person who wishes to object to the by-law may do so by appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the City of Ottawa, within 30 days after the newspaper publication, by July 3, 2023, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

The notice of appeal can be sent by registered mail to the City Clerk at 110 Laurier Avenue West, Ottawa, Ontario, K1P 1J1, or can be delivered in person, by appointment, at the following coordinates:

Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
www.ottawa.ca

Direct Line (613) 580-2424 Ext. 21215
Fax (613) 560-2416
Rick.OConnor@ottawa.ca

Bureau du greffier municipal
Ville d'Ottawa
110, ave. Laurier ouest
Ottawa (Ontario) K1P 1J1
www.ottawa.ca

Ligne directe (613) 580-2424 poste 21215
Télécopieur 613 560-2416
Rick.OConnor@ottawa.ca

M. Rick O'Connor, City Clerk
c/o Mélanie Blais, Acting Committee Coordinator
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

To make an appointment, please contact Mélanie Blais, Acting Committee Coordinator at (613) 580-2424, ext. 27005, or melanie.blais@ottawa.ca.

If no appeals are given, By-law 2023-233 will come into force on July 4, 2023 and be registered on title. A copy of the registered by-law will be served on the Ontario Heritage Trust.

Should you require further information, please contact Avery Marshall, Heritage Register Coordinator directly at avery.marshall@ottawa.ca or 613-580-2424 x 25875.

Regards,



Caitlin Satter MacDonald
Deputy Clerk for M. Rick O'Connor, CMO
City Clerk

cc: Avery Marshall, Heritage Register Coordinator, City of Ottawa (by email)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)

Encl.

BY-LAW NO. 2023 - 233

A by-law of the City of Ottawa to designate the Crabtree House, 559 Lang's Road, to be of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

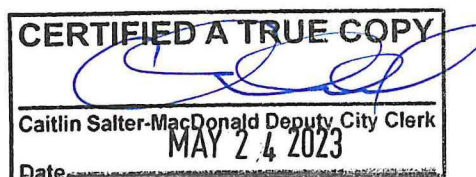
AND WHEREAS the Council of the City of Ottawa has caused to be served upon the owners of the lands and premises known municipally as 559 Lang's Road (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, notice of intention to designate published in the *Ottawa Citizen* and *Le Droit* on April 1st, 2023, newspapers having a general circulation in the City of Ottawa;

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

AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

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

1. The real property known municipally as 559 Lang's Road, and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes are set out as Schedule "B" hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry office.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property described in Schedule "A", and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Ottawa.



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

ENACTED AND PASSED this 24th day of May 2023.

A stylized, cursive handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

DEPUTY CITY CLERK

A handwritten signature in black ink that reads "Mark Sutcliffe" in a cursive script.

MAYOR

SCHEDULE "A"

All of PIN 04275-0004

Being:
Lot 3, Plan 486; Ottawa/Gloucester

SCHEDULE "B"

Description of Property

The Crabtree House, 559 Lang's Road is located in the Viscount-Alexander Park (Fairhaven) neighborhood on the east side of Lang's Road, south of the rock quarry, and across the street from the Hôpital Montfort.

Cultural Heritage Value

The Crabtree House has design value as a representative example of modernist residential architecture within Ottawa. It demonstrates architectural features that are characteristic of this style, including overhanging eaves, a flat roof, cantilevered elements, simple front entrance, multiple cladding material, large floor-to-ceiling windows, limited ornamentation and an integrated carport.

It displays a high degree of craftsmanship and artistic merit through its unique architectural details such as its brise-soleil, geometric built forms, contrasting cladding material, and the careful integration of the property into its unaltered landscape. The architectural expression demonstrates common modernist themes including minimalism and harmony with nature.

The Crabtree House has historical value for its association with the Fairhaven Cooperative. Created in 1947 by a small group of employees at the National Research Council, the cooperative established a set of regulations to help shape the architecture of the neighbourhood to ensure it aligned with modernist ideals. The cooperative was the first of its kind in Canada.

The property is also directly associated with its first owners, Graham and Dorothy Crabtree. Graham Crabtree's work at Crawley Films and the National Film Board included working on pieces of Canadian media that helped develop Canada's identity as a nation in the mid 20th century. Dorothy Crabtree's work at the National Research Council contributed to the development of the Canadarm, which stands as one of Canada's most significant contributions in the field of robotics.

The Crabtrees commissioned local architect Matthew Stankiewicz to design the house and it stands as an excellent example of his work in Ottawa. Stankiewicz was a well-known Modern architect designing a range of buildings including other houses, the Unicentre and Carleton University and the Canadian Pavilion at Expo '67.

The Crabtree House has contextual value for its role in defining the character of the area due to its location within Fairhaven development and association with its cooperative. The property's connections to both helped to influence its architecture, setback, and surrounding landscaping, and its location within the neighborhood is a physical reminder of the community that Fairhaven once envisioned for themselves. It is physically and visually linked to its surroundings through its intentional incorporation into the natural landscape, resulting in the house being partially below grade.

Heritage Attributes

The key exterior elements that contribute to the design or physical value of 559 Lang's Road as an excellent residential example of the modernist style include its:

- Overhanging eaves
- Cantilevered balconies and upper-level living spaces on the west and south facades
- Minimalist design of the entryways
- The two-storey brise-soleil in a geometric pattern on the west façade
- The use of multiple cladding materials including vertical wood panelling, white stucco, and concrete
- The functional design of the incorporated carport on the west façade that also accentuates the house's natural integration into the landscape of the property.
- The partial exposure of the first level that accentuate the home's integration into the landscape.
- The floor-to-ceiling windows that provide a near-panoramic view of the wooded landscape of the property.

The key interior elements that highlight the Crabtree House as an excellent example of a Modernist house include:

- Open space between the atrium and the lofted living space that emphasise the floor-to ceiling windows and strengthens the link between the outdoor and indoor spaces.
- Floor-to-ceiling corkboard wall initially created as a place to display art pieces and reference materials for Graham Crabtree's artwork

The key contextual elements that highlight the Crabtree House as an excellent example of a midcentury Modernist structure and link it to its context include:

- Viewscape of the trees that add to the natural aesthetic of the property
- The landscaping where the house is situated partially below grade
- Tree cover obscuring the house from Lang's Road and surrounding the driveway to the house
- The rocky landscaping that abuts the driveway, adding to the natural appearance of the property

The interior of the house except for the attributes outlined above is excluded from the designation.

BY-LAW NO. 2023 - 233

-0

A by-law of the City of Ottawa to designate the Crabtree House, 559 Lang's Road, to be of cultural heritage value or interest.

-0

Enacted by City Council at its meeting of
May 24, 2023.

-0

LEGAL SERVICES
GS/JB

COUNCIL AUTHORITY:
City Council March 22, 2023
Agenda Item 12.1
(Built Heritage Committee Report No. 3)