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Report No. ACS2024-PRE-RHU-0004

March 22, 2024

Revive Nations
415 Kenwood Avenue
Ottawa, Ontario
K2A 0K5

RECEIVED
2024/03/21
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Property Owner,

Re: Notice of passage of By-law 2024-114 to designate 415 Kenwood Avenue, under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on March 6, 2024, passed the following by-law:

2024-114 A by-law of the City of Ottawa to designate 415 Kenwood Avenue 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 Attributes, for the property.

Notice of the passage of By-law 2024-114 will be published online at ottawa.ca/heritagenotices on March 25, 2024.

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 online publication of this notice, 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 submitted via email to CityClerk-HeritageObjections@ottawa.ca. The notice of appeal can also be submitted via registered mail or be delivered in person, by appointment, at the following coordinates:

David White, Interim City Clerk
c/o Mélanie Blais, Committee Coordinator
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

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

Direct Line (613) 580-2424 Ext. 21933
david.white@ottawa.ca

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

Ligne directe (613) 580-2424 poste 21933
david.white@ottawa.ca

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

If no appeals are filed, By-law 2024-114 will come into force on April 24, 2024, 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 Ashley Kotarba directly at ashley.kotarba@ottawa.ca or 613-580-2424 x 23582.

Regards,

A handwritten signature in black ink, appearing to be 'TC' followed by a stylized flourish.

Tyler Cox

Deputy Clerk for David White
Interim City Clerk

cc: Ashley Kotarba, City of Ottawa (by email to ashley.kotarba@ottawa.ca)
Lauren Luchenski, City of Ottawa (by email to lauren.luchenski@ottawa.ca)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)

Encl.



A by-law of the City of Ottawa to designate 415 Kenwood Avenue 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 notice of intention to designate to be served upon the owners of the lands and premises known municipally as 415 Kenwood Avenue (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on January 26, 2024, as permitted by by-law 2002-522 as amended;

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 415 Kenwood Avenue, 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 online on Ottawa.ca as permitted by by-law 2002-522 as amended.
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 6th day of March 2024.



DEPUTY CITY CLERK



MAYOR

SCHEDULE "A"

PIN

04009 – 0099 LT

DESC

LT 17, PL 235, W/S ROOSEVELT AV; OTTAWA/NEPEAN

SCHEDULE "B"

Statement of Cultural Heritage Value – 415 Kenwood Avenue

Description of Property

The property at 415 Kenwood Avenue is a red brick structure with half timbering constructed in 1913. The site is located at the northwest corner of Kenwood and Roosevelt Avenues in Ottawa's Westboro neighbourhood.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of 415 Kenwood Avenue is found in its design value as a representative example of Tudor Revival architecture, its historical association with Westboro's early Baptist community, and the Standard Church of America, and its contextual value as one of the early buildings in John E. Cole's subdivision.

The property at 415 Kenwood Avenue has design value as a representative example of Tudor Revival, a style that derived in England out of a growth in the middle class. The style was popular in Canada in the early decades of the 20th century. Typical of the style, the church features a steeply pitched roof, prominent gables, irregular massing, and half-timbering and brick cladding. The church was constructed in 1913, opening only six months after plans were made to construct the building.

The church has cultural heritage value for its association with local architect William James Abra. In 1913, Abra of the Ottawa architectural firm Richards and Abra was engaged to design the church. Richards and Abra were a prolific firm in Ottawa, credited with designing numerous notable buildings including the ByWard Market building and Nepean Highschool. Richards and Abra also undertook several religious commissions including the Bronson Avenue Baptist Church (1914), the Église Évangélique Baptiste d'Ottawa (1919-20), Eastview Baptist Church (1924) and the Westminster Presbyterian Church (1931-32) around the corner on Roosevelt Avenue. It was the first Baptist church in Westboro, and since its opening, has served numerous denominations, showing the evolving nature of religious buildings. The Standard Church of America occupied the building for the longest duration and was the only Standard Church in Ottawa.

The church has contextual value as it is physically and historically linked to its surroundings as one of early buildings in John E. Cole's subdivision. The property maintains and supports the historic character of the Highland Park area. Its long-standing presence as a religious institution, the design of the building and its integration with the neighbourhood all support the historic character of Highland Park as an early 20th century streetcar suburb.

Description of Heritage Attributes

The following attributes that express the cultural heritage value of 415 Kenwood Avenue as an example of a Tudor Revival church:

- Red brick cladding and half timbering
- Steeply pitched gable roofs
- Symmetrical front façade
- Portico with wood detailing, including the columns
- Exposed rafter tails
- Red brick chimney

The contextual value of 415 Kenwood Avenue is embodied in its location near the corner of Kenwood and Roosevelt Avenues, in the core of the original Highland Park subdivision.

The designation is limited to the footprint and envelope of the church. The large side yard (currently a parking lot), the interior of the building and any additions are excluded.

BY-LAW NO. 2024 - 114

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A by-law of the City of Ottawa to designate
415 Kenwood Avenue to be of cultural
heritage value or interest.

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Enacted by City Council at its meeting of
March 6, 2024.

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LEGAL SERVICES
CE/HNM

COUNCIL AUTHORITY:
City Council January 24, 2024
Agenda Item 12.4
(Built Heritage Committee Report No. 10)