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File No. ACS2025-PDB-RHU-0025

June 11, 2025

40 CLARENCE LIMITED
120 RIDEAU TERR 1
OTTAWA, ON
K1M 0Z2

RECEIVED
2025/06/11
(YYYY/MM/DD)
Ontario Heritage Trust

RE: Notice of Intention to Repeal By-law 7-81 designating 38-44 Clarence Street to be of cultural heritage value under Part IV of the *Ontario Heritage Act*

This letter is to advise you that Ottawa City Council, at its meeting of 28 May 2025, approved the following recommendation in respect of the above-noted item:

That Council pass a by-law to repeal by-laws 7-81, 370-81, 32-86, and 232-85 designating 38-44 Clarence Street, 520 Queen Elizabeth Driveway, 1518 Stittsville Main Street, and the Lemieux Island Bridge to be of cultural heritage value under Part IV of the *Ontario Heritage Act*.

Staff recommend that Council repeal By-Law 7-81 designating 38-44 Clarence Street under Part IV of the Ontario Heritage Act because the historic hotel building no longer exists - it was lost to a fire in 1994. A copy of the complete report in this matter, as well as the minutes of the City Council meeting of 28 May 2025 can be found on the City's website at ottawa.ca/agendas.

Enclosed is the Notice of Intention to Repeal, served according to the *Ontario Heritage Act*, to be published online at Ottawa.ca/heritagenotices on 11 June 2025. You will have 30 days from the publication date, until 11 July 2025 to file an objection to the repeal. Should you wish to object to the repeal, you may do so by submitting a notice of objection in writing, outlining the reasons for the objection and any other relevant information. The notice must

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

Direct Line 613-580-2424 Ext. 28136
caitlin.salter-macdonald@ottawa.ca

Bureau du greffier municipal
Ville d'Ottawa
110, ave. Laurier ouest
Ottawa (Ontario) K1P 1J1
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be received by the Clerk of the City of Ottawa within 30 days after the online publication of this notice.

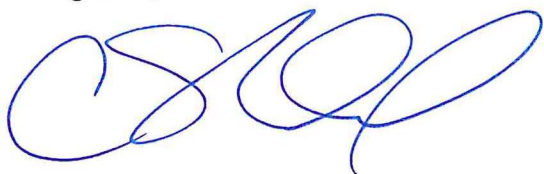
The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

Caitlin Salter MacDonald, City Clerk
c/o Andrew El-Azzi, Committee Coordinator
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

To make an appointment, please contact Andrew El-Azzi, Committee Coordinator at 613-580-2400 ext. 21934, or at Andrew.El-Azzi2@Ottawa.ca. When an objection has been received, City Council will consider the objection including all relevant information within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Repeal. Should Council pass a by-law to repeal the designating by-law, there will be further correspondence from the City on how you may appeal this decision to the Ontario Land Tribunal.

Should you require further information, please contact Avery Marshall, Heritage Planner, at 613-580-2424, ext. 25875 or by email at avery.marshall@ottawa.ca.

Regards,



Caitlin Salter MacDonald
City Clerk

c.c. Avery Marshall, Heritage Planner, City of Ottawa (avery.marshall@ottawa.ca)
Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)

Encl. Notice of Intention to Repeal

**NOTICE OF INTENTION TO REPEAL BY-LAWS 7-81, 370-81, 32-86, and 232-85
DESIGNATING 38-44 CLARENCE STREET, 520 QUEEN ELIZABETH DRIVEWAY, 1518
STITTSVILLE MAIN STREET, AND THE LEMIEUX ISLAND BRIDGE AS PROPERTIES
OF CULTURAL HERITAGE VALUE OR INTEREST PURSUANT TO SECTION 31 OF THE
ONTARIO HERITAGE ACT, R.S.O. 1990, C.O.18**

DATED AND PUBLISHED at the City of Ottawa this 11 day of June 2025.

TAKE NOTICE that the City of Ottawa, on May 28, 2025, established its intention to repeal by-laws 7-81, 370-81, 32-86, and 232-85, which designate the properties individually known as 38-44 Clarence Street, 520 Queen Elizabeth Driveway, 1518 Stittsville Main Street, and the Lemieux Island Bridge to be of cultural heritage value or interest pursuant to Section 31 of the *Ontario Heritage Act*.

DESCRIPTION OF PROPERTY

38-44 Clarence Street (Ward 12)

The property at 38-44 Clarence Street is situated on the south side of Clarence Street between Sussex Drive and ByWard Market Square. The property was designated under Part IV of the *Ontario Heritage Act* on January 7, 1981 by the City of Ottawa (By-Law 7-81). At that time, the property contained a notable three-storey brick building known as the City Hotel. The City Hotel was recommended for individual designation in 1981 for being of architectural value. Erected prior to 1866, it was one of the older surviving buildings in the area. Purpose-built as a hotel, the building was a gable-roofed structure with regular window openings and suggested arches, characteristic of the architecture of this period in Ottawa. The City Hotel building was lost to fire in 1994.

520 Queen Elizabeth Driveway (Ward 17)

This Glebe property is situated on the north side of Queen Elizabeth Driveway, between Popes Lane and Torrington Place, facing the Rideau Canal. The site was designated under Part IV of the *Ontario Heritage Act* on November 4, 1981 by the City of Ottawa (By-Law 370-81). At that time, the property contained a two-and-a-half storey stone building constructed in 1871 which was lost to fire in 1989. The site was redeveloped with townhouses in 2005.

1518 Stittsville Main Street (Ward 6)

Situated between Abbott Street West and Brae Crescent in Stittsville, this property was designated under Part IV of the *Ontario Heritage Act* on May 20, 1986 by the former Township of Goulbourn (By-Law 32-86). At that time, the property contained a two-storey building constructed in the early 1870s known as the Bradley General Store and Post Office. The building was partially destroyed by fire in 2013. What remained was demolished in 2014 due to extensive damage and structural concerns.

Lemieux Island Bridge (Ward 15)

Spanning the Ottawa River at Onigam Street, the 1916 Lemieux Island Bridge was designated under Part IV of the *Ontario Heritage Act* on September 18, 1985, by the City of Ottawa (By-Law 232-85) for its historical and engineering value. At that time, the Lemieux Island Bridge was a four-span concrete arch bridge recognized on the Ontario Heritage Bridge List. The 1916 concrete arch bridge was demolished and replaced with a new bridge

at the same location in 1989.

STATEMENT OF REASON FOR REPEAL

The City of Ottawa initiated the process to repeal by-laws 7-81, 370-81, 32-86, and 232-85 because the historic buildings or structures described in these four designating by-laws were entirely lost to fire or demolition. As the historic structures do not exist, these properties no longer contain cultural heritage value as described and, therefore, staff recommend that Council pass a by-law to repeal the designating by-laws.

OBJECTIONS

Please be advised that any person wishing to object to the proposed repeal of by-laws 7-81, 370-81, 32-86, and 232-85 may do so under the objection process set out in Section 31 of the *Ontario Heritage Act* by giving the Clerk of the City of Ottawa, within 30 days after online publication of this notice, a notice of objection setting out the reasons for the objection and all relevant facts.

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

Caitlin Salter MacDonald, City Clerk
c/o Andrew El-Azzi, Committee Coordinator
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

When an objection has been received, City Council will consider the objection including all relevant facts, within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw this notice of intention or pass a by-law repealing the designating by-law(s).

ADDITIONAL INFORMATION

For further information regarding repeal, please contact Heritage Planner Avery Marshall at avery.marshall@ottawa.ca or at 613-580-2424 ext. 25875.