



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. ACS2025-PDB-RHU-0015

August 6, 2025

His Excellency Dennis Daniel Moses
High Commissioner
High Commission for the Republic of Trinidad and Tobago
200 First Avenue, 3rd Level
Ottawa, ON K1S 2G6

RECEIVED
2025/08/06
(YYYY/MM/DD)
Ontario Heritage Trust

Your Excellency,

Re: Notice of passage of By-law 2025-282 to designate 200 First Avenue under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on July 23, 2025 passed the following by-law:

2025-282 A by-law of the City of Ottawa to designate 200 First 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 2025-282 will be published online at [Ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on August 6, 2025, pursuant to By-law 2002-522 as amended.

APPEAL TO ONTARIO LAND TRIBUNAL

Pursuant to subsection 29 (11) of the *Ontario Heritage Act*, any person who objects to the by-law may appeal to the Ontario Land Tribunal with respect to the by-law, by filing with the Clerk of the City of Ottawa, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. All appeals must also be accompanied by any fees charged by the Ontario Land Tribunal.

A notice of appeal can be filed either via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting [City of Ottawa] as the Approval Authority or **mailed to the City** at

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
ottawa.ca

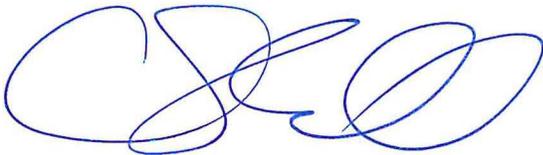
Ligne directe (613) 580-2424 poste 28136
caitlin.salter-macdonald@ottawa.ca

110 Laurier Avenue West, Mail Code 01-14, Ottawa, Ontario, K1P 1J1. Alternatively, packages can be submitted at the Client Service Centre located at City Hall - 110 Laurier Ave West.

If no appeals are filed, By-law 2025-282 will come into force on September 8, 2025 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 Sampoorna Bhattacharya, at (613) 580-2424, 21580 or by email at sampoorna.bhattacharya@ottawa.ca.

Regards,



Caitlin Salter MacDonald
City Clerk

cc: Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa
(lauren.luchenski@ottawa.ca)
Sampoorna Bhattacharya, Heritage Planner, City of Ottawa,
(sampoorna.bhattacharya@ottawa.ca)
Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)
Joanne Alfred, High Commission for the Republic of Trinidad and Tobago
(alfredj@foreign.gov.tt)

Encl.

BY-LAW NO. 2025 - 282

A by-law of the City of Ottawa to designate 200 First 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;

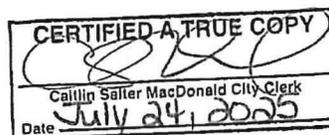
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 200 First Avenue (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on June 11, 2025, 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 200 First 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.



SCHEDULE "A"

PIN:

04137-0064 (LT)

Legal Description:

LTS 39 & 40, PL 76125, S/S FIRST AV ; OTTAWA/NEPEAN

The former Carling Exchange has contextual value because it is important in supporting the character of the Glebe neighbourhood. The property is located near Bank Street, the neighbourhood's central artery for commercial activity. The character of the former Carling Exchange aligns with the commercial buildings in the area which have low and wide massing and feature rich exterior materials including red and buff-coloured brick veneers, wood and limestone. Many of their façades employ heavy cornices, and stone lintels, sills and keystones juxtaposed with red brick.

The property has contextual value because it is historically and functionally linked to its surroundings. Although the history of the Glebe dates to the construction of the Rideau Canal in 1827, the neighbourhood flourished and grew in the 1870s and evolved into a streetcar suburb with the extension of the streetcar line in 1891. The establishment of the Carling Exchange is linked to the neighbourhood and city's growth and development in the early 20th century. The expanding demand for services such as telephone and electricity are seen in this building and other related infrastructure such as Hydro Substation No. 2 on Glebe Avenue.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of the former Carling Exchange at 200 First Avenue as a representative example of a Beaux-Arts commercial building include:

- Two-storey massing with raised basement
- Red brick cladding with recessed stringcourses below the first storey
- Symmetrical front façade with five bays and central entrance including:
 - double front doors
 - large square window divided into several lites
 - decorative metal and stone entablature surrounding entrance including volutes and pediment
- Two-storey brick pilasters with stone bases and capitals separating bays of windows
- Decorative brickwork between first and second storeys on the north and west facades
- Window openings with stone lintels and sills

BY-LAW NO. 2025 - 282

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

A by-law of the City of Ottawa to designate 200 First Avenue, to be of cultural heritage value or interest.

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

Enacted by City Council at its meeting of July 23, 2025.

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

LEGAL SERVICES
HNM/

COUNCIL AUTHORITY:
City Council May 28, 2025
Agenda Item 11.1
(Built Heritage Committee Report
No. 22)