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Report No. ACS2025-PDB-RHU-0006

October 8, 2025

The Council of Trustees of the Ottawa Muslim Association
251 Northwestern Avenue
Ottawa, Ontario
K1Y 0M1

RECEIVED
2025/10/08
(YYYY/MM/DD)
Ontario Heritage Trust

Attn: OMA Trustees,

Re: Notice of passage of By-law 2025-370 to designate the Ottawa Mosque, 251 Northwestern Avenue under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on September 24, 2025 passed the following by-law:

2025-370 A by-law of the City of Ottawa to designate the Ottawa Mosque, 251 Northwestern 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 2025-370 will be published online at ottawa.ca/heritagenotices on October 8, 2025.

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 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.

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

If no appeals are filed, By-law 2025-370 will come into force on November 10, 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 Greg MacPherson, Heritage Planner directly at Greg.MacPherson@ottawa.ca or 613-580-2424 x 73665.

Regards,



Caitlin Salter MacDonald
City Clerk

cc: Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa (by email to Kirsty.Walker@ottawa.ca)
Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa (by email to Lauren.Luchenski@ottawa.ca)
Greg MacPherson, Heritage Planner, City of Ottawa (by email to Greg.MacPherson@ottawa.ca)
Bassam Fouad, President, Ottawa Muslim Association, (by email to President@ottawamosque.ca)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)

Encl.

BY-LAW NO. 2025 - 370

A by-law of the City of Ottawa to designate the Ottawa Mosque, 251 Northwestern 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 the 251 Northwestern 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 a notice of objection to the proposed designation was received by the Clerk on July 2, 2025;

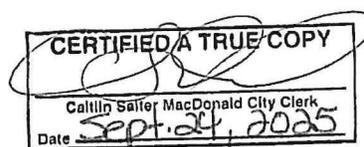
AND WHEREAS the Built Heritage Committee considered the objection on September 9, 2025 and recommended Council not withdraw the Notice of Intention to Designate;

AND WHEREAS on September 24, 2025 City Council considered the objection and decided not to withdraw the Notice of Intention to Designate;

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 251 Northwestern 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 24th day of September 2025.



CITY CLERK



MAYOR

SCHEDULE "A"

PIN: 04032-0102

Legal Description: PCL 27-1, SEC 331 ; LT 27, PL 331 , E/S KENSINGTON RD
(NOW NORTHWESTERN AV) ; OTTAWA/NEPEAN

SCHEDULE "B"

Statement of Cultural Heritage Value

Description of Property

251 Northwestern Avenue is a two-storey, brown brick-clad, irregular-shaped building with a dome and minaret with Modernist architectural influences. The building was constructed between 1973 and 1979 with an addition in 1996 and is located on the east side of Northwestern Avenue north of Scott Street in Champlain Park, Ottawa.

Statement of Cultural Heritage Value or Interest

251 Northwestern Avenue has design value as the earliest mosque built in Ottawa and one of the earliest in Ontario, constructed between 1974 and 1979. Additionally, 251 Northwestern Avenue is a unique and rare expression of a Modernist place of worship as the only Modernist mosque in Ottawa. The building is characteristic of the Modernist style with its simple form and use of contemporary construction materials. Finally, 251 Northwestern Avenue has design value as a representative example of a contemporary mosque with traditional Islamic architecture features including its characteristic dome, minaret, and prayer hall with a square plan.

251 Northwestern Avenue has historical and associative value because it has direct associations with the Ottawa Muslim Association. The OMA is a grassroots organization that was founded in 1962 to serve the Muslim community in the National Capital Region. One of their early goals was to open a purpose-built mosque, which they accomplished with the construction of the Ottawa Mosque, at 251 Northwestern Avenue, finished in 1979. The OMA operates the Ottawa Mosque and its religious services, educational programming, and social services. In addition, the OMA has engaged in Interfaith work and cooperation, including support for the Spiritual Care for Secondary Schools program, the Multifaith Housing Initiative, and other Interfaith endeavors.

251 Northwestern Avenue has associative value because it yields and has the potential to yield further information about Ottawa's early and contemporary Muslim community.

251 Northwestern Avenue has contextual value because it is functionally linked to its surroundings. The property was strategically selected as the location for the Ottawa Mosque because of its central location adjacent to the community's former meeting space, and its proximity to workplaces and public transit.

251 Northwestern Avenue has contextual value as a landmark due to its prominent location north of Scott Street and the high visibility of its iconic architectural features, including the minaret and dome.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 251 Northwestern Avenue as a unique expression of a Modernist place of worship with traditional Islamic architectural features include:

- Two-storey irregular massing
- Brown brick cladding
- Large semi-circular and circular windows on multiple façades
 - Metal band across the circular window on the west façade with an Arabic inscription
- Rooftop dome with semi-circular windows below, topped with a finial
- Octagonal minaret projecting above the second storey, located near the southwest corner of the building

Key attributes that demonstrate 251 Northwestern Avenue's contextual value are:

- Its location immediately north of the Transitway, lending to its visibility along Scott Street and its landmark status

Exclusions: This designation applies only to the exterior of the Mosque building, as existing on the date this by-law was registered. The interior of the building, the surface parking lot, and any existing outbuildings are excluded from this designation. Future additions and outbuildings are excluded from this designation.

BY-LAW NO. 2025 - 370

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A by-law of the City of Ottawa to designate the Ottawa Mosque, 251 Northwestern Avenue to be of cultural heritage value or interest.

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Enacted by City Council at its meeting of September 24, 2025

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LEGAL SERVICES

COUNCIL AUTHORITY:
City Council May 28, 2025 and Sep 24, 2025
Agenda 59, Item 11.4 and Agenda 65, Item 13.1
(Built Heritage Committee Report No. 22 and 25, respectively)