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October 7, 2019

By regular mail

Devtrin (Island Park) Inc.
c/o Trinity Development Group
359 Kent Street, Suite 400
Ottawa, Ontario K2P 0R6

ONTARIO HERITAGE TRUST

OCT 11 2019

RECEIVED

Re: Notice of passage of Designation By-law 2019-298 for 70 Richmond Road under Part IV of the *Ontario Heritage Act*

Further to the Notice of Intention to Designate issued on September 10, 2015, City Council, at its meeting held on September 11, 2019, passed By-law 2019-298 designating 70 Richmond Road under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value. Please find enclosed a copy of the By-law, including the Statement of Cultural Heritage Value and Attributes, for the property. The designation by-law will now be registered on title.

Should you require further information, please contact Lesley Collins, Planner II, Heritage and Urban Design Services, directly at 613-580-2424, extension 21586.

Regards,



M. Rick O'Connor, CMO, LLB
City Clerk

cc: Lesley Collins, Planner II, Heritage and Urban Design Services (by email)

Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3
(by regular mail)

Encl.

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BY-LAW NO. 2019 - 298



A by-law of the City of Ottawa to designate the Champlain Oil Service Station, 70 Richmond Road, Ottawa, 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 70 Richmond Road, more particularly described in Schedule "A" hereto, and upon the Ontario Heritage Trust, notice of intention to designate to be published in the Ottawa Citizen on September 10, 2015 and Le Droit on September 11, 2015, 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:

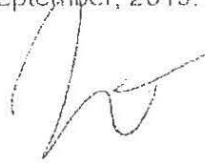
1. The real property known municipally as 70 Richmond Road and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or interest and description of Heritage Attributes set out as Schedule "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 11th day of September, 2019.



CITY CLERK



MAYOR

SCHEDULE "A"

PT LT 33, CON 10F, AS IN CR524498; OTTAWA/NEPEAN

SCHEDULE "B"

Description of Property

Constructed in 1934, the former Champlain Oil Company Service Station, 70 Richmond Road, is a small, irregularly shaped, stucco-clad building. It is located on the southwest corner of Richmond Road and Island Park Drive at the edge of Westboro, in the City of Ottawa.

Statement of Cultural Heritage Value or Interest

The Champlain Oil Company Service Station has cultural heritage value as one of Ottawa's few remaining pre-Second World War service stations built when car ownership was becoming more popular. Its location on Richmond Road when it was the main highway to the west also contributes to its historical and contextual value.

The building is an interesting example of a 1930s service station, many of which were designed to evoke other building forms such as castles or houses. The former service centre is domestic in scale, designed to resemble an English cottage. Features of the building that illustrate this include the rounded-arch doorway and round-headed windows, the rectangular windows, each with an overhanging shed roof with brackets, the twin chimneys and the steeply pitched gable roof.

The Champlain Oil Company Service Station is historically valuable for its association with the growth of private automobile ownership in Ottawa. In the early years of the car, gasoline was usually purchased by the can from the local blacksmith or from pumps in front of a general store. The first full service gas station was constructed in Pittsburgh, PA in 1913. By the late 1920s, the rapid increase in private ownership of automobiles prompted the construction of service stations devoted solely to selling gasoline and servicing automobiles.

Contextual value is found in the building's location on Richmond Road, which played an integral role in the development of the small, rural villages west of Bytown, and later Ottawa as the main highway into the city.

Heritage Attributes

Key attributes that embody the cultural heritage value of 70 Richmond Road as an example of a cottage-style, pre-Second World War service station include its:

- Irregular plan, comprised of three parts; the house-form commercial section, the adjoining office area and the two-bay service section;
- Rounded-arch doorway with wooden round arched door with round window;
- Rectangular windows with transoms and overhanging shed roofs with brackets;
- Slender round arched windows on the east façade
- Twin chimneys;
- Variety of roof types, including a gable roof, curved roof and a truncated hipped roof with standing seam metal roofing;
- Decorative eaves;
- Engaged columns in west section of the building; and
- Location on Richmond Road

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Enacted by City Council at its meeting of
September 11th, 2019.

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LEGAL SERVICES
GS/ml

COUNCIL AUTHORITY:
City Council September 9, 2015
Agenda Item 10
(PC Report No. 12A)