



An agency of the Government of Ontario



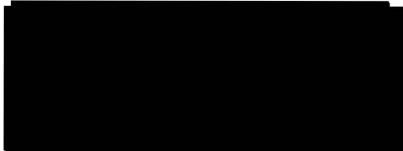
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Report No. ACS2022-PIE-RHU-0002

October 24, 2023



Attn: 

Re: Notice of passage of By-law 2023-422 to amend By-law No. 2014-142, respecting the designation of the Charles Billings House, 187 Billings Avenue.

Ottawa City Council, at its meeting held on October 11, 2023, passed the following by-law:

2023-422 A by-law of the City of Ottawa to amend By-law No. 2014-142, respecting the designation of the Charles Billings House, 187 Billings Avenue.

Please find a copy of the by-law enclosed.

Notice of the passage of By-law 2023-422 will be published online at Ottawa.ca/heritagenotices on October 30, 2023 for 30 days.

The owner of the property has 30 days from the online publication date, until November 29, 2023, to file an objection to the by-law.

Should you wish to object to the by-law, you 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, 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:

RECEIVED
2023/10/24
(YYYY/MM/DD)
Ontario Heritage Trust

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

Direct Line (613) 580-2424 Ext. 21215
Fax (613) 560-2416
Rick.O'Connor@ottawa.ca

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

Ligne directe (613) 580-2424 poste 21215
Télécopieur 613 560-2416
Rick.O'Connor@ottawa.ca

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

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

If no appeals are given by the owner, By-law 2023-422 will come into force on November 30, 2023 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 Avery Marshall, Heritage Planner directly at avery.marshall@ottawa.ca or 613-580-2424 x 25875.

Regards,

Caitlin Salter MacDonald

Deputy City Clerk for David White
Interim City Clerk

cc: Avery Marshall, Heritage Planner, City of Ottawa (by email to avery.marshall@ottawa.ca)
Ashley Kotarba, Heritage Planner, City of Ottawa (by email to ashley.kotarba@ottawa.ca)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)

Encl. By-law 2023-422

BY-LAW NO. 2023 - 422

A by-law of the City of Ottawa to amend By-law No. 2014-142, respecting the designation of the Charles Billings House, 187 Billings Avenue.

WHEREAS the Council of the City of Ottawa enacted By-law No. 2014-142, being a by-law of the City of Ottawa to designate the Charles Billings House, 187 Billings Avenue, to be of cultural heritage value or interest;

AND WHEREAS the Council of the City of Ottawa enacted By-law 2020-076, being a by-law to amend By-law No. 2014-142;

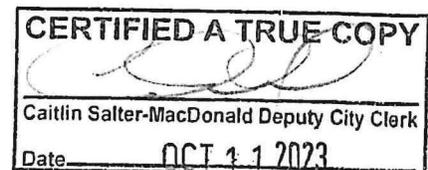
AND WHEREAS on January 25, 2023, Council consulted with its Built Heritage Committee which recommended that Council direct staff to amend the designation by-law to include the interior hand-hewn timbers of the Charles Billings House at 187 Billings Avenue, and legally described in By-law No. 2020-076 as PT LT 16, CON JG, GLOUCESTER, BEING PART 1 ON PLAN 4R-28282;

AND WHEREAS the City of Ottawa served a notice of the proposed amendment of the designation by-law on the owner(s) of the subject property on July 12, 2023;

AND WHEREAS no notice of objection to the said proposed amendment was served upon the Clerk of the City of Ottawa;

THEREFORE the Council of the City of Ottawa, enacts as follows:

1. To delete Schedule "B" of By-law No. 2014-142 and replace it with the document hereto attached as Schedule "A" and forming part of this by-law;
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the subject property in the proper Land Registry Office; and
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner(s) of the subject property and on the Ontario Heritage Trust; and
4. The City Clerk is hereby authorized to cause notice of this amending by-law to be published in a newspaper having general circulation in the City of Ottawa and/or on the City of Ottawa's website.



ENACTED AND PASSED this 11th day of October 2023.

A handwritten signature in black ink, consisting of several large, overlapping loops and curves, positioned above the title 'DEPUTY CITY CLERK'.

DEPUTY CITY CLERK

A handwritten signature in black ink, written in a cursive style that appears to read 'Mamie Suttelle', positioned above the title 'MAYOR'.

MAYOR

SCHEDULE "A"

STATEMENT OF CULTURAL HERITAGE VALUE AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The Charles Billings House, 187 Billings Avenue, is a one-and-one-half-storey frame structure with wood siding that was built before 1857. It is located on the north side of Billings Avenue, immediately east of the Cavendish Road intersection within the Alta Vista neighbourhood of Billings Bridge in the City of Ottawa.

Heritage Value

The Charles Billings House has cultural heritage value for its physical value as an early pioneer cottage style house and its historical value as associated with the settlement and development of the Billings Bridge community – including several important local families; namely Billings and McKellar. Contextual value is found in the property's orientation away from the street which speaks to the age of the building and the early settlement of the community.

As an example of an early residence, the Charles Billings House is vernacular but illustrates elements of the Ontario Cottage Style, which was the most common house type in Ontario from roughly the 1830s to the 1870s. Features of the house typical of the style include the frame construction, stone foundation, one-and-one-half-storey massing, gabled roof with central gable over the entrance, and the red brick chimneys.

The shiplap siding of the house is rugged and the diamond window in the building's vestibule is the only decoration. Such houses were principally built for shelter and therefore were inspired by necessity rather than aesthetic value.

The property is historically valuable for its early associations with the Billings family and their estate which developed into the Village of Billings Bridge. Arriving in 1812, Braddish Billings was the first settler of Gloucester Township. He and his family developed and leased surrounding lands, including this property, and the area soon became the thriving Village of Billings Bridge. Known locally as 'the foreman's house', the documented history of 187 Billings Avenue begins with Archibald McKellar, a well-established Ottawa dairy farmer who began his career here while leasing the property from Billings from 1857 to 1871. After McKellar left, the family of Charles Billings, Braddish's youngest son, owned the property for three generations beginning in 1859 and lasting until 1961. Charles and his son Hugh Braddish were both prominent community members who shaped the political landscape of the village.

Contextual value is found in the property's character as one of the earliest residential structures remaining in the Alta Vista neighbourhood. The building's orientation away from the street indicates the early settlement of the area.

Heritage Attributes

Key attributes that embody the heritage value of 187 Billings Avenue as an early vernacular house include:

- One-and-one-half-storey height
- Side gabled roof with central gable above entrance
- Entrance vestibule with gable roof
- Stone foundation
- Red brick chimneys
- Wooden shiplap siding
- Diamond window in vestibule
- Rectangular window openings with wooden trim
- Exposed hand-hewn timbers visible in the interior of the historic building

Key attributes of 187 Billings Avenue that embody the historical character of the Billings Bridge community include:

- Orientation of the front entrance of the building to the west, away from Billings Avenue.

The designation is limited to the original gable-ended structure with central gable and vestibule. Later additions are not included in the designation.

