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File No. ACS2024-PRE-RHU-0002

January 24, 2024

Freedman Holdings Inc.  
c/o Equity Realty Group Inc.  
50 Bayswater Avenue  
Ottawa, ON  
K1Y 2E9

**RECEIVED**  
2024/01/25  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear Property Owner(s),

**RE: Designation of 290 City Centre under Part IV of the *Ontario Heritage Act***

This letter is to advise you that Ottawa City Council, at its meeting of January 24, 2024, approved the following recommendation in respect of the above-noted item:

**That Council issue a Notice of Intention to Designate 290 City Centre under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value.**

A copy of the complete report in this matter, as well as the Minutes of the City Council meeting of January 24, 2024, can be found on the City's website at [ottawa.ca/agendas](http://ottawa.ca/agendas).

Enclosed is the Notice of Intention to Designate, served according to the *Ontario Heritage Act*, to be published online at [Ottawa.ca/heritagenotices](http://Ottawa.ca/heritagenotices) on January 26, 2024. You will have 30 days from the publication date, until February 25, 2024, to file an objection to the designation. Should you wish to object to the designation, 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 be received by the Clerk of the City of Ottawa within 30 days after the online publication of this notice.

Office of the City Clerk  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
[ottawa.ca](http://ottawa.ca)

Direct Line (613) 580-2424 Ext. 21215  
Fax (613) 560-2416  
[Rick.OConnor@ottawa.ca](mailto:Rick.OConnor@ottawa.ca)

Bureau du greffier municipal  
Ville d'Ottawa  
110, ave. Laurier ouest  
Ottawa (Ontario) K1P 1J1  
[ottawa.ca](http://ottawa.ca)

Ligne directe (613) 580-2424 poste 21215  
Télécopieur 613 560-2416  
[Rick.OConnor@ottawa.ca](mailto:Rick.OConnor@ottawa.ca)

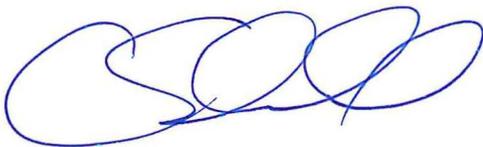
The notice of objection can be submitted via email to [CityClerk-HeritageObjections@ottawa.ca](mailto:CityClerk-HeritageObjections@ottawa.ca), or via registered mail or in-person delivery, by appointment, at the following coordinates:

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

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or at [melanie.blais@ottawa.ca](mailto:melanie.blais@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 Designate or to pass a by-law designating the property under the *Ontario Heritage Act*. Should Council pass a by-law to designate the property, 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 Anne Fitzpatrick, Heritage Planner, at (613) 580-2424 x25651 or by email at [anne.fitzpatrick@ottawa.ca](mailto:anne.fitzpatrick@ottawa.ca).

Regards,



Caitlin Salter MacDonalld  
Deputy Clerk for David White  
Interim City Clerk

c.c. Anne Fitzpatrick, City of Ottawa ([anne.fitzpatrick@ottawa.ca](mailto:anne.fitzpatrick@ottawa.ca))  
Lauren Luchenski, City of Ottawa ([lauren.luchenski@ottawa.ca](mailto:lauren.luchenski@ottawa.ca))  
Registrar, Ontario Heritage Trust ([registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

**NOTICE OF INTENTION TO DESIGNATE 290 CITY CENTRE AS A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, PURSUANT TO SECTION 29 (3) OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

**DATED AND PUBLISHED** at the City of Ottawa this 26<sup>th</sup> day of January, 2024.

**TAKE NOTICE** that the City of Ottawa, on January 24<sup>th</sup>, 2024, established its intention to designate 290 City Centre under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

**DESCRIPTION OF PROPERTY**

The W.C. Edwards and Company building at 290 City Centre Avenue is a one-and-a-half storey, red-brick commercial building located on the west side of City Centre Avenue, east of the light rail tracks. The building is located at the southeast corner of the property. Its main entrance faces Somerset Street West and is situated below the Somerset railway overpass.

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

Constructed circa 1925, the W.C. Edwards and Company building is a representative example of a vernacular interpretation of the Spanish Colonial Revival style. The architectural features of the building which are characteristic of this style include its wooden door with sidelites and semi-circular transom, its decorative gabled dormer with a curvilinear parapet above the central entrance, and its steeply pitched hipped roof with exposed wooden rafter tails. The Spanish Colonial Revival style was most common in Canada from the 1910s to the 1940s and was often used for institutional and commercial buildings.

Vernacular examples of the Spanish Colonial Revival Style in Ottawa include the Rideau Street Library, 377 Rideau Street (1933), Champagne Bath, 321 King Edward Avenue (1924), and the Ottawa South Community Centre, 260 Sunnyside Avenue (1921).

The building at 290 City Centre Avenue has direct associations with W.C. Edwards and Company, one of the largest early lumber establishments in eastern Ontario. The company was established in 1868 in Rockland, Ontario, and expanded into Ottawa in 1894 with the purchase of the sawmill at the Rideau Falls from the estate of James MacLaren. In 1912, the company established the Somerset Street sawmill on the land surrounding 290 City Centre Avenue. In 1920, the company's holdings were acquired by the Riordon Pulp and Paper Company, except for the Somerset Street sawmill, which continued operation as a wholesale branch. The W.C. Edwards and Company building was purpose built as the company's administrative offices in 1925 and remained in use until the sawmill's closure in 1962. The company's namesake, William Cameron Edwards, was appointed to the Senate of Canada in 1903 by Sir Wilfrid Laurier and became one of the founding directors of the Canadian Forestry Association.

The building has historical associations with the industrialization of this area of West Centretown, which grew with establishment of the Ottawa, Arnprior, and Parry Sound Railway and the presence of the Canadian Pacific Railway. Built in 1891, the Ottawa, Arnprior, and Parry Sound Railway was built by J.R. Booth to support his lumber operations and was a catalyst for the growth of railway dependent industries such as sawmills, lumberyards, and railway yards in the area.

The W.C. Edwards and Company building is important in supporting the area's historic character that flourished as railway dependent industries and their associated residential neighborhoods were established in the early twentieth century. The building, as the administrative office for the industrial operations of W.C. Edwards and Company, is physically and visually linked to the railway, and historically linked to the area's industrial

uses. As one of the only remaining structures in West Centretown associated with the industrial rail era, the building is a landmark in the vicinity.

### **DESCRIPTION OF HERITAGE ATTRIBUTES**

Key attributes that contribute to the cultural heritage value of 290 City Centre Avenue as a representative example of a vernacular interpretation of the Spanish Colonial Revival style include its:

- Symmetrical plan with a raised central entrance on the south elevation
- Wooden entrance door, sidelites, and semi-circular transom window on south elevation accentuated by decorative curvilinear brickwork, stone voussoirs, and a keystone
- The interior vestibule, with a wooden door, sidelites, and semi-circular transom window that match the exterior entrance units
- Central entrance steps, flanked by stone capped brick knee walls
- Decorative gabled dormer with a curvilinear parapet above the central entrance
- Steeply pitched hipped roof with exposed wooden rafter tails at eaves
- Semi-circular, at-grade doorway with stone surround adjacent to the central entrance.
- Rectangular window openings with decorative stone sills and keystones
- Stone stringcourse above the foundation along the south, east, and west elevations
- Red brick cladding

Key attributes that demonstrate its associative value as the administrative offices for an industrial company include:

- The large J&J Taylor fireproof safe, built into the rear interior of the building's first storey

Key attributes that demonstrate its contextual value include:

- Its general proximity to the light rail tracks, which historically contributed to the industrialization of the area as the Canadian Pacific Railway line, highlighting the building's connection to the area's industrial heritage.

### **OBJECTIONS**

Please be advised that any person wishing to object to this designation may do so under the objection process set out in Section 29 (5) of the *Ontario Heritage Act* by giving the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of objection outlining the reasons for the objection and any other relevant information.

The notice of objection can be submitted via email to [CityClerk-HeritageObjections@ottawa.ca](mailto: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:

David White, Interim City Clerk  
c/o Mélanie Blais, Committee Coordinator, Built Heritage Committee  
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 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 Designate or to pass a by-law designating the property under the *Ontario Heritage Act*.  
For further information please contact: Anne Fitzpatrick, Heritage Planner, at (613) 580-2424 x25651 or by email at [anne.fitzpatrick@ottawa.ca](mailto:anne.fitzpatrick@ottawa.ca)