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Report No. ACS2024-PRE-RHU-0002

June 7, 2024

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

RECEIVED
2024/06/06
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Property Owner(s),

Re: Notice of passage of By-law 2024-241 to designate 290 City Centre Avenue, under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on May 15, 2024 passed the following by-law:

2024-241 A by-law of the City of Ottawa to designate 290 City Centre 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 2024-241 will be published online at Ottawa.ca/heritagenotices on June 7, 2024.

Please be advised that any person who wishes to object to the by-law 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 of this notice, 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:

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

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

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

Direct Line (613) 580-2424 Ext. 28136
caitlin.salter-macdonald@ottawa.ca

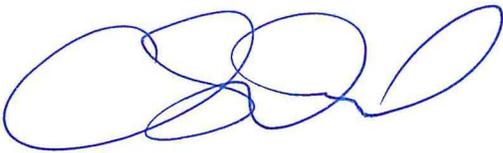
Ligne directe (613) 580-2424 poste 28136
caitlin.salter-macdonald@ottawa.ca

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

If no appeals are filed, By-law 2024-241 will come into force on July 8, 2024, 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 Anne Fitzpatrick, Heritage Planner, at (613) 580-2424 x25651 or by email at anne.fitzpatrick@ottawa.ca.

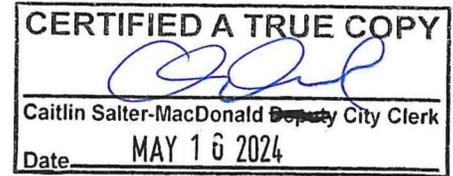
Regards,



Caitlin Salter-MacDonald
City Clerk

cc: Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa (by email to lauren.luchenski@ottawa.ca)
Anne Fitzpatrick, Heritage Planner, City of Ottawa (by email)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)

Encl.



BY-LAW NO. 2024 - 241

A by-law of the City of Ottawa to designate 290 City Centre 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 290 City Centre Avenue (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on January 26th 2024, 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 290 City Centre 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 15th day of May 2024.

A handwritten signature in black ink, consisting of several large, overlapping loops and a trailing flourish.

CITY CLERK

A handwritten signature in black ink that reads "Mark Sutcliffe" in a cursive style.

MAYOR

SCHEDULE "A"

PIN

04098 – 0009 LT

DESC

Lot 12, Block 2, Plan 73, Lot 13, Block 2, Plan 73, Lot 14, Block 2, Plan 73, Lot 15, Block 2, Plan 73, S WELLINGTON ST; Lot 1, Block A, Plan 73, Lot 2, Block A, Plan 73, Lot 3, Block A, Plan 73, Lot 4, Block A, Plan 73, Lot 5, Block A, Plan 73, Lot 6, Block A, Plan 73, Lot 7, Block A, PL 73, E LORETTA AV; Lot 1, Block A, Plan 73, Lot 2, Block A, Plan 73, Lot 3, Block A, Plan 73, Lot 4, Block A, Plan 73, Lot 5, Block A, Plan 73, Lot 6, Block A, Plan 73, Lot 7, Block A, Plan 73, W CHAMPAGNE ST; Lot 8, Block 2, Plan 73, Lot 9, Block 2, Plan 73, Lot 10, Block 2, Plan 73, E LORETTA ST; Lot 8, Block 2, Plan 73, Lot 9, Block 2, Plan 73, Lot 10, Block 2, Plan 73, Lot 11, Block 2, Plan 73, W CHAMPAGNE AV; Part Lot 1, Block H, Plan 73, Part Lot 2, Block H, Plan 73, Part Lot 3, Block H, Plan 73, W LORETTA ST; Part Lot 4, Block H, Plan 73, Lot 5, Block H, Plan 73, Lot 6, Block H, Plan 73, Lot , Block H, Plan 73, Lot 8, Block H, Plan 73, Lot 9, Block H, Plan 73, Lot 10, Block H, Plan 73, Lot 11, Block H, Plan 73, Lot 12, Block H, Plan 73, Lot 13, Block H, Plan 73, Lot 14, Block H, Plan 73, W LORRETTA ST, Part LORETTA ST, Plan 73, formerly known as SECOND AV as closed by BYLAW CR395083; Part ELM ST, Plan 73 as closed by BYLAW CR221259; ALL BEING KNOWN AS PART 1 TO 4, 5R5911; OTTAWA/NEPEAN

SCHEDULE "B"

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 Trillium Line 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 strong 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 constructed 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 the area, 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 its supporting

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.

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
- The interior central hall plan on the main floor, which contains large rooms with high ceilings

Key attributes that demonstrate its contextual value include:

- Its general proximity to the Trillium Line 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.

BY-LAW NO. 2024 - 241

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A by-law of the City of Ottawa to designate 290 City Centre Avenue, to be of cultural heritage value or interest.

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Enacted by City Council at its meeting of May 15, 2024.

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LEGAL SERVICES
HNM/

COUNCIL AUTHORITY:
City Council January 24, 2024
Agenda Item 12.4
(Built Heritage Committee Report No. 10)