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File No. ACS2024-PDB-RHU-0045

July 2, 2024

10609625 Canada Inc
18 Tammela Court
Ottawa, Ontario
K1T 2E7

RECEIVED
2024/07/03
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Property Owner,

RE: Designation of 275 ST. LAURENT BOULEVARD, under Part IV of the *Ontario Heritage Act*

This letter is to advise you that Ottawa City Council, at its meeting of June 25, 2024, approved the following recommendation in respect of the above-noted item:

That Council issue a Notice of Intention to Designate 275 St. Laurent Boulevard 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 June 25, 2024, can be found on the City's website at ottawa.ca/agendas.

Enclosed is the Notice of Intention to Designate, which includes the above-mentioned Statement of Cultural Heritage Value, to be served according to the *Ontario Heritage Act* and be published online at Ottawa.ca/heritagenotices on July 5, 2024. You will have 30 days from the publication date, until August 4, 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

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

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

The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, 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

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or at 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 Ashley Kotarba, Heritage Planner, at (613) 580-2424, 23582 or by email at ashley.kotarba@ottawa.ca.

Regards,



Caitlin Salter MacDonald
City Clerk

c.c. Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa
(kirsty.walker@ottawa.ca)
Ashley Kotarba, Heritage Planner, City of Ottawa (ashley.kotarba@ottawa.ca)
Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)

Encl.

NOTICE OF INTENTION TO DESIGNATE 275 ST. LAURENT BOULEVARD 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 5th day of July, 2024.

TAKE NOTICE that the City of Ottawa, on June 25, 2024 established its intention to designate 275 St. Laurent Boulevard under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

DESCRIPTION OF PROPERTY

275 St. Laurent Boulevard is a two and a half storey red brick building with Edwardian Classicism and Second Empire architectural influences. It is located on the east side of St. Laurent Boulevard at the corner of Peel Street in Manor Park East, Ottawa.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Constructed circa 1912, 275 St. Laurent Boulevard has design value as a representative example of Edwardian Classicism architecture in Ontario with Second Empire influences. The Edwardian Classicism style is exemplified by its simple and symmetrical façades, large massing, brick cladding, and Ionic capitals on the porch. The Second Empire influences are demonstrated by its distinct mansard roof with dormer windows on three façades. These Second Empire architectural features are characteristic of the Franco-Ontario influences seen in Ottawa's eastern suburbs. 275 St. Laurent Boulevard's one storey open wooden porch across the front façade is a unique architectural expression. 275 St. Laurent Boulevard's defining mansard roof and porch with a domed roof are unique and complex design features that illustrates the building's high degree of craftsmanship.

275 St. Laurent Boulevard has historical value because it has direct associations with the theme of the establishment of French communities in the east end of Ottawa in the early twentieth century. This trend is illustrated through Pierre Labelle, one of the buildings earliest and longest residents, who was born in Quebec and later moved to Ottawa. He worked as a farmer and caretaker at the nearby Royal Canadian Mounted Police buildings. The Labelle residence illustrates the small rural community of Rockcliffe Annex which centred around St. Laurent Boulevard and was largely composed of French-Canadian families who worked in the farming or gardening industries.

275 St. Laurent Boulevard has contextual value as it maintains the early settlement character of Rockcliffe Annex, known today as Manor Park East. The building was located in Gloucester Township and was purchased in 1911 by the Bytown & Suburb Land Company Limited, whose aim was to develop the area east of St. Laurent Boulevard between Blasdell Avenue to the intersection of St. Laurent and Hemlock Private. As the only remaining building on St. Laurent Boulevard constructed before Manor Park was developed in 1947, the building at 275 St. Laurent Boulevard is historically linked to its surroundings.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key exterior attributes that contribute to the heritage value of 275 St. Laurent Boulevard as a representative example of an Edwardian Classicism residence with Second Empire influences include:

- Two and a half storey massing with symmetrical square form
- Red brick cladding
- Mansard roofline with segmental arched dormer windows on the south, west, and east façades
- One storey open wooden porch with:
 - Circular projection at the southwest corner with a domed roof with a convex finial
 - Columns with decorative Ionic capitals on large stone piers
 - Simple decorative frieze
 - Tuned wood balustrade
 - Arched roof over front entry
- Symmetrical window openings with plain stone lintels and lug sills
- Stone foundation

The interior of the building and any additions or outbuildings are excluded in this designation.

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. The notice of objection 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

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For further information please contact: Ashley Kotarba at ashley.kotarba@ottawa.ca.