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Report No. ACS2024-PRE-RHU-0040

June 7, 2024



Attn: 

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

**Re: Notice of passage of By-law 2024-254 to designate 95 Kirby Road, under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on May 29, 2024 passed the following by-law:

2024-254     A by-law of the City of Ottawa to designate 95 Kirby Road 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 2024-254 will be published online at [ottawa.ca/heritagenotices](https://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](mailto: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](https://ottawa.ca)

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

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

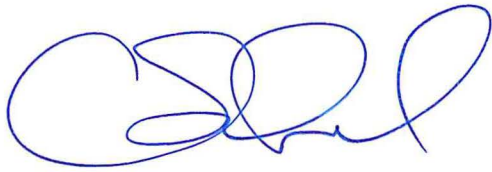
Ligne directe (613) 580-2424 poste 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

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

If no appeals are filed, By-law 2024-254 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 Ashley Kotarba directly at [ashley.kotarba@ottawa.ca](mailto:ashley.kotarba@ottawa.ca) or 613-580-2424 x 23582.

Regards,



Caitlin Salter-MacDonald  
City Clerk

cc: Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa (by email to [kirsty.walker@ottawa.ca](mailto:kirsty.walker@ottawa.ca))  
Ashley Kotarba, Heritage Planner, City of Ottawa (by email to [ashley.kotarba@ottawa.ca](mailto:ashley.kotarba@ottawa.ca))  
Registrar, Ontario Heritage Trust (by email to [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

BY-LAW NO. 2024 - 254

A by-law of the City of Ottawa to designate 95 Kirby Road 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;

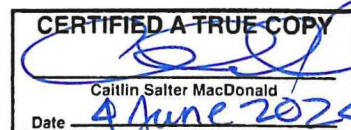
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 95 Kirby Road (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on April 19, 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 95 Kirby 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 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 29<sup>th</sup> day of May 2024.

A stylized, cursive handwritten signature in black ink, consisting of several large, overlapping loops.

CITY CLERK

A cursive handwritten signature in black ink, appearing to read "Mark Sutcliffe".

MAYOR

SCHEDULE "A"

PIN

04282 – 0442

Legal Description

Lot 8, Plan 110 , East of Kirby Road



## SCHEDULE “B”

### Statement of Cultural Heritage Value

#### Description of Property – The Gables, 95 Kirby Road

95 Kirby Road is a complex, multi gabled two storey vernacular style residence located on the northeast corner of Rowatt Street and Kirby Road in Britannia Village, Ottawa.

#### Statement of Cultural Heritage Value or Interest

The Gables has design value as a representative example of Britannia’s vernacular style cottage built around Britannia’s peak as a summer resort from 1900-1914. Constructed around 1895, the building exemplifies the fully developed vernacular style which fully integrates the verandah into the structure, features second storey porches, and a larger, more complex, and picturesque massing. 95 Kirby Road is also a representative example of Shingle Style which is rare in Ottawa and Ontario. Shingle Style features include the use of natural materials including the horizontal lap siding and wood shingles, with decorative foci in the irregular shingle patterns in the gables and the arch-shaped spandrels. The Shingle Style is also illustrated by the complex massing of the porch, articulated walls, multiple chimneys, and several dormers and gables—the origin of the house’s name, The Gables.

95 Kirby Road reflects the work of locally known carpenter and builder, Charles Robinson who worked throughout Britannia and Ottawa. He is credited with constructing several cottages in Britannia including 154 Britannia Road and 2775 Rowatt Street, and his aesthetic and elaboration on the basic form, heavily contributed to Britannia’s vernacular style cottages. Robinson’s other local projects included St. Stephen’s Anglican Church and renovating Jamieson’s Old Mill, both important buildings to the early cottage community.

The Gables contributes to the early cottage character of Britannia as a late nineteenth and early twentieth century summer resort. Built circa 1895, the architectural features of the house, high degree of retention of its original form and materials, use of natural materials, along with the lot’s mature trees, casual landscaping, and setback, contribute to supporting Britannia’s early cottage stock.

95 Kirby Road contributes to the early historical context of Britannia’s cottage community preceding its golden period from 1900 to 1914. Before the extension of the streetcars to Britannia in 1900, the summer resort was frequented by Ottawa’s well-to-do citizens who could afford to live in the city in addition to cottage at Britannia and could travel between the two. 95 Kirby Road demonstrates this group of early residents as The Gables was built for Mrs. Harriet Wainwright and her family around 1895, who wintered in Ottawa and spent their summers in Britannia until 1914.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of 95 Kirby Road as a representative example of Britannia's vernacular cottage built prior its peak as a summer resort include:

- Complex massing with multiple gables, dormers, chimneys, and wall articulation
- Open wooden wraparound verandah on the west, south, and east façade with simple wood verandah ornamentation including arched spandrels
- Wood horizontal lap siding as primary cladding on first storey
- Decorative red brick chimneys
- Shingle Style influences including:
  - Cedar shingles used for cladding on the second storey
  - Second storey open porch with gable roof and clad in a decorative pattern, arched spandrels and simple railing clad in cedar shingles

Key attributes that demonstrate 95 Kirby Road contextual value are:

- Its location in proximity to 2775 Rowatt Street, another house built by local builder, Charles Robinson, who developed the elaboration of the Britannia vernacular style cottage

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



BY-LAW NO. 2024 - 254

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A by-law of the City of Ottawa to designate  
95 Kirby Road, to be of cultural heritage  
value or interest.

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Enacted by City Council at its meeting of  
May 29, 2024.

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LEGAL SERVICES  
HNM/

COUNCIL AUTHORITY:  
City Council April 17, 2024  
Agenda Item 13.4  
(Built Heritage Committee Report No. 13)