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Report No. ACS2024-PDB-RHU-0035

September 13, 2024

Annex E – Bruyere Continuing Care  
85 Primrose Avenue East  
Ottawa, ON  
K1R 7G5

**RECEIVED**  
2024/09/17  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear Bruyere Continuing Care,

Attn: Name

**Re: Notice of passage of By-law 2024-351 to designate 85 Primrose Avenue East, under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on September 4, 2024 passed the following by-law:

2024-351 A by-law of the City of Ottawa to designate 85 Primrose Avenue East 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 2024-351 will be published online at [ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on September 13, 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

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)

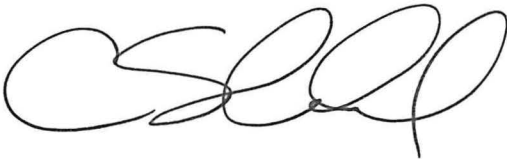
c/o Mélanie Blais, Committee Coordinator  
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

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

If no appeals are filed, By-law 2024-351 will come into force on October 14, 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 Taylor Quibell, Heritage Planner directly at [taylor.quibell@ottawa.ca](mailto:taylor.quibell@ottawa.ca) or 613-580-2424 x 74708.

Regards,

A handwritten signature in black ink, appearing to read 'CSM', with a stylized, cursive script.

Caitlin Salter MacDonald  
City Clerk

cc: Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa (by email to [lauren.luchenski@ottawa.ca](mailto:lauren.luchenski@ottawa.ca))  
Taylor Quibell, Heritage Planner, City of Ottawa (by email to [taylor.quibell@ottawa.ca](mailto:taylor.quibell@ottawa.ca))  
Registrar, Ontario Heritage Trust (by email to [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

BY-LAW NO. 2024 - 351

A by-law of the City of Ottawa to designate 85 Primrose Avenue East 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;

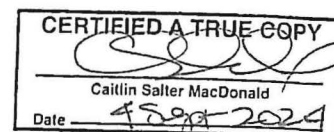
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 85 Primrose Avenue East (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on July 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 85 Primrose Avenue East, 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 4<sup>th</sup> day of September 2024.

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

CITY CLERK

A handwritten signature in black ink that appears to read "Mark Sutcliffe" in a cursive script.

MAYOR

## SCHEDULE "A"

PIN  
04111-0062 (LT)

## Legal Description

LTS 3 N PRIMROSE AV, 4 N PRIMROSE AV, 5 N PRIMROSE AV & 6 N PRIMROSE AV, PL 11285 ; PT LTS 11 W EMPRESS AV & 12 W EMPRESS AV, PL 11285 ; PT PERKINS ST, PL 11285 , AS CLOSED BY CR92360 ; ALL BEING PARTS 1 & 2, 5R11659

## SCHEDULE "B"

### Description of Property

The former convent building at 85 Primrose Avenue East is a three and a half storey stone structure with a high mansard roof located at the intersection of Primrose Avenue East and Empress Avenue. Positioned at the top of Primrose Hill, the property's boundary is delineated by a steep escarpment to the north.

### Statement of Cultural Heritage Value or Interest

The former Our Lady of the Rosary Convent at 85 Primrose Avenue East was constructed in 1890 and is a representative example of a 19th century convent with Second Empire influences and Classical ornamentation. The Second Empire Style was commonly used in the design of early French Catholic institutions in Quebec. Characteristic of the Second Empire style, the building features gabled dormers in the high mansard roof, and a balanced asymmetrical façade. The stone building also features a simple string course, quoins, and voussoirs, typical of the Classical style.

The convent has cultural heritage value for its association with architect of the Ottawa diocese Georges Bouillon. He is best known for his ecclesiastical architecture including the House of Studies at 90 Primrose Avenue East and the Neo-Gothic chapel for the Rideau Street convent in Ottawa (now demolished but reassembled in the National Gallery of Canada).

The property has historical value for its direct associations with the Grey Nuns of the Cross and the development of women's education in the Ottawa region. The building was purpose built as a convent for the Grey Nuns of the Cross also known as Les Sœurs de la Charité d'Ottawa, a distinct Roman Catholic religious community of women who provided social ministry to the growing town of Bytown (today Ottawa). Through its history as a convent, the institution was responsible for the education of young French women in the early 20th century Ottawa, including Jeanne Sauvé, Canada's first female Speaker of the House and Governor General and Henriette Bourque, the first female lawyer to work for the federal Department of Justice. These women and others went on to make significant contributions to women's history in Canada in the 20th century.

The property also has historic associations with the Catholic francophone community in the area surrounding Primrose Hill which developed circa 1872. The convent and surrounding religious institutions were likely constructed to address the growing need for additional services on the Ontario side of the Ottawa River and a growing Catholic francophone community in this area in the late 19th century.

The convent has contextual value as it defines the character of Primrose Hill, an area in West Centretown located at the top of an escarpment, overlooking LeBreton Flats. Primrose Hill is defined by several religious buildings including a monastery complex (90 Primrose Avenue East and 96 Empress Avenue), École St-Jean-Baptiste (755

Somerset Street West) and residential properties many of which were constructed in the late 19th early 20th century. The property is linked to its surroundings as part of this cluster of French-Canadian religious institutions that have similar construction dates and ecclesiastical function.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of 85 Primrose Avenue East as a representative example of a 19th century convent with Second Empire influences and classical ornamentation include:

- Rectangular plan and three and a half storey massing
- Natural limestone construction
- Mansard roof with evenly spaced gabled dormers
- Simple stone string course on the first storey and subtle stone quoins
- Stone voussoirs above the second and third storey windows
- Balanced asymmetrical façades with equally spaced rectangular window openings and stone sills
- Remaining stained glass windows on the south façade
- Two stone chimneys
- First and second storey entrances on the south façade
- Staircase on the east façade to a second storey entrance

Key attributes that demonstrate its contextual value include:

- Its prominent siting on top of Primrose Hill overlooking Lorne Avenue and LeBreton Flats
- Its location within a cluster of religious buildings
- Its orientation facing Église de Saint-Jean-Baptiste (90 Primrose Avenue East)

The designation is limited to the exterior of the building. The interior of the building is excluded from the designation.



BY-LAW NO. 2024 - 351

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A by-law of the City of Ottawa to designate  
85 Primrose Avenue East to be of cultural  
heritage value or interest.

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Enacted by City Council at its meeting of  
September 4, 2024.

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LEGAL SERVICES  
GS/LA

COUNCIL AUTHORITY:  
City Council July 10, 2024  
Agenda Item 13.3  
(Built Heritage Committee Report No. 16)