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File No. ACS2024-PDB-RHU-0045

September 13, 2024

2313328 Ontario Inc.
c/o [REDACTED]
94 Beechwood Avenue
Ottawa, Ontario
K1L 8B2

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

Attn: [REDACTED]

Re: Notice of passage of By-law 2024-354 to designate 94 Beechwood Avenue, under Part IV of the *Ontario Heritage Act*

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

2024-354 A by-law of the City of Ottawa to designate 94 Beechwood 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 2024-354 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. 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

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

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

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

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.

If no appeals are filed, By-law 2024-354 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 Ashley Kotarba directly at Ashley.Kotarba@ottawa.ca or 613-580-2424 x 23582.

Regards,

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

Caitlin Salter MacDonald
City Clerk

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

Encl.

BY-LAW NO. 2024 - 354

A by-law of the City of Ottawa to designate 94 Beechwood 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;

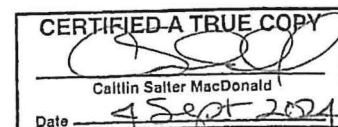
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 94 Beechwood Avenue (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on July 5, 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 94 Beechwood 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 4th day of September 2024.

A stylized, cursive handwritten signature in black ink, likely belonging to the City Clerk.

CITY CLERK

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

MAYOR

SCHEDULE "A"

PIN:

04235 - 0535 LT

Legal Description:

LT 14, PL 101 , EXCEPT N416275 ; VANIER/GLOUCESTER

SCHEDULE "B"

Statement of Cultural Heritage Value

Description of Property – 94 Beechwood Avenue (also known as 98 Beechwood)

94 Beechwood Avenue is a three-storey red brick building with Late Victorian and Second Empire architectural influences. The building was constructed circa 1898 and is located on the south side of Beechwood Avenue near St. Charles Street in Vanier, Ottawa.

Statement of Cultural Heritage Value or Interest

Constructed circa 1898, 94 Beechwood Avenue has design value as a representative example of Late Victorian residential architecture in Ontario with Second Empire style influences. This is exemplified in its red brick cladding, three storey massing, one storey bay window, decorative trim on the porch, and decorative brick detailing. The Second Empire influences are evident in its mansard roof, dormers, projecting tower, and ornamented porch. The architectural detailing and ornate features illustrate a high degree of craftsmanship.

94 Beechwood Avenue has historical and associative value due to its associations with Andre Lacelle, the first long term owner in the early 20th century, who served as prime minister Sir Wilfred Laurier's horseman, was the first constable in Clarkstown between 1901 to 1911 and was elected to Eastview Council (later Vanier) in 1917.

94 Beechwood Avenue has contextual value as it defines and maintains the historical character of the former village of Clarkstown. Established in the 1890s and located on the south side of Beechwood Avenue, Clarkstown was initially composed of francophone residents who relocated from Quebec or Lowertown. As one of the few remaining Clarkstown buildings 94 Beechwood Avenue supports the character of the area.

The building is physically and visually linked to its surroundings as it is located in close proximity to the former St. Charles Roman Catholic Church, another historical building associated with Vanier's Franco-Ontarian cultural heritage. The building has contextual value as a landmark because of its shallow setback, decorative architecture, and prominent location.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 94 Beechwood Avenue as a representative example of Vanier's historic Clarkstown neighbourhood include:

- Three storeys with irregular massing
- Asymmetrical façade

- Red brick cladding
- Metal mansard roofline with shed dormer on west façade
- Square front tower with flared truncated hip roof and finial
- Projecting bay with first floor three-sided bay window
- One storey open wooden porch across the front façade, with a semi-circular, slightly domed section over the bay window with:
 - Fluted columns with square bases
 - Decorative frieze with dentil pattern and brackets
 - Turned wood balustrade
- Bargeboard with simple ornamentation in gable end
- Brick dentil coursework on west and north façade
- Window openings with brick voussoirs, lunettes, and plain stone lug sills
- Stone foundation

Key attributes that demonstrate 94 Beechwood Avenue's contextual value are:

- Its proximity to the former St. Charles Roman Catholic Church, a local landmark

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

BY-LAW NO. 2024 - 354

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A by-law of the City of Ottawa to designate
94 Beechwood Avenue 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 June 25, 2024
Agenda Item 21.2.1
(Built Heritage Committee Report No. 15)