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File No. ACS2024-PDB-RHU-0045

September 13, 2024

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

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

Attn: Property Owner,

Re: Notice of passage of By-law 2024-356 to designate 275 St. Laurent Boulevard, under Part IV of the *Ontario Heritage Act*

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

2024-356 A by-law of the City of Ottawa to designate 275 St. Laurent Boulevard 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 2024-356 will be published online at 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
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

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

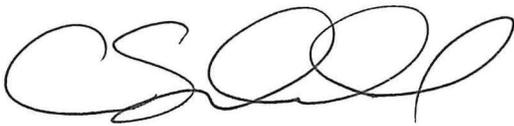
Ligne directe (613) 580-2424 poste 28136
caitlin.salter-macdonald@ottawa.ca

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 2024-356 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, cursive flourish extending to the right.

Caitlin Salter MacDonal
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 - 356

A by-law of the City of Ottawa to designate 275 St. Laurent Boulevard 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;

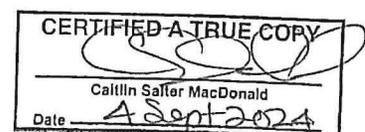
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 275 St. Laurent Boulevard (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being 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;

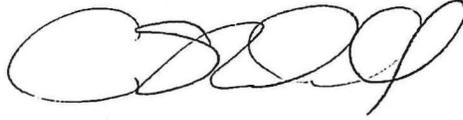
AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as 275 St. Laurent Boulevard, 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 handwritten signature in black ink, consisting of several large, overlapping loops and curves, positioned above the title 'CITY CLERK'.

CITY CLERK

A handwritten signature in black ink, written in a cursive style that appears to read 'Mark Sutcliffe', positioned above the title 'MAYOR'.

MAYOR

SCHEDULE "A"

PIN:

04273 - 0115 LT

Legal Description:

LT 108, PL 344 ; OTTAWA/GLOUCESTER

SCHEDULE "B"

Description of Property – 275 St. Laurent Boulevard

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.

BY-LAW NO. 2024 - 356

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A by-law of the City of Ottawa to designate
275 St. Laurent Boulevard 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)