



An agency of the Government of Ontario



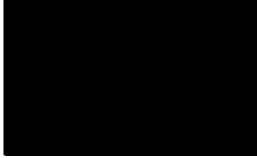
Un organisme du gouvernement de l'Ontario

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File No. ACS2024-PDB-RHU-0061

November 27, 2024



RECEIVED
2024/11/29
(YYYY/MM/DD)
Ontario Heritage Trust

Attn: 

Re: Notice of passage of By-law 2024-481 to designate 200 Fifth Avenue, under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on November 13, 2024 passed the following by-law:

2024-481 A by-law of the City of Ottawa to designate 200 Fifth 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 2024-481 will be published online at [Ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on November 27, 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 2024-481 will come into force on December 28, 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 directly at Taylor.Quibell@ottawa.ca or 613-580-2424 x 74708

Regards,



Caitlin Salter MacDonald
City Clerk

cc: Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa (by email to Kirsty.Walker@ottawa.ca)
Taylor Quibell, Heritage Planner, City of Ottawa (by email at Taylor.Quibell@ottawa.ca)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)
Faye Kert (by email at fkert@sympatico.ca)

Encl.

BY-LAW NO. 2024 - 481

A by-law of the City of Ottawa to designate 200 Fifth 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;

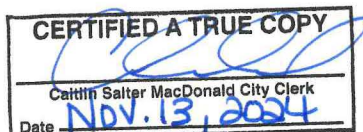
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 200 Fifth Avenue (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on September 27, 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;

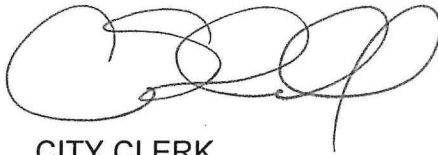
THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as 200 Fifth 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 13th day of November 2024.

A stylized, cursive handwritten signature in black ink, consisting of several loops and a long trailing stroke.

CITY CLERK

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

MAYOR

SCHEDULE "A"

PIN: 04141 - 0249

Legal Description: LT 1, PL 106709 , T/W AS IN NS184830 ; OTTAWA/NEPEAN

SCHEDULE "B"

Statement of Cultural Heritage Value

Description of the Property – 200 Fifth Avenue

Constructed circa 1875, the building at 200 Fifth Avenue (formerly Mutchmor Street) is a red brick, one-and-a-half storey building. The building is located in the Glebe neighbourhood in Ottawa on the southwest corner of Fifth Avenue and Ralph Street.

Statement of Cultural Heritage Value or Interest

The property has design value as a representative and early example of a vernacular interpretation of a red brick Second Empire style building in the Glebe. The Second Empire style was popular in Canada between 1860 and 1880. Characteristic of this style, the building features a mansard roof with ornamented dormers. Additional features that reflect the style include its red brick construction, square plan, and a one storey wooden porch with decorative millwork.

The property has historical value because it has direct associations with the Mutchmor family who were early settlers and prominent residents of Nepean Township. In 1836, John Mutchmor acquired a large tract of land between Bronson Avenue and Main Street, bounded north and south by Fifth and Broadway Avenues. The property at 200 Fifth Avenue was part of the land that was owned by the family until it was sold and subdivided in the early 20th century. Ralph Mutchmor McMorran, an early merchant in Ottawa is believed to be the first occupant of the house at 200 Fifth Avenue. He was responsible for subsequently selling and subdividing the home and surrounding land circa 1911. The Mutchmor family significantly impacted the development of the Glebe neighbourhood through their contributions to land development, the expansion of Bank Street, and the growth of the exhibition fairgrounds.

200 Fifth Avenue has contextual value because it maintains the residential character of the Glebe neighbourhood. The Glebe transformed from a predominantly rural area to a residential community in the late 19th and early 20th centuries. Characterized by red brick dwellings, the building at 200 Fifth Avenue contributes to the neighbourhood through its architectural style and red brick construction.

The property is visually, functionally and historically linked to an early phase of residential development in the Glebe in the late 19th century. The large setback and unique style are indicative of an earlier history than the surrounding development. The property is historically and functionally linked to its location near Bank Street and the former streetcar line, Lansdowne Park, and other early defining places in the Glebe. The red brick dwelling is visually linked to the surrounding historic residential properties through its form and materiality.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 200 Fifth Avenue as a representative and early example of a vernacular interpretation of a red brick Second Empire style building include:

- Square plan
- Red brick construction
- Stone foundation
- Mansard roof with elaborate gabled wood dormers
- One-storey open wooden veranda across the front façade with decorative millwork and gable over the door over the entrance
- Irregularly spaced window openings on first floor with subtle brick voussoirs
- Wood front door with a half window, decorative moulding, and two panels below

Key attributes that demonstrate 200 Fifth Avenue's contextual value are:

- Its location at the corner of Fifth Avenue and Ralph Street
- The deep front yard setback of the building on its lot

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

BY-LAW NO. 2024 - 481

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A by-law of the City of Ottawa to designate
200 Fifth Avenue to be of cultural heritage
value or interest.

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Enacted by City Council at its meeting of
November 13, 2024.

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LEGAL SERVICES
GS/LA

COUNCIL AUTHORITY:
City Council September 18, 2024
Agenda Item 16.2.6
(Built Heritage Committee Report No. 17)