



An agency of the Government of Ontario



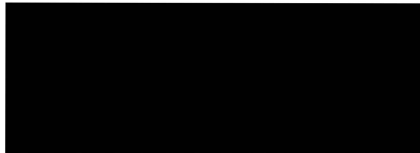
Un organisme du gouvernement de l'Ontario

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File No. ACS2024-PDB-RHU-0007

November 27, 2024



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

Attn: 

**Re: Notice of passage of By-law 2024-480 to designate 381 Montréal Road,
under Part IV of the *Ontario Heritage Act***

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

2024-480 A by-law of the City of Ottawa to designate 381 Montréal 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 2024-480 will be published online at 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

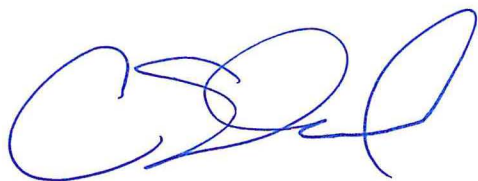
Ligne directe (613) 580-2424 poste 28136
caitlin.salter-macdonald@ottawa.ca

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 2024-480 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 Ashley Kotarba directly at 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)
Ashley Kotarba, Heritage Planner, City of Ottawa (by email at Ashley.Kotarba@ottawa.ca)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)
Donna Mbenoun (by email to ddlafamily4@gmail.com)

Encl.

BY-LAW NO. 2024 - 480

A by-law of the City of Ottawa to designate 381 Montréal 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;

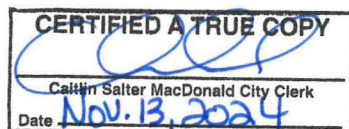
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 381 Montréal Road (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published 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;

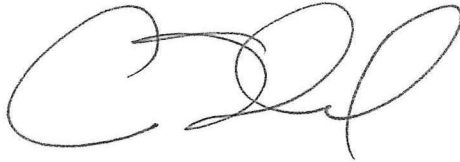
THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as 381 Montréal 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 13th day of November 2024.

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

CITY CLERK

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

MAYOR

SCHEDULE "A"

PIN: 04230 - 0190

Legal Description: PT LTS G & H, PL 225 , BEING PT 1, 4R11621
VANIER/GLOUCESTER

SCHEDULE "B"

Statement of Cultural Heritage Value**Description of Property**

381 Montréal Road is a two-storey "L" shaped red brick building with Edwardian Classicist architectural influences. The building was constructed circa 1908 on the northeast corner of Montréal Road and Alfred Street in Vanier, Ottawa.

Statement of Cultural Heritage Value or Interest

381 Montréal Road has design value as a representative example of a vernacular historic building in Vanier with Edwardian Classicist influences. The vernacular form with Edwardian Classicist characteristics is exemplified by its simple and smooth façade, rectangular footprint with rear side additions creating an "L" shape, brick cladding, heavy cornice, and stone lintels and sills.

381 Montréal Road has contextual value as it is important in maintaining the vernacular and mixed-use character of historic village of Eastview to Vanier today. The building is located in the historic village of Clandeboye which was amalgamated into the village of Eastview in 1908 and was renamed Vanier in 1969. 381 Montréal Road was constructed circa 1908 around the time of Eastview amalgamation, and it supports the varied historic building stock of the period. The building's Edwardian Classicist architectural influences can be seen on many of Eastview's residential streets as well on Montréal Road's commercial streetscape.

381 Montréal Road is functionally linked to its surroundings through its changing use to suit the owner and community's needs through its use as a residential building, and later as a mixed-use residential and commercial building. The first owner Wilfred Charlebois constructed 381 Montréal Road circa 1908 and his family lived there until the early 1930s when they moved to 385 Montréal Road. The Charlebois' converted 381 Montréal Road into two rental units and its residential use continued for five decades. Since the 1990s, 381 Montréal Road has been used for residential and commercial purposes, and mixed-use characterizes the Eastview building stock and specifically Montréal Road.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 381 Montréal Road as a representative example of a vernacular Eastview building with Edwardian Classicism influences include:

- Two-storey rectangular massing
- Red brick cladding
- Flat roof with decorative cornice with brackets, dentil detailing, and finials
- Window openings on south and west façades on the second storey with stone lintels and sills

- Oval window on east façade on the first storey
- Presence of an open wraparound verandah
- Red brick chimney

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

BY-LAW NO. 2024 - 480

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A by-law of the City of Ottawa to designate
381 Montréal Road 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)