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File No. ACS2025-PDB-RHU-0015

June 11, 2025

Lannister Homes Limited
260 Spinnaker Way, Suite 9-10
Concord ON
L4K 4P9

RECEIVED
2025/06/11
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Property Owner,

RE: Designation of 43 Eccles Street under Part IV of the *Ontario Heritage Act*

This letter is to advise you that Ottawa City Council, at its meeting of May 28, 2025, approved the following recommendation in respect of the above-noted item:

That Council issue a Notice of Intention to Designate 43 Eccles Street under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value.

A copy of the complete report in this matter, as well as the minutes of the City Council meeting of May 28, 2025, can be found on the City's website at ottawa.ca/agendas.

Enclosed is the Notice of Intention to Designate, served according to the *Ontario Heritage Act*, to be published online at Ottawa.ca/heritagenotices on June 11, 2025. You will have 30 days from the publication date, until July 11, 2025, to file an objection to the designation. Should you wish to object to the designation, you may do so by submitting a notice of objection in writing, outlining the reasons for the objection and any other relevant information. The notice must be received by the Clerk of the City of Ottawa within 30 days after the online publication of this notice.

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

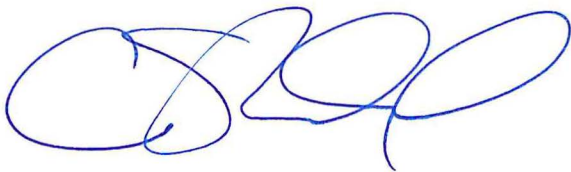
The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

Caitlin Salter MacDonald, City Clerk
c/o Andrew El-Azzi, Committee Coordinator
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

To make an appointment, please contact Andrew El-Azzi, Committee Coordinator at 613-580-2424, ext. 21934, or at Andrew.El-Azzi2@ottawa.ca. When an objection has been received, City Council will consider the objection including all relevant information within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*. Should Council pass a by-law to designate the property, there will be further correspondence from the City on how you may appeal this decision to the Ontario Land Tribunal.

Should you require further information, please contact Sampoorina Bhattacharya, at (613) 580-2424, 21580 or by email at sampoorina.bhattacharya@ottawa.ca

Regards,



Caitlin Salter MacDonald
City Clerk

c.c. Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa
 (lauren.luchenski@ottawa.ca)
 Sampoorina Bhattacharya, Heritage Planner, City of Ottawa,
 (sampoorina.bhattacharya@ottawa.ca)
 Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)
 Jennifer Dias, Safeline Group (jenniferd@safelinegroup.ca)

Encl.

NOTICE OF INTENTION TO DESIGNATE 43 ECCLES STREET AS A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, PURSUANT TO SECTION 29 (3) OF THE *ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18*

DATED AND PUBLISHED at the City of Ottawa this 11th day of June, 2025

TAKE NOTICE that the City of Ottawa, on May 28, 2025, established its intention to designate 43 Eccles Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

DESCRIPTION OF PROPERTY

The former Sherwood Exchange at 43 Eccles Street is a two-storey red brick building constructed in 1919. The property is located between Booth Street and Bronson Avenue in the Dalhousie neighbourhood.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Constructed in 1919, the building at 43 Eccles Street is a two-storey red brick building representative of the Edwardian Classicism architectural style. The property has historic value as it was designed by Chief Architect of the Bell Telephone Company of Canada William John Carmichael and visually aligns with the architectural expression of Bell Telephone exchange buildings across Ontario. The flat-roofed building features a red brick façade with dentilled cornice and contrasting stone quoins, keystones, and a carved stone entablature over its entrance. Similar classical features are visible on other exchange buildings designed by Carmichael, who designed almost 100 new buildings for the Bell Telephone Company between 1899 and 1926. As chief architect, he also designed warehouses for the Northern Electric Company and was also in charge of all major alterations, additions and extensions to existing Bell Telephone exchange buildings.

The former Sherwood Exchange has historical value for its direct associations with the Bell Telephone Company and the themes of development of telecommunications in Ottawa and women in the Canadian workforce. Purpose-built in 1919 as the fourth Bell Telephone Company switchboard operated exchange in Ottawa, the former Sherwood Exchange provided telephone services to Ottawa's western suburbs and Hull until the 1940s. The property symbolizes a time of growth, technological advancement, and increased wealth in Ottawa. The former Sherwood Exchange sheds light on the history of women in the Canadian workforce. The Bell Telephone Company was established in 1877 and the first telephone exchange in Canada was built in 1878 in Hamilton, Ontario. By the year 1900, Bell exclusively hired women to work as switchboard operators, a position that demanded a high degree of patience, quick thinking and physical exertion.

The former Sherwood Exchange has contextual value because it is important in defining and maintaining the character of Dalhousie, a mixed neighbourhood that includes many early 20th century red brick buildings in the Edwardian Classicist and Italianate styles. The property has contextual value because it is historically and functionally linked to its surroundings. The former name for the building, the Sherwood Exchange, is linked to the former name of the neighbourhood, Mount Sherwood, which was established in the 1820s

and annexed to the City of Ottawa in 1889. The establishment of the Sherwood Exchange in 1919 is linked to the city's growth and development in the early 20th century and the expanding demand for telephone services.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key exterior attributes that contribute to the heritage value of the former Sherwood Exchange as a representative example of an Edwardian Classicist building include:

- Two-storey massing with raised basement
- Red brick cladding with stone banding and quoins
- Entrance featuring:
 - a stone entablature with carving reading: "The Bell Telephone Company of Canada"
 - Stone pediment supported by volutes
- Evenly spaced window openings, some with stone and brick voussoirs
- Flat roof with large overhanging dentilled cornice
- Stone foundation

OBJECTIONS

Please be advised that any person wishing to object to this designation may do so under the objection process set out in Section 29 (5) of the *Ontario Heritage Act* by giving the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of objection outlining the reasons for the objection and any other relevant information.

The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca. The notice of objection can also be submitted via registered mail or be delivered in person, by appointment, at the following coordinates:

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For further information please contact: Sampoorina Bhattacharya,
sampoorna.bhattacharya@ottawa.ca