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File No. ACS2025-PDB-RHU-0033

August 6, 2025



**RECEIVED**  
2025/08/06  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear 

**RE: Designation of the FLEMING CONVALESCENT HOME, 410-412 BESSERER STREET, under Part IV of the *Ontario Heritage Act***

This letter is to advise you that Ottawa City Council, at its meeting of July 23, 2025, approved the following recommendation in respect of the above-noted item:

**That Council issue a Notice of Intention to Designate the Fleming Convalescent Home, 410-412 Besserer 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 July 23, 2025, can be found on the City's website at [ottawa.ca/agendas](http://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](http://Ottawa.ca/heritagenotices) on August 6, 2025. You will have 30 days from the publication date, until September 5, 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.

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

Office of the City Clerk  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
[ottawa.ca](http://ottawa.ca)

Direct Line 613-580-2424 Ext. 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

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

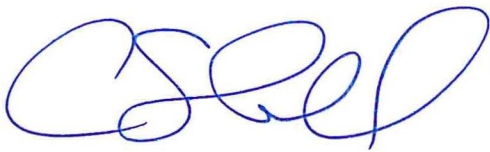
Ligne directe 613-580-2424 poste 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

Caitlin Salter MacDonald, City Clerk  
c/o Mélanie Blais, Committee Coordinator  
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 at [Melanie.Blais@ottawa.ca](mailto:Melanie.Blais@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 Anne Fitzpatrick, Heritage Planner, at 613-580-2424, ext. 25651 or by email at [Anne.Fitzpatrick@ottawa.ca](mailto:Anne.Fitzpatrick@ottawa.ca).

Regards,



Caitlin Salter MacDonald  
City Clerk

c.c. Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa  
([Kirsty.Walker@ottawa.ca](mailto:Kirsty.Walker@ottawa.ca))  
Anne Fitzpatrick, Heritage Planner, City of Ottawa ([Anne.Fitzpatrick@ottawa.ca](mailto:Anne.Fitzpatrick@ottawa.ca))  
Registrar, Ontario Heritage Trust ([registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

**NOTICE OF INTENTION TO DESIGNATE THE FLEMING CONVALESCENT HOME, 410-412 BESSERER 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 6th day of August, 2025

**TAKE NOTICE** that the City of Ottawa, on July 23, 2025 established its intention to designate the Fleming Convalescent Home, 410-412 Besserer Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

**DESCRIPTION OF PROPERTY– Fleming Convalescent Home, 410-412 Besserer Street**

The building at 410-412 Besserer Street is a two-and-a-half storey stone building constructed in 1904. The building is located on the south side of Besserer Street between Chapel Street and Augusta Street on the edge of Sandy Hill, Ottawa.

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

The Fleming Convalescent Home at 410-412 Besserer Street has design value as a representative example of a Queen Anne Revival residence in Ottawa demonstrated by its asymmetrical façade and rooflines, two-and-a-half storey massing, verandah and entrance porch, variety of colour and texture through the mix of cladding materials such as slate shingles and a metal cornice, decorative woodwork, and a central bay window. These architectural features illustrate the building's high degree of craftsmanship, including its complex roofline, stone cladding, and upper storey woodwork. The Queen Anne Revival style was frequently used in Canada and Ottawa in residential architecture for middle- and upper-class families and reflects the Fleming family's wealth who built and lived at 410-412 Besserer Street.

The building's architectural style, along with its landscaping, and setback support the built character of the former Besserer Estate in Sandy Hill north of Laurier Avenue, characterized by the architectural styles spanning the decades of development. Constructed between the late 19th to the early 20th century, the buildings represent the popular architectural styles of this period, including Queen Anne Revival, Tudor Revival, Edwardian Classicism and Italianate. The neighbourhood features the use of natural building materials, second storey porches, regular setbacks, and mature trees, all of which is demonstrated by 410-412 Besserer Street. The building's primary residential use was temporarily interrupted as a convalescent home during the First World War and for three years as an embassy. Otherwise, 410-412 Besserer Street has maintained its residential use from a single family to a multi-unit residence in the 1920s onwards, representing Sandy Hill's residential neighbourhood context.

The building at 410-412 Besserer Street is historically significant due to its use as a convalescent home during the First World War. These institutions provided care to physically and mentally unfit returned soldiers. Sir Sandford Fleming's executors offered their family residence at 213 Chapel Street (311 Daly Avenue) as a convalescent home and opened in January 1916. Hugh and Ethel Fleming offered their home, 410 Besserer Street in January

1917, which was conveniently connected to 213 Chapel Street by a stone wall and was referred to as the Sir Sandford Fleming Convalescent Home annex or the Fleming Convalescent Home. First World War convalescent homes operated under the guidance of the Military Hospitals Commission (MHC) but were run by volunteer organizations. The Sir Sandford Fleming Convalescent Home and the Fleming Convalescent Home was one of six in Eastern Ontario and the only one in Ottawa and operated until 1920 and 1921 respectively. The Fleming Convalescent Home represents an early convalescent home in a large, private home before the shift to acquiring larger public buildings and purpose-built facilities. Convalescent homes in “borrowed buildings” during the First World War contributed to the evolution of hospitals and at home medical care in the second half of the 20th century.

The building’s use as a military convalescent home yields more information about the First World War veteran community and the federal government’s involvement in the physical and mental health treatment of its servicemen in the early 20<sup>th</sup> century. It can contribute to understanding the role of the MHC and care provided in convalescent homes to First World War “invalid soldiers.” Fleming Convalescent Home demonstrates the MHC’s adaptation of convalescent homes to also serve as hospitals and a space for vocational training. Studying the MHC can illustrate the complex patient and public opinions of returned soldiers and their treatment received at convalescent homes.

Finally, the home was associated with Sir Sandford Fleming’s large Besserer Street and Daly Avenue estate. Fleming was a civil engineer who was Canada’s foremost 19<sup>th</sup> century railway engineer and was instrumental in the adoption of international standard time. He owned the western half of the block between Besserer Street, Chapel Street, and Daly Avenue. Sandford purchased the lots in 1870 including the stone building known as Winterholme, which was used as his family’s residence. Around 1906/7, Sir Sandford Fleming began settling his Sandy Hill estate, selling 410 Besserer Street to his son Hugh Percy Fleming, and the remaining lots to his sons jointly and were developed in the 1930s.

## **DESCRIPTION OF HERITAGE ATTRIBUTES**

Key exterior attributes that contribute to the heritage value of 410-412 Besserer Street as a representative example of a Queen Anne Revival style residential building include:

- Two-and-a-half storey massing
- Irregular roofline with three off-centred gambrel gables
- Gable ends with slate shingles and window
- Stone cladding
- Shed dormer windows with slate shingles
- Metal cornice
- Decorative woodwork on the second storey including: pediments; friezes; and bargeboard
- Second storey enclosed porch on northeast corner with half timbering
- First storey pedimented front porch with Classically inspired columns
- First storey bay window with stone cladding
- Second storey bay window with wood cladding

- Irregular arrangement and size of windows on each storey
- Window openings on the top storey with plain pediment trim on north façade and an entablature trim on the east façade
- Original stained glass window
- Presence of verandah on the west façade

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

## **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](mailto: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:

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

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For further information please contact: Anne Fitzpatrick at [Anne.Fitzpatrick@ottawa.ca](mailto:Anne.Fitzpatrick@ottawa.ca).