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Report No. ACS2025-PDB-RHU-0033

October 22, 2025

410 Besserer Street  
Ottawa, Ontario  
K1N 6C1

**RECEIVED**  
2025/10/22  
(YYYY/MM/DD)  
Ontario Heritage Trust

Attn: [REDACTED]

**Re: Notice of passage of By-law 2025-377 to designate Fleming Convalescent Home, 410-412 Besserer Street under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on October 8, 2025 passed the following by-law under Section 29 of the *Ontario Heritage Act*:

2025-377 A by-law of the City of Ottawa to designate Fleming Convalescent Home, 410-412 Besserer Street 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 list of attributes.

Notice of the passage of By-law 2025-377 will be published online at [Ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on October 22, 2025, pursuant to By-law 2002-522 as amended.

**APPEAL TO ONTARIO LAND TRIBUNAL**

Pursuant to subsection 29 (11) of the *Ontario Heritage Act*, any person who objects to the by-law may appeal to the Ontario Land Tribunal with respect to the by-law, by filing with the Clerk of the City of Ottawa, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. All appeals must also be accompanied by any fees charged by the Ontario Land Tribunal.

A notice of appeal can be filed either via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting [City of Ottawa] as the Approval Authority or **mailed to the City at 110 Laurier Avenue West, Mail Code 01-14, Ottawa, Ontario, K1P 1J1**. Alternatively, packages can be submitted at the Client Service Centre located at City Hall - 110 Laurier Ave West.

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

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

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

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

If no notices of appeal are received, By-law 2025-377 comes into force on November 24, 2025 and a copy of the by-law will be registered against the title of the property. A copy of the registered by-law will also be served on the Ontario Heritage Trust.

Should you require further information, please contact Anne Fitzpatrick, Heritage Planner directly at [Anne.Fitzpatrick@ottawa.ca](mailto:Anne.Fitzpatrick@ottawa.ca) or 613-580-2424 x 25651.

Regards,

A handwritten signature in blue ink, appearing to read 'CSM', is written over a light blue grid background.

Caitlin Salter MacDonal  
City Clerk

cc:



Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa (by email to [Kirsty.Walker@ottawa.ca](mailto:Kirsty.Walker@ottawa.ca))

Anne Fitzpatrick, Heritage Planner, City of Ottawa (by email to [Anne.Fitzpatrick@ottawa.ca](mailto:Anne.Fitzpatrick@ottawa.ca))

Registrar, Ontario Heritage Trust (by email to [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

BY-LAW NO. 2025 - 377

A by-law of the City of Ottawa to designate the Fleming Convalescent Home, 410-412 Besserer Street 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;

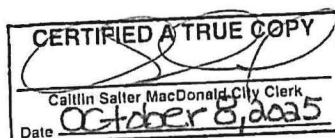
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 410-412 Besserer Street (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on August 6, 2025, 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 410-412 Besserer Street, 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 8<sup>th</sup> day of October 2025.



CITY CLERK



MAYOR

SCHEDULE "A"

PIN: 04212-0048

Legal Description: PT LTS 32 & 33, PL 6 , S/S BESSERER ST AS IN N678433 ;  
OTTAWA/NEPEAN

## SCHEDULE "B"

**Statement of 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.

BY-LAW NO. 2025 - 377

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A by-law of the City of Ottawa to designate the Fleming Convalescent Home, 410-412 Besserer Street to be of cultural heritage value or interest.

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Enacted by City Council at its meeting of October 8, 2025.

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LEGAL SERVICES

COUNCIL AUTHORITY:  
City Council July 23, 2025  
Agenda Item 18.2.2  
(Built Heritage Committee Report No. 24