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File No. ACS2022-PIE-RHU-0014

July 6, 2022

[REDACTED]  
400 Lansdowne Road  
Ottawa, ON  
K1M 0X9

Dear [REDACTED]

**RE: Designation of the Hart Massey House, 400 Lansdowne Road under Part IV of the *Ontario Heritage Act***

This is to advise you that Ottawa City Council, at its meeting of July 6, 2022, approved the following recommendation(s) in respect of the above-noted item:

**That Council issue a Notice of Intention to Designate the Hart Massey House, 400 Lansdowne Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value, attached as Document 5 as amended.**

A copy of the original report, as well as the Disposition/Minutes of the City Council meeting of July 6, 2022, 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 in *Le Droit* and the *Ottawa Citizen* on July 16, 2022. You will have 30 days from the publication date to file an objection to the designation.

Should you wish to object to the designation, you may do so by submitting an objection in writing, outlining the reasons for the objection and any other relevant information. The letter must be received by the Clerk of the City of Ottawa within 30 days after the publication of

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

Direct Line (613) 580-2424 Ext. 21215  
Fax (613) 560-2416  
[Rick.OConnor@ottawa.ca](mailto:Rick.OConnor@ottawa.ca)

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

Ligne directe (613) 580-2424 poste 21215  
Télécopieur 613 560-2416  
[Rick.OConnor@ottawa.ca](mailto:Rick.OConnor@ottawa.ca)



this notice. The letter can be sent by registered mail to the City Clerk or can be delivered in person, by appointment, at the following coordinates:

Rick O'Connor, City Clerk  
c/o Eric Pelot, committee coordinator  
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

To make an appointment, please contact Eric Pelot, Committee coordinator at (613) 580-2424, ext. 22953, or at [eric.pelot@ottawa.ca](mailto:eric.pelot@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 Lands Tribunal.

Should you require further information, please contact Adrian van Wyk, Planner I, directly at (613) 580-2424, 21607 or by email at [Adrian.vanWyk@ottawa.ca](mailto:Adrian.vanWyk@ottawa.ca).

Regards,



Deputy Clerk for M. Rick O'Connor, CMO, LLB  
City Clerk

c.c. Adrian van Wyk, Planner I (by email)  
Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3)

Encl.

IN THE MATTER OF THE *ONTARIO HERITAGE ACT*

**Notice of Intention to Designate**

The City of Ottawa, on July 6, 2022, established its intention to designate the Hart Massey House, 400 Lansdowne Road under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

**Description of Property – 400 Lansdowne Road**

The Hart Massey House, located at 400 Lansdowne Road, two-storey, detached, steel-framed house constructed in 1959. The property is located on the east side of Lansdowne Road along the western shore of McKay Lake in the Rockcliffe Park Heritage Conservation District in Ottawa.

**Statement of Cultural Heritage Value or Interest**

The Hart Massey House has cultural heritage value as an iconic example of the Modern style of architecture in Canada, its artistic merit in exhibiting qualities of this style in the Canadian context, for its associations with award-winning architect, Hart Massey, and its importance in supporting the character of the Rockcliffe Park Heritage Conservation District.

The Hart Massey House has design value as a unique and iconic residential example of the International style of architecture, which was popular in the mid-20<sup>th</sup> century. The house reflects some of the purest qualities of this style in a distinctly Canadian context through its simple, unadorned design, construction methods and materials, and sensitive siting within its natural environment. Its artistic merit lies in its stripped-down, design and subordination to its surroundings, which are purposely informal in nature. Although defined by straight lines and precise geometry, the architectural expression of the house is an extension of the surrounding landscape, its large expanses of glass creating a continuity of indoor and outdoor space typical of the style.

The Massey House is directly associated with award-winning architect, Hart Massey, who designed the house as a residence for his family in 1959. The son of Governor General Vincent Massey, he is credited with designing many Modernist landmarks in Ottawa including several buildings at Carleton University's campus, the pavilions at Vincent Massey Park and the now-demolished Sir John Carling Building. Massey received numerous awards for his work including the 1964 Massey Medal for this house, then Canada's highest honour for architecture. The Hart Massey House also yields information that contributes to the understanding of the evolution of Rockcliffe Park, which underwent significant demographic, social and physical changes in the 1950s, yet retained the essential characteristics that define it as a Heritage Conservation District.

The Hart Massey House has contextual value in supporting the character of Rockcliffe Park, as it remains subordinate to its natural environment despite its distinct architectural design. Given its orientation towards the lake and its sensitivity to the natural environment, the house is a defining feature of the shoreline of McKay Lake. Through its sensitive siting and use of large expanses of glass it is physically and visually connected to its surroundings, creating a juxtaposition of simple geometric forms in a picturesque landscape. The house is also a local and regional landmark.



### **Heritage Attributes**

The key exterior elements that contribute to the design or physical value of 400 Lansdowne Road as an excellent residential example of the Modern style include its:

- Minimalist massing and rectilinear plan consisting of modular boxes, matte black steel structural columns, soffits and trim, opaque white wood cladding, glass walls and flat roof
- Orientation towards McKay Lake, entirely elevated above steep unaltered slopes, and supported by thin steel columns
- Low profile two-storey structure fitted unobtrusively into the landscape, comprised of rectangular upper storey, parallel to Lansdowne Road, extending beyond lower storey; and lower storey, below street level, with arm extending towards lake, perpendicular to the street
- Floor-to-ceiling windows with simple, narrow window frames
- Rear elevation with subtle fenestration facing Lansdowne Road, giving the appearance of an opaque wall
- Lower-storey front entry with red front door, accessed by a narrow walkway connected with a large deck open on three sides
- Simple minimalist black matte railings
- Integrated upper-storey garage with doors designed to be subtly hidden within the structure
- Row of uniform triangular skylights running along its roofline
- Simple black matte exterior light fixtures

The key interior elements that contribute to the design or physical value of 400 Lansdowne Road as an excellent residential example of the Modern style include its:

- Lower storey open plan layout, with black steel beams and interior partition walls that do not meet the ceiling
- Black matte steel circular staircase lit by a circular light well
- Black matte dumbwaiter mechanism on the upper storey
- Size and shape of interior light wells

The key exterior elements that contribute to the contextual value of 400 Lansdowne Road include its:

- Location on steep, unaltered sloping grades with natural riverstone beds beneath the house
- Wooded setting with large mature trees, shrubs, native plants and perennials
- Dry stone walls and related stone stairways
- Simple, informal gardens designed to flow down the slopes in a naturalistic way
- The view of the house from the eastern shore of McKay Lake

## OBJECTIONS

Any person wishing to object to this designation may do so by letter, outlining the reasons for the objection and any other relevant information. This letter must be received by the Clerk of the City of Ottawa either by registered mail or personally delivered within 30 days of the publication of this notice at the following coordinates:

Rick O'Connor, City Clerk  
c/o Eric Pelot, committee coordinator  
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

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*.

For further information or a complete copy of the Statement of Cultural Heritage Value please contact:

Adrian van Wyk, Planner I  
City of Ottawa  
613-580-2424 x21607  
[Adrian.vanWyk@ottawa.ca](mailto:Adrian.vanWyk@ottawa.ca)

