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File No. ACS2024-PRE-RHU-0040

April 17, 2024

Britannia Yacht Club Inc  
2777 Cassels Street  
Ottawa, Ontario  
K2B 6N6

**RECEIVED**  
2024/04/17  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear [REDACTED]

**RE: Designation of 2777 Cassels Street, under Part IV of the *Ontario Heritage Act***

This letter is to advise you that Ottawa City Council, at its meeting of April 17, 2024, approved the following recommendation in respect of the above-noted item:

**That Council issue a Notice of Intention to Designate 2777 Cassels 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 April 17, 2024, 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 April 19, 2024. You will have 30 days from the publication date, until May 19, 2024, 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](http://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  
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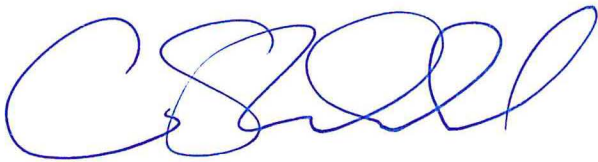
The notice of objection can be submitted via email to [CityClerk-HeritageObjections@ottawa.ca](mailto:CityClerk-HeritageObjections@ottawa.ca), or via registered mail or in-person delivery, by appointment, at the following coordinates:

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 Ashley Kotarba, Heritage Planner, at (613) 580-2424, ext. 23582 or by email at [ashley.kotarba@ottawa.ca](mailto:ashley.kotarba@ottawa.ca).

Regards,



Caitlin Salter MacDonald  
City Clerk

c.c. Lesley Collins, City of Ottawa ([lesley.collins@ottawa.ca](mailto:lesley.collins@ottawa.ca))  
Ashley Kotarba, City of Ottawa ([ashley.kotarba@ottawa.ca](mailto:ashley.kotarba@ottawa.ca))  
Registrar, Ontario Heritage Trust ([registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

**NOTICE OF INTENTION TO DESIGNATE 2777 CASSELS 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 19th day of April, 2024

**TAKE NOTICE** that the City of Ottawa, on April 17, 2024 established its intention to designate 2777 Cassels Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

**DESCRIPTION OF PROPERTY**

2777 Cassels Street, home of the Britannia Yacht Club, is a square shaped two-and-a-half storey cut stone and stucco building with a steeply pitched red roof, located at the western end of Cassels Street in Ottawa's Britannia Village neighbourhood.

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

The Britannia Yacht Club has design value as a representative example of a late nineteenth century recreational clubhouse with a simple, utilitarian design. Constructed in 1896, the building's square footprint, steeply pitched hip roof, dormers, and a wide wraparound verandah, were characteristic of recreational architecture seen on the waterways in Ottawa and across Ontario around the turn of the nineteenth century. The original functional attributes including boat storage, panoramic views of the waterfront, and a space for club activities and social events, were essential to recreational building architecture.

2777 Cassels Street building is directly associated with the growth and popularity of the Britannia Yacht Club, which is one of the oldest recreational clubs in Ottawa that still operates today. As early as the 1860s, Britannia Village residents were interested in water activities on Lac Deschênes. In 1887, the Britannia Yacht Club (previously known as the Britannia Aquatic Club, Britannia Nautical Club, Britannia Boating Club, and Britannia Boat House Club) was founded. They originally met in an old sawmill which they quickly outgrew due to increasing membership, spurring the need for a purpose-built clubhouse, which culminated in the construction of 2777 Cassels Street. From 1896 to today, 2777 Cassels Street has been used by the Britannia Yacht Club, including between 1905 and 1918 for boat storage as the remainder of club activities operated in the clubhouse built at the end of the pier.

The building was designed by Edgar Lewis Horwood, a prominent architect who practiced in Ottawa from 1895 to 1940 and served as Chief Architect for the Department of Public Works from 1915 to 1919. Horwood was considered "at the very top in old Colonial Architecture" and is credited with designing a wide range of buildings across Ottawa including the Bank Street streetscape and other landmarks such as the Carnegie Library. 2777 Cassels Street reflects the work of the well-respected Britannia carpenter Charles Robinson. Robinson can be credited with constructing defining buildings in Britannia attributed to its historic cottage community. He built numerous cottages and developed Britannia's high style of the vernacular style cottages around the turn of the nineteenth century. In addition to building the Britannia Nautical Club's clubhouse in 1896, he built St. Stephen's Anglican Church in

1892, both of which reflect the expanding cottage resort and Robinson's building projects meeting the community's needs.

2777 Cassels Street has contextual value as a landmark building that supports the character of Britannia as a historic cottage community and is historically linked to its surroundings. Its prominent waterfront location and access to Lac Deschênes make it highly scenic and accessible for water activities, and its red asphalt roof identifies the highly visible landmark along the Ottawa River. The building reflects late nineteenth to early twentieth century architectural characteristics which define Britannia as a historic summer community. The popularity and growth of the boat club can be attributed to the extension of the Ottawa Electric Company streetcars to Britannia and the opening of Britannia Park in 1900. Between 1900 and 1914, Britannia was at its peak as a summer resort visited by thousands daily. The clubhouse served the boating needs of members, as well as acting as a social community centre serving both local Britannia and Ottawa residents alike. 2777 Cassels Street was an integral part of the historic Britannia summer resort and remains a central community hub today.

## **DESCRIPTION OF HERITAGE ATTRIBUTES**

Key exterior attributes that contribute to the heritage value of the Britannia Yacht Club as a representative example of purpose-built late nineteenth century recreational building in Ontario include:

- Simple, square-shaped footprint
- Large massing of two and a half storeys, a steeply pitched red hip roof,
- and hipped dormers
- Wide, wraparound second storey verandah on the west, north, east
- façades (originally open, currently has open and enclosed sections),
- providing views of the Ottawa River
- Large windows on each façade
- Picturesque setting:
  - Prominent location on the point of the Britannia peninsula
  - Multiple views of the Ottawa River

Revival styles were popular in the early twentieth century for residential and recreational buildings. 2777 Cassels Street displays elements associated with Tudor Revival and Gothic Revival style:

- Use of natural materials including stucco on exterior walls and half timbering on the south and west façade of the second storey, and stone foundation and pillars
- Tower on southeast corner with crenellated parapet, buttresses, moulded label, lintels, and groups of windows, and the date "1887" engraved on the south parapet

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, Built Heritage Committee  
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

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For further information please contact: Ashley Kotarba at [ashley.kotarba@ottawa.ca](mailto:ashley.kotarba@ottawa.ca).