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Report No. ACS2024-PRE-RHU-0040

June 7, 2024

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

**RECEIVED**  
2024/06/06  
(YYYY/MM/DD)  
Ontario Heritage Trust

Attn: [REDACTED]

**Re: Notice of passage of By-law 2024-257 to designate 2777 Cassels Street, under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on May 29, 2024 passed the following by-law:

2024-257     A by-law of the City of Ottawa to designate 2777 Cassels 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 Attributes, for the property.

Notice of the passage of By-law 2024-257 will be published online at [ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on June 7, 2024.

Please be advised that any person who wishes to object to the by-law may do so by appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

The notice of appeal can be submitted via email to [CityClerk-HeritageObjections@ottawa.ca](mailto:CityClerk-HeritageObjections@ottawa.ca). The notice of appeal 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

Office of the City Clerk  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON 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)

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

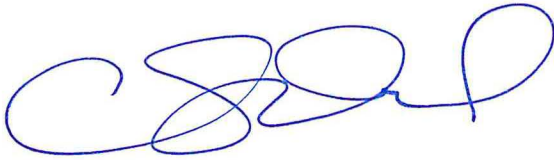
Ligne directe (613) 580-2424 poste 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or [melanie.blais@ottawa.ca](mailto:melanie.blais@ottawa.ca).

If no appeals are filed, By-law 2024-257 will come into force on July 8, 2024 and be registered on title. A copy of the registered by-law will be served on the Ontario Heritage Trust.

Should you require further information, please contact Ashley Kotarba directly at [ashley.kotarba@ottawa.ca](mailto:ashley.kotarba@ottawa.ca) or 613-580-2424 x 23582.

Regards,



Caitlin Salter-MacDonald  
City Clerk

cc: Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa (by email to [kirsty.walker@ottawa.ca](mailto:kirsty.walker@ottawa.ca))  
Ashley Kotarba, Heritage Planner, City of Ottawa (by email to [ashley.kotarba@ottawa.ca](mailto:ashley.kotarba@ottawa.ca))  
Registrar, Ontario Heritage Trust (by email to [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

BY-LAW NO. 2024 - 257

A by-law of the City of Ottawa to designate 2777 Cassels 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;

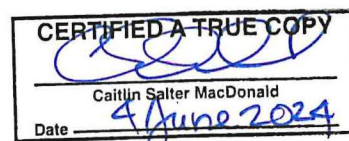
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 2777 Cassels Street (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on April 19, 2024 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;

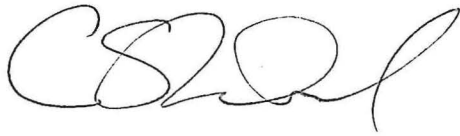
AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as 2777 Cassels 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 29<sup>th</sup> day of May 2024.

A handwritten signature in black ink, appearing to be 'CS202' followed by a flourish.

CITY CLERK

A handwritten signature in black ink that reads 'Mark Sutcliffe'.

MAYOR

SCHEDULE "A"

PIN:

04282 – 0465

Legal Description:

Part of Block F, Plan 40HALF , as in NP53224



## SCHEDULE “B”

### Statement of Cultural Heritage Value

#### Description of Property – Britannia Yacht Club, 2777 Cassels Street

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 late nineteenth and early twentieth centuries. 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 is excluded in this designation. This designation does not include other associated facilities including the tennis courts, marina, parking, and piers.



BY-LAW NO. 2024 - 257

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2777 Cassels Street to be of cultural  
heritage value or interest.

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Enacted by City Council at its meeting of  
May 29, 2024.

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LEGAL SERVICES  
GS/LA

COUNCIL AUTHORITY:  
City Council April 17, 2024  
Agenda Item 13.4  
(Built Heritage Committee Report No. 13)