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Report No. ACS2024-PDB-RHU-0062

November 27, 2024

123 Metcalfe Properties GP Inc.  
123 Metcalfe Street  
Ottawa, Ontario  
K1P 5L9

**RECEIVED**  
2024/11/29  
(YYYY/MM/DD)  
Ontario Heritage Trust

Attn: Name,

**Re: Notice of passage of By-law 2024-482 to designate 123 Metcalfe Street,  
under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on November 13, 2024 passed the following by-law:

2024-482     A by-law of the City of Ottawa to designate 123 Metcalfe 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 2024-482 will be published online at [ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on November 27, 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)

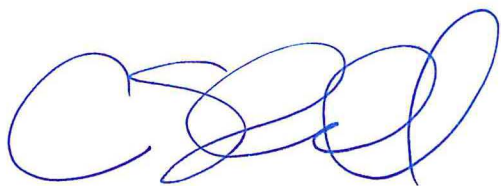
Ligne directe (613) 580-2424 poste 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

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 2024-482 will come into force on December 28, 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 Greg MacPherson, Heritage Planner, at 613-580-2424 x23665 or by email at [greg.macpherson@ottawa.ca](mailto:greg.macpherson@ottawa.ca).

Regards,



Caitlin Salter MacDonald  
City Clerk

cc: Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa  
([lauren.luchenski@ottawa.ca](mailto:lauren.luchenski@ottawa.ca))  
Greg MacPherson, Heritage Planner, City of Ottawa  
([greg.macpherson@ottawa.ca](mailto:greg.macpherson@ottawa.ca))  
Registrar, Ontario Heritage Trust ([registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

BY-LAW NO. 2024 - 482

A by-law of the City of Ottawa to designate 123 Metcalfe 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;

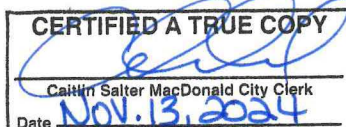
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 123 Metcalfe Street (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on September 27, 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 123 Metcalfe 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 13<sup>th</sup> day of November 2024.

A stylized, cursive handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.

CITY CLERK

A cursive handwritten signature in black ink, appearing to read "Mark Sutcliffe" with a long, sweeping tail.

MAYOR

SCHEDULE "A"

PIN:

04115-0110 (LT)

Legal Description:

PT LTS 52 & 53, PL 3922 , N LAURIER AV, AS IN N734407; S/T CR498757;  
T/W N734407 ; OTTAWA TOGETHER WITH AN EASEMENT OVER PARTS 6  
AND 10 PLAN 4R14742 AS IN LT1377459.



## SCHEDULE "B"

### **Description of Property**

The building at 123 Metcalfe Street is a five-storey, red-brick building at the intersection of Metcalfe Street and Laurier Avenue West.

### **Statement of Cultural Heritage Value or Interest**

The property located at 123 Metcalfe Street has design value as a representative example of a purpose built early twentieth-century YMCA building, featuring elements of the Italianate, Edwardian, and Renaissance Revival architectural styles. Constructed in 1909 as the second building for the Ottawa Young Men's Christian Association, the building is distinctly identifiable as a YMCA and bears similarity with other YMCA buildings of the era, particularly those in Canada and the north-east United States.

The former YMCA was designed by New York architectural firm Jackson & Rosencrans, notable for their YMCA designs in Canada and the United States, in association with significant Ottawa architect John Albert Ewart. Jackson and Rosencrans' work in Canada and the United States was influential in establishing a standardized, global design for YMCAs in the early 20th century. 123 Metcalfe Street is representative of their work and demonstrates the work of an architect significant to the Canadian architectural community.

Typical of the early YMCA buildings designed by Jackson and Rosencrans, the building at 123 Metcalfe Street has design value as it displays a high degree of craftsmanship and artistic merit through its material detailing and architectural ornamentation. The building's craftsmanship is demonstrated through the decorative stone carvings in its tympanum panels above the second storey windows, and through its use of mixed materials for the fifth storey's terra cotta frieze. This level of craftsmanship is indicative of a high standard of design and skillful manual labour.

The building at 123 Metcalfe Street has historical value because of its direct association with the YMCA. Ottawa's YMCA was established in 1867 by local hardware merchant, George Hay. Originally established as a Christian men's movement, the earliest meetings of the YMCA were prayer groups and bible studies. By the late twentieth century, the YMCA became known for its social, educational, and athletic programming. Since its establishment in the 19th century, the YMCA has been an important community organization in Ottawa.

The building has historical value because it has the potential to yield information about early queer communities and spaces in Ottawa. While historic documentation of gay relations at local YMCAs is nearly non-existent, scholars, historians, and local experts have begun to speculate about the nature of same-sex relationships at YMCAs across North America. In Ottawa, local experts have

made assumptions about gay connections and experiences at the YMCA based on its historic association with virility and the lack of alternative safe spaces for gay and bisexual men.

The building at 123 Metcalfe Street has contextual value because it is historically and functionally linked to its surroundings. From its construction until the late 1970s, the building shared an intersection and streetscape with other significant historic civic buildings in Ottawa including the Carnegie Library, YWCA, and the Ottawa Masonic Temple. The building was likely constructed in this location due to its proximity to other significant civic buildings in Ottawa's downtown core. The building's frontage on Metcalfe Street, a historic street connecting Parliament Hill to the landmark Victoria Memorial Museum, reflects the organization's local and national significance. As well, the building's change in use from a YMCA to hotel reflects the area's gradual change in function from a civic and residential area to a commercial and business district.

#### **Description of Heritage Attributes**

Key exterior attributes that contribute to the cultural heritage value of 123 Metcalfe Street as a representative example of a purpose built early twentieth-century YMCA building include:

- Red brick cladding
- Regularly spaced window openings on Metcalfe and Laurier facades
- Centrally located entrances on Metcalfe and Laurier facades
- Decorative window elements, including:
  - Round headed arches
  - Brick voussoirs
  - Keystones
  - Cast stone sills
  - Tympanum panels decorated with garland half-relief
- Decorative brick and cast stone panels
- Secondary cornices
- Terra cotta frieze and cornice at top of fifth storey
- Brick stepped parapet above fifth storey



BY-LAW NO. 2024 - 482

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A by-law of the City of Ottawa to designate  
123 Metcalfe Street to be of cultural  
heritage value or interest.

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Enacted by City Council at its meeting of  
November 13, 2024.

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LEGAL SERVICES  
GS/LA

COUNCIL AUTHORITY:  
City Council September 18, 2024  
Agenda Item 12.4  
(Built Heritage Committee Report No. 17)