

Subject: Consideration of Objection to the Notice of Intention to Designate the Lauzon House at 6654 Notre-Dame Street under Part IV of the *Ontario Heritage Act*

File Number: ACS2026-PDB-RHU-0013

Report to Built Heritage Committee on 22 January 2026

and Council 28 January 2026

Submitted on January 13, 2026 by Court Curry, Director, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services

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Ward: Orléans West-Innes (2)

Objet : Examen de l'opposition à l'avis d'intention de désigner la maison Lauzon au 6654, rue Notre-Dame, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier : ACS2026-PDB-RHU-0013

Rapport au Comité du patrimoine bâti

le 22 janvier 2026

et au Conseil le 28 janvier 2026

Soumis le 13 janvier 2026 par Court Curry, Directeur, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment

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Quartier : Orléans-Ouest-Innes (2)

REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

1. Not withdraw the Notice of Intention to Designate the Lauzon House at 6654 Notre-Dame Street and proceed with the designation process under Part IV of the *Ontario Heritage Act*; and
2. Enact a by-law to designate the property generally in accordance with the revised Statement of Cultural Heritage Value attached as Document 4, in consideration of the objection received by the City Clerk.
3. Suspend the notice required under Subsections 29(3) and 34(1) of the Procedure By-law to consider this report at its meeting on January 28, 2026, to decide this matter within the legislated timeline.

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil municipal :

1. De ne pas retirer l'avis d'intention de désigner la maison Lauzon au 6654, rue Notre-Dame et de poursuivre le processus de désignation en vertu de la partie IV de la Loi sur le patrimoine de l'Ontario; et
2. De promulguer un règlement municipal désignant le bien-fonds conformément, dans son ensemble, à la déclaration révisée de valeur sur le plan du patrimoine culturel ci-jointe (document 4), compte tenu de l'opposition reçue par la greffière municipale.
3. De suspendre l'obligation d'avis prévue aux paragraphes 29(3) et 34(1) du Règlement de procédure afin d'examiner ce rapport lors de sa réunion prévue le 28 janvier 2026 en vue de pouvoir prendre une décision à ce sujet dans les délais prescrits par la loi.

BACKGROUND

The property owner at 6654 Notre-Dame Street intends to demolish the existing house and submitted "Notice of Intention to Demolish a Listed Building" in accordance with Section 27 (9) of the *Ontario Heritage Act (OHA)*. The "Notice" was deemed complete on July 29, 2025, commencing the statutory 60-day notice period.

At the September 9, 2025, Built Heritage Committee meeting, staff presented report [ACS2025-PDB-RHU-0056](#) recommending Council issue a Notice of Intention to Designate the Lauzon House at 6654 Notre-Dame Street under Part IV of the *OHA*. The

report concluded that the property has cultural heritage value as it meets four of the nine criteria established in Ontario Regulation 9/06 of the *OHA*. The Built Heritage Committee recommended that the property be designated under Part IV of the *OHA* according to the Statement of Cultural Heritage Value (SCHV) included for the above noted report. Accordingly, City Council directed staff to issue a Notice of Intention to Designate (NOID) under Section 29 (1.1) of the *OHA* for 6654 Notre-Dame Street. This recommendation was approved by City Council on September 24, 2025.

The statutory 60-day notice period for 6654 Notre-Dame Street expired following Council, on September 27, 2025.

In accordance with the *OHA* Alternative Notice Policy, the NOID was published on the City's website on October 8, 2025. In accordance with the *OHA*, the NOID was also served on the property owner and the Ontario Heritage Trust.

Under Part IV, Section 29 (5) of the *OHA* any person can serve the City with Notice of Objection to a NOID within 30 days after its publication. City Council must consider objections and render a decision to either withdraw or proceed with the designation within 90 days from the end of the objection period.

A Notice of Objection (see Document 1) related to the designation of 6654 Notre-Dame Street was received by the City Clerk from the property owner on October 16, 2025. This Notice of Objection was received within the required timeframe set out in the *OHA*.

Council has until February 5, 2026 to consider this objection and either withdraw the NOID or pass a by-law to designate the property. This report was prepared in response to the objection received.

If Council does not pass a by-law to designate the property by February 5, 2026, a demolition permit may be issued. Should the property be designated under Part IV of the *OHA*, any proposal to demolish would require the approval of City Council.

Cultural Heritage Value of the Property

Regulation 09/06 (see Document 2) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the *OHA* if it meets two or more of the nine criteria set out in the regulation. Through research and evaluation, staff have determined the property at 6654 Notre-Dame Street meets four of the nine criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Report attached to report no. [ACS2025-PDB-RHU-0056](#). A brief analysis of each of the applicable criteria is provided below.

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction

method.

Constructed circa 1920, Lauzon House at 6654 Notre-Dame Street has design value as a rare and unique example of a vernacular farmhouse in Ottawa.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The Lauzon House showcases additional artistry and technical skill in the application of ornamental designs on the block face and in the variety of sizes of these custom blocks. The technique required practical and creative skill in the production of these concrete blocks.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Lauzon House at 6654 Notre-Dame Street has historical value for its direct association with 19th century settlement in former Gloucester Township, demonstrating the tradition of farms being owned and operated by family members, passed down for several generations. Directly associated with several French-speaking Roman Catholic families, the property reflects a larger historic trend of the arrival of French Catholic migrants to the Orléans area in the 19th and 20th centuries.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The subject property is functionally and historically linked to its surroundings as it relates to the area's early settlement and agricultural character. Built as a residence to house the family farming the immediately surrounding lands, the house is linked to its environs through its residential function.

DISCUSSION

The Notice of Objection is attached to this report as Document 1. This letter outlines the owner's reasons for objection to the NOID. Heritage staff reviewed the Notice of Objection dated October 16, 2025 and reached out to the owner to discuss and clarify their concerns. No response was received from the owner by the time of report writing. Staff have summarized and responded to the owner's objections by theme.

Financial Burden and Impact on Property Value

The property owner's objection asserts that designation would propose disproportionate maintenance and repair costs and would have a negative impact on the value of the property.

Staff Response: While potential financial impacts are not a consideration in the evaluation of properties for designation under Part IV of the *OHA*, financial concerns may be considered when staff review applications to alter designated properties under Section 33 of the *OHA*. In instances where the maintenance of the heritage attributes of a property become a financial challenge for a property owner, staff work with owners on creative solutions to conserve the heritage value and attributes of designated properties while working within a property owner's financial means.

Section 4.5.3 (12) of the Official Plan states that the City will create and maintain financial incentive programs to support the rehabilitation and sensitive development of designated heritage properties. Financial incentives offered by the City include the Heritage Property Grant Program to assist owners with costs related to restoration of designated heritage properties. Small scale properties such as 6654 Notre-Dame Street may qualify for a matching grant of up to \$10,000. Owners are eligible to apply every two years. Newly designated properties are the highest priority for funding, according to the program guidelines.

Interference with Property Rights

The property owner's objection suggests that designation would restrict the use and enjoyment of their property.

Staff Response: Heritage designation does not "freeze" a building in time. The City routinely supports applications to alter designated heritage properties, including additions and renovations. A central goal of heritage conservation is to manage change, ensuring that alterations are compatible with the property's character.

Accessibility, Safety and Restrictions on Alterations

The objection outlines concerns about prevention or delay of essential alterations to the property for accessibility, mobility and safety.

Staff Response: Heritage designation is not a tool that prevents safe, barrier free modifications to a property. The City routinely supports applications to alter designated heritage properties, including new entry ramps, lifts, elevators, power doors and safety features. The City's heritage staff work collaboratively with owners to find creative design solutions. Applications related to alterations of properties to bring them into compliance with the Accessibility for Ontarians with Disabilities Act are exempt from application fees.

Insufficient Heritage Merit

The objection argues that the property does not have sufficient merit to warrant designation for the reasons outlined by the City.

Staff Response: In accordance with Ontario Regulation 9/06 (see Document 2), a property may be designated if it meets two or more of the nine criteria in the regulation. The Lauzon House at 6654 Notre-Dame Street meets four of the criteria, as described above, exceeding the provincial requirement for designation. In response to points of the Notice of Objection, staff prepared a revised version of the Statement of Cultural Heritage Value (SCHV) to ensure the heritage merit of the property is well expressed. The revised SCHV clarifies the heritage merits of the property and better describes its rarity and uniqueness.

Procedural Deficiencies

The objection letter argues that there has been insufficient consultation between the property owner and Heritage Planning staff.

Staff Response: There is no requirement for consultation in advance of designation under the *OHA*. The proposed designation was prompted by the owner's Notice of Intention to Demolish the building at 6654 Notre-Dame Street. The Notice of Intention to Demolish begins a prescribed *OHA* timeline of 60 days. In advance of the receipt of this Notice of Intention to Demolish, Heritage Planning staff had periodic correspondence with the property owner about the process under the Ontario Heritage Act and the potential for designation of the property. Staff responded to the Notice of Intention to Demolish by providing an acknowledgement letter outlining the start and end dates of the statutory notice period. During the 60-day notice period, staff met with the owner on site and had telephone and email discussions regarding the property and the process. The owner was made aware of the staff recommendation to proceed with designation and given information on how to participate in the process at both Built Heritage Committee and City Council. Following the related Built Heritage Committee and City Council meetings, staff kept the owner informed by emailing an update on proceedings. The property owner also received the statutory Notice of Intention to Designate which prompted the submission of this Notice of Objection. As noted above, staff have attempted to contact the property owner since the receipt of the Notice of Objection and have not received any response as of the time of writing.

Alternative Measures

The objection letter suggests that there are alternatives to designation to commemorate the heritage of the community.

Staff Response: Voluntary measures are insufficient when a property faces an immediate threat of demolition, as is the case here, given the owner's Notice of Intention to Demolish the building at 6654 Notre-Dame Street. Section 4.5.1 (10) of the City of Ottawa Official Plan states "the City shall immediately consider the designation of any resource of cultural heritage value under the Ontario Heritage Act if that resource is threatened with demolition." Alternatives such as a voluntary designation or an easement agreement would require support from the owner. In this case, no suitable alternative mechanisms have been identified or agreed to that would prevent demolition of the Lauzon House.

Recommendation 1

Staff maintain the position that the property merits designation under Part IV of the *OHA* for its cultural heritage value and recommend that Council proceed with the passage of a by-law to designate this property and not withdraw the NOID.

Recommendation 2

In response to the Notice of Objection, staff prepared a revised version of the SCHV approved by Council as part of the original NOID. The revised version clarifies the heritage merits of the property and better describes its rarity and uniqueness. The revised version was shared with the owner.

A version of the SCHV with changes tracked is attached to this report as Document 3. A final version of the revised SCHV is attached as Document 4.

Should Committee and Council agree with the recommended changes to the SCHV and that the designation should proceed, the next step in the designation process is for Council to pass a designation by-law. Recommendation 2 has been included to expressly note that the by-law should reflect the revised SCHV, attached to this report as Document 4.

Recommendation 3

Suspend the notice required under Subsections 29(3) and 34(1) of the Procedure By-law to consider this report at its meeting on January 28, 2026, to decide this matter within the legislated timeline, by February 5, 2026.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

Having received an objection, Council must consider same and make a decision whether or not to withdraw the Notice of Intent to Designate the property within 90 days.

If Council does not withdraw the Notice of Intent to Designate, then it may pass a by-law designating the property within 120 days after the date of the initial publication of the Notice of Intention. Any person who objects to the by-law may appeal to the Ontario Land Tribunal.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Dudas is aware of the Notice of Objection to the designation of the Lauzon House at 6654 Notre-Dame Street.

CONSULTATION

Heritage Planning staff reached out to the property owner for a meeting. No response was received by the time of report writing.

SFOPHO, Gloucester Historical Society and Heritage Ottawa were informed of the objection.

ACCESSIBILITY IMPACTS

There are no accessibility implications.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

RURAL IMPLICATIONS

There are no rural implications.

APPLICATION PROCESS TIMELINE STATUS

The statutory timeline for consideration of this objection under the *Ontario Heritage Act* will expire on February 5, 2025.

SUPPORTING DOCUMENTATION

Document 1: Notice of Objection

Document 2: Ontario Regulation 9/06

Document 3: Original Statement of Cultural Heritage Value (with tracked changes)

Document 4: Revised Statement of Cultural Heritage Value

DISPOSITION

If, after considering the objection to the Notice of Intention to Designate the property known as the Lauzon House at 6654 Notre-Dame Street, Council proceeds with the designation of the property under Part IV of the *Ontario Heritage Act*, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Building Services Department, is to finalize the designation by-law, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 2) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of the notice of the by-law according to the requirements of Section 29(8)(4) of the *Ontario Heritage Act*.

If, after considering the Objection to the Notice of Intention to Designate the property known as the Lauzon House at 6654 Notre-Dame Street, Council decides to withdraw the notice and not proceed with the designation of the property under Part IV of the *Ontario Heritage Act*, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development, and Building Services Department, is to prepare the notice of withdrawal. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to withdraw the Notice of Intention to Designate the Lauzon House at 6654 Notre-Dame Street under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning, Development and Buildings Services Department to ensure publication of the notice of withdrawal according to the requirements of Section 29 the *Ontario Heritage Act*.

Note: A Minor correction was made to this report further to the City Clerk's Delegated Authority, as set out in Schedule C, Section 8 of Delegation of Authority By-Law 2024-265 as an incorrect version of the report was released with the agenda. The report was corrected to remove a draft paragraph at the bottom of page 5 referencing a 2000 University of Waterloo study of designated heritage properties in communities across Ontario.

Document 1 – Notice of Objection

October 16, 2025

To:

City Clerk

City of Ottawa

110 Laurier Avenue West

Ottawa, ON K1P 1J1

Subject: Formal Objection to Proposed Heritage Designation of 6654 Notre-Dame Street

Dear City Clerk,

I am the registered owner of 6654 Notre-Dame Street. Pursuant to the Ontario Heritage Act, I hereby submit this formal objection to the proposed heritage designation referenced in Council Minutes Meeting #65 (Item 16.1.5).

This objection is made on the following grounds:

1. Unreasonable Financial Burden – Heritage designation would impose disproportionate maintenance and repair costs, including requirements for specialized materials and approvals, which constitute an undue hardship.
2. Interference with Property Rights – Designation would significantly restrict my lawful use and enjoyment of the property, including the ability to alter, renovate, or adapt the dwelling to meet evolving needs.
3. Accessibility and Safety Concerns – Restrictions could prevent or delay essential modifications for accessibility, mobility, and safety, which directly affects habitability.
4. Adverse Impact on Property Value and Marketability – Designation may reduce the fair market value of the property and impair its future sale or transfer.
5. Insufficient Heritage Merit – The property does not demonstrate unique architectural, historical, or contextual significance to warrant designation under the statutory criteria.
6. Procedural Deficiencies – The process has not provided adequate consultation or clear evidence to justify designation, raising concerns about procedural fairness.
7. Alternative Measures Available – The City has other mechanisms (e.g., heritage easements, voluntary designation, or community recognition programs) that can preserve heritage character without imposing compulsory restrictions on individual homeowners.

For the above reasons, I submit that the proposed designation is not justified in law or in fact. If Council proceeds despite this objection, please be advised that I will exercise my right under the Ontario Heritage Act to appeal to the Ontario Land Tribunal, at which time the City will be required to establish the designation on a full evidentiary record.

I respectfully request that Council reconsider and withdraw the proposed designation.

Respectfully submitted,

Signed: Owner, 6654 Notre-Dame Street Ottawa, ON K1C 1H3

Document 2: Ontario Regulation 9/06**CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

Consolidation period: January 1, 2023 - e-Laws currency date (December 12, 2025)

Last amendment: [569/22](#).

This is the English version of a bilingual regulation.

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after January 1, 2023 if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of January 1, 2023. O. Reg. 569/22, s. 1.

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before January 1, 2023, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before January 1, 2023. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after January 1, 2023, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

Document 3: Original Statement of Cultural Heritage Value (with tracked changes)

DESCRIPTION OF PROPERTY

6654 Notre-Dame Street contains a one- and one-half storey farmhouse constructed of concrete block. The property is located at the southeast corner of Notre-Dame Street at Henri-Lauzon Street in the Orléans neighbourhood of Chapel Hill North.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Constructed circa 1920 by Joseph Lauzon, the Lauzon House at 6654 Notre-Dame Street has design value as a rare **and unique** example of an ~~early 20th century concrete block~~ **vernacular** farmhouse in Ottawa. In the twentieth century, **the vernacular farmhouse or common farmhouse became a dominant building type across Ontario, reflecting a shift to local styles and materials.** ~~farmhouse design in Ontario mixed practical, modern construction methods with stylistic influences from earlier architectural traditions. While its decorative concrete blocks are unusual and perhaps unique,~~ **While** the Lauzon House also features typical **is characterized by several** elements **typical** of a ~~20th~~ **twentieth** century vernacular farmhouse, **it is a rare and unique Ottawa example of an L-shaped farmhouse constructed of artistic concrete block,** including its L-shaped plan, open veranda, gable roof, balanced openings and massing. **The use of artistic concrete block demonstrates a unique approach to farmhouse construction and ornamentation.** The Lauzon House showcases artistry and technical skill ~~in~~ **through** the application of ornamental designs on the block face and in the variety of **block** sizes ~~of these custom blocks.~~

The Lauzon House at 6654 Notre-Dame Street has historical value for its direct association with 19th century settlement in former Gloucester Township, demonstrating the tradition of farms being owned and operated by family members, passed down for several generations. Directly associated with several French-speaking Roman Catholic families, the property reflects a larger historic trend of the arrival of French Catholic migrants to the Orléans area in the 19th and 20th centuries. Typical of pioneering families, the Vézinas, Roys and Lauzons were parishioners of St-Joseph's Church and were involved in Gloucester's Franco-Ontarian farming community. The house is one of the last surviving farmhouses in the area and represents the agricultural roots of Orléans and its settlement by French-Canadians in the 19th and 20th centuries.

Built as a residence to house the family farming the immediately surrounding lands, the Lauzon House is functionally and historically linked to its surroundings as it relates to the area's early settlement and agricultural character. The corner location of the property reflects its position on the northwest part of Lot 5 of Concession II, Ottawa

Front, and the road allowances illustrated on the 19th century land survey of Gloucester Township.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key attributes that reflect an ~~early 20th century concrete block~~ **rare and unique vernacular** farmhouse include:

- One-and-one-half storey height
- Cross-gable roof
- L-shaped plan
- Rectangular openings with concrete lintels and sills
- Concrete block construction featuring a variety of block sizes and **unique** artistic motifs including horseshoes, medallions, leaves, anchors, stars and clovers
- Presence of an open veranda along the primary façade

Key attributes that reflect the agricultural context of 6654 Notre-Dame Street include:

- Its front and side yard setback, approximately 12 metres from the property line on Notre-Dame Street and on Henri Lauzon Street
- Its setting within a green landscape

The interior of the building and the rear addition are not included in this designation.

Document 4: Revised Statement of Cultural Heritage Value

DESCRIPTION OF PROPERTY

6654 Notre-Dame Street contains a one- and one-half storey farmhouse constructed of concrete block. The property is located at the southeast corner of Notre-Dame Street at Henri-Lauzon Street in the Orléans neighbourhood of Chapel Hill North.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Constructed circa 1920 by Joseph Lauzon, the Lauzon House at 6654 Notre-Dame Street has design value as a rare and unique example of a vernacular farmhouse in Ottawa. In the twentieth century, the vernacular farmhouse or common farmhouse became a dominant building type across Ontario, reflecting a shift to local styles and materials. While the Lauzon House is characterized by several elements typical of a twentieth century vernacular farmhouse, it is a rare and unique Ottawa example of an L-shaped farmhouse constructed of artistic concrete block. The use of artistic concrete blocks demonstrates a unique approach to farmhouse construction and ornamentation. The Lauzon House showcases artistry and technical skill in the application of ornamental designs on the block face and in the variety of block sizes.

The Lauzon House at 6654 Notre-Dame Street has historical value for its direct association with 19th century settlement in former Gloucester Township, demonstrating the tradition of farms being owned and operated by family members, passed down for several generations. Directly associated with several French-speaking Roman Catholic families, the property reflects a larger historic trend of the arrival of French Catholic migrants to the Orléans area in the 19th and 20th centuries. Typical of pioneering families, the Vézinas, Roys and Lauzons were parishioners of St-Joseph's Church and were involved in Gloucester's Franco-Ontarian farming community. The house is one of the last surviving farmhouses in the area and represents the agricultural roots of Orléans and its settlement by French-Canadians in the 19th and 20th centuries.

Built as a residence to house the family farming the immediately surrounding lands, the Lauzon House is functionally and historically linked to its surroundings as it relates to the area's early settlement and agricultural character. The corner location of the property reflects its position on the northwest part of Lot 5 of Concession II, Ottawa Front, and the road allowances illustrated on the 19th century land survey of Gloucester Township.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key attributes that reflect a rare and unique vernacular farmhouse include:

- One-and-one-half storey height
- Cross-gable roof
- L-shaped plan
- Rectangular openings with concrete lintels and sills
- Concrete block construction featuring blocks in a variety of sizes and unique artistic motifs including horseshoes, medallions, leaves, anchors, stars and clovers
- Presence of an open veranda along the primary façade

Key attributes that reflect the agricultural context of 6654 Notre-Dame Street include:

- Its front and side yard setback, approximately 12 metres from the property line on Notre-Dame Street and on Henri Lauzon Street
- Its setting within a green landscape

The interior of the building and the rear addition are not included in this designation