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Report No. ACS2025-PDB-RHU-0023

September 10, 2025

Peter Radke  
Manager, Realty Initiatives & Development  
Mail Code: 01-86  
110 Laurier Avenue West,  
Ottawa, ON K2P 2H9

**RECEIVED**  
2025/09/10  
(YYYY/MM/DD)  
Ontario Heritage Trust

Attn: Peter Radke,

**Re: Notice of passage of By-law 2025-315 to designate The Rothesay Apartments, 172 O'Connor Street under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on August 27, 2025 passed the following by-law under Section 29 of the *Ontario Heritage Act*:

2025-315 A by-law of the City of Ottawa to designate The Rothesay Apartments, 172 O'Connor 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 list of attributes.

Notice of the passage of By-law 2025-315 will be published online at [Ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on September 10, 2025, pursuant to By-law 2002-522 as amended.

**APPEAL TO ONTARIO LAND TRIBUNAL**

Pursuant to subsection 29 (11) of the *Ontario Heritage Act*, any person who objects to the by-law may appeal to the Ontario Land Tribunal with respect to the by-law, by filing with the Clerk of the City of Ottawa, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. All appeals must also be accompanied by any fees charged by the Ontario Land Tribunal.

A notice of appeal can be filed either via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting [City of Ottawa] as the Approval Authority or **mailed to the City at 110 Laurier Avenue West, Mail Code 01-14, Ottawa, Ontario, K1P 1J1**. Alternatively,

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)

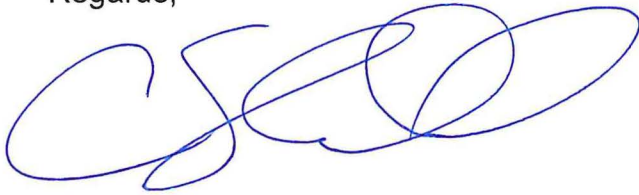
Ligne directe (613) 580-2424 poste 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

packages can be submitted at the Client Service Centre located at City Hall - 110 Laurier Ave West.

If no notices of appeal are received, By-law 2025-315 comes into force on October 14, 2025 and a copy of the by-law will be registered against the title of the property. A copy of the registered by-law will also be served on the Ontario Heritage Trust.

Should you require further information, please contact Anne Fitzpatrick, Heritage Planner directly at [Anne.Fitzpatrick@ottawa.ca](mailto:Anne.Fitzpatrick@ottawa.ca) or 613-580-2424 x 25651.

Regards,



Caitlin Salter MacDonald  
City Clerk

cc: Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa  
([Kirsty.Walker@ottawa.ca](mailto:Kirsty.Walker@ottawa.ca))  
Anne Fitzpatrick, Heritage Planner, City of Ottawa ([Anne.Fitzpatrick@ottawa.ca](mailto:Anne.Fitzpatrick@ottawa.ca))  
Natalie Persaud, Planner III, Strategic Initiatives Department, City of Ottawa,  
([Natalie.Persaud@ottawa.ca](mailto:Natalie.Persaud@ottawa.ca))  
Peter Radke, Manager, Realty Initiatives & Development, City of Ottawa,  
([Peter.Radke@ottawa.ca](mailto:Peter.Radke@ottawa.ca))  
Registrar, Ontario Heritage Trust (by email to [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))  
Mike Imeson ([mike.imeson@gmail.com](mailto:mike.imeson@gmail.com))  
Lorena Imeson ([lorena.imeson@gmail.com](mailto:lorena.imeson@gmail.com))

Encl.

BY-LAW NO. 2025 - 315

A by-law of the City of Ottawa to designate The Rothesay Apartments, 172 O'Connor 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;

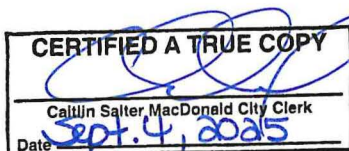
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 172 O'Connor Street (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on June 25, 2025, 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;

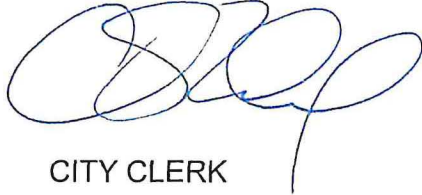
AND WHEREAS the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes reasons for designation are set out as Schedule "B" hereto;

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

1. The real property known municipally as 172 O'Connor 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 27<sup>th</sup> day of August 2025.

A stylized, cursive handwritten signature in blue ink, consisting of several overlapping loops and a long trailing stroke.

CITY CLERK

A handwritten signature in blue ink that reads "Mark Sutcliffe" in a cursive script.

MAYOR

SCHEDULE "A"

PIN: 04115-0166 (LT)

Legal Description:

PART OF LOT 41, PLAN 2996, NORTH NEPEAN STREET, AS IN N683610,  
OTTAWA.



## SCHEDULE "B"

### **Statement of Cultural Heritage Value – 172 O'Connor Street**

#### **Description of Property**

The Rothesay Apartments, 172 O'Connor Street, is a three-storey, red brick, walk-up apartment building with a raised basement at the northwest corner of the intersection of Nepean and O'Connor Street, in the Centretown neighbourhood in Ottawa.

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

The building at 172 O'Connor Street, originally known as the Rothesay Apartments, is a representative example of Edwardian Classicism, which was popular in Ontario in the early 20th century. Characterized by a simple and balanced design with understated classically-inspired features, the Rothesay Apartments exemplifies the Edwardian Classicist style with its smooth red brick cladding, flat roof, repeating bay windows, plain stone sills and lintels, and a decorative cornice. Additionally, 172 O'Connor Street is representative of the low-rise apartment buildings that are prevalent in Centretown.

The building at 172 O'Connor Street has a direct association with the development and intensification of Centretown in the early twentieth century. Constructed in 1910, the Rothesay Apartments was part of the earliest phase of construction of walk-up apartment buildings in Ottawa, which began c. 1903. Prior to this, multi-unit residential buildings were generally rooming houses or hotels. In the early twentieth century in Canada, with Montreal leading the way, there was a demand for high-quality apartments that provided permanent accommodation for the growing middle class. In Ottawa, the growing federal civil service resulted in new apartment buildings being constructed within existing residential neighbourhoods such as Centretown and Sandy Hill, where residents could walk to work in the expanding parliamentary or commercial districts.

The Rothesay Apartments yields information about women's history, notably their increasing independence in the early 20th century. With few occupational options for women, many moved from the surrounding rural areas seeking employment such as domestic servants or shop clerks and later in the civil service, specifically in response to the First World War. With the acceptance of apartment buildings as respectable places to live at the same time large numbers of women were entering the workforce, a significant population of single women lived in Centretown buildings such as the Rothesay Apartments. This shift to single women living alone and working independently was part of the beginnings of broader societal shifts in women's rights in 20th century Canada.

Centretown's architectural character is predominantly residential red brick buildings constructed between 1870s-1914, including a mix of residential building types including single detached houses, row houses, and low-rise apartment

buildings. As a red brick, walk up apartment building, the Rothesay Apartments supports the local residential character. The building is also contextually linked to its surroundings by its corner lot location, proximity to other early apartment buildings, and its use as a multi-unit residential building since its opening

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of 172 O'Connor Street as a representative example of walk-up apartment with Edwardian Classicist architectural features include:

- Three-storey massing with raised basement
- Symmetrical front facade on O'Connor Street
- Square plan with narrow interior courtyard on west façade
- Stone foundation
- Flat roof
- Red brick cladding with recessed decorative stringcourses below the first storey
- Regular rectangular window openings with contrasting stone plain lug sills and plain lintels
- Oriel windows on the second and third stories with paneling
- Centrally located entrance on O'Connor Street with a large single transom with a decorated trim
- Cornice with decorative moulded frieze, fascia and soffit with brackets
- Metal balconies with curved railings

Contextual attribute that contributes to the heritage value of 172 O'Connor Street:

- Its location at the corner of O'Connor Street and Nepean Street and its orientation to O'Connor Street

The interior of the building is excluded in this designation.



BY-LAW NO. 2025 - 315

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A by-law of the City of Ottawa to  
designate The Rothesay Apartments,  
172 O'Connor Street to be of cultural  
heritage value or interest.

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Enacted by City Council at its meeting of  
August 27, 2025.

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LEGAL SERVICES  
HNM/mb

COUNCIL AUTHORITY:  
City Council June 11, 2025  
Agenda Item 15.1  
(Built Heritage Committee Report  
No. 22A)