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October 7, 2019

**By regular mail**

[REDACTED]  
37 Oriole Drive  
Ottawa, Ontario K1J 78E

ONTARIO HERITAGE TRUST

OCT 11 2019

RECEIVED

**Re: Notice of passage of Designation By-law 2019-297 for the Lipsett House, 37 Oriole Drive, under Part IV of the *Ontario Heritage Act***

Further to the Notice of Intention to Designate issued on September 10, 2015, City Council, at its meeting held on September 11, 2019, passed By-law 2019-297 designating the Lipsett House, 37 Oriole Drive, under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value. Please find enclosed a copy of the By-law, including the Statement of Cultural Heritage Value and Attributes, for the property. The designation by-law will now be registered on title.

Should you require further information, please contact Anne Fitzpatrick, Planner II, Heritage and Urban Design Services, directly at 613-580-2424, extension 25651.

Regards,



M. Rick O'Connor, CMO, LLB  
City Clerk

cc: Anne Fitzpatrick, Planner II, Heritage and Urban Design Services (by email)

Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3  
(by regular mail)

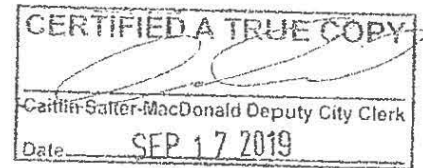
Encl.

Office of the City Clerk  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
[www.ottawa.ca](http://www.ottawa.ca)

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[Rick.OConnor@ottawa.ca](mailto:Rick.OConnor@ottawa.ca)

Bureau du greffier municipal  
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[Rick.OConnor@ottawa.ca](mailto:Rick.OConnor@ottawa.ca)



BY-LAW NO. 2019 - 297

A by-law of the City of Ottawa to designate the Lipsett House, 37 Oriole Drive, 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 to be served upon the owners of the lands and premises known municipally as 37 Oriole Drive, more particularly described in Schedule "A" hereto, and upon the Ontario Heritage Trust, notice of intention to designate to be published in the Ottawa Citizen on September 10, 2015 and Le Droit on September 11, 2015, newspapers having a general circulation in the City of Ottawa;

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 37 Oriole Drive 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 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 in a newspaper having general circulation in the City of Ottawa.
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 11<sup>th</sup> day of September, 2019.

A handwritten signature in dark ink, appearing to be "M. R. Q.", written in a cursive style.

CITY CLERK

A handwritten signature in dark ink, consisting of a large, stylized "M" followed by a few loops.

MAYOR

SCHEDULE "A"

LOT 18 PLAN 652 & PART 1 LOT 19 PLAN 652 BEING PART 1 ON PLAN  
4R17500; OTTAWA

## SCHEDULE "B"

### Description of Property

The Lipsett House, 37 Oriole Drive, is a two-storey, flat-roofed, rectangular structure constructed in 1959 and located on the west side of Oriole Drive in Rothwell Heights.

### Statement of Cultural Heritage Value

The cultural heritage value of the Lipsett House lies in it being an excellent example of Modernist residential architecture of the mid-20<sup>th</sup> century in Ottawa, its historical associations with the growth of the National Capital Region and the development of Rothwell Heights during the post-war period and its associations with architect Paul Schoeler, and its contextual value for its contribution to the character of the Rothwell Heights neighbourhood.

The Lipsett House has design value as an excellent example of Modernist architecture. Popular in Canada from 1940 to 1970, Modernist architecture emphasized the simplification of form and lack of decorative features or historical references. The Modern style is expressed in the Lipsett House through its modest footprint, simple rectangular plan, low profile, flat roof, attached and integrated open carport, minimal entranceway protected by a simple canopy, simplification of form and the elimination of decorative features, and large floor-to-ceiling rectangular windows, some with exterior spandrel panels.

The Lipsett House has historical value for its associations with the development of Rothwell Heights, the expansion of the National Capital Region in the Post-War era and as an early example of the work of architect Paul Schoeler. Schoeler is considered to be a pioneer of Modernist architecture in Ottawa. Other examples of his work include the Public Service Alliance of Canada Building (1968), the Canadian Brotherhood of Railway Transport Building (1973), and the Canadian Labour Congress Building (1973).

The Lipsett House has contextual value as one of several experimental Modernist buildings in Rothwell Heights. The house was carefully designed and sited to be in harmony with its surrounding natural environment. The lot is well treed and is in keeping with the architectural and forested character of Rothwell Heights.

### Description of Heritage Attributes

Key exterior elements that contribute to the heritage value as an excellent example of the Modern style in Ottawa include its:

- Simple rectangular plan, small footprint and the siting of the building on the lot;
- Asymmetrical main façade, with three evenly spaced rectangular windows with spandrel panels below;
- Rectangular windows with slender frames;
- Entranceway with simple canopy;
- Exterior cladding materials including vertically laid cedar siding;
- Use of exposed concrete block as a construction material and design element;
- Wood-lined, three season porch on the south side of the building;
- Open deck on the rear west façade; and,
- Attached and integrated open carport

Key interior elements that contribute to the heritage value as an excellent example of the Modern style in Ottawa include:

- The floating staircase and railing; and
- The large, centrally located open-concept living room with views of the escarpment

Key exterior elements that contribute to the contextual heritage value are:

- The well treed lot;
- The escarpment and views towards it; and,
- The ratio of the house to the lot

BY-LAW NO. 2019 - 297

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A by-law of the City of Ottawa to designate  
the Lipsett House, 37 Oriole Drive, Ottawa,  
to be of cultural heritage value or interest.

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Enacted by City Council at its meeting of  
September 11<sup>th</sup>, 2019.

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LEGAL SERVICES  
GS/ml

COUNCIL AUTHORITY:  
City Council September 9, 2015  
Bulk Consent Agenda Item E  
(PC Report No. 12A)