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Report No. ACS2023-PRE-RHU-0014

July 28, 2023



**RECEIVED**  
2023/07/28  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear ,

**Re: Notice of passage of By-law 2023-314 to designate Iona Mansions, 1123-1131 Wellington Street West, under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on July 12, 2023 passed the following by-law:

2023-314 A by-law of the City of Ottawa to designate Iona Mansion, 1123-1131 Wellington Street West 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 2023-314 will be published in the Ottawa Citizen and in Le Droit, both newspapers having general circulation in Ottawa, on August 5, 2023.

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 newspaper publication, by September 4, 2023, 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 sent by registered mail to the City Clerk at 110 Laurier Avenue West, Ottawa, Ontario, K1P 1J1, or can be delivered in person, by appointment, at the following coordinates:

M. Rick O'Connor, City Clerk  
c/o Mélanie Blais, Acting 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  
[www.ottawa.ca](http://www.ottawa.ca)

Direct Line (613) 580-2424 Ext. 21215  
Fax (613) 560-2416  
[Rick.OConnor@ottawa.ca](mailto:Rick.OConnor@ottawa.ca)

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

Ligne directe (613) 580-2424 poste 21215  
Télécopieur 613 560-2416  
[Rick.OConnor@ottawa.ca](mailto:Rick.OConnor@ottawa.ca)

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

If no appeals are given, By-law 2023-314 will come into force on September 11, 2023 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 Lauren Luchenski, Heritage Register Coordinator directly at [lauren.luchenski@ottawa.ca](mailto:lauren.luchenski@ottawa.ca) or 613-580-2424 x 21588.

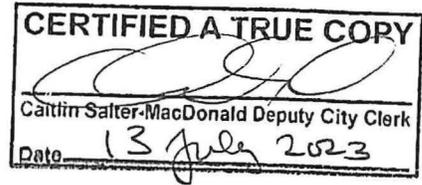
Regards,

A handwritten signature in blue ink, appearing to read 'M. Rick O'Connor'.

M. Rick O'Connor, CMO  
City Clerk

cc: Lauren Luchenski, Heritage Register Coordinator, City of Ottawa (by email)  
Lesley Collins, Heritage Planner, City of Ottawa (by email)  
Registrar, Ontario Heritage Trust (by email to [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.



BY-LAW NO. 2023 - 314

A by-law of the City of Ottawa to designate Iona Mansions, 1123-1131 Wellington Street West, 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 1123-1131 Wellington Street West, (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, notice of intention to designate published in the *Ottawa Citizen* and *Le Droit* on May 6<sup>th</sup>, 2023, 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 1123-1131 Wellington Street West, 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 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 12<sup>th</sup> day of July 2023.

DEPUTY CITY CLERK

MAYOR

SCHEDULE "A"

PT LTS 42 & 43, PL 83, AS IN N443757; OTTAWA

## SCHEDULE "B"

### **Description of Property**

The Iona Mansions, 1123-1131 Wellington Street West is a three-storey mixed use brick building located at the corner of Wellington Street West and Carruthers Avenue in Ottawa's Hintonburg neighbourhood.

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

The Iona Mansions has design and physical value as a rare and unique example of an early 20<sup>th</sup> century mixed use building influenced by the Tudor Revival style. Constructed in 1912, the building has several architectural features that express the Tudor Revival Style, most commonly used for residential houses in the early 20<sup>th</sup> century. The style does not easily lend itself to a mixed use building yet the design of the building attempts to evoke common elements associated with it, which contributes to the building's distinctiveness. For instance, the impression of a steeply pitched roof is given by a symmetrical skirt roof, large wooden eaves and wood brackets. Decorative half-timbering is suggested by a design that creatively combines stucco cladding, a brick belt course and evenly-spaced vertical elements. Projecting oriel windows on the west elevation break up the rectangular form. Other features on the façade associated with Tudor Revival architecture include polychromatic brick, narrow multi-pane windows, wooden flower boxes and a central parapet with curved pediment.

The Iona Mansions is directly associated with Donald H. McLean, a prominent local politician in early 20<sup>th</sup> century Ottawa who commissioned the building. The building is also associated with the growth of Hintonburg's main street and the growth of the village itself, the Rosemount Public Library and several longstanding commercial tenants significant to the neighbourhood's history.

The Iona Mansions reflects the work of one of Ottawa's most famous architects, W.E. Noffke. Noffke was tended to follow mainstream architectural styles and so his buildings serve as important examples of the accepted architectural norms of their time. The building represents his early, more modest work in Ottawa yet remains recognizable for its use of Revival style elements especially its uncluttered stucco curvilinear pediment, foreshadowing his extensive later work in the Spanish Colonial Revival style.

The Iona Mansions have contextual value as a notable landmark that maintains the character of Hintonburg. Its prominent location at the corner of Wellington Street West and Carruthers Avenue, its irregular footprint that aligns with the curve of the street and its distinct architectural expression allow the building to serve as a highly visible

community landmark. The property represents an important part of the Hintonburg's 20<sup>th</sup> century evolution from a small suburb to a thriving village. The Iona Mansions is part of an important grouping of historic buildings in this area including the former Bethany Hope Centre, the present location of the Rosemount Library and Magee House.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of the Iona Mansions as a rare and unique example of a mixed use building that expresses elements of the Tudor Revival style and reflect the work of W.E. Noffke include:

- well-balanced symmetrical facade
- central parapet with curved pediment
- chamfered corner
- a steeply pitched skirt roof with large wooden eaves and wood brackets on the south and west sides of the building
- the use of polychromatic brick and stucco
- the combination of stucco cladding, brick belt course and evenly-spaced windows that give the impression of decorative half timbering
- wood flower boxes
- projecting oriel windows on the west elevation which break up the otherwise rectangular structure
- casement windows
- rounded arch windows
- Ground floor storefronts including:
  - display windows
  - recessed entries
  - transoms
  - masonry piers
  - bulkheads.

Key attributes that demonstrate its contextual value include:

- Its prominent siting at the corner of Wellington Street West and Carruthers Avenue.
- Its irregular footprint angled to align with the curve of Wellington Street West.

There are no heritage attributes on the rear façade of the building. The interior of the building is excluded from the designation.

