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Report No. ACS2025-PDB-RHU-0005

May 14, 2025



RECEIVED
2025/05/15
(YYYY/MM/DD)
Ontario Heritage Trust

Dear 

Re: Notice of passage of By-law 2025-175 to designate 1121 Wellington Street West under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on April 30, 2025 passed the following by-law under Section 29 of the *Ontario Heritage Act*:

2025-175 A by-law of the City of Ottawa to designate 1121 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 list of attributes.

Notice of the passage of By-law 2025-175 will be published online at [Ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on May 14, 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, packages can be submitted at the Client Service Centre located at City Hall - 110 Laurier Ave West.

Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
ottawa.ca

Direct Line (613) 580-2424 Ext. 28136
caitlin.salter-macdonald@ottawa.ca

Bureau du greffier municipal
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110, ave. Laurier ouest
Ottawa (Ontario) K1P 1J1
ottawa.ca

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

If no notices of appeal are received, By-law 2024-175 comes into force on June 16, 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 Greg MacPherson, Heritage Planner, directly at greg.macpherson@ottawa.ca or 613-580-2424 x 23665.

Regards,



Caitlin Salter MacDonald
City Clerk

cc: Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa (by email to lauren.luchenski@ottawa.ca)
Greg MacPherson, Heritage Planner, City of Ottawa (by email to greg.macpherson@ottawa.ca)
Joe Caracciolo (by email to caraccioloj65@gmail.com)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)

Encl.

BY-LAW NO. 2025 - 175

A by-law of the City of Ottawa to designate 1121 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;

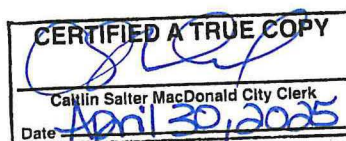
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 1121 Wellington Street West (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on , 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 1121 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 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 30th day of April 2025.


CITY CLERK MAYOR

SCHEDULE "A"

PIN:

04095-0043 (LT)

Legal Description:

PT LT 41, PL 83 , PT LT 43, PL 83 , PART 1, 2 & 4 , 4R11513 , S/T NS34530,
S/T THE INTEREST, IF ANY, IN N728825 ; OTTAWA/NEPEAN

SCHEDULE "B"

Description of Property

The Tollkeeper's House, 1121 Wellington Street West, is a two-storey stone and redbrick mixed use building located on the north side of Wellington Street West near Carruthers Avenue in Hintonburg.

Statement of Cultural Heritage Value or Interest

Originally built as a Tollkeeper's residence in 1888, 1121 Wellington Street West has historical value through its direct associations with the ByTown & Nepean Road Company and the former Richmond toll road, one of the most significant road routes in the 19th and 20th century capital region which connected Ottawa with rural villages and agricultural production west of the city. Richmond Road served as a key driver in Ottawa's outward expansion, supporting the growth of Hintonburg from rural subdivision to suburban village and contemporary urban neighbourhood, therefore associating the property with the theme of Ottawa's growth and development in the late 19th and early 20th centuries. The property has additional historical and associative value for its associations with Dr. Israel G. Smith, the first doctor based in the Village of Hintonburg and Hintonburg's first Medical Officer of Health, who practiced from the building from 1896 to 1907.

1121 Wellington Street West has physical value as a unique example of a former Tollkeeper's residence located on the former Richmond toll road. Altered over many years to function as a commercial building, the property has design value as a representative example of the vernacular mixed-use buildings characteristic of Wellington Street West in Hintonburg, and because of its high degree of craftsmanship and artistic merit displayed by the ground-floor leaded stained glass windows with mortar and pestle design.

The property has contextual value because it supports the character of Wellington Street West in Hintonburg. Located within a cluster of other historic village buildings including the Iona Mansions, Magee House, and the Rosemount Library, its irregular footprint and siting on the lot align it with the curve of Wellington Street West and adjacent properties. Its history as a toll keeper's residence links it functionally and historically to its location directly on Wellington Street West.

Description of Heritage Attributes

Key attributes that contribute to the heritage value of the Tollkeeper's House as a unique example of a Tollhouse and representative example of a traditional commercial building on Wellington Street West include:

- The building's two-storey massing
- The stone ground floor front façade

- Storefront windows on ground floor topped with curved stained glass windows featuring mortar and pestle design.
- Recessed commercial entrance on Wellington Street West.
- Red brick cladding on side elevations.
- Second storey window openings with stone sills.
- Second-storey parapet wall with cornice

Key attributes that demonstrate its contextual value include:

- Its irregular footprint angled to the curve of Wellington Street West
- Its prominent siting on Wellington Street West, near Carruthers Avenue.

BY-LAW NO. 2025 - 175

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A by-law of the City of Ottawa to designate
1121 Wellington Street West, to be of
cultural heritage value or interest.

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Enacted by City Council at its meeting of
April 30, 2025.

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LEGAL SERVICES
HNM/

COUNCIL AUTHORITY:
City Council February 26, 2025
Agenda Item 11.1
(Built Heritage Committee Report No. 21)