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File No. ACS2025-PDB-RHU-0023

June 25, 2025

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

RECEIVED
2025/06/25
(YYYY/MM/DD)
Ontario Heritage Trust

To whom it concerns,

RE: Designation of The Rothesay Apartments, 172 O'Connor Street under Part IV of the *Ontario Heritage Act*

This letter is to advise you that Ottawa City Council, at its meeting of June 11, 2025, approved the following recommendation in respect of the above-noted item:

That Council issue a Notice of Intention to Designate The Rothesay Apartments, 172 O'Connor Street under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value.

A copy of the complete report in this matter, as well as the minutes of the City Council meeting of June 11, 2025, can be found on the City's website at ottawa.ca/agendas.

Enclosed is the Notice of Intention to Designate, served according to the *Ontario Heritage Act*, to be published online at Ottawa.ca/heritagenotices on June 25, 2025. You will have 30 days from the publication date, until July 25, 2025, to file an objection to the designation. Should you wish to object to the designation, you may do so by submitting a notice of objection in writing, outlining the reasons for the objection and any other relevant information. The notice must be received by the Clerk of the City of Ottawa within 30 days after the online publication of this notice.

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

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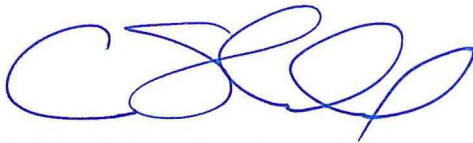
The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

Caitlin Salter MacDonald, City Clerk
c/o Andrew El-Azzi, Committee Coordinator
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

To make an appointment, please contact Andrew El-Azzi, Committee Coordinator at 613-580-2424, ext. 21934, or at Andrew.El-Azzi2@ottawa.ca. When an objection has been received, City Council will consider the objection including all relevant information within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*. Should Council pass a by-law to designate the property, there will be further correspondence from the City on how you may appeal this decision to the Ontario Land Tribunal.

Should you require further information, please contact Anne Fitzpatrick, Heritage Planner at (613) 580-2424 ext 25651 or by email at Anne.Fitzpatrick@ottawa.ca.

Regards,



Caitlin Salter MacDonald
City Clerk

c.c. Natalie Persaud, Planner III, Strategic Initiatives Department, City of Ottawa,
 (Natalie.Persaud@ottawa.ca)
 Dan Brisebois, Director, Facility Operations, City of Ottawa,
 (dan.brisebois@ottawa.ca)
 Agi Motz, Manager, Facilities Asset Management, City of Ottawa,
 (Agi.Motz@ottawa.ca)
 Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa
 (Kirsty.Walker@ottawa.ca)
 Anne Fitzpatrick, Heritage Planner, City of Ottawa (Anne.Fitzpatrick@ottawa.ca)
 Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)

Encl.

NOTICE OF INTENTION TO DESIGNATE THE ROTHESAY APARTMENTS, 172 O'CONNOR STREET AS A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, PURSUANT TO SECTION 29 (3) OF THE *ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18*

DATED AND PUBLISHED at the City of Ottawa this 25th day of June, 2025

TAKE NOTICE that the City of Ottawa, on June 11, 2025 established its intention to designate The Rothesay Apartments, 172 O'Connor Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

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.

OBJECTIONS

Please be advised that any person wishing to object to this designation may do so under the objection process set out in Section 29 (5) of the *Ontario Heritage Act* by giving the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of objection outlining the reasons for the objection and any other relevant information.

The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca. The notice of objection can also be submitted via registered mail or be delivered in person, by appointment, at the following coordinates:

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For further information please contact: Anne Fitzpatrick at Anne.Fitzpatrick@ottawa.ca.