

**Subject: Designation of 149, 152, 156-158, 198, and 217 Rideau Street, under Part IV of the *Ontario Heritage Act***

**File Number: ACS2024-PDB-RHU-0048**

**Report to Built Heritage Committee on 11 June 2024  
and Council 26 June 2024**

**Submitted on May 31, 2024 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services**

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**Ward: Rideau-Vanier (12)**

**Objet: Désignation des 149, 152, 156-158, 198 et 217, rue Rideau en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario***

**Dossier: ACS2024-PDB-RHU-0048**

**Rapport au Comité du patrimoine bâti**

**le 11 juin 2024**

**et au Conseil le 26 juin 2024**

**Soumis le 31 mai 2024 par Court Curry, Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment**

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**Quartier: Rideau-Vanier (12)**

## REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

1. Issue a Notice of Intention to Designate 149 Rideau Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4;
2. Issue a Notice of Intention to Designate 156 Rideau Street (including street addresses 152 and 156-158 Rideau Street) under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 6;
3. Issue a Notice of Intention to Designate 198 Rideau Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 9; and
4. Issue a Notice of Intention to Designate 217 Rideau Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 11.

## RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil :

1. D'émettre un avis d'intention de désigner le 149, rue Rideau aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la Déclaration de la valeur de patrimoine culturel faisant l'objet du document 4 ci-joint;
2. D'émettre un avis d'intention de désigner le 156, rue Rideau (comprenant les 152 et 156-158, rue Rideau) aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la Déclaration de la valeur de patrimoine culturel faisant l'objet du document 6 ci-joint;
3. D'émettre un avis d'intention de désigner le 198, rue Rideau aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la Déclaration de la valeur de patrimoine culturel faisant l'objet du document 9 ci-joint; et
4. D'émettre un avis d'intention de désigner le 217, rue Rideau aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la Déclaration de la valeur de patrimoine culturel faisant l'objet du document 11 ci-joint.

## **BACKGROUND**

This report has been prepared because designation under Part IV of the *Ontario Heritage Act (OHA)* must be approved by City Council.

Rideau Street, located in Lowertown on the edge of the ByWard Market, has functioned as a main commercial street in Ottawa since the nineteenth century. During the nineteenth century and throughout the twentieth century, the west end of Rideau Street became a busy commercial corridor due to its proximity to transportation, services, the ByWard Market, and Parliament Hill. The properties at 149, 156, 198, and 217 Rideau Street include examples of early commercial and mixed-use buildings constructed between the 1870s and 1920s.

Through this report, these properties on Rideau Street are recommended for designation under Part IV of the *Ontario Heritage Act* as their commercial and mixed-use buildings all have connections to Rideau Street's history as an early main street in Ottawa and are all good examples of early commercial buildings in Ottawa.

These properties were listed on the City of Ottawa's Heritage Register in 2017. Changes to the *Ontario Heritage Act* through Bill 23 will result in the removal of these properties from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the properties by December 31, 2024. Further, Council will not be able to re-list the properties for five years after this date. Through Heritage staff review of the Register in spring 2023 as a result of Bill 23, these properties were identified as potential candidates for designation.

## **DISCUSSION**

### **Recommendations 1 to 4:**

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *OHA*.

### **Official Plan**

The Official Plan has policies related to cultural heritage in Section 4.5, Cultural Heritage and Archaeology. Section 4.5.1(3) states: "Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*."

## **Provincial Policy Statement (2020)**

Section 2.6.1 of the Provincial Policy Statement (2020) contains the following policy regarding the protection of cultural heritage resources: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

## **Ontario Heritage Act**

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the *OHA* sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Per the “*Ontario Heritage Act Alternative Notice Policy*”, the Notices of Intention to Designate will be published on the City’s website in both official languages. Documents 4, 6, 9, and 11 contain the Statements of Cultural Heritage Value for the subject properties.

## **Ontario Regulation 09/06**

Regulation 09/06 (see Document 3) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the *OHA* if it meets two or more of the nine criteria set out in the regulation.

Through research and evaluation, staff have determined that the following properties meet at least three of the nine criteria:

- 149 Rideau Street
- 156 Rideau Street
  - This property parcel includes three buildings. The proposed designation would apply to the buildings with street addresses 152 and 156-158 Rideau Street and would exclude the building at the street address of 160 Rideau Street. While located on the same parcel, the addresses have been evaluated separately under O. Reg 09/06 in the analysis below and

the attached Cultural Heritage Evaluation Reports. The proposed Statement of Cultural Heritage Value applies to both buildings.

- 198 Rideau Street
- 217 Rideau Street

Detailed research and analysis are outlined in the Cultural Heritage Evaluation Reports (see Documents 5, 7, 8, 10, and 12). While each property exhibits different characteristics, they generally meet the same criteria. The ground floors of these buildings have been altered; the identified Heritage Attributes are specific to the upper storeys of the buildings. A brief analysis of the applicable criteria for each property is provided below:

**The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method.**

#### 149 Rideau

Constructed circa 1875, the building at 149 Rideau Street has design value as a representative example of a late 19th century Italianate commercial building on a main street in Ottawa. The Italianate style was popular from the 1830s until the 1920s in Canada and was frequently used in commercial buildings on main streets. The building at 149 Rideau Street features typical elements of the Italianate style, including its arched window openings and hood mouldings, a large cornice, and decorative brick detailing.

#### 152 Rideau

Constructed circa 1898, the building at 152 Rideau Street has design value as a good example of the Romanesque Revival style commercial building on a main street in Ottawa. The Romanesque Revival style was popular in Canada from the 1840s to the early 1900s. The style was frequently used in civic, commercial, institutional, and religious buildings. The building at 152 Rideau Street features typical elements of the Romanesque Revival style including its heavy massing, decorative carved detailing, and arched window openings.

#### 156-158 Rideau

The building at 156-158 Rideau Street has design value as a representative example of an early 20th century commercial building with elements of the Art Deco style on a main street in Ottawa. The building has typical characteristics of an early 20th century

commercial building, including its two-storey massing, flat roof, and brick cladding. The building at 156-158 Rideau Street also exhibits some elements of the Art Deco style through geometric and linear decorative detailing, and its dichromatic brick. The Art Deco style came to Canada after World War I and was a popular choice for commercial buildings throughout the early to mid-twentieth century.

#### 198 Rideau

The building at 198 Rideau Street has physical value as a representative example of a late 19th century commercial building on a main street in Ottawa. The building has typical characteristics of a late 19th century commercial building, including its three-storey massing, flat roof, and brick cladding. In particular, the building's arched windows reflect influences of commercial Italianate architecture or Romanesque Revival styles, as seen in the buildings at 149 and 152 Rideau Street respectively.

#### 217 Rideau

The building at 217 Rideau Street has design value as a unique example of the Beaux-Arts architectural style used for a commercial building. The original building was constructed circa 1876 and underwent façade alterations in the early to mid-twentieth century to reflect the Beaux-Arts architectural style. Popular in Canada during the first two decades of the twentieth century, the Beaux-Arts style was often used for civic buildings like libraries, train stations, theatres, banks, and schools. The architectural features of the building which are characteristic of the Beaux-Arts style include its classical detailing, such as its shallow pilasters with decorative capitals, ornate spandrel panels, and a roofline featuring a parapet and balustrade.

**The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.**

#### 149 Rideau Street

The building at 149 Rideau Street has design value because it displays a high degree of craftsmanship for a commercial building on Rideau Street. This is demonstrated through the incorporation of a large dentilled cornice and continuous stone hood moulding over the arched windows. There are few examples of a commercial building with this level of craftsmanship on Rideau Street, making it unique on its streetscape.

#### 152 Rideau Street

The building at 152 Rideau Street has design value because it displays a high degree of craftsmanship for a commercial property on Rideau Street. This is demonstrated through the building's decorative carved foliage motifs and chiseled stonework. There

are few examples of a commercial building with this level of craftsmanship on Rideau Street, making it unique on its streetscape.

### 217 Rideau Street

The building at 217 Rideau Street has design value because it displays a high degree of craftsmanship for a commercial building on Rideau Street. This is demonstrated through the building's elaborate use of stone and metal detailing in a commercial building. There are few examples of a commercial building with this level of craftsmanship on Rideau Street, making it unique on its streetscape.

**The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.**

### 217 Rideau

The property at 217 Rideau Street has historical value as it is directly associated with the George E. Preston and Sons tailor shop. The George E. Preston and Sons tailor shop was a well-known men's tailor and suit retailer in Ottawa, established in 1870. The shop operated out of the building at 217 Rideau from 1884 until 1959. Throughout the business' long history, it was frequently patronized by prime ministers and other notable politicians. The store's location on an early commercial main street with proximity to the Parliamentary Precinct contributed to its success as a prestigious and well-established tailoring firm in downtown Ottawa.

**The property has contextual value because it is important in defining, maintaining or supporting the character of an area.**

All of the subject properties have contextual value as they are important in supporting and maintaining the character of Rideau Street— which has functioned as a commercial main street in Ottawa since the nineteenth century. Throughout the twentieth century, most of the buildings on Rideau Street between Sussex Drive and Cumberland Street were occupied by a variety of commercial tenants. These buildings housed several typical main street businesses, such as a sporting goods store, grocery store, dance hall, furniture store, and a tailor shop. Today, these properties continue to reflect Rideau Street's history as a commercial main street in Ottawa.

**The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.**

All of the subject properties historically functioned together as a commercial corridor in Lowertown since their construction in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. These

buildings are visually linked with each other due to their similar stylings featuring a two-to three-storey massing, brick-cladding or stone-cladding, flat roofs, and ground level storefront with mixed-use space above. Today, these buildings continue to support retail and commercial activity on one of Ottawa's historic main streets.

### **Conclusion**

The properties at 149, 156 (including 152 and 156-158), 198, and 217 Rideau Street meet at least three of the nine criteria outlined in Ontario Regulation 09/06 for designation under Part IV of the *Ontario Heritage Act*. Staff recommend that Council issue a Notice of Intention to Designate the properties under Part IV of the *Ontario Heritage Act*.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendations.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The Ward Councilor is aware of the recommendation associated with this report.

### **CONSULTATION**

The property owners were mailed letters advising of the proposed designation of these properties under Part IV of the *Ontario Heritage Act* on May 1, 2024.

The Lowertown Community Association, and Heritage Ottawa have been notified of the proposed designation.

### **ACCESSIBILITY IMPACTS**

One of the main objectives of designation is to conserve places of cultural heritage value for current and future generations, regardless of their abilities. While alterations to designated properties, including renovations to remove barriers for people with disabilities, require a heritage permit, the fees for these permits are waived and staff work with property owners to allow for accessibility retrofits.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications associated with this report.



## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

## **RURAL IMPLICATIONS**

There are no rural implications.

## **APPLICATION PROCESS TIMELINE STATUS**

There are no application timelines associated with designations under the *Ontario Heritage Act*.

## **SUPPORTING DOCUMENTATION**

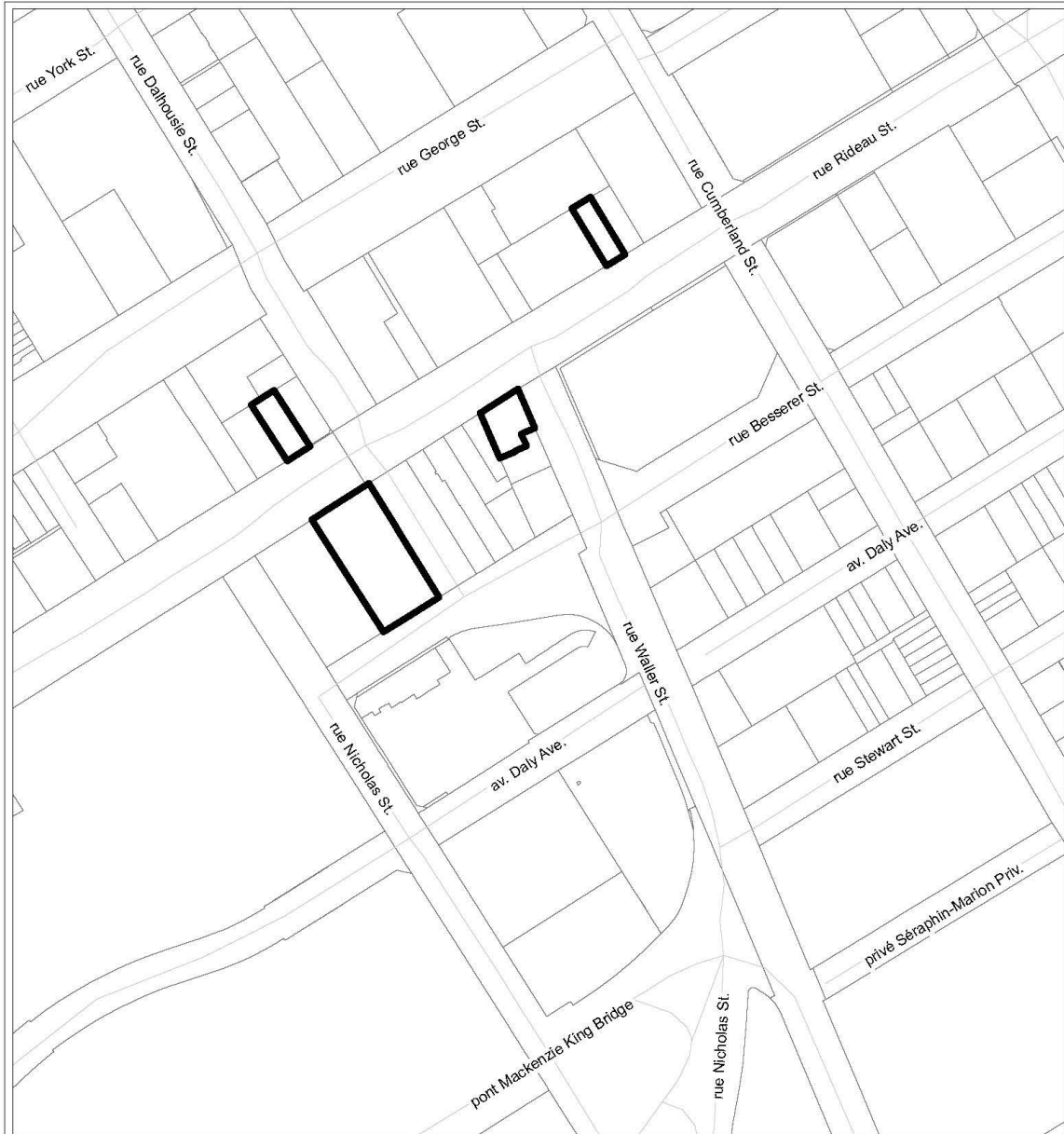
Document 1	Location Map
Document 2	Photos
Document 3	Ontario Regulation 09/06
Document 4	Statement of Cultural Heritage Value, 149 Rideau Street
Document 5	Cultural Heritage Evaluation Report, 149 Rideau Street
Document 6	Statement of Cultural Heritage Value, 156 Rideau Street (including 152, 156-158 Rideau Street)
Document 7	Cultural Heritage Evaluation Report, 152 Rideau Street
Document 8	Cultural Heritage Evaluation Report, 156-158 Rideau Street
Document 9	Statement of Cultural Heritage Value, 198 Rideau Street
Document 10	Cultural Heritage Evaluation Report, 198 Rideau Street
Document 11	Statement of Cultural Heritage Value, 217 Rideau Street
Document 12	Cultural Heritage Evaluation Report, 217 Rideau Street

## **DISPOSITION**

If Council does not approve the recommendation, no further steps are required. If Council proceeds with the issuance of Notices of Intention to Designate for the properties located at 149, 156, 198, and 217 Rideau Street, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Business Services Department, to prepare the Notices of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, third Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notices of Intention to Designate 149, 156, 198, and 217 Rideau Street under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning, Development and Business Services Department to ensure publication of the Notices of Intention to Designate according to the requirements of Section 29 the *Ontario Heritage Act*.
- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notices of Intention to Designate, the Heritage Planning Branch, Planning, Development and Business Services Department is to prepare a report regarding the objection for consideration by Council within 90 days after conclusion of the objection period, according to Section 29(6) of the *Ontario Heritage Act*.
- 4) If the City Clerk does not receive any Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notices of Intention to Designate, or if City Council decides not to withdraw the notice of intention to designate the property after an objection has been served, the Heritage Planning Branch, Planning, Development and Business Services Department, is to prepare the designation by-laws, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notices of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 5) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the properties and a description of the heritage attributes of the properties, to be served on the owners of the properties and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Development and Business Services Department to ensure publication of the notices of the by-law in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1- Location Map



LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE

D09-01-RIDE149

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REVISION / RÉVISION - 2024 / 05 / 09



**149, 156 (including street addresses 152 and 156-158 Rideau Street), 198, 217 rue Rideau Street**

**149, 156 (y compris les 152 et 156-158, rue Rideau), 198 et 217, rue Rideau.**



Document 2- Photos of the Properties

149 Rideau Street:



152 Rideau Street



156-158 Rideau Street



198 Rideau Street



217 Rideau Street





**Document 3 – Ontario Regulation 09/06****CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

**Consolidation Period:** From January 1, 2023 to the e-Laws currency date.

Last amendment: 569/22.

***This is the English version of a bilingual regulation.***

*Criteria, s. 27 (3) (b) of the Act*

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the *Act*. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the *Act* may be included in the register referred to in subsection 27 (1) of the *Act* on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

*Criteria, s. 29 (1) (a) of the Act*

**2.** (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

*Criteria, s. 41 (1) (b) of the Act*

**3.** (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:

- i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the Act was given before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,

- (a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and

(b) does not apply in respect of a by-law under subsection 41.1 (2) of the *Act*. O.  
Reg. 569/22, s. 1.