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By email: CityClerk-HeritageObjections@ottawa.ca

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

Dear City Clerk:

Re: Designation of 73 Rideau Street under Part IV of the Ontario Heritage Act

We have received the Notice of Intention to Designate 73 Rideau Street, Ottawa Ontario (the "Property") under Part IV of the Ontario Heritage Act (the "Designation").

Please accept this letter as our notice of objection with respect to the Designation. Our reasons for the objection are as follows:

1. The Designation will result in a diminution in value of the Property, which will impact any potential financing or sale;
2. We will incur increased costs to maintain the Property, even with any matching grants available. We estimate that these costs would exceed the maximum match available. We note that the Province of Manitoba established a \$25M Building Fund to preserve the heritage elements of our former building in Downtown Winnipeg. We suggest that the City of Ottawa's matching grant be increased to an amount substantially higher than the currently proposed \$25,000.
3. The Designation will cause the Property to be less marketable in the event of a sale of the Property;
4. In the event we wish to redevelop the Property, the redevelopment will be more costly as a result of being required to maintain the protected elements of the buildings.
5. The protection of the large display windows on the first storey may potentially harm future tenancing opportunities, making it more difficult to lease the Property.

In addition to the foregoing, we have the following additional comments.

Prior to the City proceeding with the Designation, we would request additional opportunity and time to review any additional materials from the City, including a preliminary cultural heritage impact statement prepared by the heritage branch. We request an opportunity to review and comment on the supporting heritage materials.

We have been advised that the Designation may impact the ability to redevelop the Property in keeping with Official Plan direction to intensify the lands in proximity to the Rideau transit station. If designated, the heritage designation of the Property may also have implications in terms of the building heights, massing and profile of future development. The lands are strategically located in proximity to bus and rail transit service, employment uses, and the City's ByWard Market shopping district.

We have been further advised that there may be structural issues related to the retention and conversion of the building, that the building form is incompatible with residential redevelopment, that the original architectural features including windows and details have been eroded or removed. The retention of the building or façade would contribute to significantly higher costs, in terms of on-going maintenance and potential residential redevelopment, undermining housing affordability.

We are also of the opinion that the nature of retail along Rideau Street, formerly Ottawa's "High Street" is now very much an arterial road with intensive transit services, and not the same character street as when the original buildings were constructed.

In closing, as we have raised several issues with the Designation as described above, we would like to request the opportunity to have a formal meeting with senior City staff to discuss this matter further.

Yours truly,
RIOCAN-HBC (OTTAWA) HOLDINGS INC.



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Hudson's Bay Company ULC

cc. Doug Adams, HBC/Streetworks Development – by email
MacKenzie Kimm, Heritage Planner - by email
Taylor Quibell, Heritage Planner - by email