



BY EMAIL TO: cityclerk-heritageobjections@ottawa.ca

Ottawa, Friday, August 2nd, 2024

Caitlin Salter MacDonald, City Clerk
c/o Mélanie Blais, Committee Coordinator
110 Laurier Avenue West
Ottawa ON K1P 1J1

Dear Ms. Salter MacDonald:

**RE: Designation of 198 Rideau Street under Part IV of the *Ontario Heritage Act*
Notice of Objection**

I have been retained by NRML Real Estate Inc. the owner of 198 Rideau Street (the “Property”) with respect to the City’s Notice of Intention to Designate the Property under Part IV of the *Ontario Heritage Act*.

Please accept this letter as a **Notice of Objection** with respect to the City’s intention to designate the Property. The owner objects to the designation on the grounds that the ***Statement of cultural heritage value or interest*** is flawed in the following ways:

1. The Statement is incorrect in asserting that the Property has “contextual value” in that it supports the character of Rideau Street as a commercial main street. This statement inappropriately treats permitted uses under the zoning bylaw as a basis to designate the Property. The fact is that, regardless of any heritage designation of the structure currently located on the Property, the City can – and does – ensure that the location continues to support the “commercial main street” character of Rideau Street through its zoning bylaw. In other words, preserving the historical role of Rideau Street is not linked to preserving any of the structures themselves. A brand new structure on this site could just as readily support Rideau Street’s commercial main street function.
2. The Statement is incorrect in stating that there is any heritage value to be found in the “visual links” between the Property and its surroundings. None of the other buildings on the block of Rideau Street on which the Property is located have any heritage significance at all. The same is true of the block immediately to the East on which two high-rise towers now stand. The Property, therefore, does not form part or contribute to any historically significant context.



3. References to the south and east façades having any historical significance or interest are misguided. The south façade (the rear of the building) has been significantly altered through two small additions (explicitly excluded from the Notice of Intent to Designate) and is little more than a plain brick wall with a small number of rectangular windows. The vast majority of the east façade (along Waller Street) is also constituted of a plain brick wall with a few rectangular windows. Neither of these walls has any of the distinctive features mentioned with respect to the north façade (along Rideau Street) and is no more unique the countless brick walls found throughout Ottawa's older neighbourhoods.

The owner's objections are based on the above grounds, as well as any additional grounds that might be identified at a later date should the owner decide to obtain more comprehensive expert advice on the proposed designation. My client therefore reserves the right to raise further grounds of objection or appeal should the City proceed with the designation.

I look forward to discussing this matter further with City staff to see whether an agreement can be reached with respect to this Property. In this light, please ensure that all future correspondence and notices in this matter are directed to my attention.

Your truly,

Stéphane Émard-Chabot

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