

**Subject: Consideration of Objection to the Notice of Intention to Designate
156 Rideau Street (including street addresses 152, 156-158 Rideau Street), under
Part IV of the *Ontario Heritage Act***

File Number: ACS2024-PDB-RHU-0065

Report to Built Heritage Committee on 10 September 2024

and Council 18 September 2024

**Submitted on August 29, 2024 by Court Curry, Manager, Right of Way, Heritage,
and Urban Design Services, Planning, Development and Building Services**

Contact Person: MacKenzie Kimm, Heritage Planner III, Heritage Planning Branch

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Ward: Rideau-Vanier (12)

**Objet: Examen de l'opposition à l'avis d'intention de désigner le 156, rue
Rideau (comprenant les 152, 156-158, rue Rideau), en vertu de la
partie IV de la *Loi sur le patrimoine de l'Ontario***

Dossier : ACS2024-PDB-RHU-0065

Rapport au Comité du patrimoine bâti

le 10 septembre 2024

et au Conseil le 18 septembre 2024

**Soumis le 29 août 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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Planification du patrimoine**

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Quartier: Rideau-Vanier (12)

REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

1. Not withdraw the Notice of Intention to Designate 156 Rideau Street (including street addresses 152, 156-158 Rideau Street) and proceed with the designation process under Part IV of the *Ontario Heritage Act*; and
2. Enact a by-law to designate the property generally in accordance with the revised Statement of Cultural Heritage Value attached as Document 6, in consideration of the objection received by the City Clerk.

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande ce qui suit au Conseil:

1. Ne pas retirer l'avis d'intention de désigner la propriété située au 156, rue Rideau (comprenant les 152, 156-158, rue Rideau) et poursuivre le processus de désignation en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*; et
2. Promulguer un règlement municipal désignant le bien-fonds conformément, dans son ensemble, à la déclaration révisée de valeur sur le plan du patrimoine culturel, jointe en tant que document 6, compte tenu de l'opposition reçue par la greffière municipale.

BACKGROUND

At the June 11, 2024, Built Heritage Committee meeting, staff presented report [ACS2024-PDB-RHU-0048](#) recommending the property at 156 Rideau Street for designation under Part IV of the *Ontario Heritage Act* (OHA); this property includes the three storey red brick building at 152 Rideau Street and the two storey brick building at 156 Rideau Street. The report concluded that both buildings had cultural heritage value as they met at least three of the nine criteria defined in Regulation 9/06 of the OHA. The Built Heritage Committee recommended that the property be designated under Part IV of the OHA according to the Statement of Cultural Heritage Value (SCHV) included as Document 6 to the above noted report.

This recommendation was approved by City Council on June 26, 2024. Accordingly, City Council directed staff to issue a Notice of Intention to Designate (NOID) under Section 29 (1.1) of the OHA for 156 Rideau Street. In accordance with the *Ontario Heritage Act* Alternative Notice Policy, the NOID was published on the City's website on

July 5, 2024. In accordance with the OHA, the NOID was also served on the property owner and the Ontario Heritage Trust.

Under Part IV, Section 29 (5) of the *Ontario Heritage Act* (OHA) any person can serve the City with notice of objection to a Notice of Intention to Designate (NOID) within 30 days after its publication. City Council must consider objections and render a decision to either withdraw or proceed with the designation within 90 days from the end of the objection period.

A Notice of Objection (see Document 2) related to 156 Rideau Street was received by the City Clerk from the owner on August 1, 2024. The notice was received within the required timeframe set out in the OHA.

Council has until November 2, 2024 to consider these objections and either withdraw the NOID or pass a by-law to designate the property. This report was prepared in response to the objections.

Cultural Heritage Value of the Property

152 Rideau Street

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 building at 152 Rideau Street features typical elements of the Romanesque Revival style including its heavy massing, decorative carved detailing, and arched window openings. The building also displays a high degree of craftsmanship for a commercial property on Rideau Street, demonstrated through its decorative carved foliage and face motifs and carved stonework.

The building has contextual value as it supports and maintains Rideau Street's historic commercial function and character and is visually linked to others nearby in terms of form, massing, cladding, and type, with common features such as flat roofs, brick facades, and commercial storefronts at grade.

156-158 Rideau Street

The building at 156-158 Rideau Street is 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 colourful brick.

The building has contextual value as it supports and maintains Rideau Street's historic commercial function and character and is visually linked to others nearby in terms of form, massing, cladding, and type, with common features such as flat roofs, brick facades, and commercial storefronts at grade.

Both buildings on the property were listed on the City's Heritage Register as part of the Heritage Inventory Project. Changes to the *Ontario Heritage Act* through Bill 23 will result in the removal of the property from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the property by January 1, 2027. Further, Council will not be able to re-list the property for five years after this date.

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 *Ontario Heritage Act* if it meets two or more of the nine criteria set out in the regulation. Through research and evaluation, staff have determined that 156 Rideau Street and 152 Rideau Street meet at least three of the nine criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Report attached as Documents 4 and 5.

DISCUSSION

Recommendation 1

The owner has submitted an objection to the Notice of Intention to Designate, acknowledging that the property may satisfy the criteria under the *Ontario Heritage Act*, however had some concerns with the SCHV as previously proposed; these concerns are outlined in the letter attached as Document 2.

The owner's concerns relate to the elements in the list of heritage attributes in the SCHV and the perceived potential impacts that their inclusion could have on future development or the ability to make alterations.

Heritage staff have considered the reasons for the objection and can provide the following in response:

Elements related to Form/Streetscape

The objection letter (#8 a. and b.) notes concern with how the attributes related to the buildings' form (i.e. three and two storey massing with flat roofs) have been included. The letter recommends removing references to the buildings' flat roofs and to indicate that the key attributes of the buildings are found on the north façade, as it is the only façade visible from the street.

In staff's opinion the inclusion of the buildings' elements related to their form are important to understanding the commercial building typology and expression, particularly in the Rideau Street context (e.g. ground floor storefronts, upper floors with more residential characteristics, flat roofs with decorative cornices etc.). The inclusion of these attributes are not intended to limit development potential; instead, staff would expect to be able to use these attributes to help guide how the building could be conserved as part of a future development. This may be achieved through measures such as stepbacks, reveals, changes in material or others, as seen in many examples of designated buildings in Ottawa that have been incorporated into much larger redevelopments (e.g. 150 Elgin Street, 180 Metcalfe Street).

Having considered these concerns, staff have revised the list of attributes to clarify that cultural heritage values of the properties relate to the buildings as examples of the commercial building typology and to clarify that the attributes related to form express the contextual value of the properties via the contribution they make to the Rideau Street streetscape. Further, as suggested in the letter (8 d.) staff have added a new contextual attribute to specify that the buildings front on Rideau Street.

Elements related to the Ground floor.

The objection letter also outlines concerns with the attributes related to the ground floor storefronts, noting that these portions are not original and have been modified overtime and recommending they provide further detail (#8 c in the letter). Heritage staff recognize that the existing condition of the ground floors of both buildings are not original; traditionally, their ground floors would have changed to suit the needs of many different tenants and staff anticipate that the ground floors will continue to evolve and be modified overtime. Recognizing this, heritage staff are of the opinion that the list of attributes should still identify the typical characteristics that reflect the commercial and mixed-use building typology (i.e. presence of a ground floor storefront with display windows). Given the owner's request for further clarity, staff have revised the language of the attributes in the SCHV to speak to the ground floor expressions. For 152 Rideau Street, the attributes have been clarified to reflect that the building's brick cladding and stone details are found above the ground floor (as requested in the letter # 8 e.).

Recommendation 2

Should Committee and Council agree with the recommended changes to the SCHV and that the designation should proceed, the next step in the designation process is for Council to pass a designation by-law. Recommendation 2 has been included to expressly note that the by-law should reflect the revised SCHV.

Conclusion:

Heritage staff maintain the position that the property merits designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value and recommends that Council not withdraw the NOID. Staff have worked with the owner to revise the SCHV as described in this report and some stylist changes to resolve the owner's concerns. Should Committee and Council agree with the revisions, a designation by-law should be passed reflecting the attached revised SCHV.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications

FINANCIAL IMPLICATIONS

There are no financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations. Pursuant to the Ontario Heritage Act, Council must consider the objection, but then may proceed with issuing the respective Notice of Intention to Designate, or withdraw said Notice, as it determines appropriate. Should Council proceed with Designations, any person who objects to the designating by-laws has a right of appeal to the Tribunal.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Plante is aware of the Notice of Objection to the designation of 152 and 156 Rideau Street.

CONSULTATION

Heritage staff have consulted with the owner and their agents and have worked to resolve their concerns.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

RURAL IMPLICATIONS

There are no rural implications.

APPLICATION PROCESS TIMELINE STATUS

The statutory timeline for consideration of these objections under the *Ontario Heritage Act* will expire on November 2, 2024.

SUPPORTING DOCUMENTATION

Document 1 Original Statement of Cultural Heritage Value, 156 Rideau Street (with tracked changes)

Document 2 Objection Letter, 156 Rideau Street

Document 3 Ontario Regulation 9/06

Document 4 Cultural Heritage Evaluation Report, 152 Rideau Street

Document 5 Cultural Heritage Evaluation Report, 156-158 Rideau Street

Document 6 Recommended Revised Statement of Cultural Heritage Value, 156 Rideau Street

Disposition

If, after considering the objection to the Notice of Intention to Designate the property known as 156 Rideau Street (including street addresses 152, 156-158 Rideau Street) Council proceeds with the designation of the property under Part IV of the *Ontario Heritage Act*, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Building Services Department, is to finalize the designation by-law, 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 Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 2) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with statement explaining the cultural heritage value or interest of the property and description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of the

notice of the by-law according to the requirements of Section 29(8)(4) of the Ontario Heritage Act.

If, after considering the Objection to the Notice of Intention to Designate the property known as 156 Rideau Street (including street addresses 152, 156-158 Rideau Street), Council decides to withdraw the notice and not proceed with the designation of the property under Part IV of the *Ontario Heritage Act*, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Building Services Department, is to prepare the notice of withdrawal. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to withdraw the Notice of Intention to Designate 156 Rideau Street (including 152 Rideau Street) under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of the notice of withdrawal according to the requirements of Section 29 the *Ontario Heritage Act*.

Document 1– Original Statement of Cultural Heritage Value, 156 Rideau Street (with tracked changes)

Description of Property – 156 Rideau Street (152, 156-158 and 160 Rideau Street)

The property located at 156 Rideau Street includes three buildings with street addresses of 152, 156-158 and 160 Rideau Street. The property is located on the south side of Rideau Street, near the intersection of Rideau Street and Dalhousie Street.

The building at 152 Rideau Street is a mixed-use, three-storey building constructed circa 1898 and the building at 156-158 Rideau Street is a mixed-use, two-storey building constructed circa 1918.

The building at 160 Rideau Street is a more recent building and has no cultural heritage value. It is excluded from the designation.

Statement of Cultural Heritage Value or Interest 152 Rideau Street

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. The property 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 and face motifs and carved stonework. There are few examples of a commercial building with this level of craftsmanship on Rideau Street, making it unique on its streetscape.

The building at 152 Rideau Street has contextual value as it is 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 Rideau Street between Sussex Drive and Cumberland Street was characterized by commercial and mixed-use buildings with a variety of tenants. The building at 152 Rideau Street housed several typical main street businesses, including its original tenants, the Bate & Co. wholesale grocery store. Today, the 152 Rideau Street continues to reflect Rideau Street's history as a commercial main street in Ottawa.

The building at 152 Rideau Street is historically, functionally, and visually linked to the surrounding commercial area. This building, together with others nearby

including 149 and 156-158 Rideau Street, have historically functioned as part of the Rideau Street commercial corridor in Lowertown since their construction in the late 19th and early 20th centuries. These buildings are visually linked to each other in terms of form, massing, cladding, and type, with common features such as flat roofs, brick facades, and commercial storefronts at grade. Today, this building retains its original purpose, continuing to support retail and commercial activity on one of Ottawa's historic main streets.

156-158 Rideau Street

The building at 156-158 Rideau Street is 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 colourful 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.

The building at 156-158 Rideau Street has contextual value as it is important in supporting and maintaining the character of Rideau Street—which has functioned as a commercial main street in Ottawa since the 19th century. Throughout the 20th century, most of Rideau Street between Sussex Drive and Cumberland Street was occupied by commercial and mixed-use spaces. The building at 156-158 Rideau Street housed several typical main street businesses, including a dance hall, a men's dry good store, and a furniture store. Today, the building at 156-158 Rideau Street continues to reflect Rideau Street's history as a commercial main street in Ottawa.

The building at 156-158 Rideau Street is historically, functionally, and visually linked to the surrounding commercial area. This building, together with others nearby like 149 and 152 Rideau Street, have historically functioned as part of a commercial corridor in Lowertown since their construction in the late 19th and early 20th centuries. These buildings are visually linked to each other in terms of form, massing, cladding, and type, with common features such as flat roofs, brick façades, and commercial space at grade. Today, this building continues to support retail and commercial activity on one of Ottawa's historic main streets.

Description of Heritage Attributes 152 Rideau Street

Key exterior attributes that contribute to the cultural heritage value of 152 Rideau Street as a good example of **a late 19th century commercial building** in the Romanesque Revival style include:

- ~~Three-storey massing~~
- ~~Brick cladding with carved stone accents~~
- ~~Flat roof~~
- Presence of a **At the** ground level, a storefront **expression** with **typical elements such as** display windows **and recessed entries**
- Symmetrical second and third storey
- Second storey featuring:
 - three arched window openings capped with decorative arched brick surrounds, divided by brick pilasters topped with ornate capitals with relief carving
- **Third storey featuring** ~~four~~ large window openings with scalloped edges topped with carved stone lintels ~~on the third storey~~
- ~~Dentilled~~ **Decorative brick** string courses
- Repetitive carved stone medallions between the second and third storeys

Key attributes that demonstrate 152 Rideau Street's contextual value are the **building's**:

- The property's **Location** **fronting** on Rideau Street
- **Three-storey, flat roof expression reflecting Rideau Street's traditional commercial and mixed-use streetscape**

156-158 Rideau Street

Key exterior attributes that contribute to the cultural heritage value of 156-158 Rideau Street as a representative example of an early 20th century commercial building with Art Deco elements include:

- ~~Two-storey massing~~
- **At the ground level, a storefront expression with typical elements such as display windows and recessed entries**
- Dichromatic brown brick cladding
- ~~Flat roof~~
- ~~Presence of a ground level storefront with display windows~~
- A symmetrical second storey with:
 - Evenly spaced segmentally-arched window openings topped with rows of decorative brickwork

- Brick pier buttresses between window openings with stone caps
- Arched parapets in the end bays with decorative diamond shaped stone medallions

Key attributes that demonstrate 156-158 Rideau Street's contextual value are **the building's**:

- The property's Location **fronting** on Rideau Street
- **Two-storey, flat roof expression reflecting Rideau Street's traditional commercial, and mixed-use streetscape**

This designation only pertains to the historic buildings on the property at 152 and 156-158 Rideau Street and excludes the building at 160 Rideau Street on the corner of Dalhousie and Rideau Streets. The designation also excludes the interior of all buildings.

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.

Document 6 – Recommended Revised Statement of Cultural Heritage Value, 156 Rideau Street

Description of Property – 156 Rideau Street (152, 156-158 and 160 Rideau Street)

The property located at 156 Rideau Street includes three buildings with street addresses of 152, 156-158 and 160 Rideau Street. The property is located on the south side of Rideau Street, near the intersection of Rideau Street and Dalhousie Street.

The building at 152 Rideau Street is a mixed-use, three-storey building constructed circa 1898 and the building at 156-158 Rideau Street is a mixed-use, two-storey building constructed circa 1918.

The building at 160 Rideau Street is a more recent building and has no cultural heritage value. It is excluded from the designation.

Statement of Cultural Heritage Value or Interest 152

Rideau Street

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. The property 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 and face motifs and carved stonework. There are few examples of a commercial building with this level of craftsmanship on Rideau Street, making it unique on its streetscape.

The building at 152 Rideau Street has contextual value as it is 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 Rideau Street between Sussex Drive and Cumberland Street was characterized by commercial and mixed-use buildings with a variety of tenants. The building at 152 Rideau Street housed several typical main street businesses, including its original tenants, the Bate & Co. wholesale grocery store. Today, the 152 Rideau Street continues to reflect Rideau Street's history as a commercial main street in Ottawa.

The building at 152 Rideau Street is historically, functionally, and visually linked to the surrounding commercial area. This building, together with others nearby

including 149 and 156-158 Rideau Street, have historically functioned as part of the Rideau Street commercial corridor in Lowertown since their construction in the late 19th and early 20th centuries. These buildings are visually linked to each other in terms of form, massing, cladding, and type, with common features such as flat roofs, brick facades, and commercial storefronts at grade. Today, this building retains its original purpose, continuing to support retail and commercial activity on one of Ottawa's historic main streets.

156-158 Rideau Street

The building at 156-158 Rideau Street is 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 colourful brick. The Art Deco style came to Canada after the First World War and was a popular choice for commercial buildings throughout the early to mid-twentieth century.

The building at 156-158 Rideau Street has contextual value as it is 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 Rideau Street between Sussex Drive and Cumberland Street was occupied by commercial and mixed-use spaces. The building at 156-158 Rideau Street housed several typical main street businesses, including a dance hall, a men's dry good store, and a furniture store. Today, the building at 156-158 Rideau Street continues to reflect Rideau Street's history as a commercial main street in Ottawa.

The building at 156-158 Rideau Street is historically, functionally, and visually linked to the surrounding commercial area. This building, together with others nearby like 149 and 152 Rideau Street, have historically functioned as part of a commercial corridor in Lowertown since their construction in the late 19th and early 20th centuries. These buildings are visually linked to each other in terms of form, massing, cladding, and type, with common features such as flat roofs, brick façades, and commercial space at grade. Today, this building continues to support retail and commercial activity on one of Ottawa's historic main streets.

Description of Heritage Attributes 152

Rideau Street

Key exterior attributes that contribute to the cultural heritage value of 152 Rideau Street as a good example of a late 19th century commercial building in the Romanesque Revival style include:

- At the ground level, a storefront expression with typical elements such as display windows and recessed entries
- Brick-cladding with carved stone accents above the ground floor
- Symmetrical second and third storeys
- Second storey featuring three arched window openings capped with decorative arched brick surrounds, divided by brick pilasters topped with ornate capitals with relief carving
- Third storey featuring four large window openings with scalloped edges topped with carved stone lintels
- Decorative brick string courses
- Repetitive carved stone medallions between the second and third storeys

Key attributes that demonstrate 152 Rideau Street's contextual value are the building's:

- Location fronting on Rideau Street
- Three storey, flat roof expression reflecting Rideau Street's traditional commercial and mixed-use streetscape

156-158 Rideau Street

Key exterior attributes that contribute to the cultural heritage value of 156-158 Rideau Street as a representative example of an early 20th century commercial building with Art Deco elements include:

- At the ground level, a storefront expression with typical elements such as display windows and recessed entries.
- Dichromatic brown brick cladding
- A symmetrical second storey with:
 - Evenly spaced segmentally-arched window openings topped with rows of decorative brickwork
 - Brick pier buttresses between window openings with stone caps
- Arched parapets in the end bays with decorative diamond shaped stone medallions

Key attributes that demonstrate 156-158 Rideau Street's contextual value include the building's:

- Location fronting on Rideau Street
- Two storey, flat roof expression reflecting Rideau Street's traditional commercial, and mixed-use streetscape

This designation only pertains to the historic buildings on the property at 152 and 156-158 Rideau Street and excludes the building at 160 Rideau Street on the corner of Dalhousie and Rideau Streets. The designation also excludes the interior of all buildings.