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October 7, 2019

By regular mail

10701572 Canada Inc.
c/o Jadco Corporation
345 Samson Boulevard, Suite 100
Laval, Quebec H7X 2Z7

ONTARIO HERITAGE TRUST

OCT 11 2019

RECEIVED

Re: Notice of passage of Designation By-law 2019-296 for 180 Metcalfe Street under Part IV of the *Ontario Heritage Act*

Further to the Notice of Intention to Designate issued on January 28, 2016, City Council, at its meeting held on September 11, 2019, passed By-law 2019-296 designating 180 Metcalfe Street, under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value. Please find enclosed a copy of the By-law, including the Statement of Cultural Heritage Value and Attributes, for the property. The designation by-law will now be registered on title.

Should you require further information, please contact Lesley Collins, Planner II, Heritage and Urban Design Services, directly at 613-580-2424, extension 21586.

Regards,



M. Rick O'Connor, CMO, LLB
City Clerk

cc: Lesley Collins, Planner II, Heritage and Urban Design Services (by email)

Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3
(by regular mail)

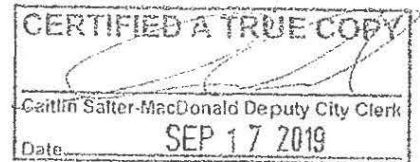
Encl.

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BY-LAW NO. 2019 - 296

A by-law of the City of Ottawa to designate the Medical Arts Building, 180 Metcalfe Street, Ottawa, to be of cultural heritage value or interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, C. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the City of Ottawa has caused to be served upon the owners of the lands and premises known municipally as 180 Metcalfe Street, more particularly described in Schedule "A" hereto, and upon the Ontario Heritage Trust, notice of intention to designate to be published in the Ottawa Citizen on July 16, 2015 and Le Droit on July 17, 2015, newspapers having a general circulation in the City of Ottawa.

AND WHEREAS no notice of objection to the said proposed designation was served upon the Clerk of the municipality;

AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as 180 Metcalfe Street and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or interest and description of Heritage Attributes set out as Schedule "B" hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry office.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property described in Schedule "A", and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Ottawa.
5. The schedules attached hereto and marked Schedule "A" and Schedule "B" form part of this By-law, and all notations, references and other information contained therein shall be as much a part of this By-law as if all the matters and information set forth by the said Schedules were all fully described

herein.

ENACTED AND PASSED this 11th day of September, 2019.

A handwritten signature in dark ink, appearing to read "M. B. O'Neil", written in a cursive style.

CITY CLERK

A handwritten signature in dark ink, appearing to be a stylized "M" followed by a flourish, written in a cursive style.

MAYOR

SCHEDULE "A"

LTS 47,48 & 49, PL 2996, S/S NEPEAN ST, OTTAWA

SCHEDULE "B"

Description of Property

The Medical Arts Building, 180 Metcalfe Street, is a six-storey brick office building constructed in 1928. It is located at the corner of Metcalfe and Nepean Streets in the Centretown neighbourhood of Ottawa.

Statement of Cultural Heritage Value

The cultural heritage value of the Medical Arts Building lies in its being an example of the Art Deco style, its historical associations with Ottawa architect W.E. Noffke and the North American trend of purpose built medical office buildings and its contextual significance as a landmark.

The Medical Arts Building has design value as an example of the Art Deco style that was popular in Canada in the 1920s and 1930s. Art Deco is characterized by its decorative use of strong vertical lines, sharp edges, geometric shapes, and stepped profiles. The Art Deco style is expressed in the Medical Arts Building through its massing, flat roof, copper panels and geometric patterned brick panels. Its recessed mortar joints accentuate the sharp edges of the brick and the sense of verticality is emphasized through the continuous brick piers that break the cornice.

The Medical Arts Building has historical value as an example of the work of renowned Ottawa architect W.E. Noffke. Celebrated for his long career and versatile designs, Noffke also designed the Champagne Bath and the Central Post Office. The Medical Arts Building is also associated with the spread of commercial buildings into the southern part of Centretown, which was then a residential area, and with the larger North American trend of purpose-built medical office buildings. In Canada, medical arts buildings were also constructed in Winnipeg (1924), Windsor (1930), Toronto (1929) and Hamilton (1930).

Contextual value is found in the building's character as a neighbourhood landmark due to its prominent corner location on Metcalfe Street, a major north-south street that terminates at Parliament Hill.

Heritage Attributes

Key attributes that embody the heritage value of the Medical Arts Building as an example of the Art Deco style include:

- Steel structure clad in buff brick laid in running bond;
- Six storey massing with flat roof and seventh storey penthouse;
- Limestone foundation with drip edge;

- High basement with windows;
- Simple one over one sash windows;
- Symmetrical front facade consisting of three bays to the north and south of the recessed main entrance;
- Brick piers that break the roofline on the north and east facades;
- Copper panels between the first and second storey windows on the north and east facades;
- Geometric patterned brick panels between the windows on the upper stories on north and east facades;
- Limestone detailing including: the arch around the front door, drain spouts at the sixth storey and stone sills;
- Decorative metal window grilles flanking front entrance;
- Recessed mortar joints;
- Two-storey round arched entranceway with round arched transom window;
- Large copper frieze with the words "Medical Arts Building" above the main entrance;
- Two-storey round arched window between the fifth and sixth stories with casement windows, limestone window surround and bracketed sill and copper panels; and
- Seventh storey balconette with stone balustrade

The surface parking lot and interior of the building are not included in the designation.

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A by-law of the City of Ottawa to designate the Medical Arts Building, 180 Metcalfe, Ottawa, to be of cultural heritage value or interest.

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Enacted by City Council at its meeting of September 11th, 2019.

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LEGAL SERVICES
GS/ml

COUNCIL AUTHORITY:
City Council July 8, 2015
Agenda Item 10
(PC Report No. 10)