



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

File No. ACS2024-PRE-RHU-0038

April 17, 2024

Vasamara Investments Ltd.
125 Park Road
Rockcliffe ON,
K1M 0C3

RECEIVED
2024/04/17
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Property Owner,

RE: Designation of 41 Rideau Street, the Plaza Building under Part IV of the *Ontario Heritage Act*

This letter is to advise you that Ottawa City Council, at its meeting of April 17, 2024, approved the following recommendation in respect of the above-noted item:

That Council issue a Notice of Intention to Designate 41 Rideau Street, the Plaza Building, under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value.

A copy of the complete report in this matter, as well as the Minutes of the City Council meeting of April 17, 2024 can be found on the City's website at ottawa.ca/agendas.

Enclosed is the Notice of Intention to Designate, served according to the *Ontario Heritage Act*, to be published online at Ottawa.ca/heritagenotices on April 19, 2024. You will have 30 days from the publication date, until May 19, 2024, to file an objection to the designation. Should you wish to object to the designation, you may do so by submitting a notice of objection in writing, outlining the reasons for the objection and any other relevant information. The notice must be received by the Clerk of the City of Ottawa within 30 days after the online publication of this notice.

Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
ottawa.ca

Direct Line (613) 580-2424 Ext. 21215
Fax (613) 560-2416
Rick.OConnor@ottawa.ca

Bureau du greffier municipal
Ville d'Ottawa
110, ave. Laurier ouest
Ottawa (Ontario) K1P 1J1
ottawa.ca

Ligne directe (613) 580-2424 poste 21215
Télécopieur 613 560-2416
Rick.OConnor@ottawa.ca


The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

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

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or at melanie.blais@ottawa.ca. When an objection has been received, City Council will consider the objection including all relevant information within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*. Should Council pass a by-law to designate the property, there will be further correspondence from the City on how you may appeal this decision to the Ontario Land Tribunal.

Should you require further information, please contact MacKenzie Kimm, Heritage Planner, at (613) 580-2424, 15203 or by email at MacKenzie.Kimm@ottawa.ca.

Regards,



Caitlin Salter MacDonald
City Clerk

c.c. Lesley Collins, City of Ottawa (lesley.collins@ottawa.ca)
MacKenzie Kimm, City of Ottawa (mackenzie.kimm@ottawa.ca)
Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)
Vanda Gillingham, Owner (vasamara4145@gmail.com)

Encl.

NOTICE OF INTENTION TO DESIGNATE 41 RIDEAU STREET, THE PLAZA BUILDING AS A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, PURSUANT TO SECTION 29 (3) OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990, c. O.18

DATED AND PUBLISHED at the City of Ottawa this 19th day of April, 2024

TAKE NOTICE that the City of Ottawa, on April 17, 2024 established its intention to designate 41 Rideau Street, the Plaza Building, under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

DESCRIPTION OF PROPERTY

41 Rideau Street is a mixed-use, eight-storey, brick-clad building constructed in 1913 and located on the northeast corner of the intersection of Rideau Street and Sussex Drive.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The Plaza Building at 41 Rideau Street has design value as an early example of a Chicago style, steel-frame skyscraper in Ottawa. The Chicago Style is used to refer to the innovative commercial buildings and early skyscrapers that were built in large cities between the 1890s and 1930s. The Chicago Style introduced interior self-supporting metal frames that allowed buildings to reach greater heights without load-bearing external masonry walls. The Plaza Building features typical elements of Chicago Style architecture—including its form made up of a base, multiple middle stories with repetitive windows and minimal ornamentation, and its top floors that feature ornamental detailing and flat roof.

The building has associative value as it is representative of the work of W.E. Noffke, one of Ottawa's most significant architects. Over the first half of the twentieth century, Noffke designed over 200 domestic, commercial, institutional, and religious buildings throughout Ottawa. The Plaza Building represents Noffke's pre-war experimentation with technically progressive construction methods.

The building at 41 Rideau has historical value as it is directly associated with the Blackburn Brothers and the McKerracher-Wanless Limited men's clothing and dry goods store. Robert and Russell Blackburn, known professionally as the Blackburn Brothers, were well-established developers and entrepreneurs in Ottawa from the early to mid-twentieth century. The Blackburn Brothers commissioned Noffke to design a mixed-use building at 41 Rideau Street with large commercial space on the ground floor and office space above. The McKerracher-Wanless Limited store occupied the first two storeys of the building between 1914 and 1945, during which the store was the largest for men's clothing in Ottawa.

The building at 41 Rideau Street has contextual value as it is physically and historically linked to its surrounding properties at the iconic intersection of Rideau Street and Sussex Drive, including the Chateau Laurier (1908-1912), the former Union Station (1909-1912), the Plaza Bridge (1912) and Confederation Square, which developed at approximately the same time, and as a result of early twentieth century improvement efforts in Ottawa. The Plaza Building marks a transition point between Ottawa's Parliamentary Precinct and the

commercial area of the ByWard Market. The building complements the many nationally significant buildings associated with the federal government that surround Confederation Square and supports the commercial character of Sussex Drive and Rideau Street, as a purpose-built mixed-use building with commercial and government office spaces.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key exterior attributes that contribute to the cultural heritage value of the Plaza Building as an early example of a steel-frame skyscraper in the Chicago style include:

- Eight-storey massing
- Brick-cladding
- Flat roof
- String course with diamond inserts below the top storey windows
- Stucco panels with diamond brick motif with a brick and stone border between windows on the top storey
- Symmetrical façades facing Rideau Street and Sussex Drive;
- Repeating window bays with vertically oriented, rectangular window openings above the second storey
- Decorative cornice between second and third floors
- Brick pilasters with decorative capitals between windows on second storey
- Large display windows on the first and second floors

Key attributes that demonstrate 41 Rideau Street's contextual value are:

- The property's location at the intersection of Sussex Drive and Rideau Street

This designation excludes the interior of the building.

OBJECTIONS

Please be advised that any person wishing to object to this designation may do so under the objection process set out in Section 29 (5) of the *Ontario Heritage Act* by giving the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of objection outlining the reasons for the objection and any other relevant information.

The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca. The notice of objection can also be submitted via registered mail or be delivered in person, by appointment, at the following coordinates:

Caitlin Salter MacDonald, City Clerk

c/o Mélanie Blais, Committee Coordinator

110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

When an objection has been received, City Council will consider the objection including all relevant information, within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*. For further information please contact: MacKenzie Kimm, Heritage Planner, at (613) 580-2424, 15203 or by email at MacKenzie.Kimm@ottawa.ca.