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File No. ACS2024-PRE-RHU-0038

April 17, 2024

RIO-CAN-HBC (OTTAWA) HOLDINGS
401 Bay Street, Suite 2302
Toronto, ON
M5H 2Y4

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

Dear Property Owner,

RE: Designation of 73 Rideau Street 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 73 Rideau Street 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

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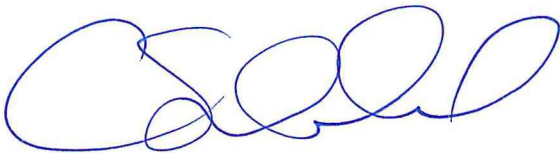
The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

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)
Franco Perugini, Senior Vice-President, Real Estate Legal, Hudson's Bay Company
ULC (franco.perugini@hbc.com)

Encl.

NOTICE OF INTENTION TO DESIGNATE 73 RIDEAU STREET 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 73 Rideau Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

DESCRIPTION OF PROPERTY

73 Rideau Street is a stone-clad, unified building compromised of two sections: a six-storey section, which was originally the Stewart Building at 59-61 Rideau Street, and a five-storey section, which was developed as the Freiman's department store. Constructed in phases between 1926 and 1929, the building is located the north side of Rideau Street between Sussex Street and William Street.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The building at 73 Rideau Street has design value as a unique example of Beaux-Arts architectural style used for a department store in Ottawa. The Beaux-Arts architecture style was popular in Canada during the first two decades of the twentieth century. The architectural features of the building which are characteristic of the Beaux-Arts style include its symmetrical stone façade, flat roof, large massing, evenly spaced repetitive windows, and classical details including its shallow pilasters with Scamozzi capitals and decorative medallions in its parapet as well as its arched windows and dentilled cornice of the six-storey section.

The property at 73 Rideau Street has historical value as a representative work of local architect John A. Ewart, a well-known architect in Ottawa. His most famous works include the Booth Building at 165 Sparks Street, the Wellington Building (former Metropolitan Life Assurance Building) at 180 Wellington Street, Knox Presbyterian Church at 120 Lisgar Street, and several schools in the area as the main architect for the Ottawa Collegiate Institute Board. The building at 73 Rideau Street is the only department store Ewart designed.

The building at 73 Rideau Street has historical value as it is directly associated with the A.J. Freiman department store and the Freiman family. The A.J. Freiman department store, known as "Freiman's," was a well-known retail institution in Ottawa and one of the earliest businesses on Rideau Street. The Freiman family established the Freiman's department store and were known for their innovative business strategies, which led to the success, growth, and expansion of the store. In 1924, Freiman's acquired the Stewart Building, and in 1926, the whole site was renovated to integrate both buildings into a cohesive façade. The Freiman family were also integral members of the Jewish community in Ottawa, Canada, and internationally. Throughout the store's 71-year history, the Freiman department store became the largest and most iconic department store in Ottawa.

The building at 73 Rideau Street has contextual value as it is important in supporting and maintaining the commercial character of Rideau Street which has served as a commercial main street in Ottawa since the nineteenth century.

As a twentieth century department store the building is historically and functionally linked to its surroundings; the building continues to function as a department store, and has been occupied by the Hudson's Bay Company since the 1970s.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key exterior attributes that contribute to the heritage value of 73 Rideau Street as a unique example of a department store in the Beaux-Arts style include:

Five-storey section:

- Five-storey massing
- Stone cladding
- Flat roof
- Symmetrical façade with evenly spaced rectangular windows with stone sills
- Two sets of triple windows set in bays that subtly project from façade under decorative medallions in the stepped parapet
- Repetitive pilasters with Scamozzi capitals between windows on the second and third storeys
- Stone secondary cornice between the third and fourth storeys
- Large display windows on the first storey

Six-storey section (historically the Stewart Building at 59-61 Rideau Street):

- Six-storey massing with six bays of windows
- Stone-cladding with a stone stringcourse between each storey
- Flat roof
- Dentilled cornice with decorative brackets
- Evenly spaced arched window openings on the second, third, and sixth storeys
- Six bays of repetitive, evenly spaced rectangular window openings on the fourth and fifth storeys
- Large display windows on the first storey

Key attributes that demonstrate 73 Rideau Street's contextual value are:

- The property's location on 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:

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