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Report No. ACS2024-PRE-RHU-0038

July 2, 2024

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

RECEIVED
2024/07/03
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Property Owner,

Re: Notice of passage of By-law 2024-310 to designate 73 Rideau Street, under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on June 25, 2024, passed the following by-law:

2024-310 A by-law of the City of Ottawa to designate 73 Rideau Street to be of cultural heritage value or interest.

Please find enclosed a copy of the by-law, including the Statement of Cultural Heritage Value and Attributes, for the property.

Notice of the passage of By-law 2024-310 will be published online at [Ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on July 5, 2024.

Please be advised that any person who wishes to object to the by-law may do so by appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

The notice of appeal can be submitted via email to CityClerk-HeritageObjections@ottawa.ca. The notice of appeal 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

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

Direct Line (613) 580-2424
Ext. 28136
caitlin.salter-macdonald@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 28136
caitlin.salter-macdonald@ottawa.ca

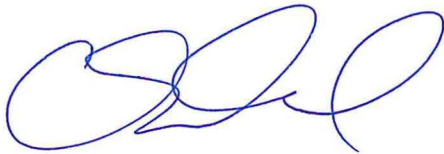
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or melanie.blais@ottawa.ca.

If no appeals are filed, By-law 2024-310 will come into force on August 5, 2024, and be registered on title. A copy of the registered by-law will be served on the Ontario Heritage Trust.

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

cc: Lauren Luchenski, Built Heritage Research Committee, City of Ottawa (by email to lauren.luchenski@ottawa.ca)
MacKenzie Kimm, City of Ottawa (by email to mackenzie.kimm@ottawa.ca)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)
Franco Perugini, Owner (by email to franco.perugini@hbc.com)

Encl.

BY-LAW NO. 2024 - 310

A by-law of the City of Ottawa to designate 73 Rideau Street 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 notice of intention to designate to be served upon the owners of the lands and premises known municipally as 73 Rideau Street (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on April 19, 2024, as permitted by by-law 2002-522 as amended;

AND WHEREAS a notice of objection to the proposed designation was received by the Clerk on May 21, 2024;

AND WHEREAS the Built Heritage Committee considered the objection on June 11, 2024 and recommended Council not withdraw the Notice of Intention to Designate;

AND WHEREAS on June 25, 2024 City Council considered the objection and decided not to withdraw the Notice of Intention to Designate;

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 73 Rideau 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 are 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 online on Ottawa.ca as permitted by by-law 2002-522 as amended.


Caitlin Salter MacDonald
City Clerk | Greffière municipale

Certified a True Copy
Copie certifiée conforme

Date 26 June 2024

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 25th day of June 2024.

A handwritten signature in black ink, appearing to be 'CSZQf', written in a cursive style.

CITY CLERK

A handwritten signature in black ink, reading 'Mark Sutcliffe', written in a cursive style.

MAYOR

SCHEDULE "A"

PIN

04215 – 0143 LT

Legal Description:

Lots C, D and E, Plan 42482 , N/S RIDEAU ST, EXCEPT Part 1, Plan 4R-11766 ;
OTTAWA

SCHEDULE "B"

Description of Property – 73 Rideau Street

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, 25 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 the surrounding commercial area; 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.

BY-LAW NO. 2024 - 310

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A by-law of the City of Ottawa to designate 73 Rideau Street to be of cultural heritage value or interest.

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Enacted by City Council at its meeting of June 25, 2024

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LEGAL SERVICES
GS/LA

COUNCIL AUTHORITY:
City Council April 17, 2024 and June 25, 2024
Agenda 34, Item 13.3 and
Agenda 39, Item 16.1, respectively
(Built Heritage Committee Report No. 13 and
15, respectively)