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File No. ACS2024-PDB-RHU-0048

July 2, 2024

Maniplex Investments Limited
156 Rideau Street
Ottawa, Ontario
K1N 5X6

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

Dear Maniplex Investments Limited,

RE: Designation of 156 Rideau Street (152, 156-158 and 160 Rideau Street) under Part IV of the *Ontario Heritage Act*

This letter is to advise you that Ottawa City Council, at its meeting of June 25, 2024, approved the following recommendation in respect of the above-noted item:

That Council issue a Notice of Intention to Designate 156 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 June 25, 2024 can be found on the City's website at ottawa.ca/agendas.

Enclosed is the Notice of Intention to Designate, which includes the above-mentioned Statement of Cultural Heritage Value, to be served according to the *Ontario Heritage Act* and be published online at Ottawa.ca/heritagenotices on July 5, 2024. You will have 30 days from the publication date, until August 4, 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. 28136
caitlin.salter-macdonald@ottawa.ca

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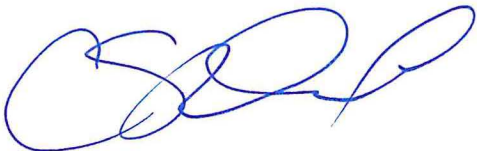
The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

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.: Roberto D Aburto, Dentons Canada LLP (roberto.aburto@dentons.com)
Schuyleur Seccaspina, Property Owner (schuyleur@gmail.com)
Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa
(lauren.luchenski@ottawa.ca)
MacKenzie Kimm, Heritage Planner, City of Ottawa (mackenzie.kimm@ottawa.ca)
Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)

NOTICE OF INTENTION TO DESIGNATE 156 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 5th day of July, 2024

TAKE NOTICE that the City of Ottawa, on June 25, 2024 established its intention to designate 156 Rideau Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

DESCRIPTION OF PROPERTY

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 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 the Romanesque Revival style include:

- Three-storey massing
- Brick-cladding with carved stone accents
- Flat roof
- Presence of a ground level storefront with display windows
- 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
- Four large window openings with scalloped edges topped with carved stone lintels on the third storey
- Dentilled string course
- Repetitive carved stone medallions between the second and third storeys

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

- The property's location on Rideau Street

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
- 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 property's location on Rideau Street

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

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For further information please contact: MacKenzie Kimm, Heritage Planner, at (613) 580-2424, 15203 or by email at mackenzie.kimm@ottawa.ca.