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File No. ACS2024-PDB-RHU-0048

July 2, 2024

NRML Real Estate Inc.
198 Rideau Street
Ottawa, Ontario
K1N 5X6

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

Dear NRML Real Estate Inc.,

RE: Designation of 198 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 198 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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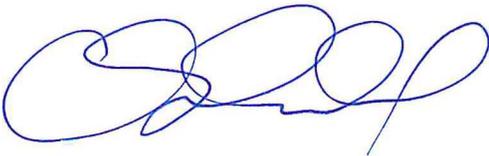
The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

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. 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 198 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 198 Rideau Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

DESCRIPTION OF PROPERTY

198 Rideau Street is a mixed-use, three-storey building constructed circa 1885 and located on the south side of Rideau Street, on the corner of Rideau and Waller Streets.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The building at 198 Rideau Street has physical value as a representative example of a late 19th century commercial building on a main street in Ottawa. The building has typical characteristics of a late 19th century commercial building, including its three-storey massing, flat roof, and brick cladding. In particular, the building's arched windows reflect influences of commercial Italianate architecture or Romanesque Revival styles, as seen in the buildings at 149 and 152 Rideau Street respectively.

198 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 198 Rideau Street housed several typical main street businesses, including the T.W. Currier & Co. furniture store, which operated out of the building from 1886 to 1918. Today, the 198 Rideau Street continues to reflect Rideau Street's history as a commercial main street in Ottawa.

The building at 198 Rideau Street is historically, functionally, and visually linked to the surrounding commercial area. This building, together with others, including 149, 152, and 156-158 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 facades, 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

Key exterior attributes that contribute to the cultural heritage value of 198 Rideau Street as an early commercial building on Rideau Street include:

- Three-storey massing
- Presence of a ground level storefront with display windows
- Flat roof
- Subtle brick stringcourses
- A balanced north façade with:

- Segmentally arched windows with continuous brick voussoirs and a central brick keystone above
- Brick pillasters extending beyond the roofline
- Rectangular window openings and rusticated stone lintels and subtle brick voussoirs
- South and east façades featuring:
 - Rectangular window openings with rusticated stone lintels and subtle brick voussoirs
 - A rounded arched window on the second storey with continuous brick voussoirs and a central brick keystone above

Key attributes that demonstrate 198 Rideau Street's contextual value are:

- The property's location on the corner of Rideau and Waller Streets

The designation also excludes the interior of the building and the two-storey addition at the rear.

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 mackenzie.kimm@ottawa.ca.