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File No. ACS2024-PDB-RHU-0048

July 2, 2024

2228325 Ontario Limited
217 Rideau Street
Ottawa, Ontario
K1N 9M2

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

Dear 2228325 Ontario Limited,

RE: Designation of 217 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 217 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, served according to the *Ontario Heritage Act*, to 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

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

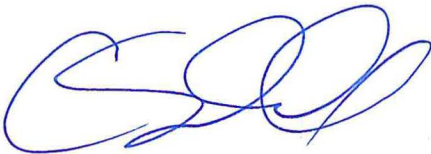
The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

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 217 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 217 Rideau Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

DESCRIPTION OF PROPERTY

217 Rideau Street is a mixed-use, three-storey stone clad building located on the north side of Rideau Street, between Dalhousie Street and Cumberland Street.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The building at 217 Rideau Street has design value as a unique example of the Beaux- Arts architectural style used for a commercial building. The original building was constructed circa 1876 and underwent façade alterations in the early to mid-twentieth century to reflect the Beaux-Arts architectural style. Popular in Canada during the first two decades of the twentieth century, the Beaux-Arts style was often used for civic buildings like libraries, train stations, theatres, banks, and schools. The architectural features of the building which are characteristic of the Beaux-Arts style include its classical detailing, such as its shallow pilasters with decorative capitals, ornate spandrel panels, and a roofline featuring a parapet and balustrades. The property at 217 Rideau Street has design value because it displays a high degree of craftsmanship for a commercial building on Rideau Street. This is demonstrated through the building's elaborate use of stone and metal detailing in a commercial building. There are few examples of a commercial building with this level of craftsmanship on Rideau Street, making it unique on its streetscape.

The property at 217 Rideau Street has historical value as it is directly associated with the George E. Preston and Sons tailor shop. The George E. Preston and Sons tailor shop was a well-known men's tailor and suit retailer in Ottawa, established in 1870. The shop operated out of the building at 217 Rideau from 1884 until 1959. Throughout the business' long history, it was frequently patronized by prime ministers and other notable politicians. The store's location on an early commercial main street with proximity to the Parliamentary Precinct contributed to its success as a prestigious and well-established tailoring firm in downtown Ottawa.

217 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 tenants. Today, the building at 217 Rideau Street continues to reflect Rideau Street's history as a commercial main street in Ottawa.

The building at 217 Rideau Street is historically, functionally, and visually linked to the surrounding commercial area. This building, together with others nearby, such as 198 Rideau Street, have historically functioned as part of a commercial corridor on a main street 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, the 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 217 Rideau Street as a unique example of a commercial building in the Beaux-Art style include:

- Three-storey massing
- Smooth stone-cladding on the south façade
- Flat roof
- Presence of a ground level storefront with display windows
- Symmetrical second and third storeys with:
 - Three sets of rectangular windows separated by pilasters topped with decorative capitals
 - Decorative metal spandrel panels between second and third storey windows
- Heavy dentilled cornice
- Parapet with an unadorned central stone and flanking balustrades

Key attributes that demonstrate 217 Rideau Street's contextual value are:

- The property's location on Rideau Street

The 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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c/o Mélanie Blais, Committee Coordinator

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For further information please contact: MacKenzie Kimm, Heritage Planner, at mackenzie.kimm@ottawa.ca