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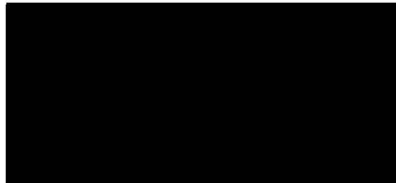
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RECEIVED  
2024/06/06  
(YYYY/MM/DD)  
Ontario Heritage Trust



Report No. ACS2024-PRE-RHU-0038

June 7, 2024



Attn: [REDACTED]

**Re: Notice of passage of By-law 2024-258 to designate the Plaza Building, 41 Rideau Street, under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on May 29, 2024, passed the following by-law:

2024-258 A by-law of the City of Ottawa to designate the Plaza Building, 41 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 2024-258 will be published online at [ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on June 7, 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](mailto: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  
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

Office of the City Clerk  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
[ottawa.ca](https://ottawa.ca)

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

Bureau du greffier municipal  
Ville d'Ottawa  
110, ave. Laurier ouest  
Ottawa (Ontario) K1P 1J1  
[ottawa.ca](https://ottawa.ca)

Ligne directe (613) 580-2424 poste 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

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

If no appeals are filed, By-law 2024-258 will come into force on July 8, 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](mailto: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](mailto:lauren.luchenski@ottawa.ca))  
MacKenzie Kimm, City of Ottawa (by email to [mackenzie.kimm@ottawa.ca](mailto:mackenzie.kimm@ottawa.ca))  
Registrar, Ontario Heritage Trust (by email to [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))  
Vanda Gillingham, Owner (by email to [vasamara4145@gmail.com](mailto:vasamara4145@gmail.com))

Encl.

BY-LAW NO. 2024 - 258

A by-law of the City of Ottawa to designate 41 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;

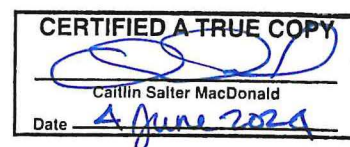
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as the Plaza Building, 41 Rideau Street, (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on April 19, 2024, as permitted by by-law 2002-522 as amended;

AND WHEREAS no notice of objection to the said proposed designation was served upon the Clerk of the municipality;

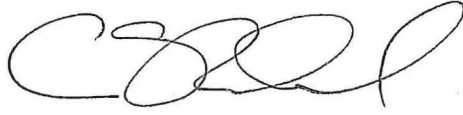
AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as the Plaza Building, 41 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.
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 29<sup>th</sup> day of May 2024.

A stylized, cursive handwritten signature in black ink, likely belonging to the City Clerk.

CITY CLERK

A handwritten signature in black ink that reads "Mark Sutcliffe".

MAYOR

SCHEDULE "A"

PIN

04215 - 0142LT

Legal Description

Part of Lot A, Plan 42482 , as in NS124145, N/S Rideau Street; Ottawa



## SCHEDULE "B"

### **Description of Property – The Plaza Building, 41 Rideau Street**

41 Rideau Street is a mixed-use, eight-storey, brick-clad building constructed in 1913 and located on the northeast corner of the intersection of Rideau Street and Sussex Drive.

### **Statement of Cultural Heritage Value or Interest**

The Plaza Building at 41 Rideau Street has design value as an early example of a Chicago style, steel-frame skyscraper in Ottawa. The Chicago Style is used to refer to the innovative commercial buildings and early skyscrapers that were built in large cities between the 1890s and 1930s. The Chicago Style introduced interior self-supporting metal frames that allowed buildings to reach greater heights without load-bearing external masonry walls. The Plaza Building features typical elements of Chicago Style architecture—including its form made up of a base, multiple middle stories with repetitive windows and minimal ornamentation, and its top floors that feature ornamental detailing and flat roof.

The building has associative value as it is representative of the work of W.E. Noffke, one of Ottawa's most significant architects. Over the first half of the twentieth century, Noffke designed over 200 domestic, commercial, institutional, and religious buildings throughout Ottawa. The Plaza Building represents Noffke's pre-war experimentation with technically progressive construction methods.

The building at 41 Rideau has historical value as it is directly associated with the Blackburn Brothers and the McKerracher-Wanless Limited men's clothing and dry goods store. Robert and Russell Blackburn, known professionally as the Blackburn Brothers, were well-established developers and entrepreneurs in Ottawa from the early to mid-twentieth century. The Blackburn Brothers commissioned Noffke to design a mixed-use building at 41 Rideau Street with large commercial space on the ground floor and office space above. The McKerracher-Wanless Limited store occupied the first two storeys of the building between 1914 and 1945, during which the store was the largest for men's clothing in Ottawa.

The building at 41 Rideau Street has contextual value as it is physically and historically linked to its surrounding properties at the iconic intersection of Rideau Street and Sussex Drive, including the Chateau Laurier (1908-1912), the former Union Station (1909-1912), the Plaza Bridge (1912) and Confederation Square, which developed at approximately the same time, and as a result of early twentieth century improvement efforts in Ottawa. The Plaza Building marks a transition point between Ottawa's Parliamentary Precinct and the commercial area of the ByWard Market. The building complements the many nationally significant buildings associated with the federal government that surround Confederation Square and supports the commercial

character of Sussex Drive and Rideau Street, as a purpose-built mixed-use building with commercial and government office spaces.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the cultural heritage value of the Plaza Building as an early example of a steel-frame skyscraper in the Chicago style include:

- Eight-storey massing
- Brick-cladding
- Flat roof
- String course with diamond inserts below the top storey windows
- Stucco panels with diamond brick motif with a brick and stone border between windows on the top storey
- Symmetrical façades facing Rideau Street and Sussex Drive;
- Repeating window bays with vertically oriented, rectangular window openings above the second storey
- Decorative cornice between second and third floors
- Brick pilasters with decorative capitals between windows on second storey
- Large display windows on the second and third floors

Key attributes that demonstrate 41 Rideau Street's contextual value are:

- The property's location at the intersection of Sussex Drive and Rideau Street

This designation excludes the interior of the building.



BY-LAW NO. 2024 - 258

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

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Enacted by City Council at its meeting of  
May 29, 2024.

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LEGAL SERVICES  
GS/LA

COUNCIL AUTHORITY:  
City Council April 17, 2024  
Agenda Item 13.3  
(Built Heritage Committee Report No. 13)