



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

Report No. ACS2024-PDB-RHU-0048

October 11, 2024

Al-Shabbir Trading Co. Ltd.  
149 Rideau Street  
Ottawa, Ontario  
K1N 5X4

**RECEIVED**  
2024/10/15  
(YYYY/MM/DD)  
Ontario Heritage Trust

Attn: Name,

**Re: Notice of passage of By-law 2024-410 to designate 149 Rideau Street, under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on October 2, 2024 passed the following by-law:

2024-410 A by-law of the City of Ottawa to designate 149 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 2024-410 will be published online at [ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on October 11, 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)

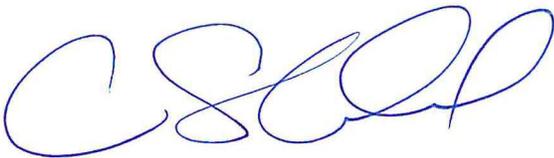
Ligne directe (613) 580-2424 poste 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

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 2024-410 will come into force on November 12, 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, directly at [mackenzie.kimm@ottawa.ca](mailto:mackenzie.kimm@ottawa.ca) or 613-580-2424 x 15203.

Regards,



Caitlin Salter MacDonald  
City Clerk

cc: Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa  
[lauren.luchenski@ottawa.ca](mailto:lauren.luchenski@ottawa.ca))  
MacKenzie Kimm, Heritage Planner, City of Ottawa  
([mackenzie.kimm@ottawa.ca](mailto:mackenzie.kimm@ottawa.ca))  
Registrar, Ontario Heritage Trust ([registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

BY-LAW NO. 2024 - 410

A by-law of the City of Ottawa to designate 149 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 149 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 July 5, 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 July 23, 2024;

AND WHEREAS the Built Heritage Committee considered the objection on September 10, 2024 and recommended Council not withdraw the Notice of Intention to Designate;

AND WHEREAS on September 18, 2024 City Council considered the objection and decided not to withdraw the Notice of Intention to Designate;

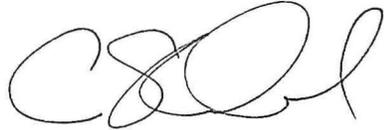
AND WHEREAS the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes reasons for designation are set out as Schedule "B" hereto;

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

1. The real property known municipally as 149 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.

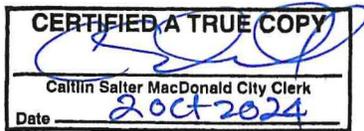
ENACTED AND PASSED this 2<sup>nd</sup> of October 2024.



CITY CLERK



MAYOR



## SCHEDULE "A"

PIN	LEGAL DESCRIPTION
04215-0153 (LT)	PART LOT 3, PLAN 101975, AS IN N518717, OTTAWA

## SCHEDULE "B"

### **Description of Property – 149 Rideau Street**

149 Rideau Street is a mixed-use, three-storey building constructed circa 1875 and located on the north side of Rideau Street, near the intersection of Rideau Street and Dalhousie Street.

### **Statement of Cultural Heritage Value**

Constructed circa 1875, the building at 149 Rideau Street has design value as a representative example of a late 19th century Italianate commercial building on a main street in Ottawa. The Italianate style was popular from the 1830s until the 1920s in Canada and was frequently used in commercial buildings on main streets. The building at 149 Rideau Street features typical elements of the Italianate style, including its arched window openings and hood mouldings, a large cornice, and decorative brick detailing. The property at 149 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 incorporation of a large dentilled cornice and continuous stone hood moulding over the arched windows. 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 149 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 149 Rideau Street housed several typical main street businesses, including the George Bourne Sporting Goods store, which operated out of the building's ground level storefront from 1918 until the mid-1960s. Today, the building at 149 Rideau Street continues to reflect Rideau Street's history as a commercial main street in Ottawa through its mixed-use expression with commercial space on the ground level and residential space above.

The building, along with neighbouring buildings 152 and 156-158 Rideau Street, historically functioned together as a commercial corridor in Lowertown since their construction in the late 19th and early 20th centuries. These buildings are visually linked with each other due to their similar stylings featuring a two- to three-storey massing, brick-cladding, flat roofs, and ground level storefront with office or residential spaces above. Today, each of these building's main storeys continues to function as a commercial space and supports 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 149 Rideau Street as a good example of an Italianate commercial building include its:

- Three-storey massing
- Brick-cladding
- Flat roof
- Presence of a ground level storefront with display windows
- Symmetrical second and third storey with:
  - Three sets of two rounded arched window openings per storey
  - Continuous hooded stone moulding over window openings
  - Brick pilasters with simple capitals
  - Stone stringcourse between storeys
- Large decorative cornice with dentils and brackets at the roofline

Key attributes that demonstrate 149 Rideau Street's contextual value are:

- The property's location on Rideau Street

The designation excludes the interior of the building.

BY-LAW NO. 2024 - 410

-0-

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

-0-

Enacted by City Council at its meeting of  
October 2, 2024

-0-

LEGAL SERVICES

LCE/LA

COUNCIL AUTHORITY:

City Council June 25, 2024 and

September 10, 2024

Agenda 39, Item 16.2 and

Agenda 42, Item 16.2.1

(Built Heritage Committee Report No. 15

and 17, respectively)