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Report No. ACS2024-PDB-RHU-0048

October 11, 2024

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

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

Dear ManiPLEX Investments Limited,

**Re: Notice of passage of By-law 2024-411 to designate 156 Rideau Street (including street addresses 152, 156-158 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:

2024-411 A by-law of the City of Ottawa to designate 156 Rideau Street (including street addresses 152, 156-158 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 2024-411 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

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)

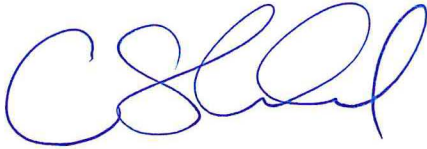
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

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

If no appeals are filed, By-law 2024-411 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 - 411

A by-law of the City of Ottawa to designate 156 Rideau Street (including street addresses 152, 156-158 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 156 Rideau Street, including street addresses 152, 156-158 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 August 1, 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;

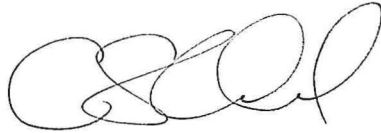
AND WHEREAS the Statement of Cultural Heritage value or Interest and Description of Heritage Attributes reasons for designation are set out as Schedule "B" hereto;

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

1. The real property known municipally as 156 Rideau Street ((including street addresses 152, 156-158 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.

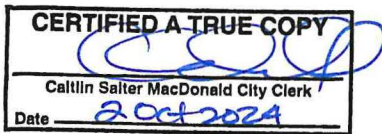
ENACTED AND PASSED this 2<sup>nd</sup> day of October 2024.



CITY CLERK



MAYOR



## SCHEDULE "A"

PIN	LEGAL DESCRIPTION
04210-0198 (LT)	PART OF LOT 16 AND LOT 17, PLAN 3922, SOUTH OF RIDEAU STREET; PART OF LOT 16 AND LOT 17, PLAN 3922, NORTH OF BESSERER STREET, AS IN N472594, SAVE AND EXCEPT PART 2 ON EXPROPRIATION PLAN OC1499097, OTTAWA



## SCHEDULE “B”

### **Description of Property – 156 Rideau Street (152, 156-158 and 160 Rideau Street)**

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 the First World War 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 a late 19th century commercial building in the Romanesque Revival style include:

- At the ground level, a storefront expression with typical elements such as display windows and recessed entries
- Brick-cladding with carved stone accents above the ground floor



- Symmetrical second and third storeys
- Second storey featuring three arched window openings capped with decorative arched brick surrounds, divided by brick pilasters topped with ornate capitals with relief carving
- Third storey featuring four large window openings with scalloped edges topped with carved stone lintels
- Decorative brick string courses
- Repetitive carved stone medallions between the second and third storeys

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

- Location fronting on Rideau Street
- Three storey, flat roof expression reflecting Rideau Street's traditional commercial and mixed-use streetscape

### **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:

- At the ground level, a storefront expression with typical elements such as display windows and recessed entries
- Dichromatic brown brick cladding
- 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 include the building's:

- Location fronting on Rideau Street
- Two storey, flat roof expression reflecting Rideau Street's traditional commercial, and mixed-use streetscape

This designation only pertains to the historic buildings on the property at 152 and 156-158 Rideau Street and excludes the building at 160 Rideau Street on the corner of Dalhousie and Rideau Streets. The designation also excludes the interior of all buildings.

BY-LAW NO. 2024 - 411

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

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

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LEGAL SERVICES  
LCE/LA

COUNCIL AUTHORITY:  
City Council June 25, 2024  
and September 10, 2024  
Agenda 39, Item 16.2 and Item 16.2  
and Agenda 42, Item 16.2.2  
(Built Heritage Committee Report No. 15  
and 17, respectively)