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Report No. ACS2024-PDB-RHU-0048

October 11, 2024

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

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

Dear 2228325 Ontario Limited,

**Re: Notice of passage of By-law 2024-413 to designate 217 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:

2024-413 A by-law of the City of Ottawa to designate 217 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 2024-413 will be published online at [Ottawa.ca/heritagenotices](http://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](http://ottawa.ca)

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

Direct Line (613) 580-2424 Ext. 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@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 2024-413 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,

A handwritten signature in blue ink, appearing to read 'CSM', is positioned above the typed name of the sender.

Caitlin Salter MacDonal  
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 - 413

A by-law of the City of Ottawa to designate 217 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 217 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 2, 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;

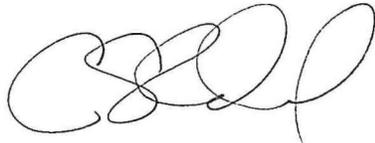
AND WHEREAS the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes reasons for designation are set out as Schedule "B" hereto;

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

1. The real property known municipally as 217 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.

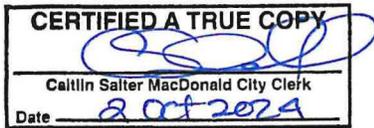
ENACTED AND PASSED this 2<sup>nd</sup> of October 2024.



CITY CLERK



MAYOR



## SCHEDULE "A"

PIN	LEGAL DESCRIPTION
04214-0136 (LT)	PART OF LOT WEST, PLAN 42482, SOUTH GEORGE STREET AND NORTH RIDEAU STREET, AS IN N555763, OTTAWA

## SCHEDULE "B"

### **Description of Property – 217 Rideau Street**

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.

BY-LAW NO. 2024 - 413

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A by-law of the City of Ottawa to designate 217 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  
Agenda 42, Item 16.2.4  
(Built Heritage Committee Report No. 15  
and 17, respectively)