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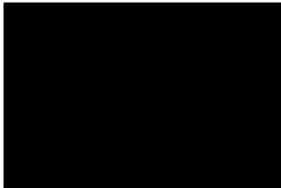
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File No. ACS2025-PDB-RHU-0027

August 6, 2025



RECEIVED
2025/08/18
(YYYY/MM/DD)
Ontario Heritage Trust

Dear 

Re: Notice of passage of By-law 2025-280 to designate 323-327 Rideau Street, under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on July 23, 2025, passed the following by-law:

2025-280 A by-law of the City of Ottawa to designate 323, 325, and 327 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 2025-280 will be published online at ottawa.ca/heritagenotices on August 6, 2025, pursuant to By-law 2002-522 as amended.

APPEAL TO ONTARIO LAND TRIBUNAL

Pursuant to subsection 29 (11) of the *Ontario Heritage Act*, any person who objects to the by-law may appeal to the Ontario Land Tribunal with respect to the by-law, by filing with the Clerk of the City of Ottawa, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. All appeals must also be accompanied by any fees charged by the Ontario Land Tribunal.

A notice of appeal can be filed either via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting [City of Ottawa] as the Approval Authority or **mailed to the City at 110 Laurier Avenue West, Mail Code 01-14, Ottawa, Ontario, K1P 1J1**. Alternatively,

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

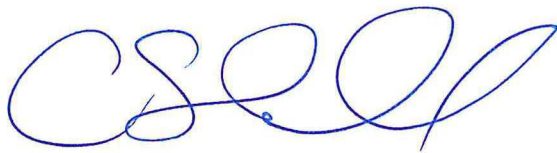
Ligne directe (613) 580-2424 poste 28136
caitlin.salter-macdonald@ottawa.ca

packages can be submitted at the Client Service Centre located at City Hall - 110 Laurier Ave West.

If no appeals are filed, By-law 2025-280 will come into force on September 8, 2025, 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 Lauren Luchenski directly at lauren.luchenski@ottawa.ca or 613-580-2424 x 21588.

Regards,



Caitlin Salter MacDonald
City Clerk

cc: Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa
(lauren.luchenski@ottawa.ca)
MacKenzie Kimm, Heritage Planner, City of Ottawa
(mackenzie.kimm@ottawa.ca)
Daniel Demois, ByTowne Cinema (daniel@bytowne.ca)
Bruce White, ByTowne Cinema (bruce.arthur.white@gmail.com)
Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)

Encl.

BY-LAW NO. 2025 - 280

A by-law of the City of Ottawa to designate 323, 325 and 327 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;

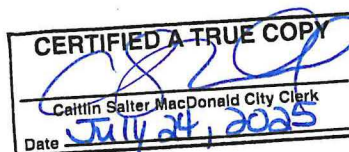
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 323, 325 and 327 Rideau Street (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on June 11, 2025, 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 323, 325 and 327 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 23rd day of July 2025



CITY CLERK



MAYOR

SCHEDULE "A"

PIN:

04213-0156 (LT)

Legal Description:

PT LT 11, PL 43586, PART 2 , 5R12064 , N/S RIDEAU ; TW AS IN N669953 ;
OTTAWA/NEPEAN

SCHEDULE "B"

Description of Property

The building at 323-327 Rideau Street is a two-storey, purpose-built movie theatre on the north side of Rideau Street between King Edward Avenue and Nelson Street.

Statement of Cultural Heritage Value or Interest

The ByTowne Cinema is a representative example of a purpose-built post-war neighbourhood movie theatre, featuring elements of the Moderne architectural style. A neighbourhood movie house refers to a smaller-scale, local theatre situated in a residential area. Constructed in 1947, the ByTowne features typical elements of postwar neighbourhood movie houses, including a large lighted marquee, a former exterior ticket booth, as well as its two-storey massing, which was typical of the neighbourhood at the time of construction. Stylistically, the post-war neighbourhood movie house often featured the Moderne style. The style is characterized by its horizontality, smooth walls, simple ornamentation, rounded corners, and curved glass. The ByTowne features elements of the Moderne style through its rounded profile, streamline stone cornice, smooth brick cladding, and metal accents.

The ByTowne was designed by Toronto architectural firm Kaplan & Sprachman. Kaplan & Sprachman was a prolific firm comprised of architects Harold Solomon Kaplan (1895-1973) and Abraham Sprachman (1894-1971). The firm is notable for designing hundreds of movie theatres across Canada throughout the 20th century, as well as significant buildings for the Jewish community. The firm was instrumental in introducing the Moderne style to Canadian theatre architecture. Their theatres are characterized by streamlined surfaces and lighted marquees. The ByTowne is a representative example of Kaplan & Sprachman's design on a neighbourhood movie house, and the last intact example of the firm's theatres in Ottawa.

The ByTowne was constructed during Ottawa's post-war neighbourhood cinema boom when movie attendance and the theatre business in Canada reached new heights. In Ottawa, theatre chains and local entrepreneurs became interested in constructing neighbourhood movie houses in areas of the city with growing populations. Local proprietor Hyman Berlin opened the theatre as the Nelson Theatre in 1947, serving as the neighbourhood movie house for Lowertown and Sandy Hill residents. Berlin operated the theatre for only a few years before leasing it to Famous Players until the 1980s.

On October 1, 1988, local theatre operators Bruce White and Jean Cloutier re-opened the Nelson Theatre as the ByTowne Cinema. By 1989, White and Cloutier were operating the ByTowne as their main theatre for repertory programming, screening different cult, classic, foreign, independent, and alternative films daily. The ByTowne continues to function as an independent repertory theatre and serves a gathering space for diverse and alternative narratives, subcultures, and community events. Further research could reveal more about Ottawa's independent cinema and film community, as

well as the various groups and subcultures that use the ByTowne as a community space.

As a post-war neighbourhood movie house, the ByTowne is historically and functionally linked its surrounding neighbourhoods and Rideau Street's commercial activity. It was likely constructed in its on Rideau Street location to attract residents of both Lowertown and Sandy Hill. The ByTowne is functionally linked to other neighbourhood institutions and gathering places including the former Adath Jeshurun Synagogue at 375 King Edward Avenue (constructed 1904), and the Rideau Library at 377 Rideau Street (constructed in 1933).

The ByTowne is a landmark on Rideau Street and in Lowertown. Its prominent frontage on Rideau Street and its iconic marquee distinguishes it from surrounding contemporary buildings. At night, the ByTowne's lighted marquee makes it highly visible on Rideau Street, uniquely reinforcing its status as a historic and familiar landmark on its streetscape.

Description of Heritage Attributes

Key exterior attributes that contribute to the cultural heritage value of the ByTowne Cinema as a representative example of a purpose-built neighbourhood movie house with elements of the Moderne style include:

- Two-storey massing
- Flat roof
- Symmetrical façade featuring two projecting bays with rounded interior edges featuring header bond bricks, forming a central recessed bay
- Presence of ground floor storefronts with a recessed entrance with curved profile and metal accents including display cases
- Recessed main entrance with corrugated and polished metal accents including the form and expression of the former exterior ticket booth and display case
- Sidewalk entrance featuring the theatre's name in terrazzo
- First storey featuring light coloured smooth aggregate paneling with dark coloured stone base
- Second storey featuring buff brick cladding, limited window openings, horizontal accents including concrete lintels, sills, and streamlined cornice
- Presence of a projecting lighted marquee in the centre of the front façade, with a vertical sign featuring the theatre's name extending the height of the building

BY-LAW NO. 2025 - 280

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A by-law of the City of Ottawa to designate 323, 325, and 327 Rideau Street to be of cultural heritage value or interest.

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Enacted by City Council at its meeting of
July 23, 2025

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LEGAL SERVICES
HNM/

COUNCIL AUTHORITY:
City Council May 28, 2025
Agenda Item 11.2
(Built Heritage Committee Report No. 22)