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Report No. ACS2024-PDB-RHU-0048

October 11, 2024

NRML Real Estate Inc.
198 Rideau Street
Ottawa, Ontario
K1N 5X6

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

Dear NRML Real Estate Inc.,

Re: Notice of passage of By-law 2024-412 to designate 198 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:

2024-412 A by-law of the City of Ottawa to designate 198 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 2024-412 will be published online at 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. 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

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

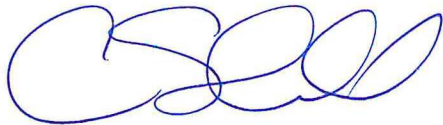
Ligne directe (613) 580-2424 poste 28136
caitlin.salter-macdonald@ottawa.ca

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

If no appeals are filed, By-law 2024-412 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 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
MacKenzie Kimm, Heritage Planner, City of Ottawa
(mackenzie.kimm@ottawa.ca)
Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)

Encl.

BY-LAW NO. 2024 - 412

A by-law of the City of Ottawa to designate 198 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 198 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 5, 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;

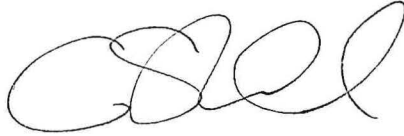
AND WHEREAS the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes reasons for designation are set out as Schedule "B" hereto;

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

1. The real property known municipally as 198 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.

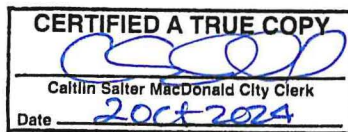
ENACTED AND PASSED this 2nd of October 2024.



CITY CLERK



MAYOR



SCHEDULE "A"

PIN	LEGAL DESCRIPTION
04210-0155 (LT)	PART OF LOTS 16 AND 17 PLAN 3922, SOUTH RIDEAU STREET, PART 2 ON EXPROPRIATION PLAN OC1499097, OTTAWA

SCHEDULE "B"

Description of Property – 198 Rideau Street

198 Rideau Street is a mixed-use, three-storey building constructed circa 1885 and located on the south side of Rideau Street, on the corner of Rideau and Waller Streets.

Statement of Cultural Heritage Value or Interest

The building at 198 Rideau Street has physical value as a representative example of a late 19th century commercial building on a main street in Ottawa. The building has typical characteristics of a late 19th century commercial building, including its three-storey massing, flat roof, and brick cladding. In particular, the building's arched windows reflect influences of commercial Italianate architecture or Romanesque Revival styles, as seen in the buildings at 149 and 152 Rideau Street respectively.

198 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 198 Rideau Street housed several typical main street businesses, including the T.W. Currier & Co. furniture store, which operated out of the building from 1886 to 1918. Today, the 198 Rideau Street continues to reflect Rideau Street's history as a commercial main street in Ottawa.

The building at 198 Rideau Street is historically, functionally, and visually linked to the surrounding commercial area. This building, together with others, including 149, 152, and 156-158 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

Key exterior attributes that contribute to the cultural heritage value of 198 Rideau Street as an early commercial building on Rideau Street include:

- Three-storey massing
- Presence of a ground level storefront with display windows

- Flat roof
- Brick cladding with subtle brick stringcourses
- Rectangular window openings and rusticated stone lintels and subtle brick voussoirs
- A balanced north façade with:
 - Segmentally arched windows with continuous brick voussoirs and a central brick keystone above
 - Brick pilasters extending beyond the roofline
- East façade featuring:

A rounded arched window on the second storey with continuous brick voussoirs and a central brick keystone above

Key attributes that demonstrate 198 Rideau Street's contextual value are:

- The property's location on the corner of Rideau and Waller Streets

The designation also excludes the interior of the building and the two-storey addition at the rear.

BY-LAW NO. 2024 - 412

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A by-law of the City of Ottawa to designate
198 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 16.2.3
(Built Heritage Committee Report No. 15
and 17, respectively)