

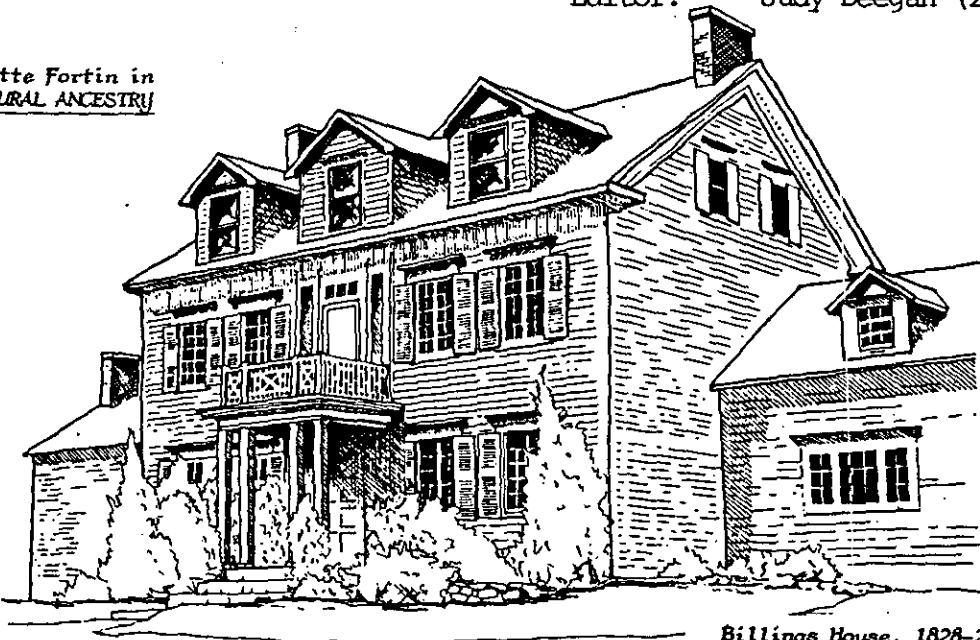
# NEWSLETTER

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President: Jennifer Roddick  
Editor: Judy Deegan (237-1066)

Sketch by Lyette Fortin in  
OUR ARCHITECTURAL ANCESTRY



Billings House, 1828-29  
2100 Cabot Street

## ANNUAL GENERAL MEETING OF HERITAGE OTTAWA

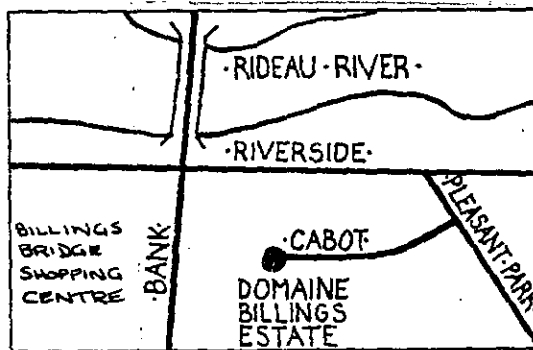
Heritage Ottawa invites all members to attend its 13th Annual General Meeting and election of officers, to be held this year in the historic BILLINGS HOUSE. The meeting will take place on Tuesday, May 27, at 7:30 p.m.

The main speaker will be ANN FALKNER, Executive Secretary of the Association for Preservation Technology (APT). A member of LACAC when the City of Ottawa acquired the Billings Estate, Ann will talk about the problems and challenges the City faced in taking over this heritage property. She will illustrate her talk with slides.

Heritage Ottawa's annual awards in recognition of outstanding contributions to the cause of heritage preservation will be announced and presented to their recipients at this meeting.

We will also have an update on major preservation battles which have occurred in the national capital region over the past year.

Join us for this important meeting, and for refreshments and chatting afterwards. There is ample free parking on the grounds of the Billings Estate (see map below for its location).



# OTTAWA BETWEEN THE LINES

## 99 Rideau A Shady Deal for Byward Market

Vol. 1, No. 2  
April 1986

By Lin Baxter

*Before he was elected Mayor of Ottawa, Jim Durrell had indicated his opposition to a 17-storey office complex at "99 Rideau" in the Byward Market. In more recent months, however, he has strongly advocated the development of a 17-storey hotel on this site -- and the majority of Council has followed his lead.*

Counter to Planning staff recommendations, Council passed a resolution March 19 to enter into a development agreement that would see the hotel built on the "99 Rideau" site. Conditions of the agreement were to be that the developers present a suitable design for the hotel by January, 1987 and that they would be allowed to work within a 17-storey height limit. Failure to meet the deadline would result in Council reconsidering staff's original recommendation for what would effectively be an 11-storey height limit. The intent was that Planning

Committee and Council would have the opportunity to review the design of the hotel.

The resolution was passed 10-5 (see *Box Scores*) in spite of a suggestion by legal staff that such a development agreement would not be legally binding if contested. It would therefore likely be possible to obtain a building permit without having to satisfy the terms of such an agreement.

The Bay property to the West of "99 Rideau" is currently zoned to have an angular height plan extended from roughly 11 storeys on George Street to 17 storeys on Rideau Street. It is the intent of the developers to see this height extended east from the Frieman Mall through to the William Street Mall.

City planning staff have recommended that a maximum of 11 storeys be permitted on Rideau Street, thereby minimizing the impact of the development on the Byward Market immediately to the north. They also suggested that in order to compensate for any lost development potential that may be

caused by reducing the height limits on this property, the developers could be granted increased height on other properties that they might own.

At issue is that the size of the building would be significantly out of scale with the surroundings; that parking and traffic congestion are not adequately addressed; and that sunlight, particularly in the winter months, would be blocked. Once established, the precedent would be set for further highrise and canyon-like development along the west end of Rideau Street.

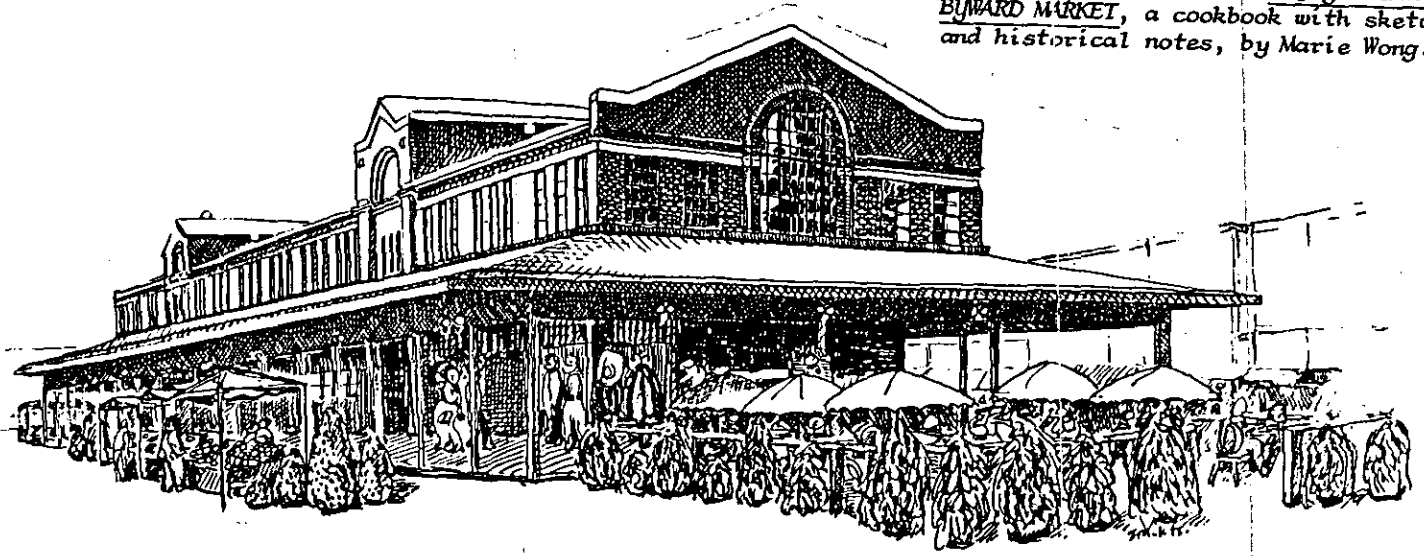
What is next? The bylaw describing the 17-storey zoning has been drafted and circulated for public appeal until April 23. Then Planning Committee followed by Council will consider objections. If passed, the bylaw would then be forwarded to the Ontario Municipal Board, where it will be subject to further appeal.

For information on upcoming events to save the market from the shadow, call Lin Baxter at 234-5409

OTTAWA CITY COUNCIL	BETWEEN THE LINES	DURRELL	BROWN	FISHER	BLAIR	HOLMES	HOLLMAN	KELLY	KENT	LAVIOLETTE	MCKENNEY	MORRISON	O'NEILL	QUINN	SMITH	WILDGEN
1. PERMIT SEVERANCE OF SEMI-DETACHED & ROWHOUSE UNITS	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
2. ALLOW DEMOLITION OF ST. GEORGE'S HERITAGE BUILDING	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
3. PERMIT RIDEAU ST. HIGH RISE (STORY PAGE 1)	N	A	A	Y	N	Y	N	Y	N	Y	Y	Y	Y	Y	N	N

Between The Lines:  
**Box Scores**  
A Regular Monthly Feature

Sketch by John Mukts in *ENJOY OTTAWA'S BYWARD MARKET*, a cookbook with sketches and historical notes, by Marie Wong.



Market Building, 1927  
Richards and Akra, architects

#### UPDATE ON 99 RIDEAU, by Fern Graham

On March 19 Ottawa City Council approved a change in zoning for the half block on Rideau Street from the Hudson's Bay Co. store east to William Street. Now, development will be allowed to a height of 17 storeys on Rideau, sloping to 9 storeys facing George Street and the market. If you have trouble visualizing this, see Gregory Utas's excellent "Cityscape" article in the April 26 Citizen.\*

Some members of Council still believe they will have the power to refuse the development if they don't like the design, but this reduces the whole issue to a subjective, aesthetic argument, in which the developers will have the zoning by-law on their side.

There are now two ways to fight this development:

(1) Through the Ontario Municipal Board (OMB). Eleven appeals were made to the OMB, including that of Save the Market Inc., the coalition of heritage groups and interested individuals spearheading the campaign. This is a legal battle with legal fees. Watch for fund-raising activities and support them--or, to make a direct contribution to Save the Market Inc., call Richard Cannings at 235-7652.

(2) At the municipal level, it may still be possible to convince Council that the zoning bylaw decision ought to be reconsidered and reversed. See the "BOX SCORE" on page 2 to find out how your alderman voted on this issue. Some who voted in favour of the zoning really believe that they were just "buying time" to consider the issue more carefully. This is not the case. Write or call and express your concern. Attend the public meeting June 5 to show your opposition to this ill-conceived project. Bring your own posters, if you'd like. Details are as follows:

WEDNESDAY, JUNE 18

Date: Thursday, June 5, 1986

Place: Whitton Hall  
2nd Floor

Ottawa City Hall

Time: 7:00 p.m. (displays,  
music, buttons)

7:30 p.m. Public Meeting

If this development is allowed to go ahead, it may not be possible to stop others like it, and the historic Byward Market will be lost.

\* EDITOR'S NOTE: If any members missed Greg Utas's article I would be glad to provide them with a photocopy. Please call me at 237-1066 or 232-3497.

\* \* \* \* \*



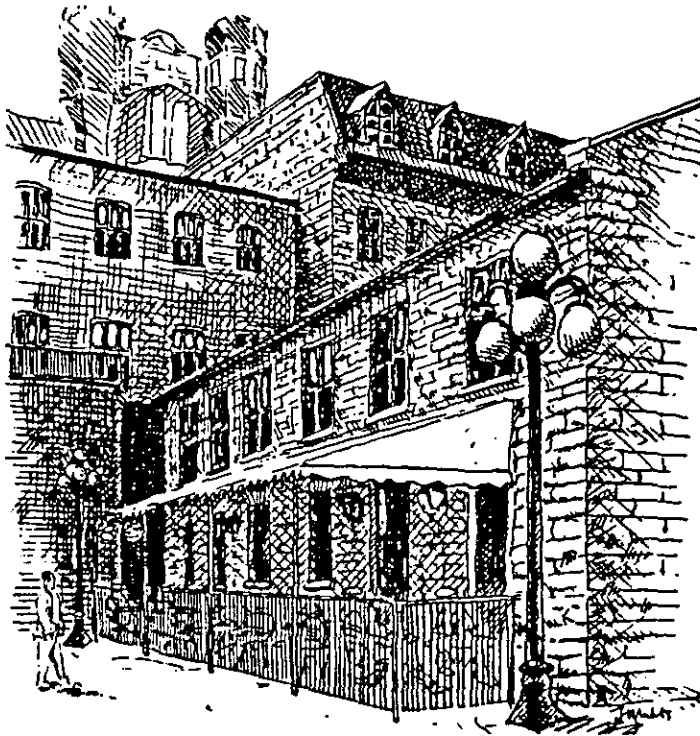
#### GRAND HERITAGE WEEKEND June 12-15, 1986

Ottawa's first Heritage Festival will take place in mid-June, the brainchild of Brian Murphy, heritage committee chairman of the Centretown Citizens' Community Association (CCCA). Built around the CCCA's annual house tour, the following activities are tentatively planned:

## HERITAGE WEEKEND (cont'd)

The Festival begins Thursday, June 12 with a panel discussion, probably about the 99 Rideau crisis. On Saturday, June 14, the Centretown house tour takes place from 10:00 a.m. to 4:00 p.m. On Sunday, June 15, "Conversation at Brunch" is planned at the Marbleworks Restaurant, with architect Barry Padolsky telling how he uncovered and restored the old stone building.

Action Sandy Hill will offer a walking tour of Sandy Hill Sunday afternoon, leaving from Laurier House (Laurier Ave. East at Chapel). Photographs of the buildings of Ottawa architect Francis Sullivan will be on display on the lawns of Laurier House.



Clarendon Hotel inner courtyard  
(The Courtyard Restaurant) by  
John Mukts in Marie Wong's ENJOY  
OTTAWA's BYWARD MARKET (\$7.95)

Heritage Ottawa will offer its tour of Sussex Drive and the Courtyards (perhaps at twilight on the Saturday) and its tour of the Byward Market will follow Sunday brunch at the Courtyard Restaurant.

The Festival is still being organized and some of the above details may change. Watch for more information in the newspapers over the next few weeks.

\* \* \* \* \*



## BILLINGS ESTATE OPENS FOR ANOTHER SEASON

The Billings Estate Museum, located in the house built in 1828 by early settlers Braddish and Lamira Dow Billings, will be open to visitors from May 18 to October 30, Monday through Thursday from 10:00 a.m. to 5:00 p.m. (closed Fridays).

Tea on the Lawn is available from May through August.

The house has been preserved by the City of Ottawa as a local history museum, and is well worth visiting--if just for the panoramic view of the Rideau River valley.

Ample parking is available on the grounds.

## CALENDAR OF EVENTS

May 27: Heritage Ottawa Annual General Meeting, Billings Estate, 7:30 p.m. Main speaker: Ann Falkner, Executive Secretary, Association for Preservation Technology (APT). (See page 1)

June 12-15: Ottawa's first Heritage Festival (see article on page 3)

June 26-29: Bonaventure Antique Show, Hotel Bonaventure, MONTREAL

"Over 100 major North American dealers offer for sale the largest and most diverse selection of antiques and collectibles ever assembled in Canada."

Thur. June 26:	11 a.m. to 10 p.m.
Fri. " 27:	11 a.m. to 10 p.m.
Sat. " 28:	11 a.m. to 10 p.m.
Sun. " 29:	11 a.m. to 6 p.m.

Admission: \$3.00 (Children 75¢)

Mid-August: Historical Society of the Gatineau's annual auction (held a little earlier this year). More details in the next newsletter.

Sept. 25-29: Annual General Meeting and Conference, Heritage Canada, OTTAWA

Held at the Chateau Laurier, this four-day event focuses this year on the role of volunteers in the heritage movement. Approximately 200 delegates from heritage groups across the country are expected to attend.