

[CONDOMINIUM < HTTPS://WWW.HISTORYNERD.CA/CATEGORY/BUILDINGS/CONDOMINIUM/>](https://www.historynerd.ca/category/buildings/condominium/)

## Citicom and Timberlay Went A'Courtin'

By [Chris < https://www.historynerd.ca/author/chrisr/>](https://www.historynerd.ca/author/chrisr/)

[Sunday, July 31, 2016 <](https://www.historynerd.ca/2016/07/31/citicom-and-timberlay-went-acourtin/)

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<https://il.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/2015.png>

Somerset Court, 30 years in. Image: Google Maps.

The Somerset Court condominium, located on Somerset Street

West just off Elgin, recently celebrated its 30th anniversary. Designed by architect Barry Hobin, it was a joint project of Robert McElligott's Timberlay Developments and Toronto's Citicom, which was probably best known until the late 1970s for its parking lot business. Since Robert Smythe tackled the ins and outs of the condominium's development in a [2012 URBSite article < http://urbsite.blogspot.ca/2012/06/somerset-court.html >](http://urbsite.blogspot.ca/2012/06/somerset-court.html), I will discuss it only briefly. Instead, I focus on Timberlay, Citicom, and the brief partnership they enjoyed during the middle years of the 1980s.



<https://i2.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/bfSC.jpg>

The site previous to the construction of Somerset Court. Image: [URBSite < http://urbsite.blogspot.ca/2012/06/somerset-court.html >](http://urbsite.blogspot.ca/2012/06/somerset-court.html).

In 1984, the Blackburn Estate had a large **'For Sale < http://3.bp.blogspot.com/\_u2WcNSWdwE8/TOsquUEUxWI/AAAAAAAAEXo/izyLsSxZRaI/s1600/sc1.jpg >**' sign erected in front of the two homes pictured above. The house to

the left had most famously been the home of Frederick J. Graham, of Bryson-Graham Department Store fame and like so many Centretown homes was converted into an apartment. The home on the right was the home of Frank Oliver for a period. Demolition of both structures was allowed to proceed after a meeting of the Ottawa Planning Committee on September 11, 1984.<sup>1</sup>



**SOMERSET COURT**

**Classic Condominium Homes**

Somerset Court has elegant two and three bedroom residences available for June occupancy.

Superbly situated in the Golden Triangle on Somerset Street near Elgin, Somerset Court's impressive Victorian architecture

**THE BEST PART OF THE STORY**

The last few condominiums are being offered at Somerset Court and they just might be

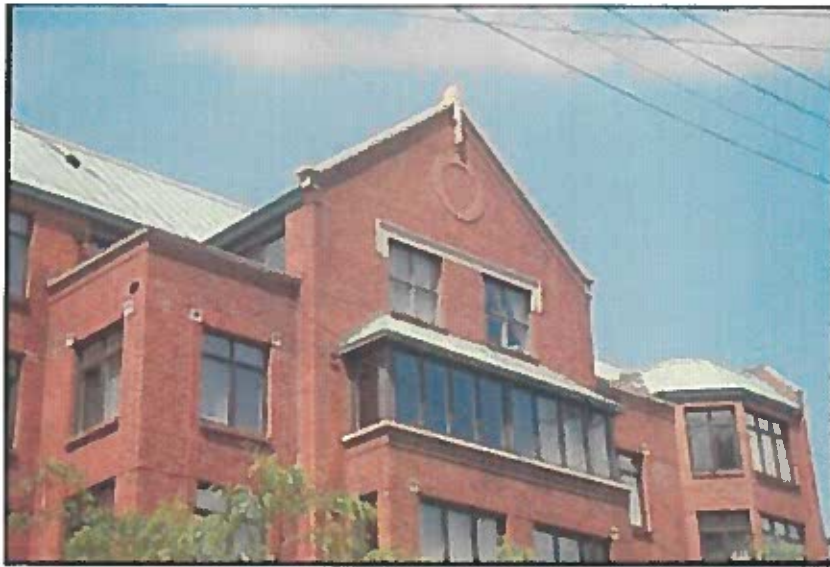
Somerset Court<sup>2</sup> was introduced during the Spring of 1985, construction commenced, and by the following Spring, 80% of the units, which begun at \$150,000, were sold.<sup>3</sup> Hobin's respectful and context-sensitive design for the condominium won the Ottawa-Carleton Home Builders' Association Award in the High Rise Multiple category.<sup>4</sup>



< <https://i2.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/SC2016.jpg> >

Somerset Court, July 2016.

The images below were taken by the City of Toronto in 1990 as part of its ongoing collection of examples for urban design initiatives. See: City of Toronto Archives, Former City of Toronto Fonds (200), Urban Design Photographs Series (1465) File 647, Ottawa Reference Slides.



City of Toronto Archives, Series 1465, File 647, Slide 1



City of Toronto Archives, Series 1465, File 647, Slide 2



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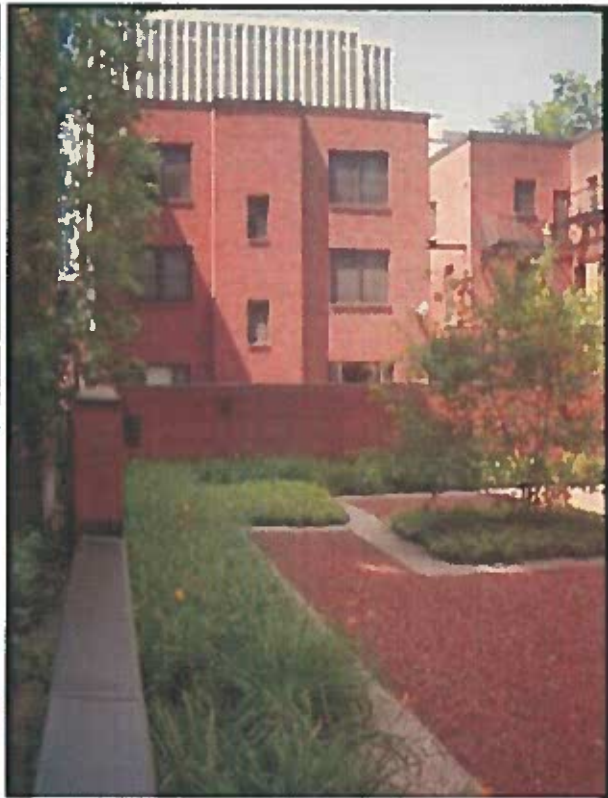
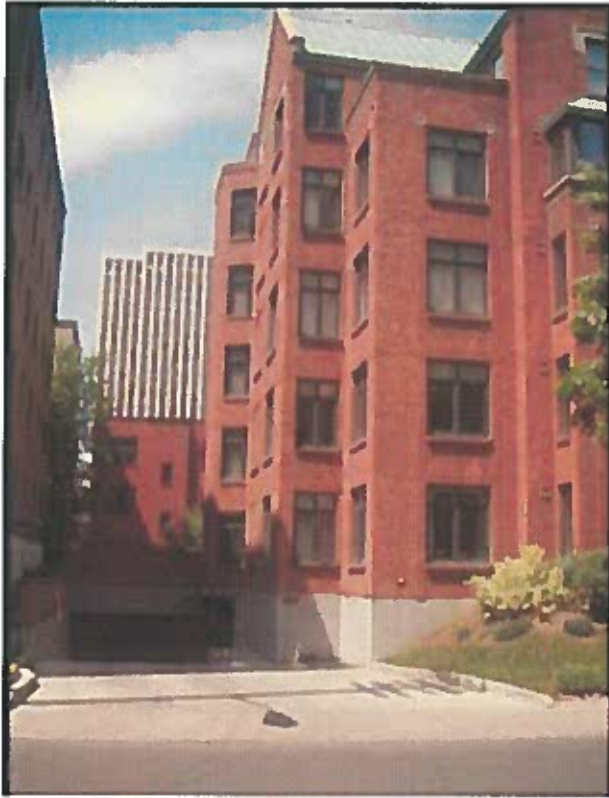


City of Toronto Archives, Series 1465, File 647, Slide 3



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City of Toronto Archives, Series 1000, File 047, Draw 20



City of Toronto Archives, Series 1000, File 047, Draw 20

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City of Toronto Archives, Series 1465, File 647, Item 20



City of Toronto Archives, Series 1465, File 647, Item 20



City of Toronto Archives, Series 1465, File 647, Item 5

## Gallery Court (1986): Timberlay & Citicom's Other Ottawa Collaboration



<https://il.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/GalleryCourt2016.png>

Gallery Court, almost 30 years in. Image: Google Maps.

Somerset Court was not the only Ottawa collaboration for Timberlay and Citicom. Almost concurrently with its Centretown counterpart, the partnership announced the construction of its Gallery Court development, located on Murray street near Sussex.<sup>5</sup> The name and marketing for the condominium were chosen in reference to the National Gallery of Canada, for which the site had been chosen in 1983,<sup>6</sup> the doors finally opening in 1988,<sup>7</sup> shortly after residents began to move in.





The Brian Brisbin designed<sup>8</sup> condominium was priced for a higher-income audience, with 450 square foot bachelor units beginning at \$90,900 and running all the way up to \$338,900 for the two-storey penthouse units.<sup>9</sup> In the more common industry terms, units in Gallery Court had an average price of a “whopping \$187 a square foot.” When constructed, it was the most expensive in the region.<sup>10</sup>

<p><b>A Landmark Location</b></p> <p>Secure a part of the new prestige in the heart of the Metro-Central. Gallery Court, the ultimate residential complex, now represents a unique design and location.</p> <p>Situated off Sussex Drive on Murray Street, Gallery Court will reflect Ottawa's rich architectural heritage and give you a unique experience for a sophisticated urban dwelling. Each unit is a masterpiece of quality floor design. You'll never see two more condominium units being built again.</p> <p>You'll also get access from the company of the National Gallery and the National Art Centre experience the rich history of the Ottawa's historic core from their historic site and their premier location.</p> <p>To discover more about the exciting new development, visit our website at <a href="http://www.gallerycourt.com">www.gallerycourt.com</a> or call our toll-free sales line at 1-800-361-1111.</p> <p>Only 1000 units left. Don't miss it. Call today. The time is now!</p> 	<p><b>A RARE LUXURY IN CONDOMINIUMS</b> from \$97,900</p> <p>Just off Sussex Drive on Murray Street, Gallery Court homes are perfect expressions of taste and style in urban living.</p> <p>Every condominium residence is a unique masterpiece of modern design and finishing detail from the luxurious two-storey penthouses to elegant "pied à terre".</p>  <p>Visit our Model Sales Centre in the Carriageway, 55 Murray Street at Sussex or telephone 237-8913</p>	<p><b>\$97,900</b></p> <p>Just off Sussex Drive on Murray Street, Gallery Court homes are perfect expressions of taste and style in urban living.</p> <p>Every condominium residence is a unique masterpiece of modern design and finishing detail from the luxurious two-storey penthouses to elegant "pied à terre".</p>  <p>Visit our Model Sales Centre in the Carriageway, 55 Murray Street at Sussex or telephone 237-8913</p>
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As with Somerset Court, its Murray street counterpart was a design success, taking home the gold in the 1988 edition of the Ottawa-Carleton Home Builders' Awards in the mid-rise multiple unit category.<sup>11</sup> The *Citizen's* Rhys Phillips was uncharacteristically upbeat about the design, writing that it was “one of those rare designs able to fit into an historical context without resorting to outright pastiche” and that “it remains an elegant addition to a sensitive area.”<sup>12</sup>

The Citizen, Ottawa, Saturday May 4, 1963, Page A17

# SOMERSET COURT

**Conceived  
In The  
Finest  
Tradition**

**A Convenient  
And Exclusive  
Urban Setting**

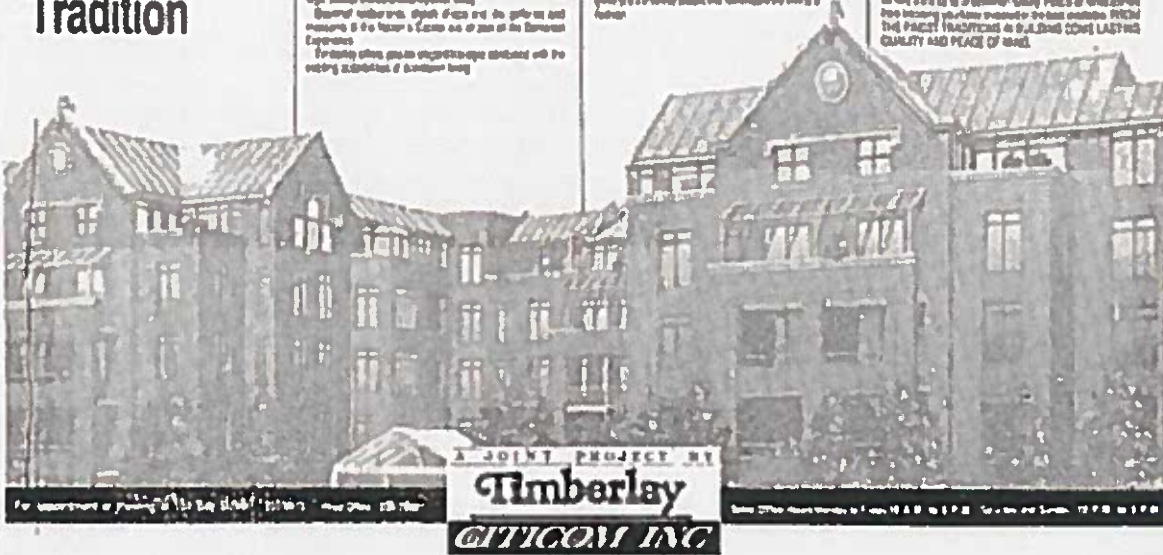
For more than a quarter of a century Somerset Court has been the finest example of the finest tradition in Ottawa. The site is one of the most beautiful in the city and the building is a masterpiece of architecture. The location is one of the most convenient and exclusive in the city. The building is a masterpiece of architecture. The location is one of the most convenient and exclusive in the city.

**A Distinctive  
And Harmonious  
Architectural Statement**

Somerset Court is a masterpiece of architecture. The building is a masterpiece of architecture. The location is one of the most convenient and exclusive in the city.

**Unparalleled  
Craftsmanship And  
Attention To Detail**

The highest attention to detail is the hallmark of Somerset Court. The building is a masterpiece of architecture. The location is one of the most convenient and exclusive in the city.



A JOINT PROJECT BY  
**Timberlay**  
**CITICOM INC**

# GALLERY COURT

**Uncommon Place**

GALLERY COURT is a masterpiece of architecture. The building is a masterpiece of architecture. The location is one of the most convenient and exclusive in the city.

Big work is being done through N.C.C. Parkland. The building is a masterpiece of architecture. The location is one of the most convenient and exclusive in the city.

**LIVE IN THE MOST DESIRABLE LOCATION IN OTTAWA. IN UNCOMMON LUXURY. AN UNCOMMON PLACE.**

**Uncommon Luxury**

The quality and beauty of Timberlay and Citicom projects are the result of the finest craftsmanship. The building is a masterpiece of architecture. The location is one of the most convenient and exclusive in the city.

part of the team building the greatest legacy in Ottawa's residential landscape. Gallery Court represents an extraordinary achievement of the most skilled craftsmen.

GALLERY COURT has been developed with the highest quality materials and construction. The building is a masterpiece of architecture. The location is one of the most convenient and exclusive in the city.

Exterior stone and glass facades combined with modern landscaping provide a truly unique and sophisticated atmosphere. The building is a masterpiece of architecture. The location is one of the most convenient and exclusive in the city.





< <https://io.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/1985-05-04-Dual-Marketing-A17.png> >

Somerset Court and Gallery Court were marketed by Timberlay and Citicom together in a number of advertisements. Source: Ottawa Citizen, May 4, 1985, p. A17.

Ultimately, the partnership successfully delivered additional density in established neighbourhoods without resorting to the tower model that had dominated in the decades previous. Just as importantly, Hobin and Brisbin were both successful in delivering designs that were both respectful of and referential to their surroundings without descending into the worst habits of the Postmodern style. In turn, I will now take a look at the work of Citicom and Timberlay, individually, outside of their brief partnership.

## City Parking, Citicom: From Parking to Development in Toronto



City of Toronto Archives. Series 1465, File 299, Item 6

< [https://i2.wp.com/historynerd.wordpress.com/wp-content/uploads/2016/07/s1465\\_flo299\\_it0006.jpg](https://i2.wp.com/historynerd.wordpress.com/wp-content/uploads/2016/07/s1465_flo299_it0006.jpg) >

One of the many City Parking (Citipark) lots, located at King E. and Toronto. 1978. Image: City of Toronto Archives, Former City of Toronto Fonds (200), Urban Design Photograph Series (1465), File 299, Item 6.

W. Bernard Herman built an empire. After having graduated from Osgoode Hall law school in 1934, he quickly realized that he was much less interested in the practice of law than it had seemed when he entered. Parking lots, on the other hand, seemed a promising venture as it was clear to Herman that cars were the future. In 1937, he purchased his first one, reputedly on Queen street West,<sup>13</sup> across from the prestigious school. By the dawn of the 1960s, he owned 60 lots in Toronto and 70 more across Canada – including several in Ottawa.<sup>14</sup>



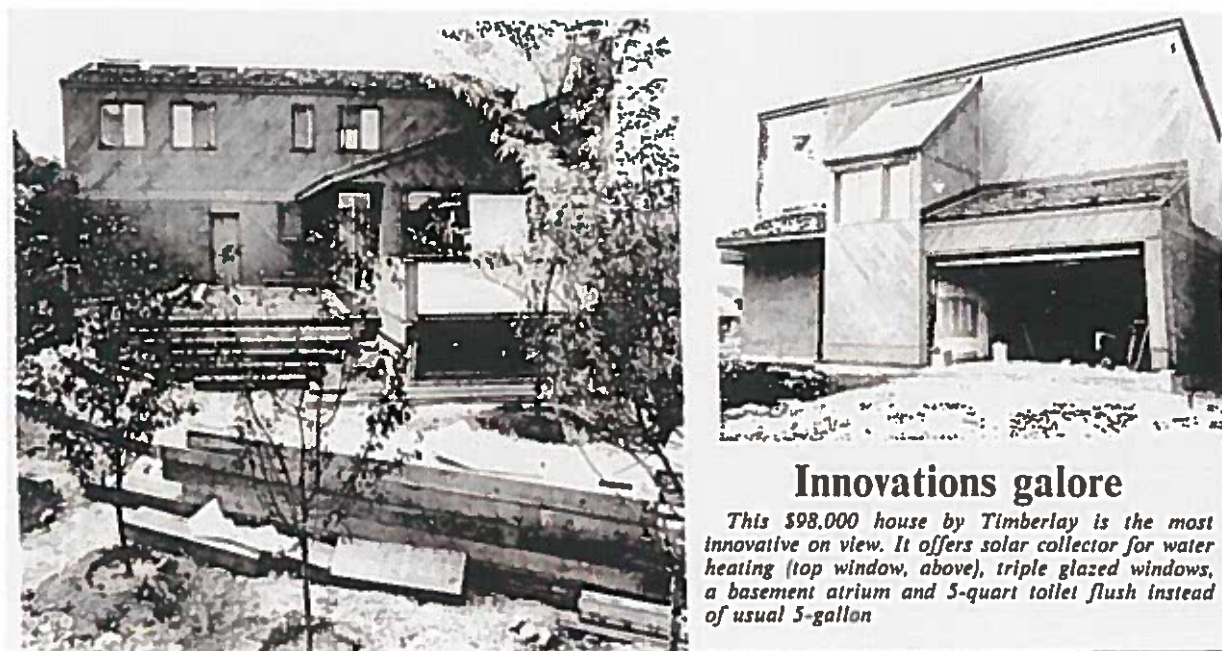
City of Toronto Archives, Series 1465, File 470, Item 1

< [https://ii.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/s1465\\_flo470\\_it0001.jpg](https://ii.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/s1465_flo470_it0001.jpg) >

On some level, it may not have been entirely difficult to build a parking empire at a time when demolition was such a popular pastime. Image: City of Toronto Archives, Former City of Toronto Fonds (200), Urban Design Photographs Series (1465), File 470, Item 1 (197?).

As is so often the case in business, Herman was more ambitious than he was an evangelist for the parking lot. Indeed, that only seems to have taken him so far. While some of his energies were spent fighting City Hall in the name of his industry<sup>15</sup> (or at least competing with the Toronto Parking Authority for land<sup>16</sup>), Herman came to see some very blue skies in the *development* of properties too.

Although each of the homes had a lot to recommend, it does seem to be the case that the Timberlay home stole the show. The \$98,000 model, located at 12 Scova Cr. was a showpiece of style and conservation. Of modular construction, it included rooftop solar collectors for hot water, triple-glazed windows, low-flow toilets, and a “basement atrium.”<sup>87</sup> A return to two-bedroom houses,<sup>88</sup> wooden exteriors, and high ceilings were all identified as trends in home designs.<sup>89</sup> On the conservation theme, all of the homes constructed for the Parade of Homes featured “at least in the Canadian Code for Energy Conservation in New Buildings.”<sup>90</sup>



< <https://ii.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/1977-09-02-Cit-Page-81.png> >

The Timberlay house stole the show for its innovative construction and energy saving techniques. Source: Ottawa Citizen, September 2, 1977, p. 81.

Once the Parade of Homes had ended, McElligott set down to work on making Timberlay a household name, at least at the higher end. In 1978, projects at Brown's Inlet<sup>91</sup> and Rothwell Heights<sup>92</sup> were announced and he had been working that year on bringing his development along Echo Drive to market.<sup>93</sup>

## Uncommon Luxury.

Brown's Inlet is a prestige town home community of 17 units. Its location combines the convenience of a residence in The Glebe with the tranquility of a tree-lined waterfront estate. This, plus Timberlay Development's total commitment to excellence is your assurance of hand-crafted homes of incomparable quality. Enquiries on remaining units are invited. Please ask for Evelyn Gowland, 236-9551.

## Brown's Inlet

Homes of uncompromising quality from \$96,500 to \$129,500

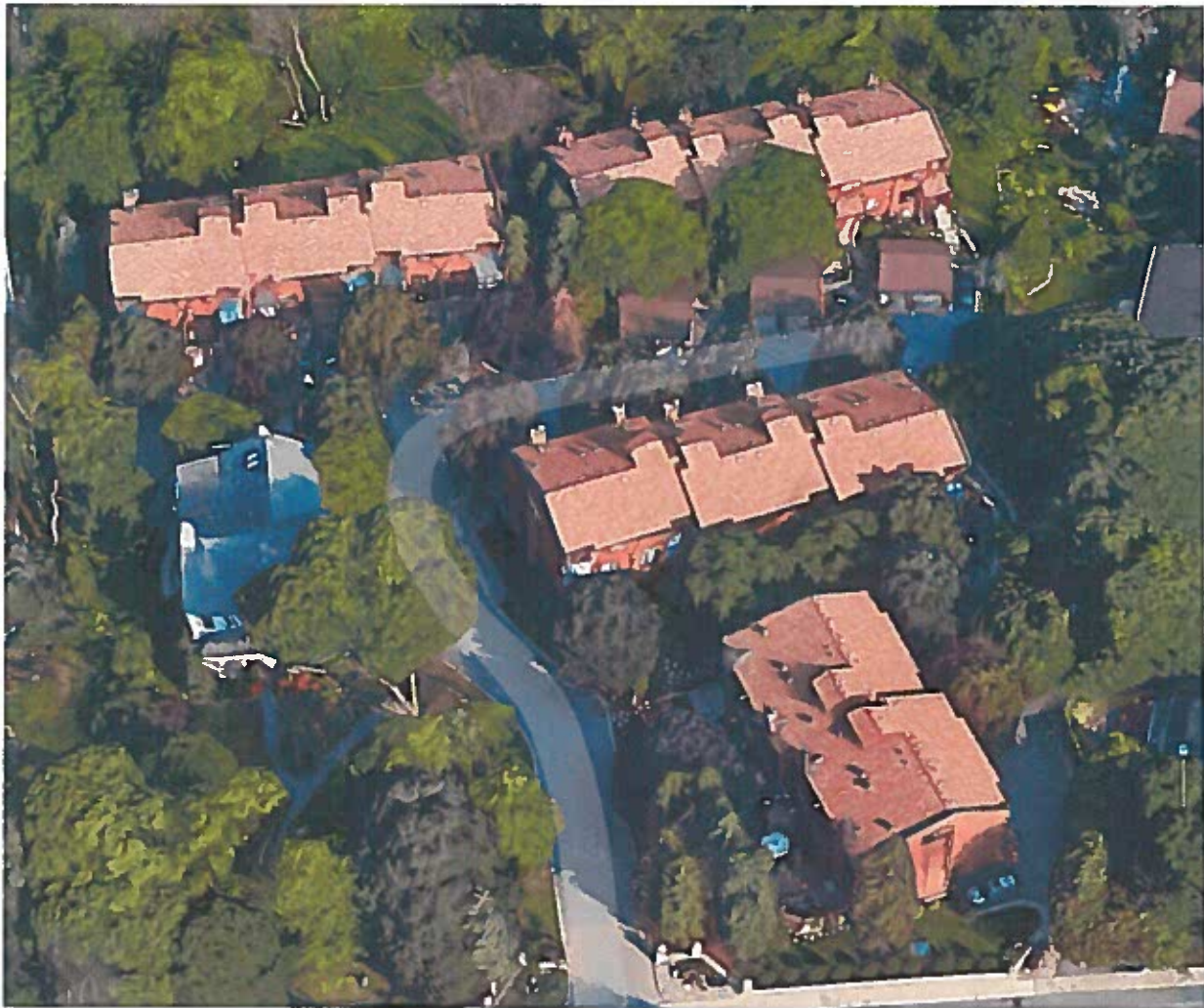
EXCLUSIVE REALTOR **Rhodes** E. N. RHODES AND SONS LIMITED 236-9551

< <https://io.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/1978-07-22-Timberlay-Browns-Inlet-Page-11.jpg> >

Note that tag line: "uncommon luxury". Source: Ottawa Journal, July 22, 1978, p. 11.

1979 was just as busy for Timberlay as the previous year. On February 6, Duart Snow of the *Journal* reported that local radio station **CKOY** < <https://en.wikipedia.org/wiki/CIWW> > had sold the Bingham Mansion and surrounding property to Timberlay Developments for \$575,000. The sale was contingent on McElligot receiving approval from the city to construct 24 to 25 townhouse units on the remainder of the property (the existing building restrictions limited it to 15). To sweeten the deal, he pledged to spend around \$250,000 to restore the 140 year old heritage-designated mansion itself, which had been used by CKOY since 1954.<sup>94</sup> CKOY had been reluctantly granted permission by the city to operate a radio station from the property, which had been designated as residential, in 1954.<sup>95</sup> As the station's needs grew, repeated attempts to expand, alter, and even demolish the mansion were refused by the city. The station had already moved out of the premises into its new digs in Place de Ville B when the sale was announced.<sup>96</sup> The mansion was restored to its 1840 form in 1983.<sup>97</sup>



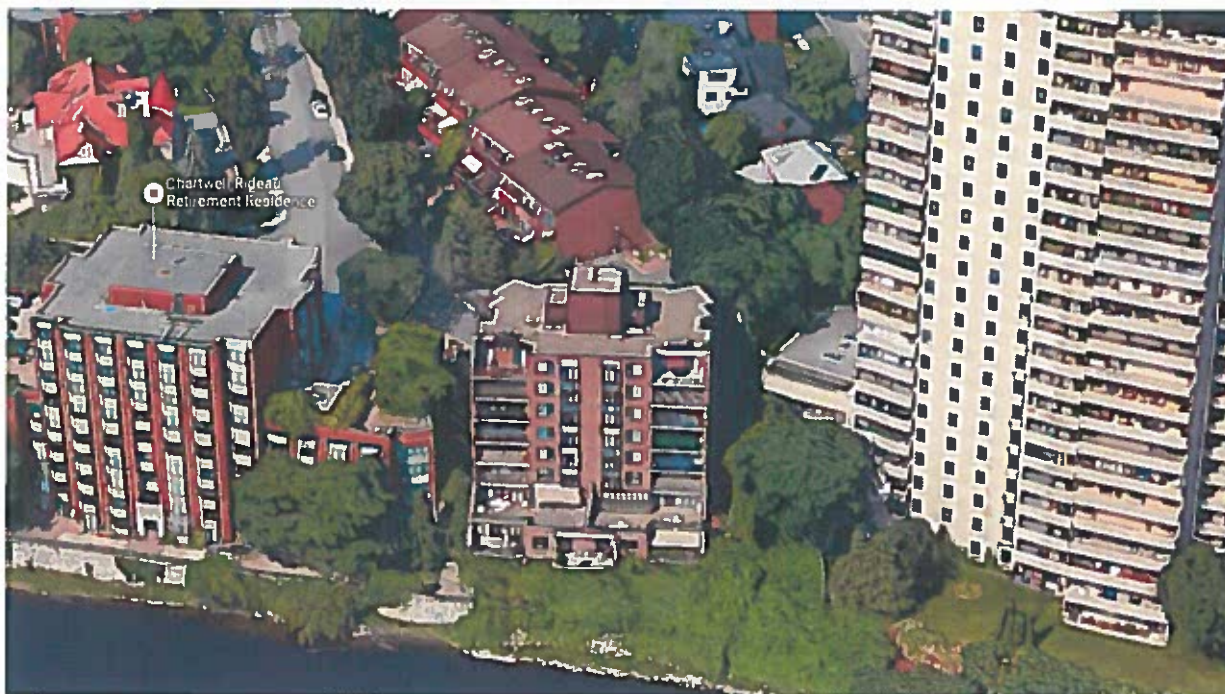


<https://il.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/Bingham2015.png>

Timberlay's development in 2015. Image: Google Maps.

Timberlay's infill projects continued into the 1980s, with projects completed around the city. There does appear to have been something of a slow-down in the early 1980s for Timberlay, at least in terms of larger-scale projects, before the partnership with Citicom.<sup>98</sup> The partnership would have been a logical approach to Somerset and Gallery Courts, of course, as the role played by Citicom seems to have been more about the finances than the

development of the projects.<sup>99</sup>

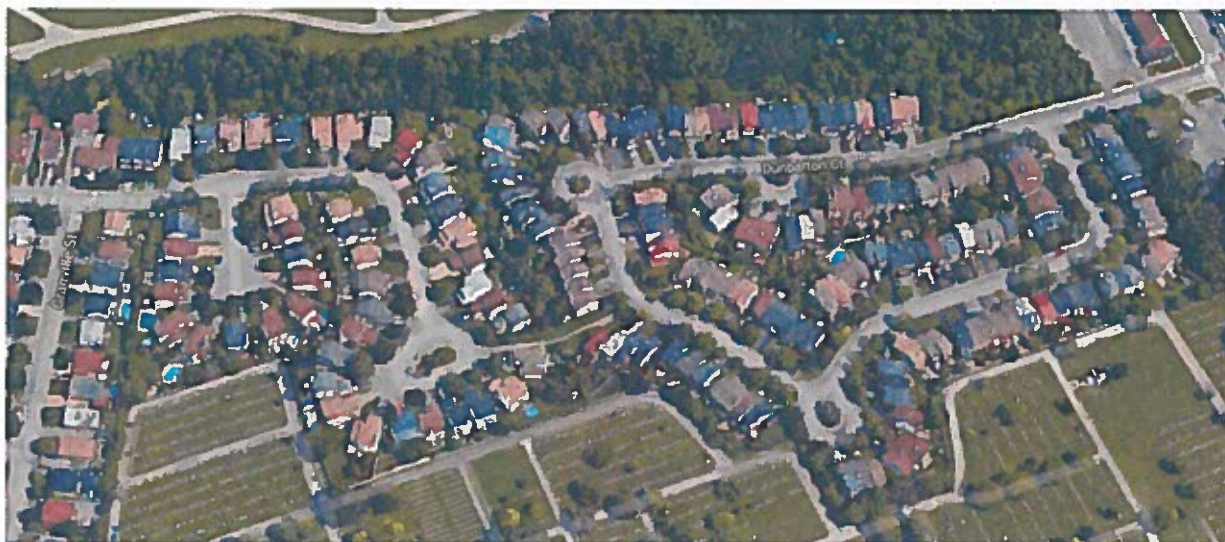


< <https://ii.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/Sr2015.png> >

A joint venture. Image: Google Maps.

McElligott did not rest on his laurels after the award-winning Somerset and Gallery Court developments. He went on to construct a 226-unit condominium townhouse development in Cumberland Township at Fallingbrook in the second half of 1986,<sup>100</sup>, announce a 138-unit project in Barrhaven's Heritage Park,<sup>101</sup>, and a retirement home in Sandy Hill on Wilbrod overlooking the Rideau River,<sup>102</sup>. Development continued apace through 1986 in spite of the Ottawa market being somewhat oversupplied. McElligott had also purchased 23 units in Urbanetics' Park Square condominium on Albert Street in 1984,

but had been unable to sell them off until much later.<sup>103</sup>

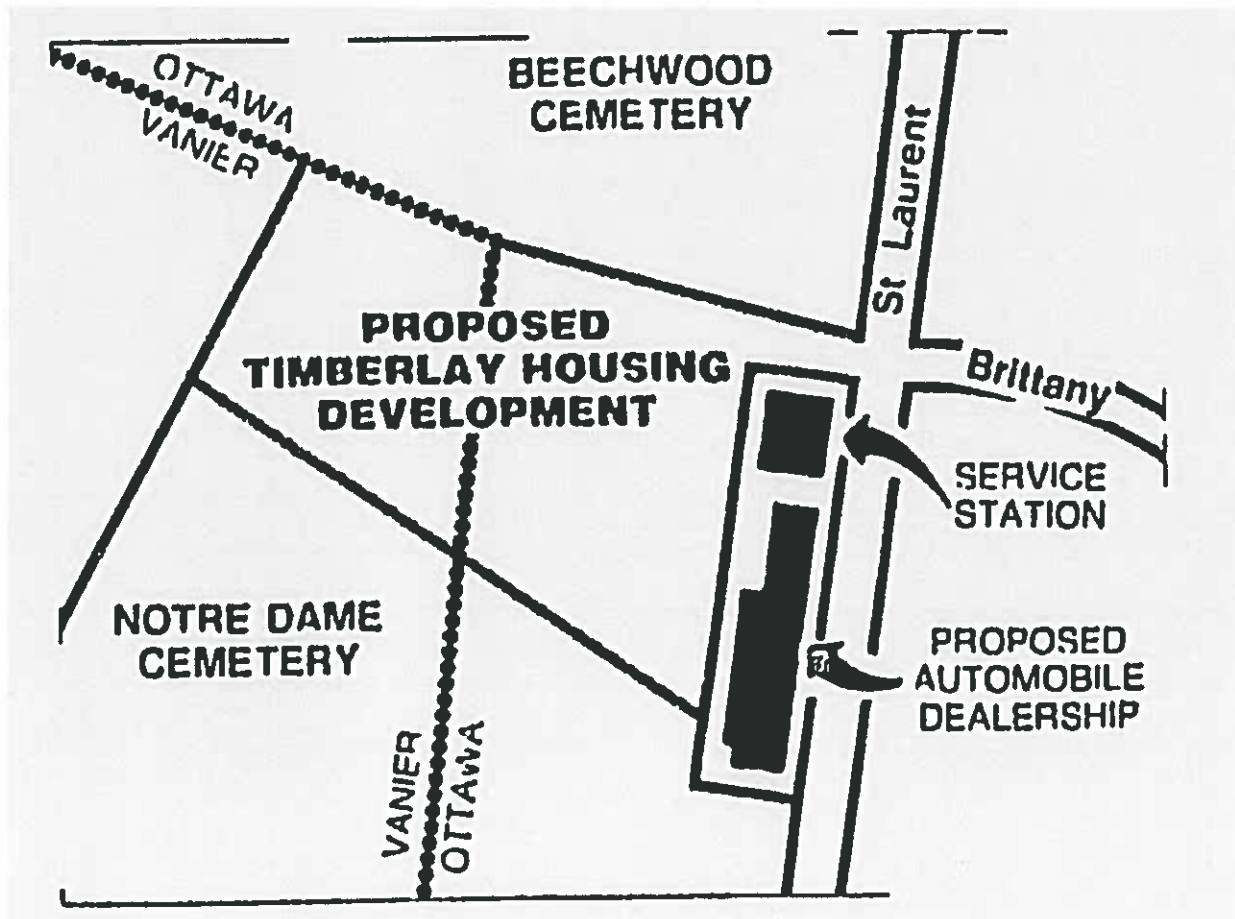


< <https://i2.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/Cemeteries.png> >

McElligott was able to develop the land in the end, but not without a battle.  
Image: Google Maps.

Although Timberlay doubtlessly found itself on the developers' traditional side of the support-opposition equation, the biggest fight came in 1987. In September 1986, McElligott purchased a strip of land that is situated in between the Beechwood and Notre Dame cemeteries from another local developer, Mastercraft. After having been unsuccessful in having a proposal to construct three 15-storey buildings rejected, the developer decided to pass the lot on to another.<sup>104</sup> By the time October rolled around, McElligott had begun to envision a community of lowrise and highrise housing on the site, which only served to increase the local opposition. When it was also reported that a car dealership was interested in a spot along St. Laurent (where

St. Laurent Place is today)<sup>105</sup>, then Heritage Ottawa president Marc Denhez was quoted as saying “What comes next? Are we going to move chip wagons in and start selling Christmas trees in our cemeteries? Surely there are limits to tackiness.”<sup>106</sup> For its own part, the National Capital Commission was sympathetic to the suggestion that the 20 acre site be used for a national cemetery along the lines of [Arlington](#) < <http://www.arlingtoncemetery.mil/about>><sup>107</sup> but did not have a budget for such a thing. Failing that, the opposing groups felt that heritage designation would obstruct development.<sup>108</sup>



< <https://i2.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/1986-10-30-E7.png>>

The Citizen published a map of the contentious lands. Source: Ottawa Citizen, October 30, 1986, p. E7.

Ottawa's Planning Committee was willing to hear the opponents' case against Timberlay's proposed development, but were not willing to cede the territory. It's a risk taken when heritage designation is used as a subterfuge for simple obstruction of development: the committee was willing to grant the cemeteries themselves heritage protection, but not the 20 acre site.<sup>109</sup>

Designation of the land as heritage was rejected by full Council the following week by a vote of 11-3.<sup>110</sup> Heritage Ottawa and the Committee for the Preservation of Notre-Dame and Beechwood Cemeteries subsequently moved to advocating for the heritage designation of the lands upon which the car dealership was to be constructed.<sup>111</sup>



< <https://io.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/1976.png> >

The site as it appeared in 1976. Image: geoOttawa.

In February, when it came time for Timberlay to request a rezoning of the land from public use to high-density residential, those in opposition saw another opportunity.<sup>112</sup> It was hoped that the rezoning could be at least deferred some in order to facilitate more public discussion about the lands, and even continue to sell the NCC on the idea of the national cemetery.<sup>113</sup> On March 4, the city's Planning Committee approved the zoning change,<sup>114</sup> and in spite of opposition from some heavy hitters (including Doug Fullerton, Charles Lynch, and Maureen McTeer), the zoning change was approved by full council the following month.<sup>115</sup>



< <https://il.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/1991.png> >

The site in 1991. Image: geoOttawa.

When a development is proposed in a jurisdiction like Ontario, where there is an appeal board, then the decisions of a city council aren't always final. Such is the case with Timberlay's proposal. Heritage Ottawa, the Committee for the Preservation

of Notre Dame and Beechwood Cemeteries, and David Crabtree appealed the council's decision to the Ontario Municipal Board one month following the decision.<sup>116</sup> The case was to be heard in front of the OMB in the Fall, though in the meantime, the Conservation Review Board ruled in July that the housing project would indeed diminish the heritage value of the cemeteries.<sup>117</sup> The ruling was, of course, pleasing to the local opposition.<sup>118</sup>



< <https://it.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/Dunbarton.png> >

They're not tall. Source: Google Maps.

When in front of the OMB, the arguments made by the development's opponents were effectively the same: that it would split the two cemeteries, prevent the development of a national cemetery, and that it would damage the heritage value of the two.<sup>119</sup> Both Timberlay, and the Max Bacon, a planner hired by the firm, argued that the cemeteries already have nothing to do

with each other and, moreover, the proposed development would not do them any damage.<sup>120</sup> The OMB returned with a decision the following March to allow the development to go ahead.<sup>121</sup> Though Timberlay's opponents lost at every turn, a change in market conditions between 1987 and 1988 excoriated the demand for high-density housing. To that end, McElligott had new plans drawn up for a much lower density development. Before the amendments, Heritage Ottawa filed a challenge to the development in Divisional Court, which it had subsequently dropped.<sup>122</sup> In the end, Timberlay submitted plans for a 144-unit townhouse development on the 14 acre site, which is what was constructed. Local opposition remained opposed, though had no grounds upon which to stop it from happening.<sup>123</sup>

I will leave the McElligott story here for the time being, though he has continued to build. Moreover, while there are numerous Timberlay developments outlined above, they represent only a sampling, and not an exhaustive list.

## Notes

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- 1 *Ottawa Citizen*, September 7, 1984, p. 38.
- 2 The name "Somerset Court" had already been used for a development along Somerset Street West at the time, though the name was long forgotten. Leo Sipolins' small four-unit row at 74 Somerset W. was given the name upon completion in 1976. See *Ottawa Journal*, November 1, 1976, p. 31.





< <https://i1.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/SC76.png> >

- 3 The later units were sold at \$166,000. "Rideau Centre builder plans project," *Ottawa Citizen*, May 15, 1985, p. F11; *Ottawa Citizen*, January 28, 1986, p. C12; *Ottawa Citizen*, May 24, 1986, p. A22.
- 4 I don't know if I'd characterize it as a high rise myself, but the OCHBA did. See Steven Mazey. "Awards honour builders for innovation and efficiency," *Ottawa Citizen*, October 11, 1986, p. D1.
- 5 "Rideau Centre builder plans project," *Ottawa Citizen*, May 15, 1985, p. F11.
- 6 The side of the old Dominion Printing Bureau and Laurentian Terrace. See Keri Sweetman. "Sites approved for museum, Gallery," *Ottawa Citizen*, February 10, 1983, p. 1.
- 7 "Report's criticism of Gallery, Museum 'overblown,'" *Ottawa Citizen*, October 30, 1985, p. A4; Bruce Levine. "Can't judge

- buildings by their covers," *Ottawa Citizen*, November 15, 1986, p. H3; Charles Gordon. "The new gallery: It's very much a Canadian building," *Ottawa Citizen*, May 7, 1988, p. H1; Louise Crosby. "The gallery's 108-year search for a permanent home," *Ottawa Citizen*, May 19, 1988, p. H4; Brad Evenson. "National Gallery bash draws 10,000," *Ottawa Citizen*, May 21, 1988, p. A1.
- 8** Rhys Phillips. "Murray Street development will fit in with neighboring buildings," *Ottawa Citizen*, May 10, 1986, p. F1.
  - 9** Sheila Brady. "Buyers of luxury Gallery Court condos like central location," *Ottawa Citizen*, April 22, 1986, p. F5.
  - 10** Karen Benzing. "Condominium glut sweeps region," *Ottawa Citizen*, August 19, 1986, p. B1.
  - 11** Kathleen Walker. "Blue-ribbon housing; Hobin cleans up at annual builders' awards dinner," *Ottawa Citizen*, September 17, 1988, p. D1.
  - 12** Rhys Phillips. "Architecture in '87: the bad and the beautiful," *Ottawa Citizen*, January 2, 1988, p. F2.
  - 13** Consulting the aerials, it does not seem to have been actually *on* Queen West, but rather to the rear of one of the buildings.
  - 14** Ron Haggart. "Toronto Parking King Honks At City Hall," *Toronto Star*, June 21, 1961, p. 7.
  - 15** He did this in a number of ways, though the most common way was to fight the displacement of private parking operators by government enterprise. See "Group Opposes Civic Monopoly On Parking Sites," *Globe and Mail*, October 7, 1950, p. 5; "782 Parking Meters Urged For Downtown 'Won't Cost City A Cent,'" *Globe and Mail*, October 18, 1950, pp. 25, 35; "Charges Board With Bad Faith In Parking Deal," *Globe and*

- Mail*, May 27, 1953, p. 5; "Downtown Parking" (Letter to the Editor), *Toronto Star*, November 20, 1954, p. 6; Ron Haggart. "In Parking Matters, Authority Sets Pace," *Globe and Mail*, July 17, 1958, p. 7; "Granting of Permit Leads to Squabble Over CNE Parking," *Globe and Mail*, August 14, 1958, p. 27; "Need Parking Lots On Fringes," *Toronto Star*, September 22, 1959, p. 7; Stanley Westall. "The Economics of Parking Autos," *Globe and Mail*, April 1, 1960, p. 7; Leslie Holroyd. "' Must Plan Cities' To Avoid Traffic Jams," *Toronto Star*, June 21, 1961, p. 15; Ron Haggart. "Parking Propaganda Obscures The Facts," *Toronto Star*, June 28, 1961, p. 7; Leslie Holroyd. "Autos Win Again Down Go Shops," *Toronto Star*, March 22, 1962, p. 16.
- 16** "Private Firm Wants It: Proposes City Sell Mechanical Garage," *Globe and Mail*, March 12, 1959, p. 8; Ron Haggart. "How A Parking Lot Grew Money," *Toronto Star*, May 9, 1962, p. 7.
- 17** "Bricks and Mortar," *Toronto Star*, April 11, 1963, p. 32.
- 18** At the time, the company had been operating three garages under contract in England. See "Briefs," *Toronto Star*, December 20, 1962, p. 21.
- 19** "City Parking Buys Block Downtown," *Toronto Star*, February 16, 1962, p. 2; Ron Haggart. "How A Parking Lot Grew Money," *Toronto Star*, May 9, 1962, p. 7.
- 20** Ibid; "Bricks and Mortar," *Toronto Star*, May 4, 1962, p. 32.
- 21** Leslie Holroyd. "Autos Win Again Down Go Shops," *Toronto Star*, March 22, 1962, p. 16.
- 22** Terrence Belford. "Parking lot chain branching out as developer," *Globe and Mail*, March 9, 1973, p. B3.
- 23** Ibid; Harvey Shepherd. "After the post-Expo slowdown, several major projects scheduled to start in Montreal within

- year," *Globe and Mail*, July 2, 1971, p. 18; "Four Seasons Hotels plans 15% annual growth," *Globe and Mail*, March 9, 1973, p. B3.
- 24 Interestingly, it has since been demolished and is serving, perhaps fittingly, as a parking lot until Great Gulf's Young+Rich condominium project commences.
- 25 I won't wade into the whole history here. See: Jon Caufield. ***The Tiny Perfect Mayor: David Crombie and Toronto's reform aldermen*** < <https://books.google.ca/books?id=hLtl24ErcRwC&lpg=PR8&ots=-gGTvvysUV&dq=%22David%20Crombie%22%20height%20imits%20Toronto&pg=PP1#v=onepage&q&f=false>> (Toronto: James Lorimer, 1974); John Sewell. *The Shape of the City: Toronto Struggles With Modern Planning* (Toronto: University of Toronto Press, 1993); Jamie Bradburn. "**The Tiny Perfect Candidate** < <http://torontoist.com/2014/10/historicist-the-tiny-perfect-candidate/>>," *Torontoist* October 25, 2014.
- 26 David Miller. "\$100 million plan ends building war — Crombie," *Toronto Star*, May 30, 1978, pp. A1,A22. No, not that David Miller.
- 27 Ibid.
- 28 Ibid, p. A22.
- 29 *Toronto Star*, October 5, 1988, p. D12.
- 30 "Major projects in and around Metro," *Toronto Star*, January 3, 1990, p. F2; Vince Blain. "Downtown condo has rooftop terrace," *Toronto Star*, December 7, 1991, p. F6.
- 31 Paul Goldstein. "Walter Zwig's dream came down to earth," *Toronto Star*, September 27, 1980, p. D9.

- 32** Perhaps the Lexington's sales were disappointing early on. See Bruce Gates. "Citicom ready to begin full-time project work," *Globe and Mail*, May 28, 1982, p. B3.
- 33** *Toronto Star*, July 28, 1982, p. D17; The debate was a raucous one. Its heritage neighbour, the Toronto Club, opposed it strongly and neither the Royal York Hotel, nor Cadillac-Fairview, who planned to erect a fourth Toronto-Dominion tower were entirely impressed. It nevertheless went ahead. Also see Tom Kerr. "City okays deal to get Winter Garden going," *Toronto Star*, July 9, 1982, p. A7; Ross Laver. "Neighbors called threat to Citicom deal," *Globe and Mail*, July 10, 1982, p. E24; Pat Brennan. "Office space seen rising despite high vacancy rate," *Toronto Star*, November 13, 1985, p. G1; Pat Brennan. "Where will they find tenants for new towers?" *Toronto Star*, June 1, 1986, p. F1. There were some threats that, should the deal not be made, the Province would not be able to restore the once-glorious theatre. See Tom Kerr. "Winter Garden refit will be mothballed if air rights aren't sold, city warned," *Toronto Star*, July 8, 1982, p. A7. The Province received a \$6.9 million letter of credit from Citicom in December, which enabled the **theatre's restoration** < [http://www.heritagetrust.on.ca/conservation/buildings/elgin-and-winter-garden-theatre-centre-\(toronto\).aspx](http://www.heritagetrust.on.ca/conservation/buildings/elgin-and-winter-garden-theatre-centre-(toronto).aspx)> to commence. See Bruce Blackadar and Jack Graneck. "Island homes — back to square one?" *Toronto Star*, December 26, 1982, p. D8.
- 34** Darcy Henton. "Parking lots are next to each other but worlds apart on wages, benefits," *Toronto Star*, February 27, 1986, p. A6. An additional point of interest is that Citipark had just 40 lots remaining in Toronto in 1986, demonstrating the pace of sale and development. Citipark boasts **five parking facilities** < <http://citipark.ca>> today.

- 35** Peter Cheney. "Parking lot strike jams downtown," *Toronto Star*, March 1, 1986, p. A1.
- 36** Paul Bilodeau. "Free parking delights drivers," *Toronto Star*, March 5, 1986, p. A7.
- 37** Dana Flavelle. "Parking lot attendants reluctantly end strike," *Toronto Star*, March 23, 1986, p. A3.
- 38** "Parking Authority Turns Down Offer," *Ottawa Journal*, October 8, 1958, p. 33; "Illegal?" *Ottawa Journal*, May 10, 1967, p. 3.
- 39** "Free Parking For the Mall," *Ottawa Journal*, May 25, 1960, p. 14.
- 40** "May Rent OTC Site," *Ottawa Journal*, November 30, 1960, p. 3; "Council Approves \$334,000 Contract for New Stand," *Ottawa Journal*, December 8, 1960, p. 19.
- 41** Richard Statham. "Large City Real Estate Values Being Influenced," *Ottawa Citizen*, July 13, 1961, p. 10.
- 42** "Extend Parking at Civic?" *Ottawa Journal*, June 25, 1965, p. 3.
- 43** I'd disagree with that, as the poplar is among my favourite variety of trees. Neville Hamilton. "Asphalt Attack Continues: Where's the Civic's Greenery Going?" *Ottawa Journal*, July 23, 1965, p. 3. This would turn out to be correct. After losing a number of spots to necessary building construction, the Civic Hospital constructed a 610-spot garage which opened in 1980. See "Parking still headache for board of trustees," *Ottawa Citizen*, January 28, 1977, p. 4; "Civic Hospital parking garage in the works," *Ottawa Citizen*, November 30, 1978, p. 4; Christina Spencer. "Civic Hospital celebrates opening of new garage," *Ottawa Citizen*, October 22, 1980, p. 3.
- 44** Rick Lyons. "Parking Takeover by NCC Rapped," *Ottawa*

- Journal*, June 1, 1970, pp. 1, 5.
- 45 "Parking Firm Buys Citizen Building," *Ottawa Journal*, June 25, 1971, p. 42.
- 46 "Mall Theatre property sold for \$1.2 million," *Ottawa Journal*, June 28, 1972, p. 4.
- 47 Rick Lyons. "Tougher laws for property owners planned," *Ottawa Journal*, February 12, 1974, p. 5.
- 48 The Park Lane Apartment-Hotel on Cooper Street was completed as a partnership between Julius Loeb and City Parking that year, for example. See Dave Brown. "Night Beat," *Ottawa Journal*, June 30, 1973, p. 29; Terrence Belford. "Parking lot chain branching out as developer," *Globe and Mail*, March 9, 1973, pp. B1, B3.
- 49 Terrence Bedford. "City Parking to build complex in Ottawa," *Globe and Mail*, March 7, 1973, p. B13; "\$50 million downtown development," *Ottawa Journal*, March 2, 1973, p. 5; John Ferguson. "\$50 million complex set for city," *Ottawa Journal*, March 7, 1973, p. 4; "Path cleared for aerial walkways," *Ottawa Journal*, September 13, 1973, p. 43.
- 50 "Canlands A" is currently under development and has been done in two phases. The **second phase** <<http://historynerd.wpengine.com/?p=3783>> is currently under way.
- 51 The federal body was well-known for its easy way with the tactic. E.R. Fisher, Sparks Street clothier and head of its BIA for many years, was an ultimately ineffective, if regular, crusader against the practice. Seeing the deleterious effects it had on Rideau Street (where the Rideau Centre is today), he saw the writing on the wall for Sparks. See "Federal land on Sparks St.," *Ottawa Journal*, June 16, 1976, p. 6. For more

- about malls and expropriation, see Ron Clingen and Dan Karon. "The NCC: The power and glory..." *Ottawa Journal*, March 17, 1975, p. 29; Ron Clingen. "New cries NCC uses 'brutal' tactics," *Ottawa Journal*, June 16, 1976, p. 59; Gord Lovelace. "City tax loss \$3.5 million for complex never built," *Ottawa Journal*, April 14, 1979, p. 1; Paula McLaughlin. "NCC is sitting on land 'like a hen on an egg,'" *Ottawa Journal*, September 14, 1979, p. 2.
- 52** Don Butler. "Canada Centre plan buried," *Ottawa Citizen*, February 20, 1976, p. 3.
- 53** Paula McLaughlin. "NCC is sitting on land 'like a hen on an egg,'" *Ottawa Journal*, September 14, 1979, p. 2.
- 54** As noted above, it was renamed in 1979.
- 55** The mall's grand opening was March 16, 1983. For a whole lot of fun, see the **64-page insert <** <https://news.google.com/newspapers?nid=2194&dat=19830315&id=Mr4yAAAAIBAJ&sjid=9-4FAAAAIBA&pg=2216,2465175&hl=en> **>** in the March 15 issue of the *Ottawa Citizen*.
- 56** Cathy Campbell. "Manulife plans office tower on downtown parking lot," *Ottawa Citizen*, February 28, 1984, p. 23.
- 57** "August start for Manulife tower," *Ottawa Citizen*, June 13, 1984, p. 61.
- 58** Rhys Phillips. "Not all glass boxes reflect poorly on designers," *Ottawa Citizen*, August 1, 1987, p. F2; Polly King. "Musical comedy lights up Manulife's ribbon-cutting," *Ottawa Citizen*, April 30, 1987, D5.
- 59** Jack Aubry. "\$24-million condominium planned for Hull core," *Ottawa Citizen*, November 28, 1985, p. B10.



- 60 Karen Benzing. "Condominium glut sweeps region," *Ottawa Citizen*, August 19, 1986, p. B1.
- 61 Barbara Stanyar. "\$80M complex proposed for Hintonburg area," *Ottawa Citizen*, October 24, 1985, p. B1.
- 62 *Ottawa Citizen*, September 15, 1981, p. 58.
- 63 High Adami. "Zoning changed in Hintonburg for housing, commercial use," *Ottawa Citizen*, November 7, 1985, p. D2. Though Adami referred to the potential for community opposition, it seems to have been muted, with some expected building height concerns being expressed. Also see "Neighborhoods," *Ottawa Citizen*, June 23, 1986, p. C3; "Neighborhoods," *Ottawa Citizen*, February 26, 1987, p. B3.
- 64 "Citicom unveils project," *Ottawa Citizen*, July 31, 1986, p. C9.
- 65 Karen Benzing. "Condominium glut sweeps region," *Ottawa Citizen*, August 19, 1986, p. B1.
- 66 Sheila Brady. "Live, shop, bank and work, without leaving Holland Cross," *Ottawa Citizen*, February 24, 1987, p. B12.
- 67 Kathryn May. "Holland Cross strives for urban harmony," *Ottawa Citizen*, May 12, 1989, p. D8.
- 68 Ibid.
- 69 Sean Upton. "Welcome mat out for street vendors," *Ottawa Citizen*, August 2, 1989, p. E7.
- 70 Jack Aubry. "Four Ottawa departments moving to better offices," *Ottawa Citizen*, June 16, 1988, p. B3; Jack Aubry. "Ottawa city hall delay forces department to move," *Ottawa Citizen*, September 7, 1989, p. B2.
- 71 Patrick Dare. "A model for city living — with fewer

- cars," *Ottawa Citizen*, January 11, 1993, p. B1.
- 72** "Park and gardens to be transformed," *Ottawa Citizen*, December 13, 1988, p. C2.
- 73** Charles Lewis and Wendy Smith. "Firm fails to mention hotel plans," *Ottawa Citizen*, February 2, 1989, p. B1.
- 74** Wendy Smith. "Coney Island North? Britannia group to fight Citicom over grandiose park plans," *Ottawa Citizen*, February 19, 1989, p. D1.
- 75** "Parks over profit; Britannia stays undeveloped," *Ottawa Citizen*, November 3, 1989, p. A8.
- 76** R.U. Mahaffy. "Business: CICA On Auditing," *Ottawa Journal*, November 23, 1968, p. 41. HOME lands were set aside for the Home Ownership Made Easy Program, which was run by the province. See Jeffrey Patterson. "Housing and Community Development Policies," in John R. Miron (ed.) *House, Home, and Community: Progress in Housing Canadians, 1945-1986* (Montreal: McGill-Queen's University Press, 1993): 320-338; Michael Doucet & John Weaver. *Housing the North American City* (Montreal: McGill-Queen's University Press, 1991).
- 77** R.U. Mahaffy. "MacVal: Resourcefulness Paying Off," *Ottawa Journal*, November 7, 1970, p. 11.
- 78** *Ottawa Journal*, June 21, 1973, p. 50.
- 79** *Ottawa Journal*, July 7, 1973, p. 57.
- 80** *Ottawa Journal*, September 20, 1974, p. 49.
- 81** *Ottawa Journal*, July 31, 1974, p. 55.
- 82** "Campeau acquires MacVal," *Ottawa Journal*, September 21, 1974, p. 12.

- 83** *Ottawa Journal*, October 18, 1974, p. 9.
- 84** R.U. Mahaffy. "A good thing' in warranties," *Ottawa Journal*, May 31, 1976, p. 11. Before the voluntary program could really get off the ground, Bill Davis' government passed the *Ontario New Homes Warranties Plan Act* making the enrolment in the **program mandatory** < <http://www.oahi.com/english/home-buyers/technical-articles/new-home-warranty.html>> . It all remains in place today, though is known as **Tarion** < <http://www.tarion.com/about/Pages/About-Us.aspx>> . For an extensive discussion of its development, see Marc Denhez. *The Canadian Home: From Cave to Electronic Cocoon* (Toronto: Dundurn Press, 1994).
- 85** R.U. Mahaffy. "Builder returns to own business," *Ottawa Journal*, May 2, 1977, p. 11.
- 86** Ibid.
- 87** Mary Jane Charters. "What's new in houses?" *Ottawa Citizen*, September 2, 1977, p. 81; *Ottawa Journal*, September 9, 1977, Advertising Supplement; R.U. Mahaffy. "They go up in a single day," *Ottawa Journal*, November 18, 1977, Advertising Supplement, p. 6.
- 88** Land costs in the city had increased rapidly as serviced land became scarce in the 1970s. Among others, this applied pressure to builders, causing them to reduce the footprint of their developments. Smaller homes on smaller lots were one approach and townhouse complexes (stacked or otherwise) were another. See R.U. Mahaffy. "No let-up: Land costs soaring," *Ottawa Journal*, December 15, 1975, p. 11.
- 89** Ibid, Charters.
- 90** *Ottawa Journal*, September 9, 1977, Advertising Supplement, p. 4.

- 91** *Ottawa Journal*, July 22, 1978, p. 11. Brown's Inlet infill development, 2015. Much like the Bingham Property shortly after, the Brown's Inlet development saw McElligot restore the existing Baker House. See R.U. Mahaffy. "Ducks sail past these luxury homes," *Ottawa Journal*, July 21, 1979, p. 64.



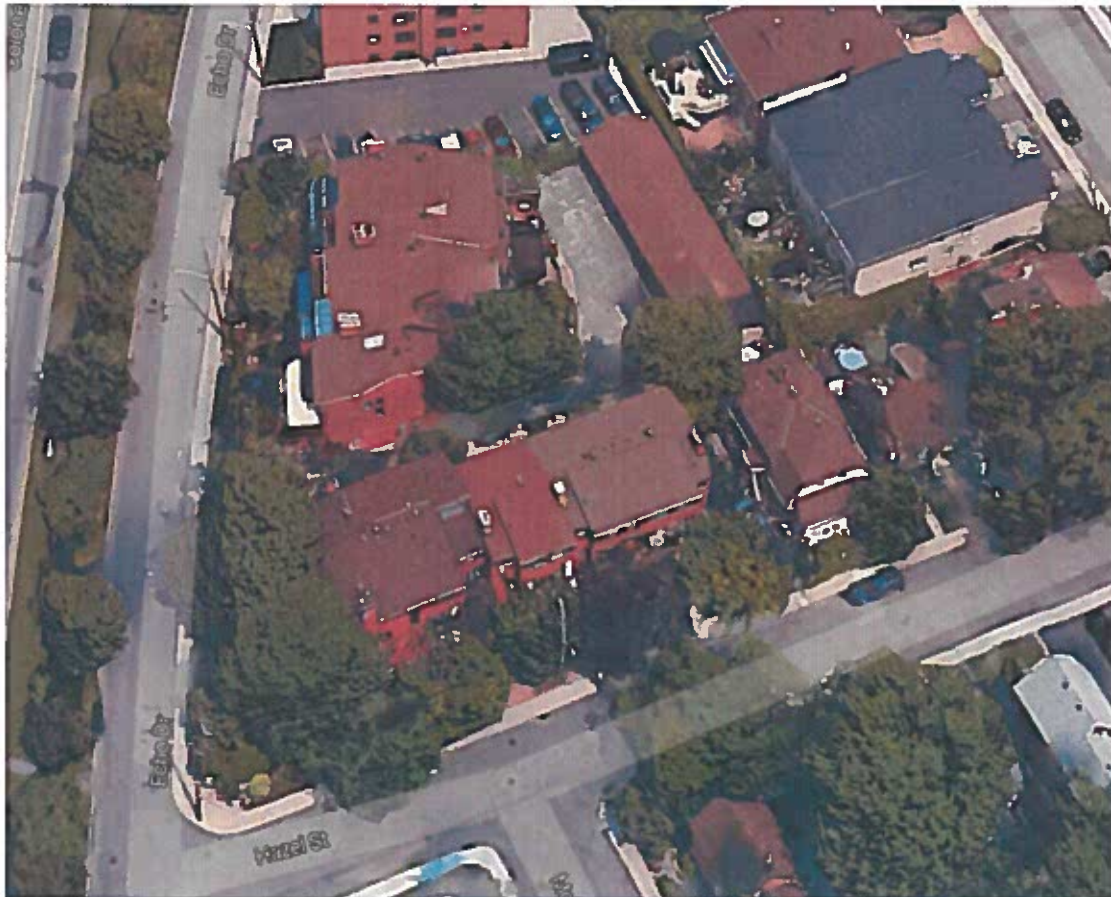
< <https://i0.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/BrownsInlet2015.png> >

- 92** "37 new homes get approval: Rothwell district planning complete," *Ottawa Journal*, November 21, 1978, p. 26. East of Blair and South of Radisson street. Radisson was subsequently closed and the homes today are along Massey Lane.



< <https://i1.wp.com/historynerd.wpengine.com/wp-content/uploads/2016/07/Rothwell2015.png> >

93 "Echo Drive project okayed," *Ottawa Journal*, January 11, 1979, p. 3.



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- 94 Duart Snow. "Luxury housing slated for heritage property," *Ottawa Journal*, February 6, 1979, p. 2.
- 95 Interestingly, the property was on the **short list in 1953** < <http://historynerd.wpengine.com/?p=950> > for the CBC's local station. Also see *Ottawa Journal*, January 5, 1953, p. 1; *Ottawa Journal*, January 15, 1953, p. 20; "Municipal Board Allows CKOY Move To Bingham Estate," *Ottawa Journal*, February 16, 1954, p. 14.
- 96 Ibid; Tom Hill. "Headaches of heritage ownership," *Ottawa Citizen*, December 28, 1978, p. 57.
- 97 Heritage Ottawa Newsletter, Vol. 11, no. 3 (**March 1983** < [https://heritageottawa.org/sites/default/files/newsletter-pdfs/HerOttNews\\_1983\\_03.pdf](https://heritageottawa.org/sites/default/files/newsletter-pdfs/HerOttNews_1983_03.pdf) > ): 2.
- 98 Sheila Brady's article credits the Rockcliffe on the Lake development to Timberlay, though all other sources I have located credit it to the Laurinc Group. I have not yet been able to track down what – if any – relationship there was between the two.
- 99 Sheila Brady. "Buyers of luxury Gallery Court condos like central location," *Ottawa Citizen*, April 22, 1986, p. F5.
- 100 "Neighborhoods," *Ottawa Citizen*, March 19, 1986, p. D3.
- 101 "Neighborhoods," *Ottawa Citizen*, June 6, 1986, p. C3.
- 102 A joint venture with Marchton Properties. See "Neighborhoods," *Ottawa Citizen*, June 12, 1986, p. B3.
- 103 Karen Benzing. "Condominium glut sweeps region," *Ottawa Citizen*, August 19, 1986, p. B1.

- 104** "Neighborhoods," *Ottawa Citizen*, September 24, 1986, p. D3. Subsequent reports claim that Mastercraft hadn't owned the land and that Timberlay purchased it from its original owner, the Roman Catholic Episcopal Corporation.
- 105** **St. Laurent Place** <  
<http://www.warlyn.com/Projects/tabid/501/agentType/View/PropertyID/126/Default.aspx>> was designed by Peter Pivko and constructed by Claridge for City Living in 1990. Its neighbour, **Mario de Giovani Co-op** <  
<http://www.warlyn.com/Projects/tabid/501/agentType/View/PropertyID/127/Default.aspx>> , was constructed in 1992 by Claridge and designed by Liff and Tolot.
- 106** Kathryn May. "Groups fight housing planned near cemeteries," *Ottawa Citizen*, October 29, 1986, p. B1.
- 107** That vision was **realized in 2009** <  
<http://www.beechwoodottawa.ca/cemetery-burial-options/canadas-national-cemetery/>> .
- 108** Jim Robb. "NCC doesn't support groups' plea to preserve land near cemeteries," *Ottawa Citizen*, October 30, 1986, p. E7.
- 109** Barbara Stanyar. "Aldermen reject naming land near cemeteries heritage site," *Ottawa Citizen*, November 26, 1986, p. C5.
- 110** "Ottawa rejects heritage tag for land," *Ottawa Citizen*, December 4, 1986, p. E12.
- 111** "Neighbourhoods," *Ottawa Citizen*, December 30, 1986, p. C3.
- 112** "Neighborhoods," *Ottawa Citizen*, February 27, 1987, p. C3.
- 113** "Cemeteries' future," *Ottawa Citizen*, March 2, 1987, p. A8.

- 114** Doug Kelly. "Land by cemeteries rezoned for housing," *Ottawa Citizen*, March 4, 1987, p. B1.
- 115** Doug Kelly. "Ottawa rezones cemetery area for a 650-unit housing project," *Ottawa Citizen*, April 2, 1987, p. B2.
- 116** Greg Ip. "Housing project near cemeteries referred to OMB," *Ottawa Citizen*, May 22, 1987, p. B2.
- 117** Doug Kelly. "Land between cemeteries deserves heritage stamp: board," *Ottawa Citizen*, August 28, 1987, p. C22.
- 118** Doug Kelly. "Residents cheer as board urges heritage tag near cemeteries," *Ottawa Citizen*, August 29, 1987, p. A13.
- 119** Doug Kelly. "Housing project would 'vandalize' cemeteries, says opponent," *Ottawa Citizen*, November 19, 1987, p. B3.
- 120** Doug Kelly. "Project won't detract from cemeteries: planner," *Ottawa Journal*, November 20, 1987, p. B3.
- 121** "Cemetery highrises OK'd," *Ottawa Citizen*, March 11, 1988, p. C2.
- 122** Doug Yonson. "After winning heritage fight, firm drops highrise plan," *Ottawa Citizen*, April 30, 1988, p. A8.
- 123** Wendy Smith. "Developer drops controversial plan for highrises near cemeteries," *Ottawa Citizen*, September 21, 1988, p. C1.



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[Versail](#) <https://www.historynerd.ca/2016/07/28/le-versailles-in-sandy-hill-1964/> [Photograph](#) <https://www.historynerd.ca/2016/07/31/visual-bank-and-clarey-1960/> [s Ottawa's](#) [new 'Meter](#) [Maids' at](#) [Bank and](#) [Clarey](#)

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