

**Subject: Designation of former École St-Pierre, 353 Friel Street under Part IV of  
the *Ontario Heritage Act***

**File Number: ACS2023-PRE-RHU-0004**

**Report to Built Heritage Committee on 14 February 2023  
and Council 22 February 2023**

**Submitted on January 16, 2023 by Court Curry, Manager, Right of Way, Heritage  
and Urban Design Services, Planning, Real Estate and Economic Development  
Department**

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**Ward: Rideau-Vanier (12)**

**Objet : Désignation de l'ancienne École St-Pierre (353, rue Friel), en vertu de la  
partie IV de la *Loi sur le patrimoine de l'Ontario***

**Dossier : ACS2023-PRE-RHU-0004**

**Rapport au Comité du patrimoine bâti**

**le 14 février 2023**

**et au Conseil le 22 février 2023**

**Soumis le 16 janvier 2023 par Court Curry, Gestionnaire, Services des emprises,  
du patrimoine et du design urbain, Direction générale de la planification, de  
l'immobilier et du développement économique**

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**Quartier : Rideau-Vanier (12)**

## REPORT RECOMMENDATIONS

**That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the former École St-Pierre, 353 Friel Street, under Part IV of the *Ontario Heritage Act*, according to the Statement of Cultural Heritage Value, attached as Document 5.**

## RECOMMANDATIONS DU RAPPORT

**Que le Comité du patrimoine bâti recommande au Conseil de publier un avis d'intention de désigner l'ancienne École St-Pierre, située au 353, rue Friel, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, selon la déclaration de valeur sur le plan du patrimoine culturel jointe en tant que document 5.**

## BACKGROUND

This report has been prepared because designation under Part IV of the *Ontario Heritage Act* must be approved by City Council.

The former École St-Pierre, 353 Friel Street, is situated on the east side of Friel Street, north of Laurier Avenue East in the Sandy Hill Cultural Heritage Character Area. It was originally constructed as a separate school in the Edwardian Classicist style in 1906, with an early addition completed in 1930. The building was designed by local architect Felix Maral Hamel and was Sandy Hill's first French-language school. The former École St-Pierre is directly associated with early 20<sup>th</sup> century French Catholic residents of Sandy Hill.

The construction of the school as an early public amenity, as well as its changing uses, yields information that contributes to the understanding of the evolution of Sandy Hill, from a 19<sup>th</sup> century suburb into a dynamic urban neighbourhood.

In 2015, City Council approved Phase II of the Sandy Hill Heritage Study. One of the recommendations of this study was to consider the designation of 353 Friel Street under Part IV *Ontario Heritage Act*. Heritage Planning staff commenced research on the property in consultation with the property's former owner in 2019. Since that time, the property has been sold to a new owner, who has been mailed correspondence regarding the designation of their property numerous times without response.

The property was listed on the City's Heritage Register in 2015. Changes to the *Ontario Heritage Act* through Bill 23 will result in the removal of the property from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the

property by December 31, 2025. Further, Council will not be able to re-list the property for five years after this date.

## **DISCUSSION**

### **Recommendation 1**

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *Ontario Heritage Act*.

#### **Official Plan**

The Official Plan has policies related to cultural heritage in Section 4.5, Cultural Heritage and Archaeology. Section 4.5.1(3) states: “Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*.”

#### **Provincial Policy Statement (2020)**

Section 2.6.1 of the Provincial Policy Statement (2020) contains the following policy regarding the protection of cultural heritage resources: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

#### **Ontario Heritage Act**

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the *Ontario Heritage Act* sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

The Notice of Intention to Designate must be published in a newspaper having general circulation in the community. Document 5 contains the Statement of Cultural Heritage Value for this site.

## Ontario Regulation 09/06

Regulation 09/06 (see Document 3) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets two or more of the nine criteria set out in the regulation.

Through research and evaluation, staff have determined that former École St-Pierre, 353 Friel Street, meets six of the nine criteria. Detailed research and analysis are outlined in the Heritage Survey and Evaluation form (see Document 4), and a brief analysis of each of the applicable criteria is provided below:

**The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.**

The former École St-Pierre has architectural value as a good example of a purpose-built school in Sandy Hill constructed in the Edwardian Classicist style. Edwardian Classicism was popular, particularly for institutional buildings, in the early twentieth century and flourished until the First World War. Constructed in 1906, with an early addition in 1930, the architectural features of the former École St-Pierre that are characteristic of the style include its symmetrical composition, its brick exterior with strong stone base, and its decorative stone and cast-stone elements.

**The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.**

As Sandy Hill's first French-language school, the former École St-Pierre is directly associated with early 20<sup>th</sup> century French Catholic residents of Sandy Hill. Its construction in 1906 provided the area's residents with a French Catholic alternative to Osgoode Street Public School (now École Francojeunesse, 119 Osgoode Street), which provided instruction in English at the time and opened in 1897. French language instruction was disrupted at the school and across the province in 1912, when the Government of Ontario enacted Regulation 17, which made English-language instruction mandatory beyond the first two years of elementary school. The former school's 1930 addition is associated with the expansion of Franco-Ontarien education following the repeal of Regulation 17, which led to the need to accommodate more grades at the school.

**The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.**

The former École St-Pierre's change in uses over the 20<sup>th</sup> and 21<sup>st</sup> centuries contributes to an understanding of Sandy Hill's changing demographics. Initially, the former school was constructed to educate Sandy Hill's inhabitants, many who were the children of early public servants who inhabited the neighbourhood shortly after Ottawa became the national capital. The advent of the private automobile and construction of bridges over the Rideau River however prompted many of the area's wealthiest residents to move to Rockcliffe Park and the conversion of their residences into embassies. Coupled with the growth of the University of Ottawa throughout the 20<sup>th</sup> century, many of Sandy Hill's larger houses were converted into multi-unit residences to accommodate the growing student population. The adaptation of the former École St- Pierre to a multi-unit residence thus reflects the contemporary community character.

**The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**

The school is a representative work of local architect Felix Maral Hamel, who completed works for the Roman Catholic diocese in Ottawa including several schools in Hull and Ottawa between 1870 and 1907. He was the son of a prominent civil engineer Felix Hamel. He went to school at a seminary in Quebec City and was first employed by the Intercolonial Railway. He moved to Ottawa to work for the Department of Public Works in the 1870s and then opened his own practice in 1897 as an engineer and architect.

The former École St-Pierre is one of five schools designed by Hamel in the Sandy Hill and Lowertown neighbourhoods. Hamel passed away in 1907, making the former École St-Pierre one of his last designs.

**The property has contextual value because it is important in defining, maintaining or supporting the character of an area.**

The adaptation of the former École St- Pierre building into a multi-unit residence reflects Sandy Hill's contemporary community character while maintaining the neighbourhood's original residential character. In the 1980s, the school building was converted into the St. Pierre Community Centre after most of its pupils were diverted to newer schools. In 1997, a large addition was constructed on the rear part of the building and the building was converted to a Senior Citizen's Residence. In 2013, the entire interior of the

building was converted into a rental apartment building. Through its many iterations, the building has maintained its two and one-half red-brick front elevation that compliments the neighbourhood's early 20<sup>th</sup> century residential character.

**The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.**

As Sandy Hill's first French-Catholic school, École St-Pierre is historically linked to the area's transition from a 19<sup>th</sup> century suburb into an urban neighbourhood. The transition was prompted after Ottawa became the national capital and public servants moved into the area. At this time, several public and private amenities such as commercial corner stores and Strathcona Park were constructed. Of equal importance was the construction of schools to educate the neighbourhood pupils. Osgoode Street Public School was the first elementary school, built in 1897, followed by École St-Pierre, in 1906 to serve Sandy Hill's French-Catholic population. The construction of École St-Pierre is evidence of Sandy Hill's significant French Catholic population and of the community's transition into an urban, middle-class neighbourhood offering public amenities.

## **Conclusion**

The former École St-Pierre, 353 Friel Street, meets six of nine criteria outlined in Ontario Regulation 09/06 for designation under Part IV of the *Ontario Heritage Act*. Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the *Ontario Heritage Act*.

## **Provincial Policy Statement**

Staff have reviewed this proposal and have determined it is consistent with the Provincial Policy Statement, 2020.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

Heritage staff worked with the previous owners to research the property in 2019. Since that time, the property has been acquired by new owners. They have been notified about this report and its recommendation to designate the property under Part IV of the *Ontario Heritage Act* by written correspondence but have not confirmed receipt of the correspondence. A letter was sent to the registered owner's address according to the city's latest property assessment records on the following dates:

- June 28, 2022
- November 28, 2022
- January 9, 2023

The January 2023 letter also contained a draft of the statement of cultural heritage value and additional copies were mailed to the current property management company's office.

Staff have made best attempts to contact the property owner. Further, given that there are several opportunities through the designation process for property owners to be involved, and considering the legislative changes that impose time limits on listed properties, staff have determined that the designation process should proceed. The property owner was advised of the date of the Built Heritage Committee meeting and offered the opportunity to participate.

#### **COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor Plante and Chair King are aware of the recommendation associated with this report.

#### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendation.

#### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

#### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

#### **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

#### **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 09/06

Document 4 Heritage Survey Form

Document 5 Statement of Cultural Heritage Value

## **DISPOSITION**

If Council does not approve the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the property located at 353 Friel Street, several actions must be taken:

- 1) Heritage Planning Branch, Planning Real Estate and Economic Development Department, to prepare the Notice of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate 353 Friel Street under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning Real Estate and Economic Development Department to ensure publication of the Notice of Intention to Designate in the newspaper according to the requirements of Section 29 the *Ontario Heritage Act*.
- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department is to prepare a report regarding the objection for consideration by Council within 90 days after conclusion of the objection period, according to Section 29(6) of the *Ontario Heritage Act*.
- 4) If the City Clerk does not receive any Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, or if City Council decides not to withdraw the notice of intention to designate the property after an objection as been served, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department, is to prepare the designation by-law, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 5) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be

served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Real Estate and Economic Development Department to ensure publication of the notice of the by-law in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

## Document 1 – Location Map



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REVISION / RÉVISION - 2023 / 01 / 13

LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE

**353 rue Friel Street**

**Document 2 – Photos**

Top photos: Front elevation of 353 Friel Street (City of Ottawa, 2022); bottom photo: front elevation of 353 Friel Street (City of Ottawa 2019).