

# Bronson Centre, 211 Bronson Avenue Ottawa, Ontario



November 2021

## Cultural Heritage Evaluation Report

*Prepared for:*

Bronson Centre Inc

*Prepared by:*

Bray Heritage

*With:* Know History



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Report prepared by Carl Bray with assistance from Andrew Narraway of Know History.

All photographs are by Carl Bray unless otherwise noted.



# Executive Summary

Bray Heritage has been retained by Bronson Centre (the “Centre”) to inventory and evaluate their property located at 211 Bronson Avenue in downtown Ottawa. The subject property is a former Catholic high school converted into a community hub containing multi-purpose rooms and performance spaces for rental to community groups. The property has recently been included in an update to the Centretown Heritage Conservation District Plan - the Centretown Heritage Inventory - a preliminary assessment of over 3000 properties within the study area and conducted by ERA Architects Inc. The Inventory evaluated the property and classified it as Significant Resource, indicating that it had the potential to be designated under Section 29 Part IV of the *Ontario Heritage Act* and to be added to the City’s Heritage Register. The Centre is in the process of renovating the property and has included a heritage evaluation as part of its due diligence in applying for funding for these improvements.

This report is a Cultural Heritage Resource Evaluation (CHER) and is intended to provide the Centre with a full evaluation of the property to determine if it merits designation and, if so, for what reasons. The CHER has been prepared following the guidelines for heritage evaluation found in the Ontario Heritage Tool Kit and using the evaluation criteria for designation found in O. Reg. 9/06. The study method included archival research, interviews with the property owner and tenants, field inventory and a policy review.

Based on a thorough analysis of the property’s history, site character, heritage policy context, it is my professional opinion that the subject property satisfies the criteria for designation under Section 29 Part IV of the *Ontario Heritage Act*.



Bronson Avenue elevation. Source: Bronson Centre

# 1. Introduction

## 1.1 Property Information

### **Municipal Address:**

211 Bronson Avenue, Ottawa, Ontario

### **Legal Description:**

Lots A, Lots 1 and 2, and parts of Lots 3, 4 and 5 south side Nepean Street; Lots B, Lot 1 and part of Lot 2, north side of Lisgar Street, Registered Plan No. 2996, City of Ottawa, Regional Municipality of Ottawa Carleton.

### **Lot Area:**

1.41 acres/0.57 hectares

### **Current Uses:**

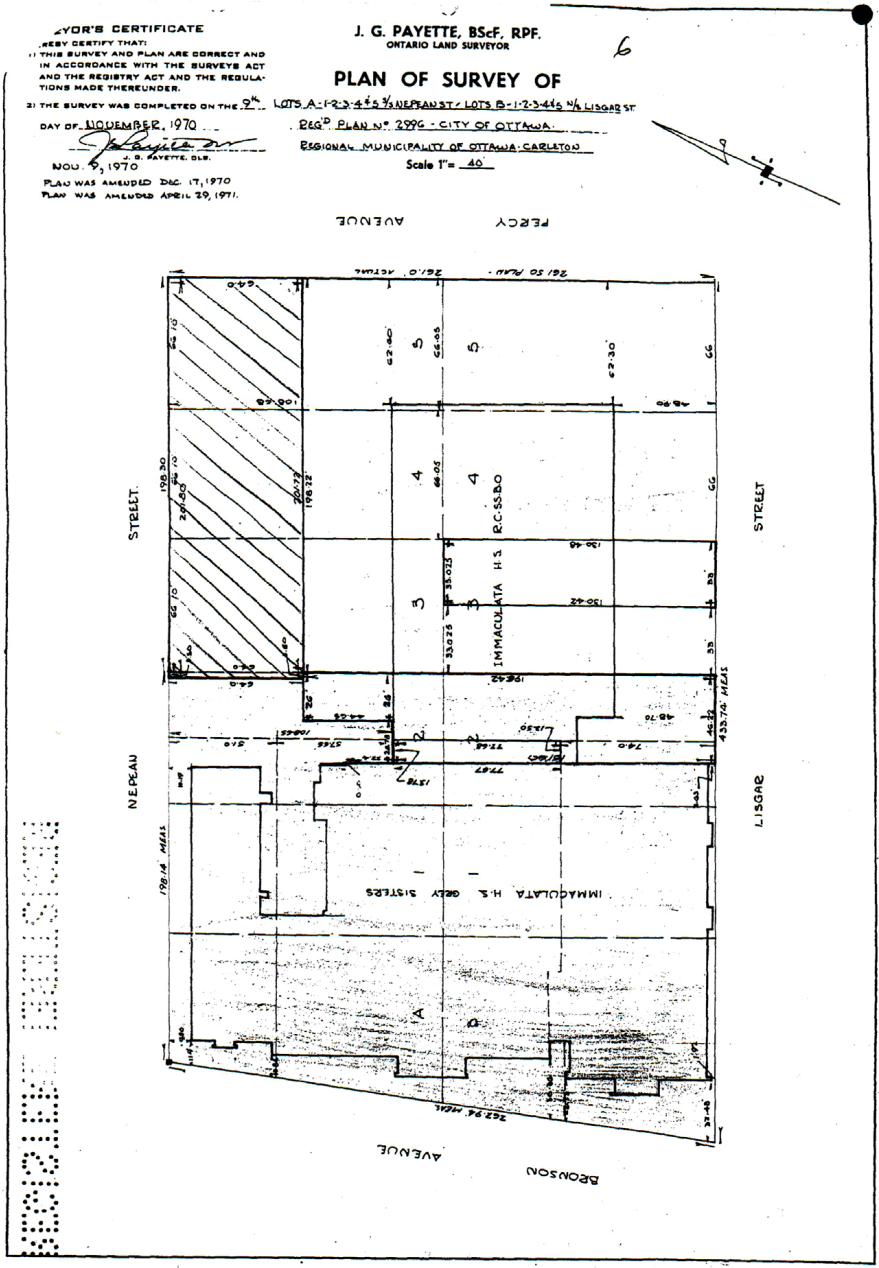
Bronson Centre (community meeting and office space for non-profit organizations, including performance space)

### **Current owner and contact information:**

Bronson Centre

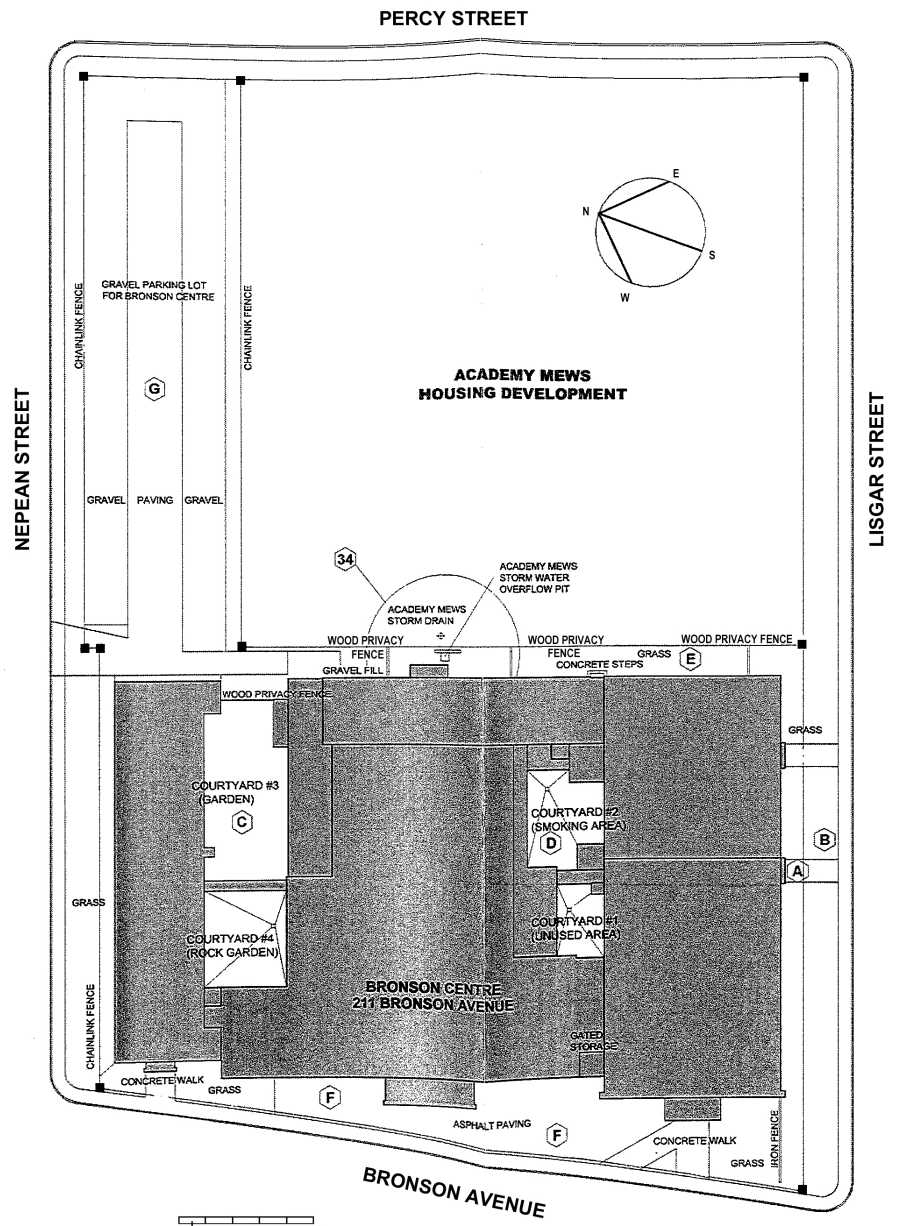
Contact person: J.P. Melville T (613) 222-9649

bci-hub@bronsoncentre.ca



1970 survey showing Centre and surface parking lot (hatched) with former rear wing and remaining area later sold and demolished for townhouse development.

Source: Bronson Centre



Current site plan.

Source: Bronson Centre

**SITE PLAN - BRONSON CENTRE - 211 BRONSON AVENUE, OTTAWA**  
 (original plan 2007 - Angelo Spadola, Architect - no major change April 2013)



## 1.2 Study Purpose

In July, 2021, Bronson Centre (“the Centre”) retained Carl Bray & Associates Ltd. (“Bray Heritage”), assisted by Know History historical researchers, to prepare a Cultural Heritage Evaluation Report (“CHER”) for their property on the east side of Bronson Avenue in the Centretown area of downtown Ottawa. The City of Ottawa has been preparing updated planning policies for this part of Ottawa for over ten years. Through the Centretown Community Design Plan and Secondary Plan (Council-approved in 2013), Council directed staff to update the existing Centretown Heritage Conservation Study (completed in 1997, prior to the changes to the *Ontario Heritage Act* in 2005) by developing a Heritage Conservation District Plan according to the current requirements of the *Ontario Heritage Act*. Phase 1 of the work was the Centretown Heritage Study. As stated in the City’s website for the project (3.7.1.1), the Study goals are:

- Undertake a comprehensive heritage inventory of all properties in the study area
- Determine if additional areas or individual properties merit listing on the Heritage Register or designation under the *Ontario Heritage Act*
- Update the existing Centretown and Minto Park Heritage Conservation District plans

The study area has been expanded to include properties on the eastern side of Bronson Avenue. ERA Architects Inc. was retained by the City to conduct an inventory of properties within the study area, including 211 Bronson Avenue. Their preliminary evaluation rated the Bronson Centre property as a Significant Resource meaning that it had potential for designation as a built heritage resource under Section 29, Part IV of the *Ontario Heritage Act*.

In order to provide the necessary detail required to determine if the preliminary evaluation was correct, this Cultural Heritage Evaluation Report is intended to inventory and evaluate the existing building and setting of the subject property to determine if it has cultural heritage value or interest (CHVI), as determined by criteria found in *Ontario Regulation 9/06* of the *Ontario Heritage Act* (“OHA”). The Centre is also renovating the property and, as part of their due diligence in applying for and spending grant funding, wishes to have a clear understanding of the property’s heritage significance.

### 1.3 Study Method

The evaluation process uses the criteria provided in O. Reg. 9/06 of the *Ontario Heritage Act*. Research included the use of primary and secondary archival resources, historical photographs, and personal interviews, as well as a review of relevant planning policies.

Carl Bray of Bray Heritage also conducted a site visit on July 26, 2021, to assess the exterior and interior elements of the existing building in addition to the property's urban setting. He also took notes from conversations with the owner and current occupants of the property. All comments relating to the condition of buildings on the property relate only to what was observed on site and are not the equivalent of an assessment by a qualified structural engineer. The CHER also does not include a Stage 1 Archaeological Assessment, which is not currently required by the City of Ottawa. The pandemic restricted access to archives. Library and Archives Canada had some resources accessible online but their archives were closed and the larger collection held there was not accessible (the same was the case with the Ontario Archives for Land Registry information). As a result, we were not able to retrieve more detailed information on property ownership and occupation. Information used was taken from a variety of local histories and academic research.

Study contents include a history of the subject property and area, a Statement of Cultural Heritage Value or Interest and list of heritage attributes, conclusions, and recommendations. Appendices include an assessment of the planning policy context as applicable, and references.

### 1.4 Right of Use

This CHER report (its information, recommendations, and opinions) is for the sole benefit of the Centre. Any other use of this report by others without the Centre's permission is prohibited and is not the responsibility of Bray Heritage. However, the report and its contents as well as any electronic media prepared by Bray Heritage are considered to be its professional work products and shall remain the copyright of Bray Heritage, who authorizes only the Centre and approved users (including municipal review and approval bodies) to make copies of the report.

## 2. History of the Area

No details of Indigenous occupation of the subject area were available at the time of writing. From sources currently available, it appears that the European occupation of this part of Centretown began in 1801, when Mrs. Grace McQueen of Grenville County obtained a Crown grant of 600 acres bounded by what is now Laurier Avenue, Gladstone Avenue, Bronson Avenue, and the Rideau River. Her son William inherited the property. In 1826, Colonel By laid out the street grid for the area and in 1832, the McQueen property was sold to Colonel By.<sup>1</sup> Coincidentally, John LeBreton tried to sell lots on his land during the 1820s and called this area (which may overlap with his lands) the “Town of Sherwood”, as shown in the plan from 1822. From the earliest surveys, Bronson Avenue was a concession line, and was so named on early mapping. Its route roughly follows the top of the escarpment overlooking LeBreton Flats to the west.

Development came slowly. Mapping from 1857<sup>2</sup> shows the early subdivision plan for this part of Bronson Avenue, where three blocks south of Maria (Laurier) and three blocks east of Concession (Bronson) seem to be the first attempt to develop this western edge of the By estate, south of the Sparks lands. It is not clear how quickly this isolated subdivision developed, since the 1876 aerial view shows open fields in the vicinity of this area, with woods further south.<sup>3</sup> However, the 1878 fire insurance plan shows that Concession is now beginning to be flanked by large stone and brick homes while the area to the east is beginning to fill in with more modest frame dwellings and outbuildings.

What spurred development here was the rapid expansion of the lumber industry. Mills in LeBreton Flats and along the Ottawa River processed timber cut in the surrounding region such that by mid-century, several early industrialists and their families built their substantial homes on lots that overlooked the river valley and Gatineau Hills beyond, with the factories and mills in the foreground below. Chief amongst the industrialists building in this area was Henry Franklin Bronson, a “lumber baron” who settled in what was then Bytown in 1853 and, with his son Erskine, established a thriving lumber company that cut, milled, and sold wholesale wood products in Canada and the United States. Bronson Senior died in 1889 but his sons Erskine Henry and Walter Goodman continued to operate the company and, with the latter’s death in 1932, Frederick Erskine Bronson carried on the family business.<sup>4</sup> The Bronson’s main residences were

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<sup>1</sup> *Mika and Mika (1982), p. 18, in Smith et. al. (1997), Part 2, Appendix A*

<sup>2</sup> *W.A. Austin (1857) in DevSco (1964)*

<sup>3</sup> *Brosius (1876) in DevSco (1964)*

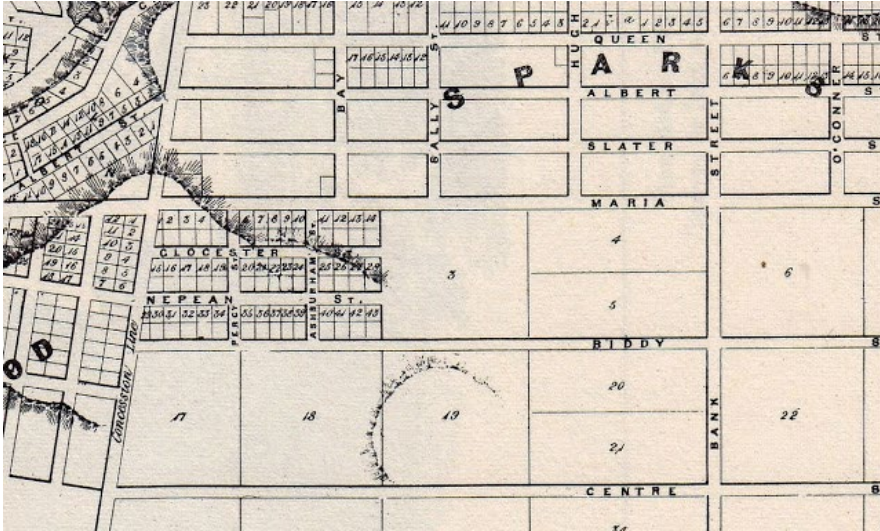
<sup>4</sup> *Wikipedia entry for Henry Franklin Bronson, accessed September 21/21*

at Nos. 72 and 75 Bronson Avenue, near the intersection with Sparks Street (as shown on fire insurance plans from 1925-48, these homes were converted to apartments or (No. 75), became the “Bronson Memorial House for Aged Women”). All of the Bronson houses in this area have since been demolished and the properties redeveloped for high density residential buildings and parkland. But members of the Bronson family also owned property further south, at No. 197, where Isabelle Edith Bronson (married name Johnston) lived, immediately north of No. 211. This concentration of properties owned by one family was probably the main reason for the renaming of Concession Line to Bronson Avenue. It also helped establish the part of Bronson Avenue north of Gladstone as a desirable part of Centretown, an area that became fashionable for both the business and professional classes.

The 20<sup>th</sup> century was not kind to this part of Bronson Avenue. The 1901 fire in LeBreton Flats destroyed what was left of the lumber business around the time the federal government was becoming the main employer in Ottawa. As a result, the founding families of the large Bronson Avenue properties dispersed or died out, and their properties were divided up, sold or demolished. The expanding civil service increased demand for housing in Upper Town and most of the surviving houses were converted into apartments. The area south of Laurier and east of Bronson, as one of the earliest subdivisions in Upper Town, now became run down although still supporting an important neighbourhood of modest homes, shops, and businesses, supported by local schools and churches. However, the negative image of the area and increasing development pressure after World War Two led the City of Ottawa to consider this area as a prime candidate for urban renewal. The 1950 Greber Plan for the National Capital Region was the first hint that this part of Upper Town could be radically altered by new development. LeBreton Flats was completely razed around this time, the area to the east was being considered too. The 1965 Ottawa Central Area Study (Hammer, Silar, Greene of Washington D.C.) envisioned demolition of most of the area and its replacement by new development.

While that plan never materialized, the subsequent City of Ottawa Official Plan designated the area between Slater and Lisgar Streets (by now called Central Area West) as suitable for high density residential development. After many starts and stops, Assaly Corporation built several high-rise towers in the blocks between Gloucester and Nepean Streets, immediately north of Immaculata School. At the same time, the City initiated the Nepean Street Urban Renewal Plan which prompted clearance of the parts of the block bounded by Gloucester, Bay, Lisgar and Bronson and construction of the Ottawa Boys’ Club, Fire Station No. 2, and Centennial Public School (only the school remains; the other properties were sold and replaced by townhouses). With Immaculata School, these new public buildings were intended to

provide recreation and social services to a disadvantaged community (which was also intended to be redeveloped for new housing). The demolition of the rear wing of the Immaculata School for townhouse development (see Section 3.1, below) was another example of this redevelopment trend.<sup>5</sup>



1857 map showing early subdivision (Biddy is Lisgar Street).

Source: Bronson Centre



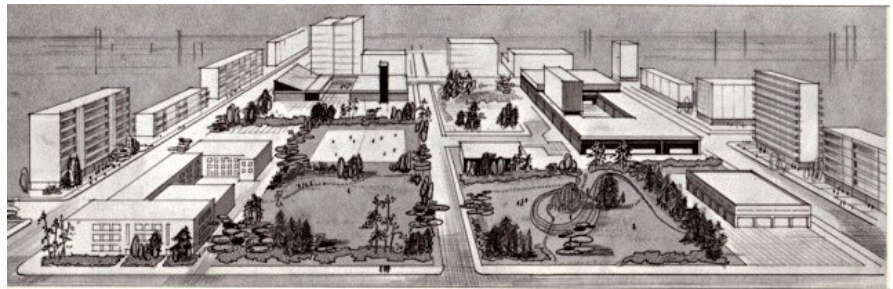
Photo taken from Isabel Bronson's house at 197 Bronson Avenue ca. 1900 showing the Christie properties at 211 and 208 Bronson Avenue.

Source: LAC-139588

<sup>5</sup> <https://urbsite.blogspot.com/2015/05/filling-in-big-hole-on-bronson.html>

*1965 rendering of proposed Nepean Street Urban Renewal Plan (Immaculata School shown in left bottom corner).*

*Source: Smythe 2015/City of Ottawa*



*1968 aerial photo showing urban renewal demolitions in vicinity of Immaculata School.*

*Source: Smythe 2015/CA020370*



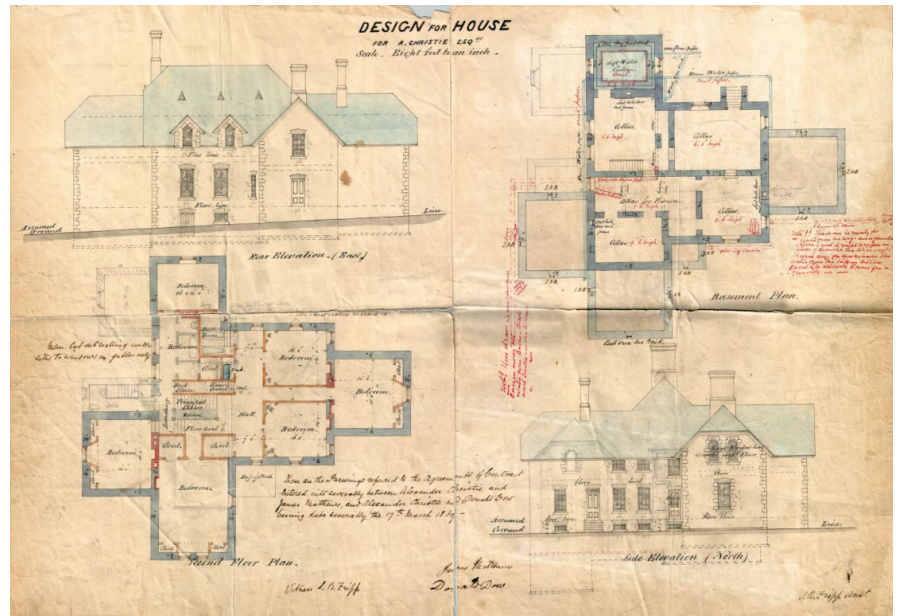
## 3. History of the Subject Property

### 3.1 Chronology of Site Development

From information available at the time of this writing, the first record of development here is a set of coloured plans for a house designed for Alexander Christie by architect Sidney Bowles Fripp, dated 1869. The house appears to have been built according to those plans, and the fire insurance plan for 1878 shows a sprawling building with rear wings occupying most of the frontage along Bronson Avenue between Nepean Avenue and Lisgar Street, with the exception of a small frame building at the northwest corner. By the time of the 1901 fire insurance plan, the area surrounding the subject property is becoming built up, with substantial brick and brick-clad frame dwellings flanking Bronson Avenue, and more modest frame and brick-faced dwellings lining the streets to the east, with almost all of the building lots developed. By 1912 the frame building is gone, and the Christie house occupies the entire block frontage. A similar pattern is evident in the 1922 fire insurance plan.

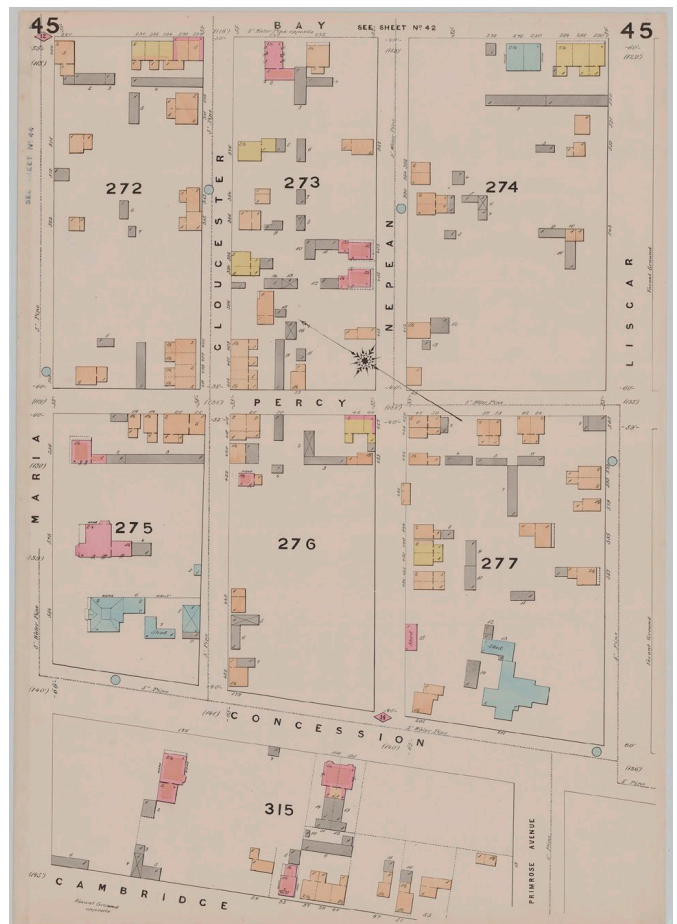
The Christie family appears to have owned the property until 1916, when John Christie died, and his estate sold it to Mrs. Margaret Hill. In 1928, she sold the property to the Grey Nuns. The Nuns converted the house into a nuns' residence (convent) and, in 1929, constructed the Immaculata High School, to plans by architects Noffke, Morin and Sylvester. Increased enrollment and a generous donation led to construction of the Dr. D. A. Kearns Memorial Wing in 1948 (opened in 1950), built to plans by architects Hazelgrove and Lithwick and extending the 1929 school east along the Lisgar Street frontage. In 1952 (opened in 1954), the Nuns built a residence for nurses working at the nearby Bruyère – St. Vincent Hospital), located one block west of Bronson. This new wing was added north of the Christie house, flanking Nepean Avenue (architects not known). By now, the Christie house (now converted to classrooms) was linked to the 1929 school building by a one storey passageway and the nuns' residence then became linked to the north side of the house to provide continuous passage from one end of the property to the other. As the school enrollment increased, the Nuns again expanded the original school, this time by demolishing the Christie house in 1961 and building the main entrance and auditorium in 1962 to plans by architects Balharrie Helmer and Morin. The School Board Wing, built to the rear of the Memorial Wing in 1967 to plans by architect Roger Thibault, was later demolished when the Catholic School Board severed and sold the east part of their property for townhouse development, and the Academy Mews buildings now occupy that site. As part of the Catholic School Board's plans to consolidate school properties in Ottawa, in 1994 the Nuns moved the now co-ed school to the former St. Patrick's College on Echo Drive. At that time, the Board converted Immaculata into a community hub. They eventually sold the school and residence property to Bronson Centre in 2017.<sup>6</sup>

<sup>6</sup> *Ottawa-Carleton Catholic School Board 2016, pp. 119-20*



Architectural drawings for Christie mansion 1869.

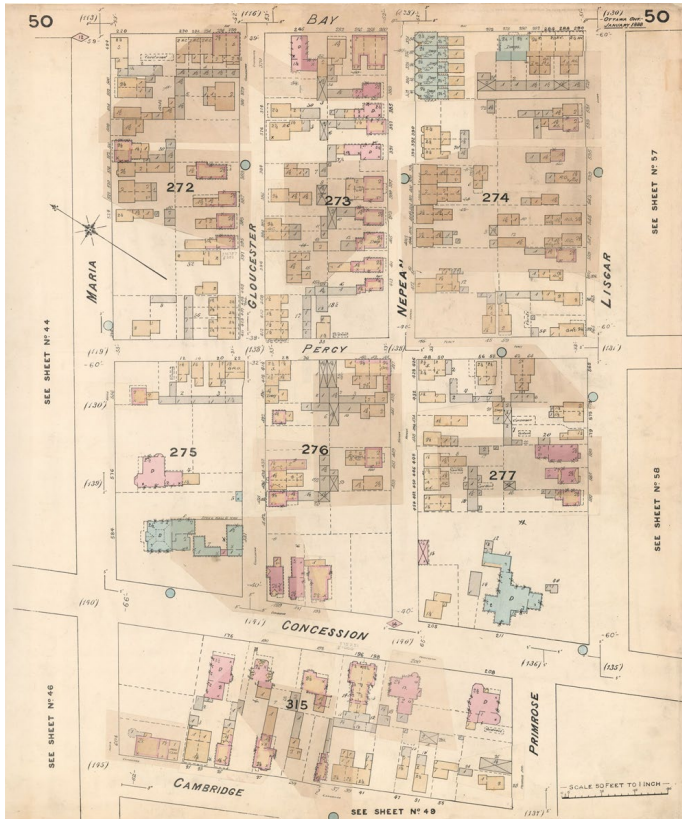
Source: City of Ottawa



1878 fire insurance plan showing Christie house and corner building.

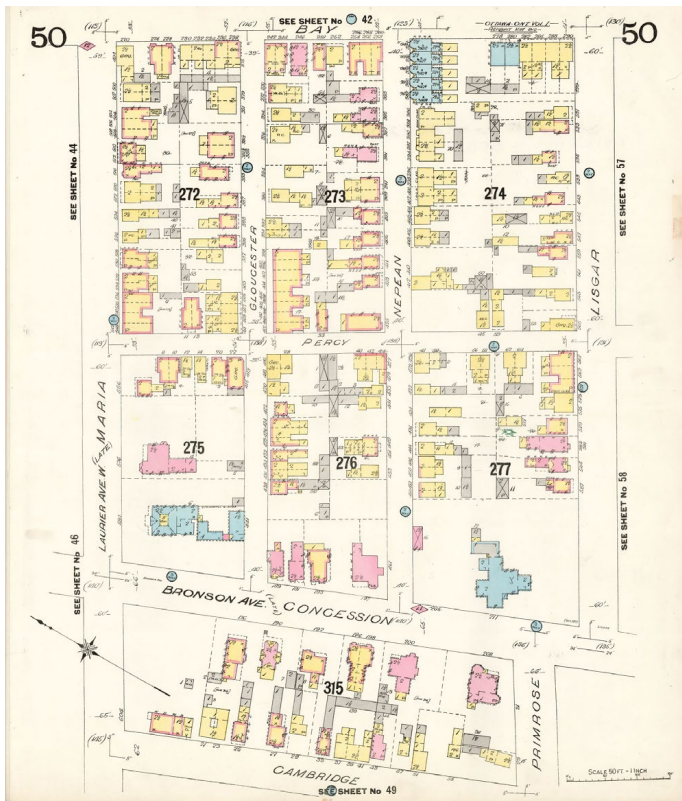
Source: City of Ottawa





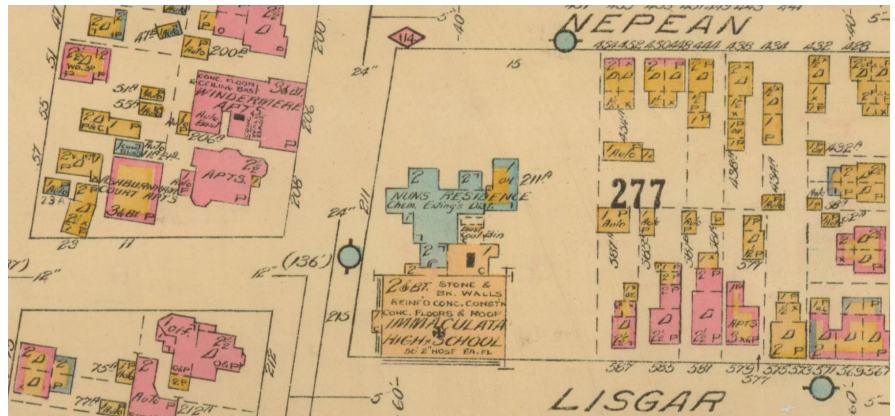
1901 fire insurance plan with overlays showing new construction.

Source: City of Ottawa



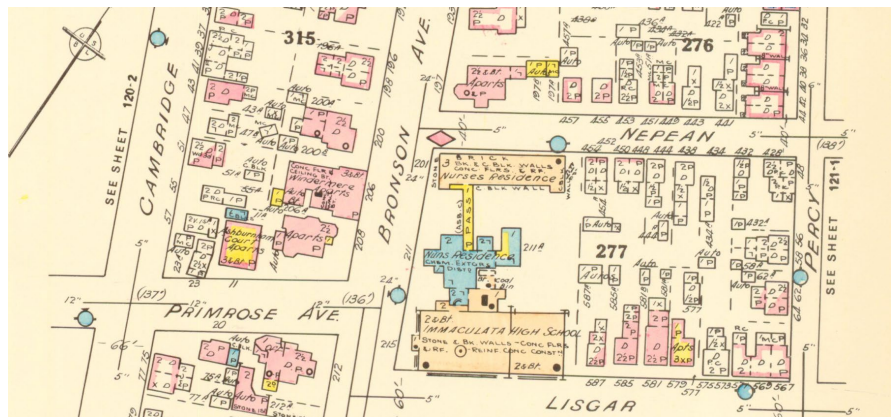
1912 fire insurance plan showing Christie property spanning end of block.

Source: City of Ottawa



1948 fire insurance plan showing mansion and 1929 school.

Source: City of Ottawa



1963-65 fire insurance plan showing the 1950 and 1952 wings and the houses on the rest of the block that were subsequently demolished.

Source: City of Ottawa

## 3.2 Important Associations with the Property's Development

### Christie Family

The Christie family were prominent citizens in 19<sup>th</sup> century Bytown and Ottawa. Dr. Alexander James Christie (1787-1843), born in Scotland, moved to Bytown in 1827 and built a house on Sparks Street in 1830<sup>7</sup>. Dr. Christie was significant initially for being one of the first doctors in Bytown and he cared for the sick during the cholera epidemic in the 1830s. He was also active politically and as a journalist, founding the Bytown Gazette and Ottawa and Rideau Advertiser in 1836, a conservative paper in which he supported having Bytown become the capital city. The family's links to No. 211 Bronson Avenue are somewhat unclear, however, his son, also Alexander James (1812-1880) had a brother, Thomas Andrew Christie (1810-1848) who, in turn, had a son, also named Alexander James BA LLB QC (1845-1893) who is probably the member of the family who commissioned the design and construction of the Christie house in 1869. He was a prominent lawyer who established his law practice in Ottawa in 1868. He also served as the Alderman for Wellington Ward from 1875-77 and as a trustee of Ottawa Collegiate in 1882.<sup>8</sup> Upon his death, his brother John Christie (1847-1916) occupied the Christie property until his death, after which it was sold out of the family's ownership. Across the street at the corner of Primrose Avenue, No. 208 Bronson Avenue is another Christie property (still extant, converted to apartments by 1948), listed under Alexander Christie's name (it is not clear which Christie had it built).

### Grey Nuns

The Grey Nuns of Bytown became fully independent of the parent organization in Montreal in 1854. By 1926 they created the Grey Sisters of the Immaculate Conception to provide Catholic education in English in the Ottawa area, from a Motherhouse based in Pembroke. Two years later, one of their first projects in the Capital was the purchase of the Christie property and development of the Immaculata High School and nuns' residence.<sup>9</sup> The Grey Sisters continue to provide education, health care, care of seniors, pastoral care, prison ministry, music education and work with a focus on social and ecological justice, in Ottawa and elsewhere in Ontario.<sup>10</sup>

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<sup>7</sup> *Find a Grave website*, accessed September 21/21

<sup>8</sup> *History of Ottawa Collegiate*, accessed online August 20/21

<sup>9</sup> *Grey Sisters of the Immaculate Conception* May 2011

<sup>10</sup> *CARFLEO website*. Accessed 30 September, 2021

## Architects

The architect for the Christie house shown in the 1869 plans was Sidney Bowles Fripp (1823-1870), an English-born architect who emigrated to Canada in 1857 and settled in Ottawa. He is best known for his winning design for the ByWard Market (1864-5). The Christie house appears to have been one of his two residential commissions and he died the year after he submitted his plans for the property.<sup>11</sup>

Several architects who later worked on the school property were prominent locally and nationally. The 1929 school was designed by a firm led by Werner Noffke, arguably the most important Ottawa architect of the early-mid-20<sup>th</sup> century. As part of several different partnerships, he designed scores of residences, offices, shops, and factories. Some of his most well-known commissions are the buildings at Lansdowne Stadium, the Booth Street laboratories, the Ogilvie department store, as well as the Hope and Blackburn Buildings. Many of his residential commissions are in the Glebe, Sandy Hill, and Rockcliffe Park. He was also president of the Ontario Association of Architects (1910-11).

Noffke designed buildings in a variety of styles depending upon the character and preferences of his clients. According to his biographer, the 1929 school “with its grey stone construction and classically inspired entry, ...echoed the design idiom preferred by the Roman Catholic Church and seen in so many of their religious and institutional buildings throughout the city.”<sup>12</sup> His designs for the Grey Nuns Mother House and Ottawa General Hospital, prepared in the same period as the Immaculata School, show similar design idioms.<sup>13</sup>

The 1952 Memorial Wing was designed by a firm led by Albert James Hazelgrove (1884-1958) an Englishman who began his career with the prominent British architectural firm of Charles Barry & Son before emigrating to Canada in 1908. He was president of the Ontario Association of Architects (1939-40) and of the Royal Architectural Institute of Canada (1948-9). The majority of his commissions were for private residences, most of them in Rockcliffe Park, where he also designed institutional buildings<sup>14</sup>. His work at 211 Bronson Avenue was one of his last commissions but it showed his ability to meld his design of a large addition with the architectural style of Noffke’s 1929 school.

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<sup>11</sup> *Biographical Dictionary of Architects in Canada*

<sup>12</sup> *Ricketts 2016*, p. 49

<sup>13</sup> *Ibid*, p. 51

<sup>14</sup> *Biographical Dictionary of Architects in Canada*

In the same way, James Watson Balharrie (1910-1967) was able to design a compatible 1962 addition to the school, in part because he had worked previously in Noffke's office, from 1938-42. He was one of the few Canadian architects who was a member of C.I.A.M. (Conges International d'Architecture Moderne), a European organization founded in 1928 by architects and architectural theorists to promote modernist architecture and planning. Although he had no formal architectural training, he was an assistant professor of architecture at McGill University from 1948.<sup>15</sup>

### **Former Students**

A central city school in operation from 1929 to 1994 is likely to have had some students who have gone on to successful careers, and Immaculata is no exception. Former students of note include, but are not restricted to, professional hockey and football players, a former ambassador to the Netherlands, a former Canadian ladies' figure-skating champion, several missionaries, as well as a former leader of the Conservative Party of Canada (Andrew Sheer) and an international pop star and actress (Alanis Morissette).<sup>16</sup>

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<sup>15</sup> *Ibid.*

<sup>16</sup> *Ottawa-Carleton Catholic School Board 2006, pp. 121-22*

## 4. Building Description

### 4.1 1929 School

Noffke's design for Immaculata School is an interesting blend of Classical and Modernist styles. The symmetrical front elevation, clad in split-faced limestone with ashlar details, has many elements of Collegiate Gothic. Juxtaposed on this, however, are strip windows that occupy almost half of the façade. The school is a three storey, flat-roofed building with a stepped parapet along the cornice, with copper flashing. The edges of the façade have ashlar quoins with a bush-hammered finish, and shallow, stepped and engaged ashlar buttresses at the other edge of the first and second storeys. On the second and third storeys of the three-bay façade are two groups of six 1/1 windows with common ashlar lintels and sills flanking a double window centred in the middle bay. The ground floor has a double window centred in the first and third bay. The main feature of the façade is a projecting porch with a crenelated roofline with ashlar caps and an ashlar belt course containing a shallow-arched opening in which is a recessed entrance. The entrance contains double wooden doors with glazed panels and glazed sidelights. Details include an ashlar chevron plaque incised with the school symbol, below which is another ashlar panel with the school name incised in it. There is also an ashlar cross on the building face flanked by two blank ashlar plaques, all three contained within the three stepped portions of the parapet. There is a datestone on the bottom SW corner of the façade.

The south (side) elevation has an asymmetrical fenestration pattern, with a blank first bay, and a second bay with sets of four 1/1 windows sharing a common ashlar lintel and sill, with ashlar quoins. The third bay has sets of six 1/1 windows in a similar configuration on the second and third storeys, below which is a set of three 1/1 windows and a single window (now covered). At the end of this elevation is a narrow bay flanked by stepped stone buttresses with ashlar caps. The bay contains a single 5/5 metal hopper unit with an ashlar lintel and sill. This window is located slightly below the line of the other third storey windows in this elevation. At the bottom of the bay is a slightly projecting porch flanked by stone buttresses with sloped ashlar tops and bush hammered asymmetrically cut stone quoins, with a stepped parapet above with an ashlar cornice. The porch has a shallow arched opening in which is a recessed set of double metal doors. The foundation walls are large rectangular and square stone blocks with a bush hammered finish. Exterior details on this elevation include a blank chevron panel set into the face of the porch's stepped parapet, and two similar chevron panels set into and projecting slightly above the cornice. Holes in the porch walls flanking the entrance suggest the former presence of decorative iron light fixtures.

The interior of the 1929 building is laid out in a centre hall plan, with classrooms flanking the hallway on the second and third storeys. On the ground floor, under the entrance steps which rise to the second storey, is a small auditorium with a small stage and shallow fly and wings. The stage has wooden mouldings framing it. Access to the auditorium is from a corridor and stairs that run behind the stage. The internal corridors have shallow arches over them at the divides between classrooms. Doors are wooden two panel units with glazed panels (transoms above have been covered). Floors are terrazzo. Lighting is supplied by fluorescent units suspended from plastered ceilings. Heating is supplied by hydronic wall mounted units. Details include built in wooden benches along hallways, a brass plaque with religious messages, and a full-width blackboard in several classrooms that appear to retain their original fittings (a few of the former classrooms have been subdivided into offices).

There are two internal courtyards between the 1929 school and the 1962 wing, separated by a one storey covered passageway. A stone-clad chimney is visible in the western courtyard, attached to the north wall of the 1929 school. Each courtyard has been converted into outdoor activity space and enlivened with colourful wall paintings, planter boxes and seating. An outdoor terrace atop the second storey of the 1962 wing overlooks the courtyards.



*1929 school looking NE*



*Lisgar Street entrance*



*Main entrance of the original 1929 building*

Source: Bronson Centre

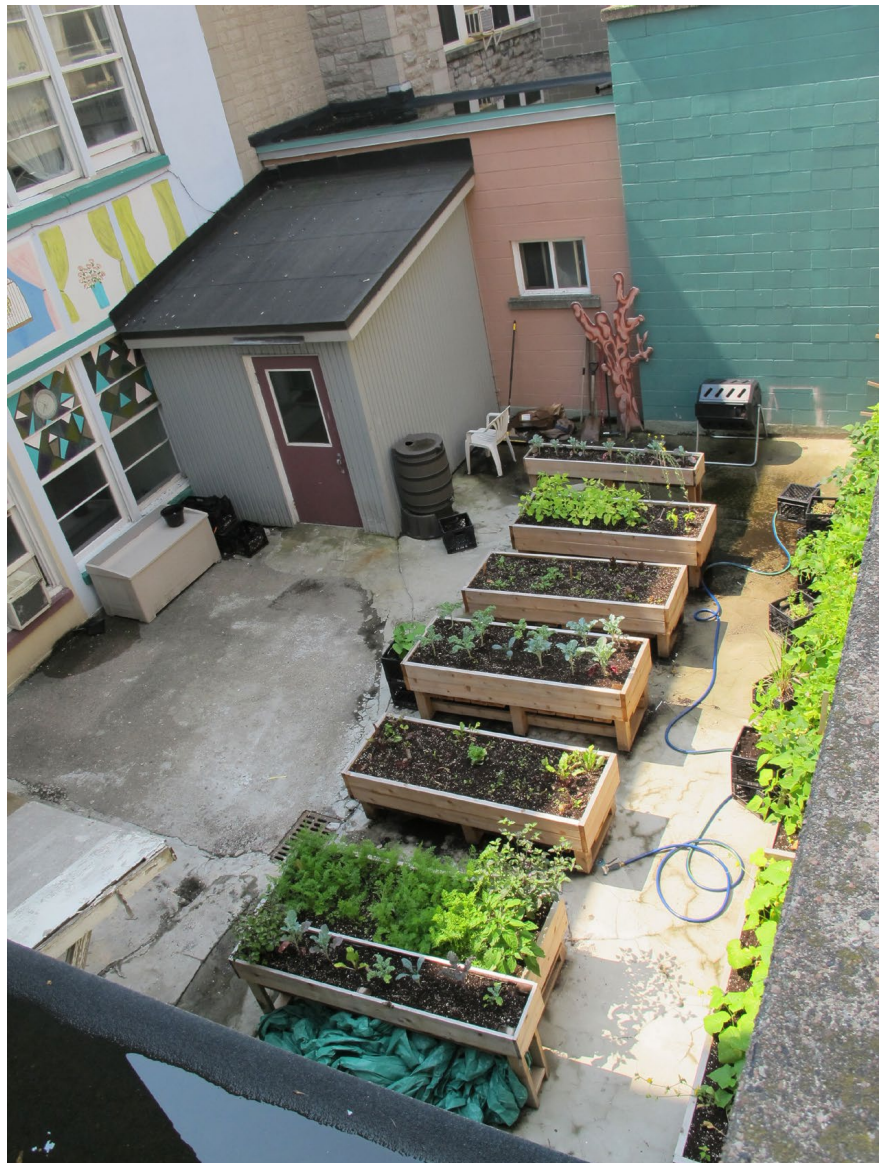




*Second floor hallway*



*Auditorium of the original 1929 building*



*West courtyard as seen from terrace*

## 4.2 1950 Kearns Wing

This wing shares the same split-faced limestone cladding as the 1929 school and has similar detailing. It is a three storey, flat-roofed building with copper flashing at the cornice. The three-bay elevation consists of three sets of 2/2 double hung sash windows in groupings of six per storey and a wooden spandrel in the middle, with common ashlar lintels and sills, and ashlar quoins at the sides. The narrow middle bay has a slightly projecting stone porch with copper flashing at the stepped parapet. The porch has an inset metal double door with glazed panels, with an ashlar surround. The porch façade has a shallow ashlar arch over the opening, flanked by stone walls with ashlar quoins with sloped tops. Above the entrance porch is a narrow vertical window extending from just above the porch roof to a point level with the top of the strip windows in the first bay. The narrow window is composed of translucent glass blocks set in rows of four and flanked by ashlar quoins, with an ashlar lintel and sill. A memorial panel with incised lettering is set within the face of the porch, centred above the entrance opening. The third bay is blank except for a datestone set in the bottom corner. The east (rear) elevation is almost completely hidden behind the more recent townhouses, but it has different fenestration and cladding from the first bay, in this case with two bays each containing sets of six windows per storey and a cement plaster finish in a faux stone block pattern.

The interior has a centre hall plan that extends the central hallway of the 1929 school. There are four large classrooms per floor. Lateral hallways (with shallow ramps) link it to the 1962 wing. Finishes are spartan, with terrazzo floors, simple metal handrails and hardware. Walls and ceilings are smooth plaster, wooden doors are two panel with a glazed panel above. Hopper units form transoms over each door. Lighting is supplied by fluorescent units suspended from acoustic tile ceilings. Heating is supplied by hydronic wall mounted units.

*right: 1929 school and 1950 wing,  
looking NE along Lisgar Street*

*lower left: Kearns Wing entrance*

*lower right: South elevation*

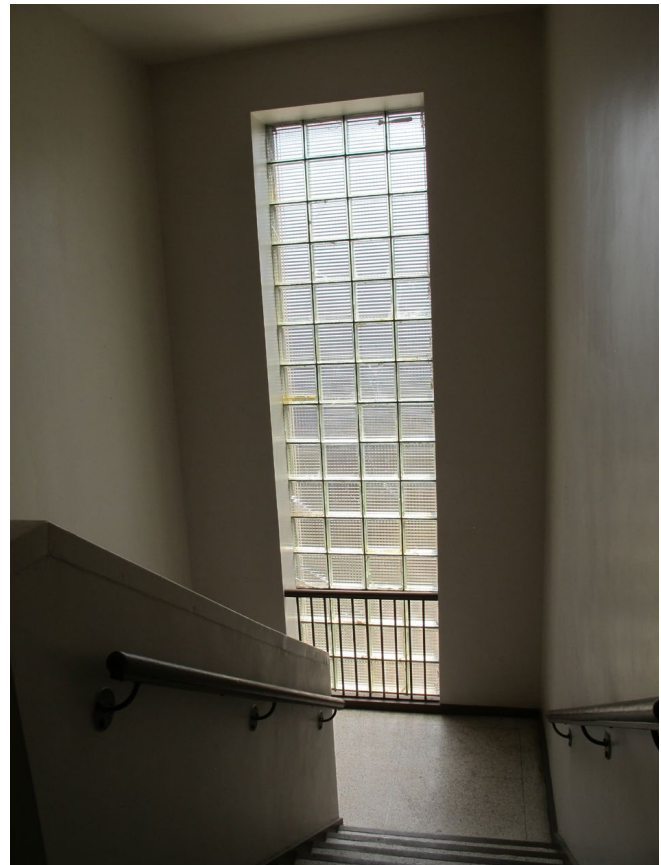




left: Classroom with blackboard

lower left: Classroom entrance

lower right: Glass block window



### 4.3 1952 Residence Wing

This building was designed as a nurses' residence and was formerly connected by a covered passageway to the Christie house, which was a nuns' residence. The 1952 wing contains bedrooms, common rooms (including a cafeteria) and a small chapel, to which there is a separate entrance on Bronson Avenue and a separate interior hallway leading to it from the main entrance. The structure is an eight bay, three storey flat roofed residential building clad in grey brick laid in a running bond. Wall structures are concrete blocks while floors and the roof are concrete. A one-storey frame passageway links the building to the adjacent main entrance wing to the south, and the nurses' residence wing is separated from the adjacent wing by two small open courtyards. Fenestration consists of pairs of 1/1 wooden double hung units with concrete sills and red brick infill between each window.

The interior is laid out in a centre hall configuration. On the second and third floor are bedrooms flanking the central hallway with exit stairs at each end. Hallway and bedroom floors are clad in sheet vinyl tiles (red with black borders in the hallways) while bathrooms have terrazzo flooring. Doors are wooden with two panels. Walls are painted concrete block in bathrooms and drywall or plaster elsewhere. There is a niche in the second storey north hallway wall (empty); otherwise, there are no interior architectural details. Bedrooms are spartan, with space for a single bed, desk, and built-in closet. There is a large room (former cafeteria) at the east end of the first floor. The chapel is roughly square and is has a ceiling with shallow arches across the ceiling, clad in stucco, supported by four pillars. There is a small wooden confessional booth on one side of the entrance door (wooden with glazed panel). At the other (east) end of the room is a small inset altar flanked by small rooms accessed by doors on the side and front, with wooden panels and trim. Windows are 1/1 wooden double-hung units with opaque coloured glazing and diamond patterned muntin bars. Lighting is supplied by fluorescent units suspended from plastered ceilings. Heating is supplied by hydronic wall mounted units.

The west elevation (façade) is clad in the same rough faced stone as the rest of the Bronson Avenue elevations and appears to be an extension of the 1962 wing applied directly to the west wall of the 1952 residence. Centred in this elevation on the ground floor is an entrance to the chapel. It contains a single wooden door flanked by glazed panels with small, glazed transoms in the corners of the ashlar surround. A large cross with glazed panels is centred in the door. The door surround has a shallow, pointed-arched frame with an ashlar entablature supported by ashlar block walls. The outer frame of the entrance is an ashlar portico extending towards the street. It has stone block walls supported by buttresses with curved tops. The entrance opening is a shallow circular ashlar arch above which is a stepped pediment with

copper flashing along the cornice line. Above the entrance portico are two 1/1 windows centred in the elevation, with ashlar quoin surrounds and ashlar lintels and sills. A large sheet metal cross is affixed to the south side of this elevation, overlaid on a cross-shaped red brick inlay.

The north elevation facing Nepean Street has the eight-bay configuration and fenestration mentioned above. Portions of the south elevation exposed in the interior courtyard share the same treatment but without the red brick panels separating the paired windows. Due to the location of stairs at the southeast and southwest ends of the building, the south elevation has only seven bays. There is also a concrete block chimney attached to the south wall in the centre of this elevation, one bay north of the connecting passageway. The rear (east) elevation, consisting of concrete block, contains an entrance with two doors centred at the base of the elevation, above which are two 1/1 windows in each floor, offset over the northernmost door.

There are two internal courtyards in the space between the 1962 wing and the nurses' residence wing, separated by the one storey covered passageway. They are made into outdoor recreation space with plantings, colourful wall paintings and furnishings.



*Nurse's residence wing north and east elevations*



*right: Interior corridor*

*lower left: Typical bedroom*

*lower right: Interior courtyards looking NE*







*Chapel interior entrance and confession booth*



*Chapel front elevation and 1962 wing*

## 4.4 1962 Main Entrance and Auditorium Wing

This part of the building complex occupies most of the Bronson Avenue frontage, extending from the corner of Nepean Street to the north side of the 1929 school. In doing so, it overlaps the west end of the 1952 nurses' residence wing, providing an outside entrance to the chapel as well as completing a uniform façade treatment for the entire complex, with the same massing and materials. The 1962 wing consists of a large main entrance behind which is a large auditorium, augmenting the existing 1929 auditorium. It is three storeys high with a flat roof and has a reinforced concrete structure and concrete floors. As seen from Bronson Avenue, the nurses' residence façade is set back slightly from the rest of the 1962 wing. From there, the largest part of 1962 wing has a six-bay elevation, three storeys high, with copper flashing along the cornice line. Pairs of 2/2 metal-clad windows are in each bay, on each storey, and share a common, continuous, ashlar lintel and sill. The split-face limestone cladding has ashlar quoins at the north edge of the wing and similar quoins flanking each row of windows.

The main entrance is set within a three-bay section of the façade, with a stepped parapet roofline. The entrance is contained within a projecting porch that has an ashlar cornice and stone block side walls, with curved tops. Inset are pairs of metal doors with glazed panels, one set on each side of a central section of four glazed panels, around which are a glazed transom and sidelights. The fenestration pattern and materials are the same as in the northern portion, in this case with three pairs of 2/2 windows.

The southern part of the 1962 wing has four pairs of 2/2 windows in the same pattern and materials as the rest of the wing, with the only difference being the ground floor windows which are narrower than the others. Inset between the 1962 wing and the 1929 school is a single bay with 1/1 windows. This bay contains a copper-clad canopy over a ground floor exit door. Details include an ashlar cross affixed to the centre of the stepped parapet over the entrance, signage and artwork above and on the entrance, and a datestone set into the lower edge of the portico.

The interior consists of a large entrance foyer from which extend lateral hallways to the nurse's residence wing and 1929 school. Flanking the entrance is the receptionist office and other office space accessed from the hallways. Walls are clad in blond marble panels, floors are terrazzo, and handrails are chrome steel. Straight ahead is the entrance to the main auditorium, with pairs of metal doors inset between projecting walls and topped with a commemorative plaque centred above the entrance. This space consists of a raised stage with ample fly space and wings. A control booth is situated above the raked balcony seating. In 2019-20, Bronson Centre upgraded the auditorium with the main floor partially levelled and wholly converted to an

audience dance floor, new fixed seating in the balcony, and new lighting and sound systems. Building services are located in basement utility rooms with poured concrete floors and foundation walls. Lighting in the auditorium is supplied by LED units embedded in the ceiling; lighting elsewhere is supplied by LED units suspended from acoustic tile ceilings. Heating is supplied by hydronic wall mounted units.



*Front elevation*



*Entrance interior looking west*



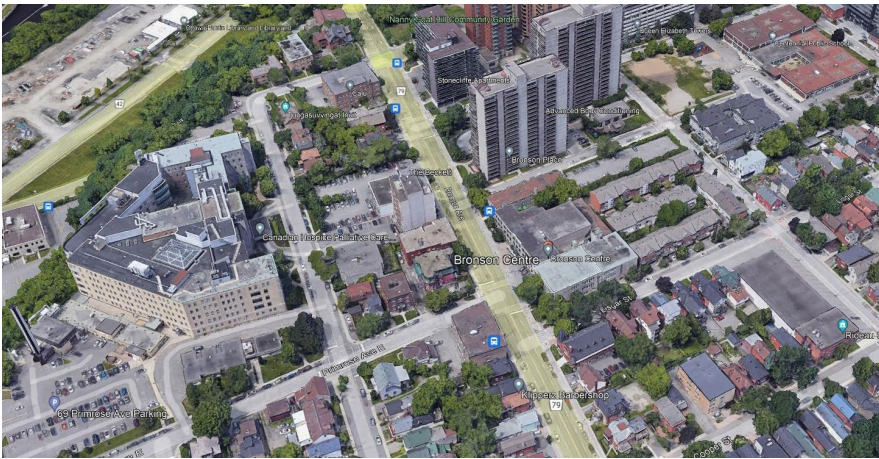
*Entrance to auditorium*



*Auditorium*

## 4.5 Urban Context

As shown in the history of the area (Section 2, above), 211 Bronson is adjacent to the southern edge of an area of high-rise development that extends south of Sparks Street and west of Lyon Street. Along with the 19<sup>th</sup> century church at the northwest corner of Lisgar Street and Bronson Avenue, it provides an institutional edge located to the older, low-density neighbourhood to the east and south. Similarly, Primrose Street across from the Bronson Centre property has a former Christie house at the corner that recalls the heyday of Bronson Avenue and, further west, it has a major hospital (Bruyère – St. Vincent) and several churches. With Centennial School a few blocks to the east, Bronson Centre and these properties form a loose institutional node at the northwest corner of Centretown.



*Bronson Centre and area, looking north.*

Source: Google Earth



*Looking E along Lisgar with 1929 school and corner church*

## 5. Evaluation

### 5.1 Overview

The existing complex of original 1929 School and later additions has been assessed as a whole but with each component evaluated against the criteria of O. Reg. 9/06. While the 1929 school, the 1950 and 1962 wings were assessed to have cultural heritage value, the 1952 residence wing was not. The reasons for this assessment are as follows:

- The design (architect unknown) is a generic interpretation of Modernist styles applied to modest medium density housing.
- In concert with its original use as a nurses' residence for a Catholic hospital, the individual room designs are very basic, and bedrooms are small with minimal components.
- Materials and finishes are also of the most basic kind.
- The chapel has minimal detailing and generic materials (wood, glass, stucco).

Although the evaluation did not involve a condition assessment by a structural engineer having experience with older buildings, observed condition problems included, but were not limited by:

- Outward movement (bulging) of the exterior walls of the 1929 school and deterioration of window units and stonework (all of these issues are being addressed by the current restoration work on the building exterior).
- Diagonal cracking of the brick cladding and concrete block on the 1952 residence wing and deterioration in the window units (note: the current restoration work on the façade does not address these issues).

It should be noted that nothing remains of the Christie house or the landscape of its grounds, nor is there evidence of the rear addition to the Kearns wing that was later demolished. No archaeological assessment has been conducted on the existing property but given the coverage of the majority of the property by buildings, most of the site has been extensively disturbed and is unlikely to have archaeological potential (note: archaeological assessment is not required by the City of Ottawa). Only the surface parking lot might contain remnants of the brick-clad frame houses that formerly occupied the site as well as have potential to contain earlier post-and-pre-contact archaeological resources.

## 5.2 O Reg. 9/06 Evaluation 211 Bronson Avenue (Bronson Centre)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
i) is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	<b>Y</b>	The property contains four components: the 1929 school; the 1950 Kearns wing; the 1952 residence wing; and the 1962 main entrance and auditorium. The 1929 school is a representative example of institutional design in a Classically influenced style by one of the most prominent architects in Ottawa at the time (Werner Noffke). The Kearns wing and main entrance and auditorium are good examples of compatible expansions of the original school, both by prominent Ottawa architects of the mid-20 <sup>th</sup> century (Hazelgrove, Balharrie). The 1952 residence wing is a generic example of mid-20 <sup>th</sup> century medium density residential development with Modernist influences. It does not meet this criterion.
ii) displays a high degree of craftsmanship or artistic merit, or	<b>N</b>	The school and its 1950 and 1962 wings are good, but not exceptional, examples of compatible infill building design and construction. The property does not meet this criterion.
iii) demonstrates a high degree of technical or scientific achievement.	<b>N</b>	The property is an example of competent construction of the early-mid-20 <sup>th</sup> century. The property does not meet this criterion.
The property has historical value or associative value because it,		
i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	<b>Y</b>	The property has direct associations with the Christie family who were prominent members of the journalistic, political, and legal communities in 19 <sup>th</sup> century Ottawa, and whose house (later the nuns' residence) was one of several large properties on Bronson Avenue built by prominent families of that time. The Christie mansion was designed by a prominent 19 <sup>th</sup> century Ottawa architect (Fripp) and the 1929 school was designed by the significant local firm of Werner Noffke, while two of the additions were also designed by prominent local architects (Hazelgrove, Balharrie). The Grey Nuns are significant in the development of education and medical care in Ottawa and region. Immaculata School was an important component of the Catholic School system in 20 <sup>th</sup> century Ottawa and several of its graduates have become famous in their chosen professions.

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Y	The property has the potential to yield information about the development of Bronson Avenue since the early 19 <sup>th</sup> century, as well as about the Christie family, Noffke Architects, the Grey Nuns and the Immaculata School.
iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Y	Noffke is a significant architect in Ottawa and beyond, while Hazelgrove and Balharrie are also important locally, provincially, and nationally.
The property has contextual value because it,		
i) is important in defining, maintaining or supporting the character of an area,	Y	The property occupies entire frontage of a prominent block on a major street where the street transitions from low rise to high rise development. It is an important community centre and is adjacent or near to other important institutional buildings (e.g. hospitals, schools and churches).
ii) is physically, functionally, visually or historically linked to its surroundings, or	Y	The property is historically linked to nearby hospitals, schools and former community centres that were part of early-mid 20 <sup>th</sup> century institutional development in the area.
iii) is a landmark.	Y	The property's extensive street frontage and use as a community hub make it both a physical and cultural landmark.

Under O. Reg. 9/06, a property must meet “one or more” of the criteria described above in order to be eligible for designation under Section 29, Part IV of the *Ontario Heritage Act*. The foregoing evaluation indicates that the property meets criteria in each of the three main categories. It can therefore be determined that the property is of cultural heritage value or interest to the City of Ottawa and, thus, Council may designate the property. As will be shown below, however, the former nurses’ residence wing of 1952 has not been considered to be of heritage significance.

**Statement of Cultural Heritage Value or Interest**

The property at 211 Bronson Avenue has design/physical value as a representative example of institutional design by one of Ottawa’s most prominent architects, Werner Noffke. The original part of the school designed by his firm is largely intact and has had several compatible additions designed by other notable Ottawa architects. The property has historical/associative value for its links to the Christie family, the Grey Nuns



and Immaculata School (organization, staff and students), and the prominent architects who designed buildings on the property, most notably Fripp and Noffke. The property has contextual value as a landmark on upper Bronson Avenue and a key component of community organizations and institutions in this part of Centretown.

The following attributes are the key elements that contribute to the cultural heritage values described in the 9/06 evaluation, above.

### **Heritage Attributes (1929 School Building)**

- Symmetrical front (west) elevation with stepped parapets on the roofline
- Side (south) and rear (east) elevation with cornice panels
- Split-faced limestone cladding with ashlar details
- Fenestration pattern (west elevation)
- Projecting porch and recessed entrance (massing, materials, details)
- Porch on side (south) elevation and recessed entrance (massing, materials, details)
- Datestone (SW corner)
- Centre hall plan
- Auditorium
- Arches over main hallway
- Doors (wood and glazed units, transoms)
- Original blackboards

### **Heritage Attributes (1950 and 1962 Wings)**

- Chapel entrance porch and recessed entrance (massing, materials, fenestration)
- Split-faced limestone cladding with ashlar details
- Fenestration pattern
- Main entrance porch and recessed entrance (massing, materials, fenestration pattern)
- Main entrance interior stone cladding and steel stair railings
- Auditorium
- Porch on the side (south) elevation and recessed entrance (massing, materials, details)
- Datestone (SE corner 1948)

The 1952 nurses' residence wing was assessed and determined to lack sufficient heritage significance to merit designation. While it is an integral part of the former nuns' residence and school, and thus is associated with them, and is part of the Bronson Centre property and thus shares its contextual value within the streetscape, it lacks attributes in those categories. It also lacks design/physical value. Taken together, while it can be argued that the 1952 wing meets the basic criteria in historical/associative and contextual value, it is not comparable to the other components of the building complex in terms of heritage significance. As a result, the 9/06 evaluation found no heritage attributes for the 1952 wing (note that the chapel entrance and 1952 wing Bronson Avenue façade have been evaluated as part of the 1962 wing and have heritage attributes).

## 6. Conclusions

### 6.1 Summary of Findings

Bronson Centre at 211 Bronson Avenue is an example of a property that has evolved over time, in this case since the period of early 19<sup>th</sup> century development in this part of Upper Town. Most phases of its development have heritage significance, with the most significance found in the original 1929 Immaculata school, designed by the important Ottawa architect Werner Noffke. Two expansions of this school also are compatible additions that also have significance. The school that is now a community centre is a local landmark; the former school has important social and cultural links locally, nationally, and internationally, and the site of the former school has associations with local families who were important in the early development of Bronson Avenue and Upper Town.

The results of this CHER indicate that the subject property meets at least one of the criteria for designation as cultural heritage resources under Section 29 Part IV of the *Ontario Heritage Act* and, in some categories, many more than one. This is reflected in the fact that 211 Bronson Avenue has been identified as a Significant Resource in the City of Ottawa's recent inventory of properties in Centretown, thus indicating it as a candidate for heritage designation.

### 6.2 Recommendations

The findings of this CHER should be used by Bronson Centre as the basis for determining the cultural heritage significance of their property at 211 Bronson Avenue. The City of Ottawa may consider designating the subject property under Section 29 Part IV of the *Ontario Heritage Act*, using the Statement of Cultural Heritage Value or Interest and list of heritage attributes provided in this report.

Signature



Carl Bray PhD CSLA OALA MCIP RPP CAHP

Principal

**Bray Heritage**

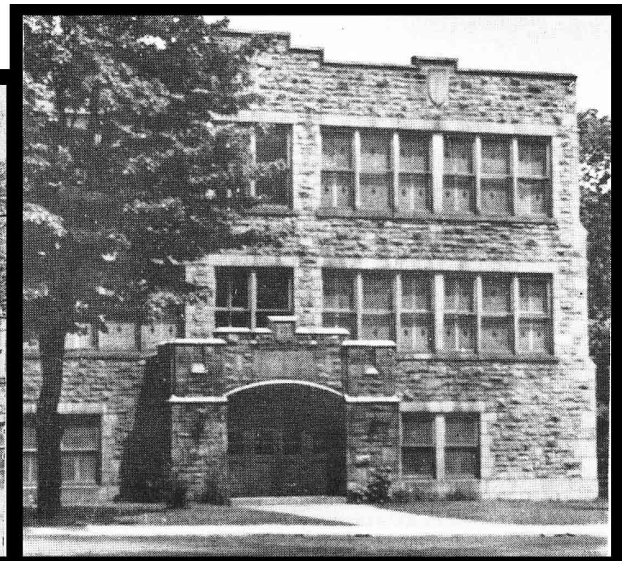


# Appendices



RESIDENCE OF SISTERS—BRONSON AVENUE, OTTAWA

22



IMMACULATA HIGH SCHOOL — OTTAWA

*Christie mansion (convent) and 1929 School. Source: Grey Sisters (May 2011), p. 22*



# A. Conservation Policy Tools

(Note: this is a preliminary review of applicable heritage policies. Should a development be proposed for this property, the Cultural Heritage Impact Statement required by the City of Ottawa as part of a complete planning application would include a more detailed assessment of land development policies as they relate to the conservation of cultural heritage resources on this property.)

## A.1 Provincial Policy Framework

Land use planning and development in Ontario is directed by planning policies provided by the Province. The *Provincial Policy Statement 2020* (PPS), issued under Section 3 of the *Planning Act*, is the guiding document that provides the policy foundation for regulating development and land use (PPS, Preamble). Policies of the PPS are implemented within municipal official plans and provincial interests are identified in these plans. Municipal zoning by-laws must also reflect provincial interests and be consistent with the policies in the PPS. The PPS is to be read in its entirety when considering relevant policies, such as heritage. Defined terms within the PPS are important in clarifying policy intent and shall be addressed in implementing municipal land use and development policies.

General heritage policies are found in Section 1.7.1 Long-Term Economic Prosperity. In subsection e), such prosperity “should be supported by... encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural landscapes.” For heritage properties, the PPS definition of “significant” is important: “significant means (e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the *Ontario Heritage Act*.” Under Section 2.6.1, the PPS states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

### **Ontario Heritage Act**

Municipalities have the *Ontario Heritage Act* (OHA) as their primary tool for conserving cultural heritage resources. Municipal Councils have the ability to designate significant cultural heritage resources (built, landscape, archaeological) as well as list properties of interest that may warrant assessment for their potential to be designated. Designation is in the form of a municipal by-law containing a description of the property, a statement of significance explaining the property’s cultural heritage value or interest, and a list of heritage attributes.

As shown in section 5, above, the means for evaluating properties for potential heritage significance is O. Reg. 9/06. Should Council decide to designate a property under Section 29, Part IV of the OHA, any proposals for alteration and/or demolition on the designated property must be subject to review by the municipality. The process begins with an application to alter, followed by review by municipal staff and heritage advisory committee. For complex applications, municipalities require the proponent to provide a heritage impact assessment, to be prepared by a qualified heritage professional. Once the review is complete and staff have submitted their report, and within 90 days of receipt of a complete application, Council can decide whether to consent to the application, consent with terms and conditions, or refuse the application altogether. The decision to designate can be appealed to the Local Planning Appeal Tribunal (now the Ontario Land Tribunal).

There are some changes to this process as a result of the passage of Bill 108. Under Section 27 of the OHA, municipalities must now notify property owners if the municipality is Listing their property on a municipal Heritage Register (the owner can object, and Council must then decide whether to keep the Listing or not). For Councils issuing a Notice of Intention to Designate under Section 29 of the OHA – and they can do so without the owner's permission - if a property owner objects to the proposed designation, after the end of the 30-day notice (of objection) period, Council must now decide within 90 days whether to proceed or withdraw the notice and, if proceeding, must pass the designation by-law within 120 days of the notice being issued or the notice is deemed withdrawn. Appeals of designation by-laws are still possible (by any person), to the Ontario Land Tribunal. During the period of the issuance of a Notice of Intention to Designate, all existing permits for alteration or demolition are void. Designation by-laws must include a Statement of Cultural Heritage Value or Interest and a description of the property's heritage attributes.

## A.2 Municipal Policy Framework

### **City of Ottawa Official Plan (OP) 2003, as amended**

Policy 2.5 Strategic Directions – Building Liveable Communities has, in Policy 2.5.1 Design Objective (4) that requires redevelopment projects to “ensure that new development respects the character of existing areas”. Policy 2.5.5 Cultural Heritage Resources has as this as its goal: “In recognition of the non-renewable nature of cultural heritage resources, and as steward of these resources in Ottawa, the City will continue to preserve them in a manner that respects their heritage value, ensures their future viability as functional components of Ottawa’s urban and rural environments, and allows them to



continue their contribution to the character, civic pride, tourism potential, economic development, and historical appreciation of the community.” In addition, Policy 4.6 addresses the conservation of cultural heritage resources and lists the studies required for development that could impact these resources.

The Official Plan has recently been updated. The current draft version of the updated plan (December 2020) has many of the same heritage policies as the current in force and effect 2003 Official Plan. Section 4.5 provides goals and policies for heritage conservation that are similar to those of the existing Official Plan. Goals #1 and #2 show the City’s intent to conserve cultural heritage resources and manage built heritage throughout the development process. Section 4.5.1 8) has specific policies for designation of a property if demolition is threatened. Section 4.5.2 2) requires assessment of impact of any development within 30 m. of a Listed building (not property) while 3) supports retention in situ of built heritage resources or, removal, restoration, and reinstatement on the original site. Subsection 7) supports adaptive re-use. Finally, in Section 11 Implementation, Section 11.8 requires Heritage Impact Statements for any development within 30 m. of a Part IV designated property.

In summary, the Official Plan policies, both in the existing version of the Plan and in the draft Plan, all support conservation of significant cultural heritage resources.

### **Centretown Secondary Plan (May, 2013)**

The Secondary Plan includes the east side of Bronson Avenue but does not have specific policies for that area. Section 3.3 Vision, describes the area as being “eclectic” in character, with heritage buildings “creatively re-used with some incorporated into new development.”

Section 3.4 Principles and Objectives has as a core principle that the Secondary Plan “...recognize that Centretown is one of Ottawa’s oldest established communities with significant heritage but also an area of the city that can be improved and should evolve strategically to accommodate many more residents and additional businesses.” Section 3.4.1 focuses on the area between Kent and Elgin Streets but contains objectives relevant to the subject property:

- 2) Rehabilitate, conserve and re-use buildings with heritage value
- 4) Ensure [that] the scale, massing and design of new development respects the character of surrounding established areas with concentrations of heritage buildings
- 5) Preserve irreplaceable, valued architectural styles.

There are specific policies for heritage in Section 3.7. Section 3.7.1 recommends that the 1997 HCD Study be updated to become an HCD Plan (this process is underway, led by the City, with the intent of making the HCD compliant with the requirements of the 2005 *Ontario Heritage Act*, Part V).

To date, the area that includes the subject property has not been recommended for inclusion within an expanded HCD. Section 3.7.1 3 states that the City “shall pursue appropriate designations of undesignated heritage buildings and areas within Centretown that are currently outside [of] the Centretown Heritage Conservation District.” Section 3.7.2.1 states that the City “shall encourage the rehabilitation and re-use of heritage buildings in Centretown.” Section 3.7.2 2 states that new development will be subject to the guidelines in Section 6.5 of the Centretown Development Plan (CDP). The CDP guidelines are discussed below. Because it is not designated or within an HCD, the Bronson Centre property is not subject to the Heritage Overlay under Section 60 of the Zoning By-law.

### **Centretown Community Design Plan (May, 2013)**

This Plan has been adopted by Council but is not a policy document of the same type as the Official Plan or Secondary Plan. It is an advisory document intended to provide guidance for assessing new development within Centretown. Its guidelines build upon the policies found in the Official Plan and Secondary Plan and offer more detail on ways in which the planning policies can be implemented.

Section 6.1 Land Use provides recommendations for changes in Residential areas, “where significant change is not anticipated...Infill may be considered if it supports and appropriate and compatible height, massing and scale with the surrounding context. The prevailing building type will be the predominant form of development.”<sup>17</sup> The CCDP (p. 88) shows the prevailing heights for the subject property and area to be four storeys (11 m.), as in the current R4V zoning, with the exception of the block to the north, where the existing development is within the 21 storey (65 m.) zone.

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<sup>17</sup> CCDP, 2013, p. 85

These general guidelines are augmented by heritage guidelines in Section 6.5 Heritage Approach. Much of the text involves discussion of a recommendation that the City update the policies and guidelines for the two HCDs in Centretown in order to better reflect “the existing mixed-use character of the area [and] the level of growth that Centretown is now experiencing.” It goes on to recommend a block-by-block analysis of streetscape character in order to better define the ways in which infill development could be achieved.<sup>18</sup> In the final section, 6.5.1, the Plan provides infill guidelines for integrating heritage resources within new development. Guidelines for “heritage integration” and “heritage context” (p. 105) address the inclusion of significant built heritage resources within new development and the addition of new buildings adjacent to an existing streetscape. New development should follow good heritage planning practice in using compatible materials, stepbacks, references to adjacent building ground floor heights and character, including façade modulation.

In terms of 211 Bronson Avenue, most of these guidelines reflect heritage planning best practices and are not specific to Centretown. The infill guidelines in the CCDP focus on areas where higher density infill is encouraged, such as along the main streets, so they may be applicable here.

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<sup>18</sup> CCDP, 2013, p. 103



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