



1495 HERON ROAD MASTER PLAN

CONSERVATION DESIGN GUIDELINES

Issued July 24, 2024; Revised September 5, 2024

Project # 21-127
Prepared by VA / BH / CS / MS

ERA

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COVER PAGE: View of campus c.1960s, part of Hans Blohm Photo Collection of Campanile Campus (Archives CND - Montreal)

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1 INTRODUCTION

1.1 Purpose



Figure 1. Campanile Campus Eras of Development (Google Maps, 2021; annotated by ERA)

ERA Architects Inc. (“ERA”) has been retained as the heritage consultant for the proposed redevelopment of the property located at 1495 Heron Road in the City of Ottawa (the “site”), also referred to as the Campanile Campus. ERA prepared a Heritage Character Analysis and Conservation Strategy report and an Adaptive Reuse Considerations report for the site dated April 12, 2023 (the “2023 Heritage Reports”) that were included with the development application submission (File Number: D07-16-23-0005 & D02-02-23-0030). This report presents heritage-specific Conservation Design Guidelines (“Guidelines”) for the property that will shape the response to the on-site historic resources and adjacent new construction. This report is to be read as part of the Master Plan and Rezoning Application and is intended to be read in conjunction with the 2023 Heritage Reports. These Guidelines are an update to previous Guidelines dated July 24, 2024.

The purpose of these Guidelines is to inform the conservation and future adaptive reuse of the Campanile Campus – including contributing buildings, landscape features and selected views – and to assist in preparing for their future, in the context of a future redevelopment proposal. These Guidelines will be provided to the purchaser of the site for consideration as they advance their design strategy; more detail on the anticipated process is provided below. These Guidelines have been prepared with respect to the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (the “S&Gs”), the Ontario Ministry of Tourism Culture and Sport’s Ontario Heritage Toolkit, the City of Ottawa Official Plan, and the 1495 Heron Road Master Plan framework.

The contents of this document are not exclusive nor exhaustive. Additional provisions are intended to help guide the design proposals to ensure compatibility with the existing historic property, while allowing for creativity and flexibility in the design process.



Figure 3. Original Campanile Campus Program (Google Maps, 2021; annotated by ERA).

1.2 Heritage Status

The site is currently listed on the City of Ottawa’s Heritage Register. The City of Ottawa is currently preparing a recommendation to designate the property under Part IV of the Ontario Heritage Act. City of Ottawa Heritage Planning staff have provided a draft Statement of Cultural Heritage Value to be included in the proposed designation which establishes the site’s heritage value and attributes as it is expected to be conserved (refer to Appendix I).

1.3 Background

The site is an 18-acre (7.3 hectares) area situated in the Alta Vista neighbourhood in the City of Ottawa. The Canada Lands Company Limited (“CLCL”) currently owns the site, however the lands are administered by CLCL’s real estate subsidiary, CLC. CLC is a federal Crown corporation, specializing in real estate and development, and it is responsible for leading the redevelopment of this site.

Since the development application submission was made, the federal government announced a plan to transform available federal land into affordable housing. CLC has asked the redevelopment planning team to find ways to add density to the site and maximize the amount of housing that can be built on it. These Guidelines are being provided following engagement with City of Ottawa Planning and Heritage Planning staff to provide flexibility for additional density while conserving the cultural heritage value of the property in accordance with the Statement of Cultural Heritage Value.

1.4 Campanile Campus Heritage Conservation Process

Recognizing the significant architectural contribution of the historic Campanile Campus as a Modern campus design while also acknowledging the complexity of fully adaptively reusing buildings designed for a specific use, the proposed heritage conservation process allows for a range of development options for prospective developers and designers to follow. In terms of impacts of a proposed development on the cultural heritage value of the site, it is expected that prospective developers will assess the feasibility of a lower-impact approach before considering a higher-impact approach. There are a range of possibilities that could be acceptable if the proposed development conforms with the principles and guidelines in this document.

LOWER IMPACT A **lower-impact approach** is to proceed with the site’s conservation with minimal intervention to existing contributing buildings and landscape features, sensitively altering existing buildings to allow for new use and generally adding new construction adjacent to existing heritage buildings. An example of how additional density can be added while taking this approach is shown in the 2022 and 2024 demonstration plans included in Section 2. This approach will have a lower physical and visual heritage impact on the Campanile Campus and is preferred from a heritage conservation perspective.

HIGHER IMPACT Should prospective developers and designers find that a lower-impact approach is not feasible, a **higher-impact approach** is to employ an alternative approach that explores a larger amount of intervention to existing contributing buildings and landscape features, while conserving the site’s cultural heritage value. To pursue this step, documentation must be provided as to why a lower-impact approach is not feasible and to show how the proposed approach conserves the cultural heritage value of the site and meets the Guidelines described in this report while providing opportunities for new development. An example of how additional density can be added while taking this approach is shown in the 2024 alternative demonstration plan included in Sections 2 and 5.

Compliance with Guidelines

Pre-design Activities

CLC engages with prospective developers through a pre-design phase of the development application process prior to a pre-submission consultation with City of Ottawa staff and a development application submission to the City of Ottawa. This pre-design phase is a standard and mandatory clause in all of CLC’s Agreements of Purchase and Sale. CLC will work with the developer on preliminary design and site plans to ensure compliance with the Guidelines, that there is sufficient documentation of the heritage conservation methodology, and that the proposal meets all technical site requirements to ensure a high-quality submission. A summary architectural briefing document that highlights the pre-design process is to be provided as part of the application to the City.

Development Application Review and Heritage Permit Process

A Heritage Impact Assessment (“HIA”) will be required at the Site Plan Control application stage when the rehabilitation and adaptive re-use of the site moves forward. The HIA should include an evaluation of the proposed alterations with reference to these Guidelines. Similarly, new development adjacent to the heritage buildings should refer to these Guidelines in evaluating any potential impacts arising from the heritage adjacency.

Obtaining permits under the Ontario Heritage Act will be required prior to construction.

2 PROPOSED MASTER PLAN

2.1 Description of the Proposed Master Plan

The proposed Master Plan contemplates the adaptation of the Campanile Campus as a new, mixed-use neighbourhood. The proposal involves the construction of new buildings, ranging in height up to nine storeys. The buildings are proposed to integrate a mix of retail and residential uses, including affordable housing. They are proposed to relate to publicly-accessible open space, and amenities.

The historic Campanile Campus, as a legible collection of built features, is proposed to be conserved at the heart of the site, and adapted with contemporary, compatible uses to meet new community needs. An example of how additional density can be added to the site is shown in the 2022 demonstration plan, which was included with the 2023 rezoning submission. Demonstration plans illustrate a potential built form distribution within the site. Building alterations or additions included in a demonstration plan are conceptual ideas and one potential option of many different potential options. Should a prospective developer decide to proceed, further details will be provided as part of a future Site Plan Control application.

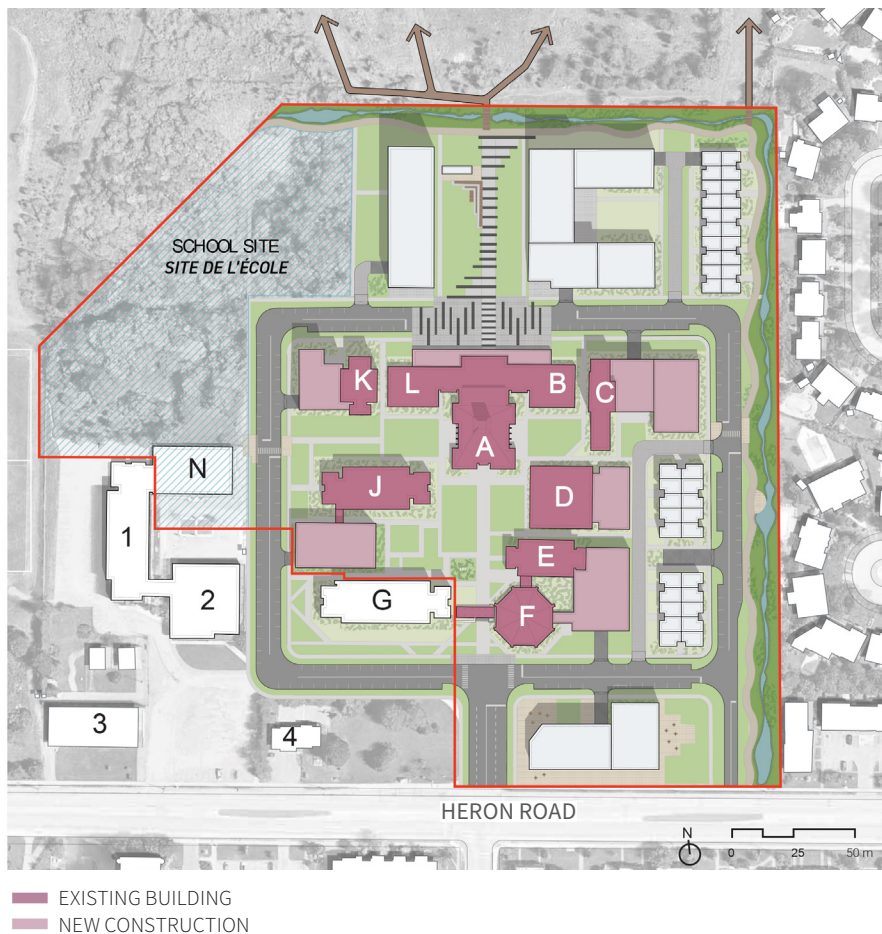


Figure 4. Demonstration plan included in 2023 rezoning submission (Stantec, 2022).

2.2 2024 Master Plan Update

The Master Plan was originally prepared and submitted as part of a 2023 rezoning submission. Subsequently, the Plan was revised and resubmitted in response to comments from the community and the City of Ottawa. The 2024 Master Plan update further refines the proposal, notably by allowing for more density across the site to increase the yield of housing, including the potential for additional development within the historic campus. The following two demonstration plans show two potential options for development on the site, the first with minimal intervention within the historic campus (preferred from a heritage perspective), and the second showing more new construction within the historic campus. The heights indicated are examples only.

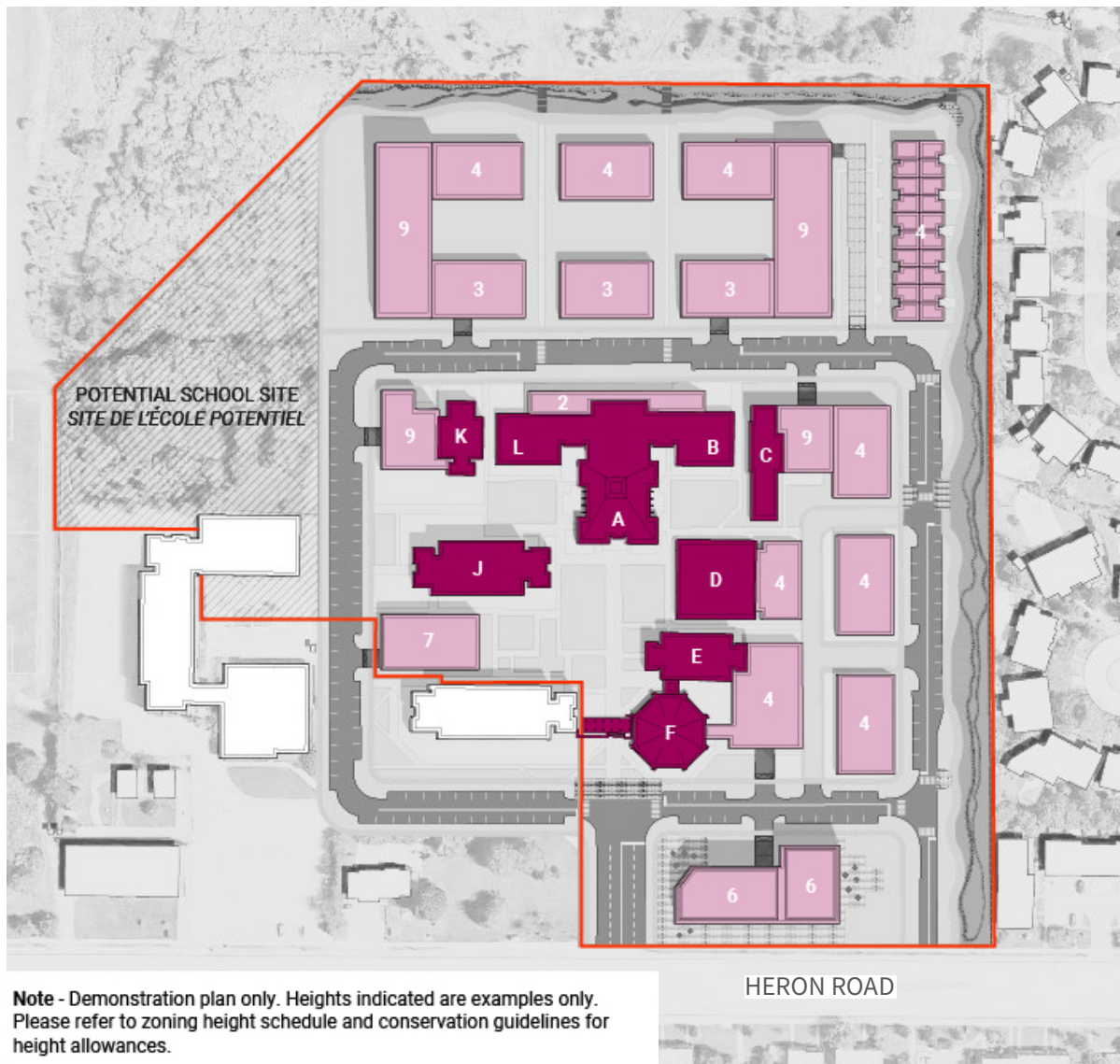


Figure 5. Updated demonstration plan showing minimal intervention within the historic campus (Stantec, 2024)

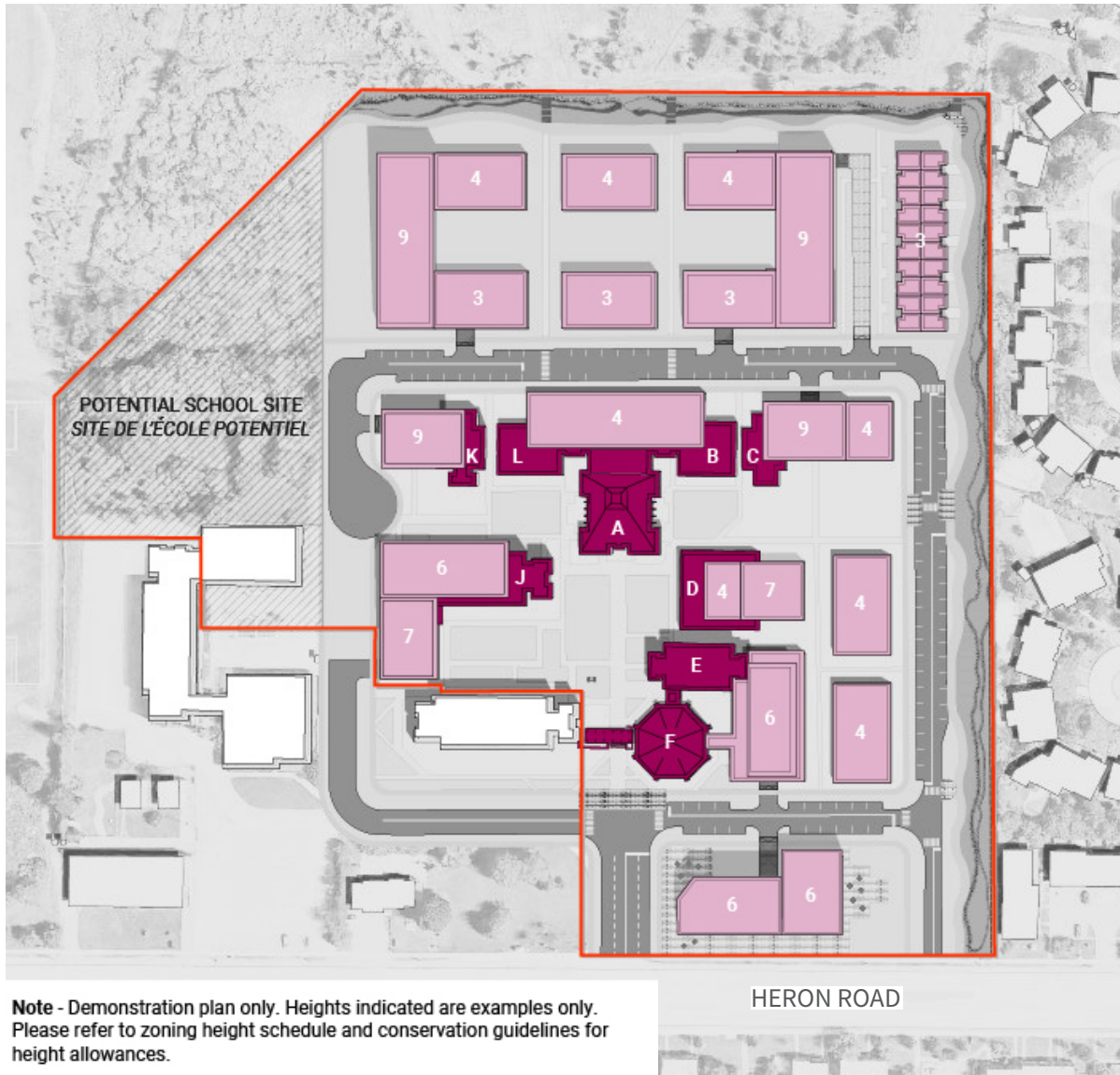


Figure 6. Alternative demonstration plan showing more new construction within the historic campus (Stantec, 2024)

3 HERITAGE CONSERVATION APPROACH

3.1 Conservation Approach

This proposal contemplates the adaptive reuse of a significant heritage property, including the collection of contributing buildings and landscape features that comprises the Campanile Campus. The proposal includes a substantial amount of density that is intended to activate the historic site as a new mixed-use development and finance the conservation of the site’s historic buildings. Potential new additions and alterations may be required to facilitate the adaptive re-use of the site.

These Guidelines build on the conservation strategy included in the 2023 Heritage Reports and divides the site into a series of zones, each with distinct and specific conservation design objectives explored in Section 4 of this report.

3.2 Conservation Framework

These Guidelines are informed by the following two documents:

- **Draft Statement of Cultural Heritage Value, 2024 (City of Ottawa)** The draft Statement of Cultural Heritage Value describes the heritage site, provides a statement of cultural heritage value, and identifies a set of heritage attributes that are expected to be conserved. ¹
- **Standards and Guidelines for the Conservation of Historic Places in Canada, 2010 (Parks Canada)** The S&Gs is Canada’s benchmark document on heritage conservation practice. It offers guidance for best-practice decision making when planning for, intervening on, and using historic places.

Draft Statement of Cultural Heritage Value, 2024 (City of Ottawa)

The draft Statement of Cultural Heritage Value prepared by the City of Ottawa includes the following statement of cultural heritage value for the property. A full copy of the draft Statement of Cultural Heritage Value which includes the list of heritage attributes that are expected to be conserved, is included in Appendix I².

Cultural Heritage Value

Design Value

The Campanile Campus, 1485-1495 Heron Road, has design value as a rare and representative example of a campus designed in the Modern style. Popular in Canada from the 1940s until the 1970s, Modernism was a worldwide movement in architecture that reflected a break from the highly ornamented and decorative styles of the past. The Modernist style was employed widely in all building typologies, but educational and religious campuses such as the Campanile campus provide particularly fine examples of the master planning often associated with large scale Modernist

¹ City of Ottawa staff are expected to recommend the property for designation according to the draft Statement of Cultural Heritage Value. The final Statement of Cultural Heritage Value may change based on a review by the Built Heritage Committee and City Council.

² The draft Statement of Cultural Heritage Value includes the St. Patrick’s Intermediate Catholic School (Building G) on the adjacent property at 1485 Heron Road, which is not owned by CLCL and does not form part of the development application.

projects in the postwar period. Campanile reflects the Modern style through its visual cohesiveness and its architectural expression including the use of flat roofs, rectilinear forms, rough red brick, smooth concrete, copper details, clerestory windows and limited ornamentation.

The design value of the complex also extends to its Modern site design which creates a carefully articulated functional arrangement related to the elements of a pedestrianized educational campus. True to the Modern style, the design also reflects the original function as a religious complex through its arrangement of buildings and its contemplative spaces such as the monastic and novitiate courtyards. The arrangement of the 12 buildings around a raised central quadrangle highlights the importance of the Chapel (Building A) as the central feature of the campus.

The Modern style can also be seen in the landscape design through its use of concrete, limited decorative elements and the integration of landscape elements into the overall visual cohesion of the site design. The concrete colonnaded entrance to the campus is highlighted by the namesake campanile, a prominent concrete bell tower and the tallest structure on the site. The landscape design also includes three courtyards, large limestone boulders, built-in benches, trees and shrubs, and concrete walkways and steps.

Campanile has design value as it displays a high degree of artistic merit, particularly in the use of a light well in the chapel (Building A) to reflect light and water patterns onto the sculpture of “Christ With Manna From Heaven” which was designed specifically for the space and emphasizes the building’s role in worship. Further, the use of dramatic copper roofs over Pavilions A and F, unique woven brick half walls in the courtyards, and concrete features such as the campanile, horizontal banding elements, and entrance colonnade help unify the architecture with a high degree of craftsmanship.

Historic or Associative Value

The Campanile campus has cultural heritage value for its direct association with the Soeurs de la Congregation de Notre Dame (CND) and the growth of Roman Catholic education in Ottawa. The CND was North America’s first women’s religious community, established in Montreal in 1657. The CND sent teachers to ByTown in 1868 and by the 1950s their activity in Ottawa was substantial enough to warrant a larger campus, leading them to purchase the property in 1959. The Campanile campus provided a home for the CND’s expanding presence in Ottawa as well as a new Roman Catholic school and its scale is symbolic of the organization’s important role in supporting a growing Catholic community in the region.

Campanile is also associated with the explosive growth in the federal public service in the post war period and the way in which training for these new public servants was addressed. The passage of the Official Languages Act of Canada in 1969 created a need for language training for federal public servants across the country and facilities were required to conduct this training. In 1973, the Campanile campus closed due to financial struggles and the federal government purchased the complex from CND with St. Patrick’s School (Building G) remaining as a school under separate

ownership. Between 1973 and 2014, the campus served as the Federal Study Centre, providing a variety of training for public servants from across the country.

The Campanile campus yields information that contributes to an understanding of reform in the Catholic Church in the 1960s, resulting from the Second Vatican Council. The objective of the reforms was to modernize the way parishioners participated in mass. The reforms were directly reflected in the modern design of the Campanile campus, especially demonstrated through the Chapel's simple decoration, open worship area, and emphasis of light on the altar which were intended to encourage the congregation to participate more fully in mass.

The Campanile campus demonstrates the work of local firm of Murray and Murray Architects and Town Planning Consultants in collaboration with Landscape Architect Peter Coe and artist Gerald Trottier. The campus is an excellent example of founder Timothy Murray's Modern institutional style found throughout several of his religious and educational commissions across Ottawa. The campus is one of Murray's earlier works and his largest commission. Gerald Trottier was an Ottawa artist and friend of Murray's who was responsible for the interior of the Chapel, including its integrated sculpture of "Christ With Manna From Heaven" above the altar. Trottier's work is synonymous with Murray's modern liturgical designs and was incorporated into many of Murray's religious commissions in Ottawa including St. Maurice and St. Basil's Churches. The early collaboration between the three local professionals helped achieve a campus that highlighted their individual strengths while achieving a cohesive design.

Contextual Value

The Campanile campus is historically linked to its surroundings as a representation of Ottawa's dramatic suburban growth in the post war period. Throughout the 1950s and 1960s, the National Capital Commission implemented French Urbanist Jacques Gréber's Plan for the National Capital, accelerating Ottawa's transformation from a compact, transit-dependent capital city into a decentralized, car-dependent capital region. While the land purchased by CNR from J.J. Heron for Campanile was on the outskirts of the city at the time, it soon became an area of significant suburban growth.

The campus has contextual value as it is visually linked to its surroundings. While it is a self-contained campus, its Modernist architectural character is compatible with the surrounding neighbourhood. The Herongate subdivision south of Campanile was constructed on the southside of Heron Road shortly after the campus was constructed. One of the subdivision's main access roads, Baycrest Drive, was designed to align with Campanile's entrance driveway, extending the axial views towards the campus' campanile tower and the chapel's dominant copper roof.

Standards and Guidelines for the Conservation of Historic Places in Canada, 2010 (Parks Canada)

The S&Gs outlines a conservation decision-making process, which moves from understanding a historic place, to planning for it, to intervening in it. The current project sits within the planning phase: the site has already been understood and documented through reporting and a draft municipal Statement of Cultural Heritage Value. The S&Gs notes that the planning stage is the time to determine the Primary Conservation Treatment; review the S&G Standards; and follow the S&G Guidelines.

The Primary Conservation Treatment is selected from three options:

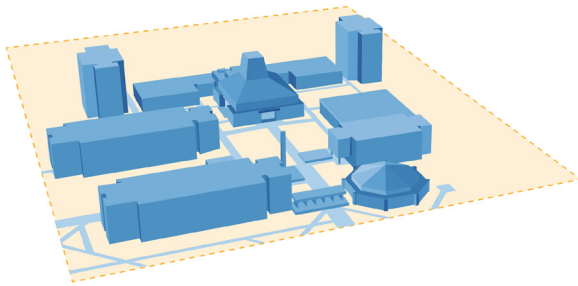
- Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;
- Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value;
- Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

Most projects involve aspects of more than one conservation treatment, but a project will generally fall under one primary treatment. In the case of the Campanile Campus, where historic resources are being adapted for reuse within a contemporary development, rehabilitation is selected as the primary conservation treatment.

While the Standards from the S&Gs provide the broader philosophical basis for conservation, the S&G Guidelines provide more specific guidance for the conservation of different types of features that may be identified as heritage attributes. The twelve rehabilitation Standards from the S&Gs can be found in Appendix II.

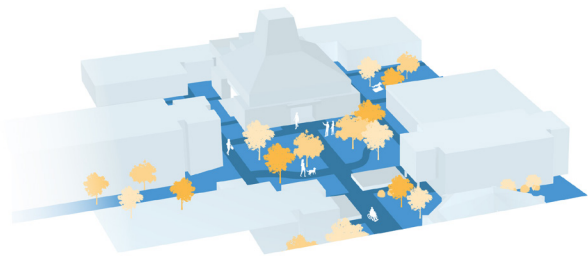
3.3 Campanile Campus Conservation Goals

Four key site-wide goals have been identified as the baseline of the conservation approach. Any future development application should demonstrate that it is achieving these goals.



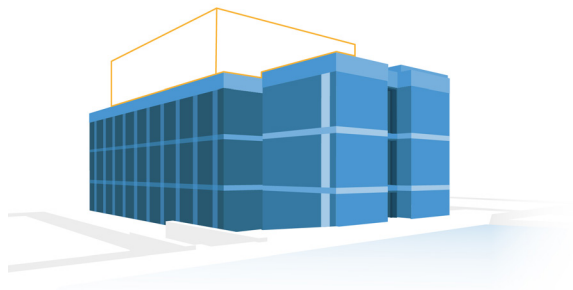
1.

Conserve the historic Campanile Campus as a cohesive ensemble of building and landscape features.



2.

Rehabilitate the site and its buildings to create a vibrant mixed-use community with many open spaces in a manner that celebrates the heritage value of the property.



3.

Respond thoughtfully to historic resources in the design and location of new construction, with compatible and sensitive built form that allows resources to remain prominent. New construction will be appropriately integrated with the historic campus, complement the retained structures and the history of the site.



4.

Interpret the unique history of the site in publicly accessible spaces on site so that it can be understood within its larger context.

4 CONSERVATION DESIGN GUIDELINES

The conservation principles and guidelines are intended to inform how conservation, alterations and development occurs on the site. The guidelines are intended to be used by CLC, prospective developers and the City of Ottawa in reviewing proposals for the site.

4.1 Conservation Principles

The following conservation principles are intended to assist the implementation of the direction set out in the Master Plan, interpreting the S&Gs in the language of architecture and urban design.

RETENTION OF IDENTIFIED HERITAGE ATTRIBUTES

The heritage value of the property is conveyed through its identified heritage attributes. Interventions should be designed to conserve heritage attributes and should adopt a minimal intervention approach. When impacts to heritage attributes are unavoidable, mitigation measures are required to minimize physical and visual impacts.

COMPATIBLE / SUBORDINATE / DISTINGUISHABLE

The following concepts should govern any feature of the rehabilitation of the heritage buildings.

- *Compatible*: Able to coexist. In built form, this suggests that some features of a contributing buildings or landscape features and the new construction are relatable or in dialogue.
- *Subordinate*: Implies being respectful, and not overwhelming or competing with a contributing building or landscape feature and its heritage attributes.
- *Distinguishable*: Recognizable as different. This suggests that exact duplication of heritage features is not recommended. New work must be legible, that is recognizable, as different to the trained eye. This principle appears to be in conflict with compatibility, but the intention of combining all three terms is that a balanced approach must be achieved, and as such, it may not be possible to fully address all principles equally.

New construction is to be distinguishable and of its time. Contemporary solutions that do not repeat features of the contributing building or landscape feature are desirable, however, this does not preclude references to massing, placement and features of the heritage resource. Such references can be achieved through compatibility, but also through contrast which supports distinguishability.

SOLIDITY / PROPORTION / SCALE

- *Solidity* of a building relates to the relationship of solid elements, such as walls, to void elements, like windows, as well as the materials used. New adjacent construction should be compatible with or contrast with the solidity of the heritage buildings.
- *Proportion* refers to an ideal relationship in size or degree between one thing and another, or between parts and whole. New adjacent construction should respond to the proportions of the existing building.
- *Scale* relates to the proportional relationship between an object and its surroundings generally, and more specifically the height and width of a building and its divisions into bays and storeys. The heritage buildings within the Campanile Campus have a scale that is different than the anticipated scale of some of the new development in the vicinity. The scale of the existing heritage buildings should inform the scale of new adjacent construction into components that respond, but do not strictly mimic, the scale of the heritage buildings.

HEIGHT

If new additions or adjacent construction differs in height from the heritage buildings, there should be a transition, or step down in height, to respond to the heritage buildings. For new adjacent development, step backs should be used on the elevations that interface with the heritage buildings to address principles such as proportion, scale, and the datum lines of the heritage buildings. Step backs are not required to be employed at a height exactly matching or lower than that of the heritage buildings.

Within the Campanile Campus, new construction should be sensitive to the site's original pattern of height distribution and balanced variation on either side of the central axis aligning with the Chapel, which is not always symmetrical. This includes a layered composition, with greater height concentrated to the north.

ACCESSIBILITY

Alterations required to make the heritage buildings fully accessible to future users may include the installation of elevators, ramps, modifications to doorways or other openings to facilitate ease of access, and other changes. As directed by the S&Gs, such alterations should seek to have minimal impact on heritage attributes, although it is acknowledged that in certain cases, some degree of impact is unavoidable and, in fact, desirable to achieve universal accessibility.

MATERIALITY

Additions to heritage buildings, or new construction adjacent to the heritage buildings should use materials that complement the heritage resource and yet are distinguishable as contemporary. Attempting to extrapolate the materiality of the heritage buildings onto new construction is generally not appropriate. Contrast in materiality can be achieved by incorporating a varied tonality of like materials. The use of high-quality, contemporary materials on new construction can help enhance the prominence of the heritage resource.

Within the Campanile Campus, consideration should be given to how the campus is legible as a cohesive ensemble; a material palette should be developed for new construction that complements the existing palette. The materials should be contemporary and high quality, in keeping with the existing standard. In this case, a clearly contemporary application of brick may be appropriate such as brick walls with a texture or pattern distinct from the 1960s construction.

4.2 Conservation Design Guidelines

Conservation Intent by Zone

Based on the values outlined in the draft Statement of Cultural Heritage Value, the Guidelines conceptualize the site as a set of four zones, each with distinct and specific conservation design objectives.



Zone A: Campus Core
INTENT: TO HIGHLIGHT THE CHAPEL AND CENTRAL AXIS AS THE DEFINING CENTREPIECE OF THE HERITAGE CAMPUS.

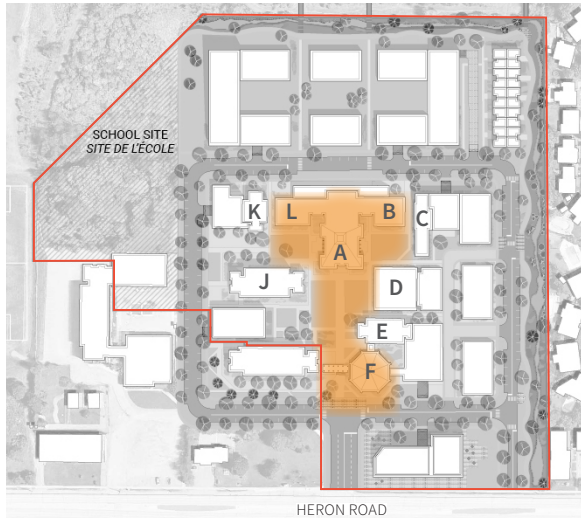
Zone B: Campus
INTENT: TO REHABILITATE AND ACTIVATE THE CAMPUS CORE AND ITS ADJACENT RESOURCES BY RETAINING AND ADAPTING THE HERITAGE RESOURCES.

Zone C: Campus Edge
INTENT: TO INTEGRATE THE HERITAGE RESOURCES WITH NEW CONSTRUCTION AND PROVIDE A SENSITIVE TRANSITION BETWEEN NEW AND OLD, PROVIDING AN APPROPRIATE VISUAL BACKDROP TO THE CAMPUS CORE.

Zone D: New Construction
INTENT: TO ACTIVATE THE OUTER EDGES OF THE SITE WITH NEW DEVELOPMENT WHICH RESPONDS TO THE ORIGINAL DESIGN PRINCIPLES OF THE HISTORIC CAMPUS.

Figure 7. Heritage Zones (Stantec, 2024; annotated by ERA).

ZONE A: Campus Core



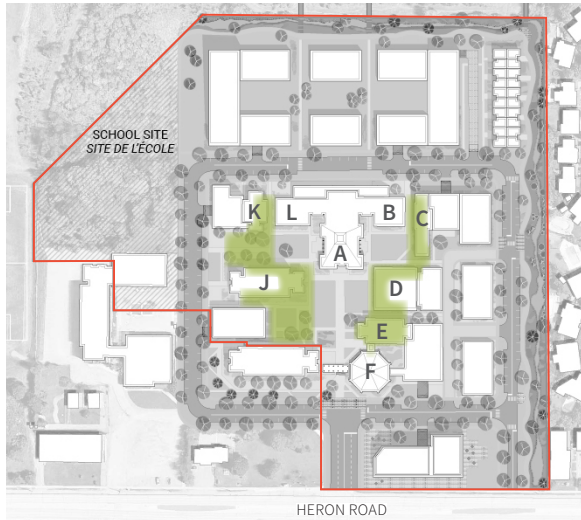
INTENT:

TO HIGHLIGHT THE CHAPEL AND CENTRAL AXIS AS THE DEFINING CENTREPIECE OF THE HERITAGE CAMPUS.

Guidelines

1. Development in Zone A should be minimized to maintain the visual cohesiveness of the original design with its Modernist architectural character and use of consistent materials and formal expression across buildings and landscape elements.
2. Zone A should be maintained to highlight the central axis of the heritage campus as a key public space and centrepiece of the new site design.
 - Alterations should maintain the primacy of the central axis running north from Building F and the entrance canopy to Building A (Chapel) and Buildings B and L, including the central quadrangle and the two quadrangles to the east and west of Building A.
3. Heritage buildings in Zone A should be retained.
 - Conserve Building A (Chapel) including its interior attributes, adjoining wings (Buildings L and B), and Building F as essential components of the Campanile Campus.
4. Landscape features in Zone A should be retained.
 - Conserve the entrance canopy, three quadrangles, Campanile bell tower, brick screen walls, pathways and planters as essential components of the Campanile Campus.
 - Conserve the entry sequence to Zone A framed by the entrance canopy, Building F and the Campanile bell tower.
 - Conserve the area around Building A (Chapel) to the south, east and west as open space to conserve the legibility of its relationship to the surrounding historic buildings, including the variety of exterior spaces.
5. Heritage buildings in Zone A, which should be conserved, are candidates for rehabilitation and adaptation for compatible new uses, restoring their heritage attributes and activating the buildings with contemporary programs.
6. Interventions including new openings, should be minimal and reversible where possible, conserving the essential form and integrity of the original building.
7. Conserve the silhouette of the roof of Building A (Chapel) in the axial view looking north from the campus entrance at the entrance canopy.
8. Provide interpretation to commemorate the cultural heritage value and narratives of the site.

ZONE B: Campus



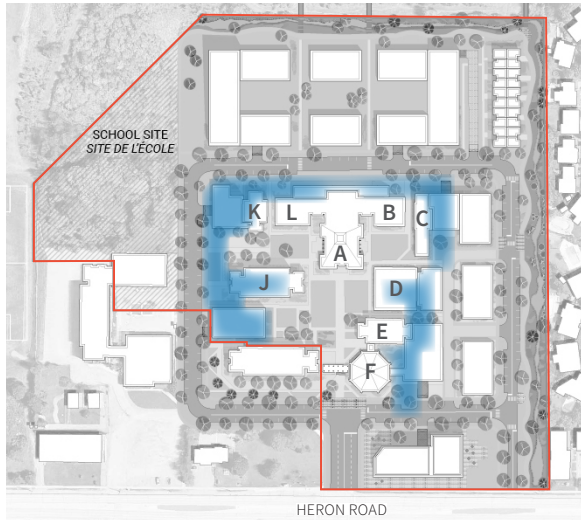
INTENT:

TO REHABILITATE AND ACTIVATE THE CAMPUS CORE AND ITS ADJACENT RESOURCES BY RETAINING AND ADAPTING THE HERITAGE RESOURCES.

Guidelines

1. Maintain Zone B to frame and define the edges of Zone A, and to help define the overall character of the historic campus, notably as a visually unified complex with a distinct sense of place reflecting Modern campus design.
2. Development in Zone B should retain significant portions of the heritage buildings to maintain the primacy of Zone A, frame outdoor spaces, and maintain the sense of a self-contained environment.
3. Heritage buildings in Zone B are candidates for rehabilitation and adaptation for compatible new uses, restoring their heritage attributes and activating the buildings with contemporary programs.
4. The scale of the heritage buildings should inform the scale of new adjacent construction into components that are similar and respond to, but do not strictly mimic, the scale or height of the heritage buildings.
 - Any addition to a heritage building in Zone B should be limited to a maximum of 3 storeys taller than the heritage building that is being rehabilitated. Additional height can be considered provided there are setbacks.
 - Setbacks above heritage buildings should be a minimum of 3 metres deep.
5. New additions that connect to heritage buildings should align floor levels with heritage buildings wherever possible.
6. New construction should be designed in a manner that maintains spaces between heritage buildings and the legibility of individual buildings as component parts of an historic collection. New construction should conserve the legibility of the original form and massing.
7. Interventions including new openings, should be minimal and reversible where possible, conserving the essential form and integrity of the original building.
8. Any additions to historic buildings should be designed to be compatible, subordinate and distinguishable. This can be achieved through form, massing, and materials among others. New construction should be of its time, but should demonstrate an understanding of and should respond to the 1960s Modernism of the original complex.
9. The arrangement and massing of new buildings should respond to and complement the heritage buildings, sensitive to the original design principles of the heritage campus, including its balanced asymmetry, the primacy of Building A around which all other buildings are arranged, and the interplay between indoor and outdoor spaces.

ZONE C: Campus Edge



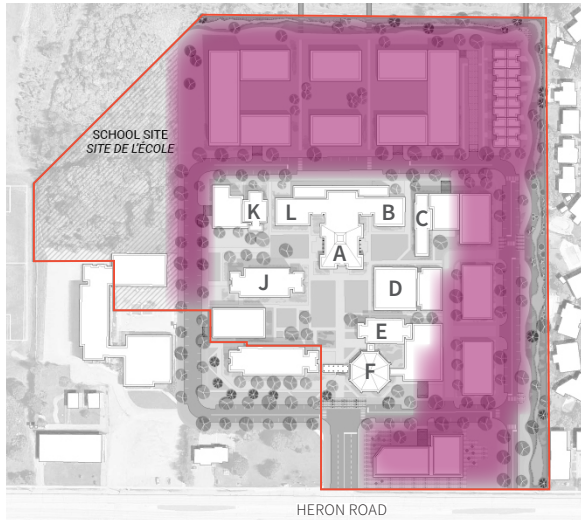
INTENT:

TO INTEGRATE THE HERITAGE RESOURCES WITH NEW CONSTRUCTION AND PROVIDE A SENSITIVE TRANSITION BETWEEN NEW AND OLD, PROVIDING AN APPROPRIATE VISUAL BACKDROP TO THE CAMPUS CORE.

Guidelines

1. Heritage buildings in Zone C are candidates for rehabilitation and adaptation for compatible new uses, restoring their heritage attributes and activating the buildings with contemporary programs.
2. The scale of the existing heritage buildings should inform the scale of new adjacent construction into components that are similar and respond to, but do not strictly mimic, the scale or height of the heritage buildings.
 - Heritage buildings in Zone C are candidates for rehabilitation and adaptation for compatible new uses, activating the buildings with contemporary programs.
3. New additions that connect to heritage buildings should align floor levels with heritage buildings wherever possible.
4. Any additions to historic buildings should be designed to be compatible, subordinate and distinguishable. This can be achieved through form, massing, and materials among others. New construction should be of its time, but should demonstrate an understanding of and should respond to the 1960s Modernism of the original complex.
5. New construction in Zone C should avoid impinging on the view of the silhouette of the roof of Building A (Chapel) in the axial view looking north from the campus entrance.
6. The arrangement and massing of new buildings should respond to and complement the heritage buildings, sensitive to the original design principles of the heritage campus, including its balanced asymmetry, the primacy of Building A around which all other buildings are arranged, and the interplay between indoor and outdoor spaces.

ZONE D: New Construction



INTENT:

TO ACTIVATE THE OUTER EDGES OF THE SITE WITH NEW DEVELOPMENT WHICH RESPONDS TO THE ORIGINAL DESIGN PRINCIPLES OF THE HISTORIC CAMPUS.

Guidelines

1. Leverage the space outside Zones A, B and C for higher-density new construction to support the site's conservation. Development in Zone D should be permitted up to the maximum height permitted by the zoning bylaw.
2. Existing buildings in Zone D may be demolished given that they were not found to have cultural heritage value.
3. New construction in Zone D should be designed to be compatible, subordinate and distinguishable from heritage buildings. This can be achieved through form, massing, and materials among others.
4. New construction in Zone D should avoid impinging on the view of the silhouette of the roof of Building A (Chapel) in the axial view looking north from the campus entrance
5. The arrangement and massing of new buildings should respond to and complement the heritage buildings, sensitive to the original design principles of the heritage campus, including its balanced asymmetry and the interplay between indoor and outdoor spaces

5 DEMONSTRATION PLAN

An alternative demonstration plan for the Campanile Campus has been included in the Guidelines to illustrate a potential built form distribution within the site that explores a larger amount of intervention to contributing buildings and landscapes. The demonstration plan shows one option for how additional density can be added while applying the Guidelines and conserving the cultural heritage value of the property. This redevelopment option includes façade retention, selective demolition and additional height on heritage building footprints.

As noted above, building alterations or additions included in the demonstration plan are conceptual ideas and one potential option of many different potential options that could meet the Guidelines, subject to the heritage permit process under the Ontario Heritage Act. Should a prospective developer decide to proceed, further details will be provided as part of a future Site Plan Control application.



Figure 8. Aerial view of demonstration plan (Stantec, 2024).



Figure 9. Aerial view of demonstration plan (Stantec, 2024).



Figure 10. Eye-level view of the demonstration plan, looking northeast (Stantec, 2024).



Figure 11. Eye-level view of the demonstration plan, looking north (Stantec, 2024).



Figure 12. Eye-level view of the demonstration plan, looking northwest (Stantec, 2024).

6 PRECEDENTS

This section is intended to highlight precedents of past and ongoing adaptive re-use projects that have successfully integrated heritage conservation objectives with new building programmes. These precedents have been included for their relevance to the Campanile Campus, and as demonstrations of adaptive re-use initiatives applying the conservation approach of rehabilitation. Although these precedents are borne out of their site-specific contexts, they are instructive examples intended to demonstrate other adaptive re-use initiatives for similarly-sized buildings. Ultimately, the adaptive re-use of the Campanile Campus will respond to the unique physical context of the site.

Innovation Centre at Bayview Yards Ottawa, Ontario



- Rehabilitation of 1940s brick and concrete building
- Largely reuses the existing footprint, with moderate rear addition
- Consideration of courtyard conditions and landscape

Booth Street Campus Ottawa, Ontario



- Redevelopment plan including partial retention and new construction
- Campus setting, with landscape and courtyard integration
- Mixed-use programming, and introduction of density to the site
- Variety of retention and reuse strategies used across project

Distillery District Toronto, Ontario



- Mixed-use complex
- Massing in a variety of scales and forms
- Includes courtyards, alleyways
- Range of conservation strategies includes reuse of existing footprints and new construction

Princeton School of Architecture Princeton, New Jersey



- Contemporary renovation and expansion of 1960s era concrete and brick building
- Institutional campus context
- Form of addition draws from existing

Carleton Campus: Canal Building Ottawa, Ontario



- Contemporary construction adjacent to 1960s era concrete and brick building
- Institutional campus context
- Materiality and expression of new construction draws from existing
- Creation of courtyard conditions

Carleton Campus: Engineering Design Building Ottawa, Ontario



- Contemporary addition to 1960s era concrete and brick building
- Institutional campus context
- Form of contemporary addition draws from existing

7 CONCLUSION & NEXT STEPS

These Guidelines are intended to provide guidance for potential future alterations to the contributing buildings and landscape features within the Campanile Campus, as well as for new construction in the vicinity of the buildings. The Guidelines are meant to provide a degree of flexibility to make alterations to the buildings to facilitate their adaptive re-use, while setting out conservation principles to ensure that any alterations conserve their heritage integrity, maintaining the heritage value and key heritage attributes of the Campanile Campus, while enabling significant intensification. The new development should reinforce the legibility of the complex and its attributes, and be physically and visually compatible. Overall, the proposed conservation will permit the long-term development of the Campanile Campus through balanced intensification that directs growth towards the areas most appropriate for change. The conservation approach will help achieve a built form that is compatible with the historic property, while contributing to the creation of a vibrant, mixed-use community.

Future Heritage Reporting

A Heritage Impact Assessment (“HIA”) will be required at the Site Plan Control application stage when the rehabilitation and adaptive re-use of the site moves forward. The HIA should include an evaluation of the proposed alterations with reference to these Guidelines. Similarly, new development adjacent to the heritage buildings should refer to these Guidelines in evaluating any potential impacts arising from the heritage adjacency. Further, obtaining permits under the Ontario Heritage Act will be required prior to construction.

APPENDICES

Appendix I - Draft Statement of Cultural Heritage Value and Heritage Attributes (City of Ottawa)

Description of Property

The Campanile Campus, also known as the Federal Study Centre is an educational and religious campus including 12 buildings and the associated landscape elements constructed between 1963 and 1966. The campus also includes St. Patrick's Intermediate Catholic School which was constructed as part of the original campus and later severed. The property is located at 1485-1495 Heron Road, on the north side of Heron Road in Ottawa's Alta Vista neighbourhood.

Cultural Heritage Value

Design Value

The Campanile Campus, 1485-1495 Heron Road, has design value as a rare and representative example of a campus designed in the Modern style. Popular in Canada from the 1940s until the 1970s, Modernism was a worldwide movement in architecture that reflected a break from the highly ornamented and decorative styles of the past. The Modernist style was employed widely in all building typologies, but educational and religious campuses such as the Campanile campus provide particularly fine examples of the master planning often associated with large scale Modernist projects in the postwar period. Campanile reflects the Modern style through its visual cohesiveness and its architectural expression including the use of flat roofs, rectilinear forms, rough red brick, smooth concrete, copper details, clerestory windows and limited ornamentation.

The design value of the complex also extends to its Modern site design which creates a carefully articulated functional arrangement related to the elements of a pedestrianized educational campus. True to the Modern style, the design also reflects the original function as a religious complex through its arrangement of buildings and its contemplative spaces such as the monastic and novitiate courtyards. The arrangement of the 12 buildings around a raised central quadrangle highlights the importance of the Chapel (Building A) as the central feature of the campus.

The Modern style can also be seen in the landscape design through its use of concrete, limited decorative elements and the integration of landscape elements into the overall visual cohesion of the site design. The concrete colonnaded entrance to the campus is highlighted by the namesake campanile, a prominent concrete bell tower and the tallest structure on the site. The landscape design also includes three courtyards, large limestone boulders, built in benches, trees and shrubs, and concrete walkways and steps.

Campanile has design value as it displays a high degree of artistic merit, particularly in the use of a light well in the chapel (Building A) to reflect light and water patterns onto the sculpture of "Christ With Manna From Heaven" which was designed specifically for the space and emphasizes the building's role in worship. Further, the use of dramatic copper roofs over Pavilions A and F, unique woven brick half walls in the courtyards, and concrete features such as the campanile, horizontal banding elements, and entrance colonnade help unify the architecture with a high degree of craftsmanship.

Historic or Associative Value

The Campanile campus has cultural heritage value for its direct association with the Soeurs de la Congregation de Notre Dame (CND) and the growth of Roman Catholic education in Ottawa. The CND was North America's first women's religious community, established in Montreal in 1657. The CND sent teachers to ByTown in 1868 and by the 1950s their activity in Ottawa was substantial enough to warrant a larger campus, leading them to purchase the property in 1959. The Campanile campus provided a home for the CND's expanding presence in Ottawa as well as a new Roman Catholic school and its scale is symbolic of the organization's important role in supporting a growing Catholic community in the region.

Campanile is also associated with the explosive growth in the federal public service in the post war period and the way in which training for these new public servants was addressed. The passage of the Official Languages Act of Canada in 1969 created a need for language training for federal public servants across the country and facilities were required to conduct this training. In 1973, the Campanile campus closed due to financial struggles and the federal government purchased the complex from CND with St. Patrick's School (Building G) remaining as a school under separate ownership. Between 1973 and 2014, the campus served as the Federal Study Centre, providing a variety of training for public servants from across the country.

The Campanile campus yields information that contributes to an understanding of reform in the Catholic Church in the 1960s, resulting from the Second Vatican Council. The objective of the reforms was to modernize the way parishioners participated in mass. The reforms were directly reflected in the modern design of the Campanile campus, especially demonstrated through the Chapel's simple decoration, open worship area, and emphasis of light on the altar which were intended to encourage the congregation to participate more fully in mass.

The Campanile campus demonstrates the work of local firm of Murray and Murray Architects and Town Planning Consultants in collaboration with Landscape Architect Peter Coe and artist Gerald Trottier. The campus is an excellent example of founder Timothy Murray's Modern institutional style found throughout several of his religious and educational commissions across Ottawa. The campus is one of Murray's earlier works and his largest commission. Gerald Trottier was an Ottawa artist and friend of Murray's who was responsible for the interior of the Chapel, including its integrated sculpture of "Christ With Manna From Heaven" above the altar. Trottier's work is synonymous with Murray's modern liturgical designs and was incorporated into many of Murray's religious commissions in Ottawa including St. Maurice and St. Basil's Churches. The early collaboration between the three local professionals helped achieve a campus that highlighted their individual strengths while achieving a cohesive design.

Contextual Value

The Campanile campus is historically linked to its surroundings as a representation of Ottawa's dramatic suburban growth in the post war period. Throughout the 1950s and 1960s, the National Capital Commission implemented French Urbanist Jacques Gréber's Plan for the National Capital, accelerating Ottawa's transformation from a compact, transit-dependent capital city into a decentralized, car-dependent capital region. While the land purchased by CND from J.J. Heron for Campanile was on the outskirts of the city at the time, it soon became an area of significant suburban growth.

The campus has contextual value as it is visually linked to its surroundings. While it is a self-contained campus, its Modernist architectural character is compatible with the surrounding neighbourhood. The

Herrington subdivision south of Campanile was constructed on the southside of Heron Road shortly after the campus was constructed. One of the subdivision's main access roads, Baycrest Drive, was designed to align with Campanile's entrance driveway, extending the axial views towards the campus' campanile tower and the chapel's dominant copper roof.

Description of Heritage Attributes

Overall Campus

Those attributes that reflect the Campanile campus as a visually unified complex with a distinct sense of place reflecting Modern campus design:

- Features typical of Modern architecture including:
 - Strong horizontality balanced with vertical elements (towers, campanile and spire of the chapel)
 - Clear exterior expression of the structural system expressed in the engaged pillars, pilotis, deep overhangs, horizontal floor plates and concrete cornices with water spouts
 - Highly textured exterior façades created by alternating solids and voids and combining smooth concrete and rough textured brick
 - Minimal decoration
 - Use of a common palette of high quality materials including red mottled brick, smooth white concrete and copper
- The strong visual relationship between the buildings as well as the landscaped courtyards which creates a sense of a self-contained environment
- Arrangement of the buildings around the courtyards, creating an interplay between indoor and outdoor spaces
- Circulation routes including exterior pathways and at grade passageways.
- Concrete campanile located in the central courtyard
- Concrete canopied entrance to the campus
- Arrangement of three quadrangles, connected by concrete walkways, ramps, walls and steps
- Creation of a variety of spaces through open lawns and intimate screened courtyards using woven brick screen walls
- Variations in the landscape design created by changes in topography, areas of open lawn, a variety trees, shrubs and ground cover and use of limestone boulders for visual interest
- Integrated benches around light wells
- Raised and sunken concrete planters
- Primacy of the chapel around which all other buildings are arranged
- Axial view from the campus entrance towards and terminating at the Chapel (Building A), creating an unimpeded view, including the silhouette of the roof.

Building by Building Description of Attributes

Building A (Chapel)

- Location at the centre of the site, reflecting its importance as the spiritual centre of the campus
- Massive, floating truncated offset pyramidal roof clad in copper
- Rough textured, mottled red brick
- Limited fenestration with narrow, vertically oriented irregularly spaced windows
- Entrances on the south, east and west sides, reflecting the different groups of users- sisters, novices and students.

- Main entrance (south) including:
 - Central double doors flanked by large windows
 - Copper clad flat roofed canopy
- East and west entrances including:
 - Central doorway
 - Wide concrete banding
 - Flanking horizontally oriented window openings with spandrel panels separated by concrete buttresses
- Clerestory windows which reflect light from water collected in the exterior trough
- Interior features including:
 - The central plan, reflecting the theological and liturgical changes arising from the Second Vatican Council
 - The lantern above the altar that allows light to reflect on the water collected in a narrow trough at the roofline
 - Exposed smooth concrete interior of the pyramidal roof
 - Low brick walls creating a circulation route
 - 1963 “Christ with Manna from Heaven” sculpture by Gerald Trottier

Buildings B and L

- Location and arrangement as single storey wings, flanking the chapel to the east and west
- Recessed, single storey glazed passageways with wooden fins linking the buildings to Buildings A, C, and K
- Rough textured, mottled red brick cladding
- Regularly spaced rectangular window openings
- Flat, mansard-like corrugated metal roofs

Buildings C and K

- Six storey rectangular massing composed of a recessed first storey topped by a narrow band of windows and a wide concrete band with five additional storeys appearing to float above
- Flat roofs
- Concrete base
- Rough textured, mottled red brick cladding
- Smooth concrete banding between floors
- Rectangular, evenly spaced, deeply recessed window openings

Building D

- Single storey square massing with heavy, smooth concrete, overhanging flat roof
- Clerestory windows
- Rough textured, mottled red brick cladding
- Regularly placed brick pilasters
- Lack of ornamentation and limited fenestration

Building E

- Three storey rectangular massing with flat roof that narrows at the east and west ends of the building
- Rough textured, mottled red brick cladding

- Smooth concrete horizontal banding between storeys and wide concrete cornice
- Vertically oriented, regularly spaces window openings
- Main entrance facing the courtyard, recessed under the cantilevered upper storeys supported on pilotis
- One storey passageways to the north and south, connecting to the gym and auditorium (Buildings D and F)

Building F

- Location at the front of the property, visible from Heron Road, flanking the entrance to the campus
- Octagonal form with heavy, corrugated copper roof
- Rough textured, mottled red brick cladding with smooth concrete accents
- Lack of fenestration on the south façades, facing Heron Road
- High, well lit foundation on the north, east and west allowing light into the interior and giving the appearance that the solid building is floating
- Interior features reflecting its use as an auditorium including the rich, dark red brick walls and warm wood accents

Buildings H and I

- Location and footprint, creating the western edge to the sunken courtyard

Buildings G and J

- Three storey massing with flat roofs
- Rough textured, mottled red brick cladding
- Smooth concrete horizontal banding between storeys and heavy concrete cornice
- Vertically oriented, regularly spaces window openings
- Stepped entrance bays at the east and west ends, containing the stairwells

Exclusions

All buildings at 1485 Heron Road with the exception of Building G (St. Patrick's Intermediate School) are excluded from the designation.

At 1495 Heron Road, Buildings M and N are excluded from the designation. With the exception of the attribute related to footprint and location outlined above, Buildings H and I are not contemplated for retention.

All interiors are excluded from the designation with the exception of the interior attributes outlined for the Chapel, Building A.

Appendix II - Rehabilitation Standards for the Conservation of Historic Places in Canada

The following 12 standards from the Parks Canada *Standards & Guidelines for the Conservation of Historic Properties in Canada* apply when carrying out the **REHABILITATION** of a heritage resource.

General Standards for Preservation, Rehabilitation and Restoration

[1] Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character defining elements*. Do not move a part of an historic place if its current location is a character-defining element.

[2] Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.

[3] Conserve *heritage value* by adopting an approach calling for *minimal intervention*.

[4] Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

[5] Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.

[6] Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

[7] Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

[8] Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.

[9] Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

[10] Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.

[11] Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

[12] Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

DEFINITIONS

Character Defining Elements: The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historical place, which must be retained in order to preserve its heritage value.

Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Historic Place: A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Intervention: Any action, other than demolition or destruction, that results in a physical change to an element of a historic place.

Minimal Intervention: The approach that allows functional goals to be met with the least physical intervention.

Prototype: An original model on which something is patterned.

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation”, “Rehabilitation”, “Restoration”, or a combination of these actions or processes. (Standards and Guidelines for the Conservation of Historic Places in Canada)

ERA