

**Subject: Designation of the Campanile Campus, 1485 and 1495 Heron Road  
under Part IV of the *Ontario Heritage Act***

**File Number: ACS2024-PDB-RHU-0073**

**Report to Built Heritage Committee on 8 October 2024  
and Council 30 October 2024**

**Submitted on September 26, 2024 by Court Curry, Manager, Right of Way,  
Heritage, and Urban Design Services, Planning, Development and Building  
Services**

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**Ward: Alta Vista (18)**

**Objet : Désignation du Campus Campanile, situé aux 1485 et 1495, chemin  
Heron, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario***

**Dossier : ACS2024-PDB-RHU-0073**

**Rapport au Comité du patrimoine bâti**

**le 8 octobre 2024**

**et au Conseil le 30 octobre 2024**

**Soumis le 26 septembre 2024 par Court Curry, Gestionnaire, Services des  
emprises, du patrimoine, et du design urbain, Direction générale des services de  
la planification, de l'aménagement et du bâtiment**

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**Quartier: Alta Vista (18)**

## REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

1. Issue a Notice of Intention to Designate the Campanile Campus, 1485 and 1495 Heron Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5
2. Adopt the Conservation Design Guidelines, prepared by ERA Architects Inc, attached as Document 7, for use in evaluating future applications under the *Ontario Heritage Act* for 1495 Heron Road.

## RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande ce qui suit au Conseil:

1. Publier un avis d'intention de désigner le Campus Campanile, situé aux 1485 et 1495, chemin Heron, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de la valeur sur le plan du patrimoine culturel faisant l'objet du document 5.
2. Adopter les lignes directrices en matière de conception pour la conservation, élaborées par ERA Architects Inc. et faisant l'objet du document 7 ci-joint, qui serviront à l'évaluation des futures demandes présentées aux termes de la *Loi sur le patrimoine de l'Ontario* et visant le 1495, chemin Heron.

## EXECUTIVE SUMMARY

This report recommends the issuance of the Notice of Intention to Designate the former Campanile Campus at 1485 and 1495 Heron Road under Part IV of the *Ontario Heritage Act* (OHA). The proposed designation includes 12 buildings arranged around three courtyards and a central quadrangle. The complex was constructed between 1963 and 1966 and meets seven of the nine criteria for designation under the OHA. The proposed designation is associated with a Zoning By-law Amendment application that will be considered by Council concurrently with the designation.

In addition to the recommendation to designate, staff recommend that Council adopt the Conservation Design Guidelines for use in evaluating future applications under the *Ontario Heritage Act* for the property at 1495 Heron Road. These guidelines were developed through the development review process and will be a useful companion to the designation by-law.

No specific public consultation was undertaken related to the recommendations of this

report, however the property owner and the City have undertaken public consultation related to the development of the Master Plan for the site and the proposed Zoning By-law Amendment. The properties are owned by Canada Lands Corporation and the Ottawa Catholic School Board.

## **RÉSUMÉ**

Le présent rapport recommande la publication de l'avis d'intention de désigner l'ancien Campus Campanile, situé aux 1485 et 1495, chemin Heron, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario* (LPO). La désignation proposée concerne 12 bâtiments répartis autour de trois cours et d'un quadrilatère central. Ce complexe, construit de 1963 à 1966, répond à sept des neuf critères de désignation en vertu de la LPO. Cette désignation est associée à une demande de modification du Règlement de zonage qui sera examinée à la même occasion par le Conseil.

En plus de recommander cette désignation, le personnel recommande que le Conseil adopte les lignes directrices en matière de conception pour la conservation, en vue de l'évaluation des futures demandes présentées en vertu de la LPO et visant le 1495, chemin Heron. Ces lignes directrices ont été rédigées dans le cadre du processus d'examen des projets d'aménagement et étofferont utilement le règlement de désignation.

Aucune consultation publique n'a été menée précisément au sujet des recommandations faites dans le présent rapport. Néanmoins, les propriétaires et la Ville ont procédé à une consultation publique sur l'élaboration du plan directeur associé à l'emplacement et la proposition de modification du Règlement de zonage. Les propriétés appartiennent à la Société immobilière du Canada et à l'Ottawa Catholic School Board.

## **BACKGROUND**

The Campanile Campus, also known as the Federal Study Centre is located at 1485 and 1495 Heron Road. The campus was constructed between 1963-66 and includes 12 buildings on two properties and associated landscape elements. The main portion of the campus at 1495 Heron Road is owned by the Canada Lands Company (CLC) and St. Patrick's Intermediate Catholic School at 1485 Heron Road is owned by the Ottawa Catholic School Board (OCSB) (see Location Map, Document 1 and Photos, Document 2). The property at 1495 Heron Road was owned by the federal government from 1974 until its transfer to CLC in 2020. The buildings on the property were previously designated by the Federal Heritage Buildings Review Office under the Treasury Board Policy on the Management of Real Property. Once properties leave the federal inventory the designation is removed. The City has expressed its interest in the

designation of this property as early as 2013 when the disposal process began.

The campus was purpose-built as a Catholic educational complex known as “Campanile” which opened in 1965 and was later converted to a federal government training facility known as the Federal Study Centre in 1974. The campus consists of twelve interconnected pavilions, carefully organized around three courtyards and a large central quadrangle. Designed by well-known local architecture firm Murray and Murray architects, the campus is a rare example of an intact campus designed in the Modern style reflected through its visual cohesiveness and architectural expression including the use of flat roofs, rectilinear forms and integrated landscape design. The campus is directly associated with both the Soeurs de la Congregation de Notre Dame and the growth of Roman Catholic education in postwar Ottawa. Further, the campus in its life as a federal training centre, is associated with the explosive growth in the federal public service and the training requirements for new public servants in the postwar period. The campus is historically linked to its surroundings as a representation of the Ottawa’s dramatic growth and change in the postwar period, influenced by the Greber Plan.

The properties are listed on the City of Ottawa Heritage Register. St. Patrick’s Catholic School, 1485 Heron Road was listed on the Heritage Register in 2019 as part of the Heritage Inventory Project. The property at 1495 Heron Road was listed on the City of Ottawa Heritage Register on January 17, 2023 in advance of the property owner making an application under the Planning Act.

Changes to the *Ontario Heritage Act* through Bill 200 will result in the removal of this property from the City’s Heritage Register if Council does not issue a Notice of Intention to Designate this property by January 17, 2025. Council will not be able to list this property for a period of five years.

The property is subject to a development application for a Zoning By-law Amendment to facilitate the adaptive reuse of the buildings and construction of new mixed-use development that could accommodate approximately 1,100 new residential units and 7,600 square metres of non-residential uses in low to mid-rise buildings. The associated Zoning By-law Amendment application was deemed complete under the Planning Act on May 19, 2023 triggering a prescribed event for the purposes of the *Ontario Heritage Act*. When a prescribed event occurs, the municipality has 90 days from the date of the event to issue a Notice of Intention to Designate unless that 90 day timeline is extended through mutual agreement with the property owner. In order to allow both the Planning Act application and the designation to be considered by Committees and Council concurrently, the applicant agreed to extend the statutory timeline to November 7, 2024.

This report has been prepared because designation under Part IV of the *Ontario*

*Heritage Act* (OHA) must be approved by City Council. In addition, staff recommend that Council adopt the Conservation Design Guidelines, attached as Document 7, prepared by ERA Architects Inc. to guide future development on the site and to be used by Heritage Planning staff in assessing future applications under the *Ontario Heritage Act*.

## **DISCUSSION**

The Official Plan, Provincial Policy Statement 2020, Provincial Planning Statement (PPS), and the OHA all provide policy direction related to the designation of individual properties under Part IV of the OHA.

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

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

### **Provincial Planning Statement (2024)**

The Provincial Planning Statement (PPS) replaces the former Provincial Policy Statement and comes into effect on October 20, 2024. Section 4.6 of the PPS includes the following policy regarding the conservation of heritage resources:

4. *Planning authorities are encouraged to develop and implement:*
  - b) *proactive strategies for conserving built heritage resources and cultural heritage landscapes.*

Policies within the City’s Official Plan as described below direct the designation of significant properties and comply with this policy.

Should City Council designate the properties outlined in this report, they would be considered “protected heritage property” for the purposes of the PPS 2024. The PPS includes the following policy related to protected heritage property:

1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*

### **Official Plan**

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

## Ontario Heritage Act

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

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

Per by-law 2002-522, as amended, the Notice of Intention to Designate will be published online on the City's website in both official languages. Document 5 contains the Statement of Cultural Heritage Value for this property.

## Ontario Regulation 09/06

Regulation 9/06 (see Document 3) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the OHA if it meets two or more of the nine criteria set out in the regulation. Through research and evaluation, staff have determined that the properties at 1485 and 1495 Heron Road meet seven (7) of the nine (9) criteria. Detailed research and analysis are outlined in the Heritage Survey and Evaluation Form (see Document 4), and a brief analysis of each of the applicable criteria is provided below:

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

The 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 many 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 property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.**

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.

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

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

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

The 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.

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

The campus has contextual value as it is important in supporting the character of the area. 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.

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

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.

## **Conclusion**

The properties at 1485 and 1495 Heron Road meet seven of the nine criteria for designation outlined in Ontario Regulation 9/06 for designation under Part IV of the OHA. Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the OHA.

## **Recommendation 2**

### **Associated Zoning By-law Amendment**

As noted above, the property at 1495 Heron Road is subject of an application for a Zoning By-law amendment under the Planning Act to rezone the site to General Mixed-Use Zone to permit the adaptive reuse of the site and the concept plan shows the addition of approximately 1100 new residential units and 7,600 square metres of non-residential uses in low to mid-rise buildings. Heritage Planning staff and Planning Services staff have worked collaboratively throughout the development review process to ensure that the cultural heritage value and attributes of the property will be conserved.

In 2021, CLC initiated the process of a Master Plan to plan for the transformation of the property at 1495 Heron Road. The Master Plan is a high-level document that outlines the vision and guiding principles for the redevelopment of the site and includes a preferred development plan. As part of the development of the Master Plan, a Heritage Character Analysis and Conservation Strategy was prepared by ERA Architects Inc. to inform the heritage aspects of the redevelopment. This report is attached as Document 8 to this report. CLC created the Master Plan in consultation with stakeholders and a Public Advisory Committee that was created through the master plan process from 2021 to 2022. Based on the preferred development plan, a Zoning By-Law Amendment and Plan of Subdivision applications were submitted to the City of Ottawa in April 2023 to facilitate the development.

In August 2024, the federal government listed the property as part of the Canada Public Land Bank, a tool to identify surplus and underutilized federal properties with the potential for housing development. As a result, CLC revised the development concept which will provide additional housing. The updated concept plan is shown in Document

6. CLC further requested to pause the process of the plan of subdivision but asked to continue the Zoning By-law Amendment application according to the revised concept plan.

As a result of the change in direction, and the desire to incorporate additional density and flexibility on the site but in the absence of detailed proposals from a prospective developer, Heritage Planning staff proposed that the applicant prepare a guideline document that could be used in the future by prospective developers, CLC, City staff, Built Heritage Committee and Council to review and evaluate potential redevelopment of the site from a heritage perspective. As part of the revised submission for the Zoning By-law Amendment application, CLC submitted the 1495 Heron Road Conservation Design Guidelines (the Guidelines), prepared by ERA Architects Inc. in consultation with Heritage Planning staff.

### **Purpose of the Conservation Design Guidelines**

The purpose of the Guidelines is to inform the conservation and future adaptive reuse of the Campanile Campus. The document will be provided to a future purchaser of the site for consideration as they prepare a development concept for the site. The Guidelines provide for both a “Lower Impact Approach” and a “Higher Impact Approach” to the site and recognize that there are also a range of options in between these two approaches that might be appropriate. The Lower Impact Approach is described as a minimal intervention approach to the existing buildings and landscape features, while adding new buildings adjacent to existing buildings. The Higher Impact Approach is provided in the instance that the Lower Impact Approach is not feasible. It would employ a higher amount of intervention to the existing buildings and landscape features while conserving the site’s cultural heritage value and also add new buildings. Developments that take this approach would need to demonstrate how the proposed approach conserves the cultural heritage value of the site and meets the Guidelines as described in the report.

### **Conservation Design Guidelines**

Section 4 of the document contains the Conservation Design Guidelines, which include overarching principles related to the Standards and Guidelines, height, proportion, solidity, scale, accessibility and materiality.

The document divides the site into four zones, A, B, C, and D and outlines the intent of each zone as follows:

- Zone A: Campus Core
  - To highlight the chapel and central axis as the defining centrepiece of the

heritage campus.

- Zone B: Campus
  - To rehabilitate and activate the campus core and its adjacent resources by retaining and adapting the heritage resources
- Zone C: Campus Edge
  - To integrate 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
  - To activate the outer edges of the site with new development which responds to the original design principles of the historic campus.

There are specific guidelines included for each Zone that will inform and guide development in the zone to ensure that the intent is met.

### **Use of the Document**

Staff recommend that Council approve this document for use in evaluating future applications under the *Ontario Heritage Act* for this property. While the document will not have the same statutory standing as a by-law, it will be a useful companion document to the designation by-law and the Standards and Guidelines for the Conservation of Historic Places in Canada.

In addition, through the Zoning By-law amendment, staff are recommending that a Holding Provision be included that requires a future developer to demonstrate compatibility with the guidelines through a Heritage Impact Assessment. The Holding Provision on the Zoning will also require that prospective developers obtain permission under Section 33 or 34 of the *Ontario Heritage Act* in order to lift the hold.

### **Conclusion**

Ottawa, as the national capital is home to many large campuses owned by federal government or other national organizations. In the post-pandemic city, many of these properties are being disposed of and the City will need to consider their heritage value as part of the planning and development process. The designation and development review process for this property has taken a novel approach which can be applied to other properties in the future in order to ensure that the City's intensification goals are met while conserving important heritage resources, which is also a goal of the City's

Official Plan.

Staff recommend the adoption of the Conservation Design Guidelines for this property for use in evaluating future applications under the *Ontario Heritage Act*. This will allow for a flexible approach to the redevelopment of the property while also ensuring that the heritage resources are conserved.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **LEGAL IMPLICATIONS**

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

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

The Ward Councillor supports the recommendation to designate these properties.

### **ADVISORY COMMITTEE(S) COMMENTS**

This section contains any comments or recommendations made by one or more Advisory Committees relating to this report.

### **CONSULTATION**

Consultation with property owners in advance of a proposed designation is a key aspect of the City's heritage designation program. Canada Lands Company, the owner of 1495 Heron Road is aware of the proposed designation and does not object. The Ottawa Catholic School Board, the owner of 1485 Heron Road is aware of the proposed designation of St. Patrick's Intermediate School and does not object.

Heritage Ottawa, the Alta Vista Community Association and the Guildwood Residents' Association were notified of the proposed designation.

While extensive consultation was undertaken by CLC as part of the Master Planning exercise, no additional consultation was undertaken by the City on the Heritage Designation.

### **ACCESSIBILITY IMPACTS**

The designation of this property under the *Ontario Heritage Act* does not impact the physical fabric of the building. While alterations to designated properties, including renovations to remove barriers for people with disabilities, require a heritage permit, the fees for these permits are waived and staff work with property owners to allow for

accessibility retrofits. Accessibility impacts must be assessed early on and throughout the project, as projects can both create and remove barriers for people with disabilities.

## **INDIGENOUS GENDER AND EQUITY IMPLICATIONS**

The subject site was purchased by the Soeurs de la Congrégation de Notre Dame in 1959 and developed as a convent and educational campus until 1973. The Soeurs de la Congrégation de Notre Dame was a Roman Catholic order founded by Marguerite Bourgeoys in 1657. In partnership with the Sulpician priests, Bourgeoys established and operated a missionary school for Indigenous girls, known as Mountain Mission, in the 1670s (Congrégation de Notre-Dame, 2021). Early mission schools, such as the one established by Bourgeoys, were part of original settler colonial efforts to assimilate Indigenous children into Euro-Canadian culture. These schools were a precursor to contemporary residential schools and Indian Residential School system, in which the Roman Catholic Church and many of the orders associated with it were involved. These schools and the residential school system have had lasting negative impacts on Indigenous communities.

While research has not revealed a direct connection between the subject site and the residential school system, it is important to acknowledge the connection to the Soeurs de la Congrégation de Notre Dame. This connection and the history of the order to settler efforts to assimilate Indigenous children is also outlined in the report related to the designation of this property under the *Ontario Heritage Act*.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

## **RURAL IMPLICATIONS**

There are no rural implications.

## **TERM OF COUNCIL PRIORITIES**

This report contributes to the following Term of Council priority:

A city that has affordable housing and is more liveable for all.

Through the designation of this property and the future redevelopment of the site in accordance with the Conservation Design Guidelines, this site will accommodate approximately 1,100 new housing units. The conservation of the historic buildings and landscape on site will contribute to a more liveable master planned community with a cohesive sense of place that is contextually linked to the broader community.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 9/06

Document 4 Cultural Heritage Evaluation Report

Document 5 Statement of Cultural Heritage Value

Document 6 Concept Plan

Document 7 Conservation Design Guidelines

Document 8 Heritage Character Analysis and Conservation Strategy

## **DISPOSITION**

If Council does not carry the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the properties located at 1485 and 1495 Heron Road, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Business Services Department, to prepare the Notice of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate the properties at 1485 and 1495 Heron Road Avenue under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning Development and Business Services Department to ensure publication of the Notice of Intention to Designate according to the requirements of Section 29 the *Ontario Heritage Act*.
- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, the Heritage Planning Branch, Planning Development and Business Services Department is to prepare a report regarding the objection for consideration by Council within 90 days after conclusion of the objection period, according to Section 29 (6) of the *Ontario Heritage Act*.
- 4) If the City Clerk does not receive any Notice of Objection under Section 29 (5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of

Intention to Designate, or if City Council decides not to withdraw the notice of intention to designate the property after an objection has been served, the Heritage Planning Branch, Planning Development and Business Services Department, is to prepare the designation by-law, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.


- 5) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning Development and Business Services Department to ensure publication of the notice of the by-law in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1 - Location Map



	
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REVISION / RÉVISION - 2024 / 08 / 14	

LOCATION MAP / PLAN DE LOCALISATION  
SITE PLAN / PLAN D'EMPLACEMENT

 1485 ch. Heron Rd.  
1495 ch. Heron Rd.





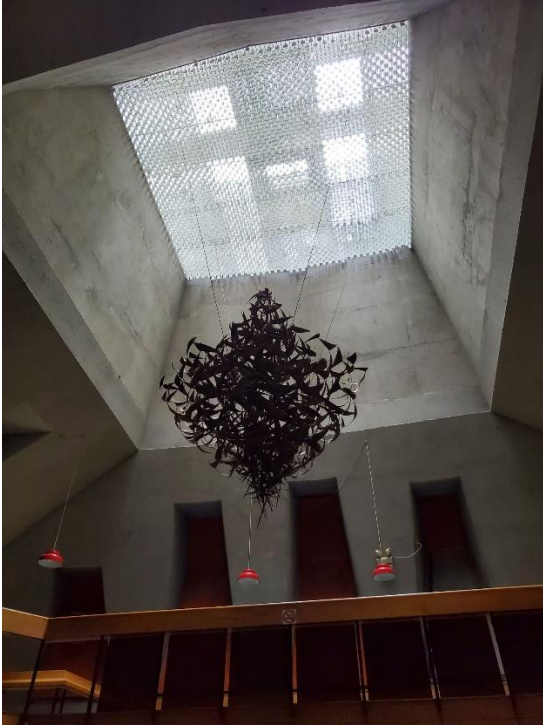
Document 2 - Photos



Various views of 1495 Heron Road, circa 1965. (CND Archives- Montreal)



Views looking north and south along the axial view of the campus. (City of Ottawa 2021)



Gerald Trottier's sculpture, Christ with Manna from Heaven inside Pavilion A  
(City of Ottawa, 2021)



View of colonnaded main entrance to the campus. (City of Ottawa 2021)

## Document 3 - Ontario Regulation 9/06

### CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

**Consolidation Period:** From January 1, 2023 to the e-Laws currency date.

Last amendment: 569/22.

*This is the English version of a bilingual regulation.*

*Criteria, s. 27 (3) (b) of the Act*

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after January 1, 2023 if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of January 1, 2023. O. Reg. 569/22, s. 1.

*Criteria, s. 29 (1) (a) of the Act*

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before January 1, 2023, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before January 1, 2023. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after January 1, 2023, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

*Criteria, s. 41 (1) (b) of the Act*

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after January 1, 2023, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
  - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
  - ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
  - iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
  - iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
  - v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.

vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

vii. The properties have contextual value because they define, maintain or support the character of the district.

viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.

ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after January 1, 2023 if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the Act was given before January 1, 2023. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,

(a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before January 1, 2023; and

(b) does not apply in respect of a by-law under subsection 41.1 (2) of the Act. O. Reg. 569/22, s. 1.

**Document 4 - Heritage Survey and Evaluation Form**

**HERITAGE SURVEY AND EVALUATION FORM**

**Prepared By:** Heritage Planning Staff

**Date:** 2022/2024

**Building Name:** Campanile (Federal Study Centre)

**Address:** 1495 Heron Road

**Construction Date:** 1964-1965

**Original Owner:** Soeurs de la Congregation de Notre Dame



Figure 1: Aerial view of the Campanile complex (Google, 2013)

**CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST**

	<b>Yes</b>	<b>No</b>
<b>Design Value</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Historical Value</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Contextual Value</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Design or Physical Value



Figure 2: Looking north from the campus entrance towards Pavilion A with the campanile tower (left), raised quadrangle (centre), and Pavilion E (right) in the foreground. (Source: City of Ottawa 2021)

### 1.0 Architecture

Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method?      YES       NO

1495 Heron Road was purpose-built as a Catholic educational complex known as “Campanile” in 1965 and later converted into a federal government training facility known as the “Federal Study Centre” in 1974. The campus consists of twelve interconnected pavilions (A-M, excluding G), carefully organized around three landscaped courtyards and a central quadrangle (Figure 3).

Campanile’s design was influenced by the Catholic Church’s modernization, and by the International style, reflected in the complex through its modern design which uses cubic and rectilinear shapes, concrete horizontal banding elements, clerestory windows, floating roofs, raised foundations, and limited ornamentation. The campus buildings were organized by function and are connected by a common material and colour palette consisting of red brick, smooth light concrete and copper accents.



Further, the complex's modern landscape design created a carefully articulated, functional arrangement to define functions typical of an educational campus; a low colonnaded entrance, classrooms and halls, a cafeteria, a gymnasium, a library, a theatre and administration offices, as well as additional functions built for its original religious use; the Chapel, two residential towers initially for nuns and novices, a former dormitory building for boarder's, and three courtyards, each with a specific character that reflects the hierarchy of the original users (administrative, novitiate and monastic). The descriptions and analysis below have divided the campus into four groups of buildings.

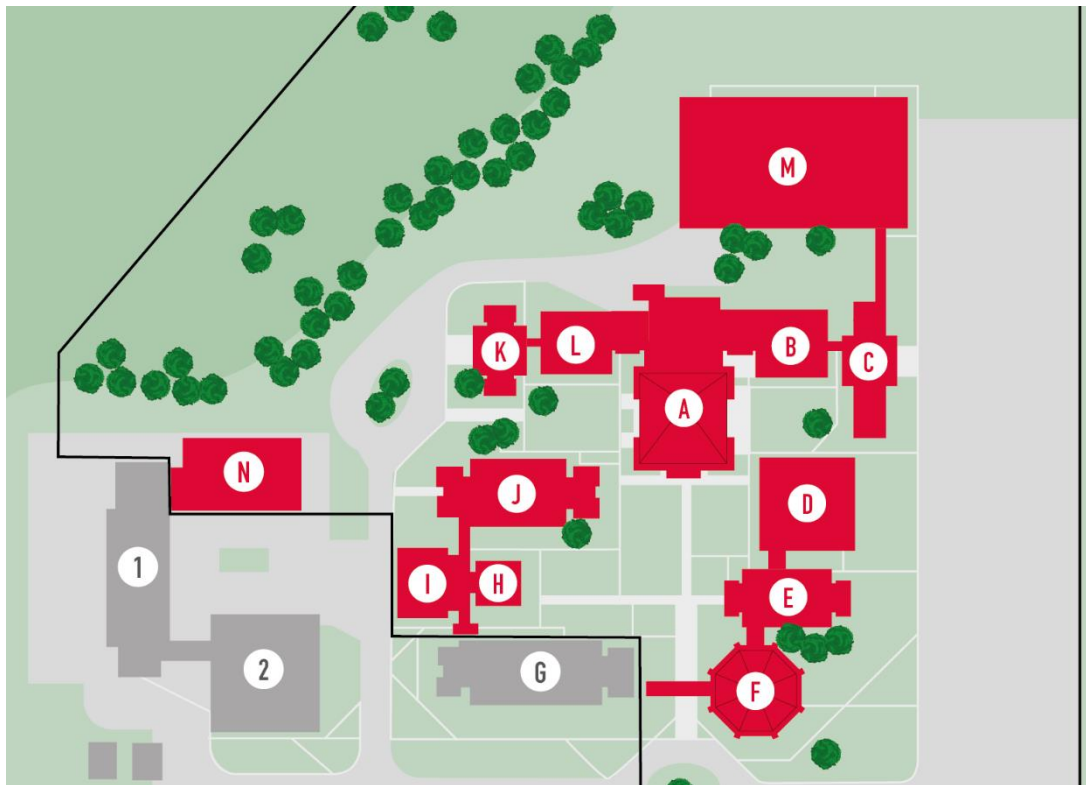


Figure 3: Campus layout map with labelled pavilions (Canada Lands Corporation, 2021)

### 1.1 Pavilions

The pavilions are constructed using dark rough brick, horizontal concrete banding elements and copper roofing accents. They are connected through underground tunnels and above ground walkways and are further unified through the cohesive use of materials, architectural vocabulary, and landscaping. Below is a description of the pavilions and their arrangement.

### 1.1.1 Pavilion A



(L-R) Figure 4A: Front elevation of Pavilion A; Figure 4B: Side (west) elevation of Pavilion A (City of Ottawa, 2021)

Pavilion A was designed and initially used as a Chapel and is an excellent example of early modern religious architecture in Ottawa. Its primary entrance is raised slightly above the complex's central quadrangle and between its two courtyards, standing out as the most dominant and architecturally significant building of the complex. The structure is clad with dark red brick and horizontal concrete banding elements above the primary entrance and around the perimeter of the roof. The pavilion is primarily distinguished by its copper offset pyramidal roof, which appears to float beyond the concrete banding and above its low solid brick base. The minimal use of fenestration, along with its harsh, angular lines, lend it a powerful, austere presence.

The open and modern interior was intentionally designed to reflect the Vatican II reforms in the Catholic church which encouraged congregations to participate in mass rather than observe it (MacFarlane, 2004). The large roof rises from the top of the first storey wall and encompasses the entire worship area, with the offset pyramidal roof reaching its apex above the former altar. The perimeter of the worship area is defined by unique basket weave patterned brick walls, which also created interior passageways, allowing users of the monastic and novitiate residences to enter the chapel discretely.



(L-R) Figure 5A: Pavilion A interior showing the lightwell at the top of the pyramidal roof, reflecting light onto sculpture; Figure 5B: Pavilion A interior showing glass soffits (City of Ottawa, 2021).

The chapel was carefully designed to allow light to enter the building and enhance the worshipping experience, an idea that Murray indicated was inspired by architect Eero Saarinen's North Christian Church in Columbus, Indiana (Gregoire, 2017) (Figure 11A). The use of light and shadows is best demonstrated through the skylight lantern, which reflects light from the flow of water on an exterior glass skylight onto Gerald Trottier's sculpture of "Christ With Manna From Heaven" above the alter (Figure 5A). The sculpture hangs against a background of sculpted, smooth exposed concrete which provides a light contrast to the dark slate floor. Light also infiltrates into the space through the use of glazed soffits that wrap around the underside of the pyramidal roof's base (Figure 5B).

When the Federal Government took ownership of the property in 1974, the Chapel was converted into a lounge for the Federal Study Centre. As a result, the pavilion was stripped of its religious symbols including the cross on top of the roof (MacFarlane, 2004). Interior alterations were also completed at this time, including a second storey mezzanine (Figure 5A), and the conversion of the alter into a bar. Trottier's sculpture continues to hang below the skylight lantern.

### 1.1.2 Pavilions K, L, B, C

These four pavilions are set back from the former Chapel, acting as the northern built edge of the complex and as a backdrop to the Chapel, notwithstanding Pavilion K and C's taller height. They are connected by aboveground glass and concrete passageways.



(L-R) Figure 6A: Pavilion K (left) attached to Pavilion L (right); Figure 6B Pavilion C; Figure 6C; Pavilion B, attached to Pavilion A (City of Ottawa, 2021).

Pavilions B and L are identical one-storey wings with regularly spaced horizontal wooden windows. They are clad in rough red brick and topped with a low copper mansard roof that matches the style of Pavilion A's roof (Figure 6A). The buildings connect Pavilion K, built as the six-storey monastic residence (to the west), and Pavilion C, built as the six-storey novitiate residence (to the east), to the central Chapel using above ground passageways.

Pavilions C and K are six-storey dark red brick residence buildings supported by concrete columns over their one-storey podiums. The façades employ a fenestration pattern of evenly spaced, narrow, inset windows and horizontal concrete banding to distinguish each storey. The residence pavilions are almost identical except that Pavilion C's podium extends significantly further south (Figure 6B).

## Pavilion M

Pavilion M is located northwest of the original campus (north of Pavilion C) and was constructed as a learning facility in 1973 by the Government of Canada after its acquisition of the property (MacFarlane, 2004). It does not form part of the original arrangement of the campus and therefore its evaluation is not included as part of this survey form.

### 1.1.3 Pavilions J, I, H, G



(L-R) Figure 7A: Rear view of Pavilion I (Google, 2019); Figure 7B: Front elevation of Pavilion H (City of Ottawa, 2021); Figure 7C: Front elevation of Pavilion G; Figure 7D: Rear view of Pavilion J (Google, 2019)

These pavilions form the academic cluster of buildings on the west side of the central quadrangle and are located south of Pavilions K and L.

Pavilion J is a three-and-a-half-storey rectangular, flat-roof building with projecting entrance bays on the east and west elevations. It has narrow horizontal wooden windows and is clad in dark red brick with a heavy concrete cornice and horizontal concrete banding used to distinguish each storey (Figure 7D). Pavilion G is longer but constructed in the identical style of Pavilion J (Figure 7C). Pavilion G was constructed as part of the initial academic complex but was retained as a separate property by the Ottawa Carleton District School Board when the remainder of the complex was converted into the Federal Study Centre (MacFarlane, 2004).

Pavilions H and I, built as an administrative building and a library respectively, are one-storey red brick buildings that cantilever over the footprint of their raised, concrete basement levels by short concrete pilotis. They are wrapped with continuous horizontal window bands at the top of the foundation and first storey, with few vertical window openings. The pavilions are wrapped with a concrete band above the foundation and an oversized concrete cornice that appears to float above a band of clerestory windows. Although similar in design, Pavilion H is a perfect square (Figure 7B), whereas Pavilion I has a rectangular footprint with recessed corners, framed by concrete pilotis on each corner that connect the concrete cornice to the extended concrete foundation (Figure 7A).

#### 1.1.4 Pavilions D, E, F



(L-R) Figure 8A: Pavilion E from the central quadrangle (City of Ottawa, 2013); Figure 8B: Pavilion E from the central quadrangle; Figure 8C: Pavilion F front exterior elevation; Figure 8D: Pavilion F interior (City of Ottawa, 2021).

Pavilions D, E, and F were built as a gymnasium, residence, and theatre, respectively. They are located on the east side of the central quadrangle, south of the novitiate courtyard and are linked by above-ground passageways.

Pavilion D is a one-storey, rectangular red-brick building that forms the southern edge of the novitiate courtyard. The walls of Pavilion D contain regularly spaced brick pilasters and are devoid of fenestration apart from a single, narrow, continuous band of clerestory windows (Figure 8B), similar to the fenestration patterns of Pavilions H and I. The roof cantilevers over the building footprint and thus appears to float above the solid brick base. The interior of the building is still a gymnasium.

Pavilion E is a three-storey rectangular building with a flat roof and a raised concrete foundation. Similar to Pavilions J and G, it has projecting entrance bays on the east and west elevations and regularly spaced, narrow, horizontal wooden windows (Figure 8A). It is clad in dark red brick with a heavy concrete cornice and horizontal concrete banding used to distinguish each storey.

Pavilion F is distinctive for its imposing octagonal shape, lack of fenestration and for being the closest building to Heron Road, easily visible from the street. The one-storey dark red brick building sits on a raised concrete foundation and has a buttress protruding from each octagonal corner, accented by concrete panels (Figure 8C). Similar to the Chapel, it has a heavy, corrugated copper roof that is offset from the building's footprint and appears to float. The interior remains outfitted as a theatre with a ticket booth, auditorium, and a stage and is decorated with dark red brick and warm wooden accents (Figure 8D).

## 1.2 Landscape and Arrangement

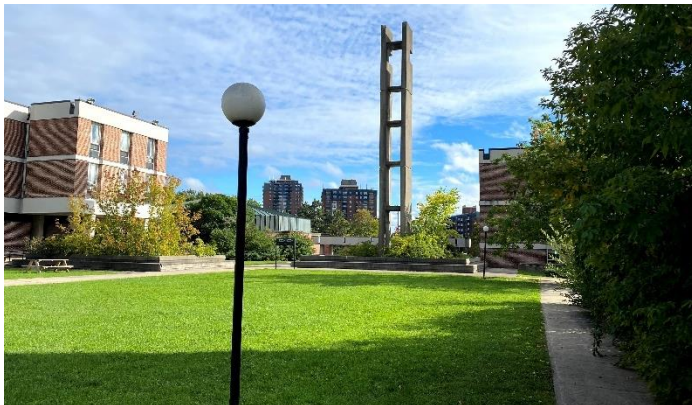


Figure 9: View of the central quadrangle facing south with the campanile tower in the background (City of Ottawa, 2021).

The landscape design for the 21-acre property was completed by local Ottawa Landscape Architect Peter Coe and was considered an integral component to the site's masterplan (Coe, 1967). It consists of three courtyards, a raised central open quadrangle (Figure 9), large limestone boulders, benches, several mixed tree and shrub plantings, and concrete walkways and steps used to define spaces (Figure 10D).

The campus has several defining features, the most prominent being the campus' namesake Campanile (bell tower) which sits on the elevated open space as the highest structure on the property (Figure 9). Another feature is the concrete colonnaded entrance that extends from Pavilion G to F (the theatre) which defines the main access. Further, there are two square sunken light wells that illuminate underground tunnels and provide built-in concrete benches (formerly dressed with red cedar) above-ground (Figure 9) (Coe, 1967).

The 12 pavilions are carefully arranged to highlight the importance of the Chapel and create zones of intimacy for the original user groups of the campus (MacFarlane, 2004). From Heron Road, a central driveway and an opening between Pavilions G and F provide an axial view beyond the central open space towards the Chapel's imposing copper roof. The placement of the buildings helps to define the three courtyards and raised central quadrangle which connect to help accommodate the flow of users in an out of various buildings. The monastic (northwest, Figure 10A) and novitiate (northeast, Figure 10B) courtyards are mirrored designs and located on either side of the chapel. Both courtyards contain an intimate and secluded garden tucked behind the chapel and screened by dark red lattice brick walls (Figure 10C). The administrative courtyard (west, Figure 7B) is less intimate and opens onto the central quadrangle.







(L-R) Figure 10A: Monastic Courtyard; Figure 10B: Novitiate Courtyard; Figure 10C: Garden tucked behind chapel and hidden with brick lattice wall; Figure 10D: Landscape features including concrete paths and benches, and limestone boulder (City of Ottawa, 2021).

### 1.3 Summary

Together, the architecture of the pavilions and their careful arrangement are an excellent example of early modern master planning and campus design that reflected both an established trend of pedestrian focused educational complexes and design features of a modernized Church.

### **Craftsmanship/Artistic Merit**

Does the property display a high degree of craftsmanship or artistic merit?

YES  NO

Campanile is an excellent example of an early modern educational complex with a design and arrangement that reflects its role as a Catholic educational institution. The use of a light well in Pavilion A to reflect light and water patterns onto Gerald Trottier's sculpture of "Christ With Manna From Heaven" (Figure 11A) demonstrates a high degree of artistic merit that emphasizes the pavilion's role in worship. Further, the use of dramatic copper roofs over Pavilions A and F, unique woven New-England brick half walls in the courtyards (Figure 10C), and concrete features such as the campanile, horizontal banding elements, and entrance colonnade help unify the architecture with craftsmanship while creating intentional zones of intimacy akin to older European Universities (MacFarlane, 2004).



(L-R) Figure 11A: “Christ With Manna From Heaven” light sculpture; Figure 11B: Pavilion A west elevation demonstrating concrete banding and copper roof (City of Ottawa, 2021).

### Technical/Scientific Merit

Does the property demonstrate a high degree of technical or scientific achievement?

YES

NO

The campus demonstrates some innovative design features including an underground tunnel system connecting its academic and administrative buildings, illuminated by light wells. Further, Campanile’s collaborative approach in including landscape design as a component of the master plan process for was considered innovative at the time but quickly become common practice for modern campus design and therefore Campanile is not considered to demonstrate a degree of technical or scientific achievement.

### Historical and Associative Value

**Date of Construction: 1964-1965**

### Historical Associations

Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?

YES  NO

Campanile has direct associations with the Soeurs de la Congregation de Notre Dame (“CND”) and the Ottawa Roman Catholic Separate School Board (now Ottawa Catholic

District School Board, “ORCSSB”) having been purpose built as a combined learning campus for the two institutions. The complex in its sprawling setting reflects the property’s associations to the post-war and decentralized growth of Ottawa as a city. Further, the property’s acquisition by the Federal Government and its role as the Federal Study Centre demonstrates the property’s association to a rapidly expanding and bilingual federal public service in Ottawa.

### 2.1 Soeurs de la Congregation de Notre Dame & Ottawa Roman Catholic Separate School Board

The CND was North America’s first women’s religious community, established in Ville-Marie (now Montreal) in 1657 by Marguerite Bourgeoys (St. Marguerite). She was recruited from France by Paul de Chomedey de Maisonneuve, Ville-Marie’s founder, to sail to the new colony and educate its women and children. Bourgeoys designed the new congregation to be active in the community rather than cloistered in a convent; controversial at the time, and still a component of how the congregation operates today (Congrégation de Notre-Dame, 2021).

In partnership with the Sulpician priests, Bourgeoys established and operated a missionary school for Indigenous girls, known as Mountain Mission, in the 1670s (Congrégation de Notre-Dame, 2021). Early mission schools, like the one established by Bourgeoys, were part of original settler colonial efforts to assimilate Indigenous children into Euro-Canadian culture. These schools were a precursor to contemporary residential schools, and Canada’s Indian Residential School System, in which the Roman Catholic Church and many of the orders associated with it were involved. These schools and the Residential School System have had lasting negative impacts on Indigenous communities.

In 1868, the congregation sent teachers to Bytown (Ottawa) at the request of Joseph-Bruno Guigues, the Diocese’s Bishop, and in 1872 the congregation constructed a five-storey convent on the corner of Metcalfe and Gloucester streets to house its teachers and expanding Ottawa operations. By the 1950s, the Congregation’s activity in Ottawa were substantial enough to warrant a larger campus to house its convent, novitiate, administrative, and educational operations and as a result the CND purchased the 21-acre Campanile property in Alta Vista from the estate of J.J. Heron in 1959 to replace its downtown site (Congrégation de Notre-Dame, 2021).

The CND selected local architect Tim Murray to design the new \$4 million campus, and on March 26, 1964, the congregation hosted a ground-breaking ceremony on the property where Tim Murray addressed Mayor Whitton, Bishop Windle, and Mr. Sullivan (the general contractor), among other dignitaries. The purpose-built facility was the largest under CND ownership and allowed them to partner with the ORCSSB at a time

when Catholic education was not fully funded by the Government of Ontario (OCCSB, 2006). Together, the organizations provided a combined academic campus consisting of a chapel, a convent, a novitiate, two high schools (taught by the CND but operated by the Board), a gymnasium, an auditorium, cafeteria, boarder's residence, and library. The Campanile campus provided a proper home for the CND's expanding presence in Ottawa and its sizeable scale is symbolic of the organization's important role in supporting a growing Catholic community in the region. No other property is more closely associated with the work of the CND in Ottawa.

## 2.2 Post-war Suburban Growth in Ottawa

The relocation of CND's operations to Campanile in Alta Vista from the former Gloucester Street site downtown is representative of Ottawa's rapid suburban growth after the Second World War. Throughout the 1950s and 1960s, the National Capital Commission quickly 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. This resulted in a network of parkways and accompanying suburban office parks and single-detached houses, and further, a need to serve this growth with services and schools (Gordon, 2015). The CND realized this need and purchased a 21-acre farm property from the Estate of J.J. Heron, in the new suburban neighbourhood of Alta Vista, which was built on lands annexed by the City of Ottawa from the Township of Gloucester in 1950, and at the time, considered the outskirts of the city. The availability of the affordable and ample land in suburban Ottawa that would become Campanile provided the CND with an opportunity to build a modern campus in collaboration with partners such as the ORCSSB to help serve a quickly growing and suburban population.

## 2.3 An expanding Federal Public Service

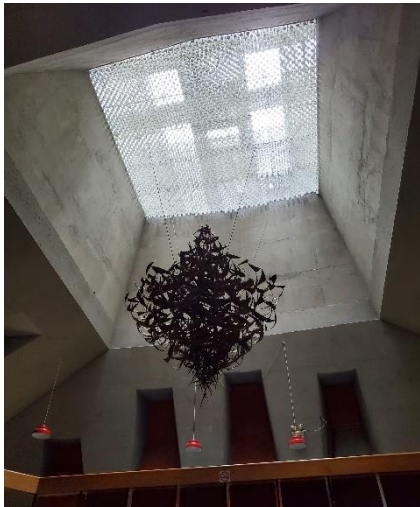
Akin to Ottawa's (and Canada's) post-war population boom and decentralized growth, the Federal Public Service experienced an explosive expansion in the 1960s, growing its staff from 198,821 public servants in 1963 to 233,524 in 1969 (MacFarlane, 2005). In 1969, amid rising tensions between Canada and Quebec separatists, Francophone Prime Minister Pierre Trudeau's government passed the *Official Languages Act*, which mandated that the Federal Public Service be bilingual. This necessitated large-scale language training throughout the 1970s for public servants and additional real estate holdings to facilitate the training (MacFarlane, 2004).

In 1973, after only eight years of operation as a Catholic education centre, the CND was no longer able to sustain the operations at Campanile without adequate financial assistance from the Government of Ontario (OCCSB, 2006). As a result, the CND was forced to dispose of the asset, selling it to Public Works Canada (now Public Services

and Procurement Canada). Between 1973 and 2012, Campanile (except for Pavilion G which was retained by the ORCSSB as St. Patrick's Intermediate School), became a federal training centre, providing training facilities for the Ministry of Transport and eventually for the Emergency Management College (MacFarlane, 2004). Campanile's transition into the Federal Study Centre is representative of an era of rapid infrastructure expansion by the federal government to accommodate training for an expanding and bilingual federal public service.

### Community History

Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture? YES  NO



(L-R) Figure 11A: Eero Saarinen's North Christian Church in Columbus, Indiana (National Trust for Historic Preservation, 2020); Figure 11B: Pavilion A's use of light inspired by Saarinen's design (City of Ottawa, 2021).

The design and arrangement of Campanile contributes to the understanding of the Vatican II Roman Catholic Church reforms that took place in the 1960s. The objective of the reforms was to modernize the way parishioners participated in mass. One of the outcomes of the reforms was the modernization of church design; minimizing grandeur and blurring the line between dedicated nave and sanctuary spaces, thereby making the altar more accessible for parishioners to participate (Smith, 2007).

The reforms were directly reflected in the modern design of Campanile, especially demonstrated through the Chapel's simple decoration, open worship area, and emphasis of light on the altar (MacFarlane, 2004). These features were used to entice Campanile's congregation to participate more fully in mass. At Campanile's ground-breaking ceremony, Tim Murray is quoted as saying that the campus was to be a "new variation of an old theme", referring to Campanile's modern design reflecting an enhanced worship experience for the traditional Catholic congregation (Lynch, 1964).

## Representative Work

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community? YES  NO

Campanile was designed by local firm Murray and Murray Architects & Town Planning Consultants in collaboration with Landscape Architect Peter Coe and Artist Gerald Trotter between 1963-1964. 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 to date his largest commission.



(L-R) Figure 12A: St. Maurice Church displaying horizontal banding elements; Figure 12B: St. Basil's Church and campanile tower; both Ottawa churches with design elements similar to Campanile (Google, 2021).

Timothy Murray was educated as an Architect and Planner at University College Dublin (1953) and at Liverpool University (1955) and established Murray and Murray Architects & Town Planning Consultants in 1961 with his brother Patrick. The firm initially specialized in eastern Ontario churches and educational institutions such as St. Mary's College in Brockville and St. Basil's Church in Ottawa, which includes an open-church design and stand-alone campanile tower similar to the Campanile complex (Figure 11B) (Ketchum, 1964). CND records indicate that Murray's firm was selected to prepare the designs for Campanile for their experience in designing beautiful Catholic institutions in the area (Ketchum, 1964).

Campanile won an award from the Ontario Association of Architects in 1967, becoming one of Murray's favourite commissions and solidifying his firm's reputability (Gregoire, 2017). Murray's firm grew in scope to pursue transportation facilities, embassies, offices, and commercial buildings and received numerous large-scale commissions in Ottawa, including several University of Ottawa and Carleton University buildings (such as the landmark Dunton Tower, Figure 13A), the Old Ottawa City Hall expansion project

in collaboration with renowned architect Moshe Safdie (Figure 13B), and the Corel Centre (now Canadian Tire Centre) (Waldron & Kalman, 2017). While the scope and range of projects diversified, Campanile is aligned with Murray's modern religious design aesthetic which sought to encourage participation in worship.



(L-R) Figure 13A: Dunton Tower, Carleton University (Google, 2021); Figure 13B: Old Ottawa City Hall (City of Ottawa, 2021).

Gerald Trottier was an Ottawa artist and friend of Murray's who was responsible for the interior decoration 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 (Gerald Trottier, 2021), including St. Maurice and St. Basil's Churches (Figures 12A, 12B). The landscape design was completed by Peter Coe, an Ottawa landscape architect who advocated for the increased professional recognition of landscape architects by the Canadian government. Coe later advised the government on landscape projects for 30 years in various capacities after having completed Campanile (Gregoire, 2017). The early collaboration between the three local professionals helped achieve a campus that highlighted their individual strengths while achieving a cohesive design. Such a collaboration is also easily observed in other local institutions such as university buildings and churches designed by Murray.

## Contextual Value



Figure 14: Aerial view of Campanile in 1963, during construction (City of Ottawa, 2022).

## Community Character

Is the property important in defining, maintaining, or supporting the character of the area? YES  NO

Campanile is located on the north side of Heron Road, a four-lane arterial road, between Alta Vista Drive and Walkley Road. Immediately to the southwest is the Hilda Jayewardenaramaya Buddhist Monastery and Queen of Angels Adult School buildings, both of which pre-date the construction of Campanile but neither of which were considered its design. To the east is the Guildwood Estates neighbourhood, to the south the Heron Gate neighbourhood, and to the north and further west is an expansive greenspace that encompasses Orlando Park and contains woodlands that extend north to Kilborn Avenue.

The woodlot on the northwest portion of the property was planted after the construction of Campanile and has matured nicely, providing a link to the natural open space to the north. Whilst the sprawling campus aligns with the suburban built form of Alta Vista, the property is not integrated with the adjacent subdivisions which were developed by separate landowners shortly before (to the west), and after (to the east), the construction of the campus. Further, Campanile's pavilions are mostly inward facing and



thus do not contribute to the character of the Heron Road corridor which is made up of an inconsistent built form.

### Context

Is the property physically, functionally, visually or historically linked to its surroundings?

YES  NO



Figure 15: View of Campanile from Baycrest drive, which connects to the property's central driveway providing an axial view towards Pavilion A (Google, 2021).

Campanile is visually and historically linked to its surroundings. The Herongate subdivision opposite 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.

Campanile's location in Alta Vista is historically linked to Ottawa's dramatic suburban growth after the Second World War, in which there was a threefold increase in population and a five-fold increase in territory between 1941 and 1971 (Taylor, 2002). The CND's purchase and development of affordable farmland outside of the downtown provided the organization with an opportunity to modernize its operations and fill the need for schools and religious institutions created through the rapid development of Alta Vista. Following the transformation of Campanile into the Federal Study Centre, the religious and educational uses it housed dispersed across the city. St. Patrick's High School relocated on the southside of Heron Road in the same vicinity, providing a link to Campanile's role in establishing Catholic education in the area (OCCSB, 2006).

## Landmark

Is the property a landmark?

YES

NO

Relative to its substantial footprint, Campanile has a low profile within the community. This is likely attributed to its inward facing nature, developed in part to provide its users with a refuge from street activity. Notwithstanding, Murray designed the complex in a way that allowed the Chapel's copper roof and campanile tower to dominate the property, highlighted by the central entrance axis from Heron Road. The roof and campanile were also designed to be seen from the NCC's proposed parkway just west of the site, but the parkway was never constructed. Campanile's careful arrangement provides for axial views of its Chapel and campanile that extend south beyond the property onto Baycrest Drive, however as a self contained campus it is not a landmark.

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## **Document 5 - Statement of Cultural Heritage Value**

### **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 four 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 important in supporting the character of the area. 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.

### **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 of 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
- Clerestorey 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 spaced 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.