

Subject: Application for alterations to 254 Argyle Avenue, a property designated under Part V of the *Ontario Heritage Act*

File Number: ACS2025-PDB-RHU-0002

Report to Built Heritage Committee on 10 June 2025

and Planning and Housing Committee on 18 June 2025

and Council 25 June 2025

Submitted on May 30, 2025 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services

Contact Person: Greg MacPherson, Heritage Planner II, Heritage Planning Branch

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Ward: Somerset (14)

Objet : Demande de modification du 254, avenue Argyle, un bien-fonds désigné aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario*

Dossier : ACS2025-PDB-RHU-0002

Rapport au Comité du patrimoine bâti le 10 juin 2025

au Comité de la planification et du logement le 18 juin 2025

et au Conseil le 25 juin 2025

Soumis le 30 mai 2025 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

Personne ressource : Greg MacPherson, urbaniste du patrimoine II, Planification du patrimoine

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Quartier : Somerset (14)

REPORT RECOMMENDATIONS

That the Built Heritage Committee and Planning and Housing Committee recommend that Council:

- 1. Approve the application to alter 254 Argyle Avenue according to plans by Spice Design and CSV Architects dated August 29, 2024, conditional upon:**
 - a. Prior to the issuance of a demolition or building permit:**
 - i. The applicant documenting the existing building and depositing the records at the City of Ottawa Archives.**
 - ii. The applicant providing details of the final façade reassembly process through either an addendum to the existing Conservation Plan or a separate façade reassembly plan.**
 - iii. The applicant submitting a general dismantling and construction schedule with key project milestones in consultation with Heritage Planning staff and the applicant’s heritage consultant.**
 - iv. The applicant providing samples of all final exterior materials, for approval by Heritage Planning staff prior to the issuance of the building permit.**
 - v. The applicant providing financial securities through a Letter of Credit, in an amount to be determined through consultation between the applicant and City staff, to ensure the dismantling, storage, restoration, and reconstruction of the identified brick façades and other retained exterior features at 254 Argyle Avenue.**
 - b. The implementation of the conservation measures as outlined in section 4.0 of the Conservation Plan attached as Document 10.**
 - c. The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**

2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development, and Building Services Department.
3. Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended by Council.
4. Direct that the report be submitted to Council for consideration at its meeting of June 25, 2025, pursuant to Subsection 35(7) of the Procedure By-law.

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti et le Comité de la planification et du logement recommande ce qui suit au Conseil :

1. Approuver la demande visant à modifier le 254, avenue Argyle, selon les plans préparés par Spice Design and CSV Architects et datés du 29 août 2024, sous réserve des conditions suivantes :
 - a. avant la délivrance d'un permis de démolition ou de construire :
 - i. que le requérant dépose les documents relatifs au bâtiment existant aux Archives de la Ville d'Ottawa;
 - ii. que le requérant fournisse les détails relatifs au processus de remontage final de la façade, soit par le biais d'un addenda au plan de conservation existant, soit dans un plan de remontage de la façade distinct;
 - iii. que le requérant fournisse un calendrier général des travaux de démantèlement et de construction, comprenant les principales étapes du projet, en consultation avec le personnel de Planification du patrimoine et l'expert-conseil du requérant en matière de patrimoine;
 - iv. que le requérant fournisse des échantillons de tous les matériaux de revêtement extérieur définitifs, à l'approbation du personnel de la Planification du patrimoine avant la délivrance du permis de construire;
 - v. que le requérant fournisse une lettre de crédit d'un montant déterminé par suite d'une consultation entre le requérant et le personnel de la Ville en vue d'assurer le démantèlement,

l'entreposage, la restauration et la reconstruction des façades de brique désignées et des autres éléments extérieurs conservés au 254, avenue Argyle.

- b. mise en œuvre des mesures de conservation et de la méthodologie détaillée exposées à la section 4.0 du Plan de conservation, ci-joint en tant que document 10.
 - c. que le requérant fournisse au personnel chargé du patrimoine, au moment de présenter sa demande de permis de construire, un exemplaire des plans associés au permis de construire. La demande doit indiquer clairement tout changement par rapport au permis patrimonial approuvé et comprendre une liste et une explication des modifications proposées.
2. Déléguer au gestionnaire de programme, Planification du patrimoine, Direction générale des services de la planification, de l'aménagement et du bâtiment, le pouvoir d'apporter des modifications mineures.
 3. Approuver la délivrance du permis en matière de patrimoine et fixer sa date d'expiration à trois ans après la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.
 4. Demander que le rapport soit examiné par le Conseil lors de sa réunion prévue le 25 juin 2025, conformément au paragraphe 35(7) du *Règlement de procédure*.

EXECUTIVE SUMMARY

The department recommends approval of the application to alter the building located at 254 Argyle Avenue, which is designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District. The proposed development includes the dismantling of the existing red-brick facades and their restoration and partial reassembly as part of the podium of a nine-storey, 84 unit residential building. This report has been prepared as applications for alteration and new construction under the *Ontario Heritage Act* require City Council approval. The proposal meets the objectives, policies and guidelines of the Centretown Heritage Conservation District Plan.

RÉSUMÉ

La Direction générale recommande d'approuver la demande de modification du bâtiment occupant le 254, avenue Argyle, un bien-fonds désigné en vertu de la partie V

de la *Loi sur le patrimoine de l'Ontario* comme faisant partie du district de conservation du patrimoine du centre-ville. Le projet d'aménagement comprend le démantèlement des façades de brique rouge existantes, leur restauration et leur réassemblage partiel à même le socle d'un immeuble résidentiel de neuf étages. Le présent rapport a été élaboré parce que les demandes de modification et de nouvelle construction présentées en vertu de la *Loi sur le patrimoine de l'Ontario* requièrent une approbation du Conseil municipal. La proposition est conforme aux objectifs, aux politiques et aux lignes directrices du Plan du district de conservation du patrimoine du centre-ville.

BACKGROUND

The property located at 254 Argyle Avenue is designated under Part V of the *Ontario Heritage Act* (OHA) as part of the Centretown Heritage Conservation District (HCD). The site contains a one-storey red brick former church constructed in 1930, originally Église Christ-Roi Catholic Church, designed by notable local architect Werner Noffke circa 1928 while practicing as part of the firm Noffke, Morin, and Sylvester. The church is designed in a simple vernacular style with limited ornamentation. Its key architectural features include the projecting vestibule with central entrance, the sculpted cornice, regularly spaced basement and ground level windows on the side façades, and the slim metal steeple. 254 Argyle Avenue is considered a contributing property within the Centretown HCD. Refer to Document 1-4 for a location map, site photos, and the heritage survey form.

Centretown Heritage Conservation District

The Centretown HCD was designated under Part V of the OHA in 1997. In 2022, a new HCD Plan, applying to both the Centretown HCD and the Minto Park HCD, was approved by Council following the conclusion of the Centretown Heritage Study. This HCD Plan replaces the original management guidelines for the Centretown HCD and came into full force and effect on October 18, 2022.

The cultural heritage value of the Centretown HCD lies in its role as an early residential neighbourhood within the larger area of Centretown. The HCD features a mix of housing types including large architect-designed houses, high style and vernacular detached dwellings, row houses, apartment buildings, and small dwellings. Further, cultural heritage value is derived from its associated commercial corridors including Bank Street and Elgin Street and its institutions. For a complete description of the HCD's cultural heritage value, please refer to Document 5 – Statement of Cultural Heritage Value.

This report has been prepared following receipt of an application under the OHA for alterations to the existing building and new construction on site. Under the OHA, applications for new construction requires the approval of City Council. In addition to

approval under the OHA, the subject proposal requires are Zoning By-law Amendment to permit relief from the provisions of the Zoning By-law regarding lot width, building height, setbacks, landscaped area, and the provision of parking.

DISCUSSION

Project Description:

The heritage permit application is for the construction of a nine-storey residential building that integrates the north (front) façade, east façade, and a portion of the west façade of the former red brick church into the base of the proposed building. The proposed conservation approach for 254 Argyle Avenue is to dismantle the existing red brick façades and reconstruct the retained portions as part of the new nine storey residential building. As part of the reassembly, restoration of the façades and other heritage features, such as the steeple, cast iron lanterns, and transom, will also be completed.

The subject application is accompanied by a Heritage Impact Assessment (Document 8), Conservation Plan (Document 10) and Church Relocation Scenario Analysis Report (Document 9). The Heritage Impact Assessment (HIA) addresses the relevant policies and guidelines set out in the HCD Plan. The Conservation Plan outlines the detailed conservation approach for the existing building, and the Scenario Analysis Report (including an appended Structural Assessment Report) assesses the feasibility of multiple conservation approaches for the existing building.

Proposed Conservation Approach:

The detailed Conservation Plan (Document 10) outlines the approach for the documentation, removal, storage, and restoration of the character-defining elements and materials to be retained as part of the proposed development. The entire east and north façades, in addition to approximately 30 per cent of the west façade, are proposed to be dismantled, rehabilitated, and reinstated on site. The Conservation Plan sets out a general methodology for the conservation of the existing red brick façades that includes the creation of a numbered key plan to guide the dismantling and reconstruction processes, the hand removal of individual bricks, the tagging, numbering and stacking of removed bricks and other masonry units, and the cleaning of individual bricks to remove original mortar.

The Conservation Plan does not set out a detailed step-by-step process for the reassembly of the retained façades as part of the new residential building. Staff understand that these details will be finalized through the detailed design process and have included a condition of approval for the applicant to provide these details to the

City in advance of the issuance of a building permit.

Centretown and Minto Park HCD Plan

Applications for alteration and new construction within the Centretown HCD are reviewed for consistency with the Centretown and Minto Park HCD Plan's Statement of Objectives, the Statement of Cultural Heritage Value, and the identified heritage attributes. All proposed alterations and new construction must meet the policies and guidelines established in the plan. The following sections set out the policies and guidelines specifically relevant to the subject proposal:

- 5.0 – Demolition and New Construction
- 7.0 – Alteration
- 9.0 – New Construction
- 9.2 – New Construction: Incorporating Existing Buildings
- 9.3 – New Construction: Mid- and High-Rise Buildings

The HCD Plan categorizes all properties as contributing or non-contributing. The HCD Plan identified the subject property as contributing, meaning it contributes to the overall cultural heritage value of the HCD.

Recommendation 1: Approve the application for alteration and new construction at 254 Argyle Avenue

This proposal has been reviewed against the relevant policies and guidelines of the Centretown and Minto Park HCD Plan. Heritage staff have determined that the proposal is compliant and consistent with the policies and guidelines of the HCD Plan for the following reasons:

- The three-dimensional form and character defining elements of the existing church are meaningfully integrated into the proposed new construction. While the rear and portions of the west façades will be removed, the building's overall three-dimensional shape and character defining elements remain legible, including the projecting vestibule with central front entrance, the sculpted cornice, the slim metal steeple, and the banks of basement windows on the east façade.
- The conservation approach is appropriate for the site given the condition and structural characteristics of the existing building. Through the engineering analysis provided by the applicant and following section 5.0 of the HCD Plan, alternative conservation approaches have been meaningfully considered with a

dismantling and reconstruction approach being identified as the most viable option.

- The design and materiality of the new construction is contemporary and does not detract from the character of the HCD. The “basket-woven” metal cladding of the tower is finished in a colour compatible with the character of the HCD that establishes a clear distinction with the retained brick facades and the adjacent buildings in the HCD.
- The nine-storey form of the new construction is appropriate for the HCD. The conservation of the historic façade and the setback and separation from the retained historic elements helps to maintain the historic lower scale at ground level while providing for additional density.

Conservation Approach

Initially, Heritage Staff’s recommendation was to retain the entirety of the existing church building, with the possibility of moving it on site. Under Section 9.2 of the HCD Plan, proposals that require the dismantling and reconstruction of a contributing building are generally not supported and an applicant must follow the applicable policies of Section 5.0 to demonstrate why such a proposal is appropriate. Policy 5.0.3 provides three options to do so, including providing confirmation from a structural engineer that there is structural instability requiring the dismantle and reconstruct approach, or providing an analysis that demonstrates that multiple retention options have been meaningfully considered.

In support of the subject application, the applicant submitted a Church Relocation Scenario Analysis report (Document 9) by Remisz Consulting Engineers, which includes an additional Structural Assessment report as an appendix. These reports provided an overview of the building’s condition and composition. The exterior walls consist of a red brick veneer supported by a structural wall composed of “T” shaped structural hollow clay (terracotta) tile blocks. These tile blocks are load-bearing and also act as a form of insulation by creating a thermal break between the interior and exterior of the building. A number of condition issues were identified, primarily to the east exterior wall. These included multiple cracks throughout the east wall’s brick cladding and significant settlement at the southeast corner of the building. The building is currently being supported at the south east corner to prevent further brick movement and wall separation. According to the reports, much of the settling of the southeast corner likely stems from the construction of the high-rise tower at the adjacent 203 Catherine Street.

Given the condition and characteristics of the existing wall assembly, the Scenario Analysis report identified concerns with the movement of the entire building and

retention of the existing exterior walls, including:

- Significant risk of damage to walls and disintegration of clay during the relocation process;
- Limited ability to repair or replace structural hollow clay tile blocks; and,
- Possible poor seismic performance and stability of walls when reconstructed into new structure.

The Scenario Analysis report then considered the feasibility of three approaches to the conservation of the existing church and its integration into the base of a residential building. The options considered were:

- Moving the church on and off site in one piece
- Panelizing the church walls
- Dismantling and reassembling the church walls

The Scenario Analysis report concluded that disassembling and reassembling a portion of the existing building was the best option of the three assessed, stating:

The structural integrity of the wall is so delicate that attempting to move it either in panels or as a whole poses a significant risk of causing the walls to collapse. Its fragility makes it impossible to relocate without risk of losing the heritage asset. Conversely, the dismantling and reconstruction approach provides a far more viable solution. This method minimizes safety risks, preserves the heritage value, and address existing structural concerns. It also endures the seamless integration of the Church into a new high-rise building while complying with modern building codes.

Based on the findings of the Scenario Analysis report, staff are satisfied that the applicant has demonstrated that the proposed conservation approach is appropriate and meets the policies of the Centretown and Minto Park HCD Plan.

Building Design and Integration of Retained Portions of Existing Building

Staff are satisfied that the proposal meets the policies of the Centretown and Minto Park HCD Plan in terms of its design and the integration of the retained façades within the new building. By retaining all or portions of three façades, the existing red brick church's three-dimensional character is meaningfully retained. The relocation of the façades towards the front lot line will not negatively impact the character of the street as they make the retained elements more prominent within the pedestrian realm and more

closely align the property with the general setback established on Argyle Avenue.

The design of the tower is distinct from that of the retained façades and appropriately designed to be compatible with the general character of the HCD. The metal “basket-woven” façade is unique in terms of texture but compatible in colour with materials common to the HCD. The glass gasket separation between the podium and the tower creates a distinct break between the retained façades and the tower, and a vertical break in the window pattern on the tower’s north façade creates visual space for the church’s retained spire to serve as a prominent focal point on the building.

Conditions

Heritage staff recommend a number of conditions of approval for this permit to ensure the proper documentation, dismantling, storage, restoration and reassembly of the retained façades and their integration into the new construction. The following conditions are recommended to be cleared prior to the issuance of any building or demolition permits to facilitate the proposal:

Documentation

Staff recommend that the applicant be required to document the building as follows:

- High resolution laser scanning of the as-found conditions of the building including the exterior and roof.
- Detailed, high resolution photographs of the exterior of the building with particular focus on the heritage attributes as listed in the Conservation Plan.

Façade Reassembly Process

The submitted Conservation Plan does not provide a final methodology for the reassembly of the retained façades. Staff recommend that prior to the issuance of a building permit for the reassembly of the façades the applicant provides staff with details of the reassembly process through either an addendum to the submitted Conservation Plan or a separate façade reassembly plan.

Construction Schedule

Staff have included a condition requiring the applicant provide Heritage Planning staff with a dismantling and construction schedule for the project with timelines for the dismantling and reassembly of the retained façades. In consultation with Heritage staff, this schedule will identify key project milestones, require the submission of progress reports based on those milestones, and include time allotted for site visits. This condition has been included to ensure that deconstruction and construction proceed

according to the approved plans and provide check points should any changes be necessary.

Material Samples

Staff have included a condition of approval to provide final material samples for heritage staff's approval. This includes but is not limited to new brick to match removed material on the historic façades, other replacement materials as required, and all exterior cladding materials for the new building.

Financial Securities

Given the risks associated with the dismantling, storage, restoration, and reassembly of the façades, staff recommend that the owner be required to provide a Letter of Credit to the City in an amount equal to the estimated cost to stabilize, repair, restore, and reinstate the façades in the event of a collapse or other unforeseen circumstances. This Letter of Credit would be required prior to the issuance of any permits under the *Building Code Act* and would be held by the City until the work on the façade is completed. The amount of this security and the details of the agreement will be determined through negotiations between Heritage and Legal staff and the applicant.

In addition to the above conditions to be cleared prior to the issuance of a building or demolition permit, staff also recommend the following conditions of approval:

Conservation Measures

Staff recommend that the conservation measures described in the Conservation Plan be implemented as part of this project (Document 10). The conservation plan provides direction and methodology on the dismantling, documentation, storage, rehabilitation, and restoration of the retained façade elements.

Building Permit

To expedite the building permit process and assist heritage staff in identifying changes that may arise after the heritage approval, heritage staff recommend a condition requiring the applicant to provide a digital copy of building permit plans directly to heritage staff at or before the time of submission of a building permit application. The submission must include a list of changes from the original approval and clearly identify them on the plans. Minor changes often emerge during the detailed building permit phase of a project and Council has delegated authority to approve minor changes to staff. It is incumbent on the applicant to ensure that the Heritage Planning Branch is made aware of any changes to the approved plans that arise through the detailed design phase of a project. The submission must include a list of changes from the

original approval and clearly identify them on the plans. This recommendation also ensures that the authority delegated to the Program Manager, Heritage Planning Branch for minor design changes is exercised and documented appropriately.

Heritage Impact Assessment

Section 4.5.2 (2) of the Official Plan requires that a Heritage Impact Assessment (HIA) be submitted where a proposal has the potential to adversely impact the heritage resource. The applicant submitted an HIA to facilitate the *Planning Act* and *Ontario Heritage Act* applications and to consider the impacts of these on the heritage resource. The HIA was prepared by Commonwealth Historic Resource Management and is attached as Document 8.

Heritage staff have reviewed the HIA and determined that it meets the requirements of the City's Terms of Reference for HIAs. The HIA concludes:

This is a sensitive infill project with a number of objectives for this site, aimed at incorporating the 1930s church and developing the site as a nine-storey residential building. The design meets these objectives, takes full advantage of the original lot, and compliments the existing heritage street fabric. The new build with its basket weave treatment of the façade is a creative expression compatible with the Centretown Heritage Conservation District and its expectations. The development respects the defined values of the urban grain, introduces a scale and visual relationship linking the more traditional sections of the street with the contemporary towers. Bringing the Church forward provides more prominence and allows the tower to be setback behind the spire. Positioning the church close to the front of the site is a traditional siting of institutional architecture in Centretown.

Taking into consideration the findings of the Remisz structural analysis and the physical challenges and risks associated with relocation described in Scenarios one and two, clearly supports the project engineers' recommendation that the "dismantle and reconstruct approach" should be considered. As described, the meaningful portion of the church is limited to the front, the east façade, and a portion of the west side of the building. Dismantle and reconstruct poses the least risk of damaging the heritage character defining elements of the former church.

Furthermore, the review of conservation policies in the Centretown HCD Plan and Standards and Guidelines for Historic Places in Canada offers guidance that relocating and conserving the "meaningful portion" of the Christ the King Church is an acceptable approach that will assure the church's continued contribution as a character defining resource in the Centretown Heritage Conservation District.

Heritage staff generally concur with the findings and conclusions of the HIA.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. The Centretown and Minto Park HCD Plan was based on the principles included in the Standards and Guidelines. As such, applications in the HCD are reviewed using the policies and guidelines in the HCD Plan which are more contextually specific than the Standards and Guidelines.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Planning Statement, 2024.

Conclusion

Staff have reviewed the application for alteration and new construction at 254 Argyle Avenue in accordance with the objectives, policies, and guidelines of the Centretown and Minto Park HCD Plan and the Standards and Guidelines. Considering that the proposal contributes to achieving the broader City goal of intensification, and that the design of the proposed new construction is compliant and consistent with the policies and guidelines of the HCD Plan, staff have no objections to its approval.

Recommendation 2 – Minor Design Changes

Delegate authority for minor design changes to the Program Manager, Heritage Planning, Planning Development, and Building Services Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow the Heritage Planning Branch to approve these changes should they arise.

Recommendation 3 – Permit Expiry

Issue the heritage permit with a three-year expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

FINANCIAL IMPLICATIONS

The owner will be required to provide financial securities through a letter of credit in an amount equal to the estimated cost to stabilize, repair, restore, and reinstate the façades in the event of a collapse or other unforeseen circumstances. The securities would be held by the City until the work on the façade is completed. The amount of this security and the details of the agreement will be determined through negotiations between Heritage and Legal staff and the applicant.

LEGAL IMPLICATIONS

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

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application.

CONSULTATION

Plans and other material related to the proposal were posted on the City's Development Application website on April 29, 2025.

Heritage Ottawa was notified of this application and offered the opportunity to provide comments.

The Centretown Community Association participated in a pre-application consultation meeting with the applicant, Development Review staff, and Heritage Planning Staff on July 10, 2024.

Neighbours within 60 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

A notice sign was posted on the subject property by the applicant on May 12, 2025.

Comments from the owner of the neighbouring property at 252 Argyle were received by staff. A copy of their letter is attached as Document 11.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

TERM OF COUNCIL PRIORITIES

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

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on June 26, 2025

SUPPORTING DOCUMENTATION

Document 1	Location Map
Document 2	Site Photos
Document 3	Heritage Survey Form
Document 4	Statement of Cultural Heritage Value
Document 5	Proposed Site Plan
Document 6	Architectural Plans
Document 7	Proposed Renderings and Elevations
Document 8	Heritage Impact Assessment
Document 9	Church Relocation Scenario Analysis Report
Document 10	Conservation Plan
Document 11	Letter from owner of 252 Argyle

DISPOSITION

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.

Document 1 – Location Map



	
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REVISION / RÉVISION - 2025 / 04 / 25	

LOCATION MAP / PLAN DE LOCALISATION
HERITAGE / PATRIMOINE

 254 av. Argyle Ave.



EST. TERRANE

Document 2 – Site Photos





Document 3 – Heritage Survey Form

Image	
ID	2925488000001029147
PIN	041230022
Multi-parcel split	
ADDRESS_NUMBER	254
ROAD_NAME	ARGYLE
SUFFIX	AVE
DIR	
Character Area	Central Centretown
Building Name (original/official)	Christ Le Roi Roman Catholic Church (Original)
Year of construction	1930
Year of construction is:	Factual
Source(s) of Construction Year	Book: Werner Ernst Noffke: Ottawa's Architect (Ricketts, 2016)
Period of Development	1915-1950
Heritage recognition	Part of Centretown HCD (Part V)
Architect/Designer/Builder	W. E. Noffke
Source of attributed architect	Book: Werner Ernst Noffke: Ottawa's Architect (Ricketts, 2016)

Massing	Low Rise (1-5 storeys)
Roof Shape	Flat Irregular Others
other roof shape:	Steeple, articulated parapet
Cladding	Brick
Other/Specific Cladding	
Style	Gothic Revival Tudor Revival Vernacular
other style	
Centretown type	
Building Typology	Religious Building
other typology	
Conversion	
Property Features	Mature Tree (visible from public right of way) Garden
other property features	
Design: This property demonstrates a high degree of	Aesthetic merit
of	
Design: This property's style, type or expression is	
Design comments	
History: see Historic Context Statement for analysis of relevant historic context	
History: Associated theme, event, person, group, and/or architect will be identified and addressed if a detailed assessment is undertaken	
Context: How does this property contribute to the character of this sub-area?	Reinforces character

Context: This property is a component of a	
Context comments: see historic context statement for description of Centretown and area attributes	
Inventory Classification:	CDR - Character-Defining Resource
Final Inventory Category:	Contributing

Document 4 – Statement of Cultural Heritage Value

Both Centretown and Minto Park, as part of the City of Ottawa are built on unceded Algonquin Anishinabe territory. The peoples of the Algonquin Anishinabe Nation have lived on this territory for millennia. Their culture and presence have nurtured and continue to nurture this land.

The cultural heritage value of the Centretown and Minto Park Heritage Conservation Districts lies in their role as early residential neighbourhoods within the larger area of Centretown with a mix of housing types including large architect-designed houses for the wealthy, primarily located along Metcalfe Street leading to the Victoria Memorial Museum (now known as the Canadian Museum of Nature), high style and vernacular detached dwellings, row houses, and apartment buildings constructed for the middle class, and small working class dwellings. In addition, its value is derived from its associated commercial corridors and institutions.

The development of the Districts, primarily built from the 1870s until 1914, are closely linked to Parliament Hill and its functions. Their proximity to Parliament Hill and pleasant neighbourhood character resulted in them being the home of a number of prominent Canadians throughout their long history.

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For many years, a large proportion of the Districts' inhabitants worked either on Parliament Hill or in shops and offices nearby, establishing strong links between the areas that are evident today in the street layout and land uses.

As a neighbourhood with a wide range of housing types, Centretown has been the home of a cross-section of Ottawa society, including prominent politicians, and lumber barons, as well as diplomats, civil servants, students, labourers and small business owners. Noted for its transitory population, Centretown has traditionally been the Ottawa neighbourhood of choice for members of Parliament. Among them former prime ministers William Lyon MacKenzie King, Joe Clark and Kim Campbell. The neighbourhood was also home to lumber baron J.R. Booth, hardware merchant Thomas Birkett, ethnologist and folklorist Marius Barbeau and author Timothy Findley.

Prominent 19th and 20th century residents included Sir Clifford Sifton, whose policies led to the settling of the West and Duncan Campbell Scott, a poet and civil servant. Both men were involved in the establishment of the residential school system that

removed First Nations children from their homes and families and sent them to boarding schools where they were forbidden from speaking their language and were the victims of abuse and neglect. Generations of First Nations children were sent to residential schools, the difficult legacy of which continues today.

The houses around Minto Park were particularly desirable as they faced the park, with its attractive pathways and amenities. They demonstrate a wide range of styles and types, typical of the larger Centretown area.

As an early Ottawa neighbourhood, Centretown was also the home of a number of local institutions that served the neighbourhood and the City as a whole. These included the Protestant Orphan's Home (demolished 1935) which was replaced by the Elgin Theatre in 1937, many churches, and Elgin Street Public School. Other clubs and institutions were also located in the HCDs. The City's Central Library, a Carnegie Library was located to the north of the Centretown HCD at the corner of Metcalfe Street and Laurier Avenue, across the street from the YMCA. The area was also the site of four theatres, the Phoenix (originally Rialto), the Elgin, the Somerset, and the Imperial theatres (the former occupant of Barrymore's) theatres.

Throughout its history, new arrivals have gravitated to Centretown, as a downtown neighbourhood with a range of housing options. By the end of the 19th century, there was an established Chinese community in Centretown, with Dominion Chalmers Church, 355 Cooper Street, offering Christian instruction in Chinese as early as 1893. There was also a significant Jewish community in Centretown in the early 20th century, with many members of the community operating small businesses such as fruit stores and tailor shops on Bank and Elgin Streets.

A significant population of single women also lived in Centretown starting in the early 20th century. Many young women moved to the area when the civil service expanded to respond to the crisis of the First World War, often working in positions previously occupied by men. Others left farms in the Ottawa Valley where there were no opportunities for young women, often becoming domestic servants or working in shops. Many of these women remained in Centretown, living in boarding houses, single rooms or in the modern apartment buildings found throughout Centretown.

In addition to its links to Ottawa's role as the national capital, Centretown has heritage value for its association with important themes in local history. The neighbourhood has a long association with early community activism and affordable housing. Minto Park itself was created following a petition from residents of Lewis and Gilmour Streets to the City of Ottawa Board of Park Management. The City purchased the land from J.R Booth and created Minto Square. In the 1960s and 70s rapid change and development

occurred in Centretown with low rise residential buildings being replaced with concrete slab high rises or office buildings. The Centretown Citizens Ottawa Corporation (CCOC) was formed in 1974 as an off shoot of the Centretown Citizens Community Association, with the goal of maintaining Centretown's residential character by creating affordable stable rental housing. The CCOC now owns almost 1600 units. There are also several examples of housing co-ops including the Shefford, 300 Cooper Street, an early 20th century apartment building, and the Abiwin Co-op, 299 Somerset Street West, which incorporates several historic buildings.

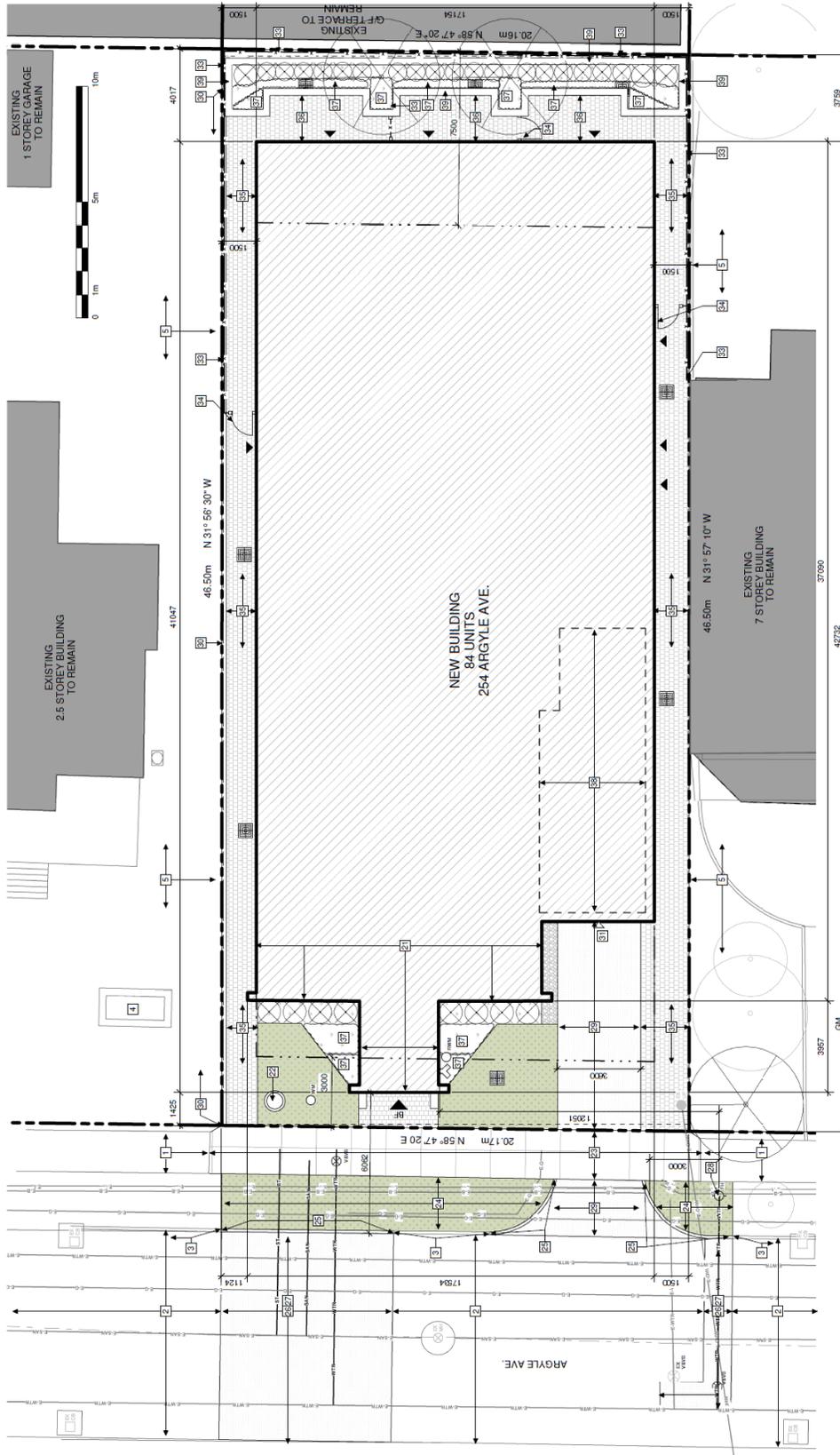
Over time, many residents chose to stay in the area because of its mixed character and eventually Centretown became associated with a diverse range of people. Ottawa's Gay Village was established here and many early events in the City's gay rights movement happened in the neighbourhood. Centretown continues to be the site of many of Ottawa's LGBTQ2S activities.

Minto Park has played a role for many years as a rallying point for protests and marches on Parliament Hill because its central location and open spaces made it relatively simple to organize large numbers of people prior to marching on Parliament Hill. The politicization of the space increased when it became the site of the City's memorial to the École Polytechnique shootings and has remained a place to protest violence against women and hold vigils.

Centretown's cultural heritage value is also associated with national institutions and headquarters and foreign legations that reflect Ottawa's role as the nation's capital. Some of these include the Nigerian High Commission, the Hungarian Embassy, the Ukrainian Embassy, the Museum of Nature, the Public Service Alliance of Canada (PSAC) Headquarters and the Royal Society of Canada. Other smaller organizations and lobby groups have offices throughout Centretown, and even when they have no street presence, they contribute to the character of Centretown as a neighbourhood influenced by the proximity of Parliament Hill.

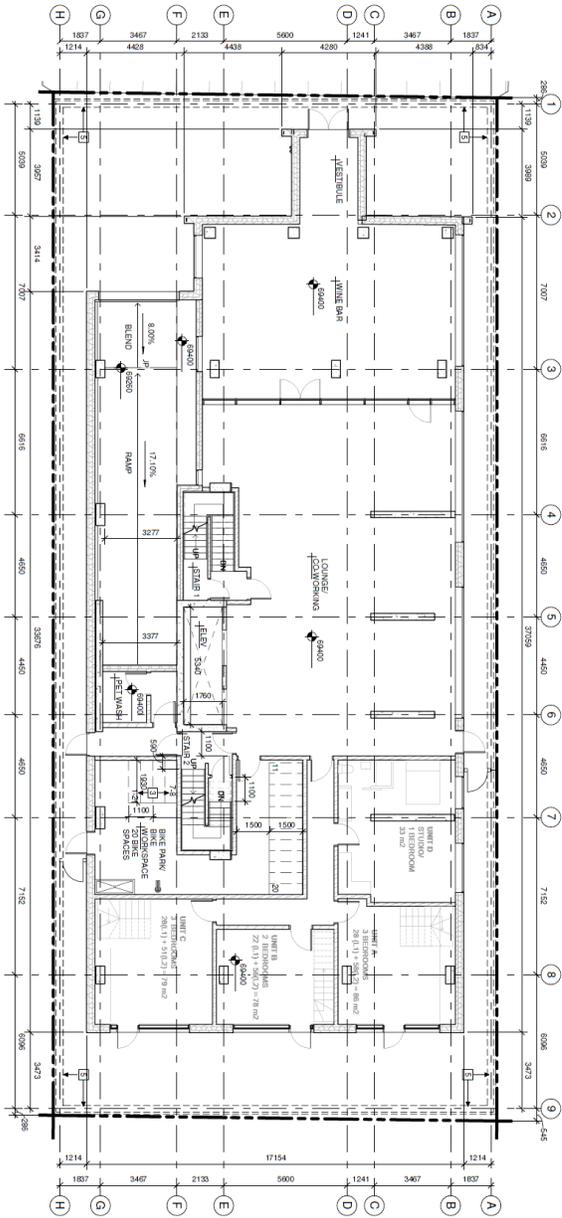
The Museum of Nature plays a special role in the Centretown area and the Centretown HCD in particular, as a beloved and much-visited landmark. The green spaces around it are a valuable urban amenity and feature outside displays associated with the Museum. Originally the site of the Stewart Estate, the Museum remains a focal point of the south end of the neighbourhood. Currently flanked by structures built as single detached dwellings, the low-rise character of McLeod and O'Connor Streets provides an attractive setting for the Museum that enhances its status as a landmark in the neighbourhood.

Document 5 – Proposed Site Plan

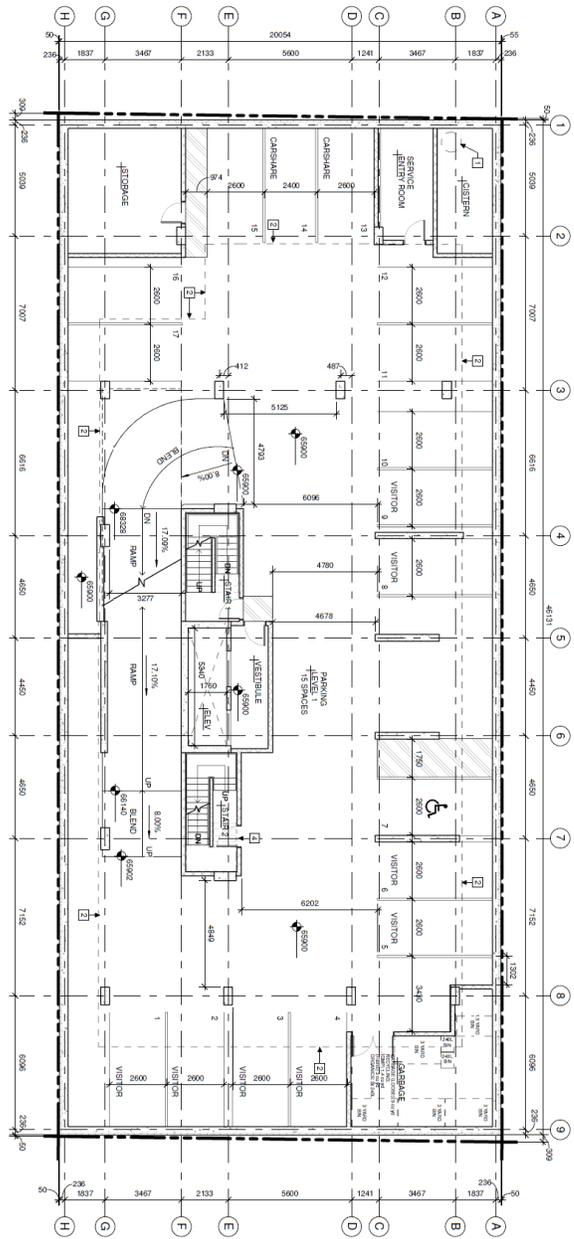


Document 6 – Architectural Plans

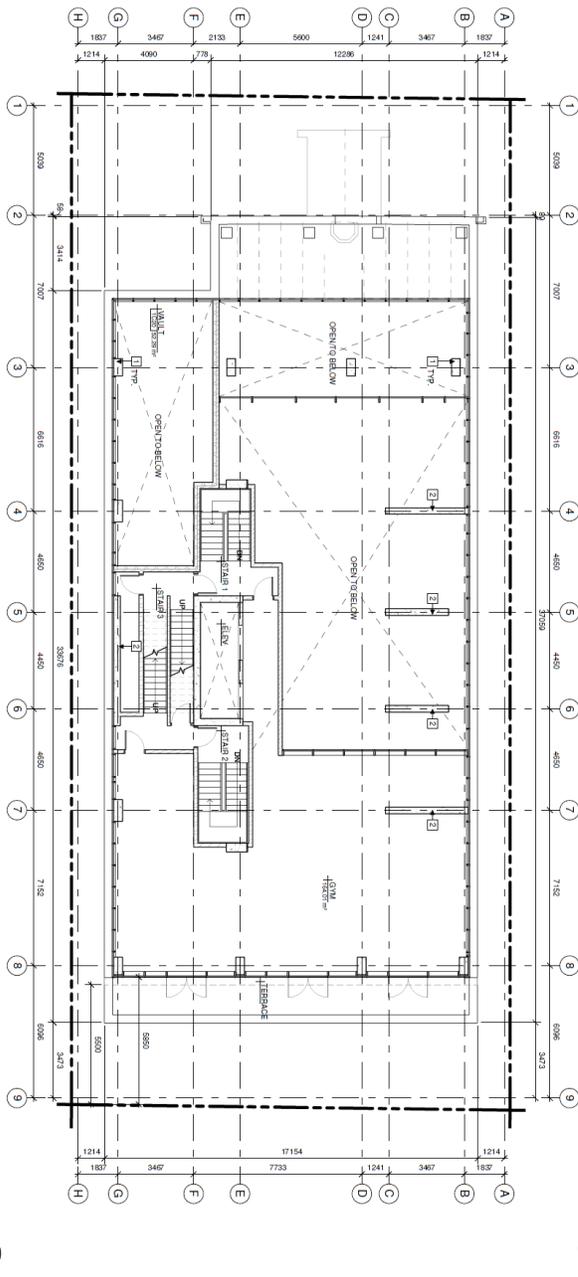
2 GROUND FLOOR REFERENCE PLAN



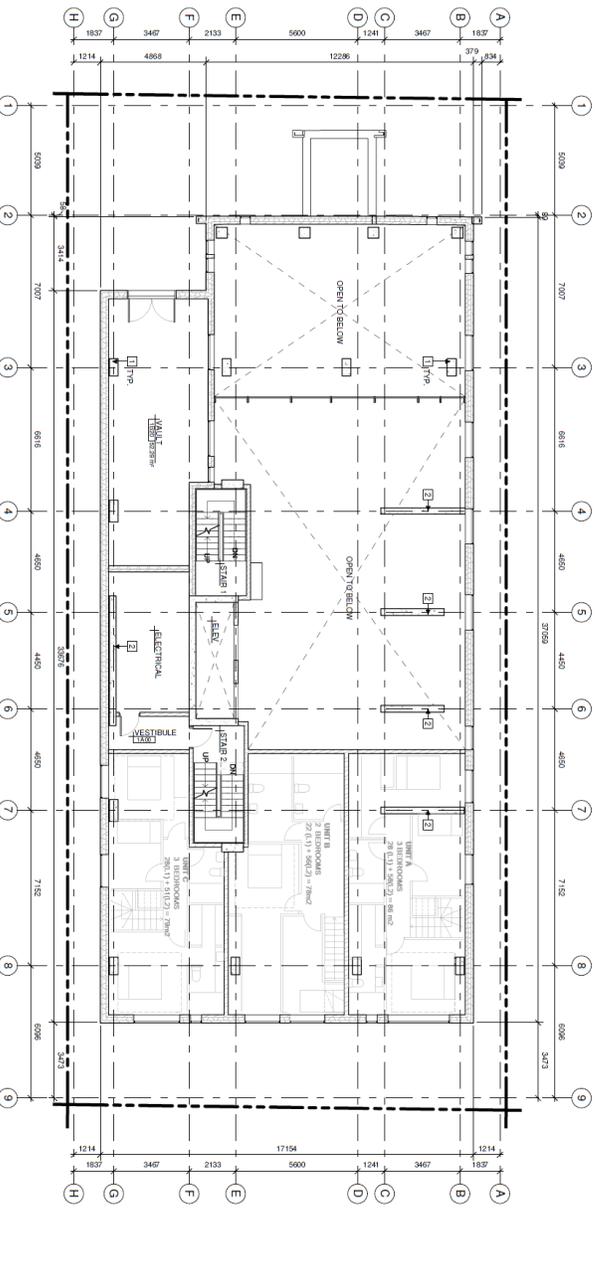
1 LEVEL -1 PLAN



2 LEVEL 10 PLAN
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1 LEVEL 1B PLAN
AZ02 1:100



Document 7 – Proposed Renderings and Elevations



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION







