

1. **Application to alter the Deschâtelets Building at 205 Scholastic Drive (formerly 175 Main Street), a property designated under Part IV of the *Ontario Heritage Act***

**Demande visant à modifier le bâtiment Deschâtelets, situé au 205, promenade Scholastic (anciennement 175, rue Main), bien-fonds désigné en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario***

### **Committee Recommendations**

**That Council:**

1. **Approve the application to alter the building at 205 Scholastic Drive according to plans by Hobin Architecture, dated January 28, 2021;**
2. **Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;**
3. **Issue the heritage permit with a two-year expiry date from the date of issuance.**

### **Recommandations du Comité**

**Que le Conseil :**

1. **Approuve la demande de modification du bâtiment situé au 205, promenade Scholastic, conformément aux plans soumis par Hobin Architecture et datés du 28 janvier 2021;**
2. **Délègue au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'effectuer des modifications mineures de conception;**

- 3. Délivre le permis en matière de patrimoine et fixer sa date d'expiration à deux ans après la date de délivrance.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated February 26, 2021 (ACS2021-PIE-RHU-0008)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 26 février 2021 (ACS2021-PIE-RHU-0008)

2. Extract of draft Minutes, Built Heritage Sub-Committee, March 9, 2021

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 9 mars 2021

**Built Heritage Sub-Committee  
Report 19  
April 14, 2021**

**3**

**Sous-comité du patrimoine bâti  
Rapport 19  
Le 14 avril 2021**

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
March 9, 2021 / 9 mars 2021**

**and Council / et au Conseil  
April 14, 2021 / 14 avril 2021**

**Submitted on February 26, 2021  
Soumis le 26 février 2021**

**Submitted by  
Soumis par:  
Court Curry,**

**Manager / Gestionnaire,**

**Right of Way, Heritage and Urban Design Services / Services des emprises, du  
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'Infrastructure et du développement économique**

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**Ward: CAPITAL (17) / CAPITALE (17)**

**File Number: ACS2021-PIE-RHU-0008**

**SUBJECT: Application to alter the Deschâtelets Building at 205 Scholastic Drive  
(formerly 175 Main Street), a property designated under Part IV of the  
*Ontario Heritage Act***

**OBJET: Demande visant à modifier le bâtiment Deschâtelets, situé au 205,  
promenade Scholastic (anciennement 175, rue Main), bien-fonds**

désigné en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

## **REPORT RECOMMENDATIONS**

**That the Built Heritage Sub-Committee recommend that Council:**

- 1. Approve the application to alter the building at 205 Scholastic Drive according to plans by Hobin Architecture, dated January 28, 2021;**
- 2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;**
- 3. Issue the heritage permit with a two-year expiry date from the date of issuance.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Sous-comité du patrimoine bâti recommande ce qui suit au Conseil :**

- 1. Approuver la demande de modification du bâtiment situé au 205, promenade Scholastic, conformément aux plans soumis par Hobin Architecture et datés du 28 janvier 2021;**
- 2. Déléguer au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'effectuer des modifications mineures de conception;**
- 3. Délivrer le permis en matière de patrimoine et fixer sa date d'expiration à deux ans après la date de délivrance.**

## **BACKGROUND**

The Deschâtelets Building at 205 Scholastic Drive (formerly 175 Main Street) is a five-storey stone structure constructed in phases beginning in 1885, located between Main Street and the Ottawa River in Old Ottawa East (Documents 1 and 2). The building was designated under Part IV of the *Ontario Heritage Act* for its cultural heritage value in 2013. The Deschâtelets Building was constructed as a scholasticate for the Oblates of Mary Immaculate, a missionary order, which sent priests and lay brothers across

Canada to teach. It represents the role that the Oblates have played in the community since their arrival in Ottawa in 1844 and the evolution of Roman Catholic institutional architecture since the late 19<sup>th</sup> century. The building is a classically inspired stone building set back from Main Street and its setting at the terminus of a wide tree lined allée that leads to a forecourt from Main Street contributes to its cultural heritage value (Document 3).

In 2015, the entire former Oblates property was purchased by Regional Group. The master plan for the development was designed with the heritage building as the centrepiece. Since its purchase, extensive development has taken place including low-rise and mid-rise residential dwellings, which are in various stages of construction as well as a recently completed eight-storey retirement home.

This heritage application is the second of a two-part heritage application for the adaptive re-use of this building. The proposed alterations are associated with the conversion of the Deschâtelets Building into a mixed-use facility which would include an elementary school (Conseil des Écoles Catholiques du Centre-Est, (CECCE)), a community centre (City of Ottawa) and potential residential uses. In 2019, the Deschâtelets Building was conditionally sold to the CECCE for use as a school. Council approved a Zoning By-Law amendment for this site on September 23, 2020 in order to introduce a school use in the zone. A memorandum of understanding has since been signed between the City and the CECCE.

A heritage permit was issued in September 2020 for the removal of a rear porch and the demolition of the 1950s chapel wing.

The application proposed in this report includes filling in the void left by the demolished chapel wing, replacing all the windows in the building and modifying the front entrance in order to meet accessibility requirements. This report has been prepared as all applications to alter a designated building require the approval of City Council under the *Ontario Heritage Act*. While the alterations to the building are minor in nature and could have been approved under staff's delegated authority, heritage staff felt that it was appropriate to bring forward a report for Committee and Council consideration given the community's interest in this file.

## **DISCUSSION**

### **Recommendation 1**

The heritage permit application is to fill in the void that will be left once the chapel wing is demolished, replacing all the windows, as well as modifying the front entrance (Document 4).

The demolition of the chapel wing will leave a void once it has been removed. The previous heritage permit included approval for a temporary infill wall. This will be removed and replaced with the proposed permanent wall included in this application. The proposal includes a shallow projecting bay, echoing the massing left by the demolished chapel wing. The new bay will be clad in metal panel with metal shingles above a new cornice. This cornice will respect the existing primary cornice on the Deschâtelets Building, continuing the established datum line. The windows on this bay will reflect a similar pattern as to the existing windows on the building, repeating the same regular bays. A new entrance will be located at grade.

All windows on the building are proposed for replacement through this application. The existing windows were installed in the 1970s and are aluminum. These windows are leaking and cannot be repaired due to their material. Given that these windows are not historic, staff have no concerns with their removal and replacement. The proposed windows will replicate the same shape, style and operation method as the existing windows. The windows will be made of aluminum with muntin bars on the exterior of the window. While the windows themselves are identified as heritage attributes in the Statement of Cultural Heritage Value, it is their regular spacing, pairing and shape that contribute to the value of the building (Document 3). This will be maintained in the new windows.

The general approach to the façade is one of preservation, however in order to accommodate the new uses, some interventions are proposed. In order to meet accessibility requirements, the front entrance will be modified. The proposal includes removing the front steps of the Deschâtelets Building and lowering the existing doorway below grade. This will allow for the creation of two ramps to access the main entrance. Given the raised nature of the building, dropping the entrance to the basement level provides for barrier-free access on both the interior and exterior. The frontispiece will

not be altered as part of this modification. Instead, new masonry piers will be installed to support the existing pilasters. New steps leading down will lead to a new double door entrance. A simple canopy will be installed over the door. This canopy will be in line with the existing stone banding between the basement and first floor. The front door, its pediment, architrave and flanking piers are identified heritage attributes in the Statement of Cultural Heritage Value (Document 3). Of these elements, only the front door will be replaced with a modern double door. In this particular situation, the benefit of providing universal accessibility outweighs any negative heritage impacts caused by this loss.

Other minor alterations contained in this application include spot repointing, constructing a glass link to connect to a future gymnasium, replacing the existing mechanical penthouse structures, and modifying some secondary entrances at the sides and rear of the building.

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

City Council adopted the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada” in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*. The following Standards are applicable to this proposal:

Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements.

Standard 3: Conserve heritage value by adopting an approach calling for minimal intervention.

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

Standard 11:

- a) Conserve the heritage value and character defining elements when creating any new additions to an historic place or any related new construction

- b) Make the work physically and visually compatible with, subordinate to, and distinguishable from the historic place

The heritage value of the Deschâtelets Building is related to its design value as a Beaux-Arts style building, its association with the Oblates of Mary Immaculate, Roman Catholic institutions, and its various designers, and its contextual value as a local landmark. The proposed intervention protects the heritage value of the Deschâtelets Building and its heritage attributes.

The heritage attributes of the Deschâtelets Building are listed in the Statement of Cultural Heritage Value (Document 3). Generally, the attributes include: the stone construction, the classically-inspired design elements and the tree-lined allée from Main Street to the open forecourt. The proposal conserves these elements. Any stone restoration work will be completed in a manner that respects the material and building, and will be done only in areas as needed, thus responding to Standard 3 concerning minimal intervention.

As discussed earlier in the report, the Deschâtelets Building will be converted into a mixed-use facility. In order to accommodate this change in use, alterations have been proposed to the building. These modifications outlined in the report are minor and do not impact the heritage attributes.

The proposed infill wall to fill in the void left by the wing will be clad in modern materials, making it distinguishable as a contemporary alteration. The massing, colour palette and detailing will make it compatible with the heritage building, while also being subordinate. In addition to this infill wall, a small glass link is proposed at the side of the building. This will connect to a future gymnasium. This link will be constructed using modern materials and will not impact any heritage attributes of the building.

### **Guidelines**

The Guidelines section of the “Standards and Guidelines” cover a wide range of subjects, including archaeology, cultural landscapes, buildings and materials. The applicable guideline for this proposal is number 4.3.6 Entrances, Porches and Balconies:



25) Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.

The proposed alterations to the front entrance conserve the identified heritage attributes while allowing for barrier-free access.

The proposal conserves the overall cultural heritage value of the Deschâtelets Building while balancing the requirements associated with the proposed adaptive re-use to secure the long-term preservation and use of a building. The proposal retains and rehabilitates the primary portion of the Deschâtelets Building. The windows on the building are not original and will be replaced in-kind. Overall, the proposal meets the applicable Standards and Guidelines.

### **Cultural Heritage Impact Statement**

Section 4.6.1 of the Official Plan provides direction related to the preparation of Cultural Heritage Impact Statements (CHIS) for properties designated under Part IV of the *Ontario Heritage Act*. A CHIS is required where an application has the, “potential to adversely affect the designated resource.” Commonwealth Historic Resource Management Inc was commissioned to undertake a Cultural Heritage Impact Statement for the initial redevelopment of the Oblate lands in 2015, the chapel wing removal in 2020 and this current application (Document 5).

It concludes that:

The proposal will allow for a continued use as a Community Asset. A central organizing principle of the Greystone Village master plan is the preservation and reuse of the Deschâtelets Building as a community asset. Finding an appropriate use has been a challenge. Since taking over the property, a number of potential users have assessed the building and for a variety of reasons have not proceeded.

The proposal respects the Deschâtelets Building’s role as part of an evolving cultural heritage landscape... This proposal to undertake a plan

to rehabilitate the building in accordance with the Standards and Guidelines reflects the continuous evolution of this property.

Heritage staff concur with these findings.

The proposal meets the Standards and Guidelines as the overall cultural heritage value of the Deschâtelets Building will be conserved. The proposed alterations will facilitate the adaptive reuse of the building which will ensure the long-term preservation of the heritage resource. For these reasons, heritage staff have no objections to the proposal.

### **Recommendation 2**

Minor design changes to a building may emerge during the working phase of the project. As a common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure and Economic Development to undertake these changes.

### **Recommendation 3**

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

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

The plans were posted on the City's Development Application website on February 2, 2021.

Heritage Ottawa was notified of this application on February 3, 2021.

The Old Ottawa East Community Association was notified on February 3, 2021.

Neighbours within 30 metres of the subject property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Menard is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendations of this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications with this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- **Thriving Communities:** Promote safety, cultural, social and physical well-being for our residents.

## **APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 4, 2021.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Photographs

Document 3 Statement of Cultural Heritage Value

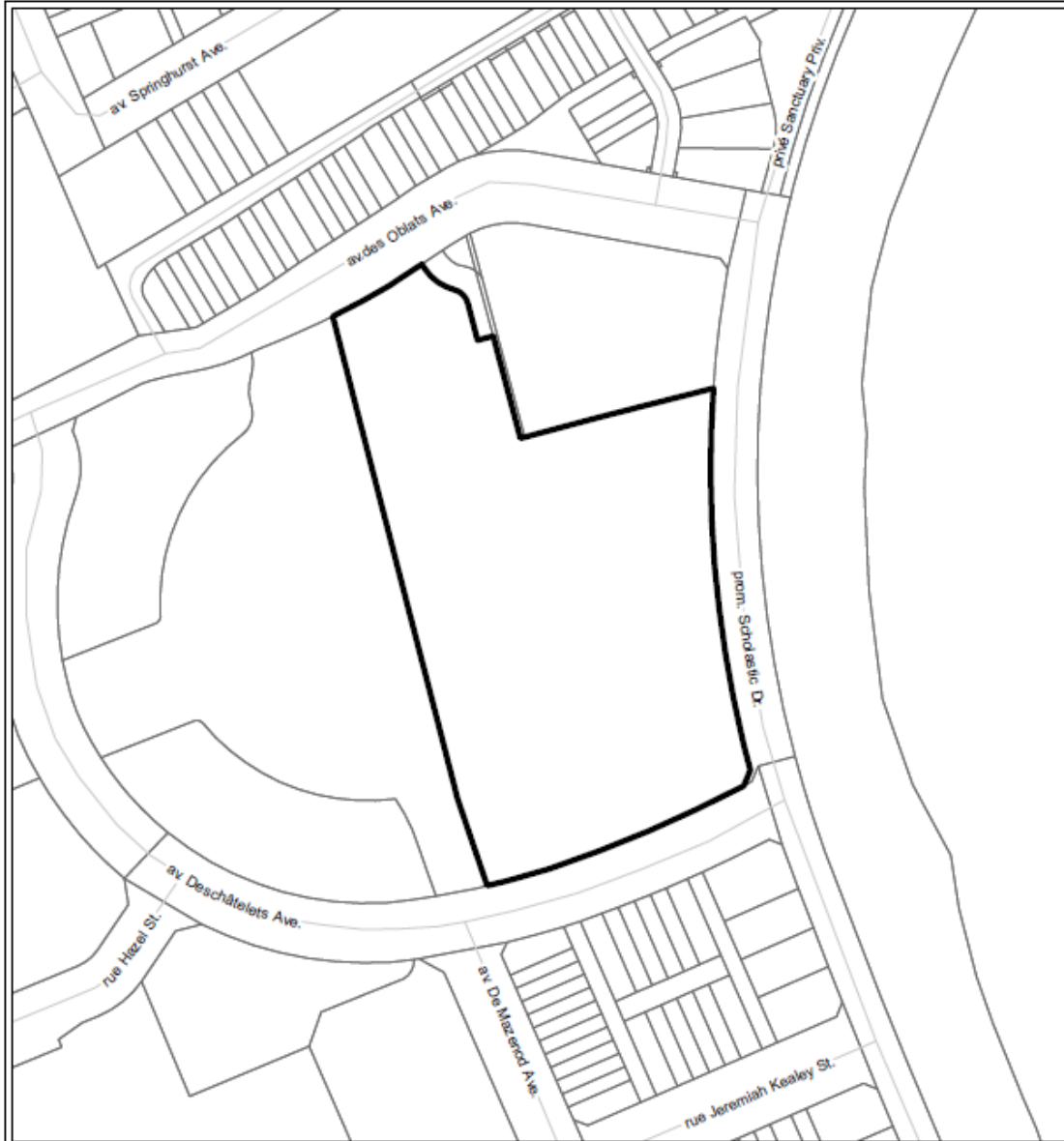
Document 4 Proposed Elevations and Renderings




Document 5 Cultural Heritage Impact Statement

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3<sup>rd</sup> Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-SCHO205	21-0179-L		205 prom. Scholastic Dr.
I:\COI\2021\Heritage\Scholastic_205			
<small>         ©Parcel data is owned by Teramet Enterprises Inc. and its suppliers.          All rights reserved. May not be produced without permission.          THIS IS NOT A PLAN OF SURVEY          ©Les données de parcelles appartiennent à Teramet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. Ceci n'est pas un plan d'arpentage.       </small>			
REVISION / RÉVISION - 2021 / 02 / 24			

Document 2 – Photographs



Front façade



Front façade



Front façade showing the frontispiece





Chapel wing to be demolished, and porch to be removed



### **Document 3 – Statement of Cultural Heritage Value**

#### **Description of Property – Deschâtelets Building, 175 Main Street, Ottawa**

Known as the Deschâtelets Building since interior renovations in 1967-68, constructed as Scolasticat St.-Joseph, the building is a large stone structure, located on Main Street, in the Ottawa East neighbourhood of Ottawa.

#### **Statement of Cultural Heritage Value or Interest**

The Deschâtelets Building was initially constructed in 1885 as a scholasticate for the Oblates of Mary Immaculate. The Oblate order was founded in France in 1826 by Archbishop Eugene de Mazenod. The Oblates arrived in Longueuil, Quebec in 1841, moving to Bytown in 1848. By the 1880s they had outgrown the wing of the building in Lowertown where they had lived since their arrival and construction of a new seminary began on a farm in Archville that had been purchased in 1869. They moved into the building in 1885. The Oblates were a missionary order, sending priests and lay brothers across Canada to teach and their facility was altered and enlarged in 1925 and 1950 as the order grew. Dramatically different from its original architectural style after these extensive alterations, the Deschâtelets Building represents the role that the Oblates have played in the community since their arrival in Ottawa in 1844 and the evolution of Roman Catholic institutional architecture since the late 19th century.

The Deschâtelets building was initially designed by M. Mesnard and altered through the addition of two wings in the Beaux Arts style by the Quebec firm of Donat-Arthur Gascon and Louis Parant in 1926. In 1950, the building was further altered to the plans of Montreal architect Louis-J Lapierre that added an additional storey and a new Chapel. Today, the building is a large, four storey, classically-inspired stone building set back from Main Street.

The setting of the Deschâtelets Building, at the terminus of a wide tree lined allée that leads to a forecourt from Main Street contributes to its cultural heritage value. Historical photos reveal that it was planted after the completion of the 1950's alterations to the building. The allée is a well known landmark and character defining feature of the property.

## **Description of Heritage Attributes**

Key attributes that embody the heritage value of the Deschâtelets Building as an excellent example of a Roman Catholic institutional building include its:

- Stone construction
- Classically-inspired design with a central frontispiece, topped by a pediment with a crest, with a dentilled secondary cornice
- Two flanking pavilions flanking the frontispiece also with pediments and secondary cornices
- Regularly spaced windows, predominantly paired, with shaped stone surrounds
- The front door, its pediment, architrave and flanking piers
- 1950 Chapel and its interior, featuring concrete construction with buttress-like columns and a vaulted ceiling

Key attributes that embody the heritage value of the landscape associated with the Deschâtelets Building include its:

- Tree-lined allée leading from Main Street to the open forecourt. (Alterations to this attribute will not include regular maintenance of the trees, interventions at the ground plane such as paving, parking, laneways, sidewalks, landscaping and street furnishings, or development on the undesignated lands on either side of it)
- Semi-circular, tree-lined forecourt located to the west of the front door. This space is defined by the trees running in a semi-circle from Oblate Avenue to Oblate Avenue.
- Remnant of the “Allée des Ormes” planted by the Oblates in the 19th century, located south and west of the Deschâtelets Building

The gymnasium/ archives to the south of the building, the one storey addition to the north and east of the Chapel, the structure to the north of the Chapel, and the small structure to the north and east of the Deschâtelets Building itself are not included in this

designation. The interior of the building is not included in the designation. The interior of the Chapel is included in the designation.