



# Cultural Heritage Impact Assessment

## Appendix G: Chapel Infill and Proposed Alterations

*Greystone Village*

*375 Deschâtelets Avenue, Ottawa, Ontario.*

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*December 2020 revised*

Cover images: Artist's rendering with annotations of the East and West facades documenting the proposed alterations to the Deschâtelets Building. Source Hobin Architects December 2020.

## Table of Contents

INTRODUCTION .....	4
Approval Requirements .....	4
<b>Owner and Contact</b> .....	5
<b>Background</b> .....	5
Description of Heritage Attributes .....	6
DESCRIPTION OF THE CHAPEL INFILL AND PROPOSED INTERVENTIONS .....	6
1. Chapel Infill Bay on the East Façade .....	7
2. The Front Entrance .....	8
3. Replacement of All Windows .....	12
4. Selective Repointing and Repairs .....	13
5. Demolition of the North Portico and Modifications to the South Portico. ....	14
6. Installation of the Mechanical Penthouses .....	15
ALTERNATIVES AND MITIGATION .....	15
Conclusions .....	16
APPENDIX A Statement of Heritage Character .....	17
APPENDIX B Document 10 – Façade Documentation and Conservation Conditions .....	18
APPENDIX C Artists Renderings supporting the CHIS .....	18

# Cultural Heritage Impact Assessment

## APPENDIX G: Chapel Infill and Proposed Alterations to the Deschâtelets Building

### INTRODUCTION

This is the second of a two-part heritage permit application to alter the Deschâtelets Building, a designated historic site. The initial part of the application Addendum F: Demolition of the Chapel Wing sought approval for the demolition of a covered verandah along the east side of the building, the removal of the chapel wing, and the creation of a temporary infill wall. This application was conditionally approved with the stipulation that all additional alterations required to accommodate the adaptive re-use of the building be set out. These alterations require a separate application under the Ontario Heritage Act and are included as part of the current CHIS submission, Addendum G: Chapel Infill and Proposed Alterations.

Appendix G is one of a series of reports that together address the impact of new development on this property. The September 2015 Cultural Heritage Impact Statement (CHIS) provides a background and includes the history of the site and a discussion of the overall master development plan. Appendix G should be read in conjunction with the 2015 CHIS along with Appendix A: Block 45 The Terraces at Greystone; Appendix B: Block 49 The North Shore; Appendix C: Block 31 Greystone Village Retirement Residences; Appendix D The Mixed-Use Development; Appendix E The Grove Part of Block 32 and Appendix F that evaluates the impact of the proposed demolition of the Chapel Wing in a manner that is consistent with the City of Ottawa Official Plan Section 4.6.

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 Ecoles Catholiques du Centre-Est, (CECCE)), a community centre (City of Ottawa) and potential residential uses. The Building was purchased by the CECCE for use as a school. It is proposed that the elementary school would occupy half of the basement and the first two floors of the building while the City of Ottawa community centre would occupy the other half of the basement; the top two floors of the building are proposed to potentially accommodate residential units in a future phase.

Addendum G concentrates on the Chapel infill (the demolition application hinges on the resolution of the void and the other minor interventions) and notes the other revisions/repairs as part of accommodating the school, a community centre and a residential occupancy with newer envelop improvements sensitive to the Deschâtelets legacy.

### Approval Requirements

The City of Ottawa has stipulated the approval of the application to alter the building at 175 Main Street according to plans submitted by Hobin Architecture, dated May 2020, July 2020 and December 2020, is conditional upon:

1. The approval of the Zoning By-Law Amendment for 205 Scholastic Drive to permit the existing Deschâtelets Building to be converted to a school and that such amendment be in full force and effect;

2. The documentation of the building as described in Document 10 be submitted to the City of Ottawa archives;
3. The retention of as many of the stained-glass chapel windows as reasonably possible to be incorporated into future development or public art within Greystone Village
4. The submission of a complete heritage permit application for alterations associated with the new school use or community centre, including the alterations to the front entrance and the infill bay on the east façade.

### Owner and Contact

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### Background

The Deschâtelets Building, 175 Main Street, is a five-storey, stone structure, constructed in 1885, located between Main Street and the Ottawa River in the community of Old Ottawa East. The building is designated under Part IV of the Ontario Heritage Act for its cultural heritage value. The Deschâtelets Building was constructed as a scholasticate for the Oblates of Mary Immaculate, a missionary/teaching order, which sent priests and lay brothers across Canada to teach. It represents the role that the Oblates have played in Canada since before their arrival in Ottawa in 1844. 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. A five-storey extension including a chapel was constructed in 1950. The interior of the chapel is identified as a character defining attribute and is part of the designation.

The chapel wing was designed by Louis J. Lapierre in 1950 and replaced an earlier, smaller wing that housed the original chapel. (Figure 1). As designed, the five-storey chapel wing was comprised of a refractory and space for the use of the religious community on the bottom two storeys, the chapel on the third storey and residential uses on the top two storeys. A CHIS was prepared to consider the impact to the cultural integrity of the historic place resulting from the proposal to demolish the wing.

*Figure 1: the original extension off the main building was a four-storey stone structure*





with a mansard roof. This building was demolished 1949.

It was concluded that the removal of the chapel wing although unfortunate, does not negatively impact the overall cultural heritage value of the Deschâtelets Building. All of the other heritage attributes of the Deschâtelets Building, including the stone construction, classically inspired design with central front piece topped by a pediment with a crest, with dentilled secondary cornice, two flanking pavilions, regularly spaced windows, and the front door with its pediment architrave, and flanking piers are not negatively impacted.

The negative impact of the removal of the chapel itself is counterbalanced by the rehabilitation of the primary portion of the designated heritage building. The proposed alterations will facilitate the adaptive reuse of the Deschâtelets Building, which will ensure the long-term preservation of the heritage resource. It is further concluded that the proposal meets the “Standards and Guidelines for the Conservation of Historic Places in Canada” as the overall cultural heritage value of the Deschâtelets Building is conserved as part of the evolving cultural heritage landscape.

### Description of Heritage Attributes

Key attributes that embody the heritage value (see Appendix A for the complete statement) 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; and,
- 1950 Chapel and its interior, featuring concrete construction with buttress-like columns and a vaulted ceiling.
- The landscaped forecourt

The highlighted attributes above are those that will be impacted with the proposed interventions and are discussed in the CHIS.

## DESCRIPTION OF THE CHAPEL INFILL AND PROPOSED INTERVENTIONS

The focus of this CHIS is the impact assessment of the alterations associated with the new school use, community centre, including the infill bay on the east façade alterations to the front entrance and a number of life cycle/maintenance interventions.

The scope of the interventions are outlined along with renderings illustrating the intent. Where applicable these are assessed against the Parks Canada Standards and Guidelines include the following:

## 1. Chapel Infill Bay on the East Façade

The five-storey chapel wing extended perpendicular from the main body of the Deschâtelets building with access on all five levels from the main building. Following the removal of the Chapel Wing the east façade will be exposed. An infill bay is being designed and will be installed on the east façade to cover the void where the chapel wing is removed. The bay is designed to stabilize and protect the integrity of the building. The building permit process requires that full architectural and engineering drawings be prepared and that a CHIS assess the impact of the proposed alterations.

Several alternative concepts were considered. The Concept selected is a combination of Option 2 and 3; it consists of a glazed base at the foundation level, above the base levels two through four have a metal panel with a grey finish, the fifth floor has a mansard type treatment in metal.



Figure 2: Options 1,

Option 2,

and Option 3.



Figure 3: East Elevation noting the alterations that are being undertaken. The infill bay is evident and fits comfortably as part of the east façade. Source Hobin Architecture 2020.

## Impact of the Proposed Infill Bay Development

Ottawa 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. This document is considered when evaluating applications under the Ontario Heritage Act.

The Standards and Guidelines for the Conservation of Historic Places in Canada define the work at the Deschâtelets Building being undertaken as **rehabilitation** and states that:

‘In a Rehabilitation project, some alterations to a historic place may be needed to ensure its continued use. There is a need to find creative solutions that balance health, safety, security, accessibility, sustainability and other regulations, and the preservation of the character-defining elements of a historic place.’

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 6: (a) Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken.

***Discussion:** Overall, the proposed infill bay meets the applicable Standards in terms of protecting and stabilizing the historic place, in its form and massing, material selected and in the effort to support an understanding and interpretation of the original wing. The glazing pattern of the base picks up the horizontality of the rough limestone base can be seen. The metal panel finish of the bay and the window pattern acknowledge the regularity of the openings on the east façade; and the treatment of the upper floor suggests the top floor mansard roof of the original wing (figure 1).*

## 2. The Front Entrance

The front door with its pediment architrave, and flanking piers is identified in the Reasons for Designation as one of the building’s character defining attributes. The building relationship to the forecourt landscape is also identified as a character defining attribute (Semi-circular, tree-lined forecourt located to the west of the front door.)

Both the front entrance and the concept for the forecourt and the associated vegetation arranged in a semi-circle were introduced in 1950. This stairway and entrance replaced the original 1885 entrance. (Figure 4). The replacement was part of the major renovation to the building and grounds, which included the addition of a fifth level and visually linking the three sections of the front façade with the entrance serving as the focal point.



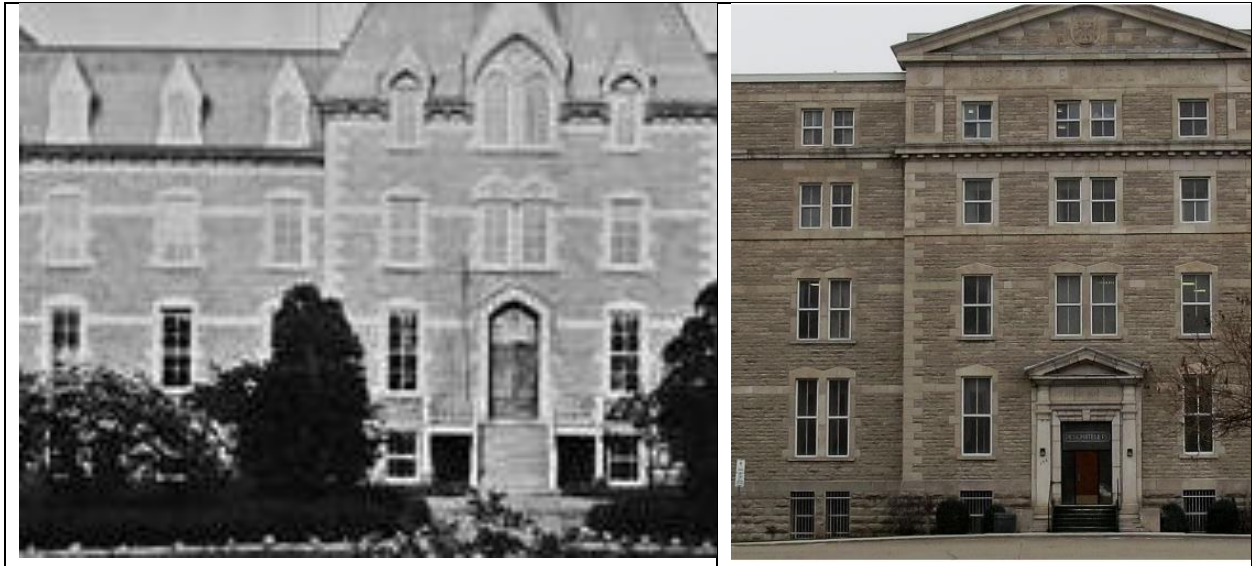


Figure 4 and 5: Views of the original 1885 entrance and the 1950s rework that included the introduction of the fifth floor. The "gothic" details at the entry were replaced along with the mansarded forth floor and a more classic interpretation introduced. The two pavilions were visually integrated with the main building, dramatically changing the scale and appearance of the earlier elevations. Most of the character defining attributes focus on the 1950s version.



Figure 6: Renderings illustrating the changes to the front entrance. The alterations are sensitive to the importance of the front entrance as a focal point to all views from the Grand Allee.

Modifying the front entrance entablature, removing the entrance stairs, dropping the floor level are considered changes that could negatively impact the historic resource. The concept of a full through accessible passage has been under consideration in a number of previous schemes. However, the school's need for controlling public access discouraged this option. The concept of a through passage that carries through the building has been modified and limited to the schools use. The following changes to the front include:

- the creation of a fire lane that extends north-south across the lawn directly in front of the building;
- the introduction of a sidewalk next to the lane;
- removal of the front stairs to the entrance door;
- dropping the level of the lobby to meet the basement level, which requires ramping down from the ground level to the new lower lobby;
- extending the flanking piers and replacing the front door and,
- the introduction of a new entrance on the east facade.

The modifications to the entrance are required to allow the front door to continue to function as a main entrance to the school, afford access to the east side of the building at the lower level and give the building barrier free accessibility. The introduction of a curbed hard surface fire lane alters the landscape and impacts the forecourt and its relationship of the landscape to the building. The fire lane is a life safety requirement.



*Figure 7: This bird's eye view is helpful in interpreting the changes to the forecourt and the reworking of the front entrance with stairs and ramps down to the entrance. The railing helps integrate the grade change and provides a focus for views from along the Allee. The view captures the retirement home just above the roof line of the Deschâtelets. Source: Hobin Architects 2020*





Figure 8: The annotated rendering showing the front elevation provide a detailed indication noting all of the changes to the west façade of the historic place. Source: Hobin Architects 2020.



Figure 9: The artist's renderings illustrates the daycare play yard framed by a wooden privacy fence. The new access route and fire lane will replace the Allée du Cimetière at the south side of the forecourt.

**Impact of the Proposed Changes to the Front Door**

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 2: Conserve changes to historic place that, over time, have become character –defining elements.

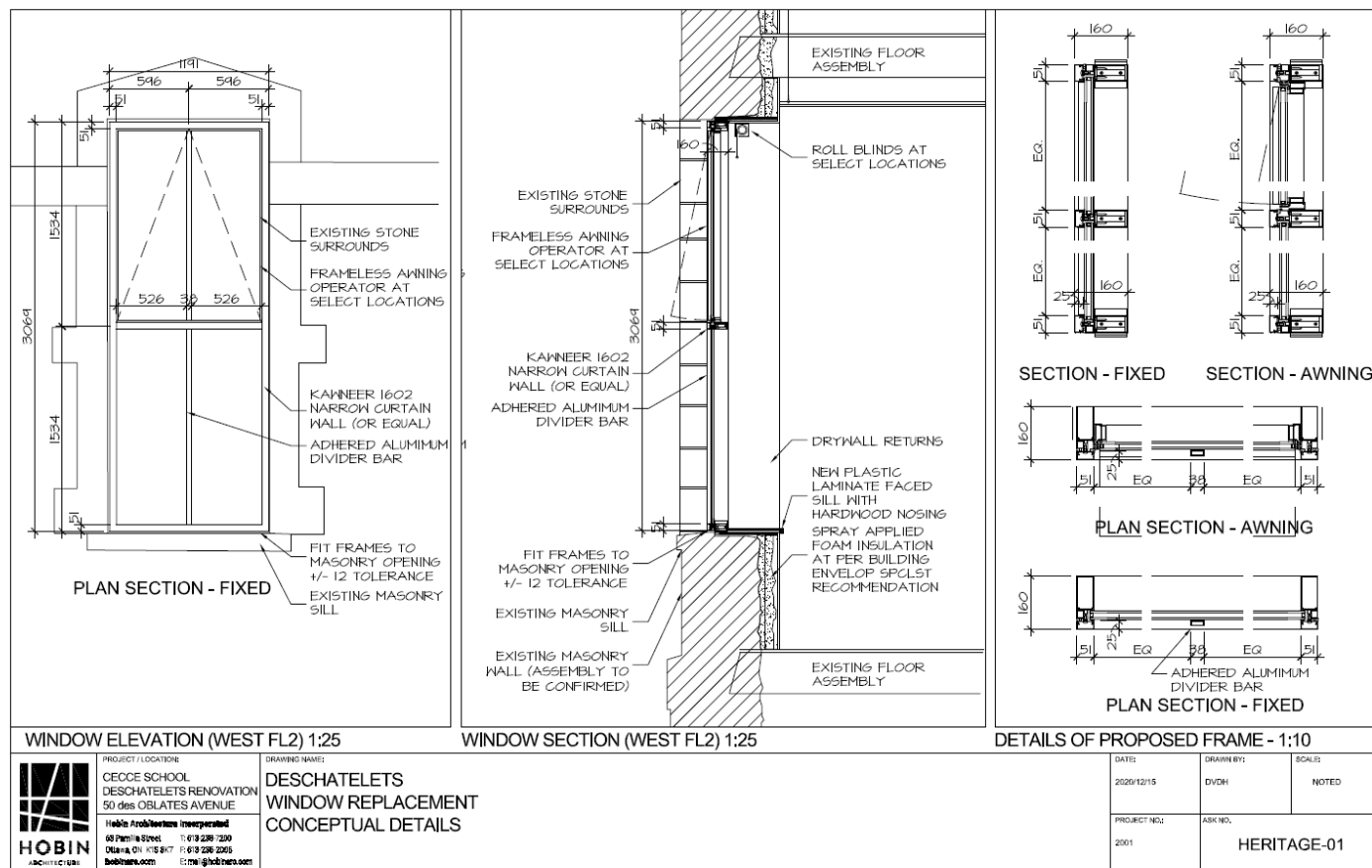
Standard 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

**Discussion:** *In response to Standard 1. the need for an accessible entrance is a primary mitigating factor justifying the changes as is the need for access in cases of emergency. The solution proposed by the architect is respectful in mitigating negative impact.*

*The development plan is based on the evolved cultural landscape which applies to both the building and surrounding landscape. Throughout its history, the site has undergone a number of extensive alterations to meet the changing needs of its occupants (see figures 3 and 4). These changes include adding additional wings, a fifth floor, remodelling the front façade changing the entrance, demolishing the east wing and building a five-storey replacement, and extensive alterations to the landscape. A number of the changes have become character defining elements. The modifications to the front entrance and surrounding landscape are necessary to allow the building to take on new uses and are in keeping with the concept of an evolving cultural landscape. A small interpretive sign in the lobby might be considered as a means of illustrating the story and help mitigate the changes. The three paths that extend into the forecourt stop at the fire lane. Consideration should be given to extending the material surface of the walkway across the fire lane which would help integrate the forecourt with the building.*

### 3. Replacement of All Windows

The existing windows were installed in the 1970s. They have served the building well but at this point they leak and do not meet environmental standards. Because they are aluminum framed there is no potential for their rehabilitation. The proposal is to replace the windows with a similar painted (white) aluminum frame double hung style unit that matches the existing. The proposed unit is Kawneer 1602 or similar. This is a 2" wide framing system with a square nose cap. The operators proposed will be installed randomly across the facade and are detailed so as not to change the window elevation. They are proposed as outswing awning either as frameless or dark frame in the top half of the windows. The vertical division will be created by a 25-38mm wide aluminum nosing that will be face applied to the glazing units.



*Figure 10: The windows throughout the building are a one over one with a vertical surface mullion on the interior. The plan section of the windows illustrates that the units will be installed in the same position as the existing.*  
Source Hobin Architects 2020.

**Discussion:** Regularly spaced windows, predominantly paired, with shaped stone surrounds; is a character defining attribute listed in the reasons for designation. The glazing pattern is not included. The existing window units have been in place since c1970 *and have become over time character defining and are identified as a significant attribute. The replacement window has an aluminum thermally broken frame painted white with a horizontal full depth mullion to mimic the double hung appearance. A vertical mullion would be proposed for the top and bottom lights. The vertical could possibly be a planted surface mullion versus a 4 light frame that were used in the pre 1970 units. The client is requesting that some of the units be a top out awning operator for ventilation if and when required. The replacement will have minimal impact on the building's appearance except when the window is open. The top out awning prevents public access and leaning out the window.*

#### 4. Selective Repointing and Repairs

An executive summary of the recommended repointing has been prepared by Lindsay McWhinnie, P Eng and provides an overview of the approach being recommended.



The building's stone construction is a character defining attribute listed in the reasons for designation. The masonry work is being addressed as ongoing maintenance. The focus of the maintenance repointing will be below the ledges, the 4-5 courses below roof line and shed stones. Repairs to the stone, such as the ledges where the fall hazards were removed, would also be undertaken. The plan has identify areas that require 100% repointing. When the existing windows are being removed, repointing of the jamb will be required.

There will also be repointing at grade of the east wing where mortar joints in fair to poor condition.



Where repointing can be completed in phases undertaking vertical strips of work, to maximize the use of the scaffolding. As part of the replacement of windows, repointing of jambs will be required, along with lead coated copper flashing at ledges. There are a number of ground floor windows identified on the architectural drawings where the opening will be converted to a door (see figure 3 and figure 8).

*Figure 11: The north portico is identified as a feature that will be dismantled and rebuilt to accommodate the two-level link. Spalling and broken portions of the entablature are evident.*

**Discussion:** The approach involves minimal intervention and is in accordance with Standards and Guidelines.

## 5. Demolition of the North Portico and Modifications to the South Portico.

The two exits off the north and south ends of the building are not specifically identified attributes. The north portico is severely deteriorated. Plans call for its removal as part of a future glazed two storey link that will provide access between the Building and the proposed gymnasium and community centre. Figure 8 provides an elevation of the link with the massing model of the gymnasium planned next to the Deschâtelets Building.



*Figure 12: View of the south portico with new glazed doors installed. Figure 13: The illustration of the north side of the Building with a section through the proposed glazed link to the community centre. Figure 14: The decorative north portico is deteriorated and will be removed and rebuilt most likely without the pediment in order to*

accommodate level two in the planned link. The portico is not an identified attribute; the second floor link will replace the pediment.

## 6. Installation of the Mechanical Penthouses

The proposal calls for two new mechanical penthouses to be located on the roof of the north and south wings. “The two flanking pavilions flanking the frontispiece also with pediments and secondary cornices” are listed attributes. The penthouse structures are set back and treated with a light grey colour. They are twinned on the roof of the flanking pavilions, but they will be seen from views along the Grand Allée.

**Discussion:** *As stated earlier with a rehabilitation project some alterations to a historic place may be needed to ensure its continued use. There is a need to find creative solutions that balance health, safety, security, accessibility, sustainability and other regulations, and the preservation of the character-defining elements of a historic place. An effort has been made to keep the structures as discreet as possible in terms of their silhouette, their positioning on the pavilion roofs and colour all of which mitigate the impact. Views from both the east and the west will be mitigated by the penthouses low profile and by the twinning that suggests they are part of the roofline.*

## ALTERNATIVES AND MITIGATION

Following each of the planned alterations described above alterations and mitigation specific to the intervention was discussed. The following looks at the development being undertaken as it addresses the overall site.

### Positive Impacts

As part of the overall development concept, it is proposed that the existing Deschâtelets Building be conserved, adapted, and reused for mixed-use purposes including a school, community centre and residential.

The realization of these initiatives makes a significant contribution to preserving the heritage values of this historic place. Although major alterations to the interior will be required for the new uses, the interior is not identified in the reasons to designation. The work on both the interior and the exterior is focussed and respond to the requirements for adaptive reuse and life cycle upgrades.

This initiative respects the overall intent of Standards and Guidelines for Historic places specifically “Standard 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.”

### Negative Impacts

The potential negative impacts of the proposed development on the heritage character-defining elements are mitigated by the adoption of the pertinent conservation guidelines.

## Conclusions

### 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.

In 2019, the CECCE and Regional Group entered into an Agreement of Purchase and Sale for the Deschâtelets Building, which includes several conditions, including the demolition of the chapel wing. City of Ottawa Recreation, Cultural and Facility Services have also committed to developing a community centre that includes a gymnasium. Their investigation also determined that the chapel wing was not adequate for a community centre that includes a gymnasium. As well structural, seismic and asbestos presented challenges to the wing's reuse.

### The proposal respects the Deschâtelets Building role as a part of an Evolving Cultural Heritage Landscape

The Deschâtelets property is an **evolving cultural heritage landscape** that has been modified significantly since its construction. It is an interesting case study where a building is considered an attribute in a larger setting and that acknowledge changes responding to the specific needs will and have taken place over time. This proposal to undertake a plan to rehabilitate the building accordance with Standards and Guidelines reflects the continuous evolution of this property.



Figure 15: A chronology of the Deschâtelets Building as it has morphed over 135 years.

### The proposal was evaluated using applicable Parks Canada Standards and Guidelines

The proposed undertaking represents the next step in the evolution; it has been assessed and meets the Standards and Guidelines as the overall cultural heritage value of the Deschâtelets Building is conserved. The negative impact of the removal of the chapel wing is counterbalanced by the rehabilitation of the primary portion of the designated heritage building. The alterations planned are limited to those needed to assure its continued use. The work proposed is in accordance with Standards and Guidelines balancing health, safety, security, accessibility, sustainability and life-cycle issues, and the preservation of the character-defining elements of a historic place.

The proposed alterations will facilitate the adaptive reuse of the Deschâtelets Building, which will ensure the long-term preservation of the heritage resource.

For all of the above reasons the proposed program of rehabilitation should be considered an example of a successful intervention and should be approved.

## APPENDIX A Statement of Heritage Character

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

Known as the Deschâtelets Building since interior renovations in 1967-68, constructed as Scholasticate 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.

## APPENDIX B Document 10 – Façade Documentation and Conservation Conditions

This document outlines the basic documentation and conservation requirements and directions that form part of the conditions of approval of the application to alter 175 Main Street.

### Documentation

1. Prior to issuance of any permits, the applicant must submit the following documentation to the City of Ottawa for deposit at the City of Ottawa Archives
  - a. High resolution laser scanning of the as found conditions of the interior of the chapel.
  - b. Detailed, high resolution photographs of the interior and exterior of the chapel wing.

## APPENDIX C Artists Renderings supporting the CHIS

Attached are the renderings prepared by Hobin Architecture Inc. in support of the CHIS. They are extremely useful describing the work needed to be undertaken. Given the nature of the work being planned that will impact character defining features these renderings supplement the written text. It is suggested that the drawings be printed as 11 x 17 architectural sheets.



<http://hobinconnect.com/public.php?service=files&t=dbc27e7cb4d37dd713d2a6528a05cb97>