

2. **Application to alter 175 Main Street, the Deschâtelets Building, a property designated under Part IV of the *Ontario Heritage Act***
- Demande de modification du 175, rue Main (édifice Deschâtelets), propriété désignée en vertu de la partie IV de la Loi sur le patrimoine de l'Ontario**

**Committee recommendations as amended**

That Council:

1. **approve the application to alter the building at 175 Main Street, which includes the removal of the chapel wing and the construction of a temporary infill wall, according to plans submitted by Hobin Architecture, dated May 2020 and July 2020; conditional upon:**
  - a. **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;**
  - b. **the documentation of the building as described in Document 10 to be submitted to the City of Ottawa archives; and**
  - c. **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;**
  - d. **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 bay on the east façade.**
2. **delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
3. **approve the issuance of the heritage permit with a three-year expiry date from the date of issuance unless otherwise extended by Council;**

4. direct staff work with the owners to review opportunities for a display, in addition to a plaque, within the designated building at 175 Main Street, that would commemorate the chapel.

**Recommandation du Comité, telles que modifiées**

**Que le Conseil :**

1. **approuve la demande visant à modifier l'édifice situé au 175, rue Main, notamment la démolition de l'aile de la chapelle et la construction d'un mur de remplissage temporaire, conformément aux plans soumis par Hobin Architecture en mai et juillet 2020; sous réserve des conditions suivantes :**
  - a. **l'approbation de la modification au Règlement de zonage visant le 205, promenade Scholastic afin de permettre la transformation de l'édifice Deschâtelets en école, et l'entrée en vigueur de cette modification;**
  - b. **le transfert dans les archives de la Ville d'Ottawa de la documentation concernant l'édifice décrite dans le document 10;**
  - c. **la conservation du plus grand nombre raisonnablement possible de vitraux de la chapelle en les intégrant à l'aménagement futur d'une œuvre d'art public dans le village de Greystone;**
  - d. **la présentation d'une demande de permis patrimonial en bonne et due forme pour les modifications relatives à la nouvelle utilisation à titre d'école ou de centre communautaire, y compris pour les modifications apportées à l'entrée principale et aux fenêtres en saillie situées sur la façade est;**
2. **délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des**

changements mineurs de conception;

3. **approuve 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. **demande au personnel d'envisager, en collaboration avec les propriétaires, que soit installée dans le bâtiment du 175, rue Main, en plus d'une plaque, une exposition qui commémorerait la chapelle.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated August 26, 2020 (ACS2020-PIE-PHU-0019)  
  
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 août 2020 (ACS2020-PIE-RHU-0019)
2. Extract of draft Minutes, Built Heritage Sub-committee, September 8, 2020
3. Extrait de l'ébauche du procès-verbal du Sous-comité du patrimoine bâti, le 8 septembre 2020
4. Extract of draft Minutes, Planning Committee, September 10, 2020  
  
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 10 septembre 2020

**Planning Committee  
Report 29  
September 23, 2020**

**135**

**Comité de l'urbanisme  
Rapport 29  
le 23 septembre 2020**

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
September 8, 2020 / 8 septembre 2020**

**and / et**

**Planning Committee / Comité de l'urbanisme  
September 10, 2020 / 10 septembre 2020**

**and Council / et au Conseil  
September 23, 2020 / 23 juillet 2020**

**Submitted on August 26, 2020  
Soumis le 26 août 2020**

**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**

**Contact Person**

**Personne ressource:**

**Anne Fitzpatrick,**

**Planner / Urbaniste, Development Review Services / Services d'Examen des  
projets d'aménagement, Heritage Services Section / Section des Services du  
Patrimoine**

**613-580-2424, 25651, Anne.Fitzpatrick@ottawa.ca**

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

**File Number: ACS2020-PIE-RHU-0019**

**SUBJECT: Application to alter 175 Main Street, the Deschâtelets Building, a  
property designated under Part IV of the *Ontario Heritage Act***

**OBJET:** Demande de modification du 175, rue Main (édifice Deschâtelets), propriété *désignée 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 Planning Committee recommend that Council:

1. Approve the application to alter the building at 175 Main Street, which includes the removal of the chapel wing and the construction of a temporary infill wall, according to plans submitted by Hobin Architecture, dated May 2020 and July 2020; conditional upon:
  - a. 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;
  - b. The documentation of the building as described in Document 10 to be submitted to the City of Ottawa archives; and
  - c. 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;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and
3. Approve the issuance of the heritage permit with a three-year expiry date from the date of issuance unless otherwise extended by Council.

## **RECOMMANDATIONS DU RAPPORT**

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour ce qui suit au Conseil :

1. Approuver la demande visant à modifier l'édifice situé au 175, rue Main, notamment la démolition de l'aile de la chapelle et la construction d'un mur de remplissage temporaire, conformément aux plans soumis par Hobin Architecture en mai et juillet 2020; sous réserve des conditions suivantes :

- a. **L'approbation de la modification au Règlement de zonage visant le 205, promenade Scholastic afin de permettre la transformation de l'édifice Deschâtelets en école, et l'entrée en vigueur de cette modification;**
  - b. **Le transfert dans les archives de la Ville d'Ottawa de la documentation concernant l'édifice décrite dans le document 10; et**
  - c. **La conservation du plus grand nombre raisonnablement possible de vitraux de la chapelle en les intégrant à l'aménagement futur d'une œuvre d'art public dans le village de Greystone;**
2. **Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception; et**
  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.**

## **EXECUTIVE SUMMARY**

The Deschâtelets Building, 175 Main Street, is designated under Part IV of the *Ontario Heritage Act* for its cultural heritage value. This report has been prepared because alterations to designated buildings require the approval of City Council. This report recommends approval of the demolition of the chapel wing and the creation of a temporary infill wall, and the removal of the porch at the rear of the building. The recommendations include conditions related to the approval of the Zoning By-law Amendment, the retention of the stained-glass windows and documentation of the chapel wing and chapel.

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

## **RÉSUMÉ**

L'édifice Deschâtelets, situé au 175, rue Main, est désigné aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario* en raison de sa valeur sur le plan du patrimoine culturel. La rédaction du présent rapport a été motivée par le fait que les modifications devant être apportées à des immeubles désignés nécessitent l'approbation préalable du Conseil municipal. Le présent rapport recommande la démolition de l'aile de la chapelle et la création d'un mur de remplissage temporaire, ainsi que la démolition du porche situé à l'arrière de l'édifice. Les recommandations comprennent des conditions liées à l'approbation de la modification du Règlement de zonage, à la préservation des vitraux et à la documentation relative à l'aile de la chapelle et la chapelle elle-même.

La proposition satisfait aux Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada puisque, globalement, la valeur sur le plan du patrimoine culturel de l'édifice Deschâtelets est préservée. Les répercussions négatives de la démolition de l'aile de la chapelle sont compensées par la restauration de la partie principale de l'édifice patrimonial. Les modifications proposées permettront la réutilisation adaptée de l'édifice Deschâtelets, ce qui garantira la préservation à long terme de cette ressource patrimoniale.

## **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 (See Location Map and Photos, 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 (See Statement of 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 a centrepiece. Since its purchase, extensive development has taken place including low-

rise and mid-rise residential dwellings, which are in various stages of construction and a recently completed eight-storey retirement home.

The heritage permit application is for the demolition of the porch at the rear of the building, the removal of the chapel wing, and the creation of a temporary infill wall (See Documents 4, 5 and 6, Site Plan, Elevations and Temporary Infill Wall Detail). The chapel wing features a chapel, located on the third storey, which is identified as a heritage attribute in the Statement of Cultural Heritage Value (See Document 7, Photos of Chapel Interior). This report has been prepared as all applications to alter a designated building require the approval of City Council under the *Ontario Heritage Act*.

The proposed alterations are associated with the conversion of the primary portion 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. In 2019, the Deschâtelets building was conditionally sold to 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. Additional alterations will be required to accommodate the adaptive re-use of the building. These alterations are not included as part of the current application and will require a separate application under the *Ontario Heritage Act*.

A Zoning By-law Amendment to permit a school use has been submitted concurrently to the Heritage Permit Application. The Zoning By-law Amendment is anticipated to be considered by Planning Committee and Council, together with this report, at their upcoming meetings. For the community centre use, Recreation, Cultural & Facilities Services (RCFS) anticipate bringing forward the results of discussions regarding the potential inclusion of a City of Ottawa community recreation component in the redevelopment plans for the Deschâtelets Building to Committee and Council in Q4 2020 (October). A draft Letter of Understanding has been agreed upon by City and schoolboard and will be presented to Council at an upcoming meeting.

## **DISCUSSION**

### **Project Description**

The heritage permit application is for the removal of the rear addition located at the north end of the east façade, known as the chapel wing. The opening in the east façade, created by the removal of the chapel wing, will be stabilized and protected



through the creation of a temporary infill wall. An elevation of the infill wall is included as Document 6. The infill wall is a temporary protective measure to stabilize and protect the integrity of the building in advance of the anticipated submission for the new bay on the east facade. Full architectural and engineering drawings will be required and reviewed as part of the building permit process. The proposal also includes the demolition of the porch along the east façade of the building. The porch is a wrap-around, shed roofed veranda on the east façade. It is a simple structure with a masonry base and windows along the façade with decorative columns.

The chapel wing was designed by Louis J. Lapierre in 1950 and replaced an earlier, smaller wing that housed the original chapel. As designed, the five-storey chapel wing was comprised of a cafeteria and spaces 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. The chapel is a narrow rectangular room with regularly spaced windows with a Modernist geometric pattern separated by stylized columns, a high beamed ceiling and a raised altar. The interior, with its strong geometric expression and distinctive interior volumes, and its lack of decoration aside from religious iconography such as the Stations of the Cross is typical of Modernist church interiors of the immediate post-war period when architects discarded traditional religious forms and searched for new architectural expressions.

### **Recommendation 1 – Demolition of Chapel Wing**

Heritage staff recommend approval of the demolition of the chapel wing, the demolition of the porch at the rear of the building and the construction of a temporary infill wall. Heritage Staff support the removal of the chapel wing for a combination of the following reasons:

**The overall cultural heritage value of the Deschâtelets Building, 175 Main Street, is conserved.**

The cultural heritage value of the Deschâtelets Building as defined in the Statement of Cultural Heritage Value (Document 3) includes its historical associations with the Oblates of Mary Immaculate, its architectural value as an excellent example of a Roman Catholic institutional building and its contextual value for its setting at the terminus of a wide tree lined allée that leads to a forecourt from Main Street. The proposed alteration retains and rehabilitates the most significant portion of the designated building. The removal of the 1950s addition at the rear of the building, while significant because it

contains the chapel itself, does not negatively impact the overall cultural heritage value of the Deschâtelets Building

The Statement of Cultural Heritage Value also identifies the heritage attributes that contribute to the Deschâtelets Building as an excellent example of a Roman Catholic institutional building. The chapel, including its interior, with concrete construction and buttress-like columns and a vaulted ceiling, is identified as a heritage attribute. While the removal of the chapel is a negative impact, the proposal retains all of the other identified heritage attributes of the Deschâtelets Building, including the stone construction, classically-inspired design with a central frontispiece topped by a pediment with a crest, with a dentilled secondary cornice, two flanking pavilions, regularly spaced windows, and the front door with its pediment, architrave and flanking piers.

In terms of the architectural significance of the building, the chapel wing is located at the rear of the building with limited visibility from the public realm and the chapel itself, is an interior feature, with no public access. Despite the removal of the chapel, through the conservation of all other heritage attributes, the building will retain its significant architectural associations. In addition, the work of Montreal architect Louis J. Lapierre will continue to contribute to the architectural significance of the building as he also designed the fifth storey addition on the primary building.

**The chapel wing and chapel will be documented and opportunities for salvaging materials have been identified.**

To mitigate the impact of the removal, it is recommended, as a condition of approval, that the chapel wing be documented through photographs and that the chapel itself be laser scanned for inclusion in the City of Ottawa Archives (See Document 10). This will create a record of its contribution to the architectural significance of the building. Following the sale of the building the chapel was deconsecrated and all religious items were removed. In advance of this application, Regional Group contacted the Oblates archives to advise them of the proposed demolition and confirmed that there were no remaining elements or artifacts that they would like conserved.

Various options for the retention and repurposing of materials were explored. The stone type and coursing on the chapel wing is not the same type of stone veneer found on the main central building and the added wings at the north and south ends. Additionally, the applicant's architect reviewed the condition of the stone and determined that reusing the stone from the chapel would be impractical.

Staff have included a condition to retain as many of the original steel framed stained-glass windows as reasonably possible for incorporation within Greystone Village as part of future development or public art on the site. This will be undertaken in consultation with Heritage Staff. The number of windows to be retained will depend on issues such as condition assessment, storage options and the proposed new use. The windows are the exterior illustration of the chapel and their retention and incorporation on site will allow for interpretation of the site.

### **The proposal will establish a continued use for a significant historic place**

Since purchasing the property in 2015, Regional Group has explored various opportunities for the potential adaptive reuse of the building. At the time of the Draft Plan of Subdivision the proposal was to convert the building into a retirement residence with an addition. The next concept proposed to use the building as a community hub that would include a community health centre, a community centre, affordable housing and a daycare. Following this, Regional Group explored other potential uses including residential, commercial, and live/work concepts. Throughout this process, the chapel wing and chapel presented a significant challenge to the overall adaptive reuse of the building due to its narrow configuration, layout, construction and structural integrity.

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. The schoolboard determined that they do not require the chapel wing for programming for the school; nor can they find another suitable use to repurpose the chapel wing and associated spaces. City of Ottawa Recreation, Cultural and Facility Services determined that the chapel wing was not adequate for a community centre that includes a gymnasium.

The Standards and Guidelines for the Conservation of Historic Places in Canada state that:

In a Rehabilitation project, some alterations to an historic place may be needed to assure 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 an historic place.




Heritage Staff believe that the proposed alterations balance cultural heritage preservation with the establishment of a long-term use for the building. The Deschâtelets Building has been vacant since 2016, and significant efforts have been put into finding a sustainable use for the heritage building. Although the proposal requires

the demolition of the chapel, it conserves all other heritage attributes and facilitates the long-term use of a building, which is vital for the conservation of the heritage resource. The overall benefit of a rehabilitated Deschâtelets Building with a school, community centre, and potential residential uses, mitigates the loss of a more recent portion of the building. The use of a structure is not regulated through the *Ontario Heritage Act*; however, staff note that there are significant community benefits provided in the current proposal.

Staff recommend that granting the heritage permit be conditional upon the approval of the Zoning By-law Amendment for 205 Scholastic Drive to permit the existing Deschâtelets Building to be converted to a school.

**The Deschâtelets property is an evolving cultural landscape that has been modified significantly since its construction and can continue to evolve in a manner that maintains its cultural heritage value.**

The Deschâtelets Building was initially constructed in 1885 as a scholasticate for the Oblates of Mary Immaculate. The original Deschâtelets Building was a three storey structure with a high basement, designed in the Second Empire style by Quebec architect, Alphonse Mesnard, with a mansard roof with regularly spaced dormers, corner towers and a four storey central projecting bay, featuring the main door, distinctive windows that sat above the cornice. In 1925, additions designed by the Montreal firm of Donat-Arthur Gascon and Louis Parant were made to the north and south ends of the original building which did not repeat the unfashionable Second Empire motifs of the original building but, introduced classical details such as gabled pediments. The resulting juxtaposition of building styles persisted until 1950 when a fifth floor to the designs of Louis J. Lapierre was added, and the entire building was transformed to a classically inspired form, as seen from Main Street (See Documents 8 and 9, Historic Photos and Building Timeline). As noted in the Statement of Cultural Heritage Value, the building is dramatically different from its original architectural style after these extensive alterations. There was an auditorium to the south side of the building and an addition to the north, both of which have subsequently been demolished.

		
c. 1885	c.1925	c.1950

The proposal to demolish the chapel wing reflects the continuous evolution of the building based on the current use and is indicative of the building as a changing cultural heritage landscape. The proposal will allow the building to continue to evolve while conserving the fundamental cultural heritage value of the structure.

**Standards and Guidelines**

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

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 demolition of the chapel wing, while significant, is an intervention that is limited to the removal of a later addition at the rear of the building. The chapel itself is an interior heritage attribute that

will be thoroughly documented so that its architectural significance is recorded. A temporary infill wall is proposed to be installed in the east façade where the chapel Wing is removed as a temporary protective measure to stabilize and protect the integrity of the building in advance of the construction of the new bay on the east façade. Overall, the proposal meets the applicable Standards.

### **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. Since then, an Appendix has been prepared for each subsequent phase of the project. The current CHIS, Appendix F, addresses the removal of the chapel wing and is included as Document 11.

Appendix F states that “Any discussion of the Chapel’s demolition must consider the loss of heritage balanced against the benefits derived from a plan to re-purpose the main building and ensure its ongoing use.”

It concludes that:

A central organizing principle of the Greystone Village master plan is the preservation 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 Conseil des Ecoles Catholiques du Centre-Est have agreed to purchase the Deschâtelets Building with the objective of converting it to an elementary school with the possible inclusion of a City of Ottawa Parks and Recreation municipal community centre. These uses are very fitting and will round out the sense of community and reinforce Greystone Village as an evolving cultural heritage landscape. Finally, the Chapel interior was a feature attribute of the building designated under Part IV of the *Ontario Heritage Act*. Based on historic photographs the statuary can be seen as an integral part of the modernist expression. Following the sale of the building, the Chapel was deconsecrated and most of the religious icons were stripped out diminishing the symbolism and evocative nature of the space.

Heritage staff concurs with these findings.

## **Building Condition**

The Regional Group has commissioned condition reports and designated substance surveys on the Deschâtelets Building and the chapel dating back to 2014. These studies are held on file with the City. Some of the issues that have been identified include: deteriorating concrete in the chapel that ranges from fair to poor condition, cracks in the floor and ceiling of the chapel, areas displaying honeycombing that created voids in the concrete and spalling and evidence of water damage to the stipple finish. The chapel wing is comprised of a combination of concrete frame construction for the lower levels and steel frame at the upper levels. At the time of construction of the wing, there was no formal consideration of earthquake loads and significant structural upgrade would be required for seismic interventions. A designated substance survey revealed asbestos throughout the building, including in the plaster of the chapel walls and decorative arches.

Significant structural upgrades and remediation would be required for the chapel wing as part of any reuse scenario. The condition of the chapel wing is not a primary reason for staff supporting the demolition of the chapel wing, however, it is important to acknowledge and understand the current condition of the structure and the challenges it presents to the proposed adaptive reuse.

## **Comments from Recreation, Cultural and Facility Services**

Staff in the Parks and Facilities Branch have provided the following comments related to this application: On May 10, 2017, Council delegated authority to Recreation, Cultural and Facility Services (RCFS) to “enter into non-binding confidential discussions / negotiations with The Regional Group and its partners regarding potential inclusion of a City of Ottawa community recreation component in the redevelopment plans for the Deschâtelets Building located at 175 Main Street (*now 205 Scholastic Drive*)” [[ACS2017-RCF-GEN-0002](#)]. These discussions remain underway and we forecast reporting the results to Committee and Council in Q4 2020 (October). RCFS agrees with and supports this application as we have been engaged with the Board and Regional Group in planning and design for the new school with a community center added into it. A draft Letter of Understanding has been agreed upon by both parties, and it will be presented for Council approval at our upcoming meeting. RCFS has a long history partnering with schools for joint use of sites and reciprocal use of facilities, should the CECCE be successful in securing approval of this application RCFS will work diligently with the Board to present an option for the development and inclusion of a community center on this site.

## **Conclusion**

The proposal 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 proposed alterations will facilitate the adaptive reuse of the Deschâtelets Building, which will ensure the long-term preservation of the heritage resource. For these reasons, heritage staff have no objection to the proposal.

## **Recommendation 2 – Minor Design Changes**

Minor design changes to a building may emerge during the working drawing phase of the project and through the site plan process. As is 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 – Permit Expiry Date**

The *Ontario Heritage Act* does not provide any timelines for the expiry of 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 of 2014 and 2020.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

Heritage Ottawa was notified of the application on April 29 and August 12, 2020.

The plans were posted on the City's DevApps website on April 15, 2020.

Please see Document 12 for comments submitted from:

- The Old Ottawa East Community Association
- The Community Activities Group of Old Ottawa East



A Zoom meeting with members of the community, Regional Group staff, the Councillor and staff from his office, land use and heritage planning staff, Recreation and Culture staff and officials from the school board was held on April 28, 2020.

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**

The Ward Councillor is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

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

### **ASSET MANAGEMENT IMPLICATIONS**

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

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with the recommendations of this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Thriving Communities and Economic Growth & Diversification

### **APPLICATION PROCESS TIMELINE STATUS**

The 90-day statutory requirement under the *Ontario Heritage Act* was originally to expire on July 8, 2020 but this date was extended to December 31, 2020.

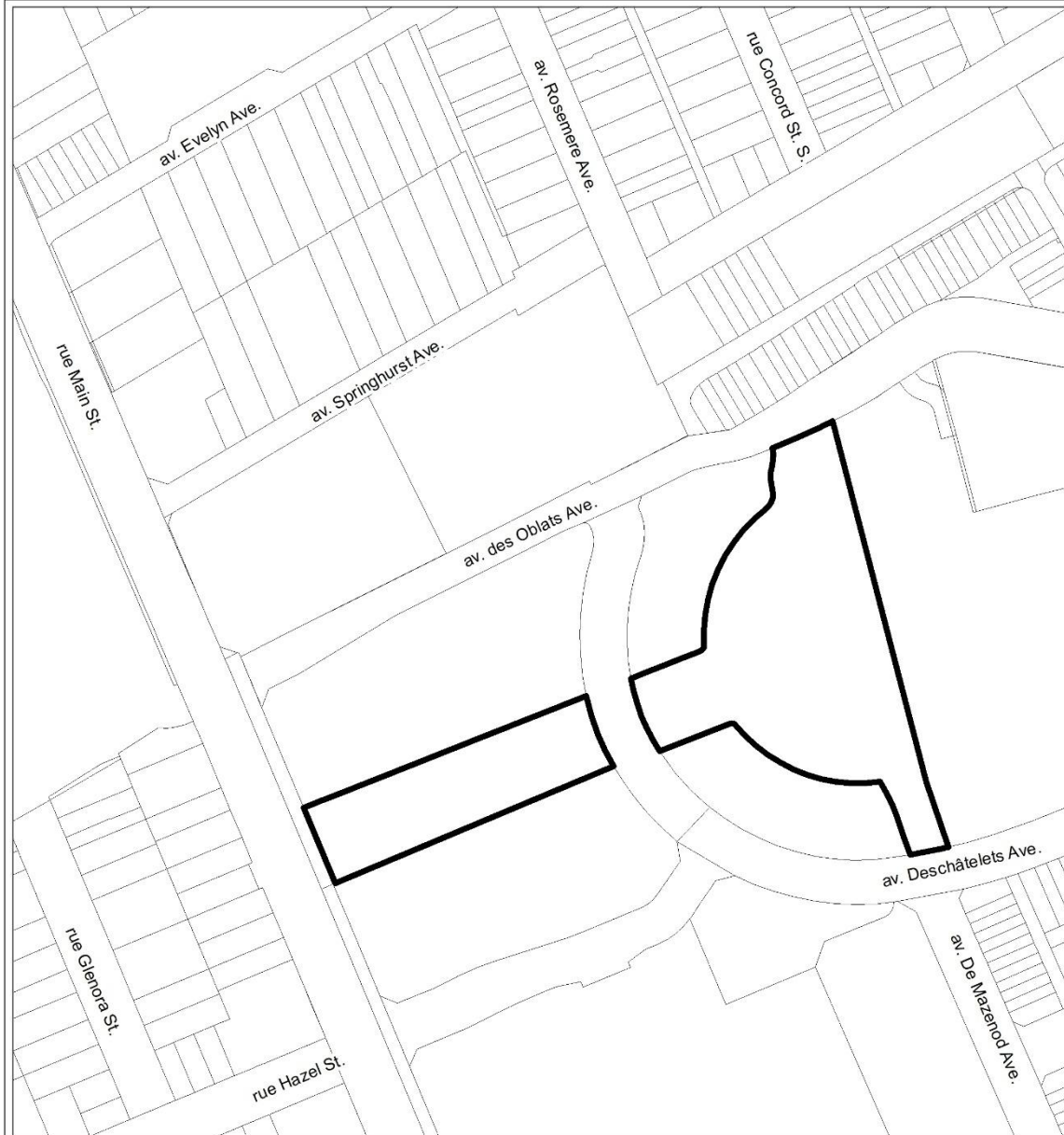
## **SUPPORTING DOCUMENTATION**




- Document 1 Location Map
- Document 2 Current Conditions
- Document 3 Statement of Cultural Heritage Value
- Document 4 Site Plan
- Document 5 Elevations
- Document 6 Temporary Infill Wall
- Document 7 Current Conditions – Interior of the Chapel
- Document 8 Historic photographs
- Document 9 Building Timeline
- Document 10 Façade Documentation and Conservation Conditions
- Document 11 Cultural Heritage Impact Statement – Appendix F
- Document 12 Consultation Comments

## **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



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
MAIN175	20-0297-A	 <b>175 rue Main Street</b>	
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Document 2 – Current Conditions











## **Document 3 – 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 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 19<sup>th</sup> 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 storeys, 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

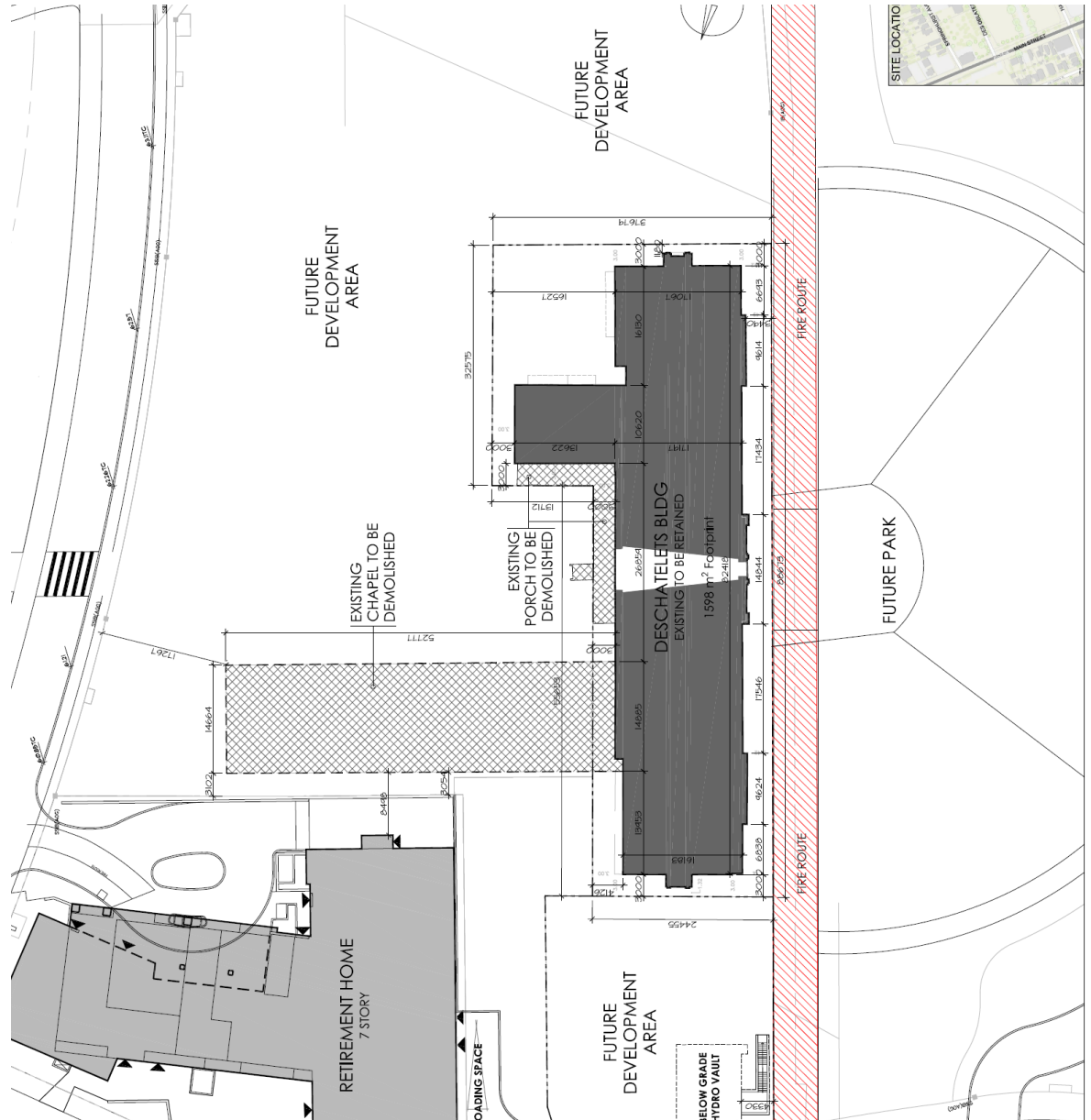
Key attributes that embody the heritage value of the landscape associated with the Deschâtelets Building include its:

- 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 19<sup>th</sup> century, located south and west of the Deschâtelets Building

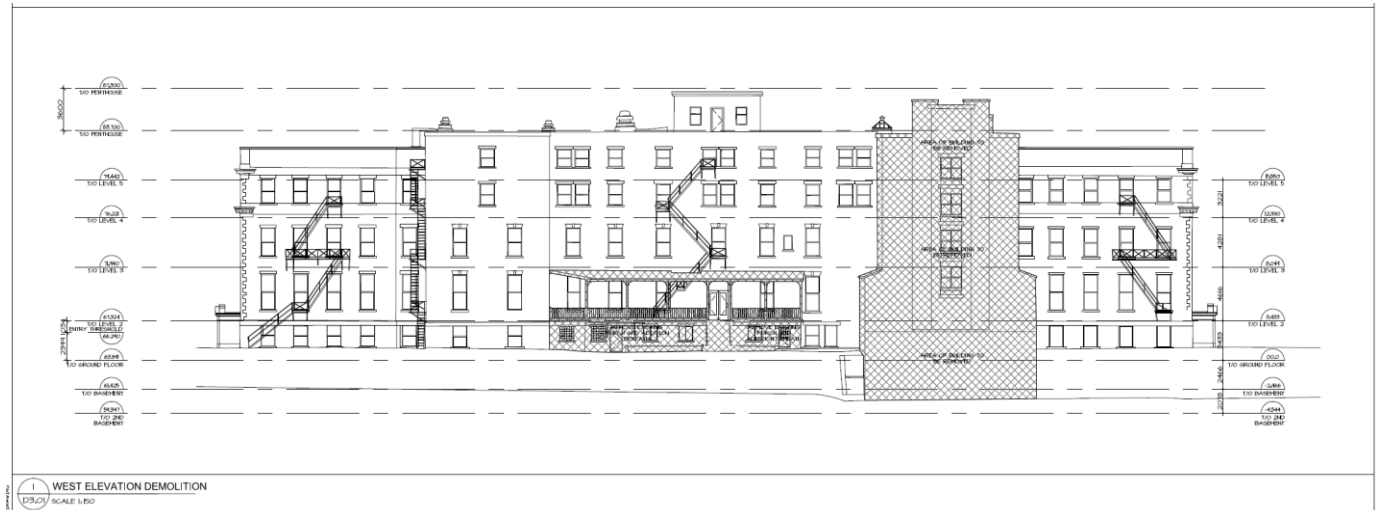
The gymnasium/ archives to the south of the building, the one storey addition to the north and east of the Chapel, the structure to the north of the Chapel, and the small structure to the north and east of the Deschâtelets Building itself are not included in this designation. The interior of the building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



Document 4 – Site Plan

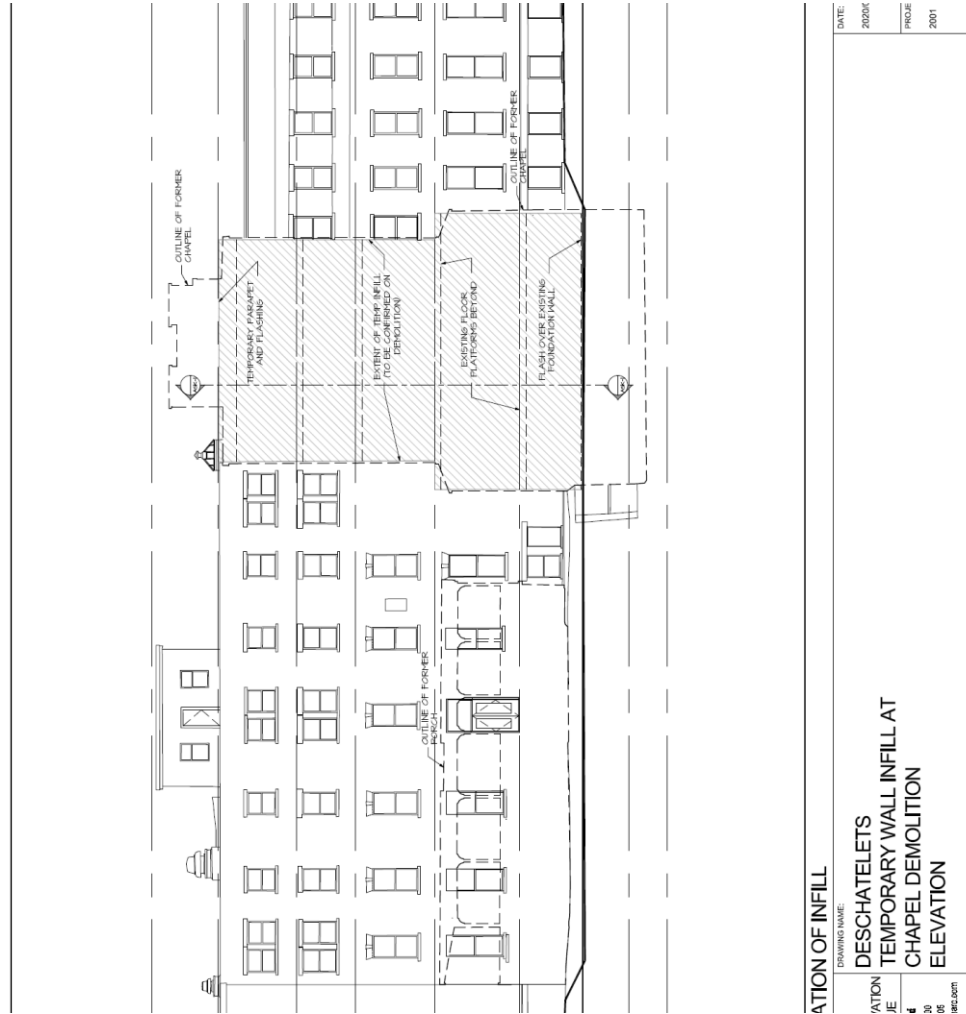


Document 5 – Elevations

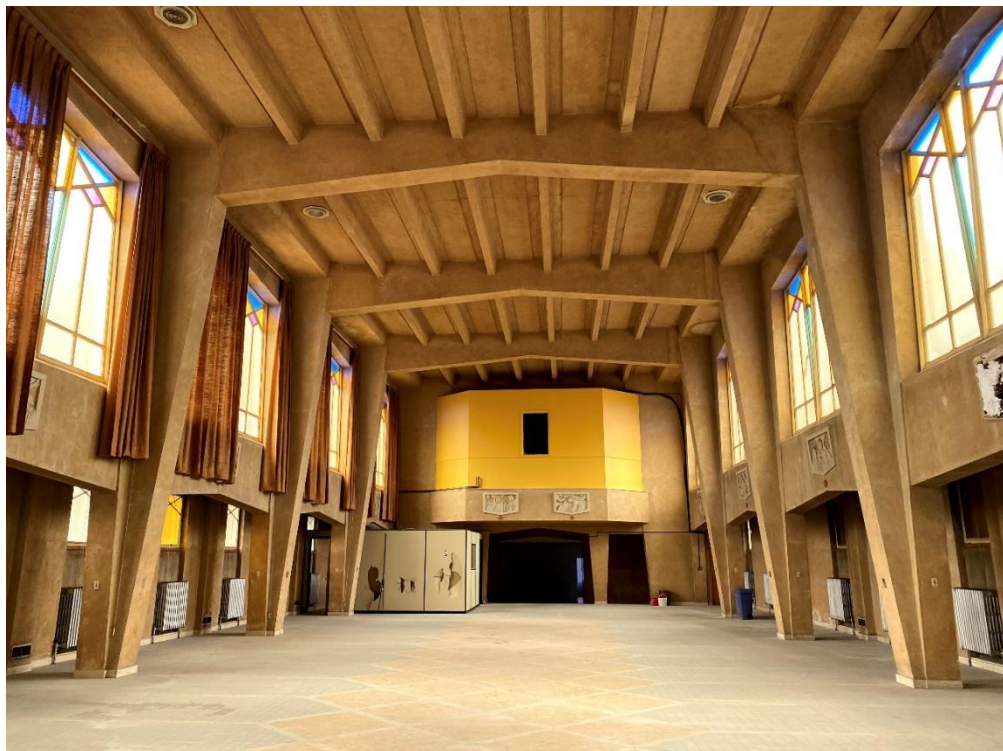




Document 6 – Temporary Infill Wall



Document 7 – Current Conditions – Interior of the Chapel







Document 8 – Historic photographs



As built in 1885.



After addition of north and south wings in 1925.



After addition of fifth floor in 1950.



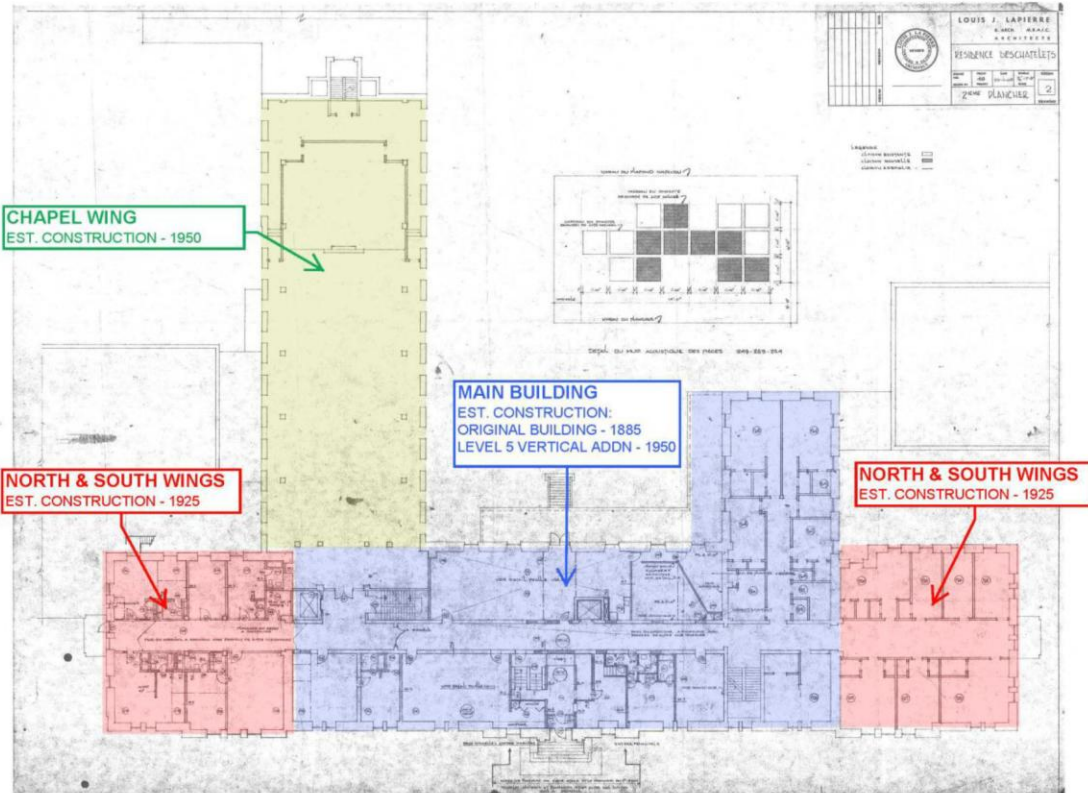
Chapel prior to deconsecration.





Chapel after deconsecration.

Document 9 – Building Timeline



## **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.

**Planning Committee  
Report 29  
September 23, 2020**

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**Comité de l'urbanisme  
Rapport 29  
le 23 septembre 2020**

**Document 11 – Cultural Heritage Impact Statement – Appendix F (distributed separately)**

## **Document 12 – Consultation Comments**

### **Old Ottawa East Community Association**

The board of the Old Ottawa East Community Association passed the following motion at its May 12 monthly board meeting:

Having considered the proposed benefits to the community resulting from the conditional sale of the Deschâtelets Building to the Conseil des Ecoles Catholique du Centre-Est (CECCE), the community association does not support the proposed demolition of the Chapel Wing unless the sale of the building to the CECCE is completed and the City of Ottawa commits to the timely construction of a community centre in the Deschâtelets Building and an adjoining gymnasium / multi-purpose facility."

### **The Community Activities Group of Old Ottawa East**

The CAG respects the views of those local residents who feel the heritage value of the Chapel is sufficient to warrant its preservation. However, there is an opportunity to repurpose the Deschâtelets Building to serve as a new, expanded community centre. Old Ottawa East is underserved, in terms of facilities for community engagement and recreation, while at the same time facing rapid growth of the population.

To be viable, the new community centre project depends on the participation of the Conseil des Écoles Catholiques du Centre-Est and they are not in a position to purchase, restore and operate the Chapel Wing of the building, since it is surplus to their needs - to house a French language grade school. Neither can the City of Ottawa justify such an investment, since the Chapel cannot be repurposed for recreation programs.

We therefore take the view, supported by heritage experts, that the demolition of the Chapel Wing is counterbalanced by the proposed public uses (community centre, grade school and affordable housing for seniors) of the original north-south wing and the preservation of the most significant heritage element of the building - its front facade.