



Appendix F: Cultural Heritage Impact Statement ***Demolition of the Chapel Wing*** ***of the Deschâtelets Building***

Greystone Village
375 Deschâtelets Avenue, Ottawa, Ontario.

Prepared by: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

Prepared for: THE REGIONAL GROUP

Revised August, 2020

Cover: Artist's rendering of the east elevation showing the demolition of the Chapel wing and the veranda. It is proposed to construct a shallow five-storey bay envisioned as contemporary in design. The cladding, securing the exposed facade will be a combination of accent masonry curtain wall and prefinished metal shingle scaled to harmonize with the existing stone coursing. The two-storey aperture shown on the left is conceptual and not part of this construction phase. Hobin Architecture, 2020.

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1.0 INTRODUCTION

1.1 Introduction

A central organizing principle of the Greystone Village master plan is the preservation of the Deschâtelets Building as a community asset. The Deschâtelets Building and the associated cultural landscape are designated under Section 29 Part IV of the Ontario Heritage Act (OHA). The Chapel interior is identified as a heritage attribute as part of this designation. The Deschâtelets Chapel occupies the entire second floor of a five-storey extension overlooking the Rideau River on the east side of the main building. The Chapel wing was constructed in the 1950s by an in-house team of Oblate Fathers who undertook the construction contract themselves. When the property was sold, the chapel was deconsecrated and most of the religious icons were removed. When recently contacted the Oblate Fathers indicated they have no interest in salvaging any additional items from the Chapel.

This report, Appendix F is one of a series that together address the impact of new development on this property. It 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 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 F 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; and Appendix E The Grove Part of Block 32.

The following documents were used in the preparation of this addendum:

- Cultural Heritage Impact Statement for Greystone Village (Oblate Lands), 175 Main Street, September 2015 Commonwealth;
- A collection of archival images from the Oblate Archive provided by the City of Ottawa 2015;
- Golder Deschâtelets Property Condition Report DRAFT 2014-04;
- Golder Structural Assessment Report of Cracks in the Chapel Floor, Les Oblate Property April. 2014.
- Buller Crichton Deschâtelets Building - DS Inventory Abatement Cost Estimate January 2019;
- Deschâtelets Residence - Structural Assessment NOV 30, 2016
- Plans and Drawings prepared by Hobin Architects 2020.
- Letter jointly signed Hobin Architect and Cunliffe and Associates addressed to Kelly Rhodenizer Regional Realty July13, 2020 describing structural deficiencies

Owner and Contact Information

Address: 375 Deschâtelets Avenue, Greystone Village, Ottawa ON K4A 2N9

Current Owner: Greystone Village Inc., 1737 Woodward Drive, Ottawa, ON, K2C 0P9

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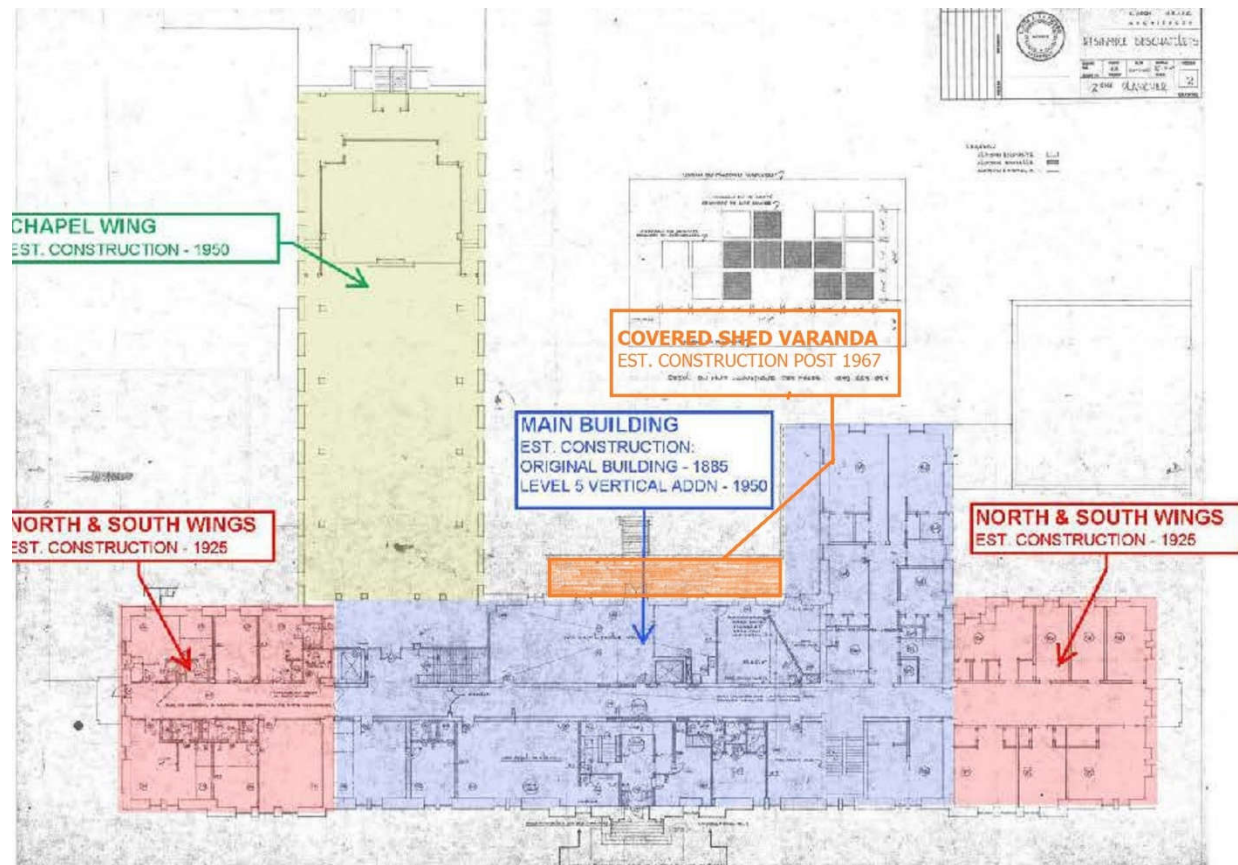


Figure 1: The Deschâtelets Building is comprised of four amalgamated structures constructed at various times over a period of approximately 65 years. The original “Main Building” was a four-storey structure constructed in 1885. In 1925, the building was extended with the additions of the four-storey “North & South Wings.” A subsequent major renovation was carried out in 1950 with the construction of the five-storey “Chapel Wing” addition, as well as a one-storey vertical addition to the existing “Main Building.” The Chapel Wing is highlighted in green. The orange highlighting of the veranda has been added. The veranda is shown in a 1956 Insurance Map but does not appear in aerial photographs from the late 1960s. It is assumed that the existing veranda is a replacement. Source: Cunliffe & Associates - Proj #15-019 November 16, 2016

1.2 Relevant Information from Council Approved Documents

Official Plan (As amended by OPA 150, 2013)

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.6 of the Official Plan. Section 4.6.1 addresses the requirements for a CHIS when development has the potential to affect heritage resources contained within the development site that are designated under Section 29 Part IV of the OHA – The Deschâtelets Building and forecourt are the primary heritage resources that are adjacent to this development site.

Old Ottawa East Secondary Plan & Community Design Plan, 2011

The subject property is within the Residential Medium-rise designation, as shown on Schedule A of the Old Ottawa East Secondary Plan. The Secondary Plan provides a legal framework to support the vision set

out in Old Ottawa East Community Design Plan. Both the Secondary Plan and Community Design Plan recognize the heritage value of the historic Oblate Fathers property and provide that the design of all new development shall respect the cultural heritage value of the Deschâtelets Building and its associated cultural heritage landscape.

City of Ottawa Zoning By-Law (By-law 2008-250)

The subject property is zoned GM[2310] (General Mixed-Use Zone, Exception 2310) within the City of Ottawa Comprehensive Zoning By-law 2008-250. The property is considered one lot for zoning purposes.

The GM zone permits the development of stacked dwellings, including where they form part of a planned unit development. The proposed development is generally in accordance with the provisions of the Zoning By-law, except for a few aspects of the design for which minor relief will be required through a separate application. It is anticipated that variances from the Zoning By-law will be required in relation to the minimum required interior side yard setback and front yard setback, as well as landing and step projections into required yards.

Site Development History and Chronology

See Cultural Heritage Impact Statement submitted in September 2015.

Statement of Cultural Heritage Value or Interest

See Cultural Heritage Impact Statement submitted in September 2015.

2.0 DESCRIPTION OF THE CHAPEL WING

2.1 Background

The Chapel interior is an important contributing attribute to the historic character and understanding of the Deschâtelets Building as set out in the reasons for designation, part IV of the Ontario Heritage Act. Any discussion of the chapel's demolition must consider the loss of heritage balanced against the community benefits derived from a plan to re-purpose the main building and ensure its ongoing use.

Initially, the chapel was assessed for re-purposing within a rehabilitated main building as part of the school board's programming needs. A series of investigations were undertaken as part of the due diligence, and it has been determined that the School Board's requirements cannot be met within the existing chapel envelop because of structural and environmental concerns, costs, and programming deficiencies.

This report addresses the impact of the demolition of the 5-storey wing including the Chapel as part of a rehabilitation plan to re-purpose the main Deschâtelets Building for use by the Conseil des Ecoles Catholiques du Centre-Est. They have agreed to purchase the Deschâtelets Building with the objective of converting it to an elementary school. The City of Ottawa's Parks and Recreation Department is assessing the potential of a municipal community centre and gymnasium as a future component of the development.

The Deschâtelets Building was constructed in 1885 as a scholasticate for the Oblate of Mary Immaculate. M. Meynard designed the Building. The Oblate were a missionary and teaching order, sending priests and lay brothers across Canada to teach. They managed the Federal Governments Residential School Programs in Northern Canada.

Figure 1 chronicles some of the major structural changes to the building over its history. The building seemed to be under construction and in a constant state of change. Documents suggest that changes to the main building's footprint occur in 1925/1926, 1930/32, 1950, 1955 and 1958. The entire building underwent extensive interior renovations in 1967/68. Alterations include the addition of two wings, and the building was further altered with an addition of a fifth storey and a new chapel wing. The original chapel space was built in 1932 and later converted to a library suggesting that it was different from the 1950. Historical photographs reveal the progress of construction of the chapel wing, which was located on the second level of the five-storey wing. A full chronology can be found in the 2015 CHIS. The construction of the wing was undertaken in-house using the members of the order as the construction crew.

The Deschâtelets Building is designated under Part IV of the Ontario Heritage Act as an excellent example of a Roman Catholic institutional architecture. The 1950 Chapel and its interior features concrete construction with buttress-like columns and a vaulted ceiling were key attributes that embodied the heritage value. The designation does not extend to the interior of the main building but does include the interior of the chapel.

The Chapel is characterized as French modernist styling. The chapel interior is a very stark, handsome expression. The monochrome interior, angular planes of the arches picked up in the glazing pattern of windows and pattern of tiles in central portion contribute to its distinct skeletal character. The very slender exaggerated forms of the modernist sculpture help to establish a respectful hierarchy. Following the sale of the property the Chapel was deconsecrated and most of the religious icons were removed. The practice is usually performed on churches to be rendered to public use or demolished.



Views of the chapel under construction. Supposedly, the construction crew included priests using the novitiates and lay members of the order as the labour force.



Two views of the designated interior. The modernist statuary, the stripped-down linear altar and the 'stations of the cross' below each window and the windows all contribute to the Chapel's character.

2.2 Structural and Environmental Assessment

As part of the rehabilitation efforts for the Deschâtelets Building, there have been studies to assess the buildings condition including the Chapel Wing. The following assessments were undertaken.

- Golder Associates Ltd., Whitby, Deschâtelets Property Condition Report DRAFT 2014-04;
- Buller Crichton Deschâtelets Building - DS Inventory Abatement Cost Estimate January 2019;
- Cunliffe and Associates, Deschâtelets Residence - Structural Assessment NOV 30, 2016;
- Letter jointly signed Hobin Architect and Cunliffe and Associates addressed to Kelly Rhodenizer Regional Realty July13, 2020 describing structural deficiencies; and
- Plans and Drawings prepared by Hobin Architects 2020.

The Chapel Wing is comprised of two main structural systems; reinforced concrete for the lower levels and structural steel for the upper levels. Levels 1 and 2 are currently used for assembly occupancies and Levels 4, and 5 are residential occupancy.

Structural

The structural report prepared by Cunliffe & Associates 2016 addressed a number of deficiencies and recommends extensive remedial work would be required as part of any reuse scenario. Concrete ranged from fair to poor condition. There are numerous areas displaying honeycombing with voids in the concrete, exposed reinforcing steel, and steel without adequate cover. There were also areas with spalling and minor cracking observed. Notable deflection was visible in some of the concrete beams, and it is difficult to determine if this occurred in the formwork during construction, or during post-construction loading.

Some of the issues noted include:

- An in-house crew of non-professional builders undertook the construction of a five-story building and there are no records to assess the standards of construction. Noted deficiencies are described above.
- A long significant continuous crack was noted in the chapel floor across the front of the altar. The crack extended across the entire building width and goes through the floor finishes. The crack was considered significant enough to warrant further investigation prior to re-purposing this space.
- Cracks were also observed in the chapel ceiling. This item was previously examined by Golder Associates, refer to the Structural Assessment Report #14-122-0005(9000).
- The structural steel beams and columns on the upper levels generally appeared to be in good condition. There were no obvious signs of rust, corrosion of the steel or excessive deflection.
- For all levels, the partition and corridor walls are non-load bearing walls composed of either wood stud or masonry. Although these walls do not support gravity loads, they do make up part of the lateral load resisting system, and this will need to be taken into account when examining the possible relocation of the partitions.

Asbestos-containing Material and other Designated Substances

Buller Crichton Environmental Inc. undertook an inspection of asbestos-containing materials (ACMs) and other provincially regulated designated substances as well as a cost estimate (class B) for the removal of all known ACMs for the Deschâtelets Building including the chapel wing. The investigation included an assessment and sampling for eleven designated substances, as defined in Ontario Regulation 490/09: Designated Substances (“O. Reg. 490/09”) made under the Ontario *Occupational Health and Safety Act*, R.S.O. 1990 Chapter O.1, as amended, (“*OH&S Act*”). Based on the known ACM inventory, a Class B cost estimate of \$4,725,000.00 + HST was provided. The estimate was not specifically broken down to indicate the cost of remediation for the chapel wing.

Conclusions:

Because of accessibility and code requirements, most of the interior partitions would have to be replaced. Levels 4 and 5 would unlikely be suitable for supporting an increased load that would be associated with an assembly occupancy without additional reinforcement. Based on the structural deficiencies, the abatement requirements for the removal of asbestos and the seismic and structural upgrades for increased loading a request has been made to demolish the wing.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Description of the Proposed Development

The design drawings limit the planned work as follows:

1. Projecting Bay at Chapel Wing Demolition:

With the demolition of the chapel wing, it is proposed to project a shallow bay to provide a community centre entry at level 1 with access both from the central passageway to the south and the small parking area to the north.

The architecture of this bay is envisioned as contemporary in design. The cladding will be a combination of accent masonry, curtain wall and prefinished metal shingle scaled to harmonize with the existing stone coursing. This projection will be subject to an additional Heritage application.

2. Demolition of the Veranda

The wrap around shed roofed veranda on the east façade appears on Fire Insurance plans including the 1956 map. An aerial view from the late 1960s suggests that it was removed and then rebuilt sometime later. The present veranda is a simple structure with a masonry base and windows along the façade, decorative columns supporting a shed or lean-to roof.

3. Extent of Temporary Cladding following Demolition

It is intended that the remaining exterior walls will be repointed and stabilized, including the process of studying the wall assembly to assess its composition and condition. See illustrated plans below for the extent of the temporary wall infill and wall section.

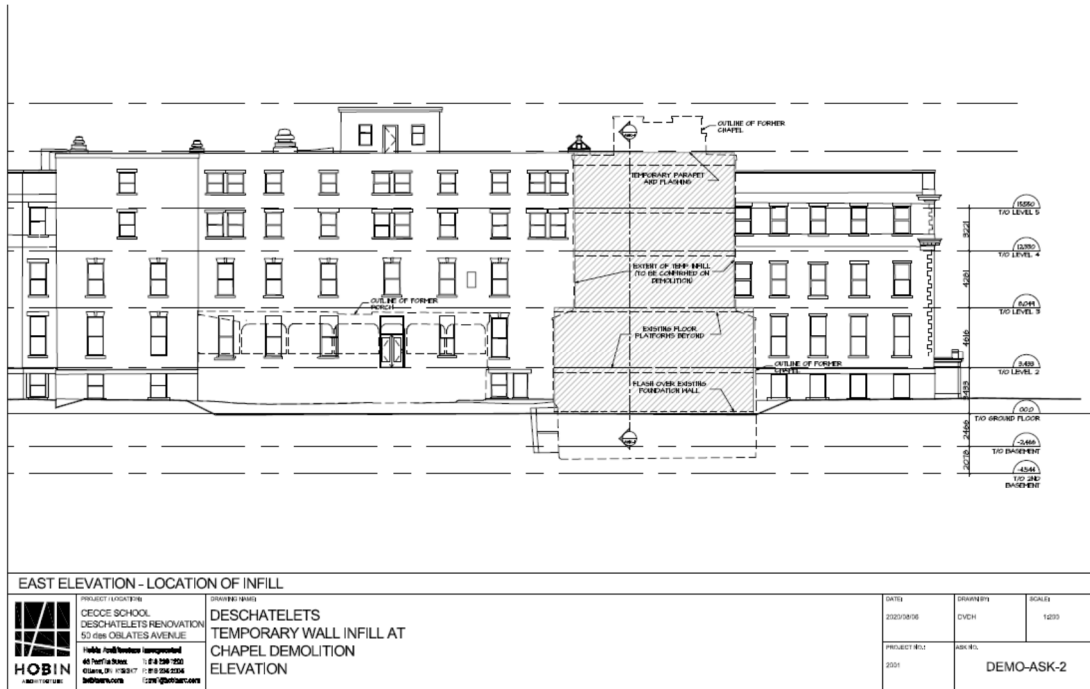
Items 4 and 5 are not part of this building campaign and will be subject to a separate application but are described here to provide context.

4. A main Entrance

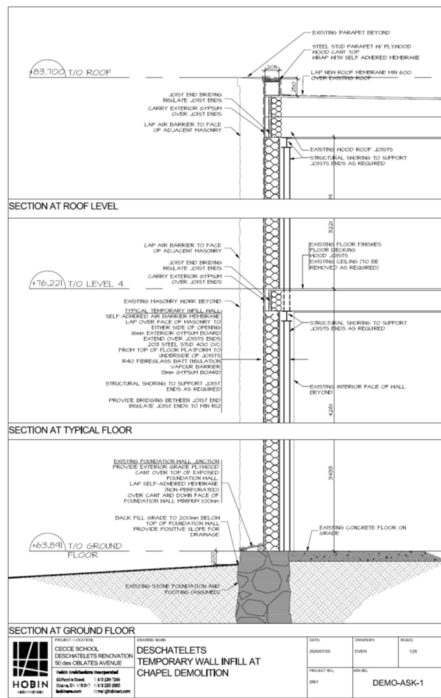
In the area where the veranda is removed a barrier free access will provide direct access through the existing basement level. The design proposes the lowering of grade on the west side of the building to allow accessible circulation.

5. Community Centre Gymnasium Addition:

The addition of a community centre gym wing on the north side of the building is a future proposal and not part of the current proposed development.



East Elevation showing the extent of the intended temporary cladding of the exposed portion on the east elevation. The veranda is noted to be removed. Below is a section through the temporary wall infill. Source Hobin Architecture 2020.



4.0 IMPACT OF PROPOSED DEVELOPMENT

4.1 Adverse impacts

The loss of a designated interior that served as an important attribute in the commemoration of the Deschâtelets Building.

Discussion: *Period views of the chapel interior document a very stark, handsome expression. The elongated ratio of length to width, monochrome interior, angular planes of the arches picked up in the glazing pattern of windows and pattern of tiles in central portion contribute to defining its character. The very slender exaggerated forms of the modernist sculpture help to reinforce the elongated hierarchy. With many of these features compromised and/or removed, and the space deconsecrated; the reasons for designation are greatly diminished.*

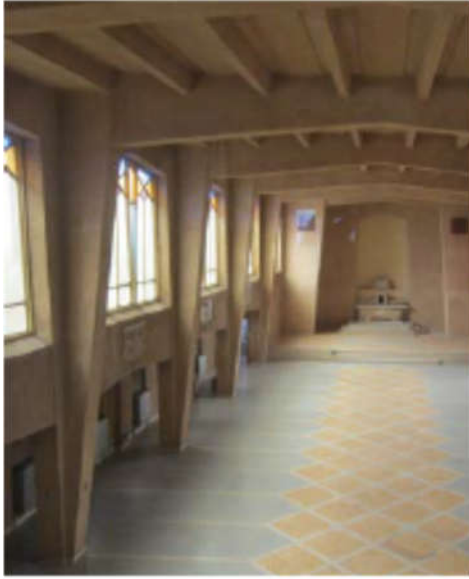
5.0 MITIGATION AND CONCLUSIONS

5.1 Mitigation:

The existing designated interior will be completely demolished, and the five storey wing cleared. Environmental site assessment will be conducted, and any soil remediation will occur as necessary.

The chapel wing is not prominently located. It is at the rear of the main building on the east side and is set below the roofline. Although it can be viewed from the river, it cannot be seen from the primary vista from Main Street. With the removal of the wing, the existing wall will be exposed. As part of the mitigation, some ghosting on the building wall could be retained and interpreted.

The loss of heritage fabric is a regrettable outcome of demolition. Consideration should be given to salvaging notable components, such as the windows within the chapel. The design team should be challenged to integrate them as a feature of future development.



The partial view of the Chapel interior illustrates the stain glass windows set between the two storey tapered columns. Below each window is a station of the cross in base relief. Regional Group has offered the salvaged windows to the City of Ottawa.

A green demolition plan should be considered that addresses the salvaging of five storeys of limestone veneer as well as other building materials such as the windows and the base relief Stations of the Cross.

A pre-disposal heritage recording should be carried out and include a comprehensive interior photographic record.

5.2 Conclusions:

A central organizing principle of the Greystone Village master plan is the preservation of the Deschâtelets Building as a community asset and as one of the principal component of the cultural heritage landscape. As records indicate, the building has undergone numerous alterations and changes in response to the needs of the Oblate community. These changes are a character defining feature of the cultural landscape and speak to the building's capacity to evolve. 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 in tandem with the potential 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.

Historically, the building evolved and changed radically and organically with an almost continuous stream of renovations. The proposed 21st century introduction of residential mixed-use throughout the property has transformed the overall landscape; the main buildings, including the demolition of the chapel wing are appropriate and are a continuation of that tradition where architecture as a component of the cultural landscape responds to program changes.

Based on structural and remediation studies it is concluded that the conversion of the chapel wing was not feasible. The structural review revealed that this 1950 construction was inadequate, making the adaptation prohibitively costly and difficult. At the same time, the City of Ottawa Parks and Recreation determined that the space was not adequate for a community centre that includes a gymnasium. Consequently, in their planning neither the school nor the community centre have been able to justify retaining this wing.

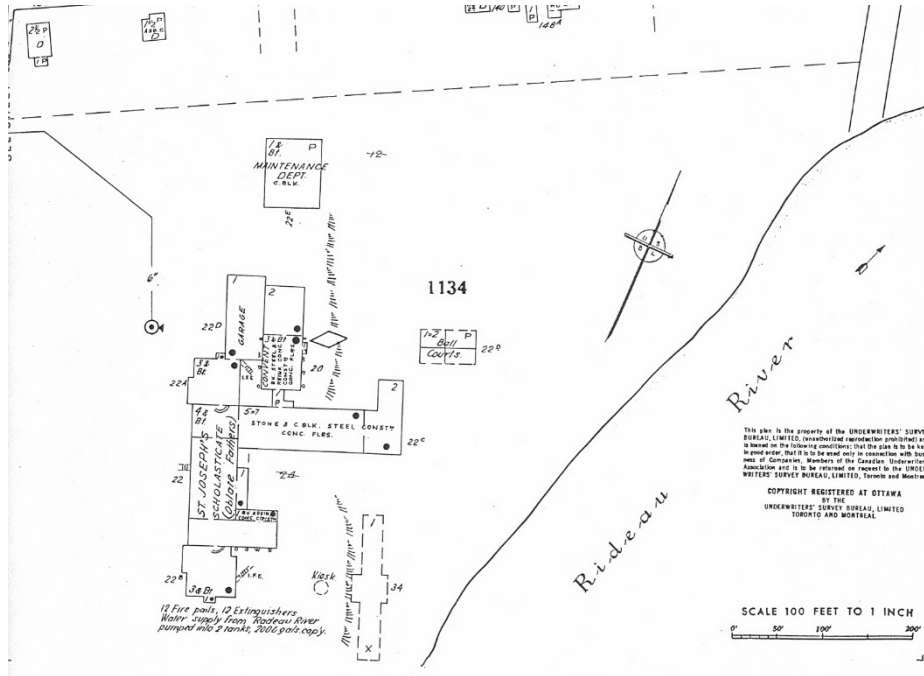
Finally, the chapel interior was a feature attribute of the building designated under Part IV of the Ontario Heritage Act. Based on historic photographs the statuary can be seen as an integral part of the modernist expression. Following the sale of the building, the chapel was deconsecrated and most of the religious icons were stripped out diminishing the symbolism and evocative nature of the space.

5.3 Wrap-Around Veranda on the East Façade

The wrap around shed roofed veranda on the east façade appears on Fire Insurance plans including the 1956 map. An aerial view from the late 1960s suggests that it was removed and then rebuilt sometime later. The photo is clear, but the south wing is in shadow and may be obscuring the roof. The present veranda is a simple structure, a masonry base with windows, and decorative columns supporting a shed or lean-to roof and a flight of stairs to the parking area.



View of veranda along the east elevation with the raised foundation.



A 1956 Fire Insurance Map documents the Deschâtelets Complex where a one storey structure is shown on the east side of the main building.



The aerial view of a portion of the Oblate Lands in the late 1960s suggests that the covered veranda has been removed, and the existing verandah is a later addition. The photo is clear, but the south wing is in shadow that may simply be obscuring the roof.

6.0 AUTHORS QUALIFICATIONS

Commonwealth Resource Management is an integrated consulting and management firm that offers professional services related to conservation, planning, research, design, and interpretation of historical and cultural resources. Since 1984, when the firm was established we have undertaken more than 1200 projects for various levels of government and for the private sector. A key focus of the practice is planning and development for heritage resources and cultural landscapes.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban Design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario.

2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.

1015 Bank Street, Lansdowne Park, Ottawa, Ontario.

Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.

1040 Somerset Street West, Ottawa, Ontario.

Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.

Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario.

1120 Mill Street Manotick, Ottawa, Ontario.

Ontario Place, Trillium Park and William G. Davis Trail Toronto, Ontario.

Fort William Historical Park, Thunder Bay, Ontario.

Allen/Capitol Theatre 223 Princess St. Kingston, Ontario.

101-109 Princess Street and 206-208 Wellington Street Kingston, Ontario.

Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.

Bradley/Craig Barn 590 Hazeldean Road, Ottawa, Ontario.

LeBreton Flats, IllumiNATION LeBreton Redevelopment, Ottawa Ontario.

667 Bank Street Ottawa, Ontario.

234 O'Connor Street Ottawa, Ontario.

7 Bayview Road, Innovation Centre at Bayview Yards, Ottawa Ontario.

250-252 Lisgar Street Ottawa, Ontario.

445 Green Avenue, Rockcliffe Park, Ottawa, Ontario.

551 Fairview Avenue, Rockcliffe Park, Ottawa, Ontario.

Tunney's Pasture Redevelopment Ottawa, Ontario.

283-285 McLeod Avenue Ottawa, Ontario.