

APPLICATION TO ALTER 175 MAIN STREET, THE DESCHÂTELETS  
BUILDING, A PROPERTY DESIGNATED UNDER PART IV OF THE *ONTARIO  
HERITAGE ACT*

ACS2020-PIE-RHU-0019

CAPITAL (17)

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*This report will be presented to Planning Committee on September 10, 2020.  
The statutory 90-day timeline for consideration of this application under the  
Ontario Heritage Act will expire on December 31, 2020.*

## 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.**

Anne Fitzpatrick, Planner II, Heritage Planning Branch, presented an overview of the report recommendations and answered questions from the Committee. A copy of her slide presentation is filed with the Office of the City Clerk. Jean-Charles Renaud, Planner II, also answered questions from the Committee.

Committee members received the following submissions, and a copy of each is filed with the Office of the City Clerk:

- Lyse Morisset letter received August 30, opposing the demolition of the chapel
- Tom and Joyce Scott compilation of email correspondence dated August 12 to 20, and received on September 1
- Paul Goodkey memorandum dated September 1, opposing the demolition of the chapel
- Ron Rose (Old Ottawa East Community Association) letter received September 4, with comments
- David Flemming (Heritage Ottawa) letter dated September 4, not in support of the demolition of the chapel wing
- Gord Lorimer slides, received September 4
- Faith Blacquiere written comments, dated September 4
- John Steward slides, received September 7

The following delegations spoke in support of the report recommendations and responded to questions from the Committee:

- Kelly Rhodenizer, Regional Group
- Gord Lorimer, Hobin Architecture
- John Stewart, Commonwealth Historic Resource Management
- Luc Poulin, Conseil des écoles catholiques du Centre-Est

Rick Cunliffe (Cunliffe & Associates), Doug Van Den Ham (Hobin Architects), and Marc Bertrand (Conseil des écoles catholiques du Centre-Est) were in attendance and available to answer questions.

Paul Goodkey and David Flemming (Heritage Ottawa) spoke before the Committee opposing the report recommendations.

Ron Rose (Old Ottawa East Community Association) and Tom Scott provided oral comments to the Committee.

The Committee provided the following DIRECTIONS TO STAFF:

1. That staff to provide information in writing in relation to affordable housing requirements for the proposed development, and on the following questions:
  - Does the *Education Act* and related Ministry policies allow for affordable housing as a permissible use?
  - Are there any barriers to partnerships and RFP processes as they are required to develop affordable housing on the site?
2. That City staff work in conjunction with the Ward Councillor in advance of Planning Committee on September 10 to ensure the holding condition is sufficient to prevent the demolition of the chapel wing should a final sale to the *Conseil des écoles catholiques du Centre-Est* (CECCE), with authorities in place for mixed use facility, not occur, including more substantive information needed for adaptive re-use, and work on a process to review opportunities for a display within the remaining building that would commemorate the chapel.

Following discussion on this item, the report recommendations were LOST, on a division of 4 yeas and 4 nays, as follows:

YEAS (4): Councillors C. McKenney, R. Brockington, S. Moffatt,

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

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**Comité de l'urbanisme  
Ordre du jour 29  
Le 23 septembre 2020**

Chair R. King

NAYS (4): Members J. Halsall, B. Padolsky, A. Conforti, Vice-Chair C. Quinn