

5. Application to alter St-Marc's Church, located at 325 Elgin Street, a property designated under Part V of the *Ontario Heritage Act* in the Minto Park Heritage Conservation District

Demande de modification de l'église St-Marc, située au 325, rue Elgin, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le District de conservation du patrimoine de Minto Park

Committee Recommendations

That Council:

- 1. Approve the application to partially demolish the church tower as per drawings by Remisz Consulting Engineers dated April 22, 2021 and alter the church entrance upon the following conditions:**
 - a) All usable stones are documented and salvaged;**
 - b) Salvaged stones are stored and protected from weather;**
 - c) All usable stones are used in the reconstruction of the church tower at a later date;**
 - d) The church entrance is rebuilt in accordance with plans to be approved by the General Manager, Planning, Infrastructure and Economic Development Department, under delegated authority;**
 - e) The owner enters into and registers on title a covenant agreement with the City pursuant to the Ontario Heritage Act, at the owner's cost, to ensure the reconstruction of the tower prior to any further development of the subject lands;**
 - f) The owner pays the applicable minor alteration application fee;**
- 2. Delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department, to make**

minor design changes to and grant final approval of the interim condition of the church entrance based on the draft plans by Remisz Consulting Engineers and dated April 22, 2021;

3. Direct the City Solicitor to place a by-law for enactment on the next available agenda of Council to delegate authority to staff to negotiate, finalize, and register a covenant agreement under the Ontario Heritage Act to ensure the reconstruction of the tower as a precondition to further development on the subject lands;
4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and
5. Issue the heritage permit with a two-year expiry date from the date of issuance.

Recommandations du Comité

Que le Conseil :

1. Approuve la demande de démolition partielle du clocher de l'église, conformément aux plans de Remisz Consulting Engineers datés du 22 avril 2021, et de modification de l'entrée de l'église, sous réserve des conditions suivantes :
 - a) Toutes les pierres utilisables seront consignées et récupérées;
 - b) Les pierres récupérées seront entreposées et protégées des intempéries;
 - c) Toutes les pierres utilisables serviront à la reconstruction du clocher de l'église à une date ultérieure;
 - d) L'entrée de l'église sera reconstruite suivant les plans qui seront soumis à l'approbation du directeur général de

**Planification, Infrastructure et Développement économique
par délégation de pouvoirs;**

- e) **Le propriétaire conclura avec la Ville un engagement qu'il enregistrera sur son titre de propriété, conformément à la Loi sur le patrimoine de l'Ontario, et ce à ses propres frais, afin de garantir la reconstruction de la tour avant de poursuivre l'aménagement des terrains visés; et**
 - f) **Le propriétaire paiera les droits applicables pour la demande de modification mineure;**
2. **délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'apporter des modifications mineures de conception, et d'accorder l'approbation définitive de l'état provisoire de l'entrée de l'église, selon les plans provisoires de Remisz Consulting Engineers, datés du 22 avril 2021;**
 3. **Charge l'avocat général d'inscrire l'adoption d'un règlement municipal au prochain ordre du jour disponible du Conseil, afin de déléguer au personnel le pouvoir de négocier, de finaliser et d'enregistrer un accord de convention en vertu de la Loi sur le patrimoine de l'Ontario, et ainsi imposer la reconstruction du clocher comme condition préalable à un éventuel aménagement des terrains visés;**
 4. **délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et**
 5. **Délivre un permis en matière de patrimoine valide deux ans à partir de la date de délivrance.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated May 26, 2021 (ACS2021-PIE-RHU-0017)

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 mai 2021 (ACS2021-PIE-RHU-0017)

2. Extract of draft Minutes, Built Heritage Sub-Committee, June 8, 2021

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 8 juin 2021

**Built Heritage Sub-Committee
Report 22
June 23, 2021**

169

**Sous-comité du patrimoine bâti
Rapport 22
Le 23 juin 2021**

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
June 8, 2021 / 8 juin 2021**

and / et

**and Council / et au Conseil
June 23, 2021 / 23 juin 2021**

**Submitted on May 26, 2021
Soumis le 26 mai 2021**

**Submitted by
Soumis par:**

Court Curry,

Manager / Gestionnaire,

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

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

Contact Person

Personne ressource:

**Ashley Kotarba, Planner II / Urbaniste II, Heritage Planning Branch / Planification
du patrimoine**

613-580-2424, 23582, Ashley.Kotarba@ottawa.ca

Ward: SOMERSET (14)

File Number: ACS2021-PIE-RHU-0017

**SUBJECT: Application to alter St-Marc's Church, located at 325 Elgin Street, a
property designated under Part V of the *Ontario Heritage Act* in the
Minto Park Heritage Conservation District**

**OBJET: Demande de modification de l'église St-Marc, située au 325, rue
Elgin, une propriété désignée en vertu de la partie V de la *Loi sur le***

patrimoine de l'Ontario et située dans le District de conservation du patrimoine de Minto Park

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to partially demolish the church tower as per drawings by Remisz Consulting Engineers dated April 22, 2021 and alter the church entrance upon the following conditions:
 - a) All usable stones are documented and salvaged;
 - b) Salvaged stones are stored and protected from weather;
 - c) All usable stones are used in the reconstruction of the church tower at a later date;
 - d) The church entrance is rebuilt in accordance with plans to be approved by the General Manager, Planning, Infrastructure and Economic Development Department, under delegated authority;
 - e) The owner enters into and registers on title a covenant agreement with the City pursuant to the *Ontario Heritage Act*, at the owner's cost, to ensure the reconstruction of the tower prior to any further development of the subject lands;
 - f) The owner pays the applicable minor alteration application fee;
2. Delegate authority to the General Manager, Planning, Infrastructure and Economic Development Department, to make minor design changes to and grant final approval of the interim condition of the church entrance based on the draft plans by Remisz Consulting Engineers and dated April 22, 2021;
3. Direct the City Solicitor to place a by-law for enactment on the next available agenda of Council to delegate authority to staff to negotiate, finalize, and register a covenant agreement under the *Ontario Heritage Act* to ensure the reconstruction of the tower as a precondition to further development on the subject lands;

4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and
5. Issue the heritage permit with a two-year expiry date from the date of issuance.

RECOMMANDATIONS DU RAPPORT

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

1. Approuver la demande de démolition partielle du clocher de l'église, conformément aux plans de Remisz Consulting Engineers datés du 22 avril 2021, et de modification de l'entrée de l'église, sous réserve des conditions suivantes :
 - a) Toutes les pierres utilisables seront consignées et récupérées;
 - b) Les pierres récupérées seront entreposées et protégées des intempéries;
 - c) Toutes les pierres utilisables serviront à la reconstruction du clocher de l'église à une date ultérieure;
 - d) L'entrée de l'église sera reconstruite suivant les plans qui seront soumis à l'approbation du directeur général de Planification, Infrastructure et Développement économique par délégation de pouvoirs;
 - e) Le propriétaire conclura avec la Ville un engagement qu'il enregistrera sur son titre de propriété, conformément à la *Loi sur le patrimoine de l'Ontario*, et ce à ses propres frais, afin de garantir la reconstruction de la tour avant de poursuivre l'aménagement des terrains visés; et
 - f) Le propriétaire paiera les droits applicables pour la demande de modification mineure;
2. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'apporter des modifications mineures de conception, et d'accorder l'approbation définitive de l'état

provisoire de l'entrée de l'église, selon les plans provisoires de Remisz Consulting Engineers, datés du 22 avril 2021;

- 3. Charger l'avocat général d'inscrire l'adoption d'un règlement municipal au prochain ordre du jour disponible du Conseil, afin de déléguer au personnel le pouvoir de négocier, de finaliser et d'enregistrer un accord de convention en vertu de la *Loi sur le patrimoine de l'Ontario*, et ainsi imposer la reconstruction du clocher comme condition préalable à un éventuel aménagement des terrains visés;**
- 4. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et**
- 5. Délivrer un permis en matière de patrimoine valide deux ans à partir de la date de délivrance.**

BACKGROUND

The building at 325 Elgin Street (also known as 142 Lewis Street) is a stone church building located at the corner of Elgin and Lewis Streets in the Minto Park Heritage Conservation District. Constructed in 1900 with designs by Arnoldi and Ewart, the building features a stone construction, broad half-timbered gables and a corner tower topped with a pyramidal roof. The combination of low stone walls, broad extending gable roofs, half-timbering and small aperture all executed with rustic materials and finishes reflect the influence of the Arts and Crafts Revival of medieval vernacular building traditions.

The Minto Park Heritage Conservation District (HCD) was designated in 1988 for its cultural heritage value as a residential area surrounding a planned ornamental park with intersecting paths, trees and planting beds. The buildings facing Minto Park, constructed between 1892 and 1906 comprise of a cohesive streetscape representing the changing architectural styles and building craftsmanship popular in Ottawa at the turn of the century. Minto Park's significant grouping of low-scale residential buildings, exhibiting compatible stylistic attributes and surrounding a planned square, form a special place in the historic development of Ottawa. The Church of Our Father, now Eglise Unie St-Marc, is a key corner landmark announcing the symbolic entrance to Minto Park and is highly visible along Elgin Street (Document 1 and 2).

This application is to permit the partial demolition of the church tower and alteration to the building. This report has been prepared because the partial demolition of the tower and alteration of a property in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council.

DISCUSSION

The application is in response to the recent partial collapse of the church tower. In early 2020, heritage staff were informed that there was significant cracking in the church tower which required immediate action. In consultation with Building Code Services, heritage staff approved bracing of the tower while a long-term solution for repair was planned. A heritage permit for this bracing was issued under staff's delegated authority on November 10, 2020. In April 2021, City staff were informed of further cracking in the tower. The church's engineer noted that much of the tower must be partially dismantled in order to prevent collapse. An Order to Remedy an Unsafe Building was issued by Building Code Services on April 9, 2021 with direction to immediately secure the tower and close Lewis Street to traffic.

Recommendation 1

This application includes the partial demolition of the tower in order to make the building safe. Given the safety threat, heritage staff do not object to this partial demolition provided the following conditions are met:

- a) All usable stones are documented and salvaged
- b) Salvaged stones are stored and protected from weather
- c) All usable stones are used in the reconstruction of the church tower at a later date
- d) The church entrance is rebuilt in accordance with plans to be approved by staff under delegated authority
- e) The owner enters into and registers on title a covenant agreement with the City under the *Ontario Heritage Act* to ensure the reconstruction of the tower prior to any further development of the subject lands
- f) The owner pays the applicable minor alteration application fee.

While the tower is a heritage attribute of the building, its current condition is a safety threat and requires immediate dismantling. The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) speak to conserving heritage value of a historic place by not removing character defining-elements. Conditions (a), (b), and (c) above will allow the material to be conserved and re-instated, while also addressing the safety concern. Furthermore, the Standards and Guidelines recommend protecting and stabilizing historic places. The partial removal of the tower will protect the remaining portion of the building from further damage.

Condition (d) addresses the interim reconstruction and alteration of the church entrance. The discussion under Recommendation 2, below, provides the rationale for this condition.

Condition (e) requires the owner to enter into a covenant agreement (sometimes called an “easement agreement”) pursuant to s. 37 of the Ontario Heritage Act, which section permits the City to pass by-laws providing for the entering into covenants with owners of property for the conservation of property of cultural heritage value or interest. The discussion under “Recommendation 3” below provides the rationale for this condition.

The application was originally processed as solely an application for emergency demolition of the tower. Accordingly, no application fee was applied. However, the application was changed to include proposed alterations to the building, thus it is appropriate for an application fee to be paid (minor alteration application fee). The applicant has not paid the fee at the time of drafting of this report and therefore payment of the fee is condition (f).

Recommendation 2

Heritage staff have been working with the property owner on plans for an alteration to the church building to accommodate the partial demolition of the tower, and repositioning of the entrance. This will allow the continued use of the church until a time when the tower can be rebuilt. Proposed alteration plans have been submitted by the applicant (Document 5). These alteration plans are not yet finalized; however, staff recommend that Council delegate the authority to approve the final plans to staff including any minor changes from the draft plans currently submitted.

Recommendation 3

Due to financial constraints, the church is unable to commit to rebuilding the tower at this time or to provide security for its reconstruction. The church tower is one of the defining features of the building and the HCD, and as such, staff believe that it should be reconstructed at the first possible opportunity. In order to address the immediate public safety risk and the property owner's financial constraints, staff recommend that the City enter into a covenant agreement with the property owner to ensure rebuilding of the tower in the future using as much of the historic material as possible.

This report directs the City Solicitor to place a by-law explicitly delegating this authority to staff on the agenda for the next-available Council meeting. This is a procedural requirement because the *Ontario Heritage Act* requires that Council enact a by-law permitting the use of covenant/easement agreements under s. 37.

Staff will work with the property owner on an agreement that will see the tower rebuilt using the existing materials in the future. This agreement will be completed and registered as a covenant under Section 37 of the *Ontario Heritage Act* under the delegated authority provided by this report and the proposed by-law. This covenant will be registered on title to the subject lands.

Recommendation 4

Minor changes to a building sometimes emerge during the working drawing phase. This recommendation is included to allow the General Manager of Planning, Infrastructure and Economic Development Department to approve these changes.

Recommendation 5

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. In this instance, a two-year expiry date, unless otherwise extended by Council, is recommended to ensure that the project is completed in a timely fashion.

Conclusion

Given the Order to Remedy an Unsafe Building, staff recommend approval of the partial demolition of the tower in order to ensure ongoing public safety. The proposed approval is conditional upon the documentation, salvage and re-use of the stones, interim reconstruction of the church entrance in a manner satisfactory to staff acting under delegated authority, and the development of a covenant agreement between the City and the property owner to ensure future reconstruction of the tower.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Due to the urgency of this application, no consultation was undertaken.

COMMENTS BY THE WARD COUNCILLOR

Councillor McKenney provided the following comment:

“For safety reasons, I understand the need to temporarily remove the church tower. Following demolition, the building must be adequately protected to prevent further damage and allow the tower to be stably rebuilt. Original materials should be retained and reused to rebuild the tower where possible.”

LEGAL IMPLICATIONS

There are no legal impediments to the implementation of this report.

The *Ontario Heritage Act* requires that, in order to use the authority of s. 37 of the *Act* to require a covenant or easement agreement, Council enact a by-law providing for such. Accordingly, if approved, Legal Services will ensure that a by-law explicitly delegating authority to staff to enter into a covenant agreement with respect to this property is placed on the agenda for the next-possible Council meeting. Subsequently an agreement will be negotiated, finalized, and registered on title to obligate the owner and future owners to rebuild the tower feature prior to approval of further development on the subject property.

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- HC4 - Support Arts, Heritage and Culture

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on July 8, 2021.

Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos

Document 3 Heritage Survey Form

Document 4 Demolition Plans

Document 5 Proposed Elevations

DISPOSITION


Office of the City Clerk, Council & 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.

Office of the City Solicitor to place a by-law for enactment on the next available agenda of Council to delegate authority to staff to negotiate, finalize, and register a covenant agreement pursuant to the *Ontario Heritage Act* to ensure the reconstruction of the tower as a precondition to further development on the subject lands.

Heritage and Legal Services staff to negotiate, finalize and register the above-described covenant agreement on title to the subject lands at the owner's cost.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-ELG325	21-0749-J	 325 rue Elgin St.	
I:\COL\2021\Heritage\Elgin_325			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>			
<small>©Les données de parcelles appartenant à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'APPARTENANCE.</small>			
REVISION / RÉVISION - 2021 / 05 / 11		 <small>NOT TO SCALE</small>	

Document 2 –Photos



Photo of the west/north sides of the tower showing the completed bracing and cracking.
Photo taken January 2021

Document 3 – Heritage Survey Form

CITY OF OTTAWA
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 LAND DEVELOPMENT BRANCH

HERITAGE SURVEY
 AND
 EVALUATION FORM

BUILDING FILE NO.
 CD 43 05 Elgin 325

HERITAGE DISTRICT FILE NO.
 CD 43 05-05-1

Municipal Address 325 Elgin Street

Building Name eglise Saint-Narc

Legal Description Lot 4 Block _____ Plan _____

Date of Construction 1900 Additions _____

Original Use Religious Original Owner Trustees of Unitarian Church

Present Use Same Present Owner Trustees of Eglise St. Narc

Present Zoning HC-1-X162

Planning Area Centretown

PHASE ONE SURVEY				
Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre-1878) 1	(1878 to 1912) 2	(1913 to 1956) 1	(1957 to Present) 0
Architecture	3	2	1	0
Environment (Landmark or Design compatibility)	3	2	1	0
Phase One Survey Score <u>8</u> / 9 Prepared By: <u>J. Blusensson</u>				
Potential Heritage Building <u>Yes / No</u>				
Potential Heritage District <u>Yes / No</u>				

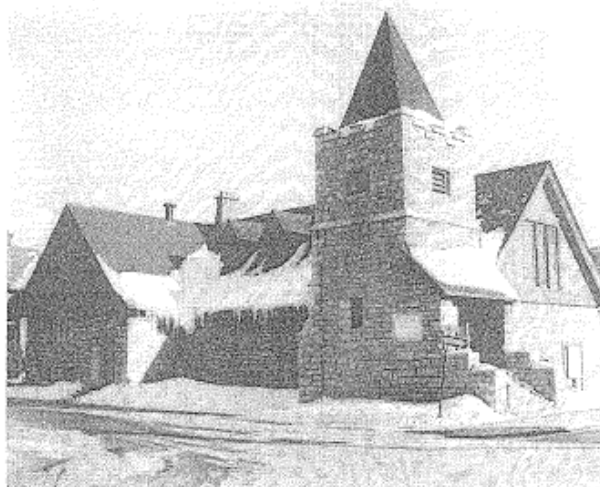
COMMENTS:

IF PART V:
 Heritage District Name _____
 By-law Date _____

PHASE TWO EVALUATION RESULTS
 (Summarized from Page 4)

Category	1	2	3	4
Part V Definitive	Yes/No			
Part IV Potential	Yes/No			

IF PART IV, By-law/Date _____



DISTRICT NAME _____

NOTE _____

TE _____

SOURCE _____

NEGATIVE NUMBER _____

HISTORY

PREPARED BY: J. Blumenson DATE: November 1987

DATE OF CONSTRUCTION: 1900

FACTUAL/ESTIMATED

SOURCES: City Directories, Legal instruments, fire insurance plans, City maps, Building permits, Exploring Ottawa by Kaleson, Ottawa Citizen October 16, 1948 and November 26, 1961

TRENDS

This church hall, the first permanent home for Unitarians in Ottawa, represents one of the many religious denominations to establish permanent congregations by the end of the 19th century. Adopted to serve the needs of the French Protestant congregation of l'Eglise Saint-Marc (their first permanent home) in the mid 20th century reflects the expanding and changing patterns in post World War Two Ottawa Communities.

EVENTS

None known

PERSONS (ORIGINAL OWNER/TENANT)

John R. Booth acquired this and other lots from CA Bigger in 1896 and sold 325 Egin to the Trustees of the Unitarian Church in 1902. In 1965 the Unitarian Church of Ottawa sold it to the Eglise Saint-Marc de l'Eglise Unie du Canada.

(OTHERS)

The first Unitarian minister was Rev. Albert Walkley who supervised the construction and named it "Church of our Father".

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

This church was the first permanent Unitarian meeting place in Ottawa. It was also the first permanent church exclusively for Eglise Saint-Marc.

HISTORICAL SOURCES (CODED)

See above.

ARCHITECTURE

PREPARED BY J. Blumenson DATE November 1987

ARCHITECTURAL DESIGN (PLAN, STOREYS, ROOF, WINDOWS, MATERIALS, DETAILS, ETC.)

This low 1 1/2 storey stone building with broad half-timbered gable roof facing Egin Street and small gabled dormers along Lewis Street is highlighted by a street corner entrance tower topped with minimal battlements and pyramidal roof. A major cross gable with half timbered effect faces Lewis Street. The walls are rock faced random coursed ashlar trimmed with smooth finished ashlar. An uninterrupted tie beam forms the base for the half timbered gables.

ARCHITECTURAL STYLE

The combination of low stone walls, broad extending gable roofs, half timbered treatments and small aperture all executed with rustic materials and finishes reflect the influence of the Arts and Crafts revival of medieval vernacular building traditions.

DESIGNER/BUILDER/ARCHITECT

Arnoldt and Ewert, Architects with Building Committee of Rev. Walkley, R.B. White, S.L. Kyle and H. P. Hinton who lived and owned 102 Lewis Street).

ARCHITECTURAL INTEGRITY (ALTERATIONS)

With exception of recent asphalt roofing there are no apparent significant changes.

OTHER (STRUCTURE, INTERIOR, BUILDING TYPE, ETC.)

Interior not inspected but probably with investigating notable features might include exposed wood truss ceiling, light fixtures, stained glass, pews, altar.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE Designed by the architects Arnoldi and Ewart, this church constructed in 1900 is an early Ottawa example of Arts and Crafts Style influences adopted to church use.

ENVIRONMENT _____ PREPARED BY J. Blumenson DATE November 1987
PLANNING AREA _____
HERITAGE CONSERVATION DISTRICT NAME (IF ANY) _____



COMPATIBILITY WITH HERITAGE ENVIRONS
This building is very compatible with the residential characters of the Park.

LANDMARK STATUS City-wide, neighbourhood and/or local/district
This building with rustic stone, broad half timbered gables and corner tower is a key corner monument announcing the symbolic entrance to Ninto Park and is highly visible along Elgin Street, a popular shopping and entertainment area in Centre Town.

COMMUNITY CONTEXT
Having served two congregations, this church hall has been in continuous use as an active participant in community and City affairs for more than 80 years.

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE
The low scale, compatible 'house-like' rustic design characteristics of this building have become closely associated with the Park's identity and is a well known landmark along Elgin Street forming a symbolic entrance to the Park.

PHASE TWO EVALUATION

ADDRESS: 325 Elgin Street		CRITERIA SCORING			
HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction*		X			20/ 50
2. Trends	X				30/ 30
3. Events				X	0/ 20
4. Persons		X			13/ 20
HISTORY TOTAL					63/100
ARCHITECTURAL CATEGORY					
1. Design		X			27/ 40
2. Style	X				20/ 20
3. Designer/Builder		X			7/ 10
4. Architectural Integrity	X				30/ 30
ARCHITECTURAL TOTAL					84/100
ENVIRONMENT CATEGORY					
1. Design Compatibility	X				60/ 60
2. Landmark	X				20/ 20
3. Community Context	X				20/ 20
ENVIRONMENT TOTAL					100/100

* Date of Construction in Minto Park Area.
 Excellent (Before 1899), Good (1899 to 1920), Fair (1921 to 1940), Poor (After 1940)
 Criteria Scoring completed by: Representatives of Local Architectural Conservation Advisory Committee, Centretown Citizens Community Association and City staff. Date: Dec. 1987

DETERMINATION OF THE PHASE TWO TOTAL SCORE		
CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History 63	x 20% = 12.6	x 40% =
Architecture 84	x 35% = 29.4	x 40% =
Environment 100	x 45% = 45.0	x 20% =
PHASE TWO TOTAL SCORE	87/100	/100

HERITAGE CLASSIFICATION FOR THE <u>MINTO PARK</u> Area.				
Phase Two Total Score	Above 75	50 to 74	25 to 49	Below 24
Group	1	2	3	4

If a Building is classified in Group 1, and is also in a potential Heritage District, it may re-evaluated as if not in a Heritage District to determine if an Individual designation under Part IV of the Act is warranted.

Part IV designation to proceed? Yes / No
 Council Approval Date _____
 Conservation Review Board Date _____ Action _____
 Council Review Date _____ Action _____
 By-law/Date _____

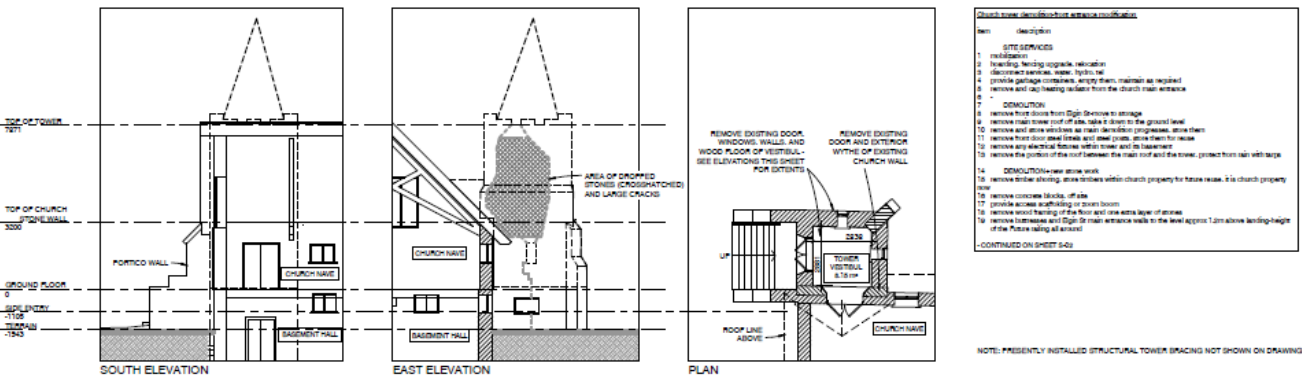
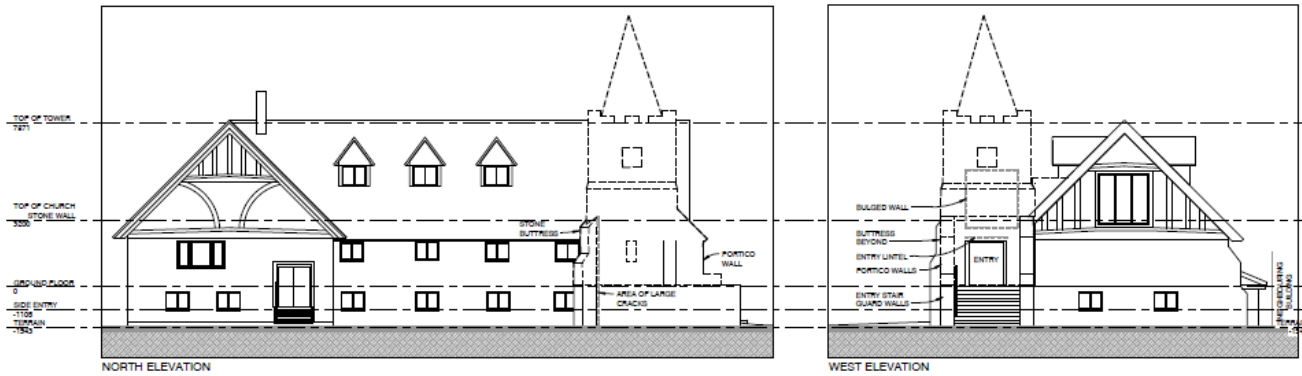
History	x 40% =
Arch.	x 40% =
Env.	x 20% =
TOTAL SCORE	
GROUP	1 2 3 4

PHASE TWO EVALUATION SUMMARY:

This landmark building, a symbolic entrance to Minto Park, is an early example of the English arts and crafts style adapted to church design by the Ottawa architectural firm of Arncliffe and Ewert. Constructed in 1900 by the Unitarians as their first permanent meeting place, it was adopted by the French Protestant Eglise Saint-Marc as their first permanent church in the mid 20th century. The general composition and design features significantly contribute to the heritage character of the Park.

Summary Prepared By: J. Blusenson Date: Dec. 1987

Document 4 – Demolition Plans



- Church tower demolition and exterior restoration**
- Item Description
1. SITE SERVICES
 2. Investigate
 3. Reinforcing, fencing, signage, relocation
 4. Disconnect services, water, hydro, gas
 5. Provide garbage containers, empty them, maintain as required
 6. Remove and pile/hauling outside from the church main entrance
 7. -
 8. DEMOLITION
 9. Remove first floor from Sigs. Structure to storage
 10. Remove main tower roof off and open it down to the ground level
 11. Remove and store windows as main demolition progresses, store them
 12. Remove floor steel truss and steel joists, store them for reuse
 13. Remove any electrical from the tower and its basement
 14. Remove the portion of the roof between the main roof and the tower, protect from rain with tarp
 15. DEMOLITION - tower stone work
 16. Remove brick abutting stone timbers within church property for future reuse, it is church property now
 17. Remove concrete blocks, off site
 18. Provide access for loading of stone below
 19. Remove second flooring of the floor and one extra layer of stones
 20. Remove basement and Sigs. St main entrance walls to the level approx 1.2m above landing height of the Public walk all around
- CONTINUED ON SHEET S-03

NOTE: PRESENTLY INSTALLED STRUCTURAL TOWER BRACING NOT SHOWN ON DRAWINGS

THIS DRAWING IS IN METRIC SCALE.
 DIMENSIONS ARE IN MILLIMETRES.

THE LOCATION OF UTILITIES IS APPROXIMATE ONLY. USE THE EXACT LOCATION INDICED BY OBTAINING THE MUNICIPAL APPROVED AND EXISTING CONCEPTS DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL PROTECTION FROM DAMAGE TO UTILITIES.

DISTRICT CONCEPTS BCIN 30668
 ARCHITECTURAL DESIGN

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APR 22, 2021
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 CHARTERED ENGINEER
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No.	Date	Revision	No.

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ST. MARC UNITED CHURCH

GENERAL MASONRY REPAIRS

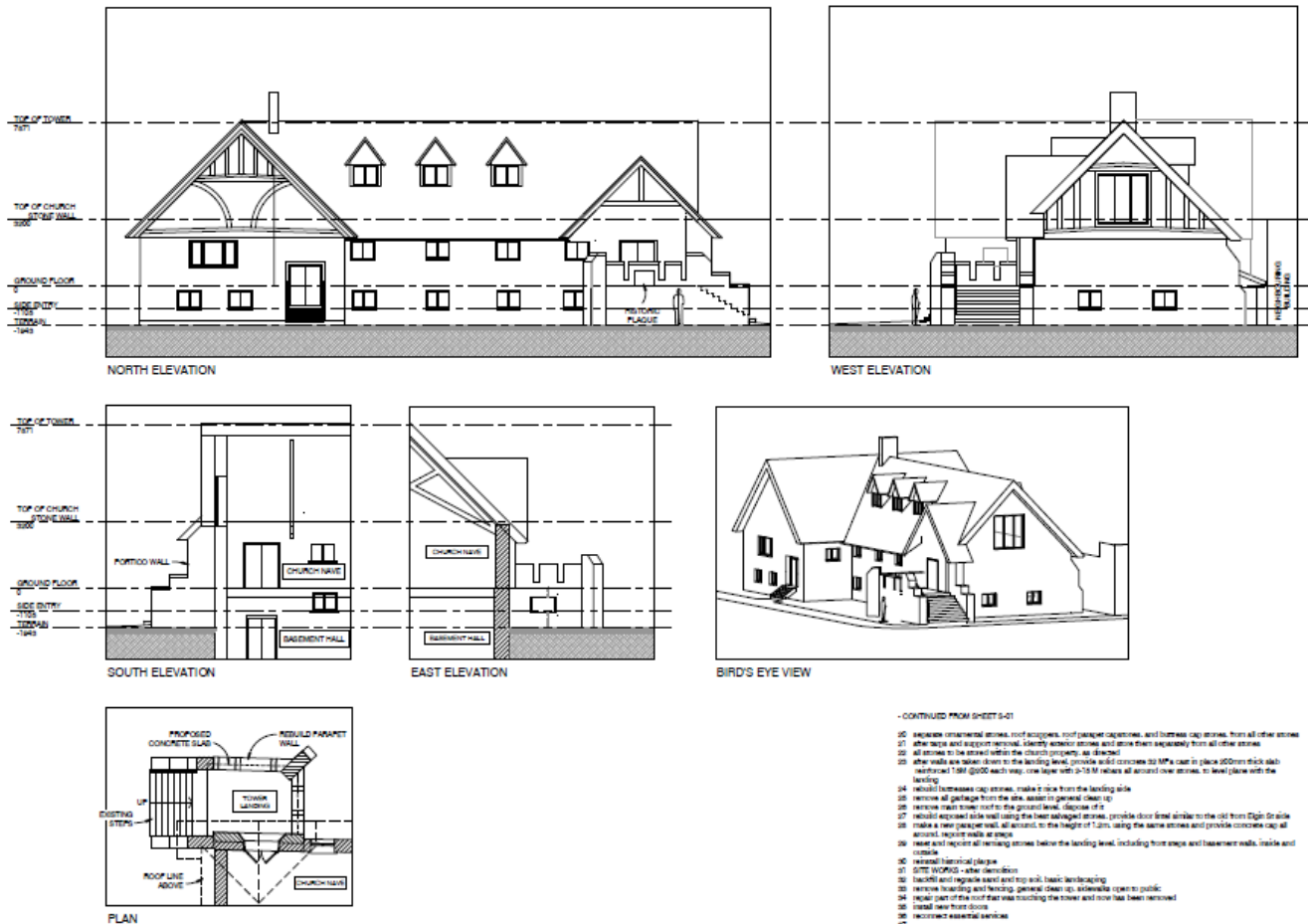
CHURCH TOWER REMOVAL
 - DEMOLITION -

WB	APRIL 22, 2021
DC	1:100
-	1 OF 2

2020-103 S-01



Document 5 – Proposed Elevations



THE LOCATION OF JUBILEE IS APPROXIMATE ONLY AND THE EXACT LOCATION SHOULD BE DETERMINED BY SURVEYING. THE EXACT LOCATION SHOULD BE DETERMINED BY SURVEYING. THE CONTRACTOR SHALL FURNISH THE LOCATION OF JUBILEE AND SHALL BE RESPONSIBLE FOR ACCURATE PROTECTION FROM EXISTING CONSTRUCTION.

DEFINITION: **CONCEPTS** ARCHITECTURAL DESIGN

101 NORTH BROAD
 CONCEPTS ARCHITECTURAL DESIGN
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APR 22, 2021
 101 NORTH BROAD
 CONCEPTS ARCHITECTURAL DESIGN

No.	Date	Revised	By

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ST. MARC UNITED CHURCH

GENERAL MASONRY REPAIRS

CHURCH TOWER REMOVAL
 - REHABILITATION -

WR	APRIL 22, 2021
SC	1:100
-	3 OF 3
2020-103	S-02

- CONTINUED FROM SHEET S-01
- 30 replace ornamental stones, roof eaves, roof parapet capstones, and cornice cap stones, from all other stones
 - 31 after steps and eaves removal, identify exterior stones and store them separately from all other stones
 - 32 all stones to be stored within the church property, see detail
 - 33 after walls are taken down to the landing level, provide and place concrete 30 MPa cast in place 300mm thick slab reinforced 1.0L @1000 each way, one layer with 10-10 M rebar all around over stones, to level plane with the landing
 - 34 rebuild increases cap stones, make it rise from the landing side
 - 35 remove all garbage from the site, assist in general clean up
 - 36 remove main tower roof to the ground level, dispose of it
 - 37 rebuild exterior side wall using the best salvaged stones, provide door frame similar to the old from Elgin Dr side
 - 38 make a new parapet wall, all around, to the height of 1.2m, using the same stones and provide concrete cap all around, height walls at slope
 - 39 repair and repoint all remaining stones below the landing level, including front steps and basement walls, inside and outside
 - 40 install historical plaque
 - 41 SITE WORKS - after demolition
 - 42 backfill and regulate sand and top soil, basic landscaping
 - 43 remove boarding and fencing, general clean up, sidewalks open to public
 - 44 repair part of the courtyard wall including the tower and now has been removed
 - 45 install new front doors
 - 46 reconstruct essential services
 - 47 -
 - 48 PAINTING
 - 49 repair exterior cracked gypcrete finishes on the interior of the church hall
 - 42 repair doors, windows, exterior side entrance

THIS DRAWING IS IN METRIC SCALE.
 DIMENSIONS ARE IN MILLIMETRES.

