

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
April 13, 2017 / 13 avril 2017**

and / et

**Planning Committee / Comité de l'urbanisme
April 25, 2017 / 25 avril 2017**

**and Council / et au Conseil
May 10, 2017 / 10 mai 2017**

**Submitted on March 24, 2017
Soumis le 24 mars 2017**

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
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Contact Person

Personne ressource:

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Ward: RIDEAU-VANIER (12)

File Number: ACS2017-PIE-RHU-0006

**SUBJECT: Application to alter the former St. Charles Church, 135 Barrette
Street, a property designated under Part IV of the *Ontario Heritage
Act***

OBJET: Demande de modification de l'ancienne église St-Charles, située au 135, rue Barrette, propriété désignée aux termes 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 former St. Charles Church, 135 Barrette Street, according to plans submitted by Linebox Studio on March 3, 2017, attached as Documents 4, 5, and 6, and conditional on the approval of other required planning applications;
2. Issue the heritage permit with a two-year expiry date from the date of issuance, unless extended by City Council prior to expiry; and
3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on June 1, 2017.)

(Note: 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.)

RECOMMANDATIONS DU RAPPORT

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

1. d'approuver la demande de modification de l'ancienne église St-Charles, située au 135, rue Barrette, conformément aux plans soumis par Linebox Studio le 3 mars 2017 et faisant l'objet des documents 4, 5 et 6 ci-annexés, sous réserve de l'approbation des autres demandes d'aménagement requises;
2. de délivrer un permis en matière de patrimoine d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal avant sa date d'échéance;

3. de déléguer au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'apporter des changements mineurs de conception.

(N.B. : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la Loi sur le patrimoine de l'Ontario, prendra fin le 1^{er} juin 2017.)

(N.B. : L'approbation de la demande de modification d'un bâtiment en vertu de la Loi sur le patrimoine de l'Ontario ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

BACKGROUND

The former St. Charles Church, 135 Barrette Street, is a large, brick clad, wooden structure (see Documents 1 and 2). It was constructed in 1908, in response to demands by the local Catholic community to establish a Francophone church. St. Charles Church was designed by Québec architect Charles Brodeur in the Québec Neoclassical style with a symmetrical façade and a simple, cruciform plan. It features a symmetrical fenestration pattern and a projecting entrance tower topped by a wooden belfry, which is flanked by two tower-like corner pilasters topped with smaller belfries.

City Council passed By-law 2014-143 to designate St. Charles Church under Part IV of the *Ontario Heritage Act* for its design, historical and contextual value. Its cultural heritage value lies in it being a good example of the Québec Neoclassical style, in its role in the Francophone Catholic community and in its contextual value as a landmark in Vanier. The interior of the church and the 1960s additions at the east end of the church are excluded from this designation. The Statement of Cultural Heritage Value for the building is attached as Document 3.

In 2014, the property was sold by the Roman Catholic Archdiocese of Ottawa to Linebox Studio. This report has been prepared because the owner is proposing the addition of an eight storey mixed-use building and alterations to adapt the historic building for a commercial use. Council approval, after consultation with the Built Heritage Sub-Committee, is required for all applications to alter under Part IV of the *Ontario Heritage Act*.

DISCUSSION

Recommendation 1:

Project Description

The “Application to Alter” includes the restoration and alteration of the former St. Charles Church and the construction of an eight-storey mixed-use building that will be joined to the historic building. The proposal is to adapt the former church for re-use as a retail food store and restaurant with an outdoor farmers’ market (see Documents 4, 5, 6 and 7). The new building will feature commercial and retail space at grade and approximately 55 dwelling units, including ground-oriented dwellings that face Barrette Street. Underground parking is proposed to be accessed from Barrette Street.

Additional Planning Considerations

The property is located within the Beechwood Community Design Plan area. It is located within a Design Priority Area and is subject to the Urban Design Review Panel (UDRP) process. The applicant presented their proposal to the UDRP at a formal review meeting on March 3, 2016. A Zoning By-law amendment to permit an eight-storey mixed-use development was approved by Council on November 23, 2016. The application will also require Site Plan Control approval, which will help facilitate the provision of dedicated bicycle lanes and public open space.

Mixed-Use Building

The proposed addition is an eight storey mixed-use building. The construction of the new building will require the demolition of the former rectory and additions to the church, which are not included in the heritage designation (Document 4). The new building will be located to the east and south of the existing historic building, and will be joined to the eastern portion of the heritage building. To the south, the new building is separated from the historic church by a patio, rock garden and terrace. The north, south and west façades of the church will remain visible.

The mixed-use building will be primarily clad in terra cotta panels, with a large glass curtain wall in the middle of the building along Barrette Street (see Documents 5, 6, and 7). There are step backs on the first and sixth storeys of the building. The first floor will have commercial space with large windows separated by grey terra cotta panels. The second to sixth storeys will be clad in red, terra cotta panels. The balcony guardrails will be constructed of bent and laser cut metal, painted to match the terra cotta. The pattern for the guardrail is inspired by the design of the rose window. The seventh and eighth

storeys will feature large windows, grey terra cotta and metal panel siding. The eighth floor features projecting windows that are oriented towards the church spire. The interior corner of the mixed-use building, behind the east and south façades of the church, has an irregular fenestration pattern, featuring differently sized square windows and is referred to in the application as the starry night wall.

Connections to Heritage Building

The proposed building is joined to the existing building at the eastern end of the church. A charcoal grey aluminum control joint and reveal maintains the roofline and connects the old and new structures. A connection between the existing building and new addition is proposed at the south transept along the east façade. The interior of the building is not designated under the *Ontario Heritage Act*. On the south side, the existing building is separated from the new building by a patio, rock garden and terrace.

Landscaping

The existing landscaping has several trees and a hedge that surrounds the site. There is a grassed area immediately in front of the church with a central walkway leading to the church entrance.

The proposal is a mix of soft and hard landscaping in the forecourt area of the former church (Document 8). This includes the removal of the hedge and the majority of the trees on the perimeter of the site. It is anticipated that between one and four trees will be maintained. There is a comprehensive replanting plan, with new trees proposed on the north, south and east edges of the site. The northwest corner will have green space, with trees, walkways and benches and is planned to become a city-owned park. The area to the north of the church, along Beechwood Avenue, will have a ramp leading to a raised patio and the entrance to the new building. The central walkway in front of the church will be maintained and widened, and is proposed to be used for a farmers market. The proposed landscaping will be finalized through the Site Plan approval process and a public meeting is planned for the park concept in spring 2017.

Alterations to Heritage Building

The proposed alterations to the heritage building includes demolition of the rear additions and the south basement exit stairs, installation of eavestroughs and downspouts, replacement of existing wood front doors with glass and wood doors, installation of new doors in each transept, and reconstruction of two small windows on the north side of the building, to match the existing tall windows.

The proposed restoration work on the existing building includes repointing the brick façade and stone foundation, restoration of existing wood windows, installation of a wood framed, reproduction rose window in the bell tower to match the transept rose windows and reconstruction of the main entrance stairs and north basement stairs.

Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada was published by Parks Canada in 2003 and updated in 2010. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. The Standards and Guidelines were adopted by Council in 2008 and are used to evaluate 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.

The character defining elements identified in the Statement of Cultural Heritage Value including the symmetrical façade, brick cladding, stone foundation, projecting central tower and the wooden belfry topped with a blue neon cross are being retained or restored. In addition, the proposal includes restoration work of the character defining elements such as the existing wood windows, the brick façades and stone foundation. This proposal will conserve the heritage value of the former St. Charles Church. With the exception of the east façade, which is currently obscured by the 1960s addition, the three main façades of the church will remain visible.

Heritage staff will work with the applicant to ensure the former church is protected throughout the construction process. Prior to construction, the foundation and masonry veneer of the church will be inspected by an engineering firm. Any concerns surrounding the stability of these components will be remediated prior to the excavation/demolition phase of the project. During construction, the windows of the church will be covered with plywood hoarding and the masonry will be protected with tarps where required.

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

The proposed commercial use of the historic building maintains the character defining elements of the building. The use of the forecourt as a farmers market, patio and a public park will ensure that the building continues to be a focal point of the community.

Standard 11: Conserve the heritage value and character defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, but subordinate to, and distinguishable from the historic place.

The proposed mixed-use building is compatible with, subordinate to, and distinguishable, from St. Charles Church and the new building conserves the heritage value of the historic building. The colour palette of the existing historic building, which features a grey stone foundation, red brick cladding, and grey metal bell tower is reflected in the colour selection of the proposed building's terra cotta panels.

Design features in the proposed new building that connects it to the historic building, include incorporating the rose window design into the design of the balcony guardrails, orientating the periscope windows on the top floor of the new building towards the church spire, creating a transparent curtain wall that will provide a view of the church from Barrette Street, replicating the window proportions of the historic building in the punched windows of the new building; and, using coloured glass at the entrances to echo the stained glass of the church.

The proposed new building is taller than the roofline of the existing church, however, the bell tower of the church will remain the tallest feature on the site. The new building has been located so that the church remains the prominent feature on the site and maintains its status as a landmark on Beechwood Avenue. The step backs on the first and sixth storeys and the large glass curtain wall break up the massing of the proposed new building. The new building, with its contemporary design and varied material is distinguishable from the original building.

The following guidelines from The Standards and Guidelines for the Conservation of Historic Places in Canada are applicable to this proposal:

4.3.1 Exterior Form

13. Recommended: Selecting a location for a new addition that ensures that the heritage value of the place is maintained.

The location of the new building ensures the protection of the symmetrical front façade, the landmark character of the building from Beechwood Avenue and maintains the open forecourt of the building.

14. Recommended: Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.

The proposed building is contemporary in design and distinct from the historic St. Charles Church. The location, materials and design of the new building provide a clear distinction between the new and old building.

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.”

A (CHIS) was prepared in 2015 based on the preliminary design submitted as part of the Zoning By-law amendment. For the Application under the *Ontario Heritage Act*, staff requested an addendum to the original CHIS identifying the potential impacts of the new construction and alterations to the heritage building (see Document 9). Both documents were prepared by Robertson Martin Architects and the conclusion of the addendum states:

“In balance, we assess that the proposed conservation scope is appropriate for the former church building and that the improvements to the building exterior have responded to concerns raised by our office and by City staff.”

That full document is held on file with the Planning, Infrastructure and Economic Development Department and is available on the DevApps webpage:

<http://app01.ottawa.ca/postingplans/appDetails.jsf?lang=en&appld= 01LEYI>

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014. Section 2.6.1 of the PPS states that, “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

This proposal conserves the heritage value and attributes of the former St. Charles Church, as identified in the Statement of Cultural Heritage Value (Document 3).

Conclusion

The department supports this “Application to Alter” because it protects the identified heritage value and attributes of the former St. Charles Church. The proposal meets the Standards and Guidelines and is consistent with the Provincial Policy Statement.

Recommendation 2

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that projects are completed in a timely fashion and according to the approved heritage permit.

Recommendation 3

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the Planning, Infrastructure and Economic Development Department to approve these changes.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa supports the application and their comments are included in Document 10.

Neighbours within 30 metres of the property were notified of the dates of Built Heritage Sub-Committee, Planning Committee and Council and invited to comment on the proposal.

The Vanier Community Association was notified of the application and offered the opportunity to provide comments.

Additionally, all those who indicated that they wished to be kept informed of future meetings and decisions related to the Zoning By-law amendment and the Site Plan Control application were notified by email that this report would be before Built Heritage Subcommittee. The plans and studies associated with this report were also available on the DevApps webpage.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury provided the following comments:

“The proposal at 135 Barrette Street, St. Charles Church site is a very complex one that introduces new uses to a Heritage site. We appreciate the effort being made to conserve the mature trees, provide a public park, forecourt plaza, cycling track, on-street parking, and a bus shelter along the front on the Beechwood Avenue side of the property. We recognize that staff and the developers have worked very hard to ensure

new activation for Beechwood as a main street. These changes will go a long way in providing community improvements as part of the development.

When considering this project, we need to be very cognizant and committed to preserving the Heritage component of the Church building which I believe the applicant is respecting as part of their submission. I am happy to see that the developer will be investing in the restoration of portions of the existing Church. Specifically, restoration of windows, new exterior doors, rebuilding of the front steps, and re-pointing of the façades and foundation. The applicant's amendments to the north, opens the view to the Church stone foundation from Beechwood. Increasing the space on the south side between the Church property and the new addition helps to showcase the historical features of the Church building and increase the public realm. Both of the above noted changes have been well received. We believe further improvements could be made by extending the soft landscaping in the forecourt area along St. Charles Street between the proposed addition and the park.

The community concern remains on the south side of the property facing onto Barrette due to the proximity to the street and the height of the proposed new addition, without a step back.

Recognizing that the proposed mixed use building is effectively wrapping around the existing St. Charles Church on the south-east section of the site, the developer has been working very closely with heritage staff and community stakeholders to ensure that the architectural designs are reflective of the comments and proposals from heritage experts and from the neighbours. It is great to see that the Church steeple remains the highest point on this site and is a continued anchor point along Beechwood Avenue. Further, the changes in material, specifically the use of the glass wall, splitting the new addition on the south side of the building ensures the church remains visible from Barrette Street."

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 this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility 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 application was processed within the 90 day statutory requirement under the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Photos
- Document 3 Statement of Cultural Heritage Value
- Document 4 Demolition Details
- Document 5 Site Plan
- Document 6 Elevations
- Document 7 Renderings
- Document 8 Landscape Plan
- Document 9 Cultural Heritage Impact Statement Addendum
- Document 10 Heritage Ottawa Comments

DISPOSITION

City Clerk and Solicitor Department, Legislative 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



Document 2 – Photos

West façade



South façade



North façade



Document 3 – Statement of Cultural Heritage Value

By-law 2014-143

Statement of Cultural Heritage Value

Description of Property

St. Charles Church, 135 Barrette Street, constructed in 1908, is a large, brick clad wooden Roman Catholic Church. It is located between Beechwood Avenue and Barrette Street in Ottawa's Vanier neighbourhood.

Heritage Value

The cultural heritage value of St. Charles Church lies in it being a good example of the Québec Neoclassical style, its important role in the Francophone Catholic community and in its contextual value as a landmark in Vanier.

Designed by Québec architect Charles Brodeur, St. Charles Church is a good example of the Québec Neoclassical style. Neoclassicism was popular in Canada from 1800 until 1860 but churches continued to be built in this style in Québec and French-speaking Parishes outside of Québec into the 20th century. Typical of the style, St. Charles Church has a smooth, symmetrical façade and a simple, cruciform plan. It features a symmetrical fenestration pattern, and a projecting entrance tower topped by a wooden belfry and flanked by two tower-like corner pilasters topped with smaller belfries.

St. Charles Church has historical value for its association with the Francophone Catholic community in Ottawa. The congregation was formed in 1908 in response to demands by the local Catholic community who thought that other Francophone churches in Ottawa were too far away from Vanier. In 1912, Father François-Xavier Barrette was appointed Parish Priest and under his guidance, the church quickly became the centre of the Francophone Catholic community in Vanier.

In 1926, Barrette and a small group of civil servants formed the Order of Jacques Cartier, an all male secret society intended to protect and promote Francophone Catholic values. It grew rapidly in the first half of the 20th century and is credited with the development of many Francophone organizations including Club Richelieu International, a service club that is still active today. The Order of Jacques Cartier was dissolved in 1965, as a result of the societal changes prompted by the Quiet Revolution.

The location of St. Charles Church along the curve of Beechwood Avenue and its tower topped with a blue, neon cross, make it a prominent local landmark. It has contextual

value as it contributes to the distinctive French Canadian identity in the Vanier community.

Heritage Attributes:

Those attributes of St. Charles Church that make it a good example of the Québec Neoclassical style including:

- Cruciform plan;
- Symmetrical façade;
- Wooden construction with brick cladding;
- Stone foundation;
- Projecting central tower with flanking corner towers;
- Large wooden belfry topped with a blue neon cross;
- Small wooden belfries flanking the central tower;
- Tall, narrow round arched windows on the north and south façades;
- Round windows above the doors on the west façade and in the gable ends of the transept; and
- Wooden doors with rounded transom windows on west façade.

The interior of the church is excluded from the designation. The recent additions at the rear of the church are also excluded from the designation.

Église St-Charles, 135, rue Barrette

Description du bien-fonds

L'église St-Charles, située au 135, rue Barrette et érigée en 1908, est une grande église de culte catholique en bois bardé de brique. Elle se trouve entre l'avenue Beechwood et la rue Barrette, dans le quartier Vanier à Ottawa.

Valeur patrimoniale

La valeur de l'église St-Charles au plan du patrimoine culturel réside dans le fait qu'il s'agit d'un bon exemple du style néoclassique québécois, dans son rôle important au sein de la communauté catholique francophone et dans sa valeur contextuelle en tant que point de repère à Vanier.

Dessinée par l'architecte québécois Charles Brodeur, l'église St-Charles est un bon exemple du style néoclassique québécois. Le néoclassicisme a été en vogue au Canada de 1800 à 1860, mais les constructions de ce style se sont poursuivies au XX^e siècle au Québec et dans les paroisses francophones hors de cette province. Exemple typique de ce style, l'église St-Charles présente une façade homogène et symétrique, et un plan cruciforme simple. Elle arbore un fenêtrage symétrique et une tour d'entrée en saillie, surmontée d'un clocher en bois et encadrée de deux pilastres corniers en tour que dominant des clochers plus petits.

L'église St-Charles doit sa valeur historique à son association avec la communauté catholique francophone d'Ottawa. La congrégation fut fondée en 1908 pour donner satisfaction à la communauté catholique locale, dont les membres estimaient que les autres églises francophones d'Ottawa étaient trop éloignées de Vanier. En 1912, le père François-Xavier Barrette était nommé curé de la paroisse et, sous son égide, l'église devint rapidement le centre de la communauté catholique francophone à Vanier. En 1926, le curé Barrette et un petit groupe de fonctionnaires fondèrent l'Ordre de Jacques Cartier, une société secrète entièrement masculine qui s'était donné pour mission de protéger et de promouvoir les valeurs catholiques des francophones. On doit à cette société, qui connut un essor rapide dans la première moitié du XX^e siècle, la création de nombreuses organisations francophones, notamment le Club Richelieu International, un club philanthropique toujours en activité aujourd'hui. L'Ordre de Jacques Cartier fut dissous en 1965, en raison des changements sociaux provoqués par la Révolution tranquille.

L'emplacement de l'église St-Charles le long de l'avenue Beechwood et son clocher surmonté d'une croix bleue au néon font de cet édifice un point de repère important dans le secteur. L'église doit sa valeur contextuelle à sa contribution à l'identité canadienne française propre au quartier Vanier.

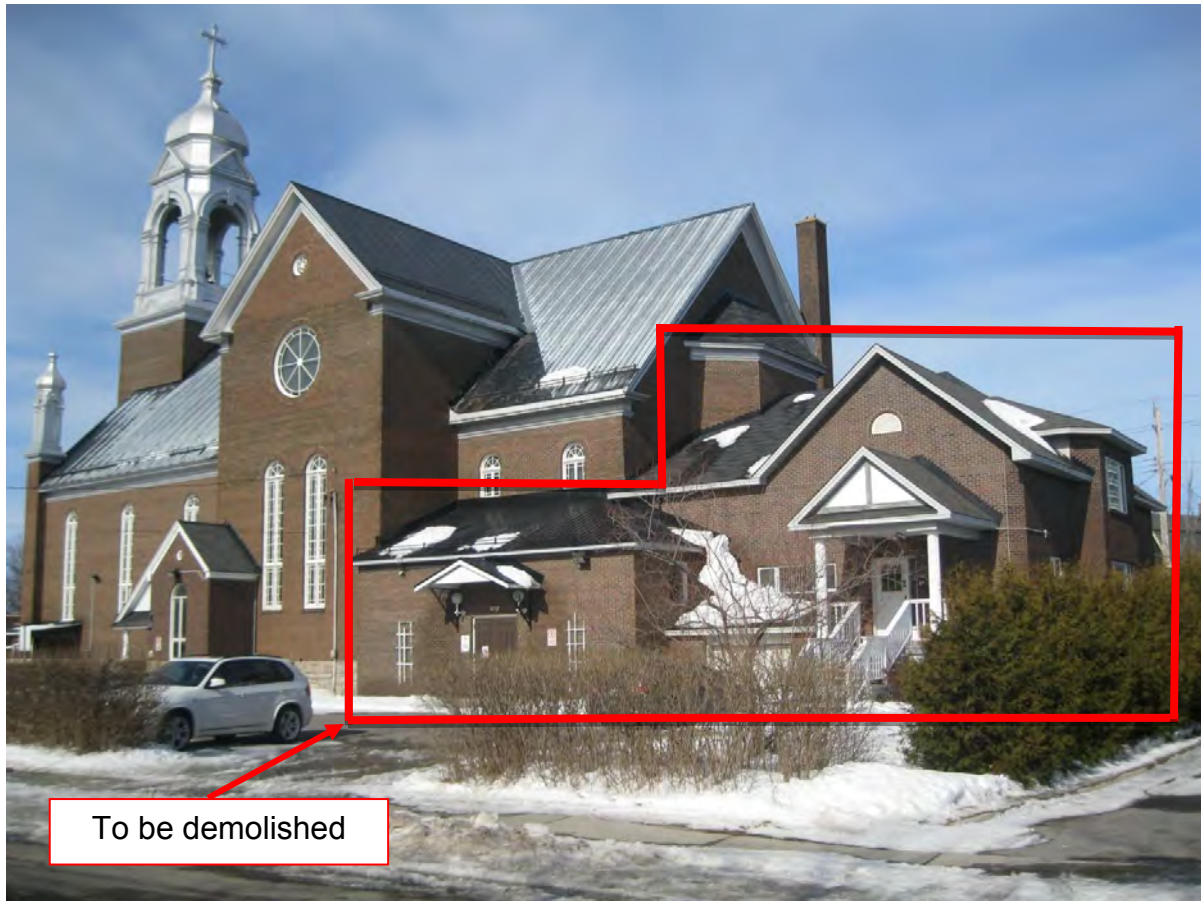
Attributs patrimoniaux :

Voici les attributs qui font de l'église St-Charles un bon exemple du style néoclassique québécois :

- Plan cruciforme
- Façade symétrique
- Structure de bois bardée de brique
- Fondation en pierre
- Tour centrale en saillie encadrée par deux tours d'angle
- Grand clocher de bois surmonté d'une croix bleue au néon
- Petits clochers de bois encadrant le clocher central
- Grandes fenêtres étroites en plein cintre sur les façades nord et sud
- Oculus au-dessus des portes de la façade ouest et dans les pignons du transept
- Portes en bois avec imposte de forme circulaire

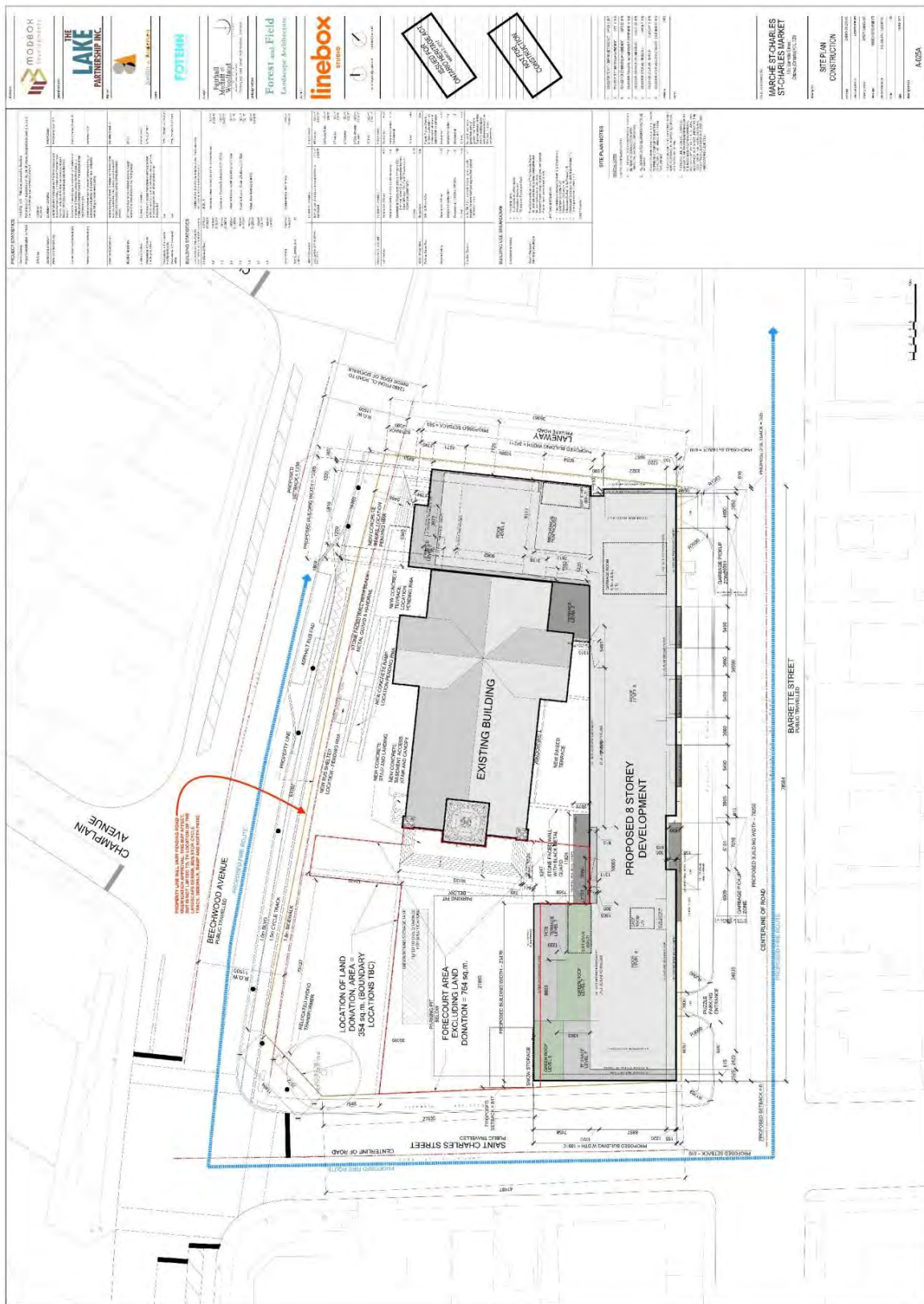
L'intérieur de l'église n'est pas visé par la désignation. Les agrandissements récents à l'arrière de l'église sont également exclus de la désignation.



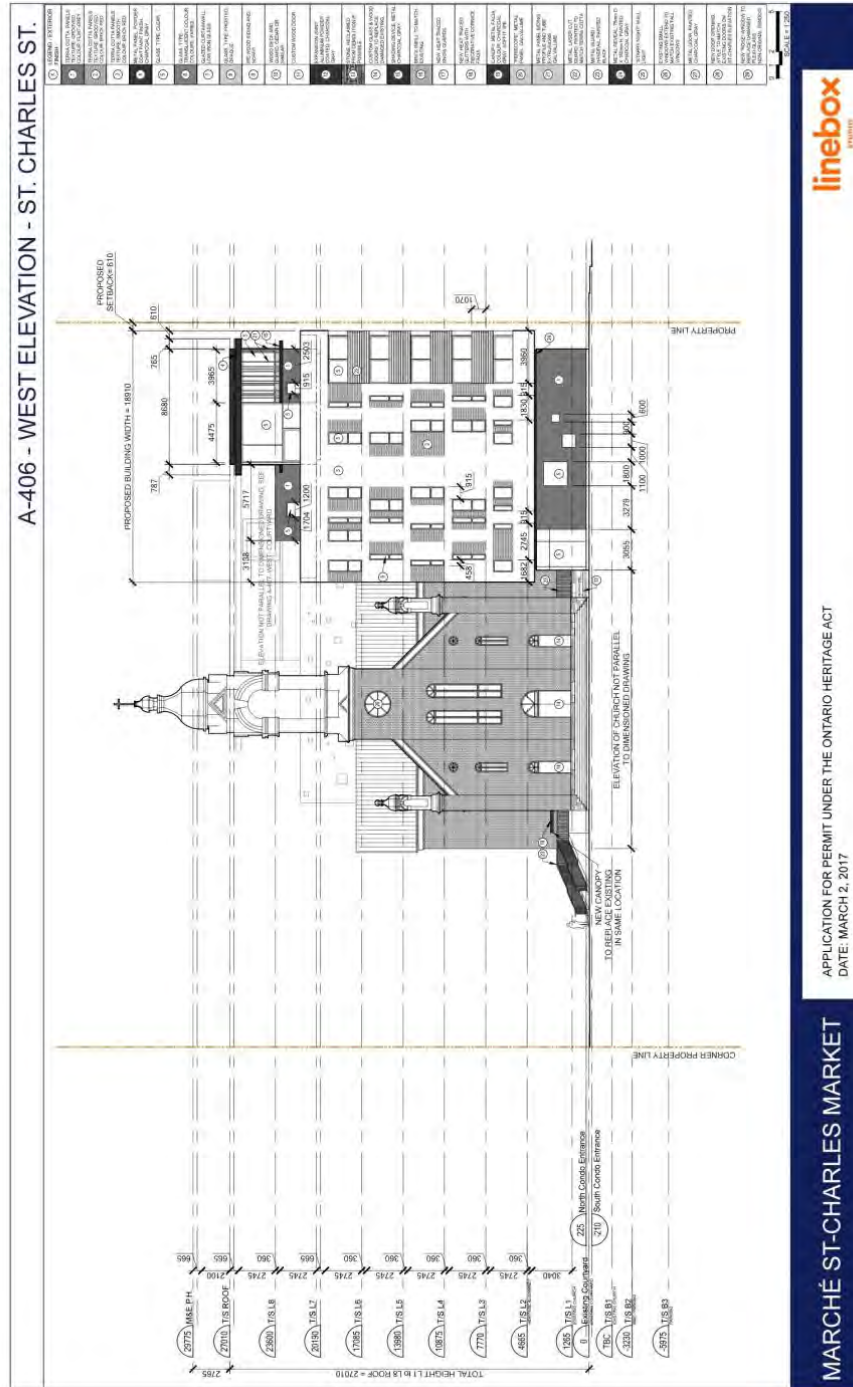




Document 5 – Site Plan

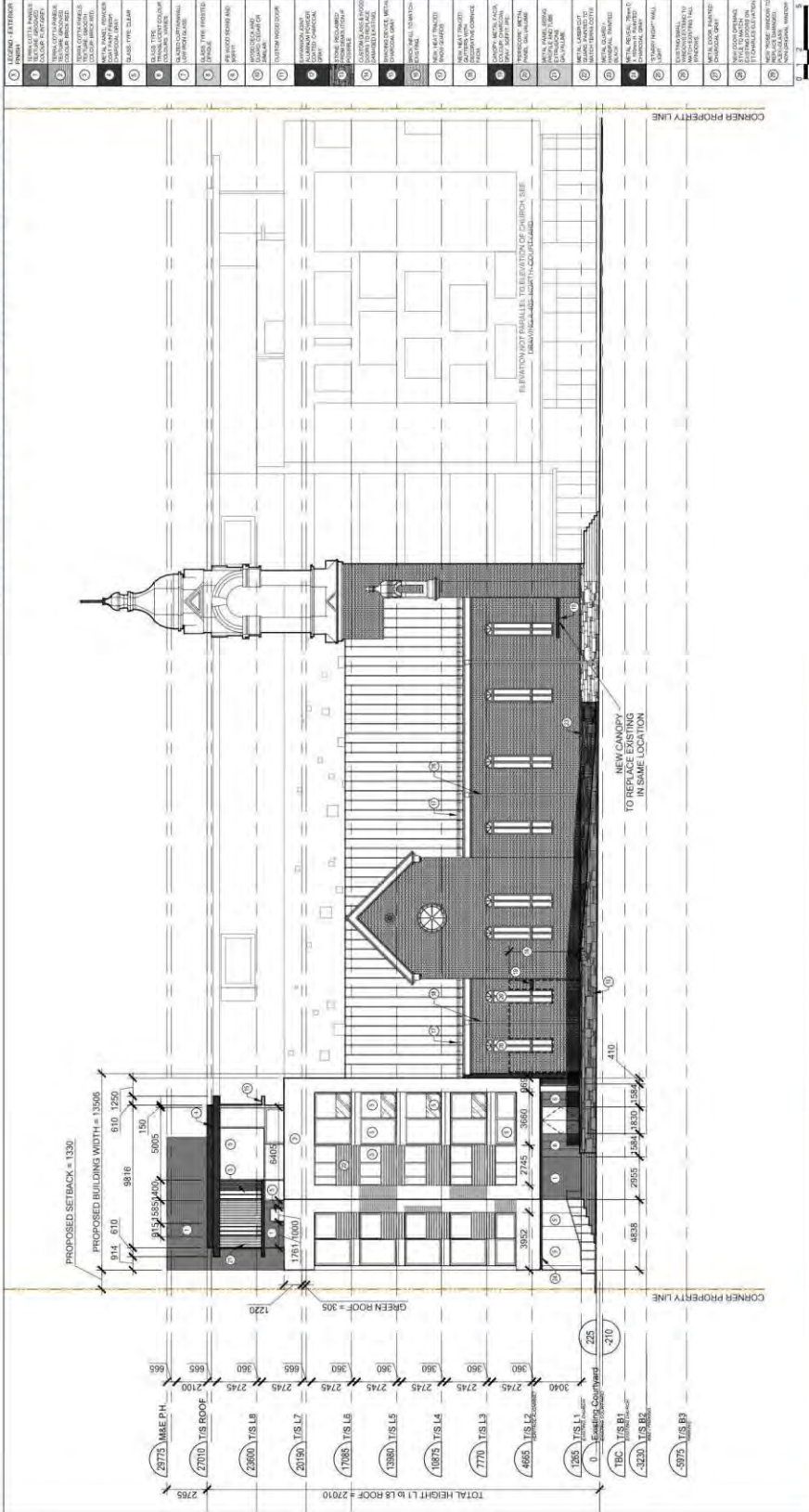


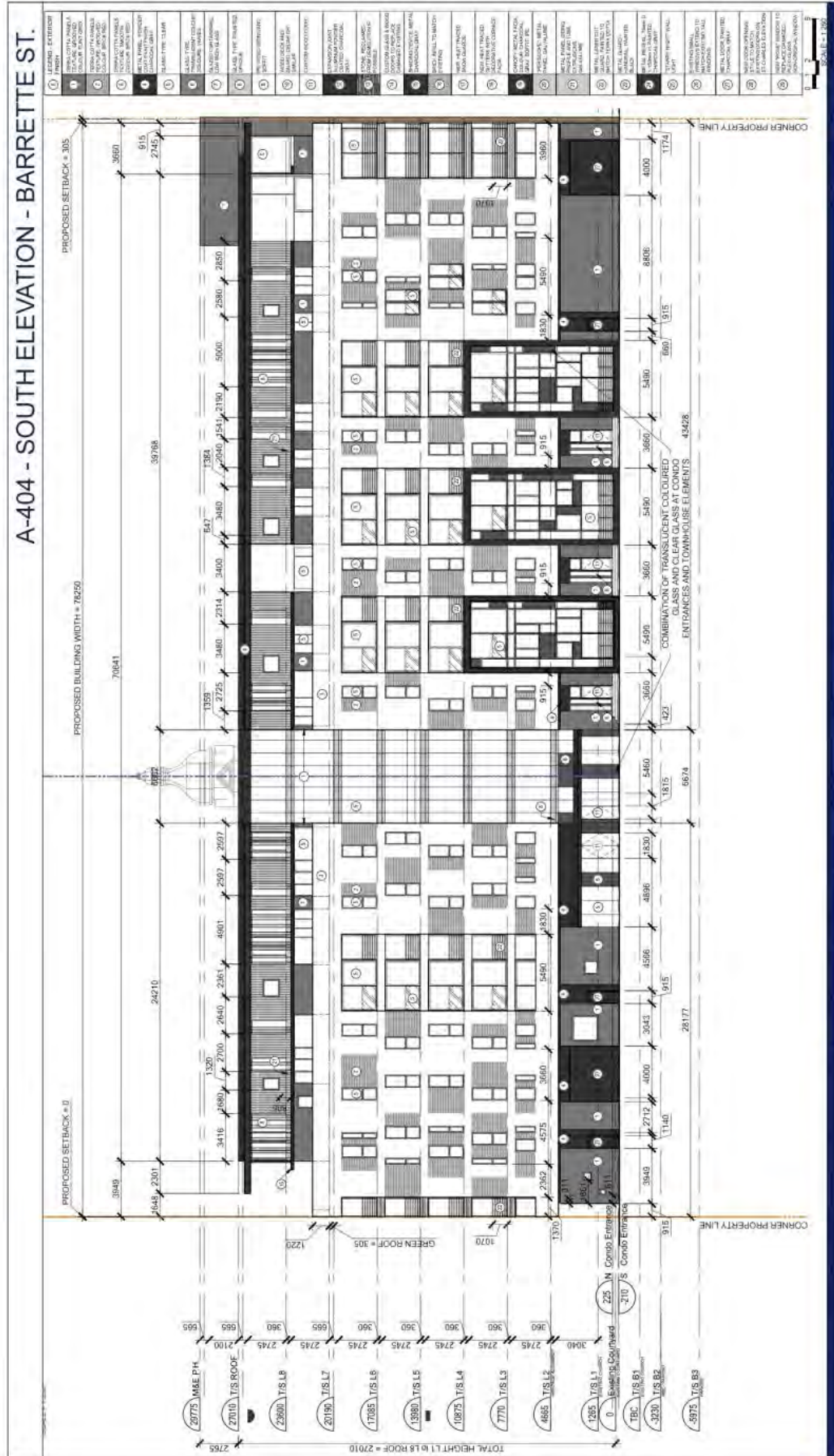
Document 6 – Elevations



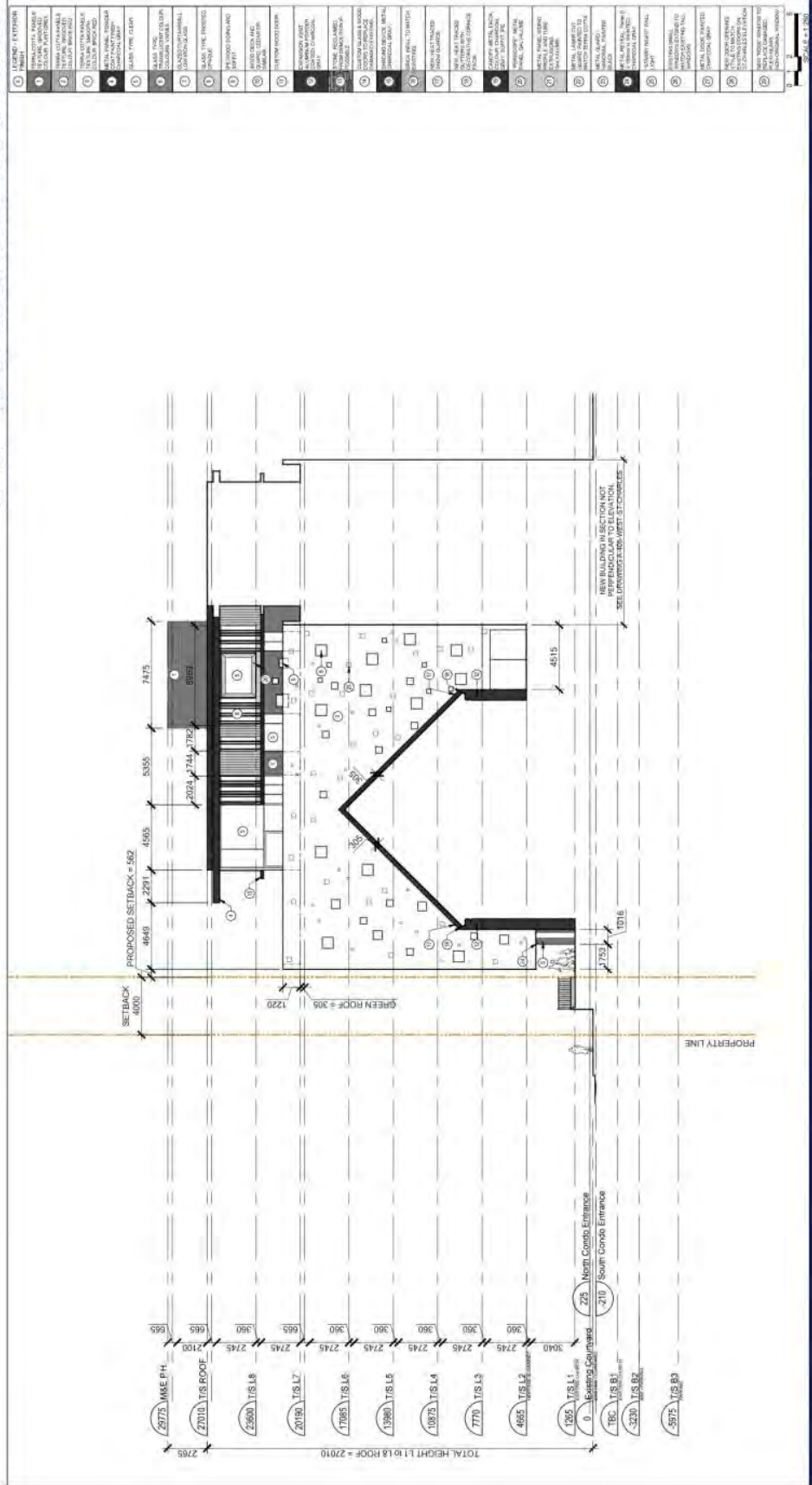
Architectural elevation drawing of the North Courtyard of St. Columba's Church. The drawing shows a multi-story building with a central tower and a dome. A new canopy is proposed for the entrance, and a new entrance is shown on the right. The drawing includes a scale bar (1 inch = 1 foot) and a north arrow. The drawing is labeled "NORTH COURTYARD ELEVATION ON HIGH ANGLE SEE DRAWING A-402".

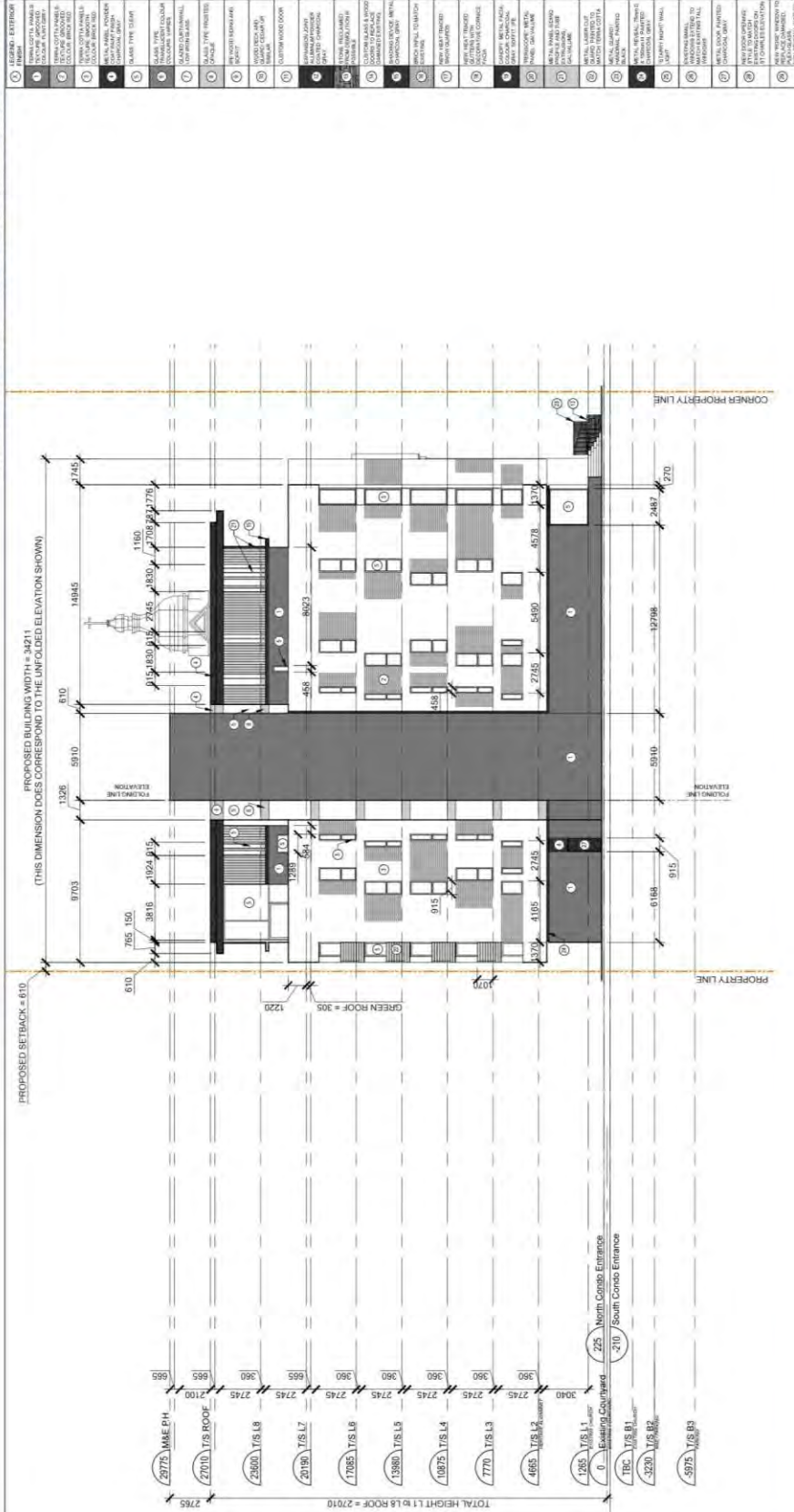
A-401 - NORTH ELEVATION - BEECHWOOD AVE.





A-407 - WEST ELEVATION - COURTYARD





linebox studio

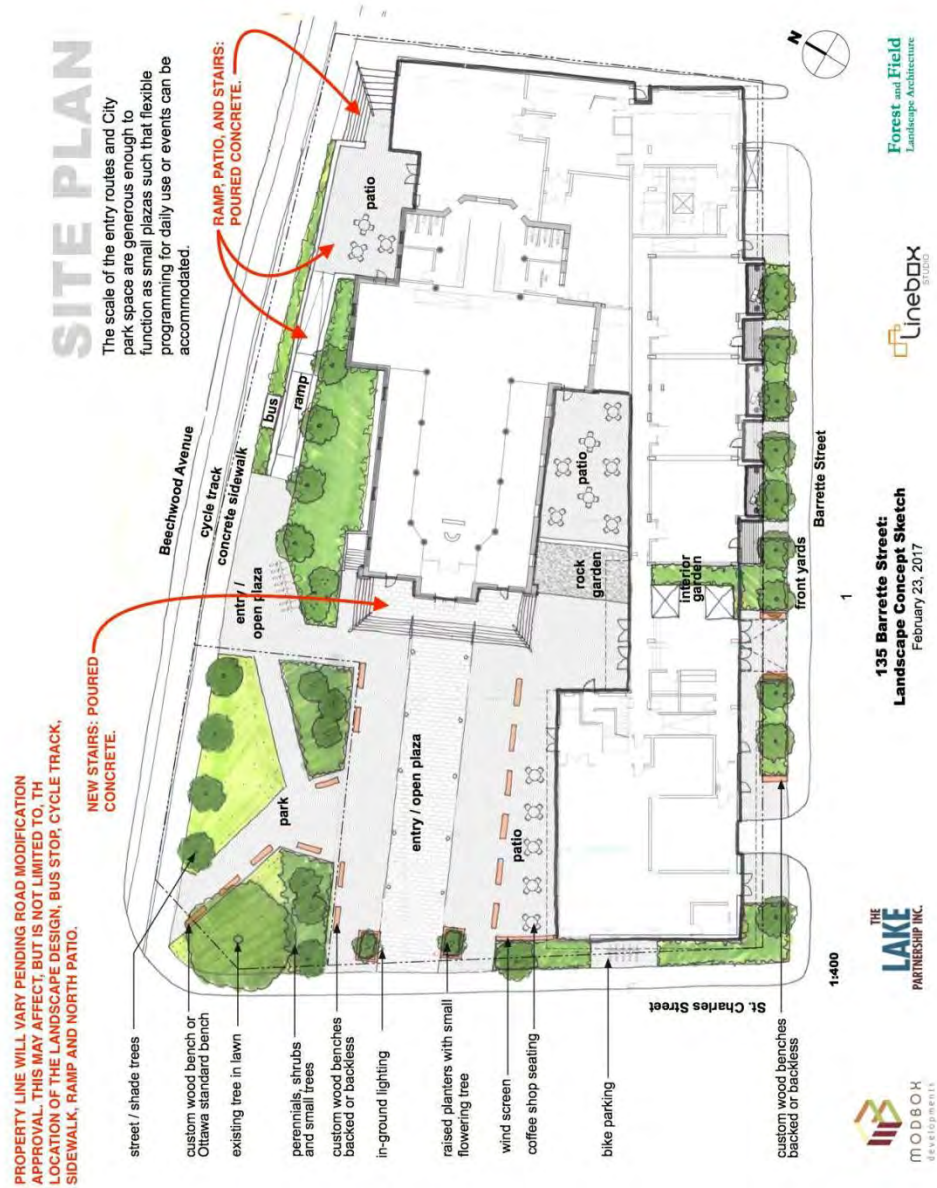
APPLICATION FOR PERMIT UNDER THE ONTARIO HERITAGE ACT
DATE: MARCH 2, 2017

MARCHÉ ST-CHARLES MARKET

Document 7 – Renderings



Document 8 – Landscape Plan



Document 10 –Heritage Ottawa Comments

Heritage Ottawa does not oppose this application under the Heritage Act. We are very supportive of the proposal for adaptive reuse of the church building. While the ideal would be for a lower residential component that is more subordinate to the heritage church, overall we believe that the proposal is appropriate and results in preservation of an important heritage resource and landmark in the area.