



CULTURAL HERITAGE IMPACT STATEMENT

**for
Greystone Village
175 Main St. Ottawa, Ontario.**

September 2015

Submitted to: Greystone Village Inc.
By: Commonwealth Resource Management

Image Cover Page: Concept Rendering by Barry J. Hobin & Associates Architects.

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Figure 1: Aerial view of the property with lands under cultivation Credit: Geo Ottawa.



1.0 INTRODUCTION

1.1 Introduction

The purpose of this Heritage Impact Statement (CHIS) is to identify the cultural heritage resources and values of the former Oblate Lands to understand how they will be impacted. The proposed subdivision and redevelopment of these lands located at 175 Main Street in the Old Ottawa East neighbourhood has been named 'Greystone Village'. The evaluation of this subdivision plan is part of the City of Ottawa's development process. The plan of subdivision divides the 10.8 hectare parcel of land into sixty-seven (67) blocks. These blocks are to be developed over three loosely organized phases, all of which will be subject to separate site plan control submissions. The phases follow a south to north pattern. The timing of these phases directly correlates with the consumer market. The following is an overview of the phases:

- **Phase I:** Includes 38 single detached homes (lots 1 to 38), six blocks of 48 townhome units (blocks 39 to 44), two nine-storey condominiums over a shared podium and underground parking garage consisting of 97 units each (block 45), and a nine-storey tower built on block 46 (subject to site plan control approval).
- **Phase II:** Construction of a six-storey mixed-use development (block 51), development of block 49 containing 47 townhomes along with two blocks of 42 back-to-back townhome units, each block over underground parking, and the development of the two park blocks (block 52 and 53).
- **Phase III:** Development of block 48 consisting of two four-storey residential towers to the north and south of the Deschâtelets Building along with 20 townhouse units.

This CHIS addresses the proposed plan of subdivision for Greystone Village. The site plan control application for the portion of Phase 1 (block 45), the Terraces at Greystone, is also included as a separate addendum to this submission. Block 45 includes the development of two nine-storey condominiums to the east of St. Paul University. This is discussed in Chapter 7.0 The Terraces at Greystone . Addendums to this CHIS will be issued as each phase is submitted for site plan control.

The proponents are Greystone Village Inc., the architect is Barry J. Hobin & Associates, and the planners are Novatech Engineering Consultants Ltd. The proposed development includes the Deschâtelets Building, constructed in 1885, and associated lands, all of which are considered to have cultural heritage value. The Deschâtelets Building (scholasticate for the Oblates of Mary Immaculate) and associated landscape are designated under Part IV of the Ontario Heritage Act (OHA). Three adjacent properties – St. Paul University, Convent of Les Soeurs du Sacré-Coeur de Jésus and the Rideau River – will also be impacted by this development. The Cultural Heritage Impact Statement (CHIS) prepared by Commonwealth Resource Management evaluates the impact of the proposed development in a manner that is consistent with the City of Ottawa Official Plan Sections 4.6.1., 4.6.3, and 4.6.5.

This report follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements.

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

- The Oblate Lands Redevelopment, First Edition January 8, 2015. The Regional Group;
- Concept Plan Oblate Redevelopment, January 8, 2015. The Greystone Village Inc.;
- Oblate Redevelopment, Terraces at Greystone, May 21, 2015. The Greystone Village Inc.
- Greystone Village Linear Park Design Study, May 2015. The Greystone Village Inc.
- Statement of Cultural Heritage Value, Deschâtelets Building, 175 Main St. City of Ottawa;
- Old Ottawa East Community Design and Secondary Plans. City of Ottawa;
- Urban Design Guidelines for Traditional Main Streets. City of Ottawa;
- Urban Design Guidelines for Low-Rise Infill Housing. City of Ottawa;
- 141 Main Street, Planning Rationale. Site Plan Control Application, November 2013. Fotenn Consultants Inc.; and,
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.

1.2 Present Owner and Contact Information

Address: 1737 Woodward Drive; Ottawa, ON; K2C 0P9

Current Owner: Greystone Village Inc.

Contact: Josh Kardish

1.3 Site Location, Current Conditions and Introduction to Development Site

The site is a 10.8 hectare property located at 175 Main Street in the Old Ottawa East neighbourhood. This property was formally the Oblate Lands. It is now referenced as Greystone village Inc.

1.4 Concise Description of Context

The site is located at 175 Main St. in the Old Ottawa East neighbourhood. The 10.8 hectares are bounded by: residential properties along Springhurst Avenue and the Convent of Les Soeurs du Sacré-Coeur de Jésus to the north; Main Street and St. Paul University to the west; the Rideau River to the east; and Clegg Street and St. Paul University to the south. An informal path along the Rideau River links Brantwood Park to the south and Springhurst Park to the north. The grounds of the Convent of Les Soeurs du Sacré-Coeur de Jésus bordering the north edge of the property have been severed. The severed lot adjacent to Main Street will be developed by Domocile Developments Inc.



Figure 2: Context plan of Oblate site (shaded) within the Old Ottawa East neighbourhood. The Oblate Lands are framed by the Rideau River to the east, residential neighbourhoods and open space to the north and south, and institutional uses to the south and west. Clegg St. (south), Main St. (west), and Oblate Avenue (north) mark the boundaries. Credit: The Greystone Village Inc.

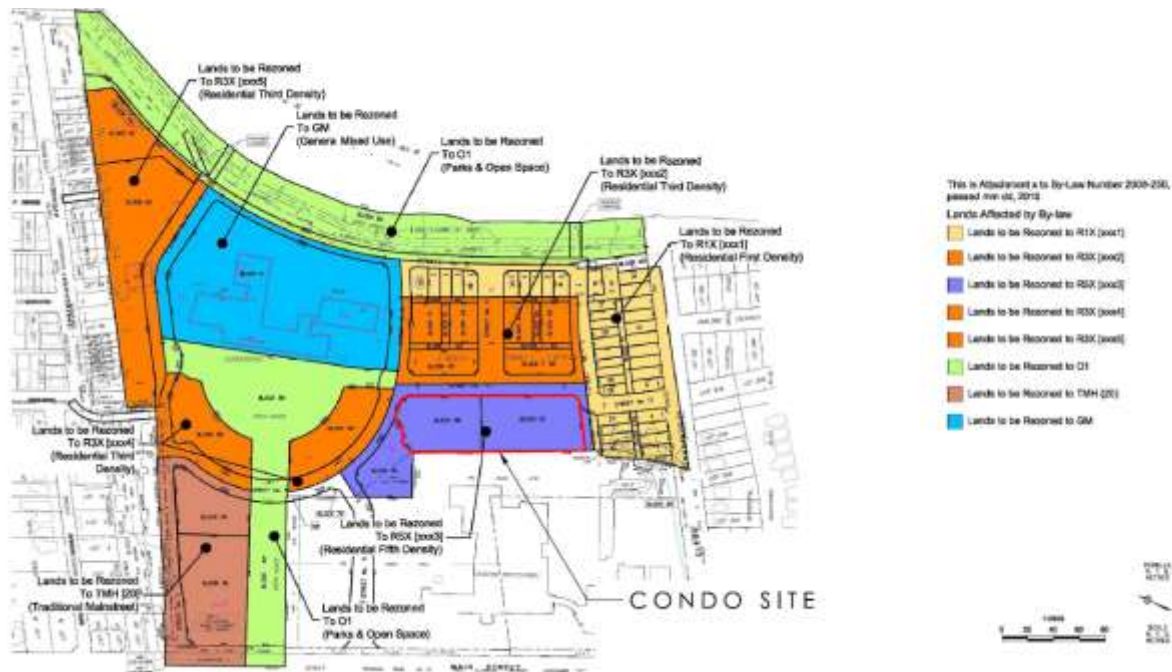


Figure 3: The proposed zoning map is useful in understanding the mix of development types and determining, which lands are zoned for open space and park (green). Phase 1: The Terraces at Greystone includes Block 45 (Arrowed and noted as condo site). Credit: Greystone Village Inc.

1.5 Relevant Information from Council Approved Documents

Official Plan

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 Parts IV and V of the OHA. The Deschâtelets Building and two associated cultural landscapes – as well as heritage resources that are adjacent to the development site (St. Paul University) – are protected in Parts IV and V under the OHA. Section 4.6.3 addresses development sites that are adjacent to the Rideau River where a CHIS is required to ensure that the visual quality of the waterway and views from the waterway are evaluated.

1.6 Digital Images of Cultural Heritage Attributes: Oblate Lands and Deschâtelets Building



Figure 4: View of the Deschâtelets Building and the tree lined Grande Allée that was introduced to the site circa 1950-58. Credit: The Greystone Village Inc.



Figure 5: View of the main façade of the Deschâtelets Building looking north. Credit: Fr. Adrian Sharp.

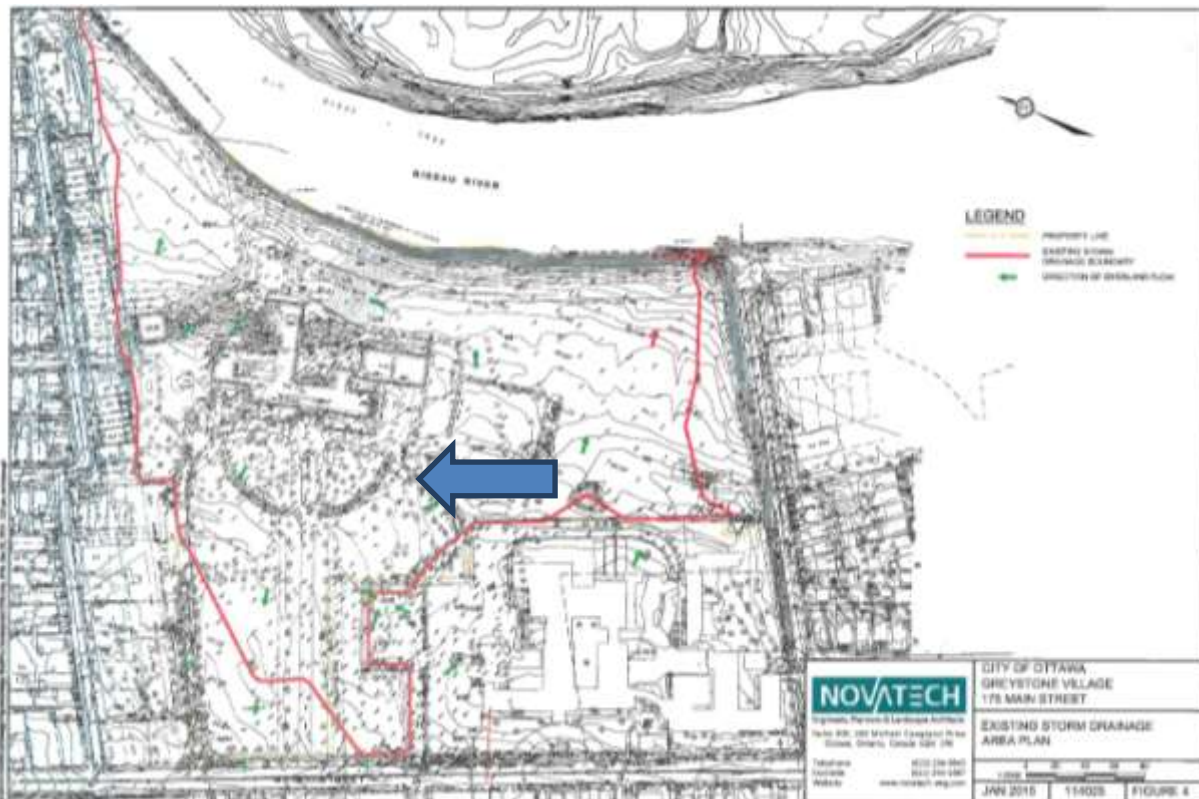


Figure 6: Ground level Survey plan of the site with the alignment and last remnants of the Allée des Ormes (arrowed). The red line indicates the existing storm drainage boundary. Credit: City of Ottawa.

1.7 Neighbourhood Character

The Ottawa East Community Design Plan separates Old Ottawa East into a number of character areas with their own distinct character and built form, one of which is the Oblate Lands. The character of the residential areas surrounding the site is one of low rise single detached and row houses typical of the early-to-mid 1900s when the area was developed. Landscaped front and rear yards, no driveways, with houses set back from the street are typical features of the neighbourhood. Parking and vehicle access was provided by a midblock ally. This feature of a rear lane access served as a model and was incorporated into the layout for Greystone Village vehicular access.

The following plan (Figure 6) locates built heritage resources within Old Ottawa East on the City's Heritage Reference List. The Rideau River, which abuts the development site, is an important urban cultural heritage landscape.

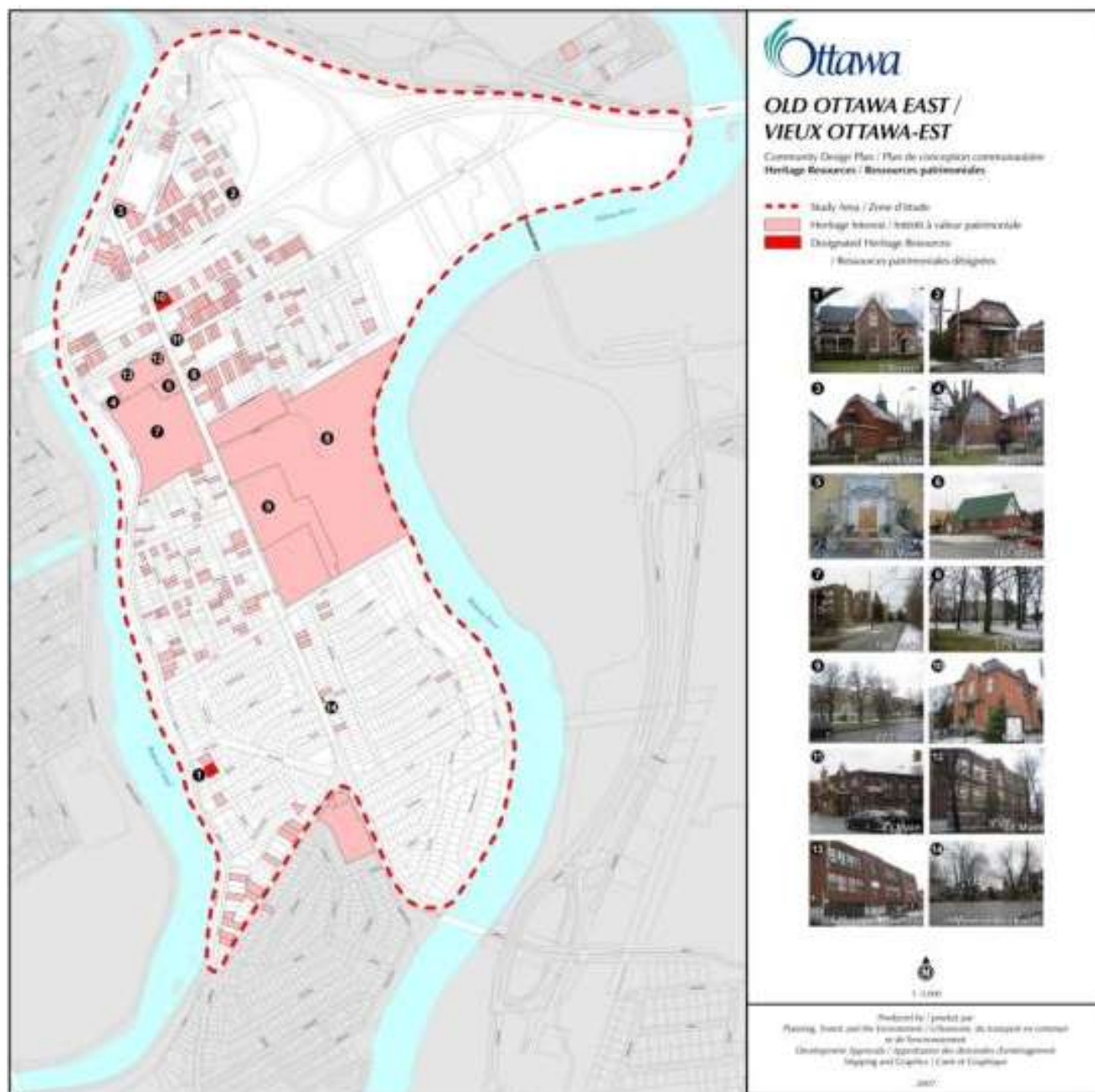


Figure 7: Plan showing buildings within Old Ottawa East that are on the City of Ottawa Heritage Reference List. The map numbers correspond to the numbers in text: **1- 3 Bower – detached house, Part IV designated;** **2 - 95 Concord North – school house converted to semi;** **3 - 115 Echo – Church 1877 now Portuguese Comm. Ctr.;** **4 - 253 Echo – Church of Ascension, 1920’s;** **5 - 100 Main – Church of Holy Canadian Martyrs, 1931;** **6 - 107 Main – Calvary Baptist Church , 1908;** **7 - 140 Main – Immaculata H.S.;** **8 - 175 Main – Deschâtelets – Oblate Residence, late 1800, Part IV designation;** **9 - 223 Main – St. Paul U, 1937;** **10 - 61 Main – Old Town Hall, Part IV designated, 1895;** **11 - 83 Main – Latvian Church;** **12 - 20 Graham Avenue – St. Nicholas Adult H.S., 1930’s;** **13 - 88 Main – de Mazenod School, 1933;** **14 - Brantwood Gates, 1910’s, Part IV designated.** Credit: City of Ottawa.



Figure 8: View of residences on Clegg Street. Credit: Google Earth



Figure 9: View of the intersection of Clegg Street and Main Street with the landscaped grounds of St. Paul University. Credit: Google Earth



Figure 10: View south along Main Street to St. Paul University. Note the mixed residential and commercial development on the west side of Main Street. Credit: Google Earth



Figure 11: View looking north along Main Street



Figure 12: St. Paul University



Figure 13: Clegg Street streetscape. Credit: Hobin



Figure 14: View of Brantwood Park. Credit: Hobin

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Site Development History and Chronology

The following is a concise history of alterations to the landscape and the building excerpted from the Heritage Survey and Evaluation Form completed by the City of Ottawa.

2.2 Landscape and Building

The Oblates purchased the entire plot of land between Main Street and the Rideau River and Springhurst Road and Clegg Street in 1863. They farmed the land until they moved there in 1885 and built their residence. When the building was completed, this area of Ottawa was primarily agricultural; a use that the Oblates perpetuated as lay members of the order produced much of their own food. From 1885 until the 1950s, the field in front of the Deschâtelets Building was open and the main access to the building from Main Street was through the 'Allée des Ormes', a diagonal path that ran north-east from Main Street. This allée defined the character of the property for many years. The construction of St. Paul University (built in stages during the years 1937, 1948, 1957, and on) obliterated most of the 'Allée des Ormes', although a small portion of it remains. About this time, the final additions to the Deschâtelets Building were completed and the driveway with its associated trees that lead directly to the front door was created.

Closer to the building, the historic landscape featured outbuildings, a small cemetery, and flower gardens. To its east, roughly between the building and the river, there was a cluster of recreational facilities, including a hockey rink, tennis court, toboggan slide, and "jeu de paume" court. The area where these amenities were located was used to dump fill during the construction of the Queensway, dramatically altering the grade of the property.




The Deschâtelets Building (originally Scolasticat St. Joseph) was constructed in 1885 in the Second Empire style, which was popular at the time for Roman Catholic institutional buildings. Over the years it has changed but it was originally a two-storey stone structure, with the third attic storey located within the tall mansard roof. Dormer windows lit the attic storey. The building was a U-shaped, symmetrical structure, featuring a central pavilion and two end pavilions. Dressed stone formed the window surrounds, stringcourses, and quoins on the pavilions. The roof was clad in slate, and featured a cresting and an open steeple.





In 1926, the Deschâtelets Building was expanded to the north and south beyond the end pavilions, using similar stone and continuing the stringcourses and quoins. The new wings were not Second Empire in style; rather they featured classical pediments and a Beaux Arts expression. Until 1950 when the building was expanded once again, it retained elements of both styles.





In 1950 the building was again expanded, with changes to the front and rear façades. The alterations to the front involved only the middle bays of the building. The stone was removed from this portion, an extra storey added to replace the mansard roof, the windows were altered, and the central entrance


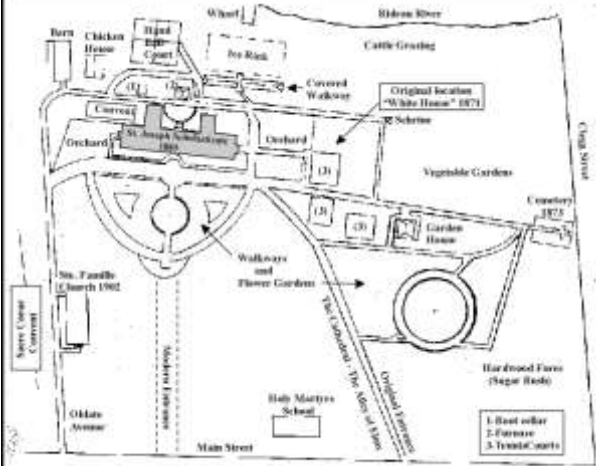

pavilion completely reworked. These alterations were made to match the 1926 classically inspired character of the building’s later wings. The 1950 alterations to the rear of the building involved the reworking of the eastward extension of the original chapel and transformation into a new chapel with concrete construction within the walls.




2.3 Chronology





1863	Oblates purchase 28 acres of land in Ottawa East.	
1869	The Oblates decide to build a scholasticate on farmland. The farmland belonged to the college in Archville on what was then the edge of the city.	
c.1871	‘La Maison Blanche, or White House’, is the first school constructed on the site.	
1879	View of the Oblate property in 1879. Note the ‘La Maison Blanche’, or ‘White House’, is the only building on the site. Credit: <i>Carleton County (Ontario Map Ref #39) Illustrated historical atlas of the county of Carleton (including city of Ottawa), Ont. Toronto: H. Belden & Co., 1879.</i>	 <p style="text-align: right;">Ottawa East 1879</p> <p style="text-align: right; font-size: small;">Reprinted from Belden's Historical Atlas First Published 1879</p>
1883	Ten additional acres of land purchased.	
1885	The Missionary Oblates of Mary Immaculate build Saint Joseph Scholasticate in Ottawa East. View of the completed building. The Bell Tower was added in 1886. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i>	
1902	Les Soeurs du Sacré-Coeur build a small convent to the north of the building. The convent was destroyed by fire in 1913 and rebuilt in 1915. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i>	 <p style="text-align: center; font-size: x-small;">Another early view of the Scholasticate - around 1910</p>


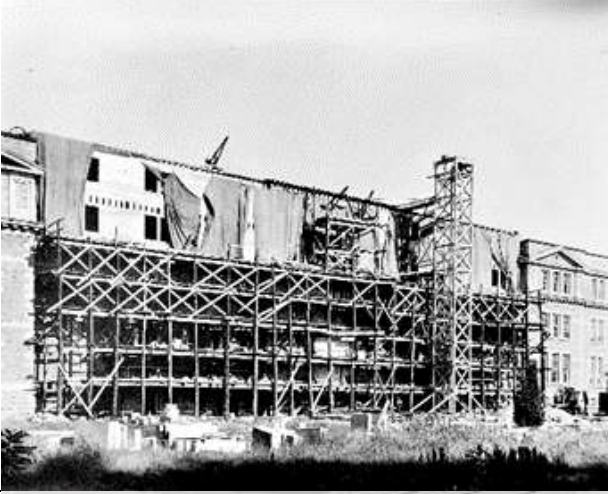
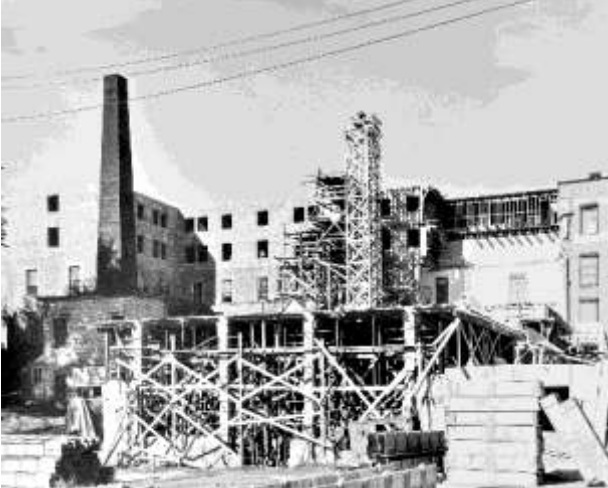
<p>1902</p>	<p>Ste. Famille Church is constructed on the Oblate property just to the south of the convent. The churches bell tower is to the left in this 1933 photograph. The Deschâtelets Building is in the background. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i></p>	
<p>1905</p>	<p>View of the rear of the building. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i></p>	
<p>c. 1902 - 1913</p>	<p>View of the Oblate property from the Rideau River. The White House is to the left. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i></p>	
<p>1919</p>	<p>View along Allée du Cimetière to the Deschâtelets Building with the White House to the right. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i></p>	




<p>1924</p>	<p>View of building from the south. Credit: Archives Deschâtelets Scholastic St. Joseph.</p>	
<p>1924</p>	<p>View of the Allée du Cimetière. Credit: Archives Deschâtelets Scholastic St. Joseph.</p>	
<p>1924</p>	<p>View of the Deschâtelets Building from the south-west with Allée des Ormes and Cathedral to the right. Credit: Archives Deschâtelets Scholastic St. Joseph.</p>	
<p>1926</p>	<p>Two wings in the Beaux Arts style by the Quebec firm of Donat-Arthur Gascon and Louis Parant are added. Credit: Archives Deschâtelets Scholastic St. Joseph.</p>	
<p>c.1926</p>	<p>'La Maison Blanche or White House' is demolished.</p>	


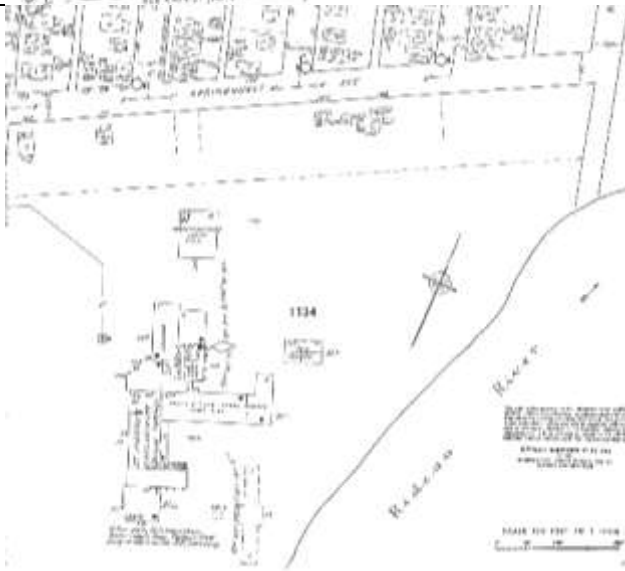

<p>1928</p>	<p>View of the forecourt at the main entrance. Credit: Archives Deschâtelets Scholastic St. Joseph.</p>	
<p>1930</p>	<p>Annotated plan of Oblate lands illustrating the classical inspired landscape with formal paths and parterre plantings. Credit: Archives Deschâtelets Scholastic St. Joseph.</p>	 <p style="text-align: center;">Oblate Complex circa 1930</p> <p style="text-align: right;"><small>D. Walker 2003</small></p>
<p>c. 1930's</p>	<p>The view looking east from Main Street along the Allée des Ormes or La Chathedrale was a character defining feature. Credit: LAC CA-2498.</p>	 <p style="text-align: center;"><small>Original entrances to Scholastic through the Cathedral of Elms</small></p>






<p>1934</p>	<p>View of the Deschâtelets building from the south-west. Credit: Archives Deschâtelets Scholastic St. Joseph.</p>	 <p>Scholasticate about 1934</p>
<p>1935</p>	<p>View to the south of the Deschâtelets Building to the junction of the Allée des Ormes and the Allée du Cimetière. Credit: Archives Deschâtelets Scholastic St. Joseph.</p>	
<p>c.1935</p>	<p>Aerial view of the Oblate property. Credit: NAPL</p>	 <p>c. 1935</p>

<p>c.1936</p>	<p>A portion of the property is set aside for St. Paul University and the first building is constructed on the site. See 1956 Fire Insurance Plan for a layout. Credit: <i>Provincial archives of the Oblates of Mary Immaculate, Richelieu.</i></p>	
<p>1940</p>	<p>View of the forecourt landscape at the main entrance. The Ste. Famille church is in the background. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i></p>	
<p>1943</p>	<p>View of the construction of the one-storey wing. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i></p>	
<p>1948</p>	<p>View of the north elevation of the Deschâtelets Building. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i></p>	

1948	St. Pauls University constructs an addition to the rear.	
1949	View of the Chapel addition under construction. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i>	
1950	Additional floor under construction. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i>	
1950	Addition to the north under construction. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i>	

<p>1950</p>	<p>View of the interior of the new Chapel. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i></p>	
<p>1950</p>	<p>An additional storey and a Chapel to the plans of Montreal architect Louis-J Lapierre were completed. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i></p>	
<p>c. 1950's</p>	<p>View of the Deschâtelets Building from the south-west at the end of the Allée des Ormes. Credit: <i>Archives Deschâtelets Scholastic St. Joseph.</i></p>	

<p>1956</p>	<p>Fire insurance plan of St. Paul University at Main and Clegg Streets. Note the convent and Ste. Famille Church along Oblate Avenue. Credit: Underwriters Survey Bureau of Canada Plate 236-4. Source: <i>Old Ottawa East</i></p>	
<p>1956</p>	<p>Fire insurance plan of the Deschâtelets Building and vicinity. Credit: FIP Underwriters Survey Bureau of Canada Plate 235-5 Source: <i>Old Ottawa East</i>.</p>	
<p>c. 1958</p>	<p>Principal tree lined allée extending from Main Street to the forecourt completed. See 1958 aerial view of property.</p>	
<p>c.1958-1960</p>	<p>Aerial view of Brantwood Beach to the south (left) of the Oblate property. Note the 1957 expansion of the St. Paul campus and the agricultural field of the Oblate property to the right of the image. Credit: LAC CA 8301.</p>	

<p>1958</p>	<p>Aerial view of the Oblate property. Note the allée extending from Main Street to the building forecourt. Note the building under construction on the north side of St. Paul University and the remnants of the Allée des Ormes south-west of the Deschâtelets Building. Note the Ste. Famille Church (1902) south of the convent. Credit: GeoOttawa</p>	
<p>1960</p>	<p>Auditorium added to the south of the Deschâtelets building. Circa 1962 view. Credit: Archives Deschâtelets Scholastic St. Joseph.</p>	
<p>1965</p>	<p>Aerial view of the Oblate property. Note the 1958-59 addition to the north end of St. Paul University and the Ste. Famille Church south of the convent has been demolished. Credit: GeoOttawa</p>	
<p>1971</p>	<p>In 1971, the Oblates left the site and the building became the Deschâtelets Building in honour of Father Léo Deschâtelets. Rooms were rented to students at St. Paul University.</p>	
<p>1991</p>	<p>Aerial view of the site. Note the grove of trees extending in an arc from the south-west corner of the forecourt to the north-east corner of the St. Paul University property. The grove of trees is noted as one of the character defining features of the cultural landscape. Credit: GeoOttawa</p>	
<p>2008</p>	<p>Aerial view of the site. Note the grove of trees south-west of the Deschâtelets Building, which is a character defining feature of the cultural landscape. Credit: GeoOttawa</p>	
<p>2014</p>	<p>The property is sold by Les Oeuvres Oblates de l'Ontario to Greystone Village Inc.</p>	

3.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

3.1 Statement of Cultural Heritage Value or Interest

The following Statement of Cultural Heritage Value identifies the primary cultural heritage values and heritage attributes of the Oblate property landscape and the Deschâtelets Building. The designation of the property is specific to the Deschâtelets Building and portion of the landscape around the building including the Grande Allée and forecourt.

Building Construction Dates: 1885, 1925, & 1950

Description of Property

Deschâtelets Building, 175 Main Street, Ottawa

Known as the Scolasticate St. Joseph Building until interior renovations in 1967-68, the Deschâtelets building is a large stone structure, located on Main Street, in the Ottawa East neighbourhood.

3.2 Statement of Cultural Heritage Value or Interest

The Deschâtelets Building was initially constructed in 1885 as a scholasticate for the Oblates of Mary Immaculate. The Oblate order was founded in France in 1826 by Archbishop Eugene de Mazenod. The Oblates arrived in Longueuil, Quebec in 1841, moving to Bytown in 1848. By the 1880s, they had outgrown the wing of the building in Lowertown where they had lived since their arrival and construction of a new seminary began on a farm in Archville that had been purchased in 1869. They moved into the newly constructed building in 1885. The Oblates were a missionary order, sending priest and lay brothers across Canada to teach. They managed a number of residential schools in northern Canada as part of the Federal Governments program.

The Deschâtelets Building was initially designed by M. Meynard. It was altered with the addition of two wings in the Beaux Arts style by the Quebec firm of Donat-Arthur Gascon and Louis Parant in 1926. In 1950, the building was further altered to the plans of Montreal architect Louis J. Lapierre, who added an additional storey and a new Chapel. Today the building is a large four-storey classically-inspired stone building set back from Main Street. The Deschâtelets Building symbolizes the role that the Oblates have played in the community since their arrival in Ottawa in 1844 and the evolution of Roman Catholic institutional architecture since the late 19th century.

The setting of the Deschâtelets Building, at the terminus of a wide tree lined allée that leads to a forecourt from Main Street, contributes to its cultural heritage value. Historical photos reveal that it was planted after the completion of the 1950's alterations to the building. The allée serves as a setting for the building and over time has become a well-known landmark and character-defining feature of the property.

3.3 Description of Heritage Attributes

Key attributes that embody the heritage value of the Deschâtelets Building as an excellent example of a Roman Catholic institutional building include its:

- Stone construction;
- Classically-inspired design with a central frontispiece, topped by a pediment with a crest, with a dentilled secondary cornice;
- Two pavilions flanking the frontispiece also with pediments and secondary cornices;
- Regularly spaced windows, predominantly paired, with shaped stone surrounds;
- The front door, its pediment, architrave, and flanking piers; and,
- 1950 Chapel and its interior: featuring concrete construction with buttress-like columns and a vaulted ceiling.
- The buildings relationship to the forecourt at the front and the views overlooking the Rideau River.

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

- Tree-lined allée leading from Main Street to the open forecourt (Alterations to this attribute will include regular maintenance of the trees, interventions at the ground plane such as paving, laneways, sidewalks, landscaping and street furnishings, and mixed-use development on the undesignated lands on either side of it);
- The circulation system linking the various parts of the grounds. The well designed main entrance, Allée des Ormes and the Grand Allée both, of which served to organize the spacial layout of the grounds and are featured in archival photos and records;
- Semicircular forecourt located to the west of the front door. This space is defined by the trees running in a semi-circle;
- Remnant and archival records of the Allée des Ormes planted by the Oblates in the 19th century, located south and west of the Deschâtelets Building;
- Proximity to St. Paul University, to the Rideau Canal, and to the Convent of Les Soeurs du Sacré-Coeur de Jésus; together they form a campus on the banks of the Rideau River; and
- The heritage landscape of the entire property including the views and sightlines, its relationship to the Rideau River, to Main Street, to the Deschâtelets Building, to the neighbourhood surrounding it, and to adjacent institutions – St. Paul University and the former Convent of Les Soeurs du Sacré-Coeur de Jésus.

Not included in the designation are the gymnasium, archives (south of the building), the one-storey addition (to the north and east of the Chapel), the structure north of the Chapel, and the small structure north and east of the Deschâtelets Building. The interior of the building is not included in the designation, except for the Chapel interior.

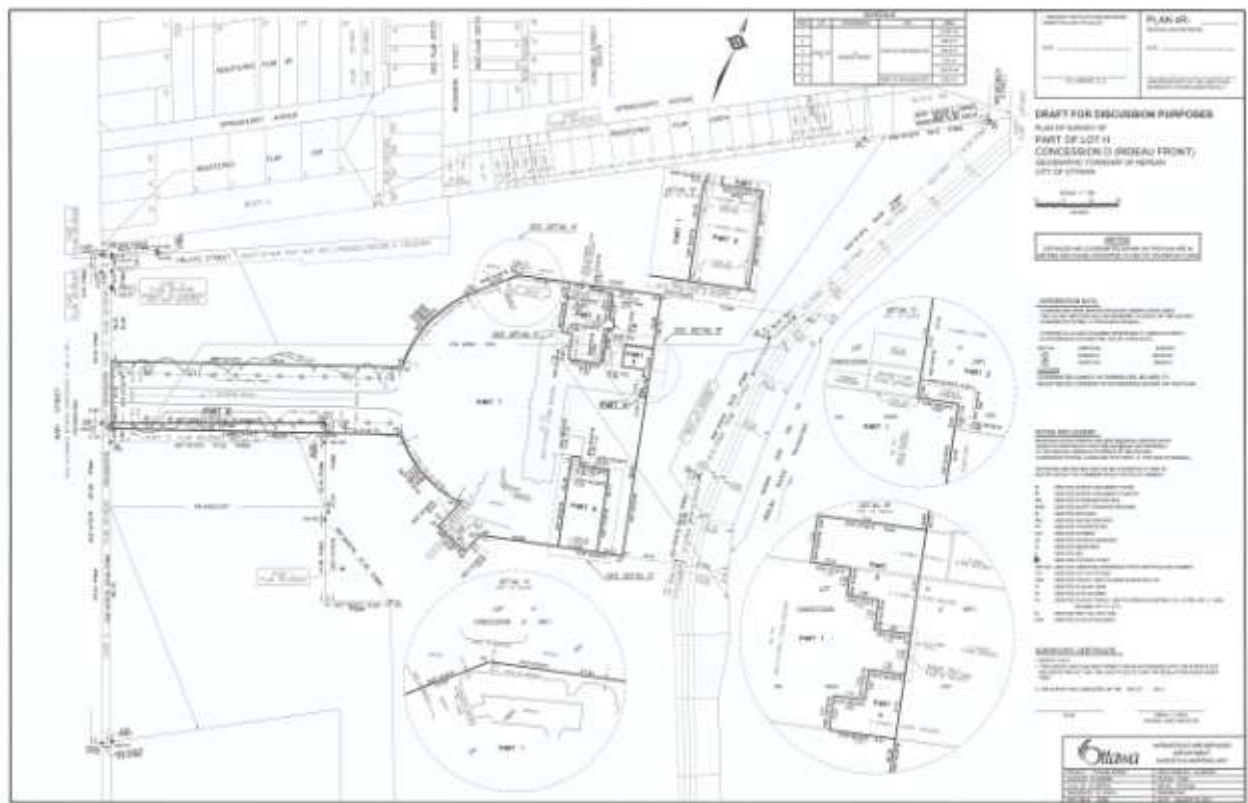


Figure 15: Plan of the Oblate Lands with the approximate limits of the designated cultural landscape associated with the Deschâtelets Building. Credit: City of Ottawa

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Introduction

This report addresses the impact of the phased development of Greystone Village by the Greystone Village Inc. As noted in Section 1.0, this report addresses the plan of subdivision. The following description is based on the *Concept Plan* and an accompanying report *The Oblate Lands Redevelopment* dated January 8, 2015.

The plan of subdivision divides the 10.8 hectare parcel of land into sixty-seven (67) lots and blocks to be developed over three loosely organized phases, each of which will be subject to separate site plan control submissions. The development consists of residential, commercial, and open space; the development includes: 12 residential blocks and 38 residential lots, 1 mixed-use block (51), and two park blocks. The remaining 13 blocks are for shared right-of-ways, pathways, and open spaces. The redevelopment of the Deschâtelets Building is identified as phase III; it will be repurposed at some point in the future, however no specifics are included in the plan.

The plan for the public realm is organized around the site's cultural legacy, which includes the Deschâtelets Building, the Grande Allée leading from Main Street to the front entrance, the semi-circular entrance forecourt, and the restoration of the Allée des Ormes. Except for the Allée, all are included in the designation under Part IV of the OHA. The circulation system within the site retains and respects some of the pre-existing elements including Oblate Avenue, the surrounding street grid, and some of the secondary paths from the Oblate period including the Allée du Cimetière.

The development proposal envisions a wide variety of housing types including singles, townhomes, low and mid-rise condominiums, and mixed-use buildings in addition to the adaptive re-use and rehabilitation of the Deschâtelets Building. The design of the various housing types is at a conceptual level, however the general approach for buildings adjacent to the Deschâtelets Building are to be compatible in height, use, and type of materials. New development will be physically and visually compatible and yet distinguishable from the historic place and the surrounding neighbourhood.

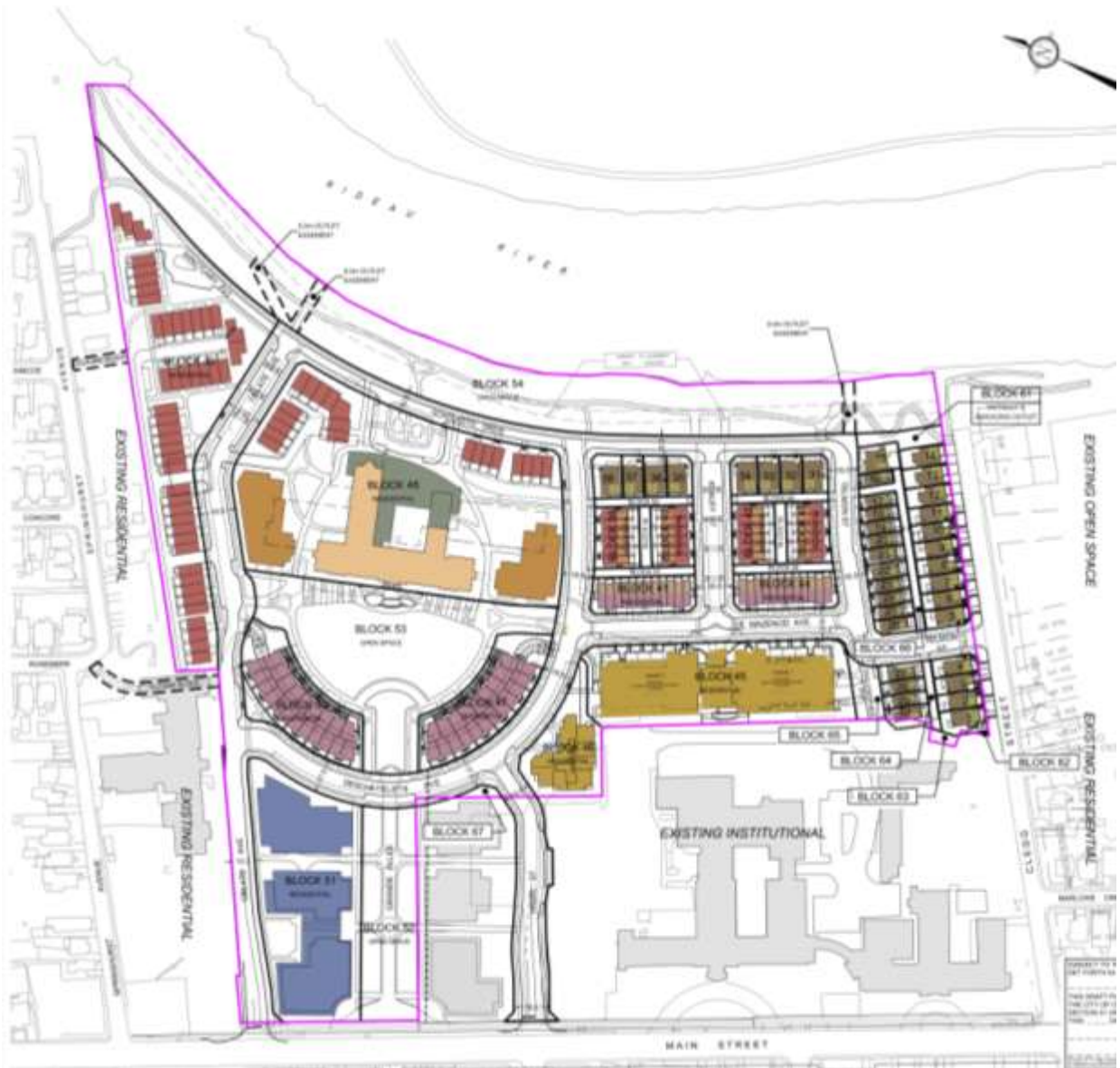


Figure 16: Lot and Block plan of the development site - Greystone Village, Credit: Greystone Village Inc.



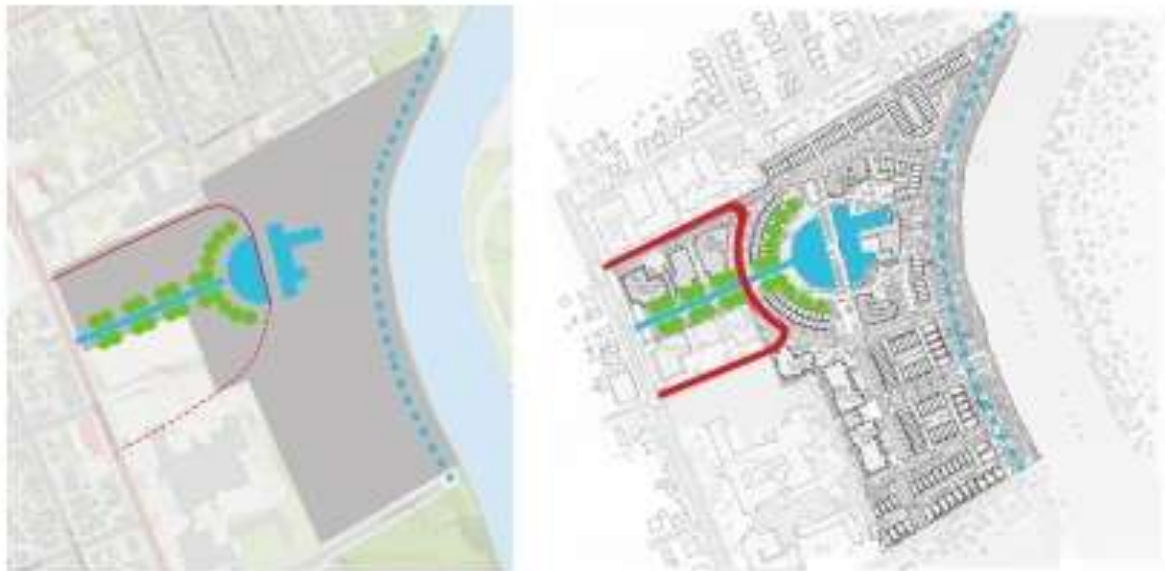
Figure 17: Aerial view of the development – Greystone Village - from the southeast. Block 45, which is part of Phase 1 – The Terraces at Greystone, is arrowed. Credit: Greystone Village Inc.



Figure 18: Aerial perspective of the development looking east from Main St. Credit: Greystone Village Inc.



Figure 19: Rendered site plan of the Greystone Village development. The Terraces at Greystone, which is included in Phase 1. Credit: The Greystone Village Inc.



Figures 20 & 21: Plans illustrating the organizing principles of the site. Character-defining features included in the plans are the Grande Allée from Main Street to the semi-circular Forecourt at the Deschâtelets Building. A street follows the general alignment of the Allée du Cimetière to the south. Credit: Greystone Village Inc.

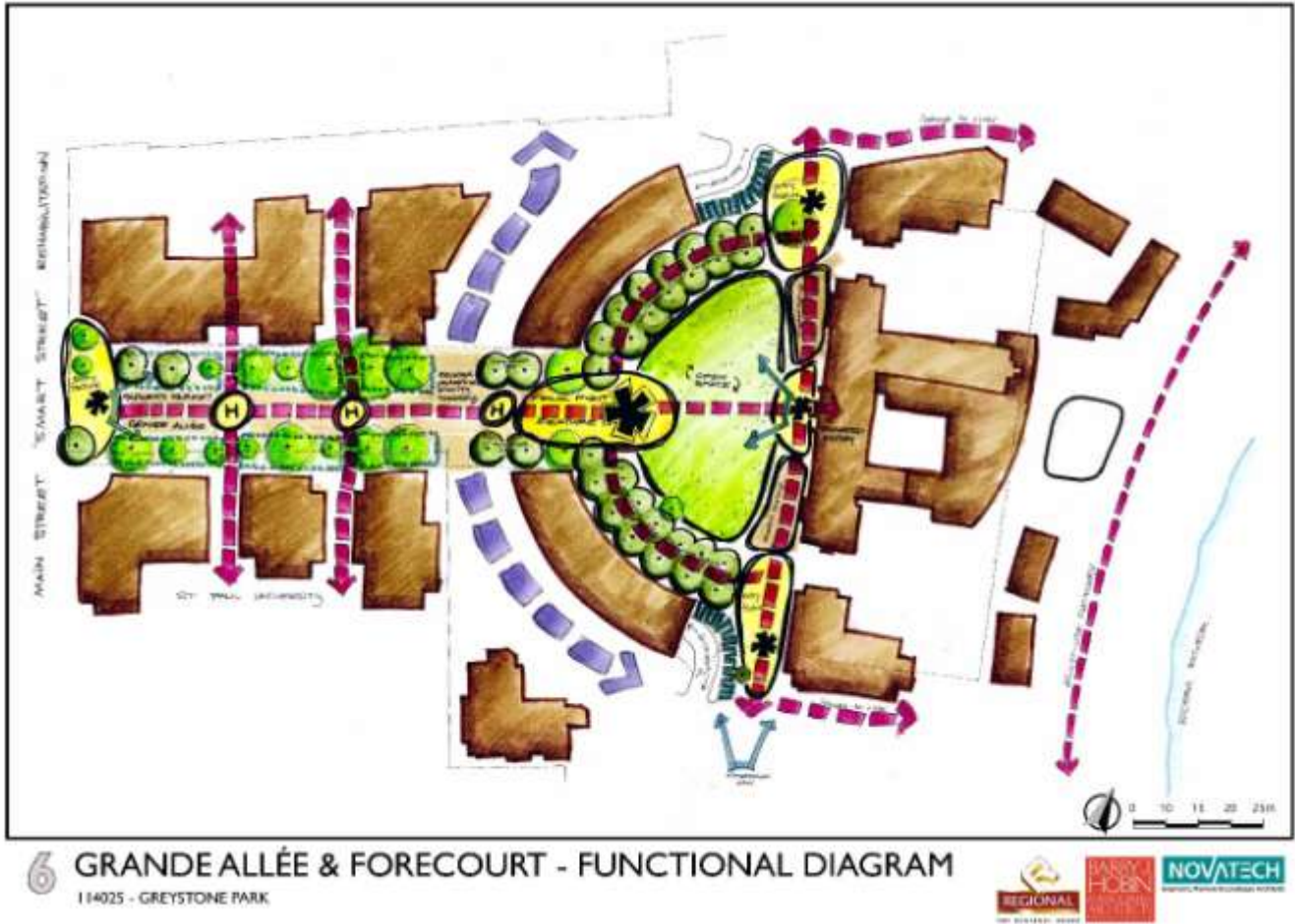


Figure 22: Landscape concept sketch of the Grande Allée to the Deschâtelets Building. Credit: Novatech

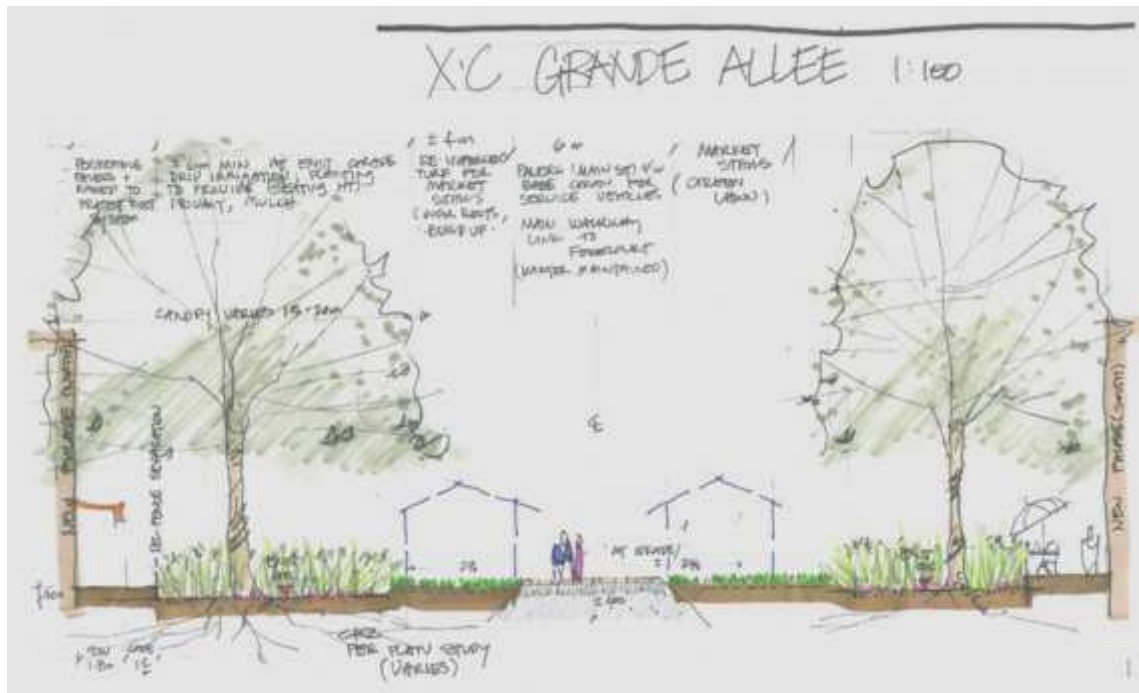


Figure 23: Conceptual sketch through the Grand Allée illustrating the relationships between the various landscape features, proposed buildings, and the Farmers Market (a seasonal feature) along the Grande Allée. Credit: Novatech

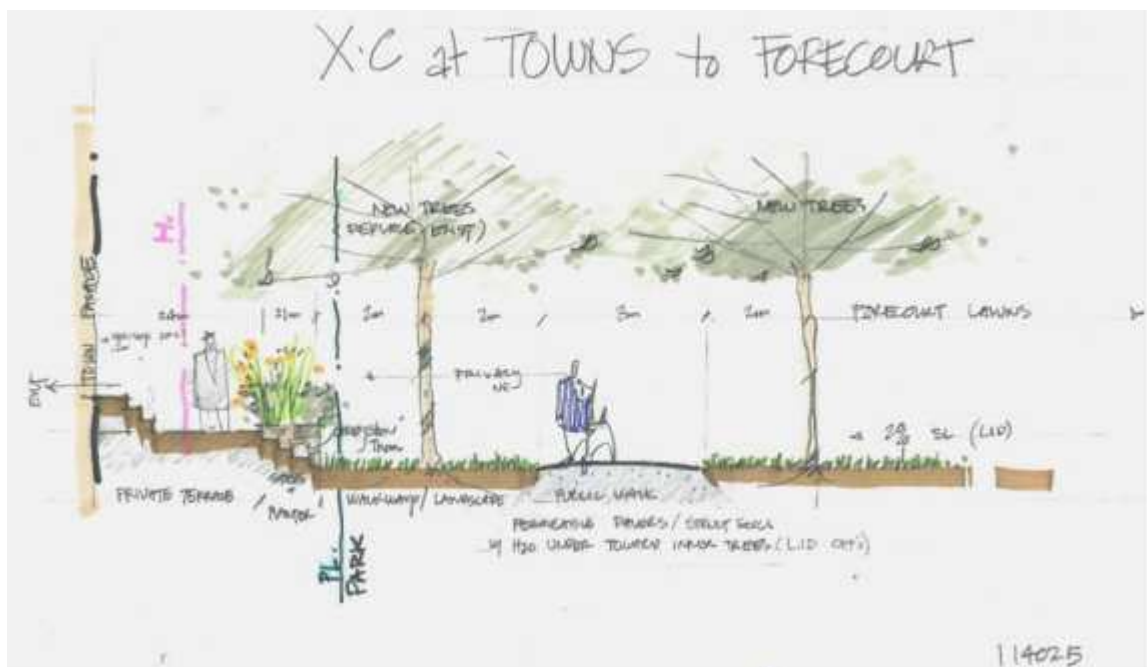


Figure 24: Conceptual sketch of the relationship between the semi-circular townhouses and the forecourt to the Deschâtelets Building. Credit: Novatech



Figure 25: Rendered perspective Street view from Deschâtelets Building with the phase 1 condominium buildings in the background.



Figures 26 & 27: Plan of Forecourt Plaza and rendered perspective with a northward view of the Deschâtelets Building. Credit: Greystone Village Inc.



Figures 28 & 29: Plan view of back-to-back townhomes forming the edge of the semi-circular forecourt to the Deschâtelets Building. Perspective view of the proposed townhomes facing into the forecourt and out towards Main Street. Cladding materials will be selected to harmonize with the Deschâtelets Building. Credit: Greystone Village Inc.



Figures 30 & 31: Plan view of the proposed low-rise condominiums flanking the north and south wings of the Deschâtelets Building. Massing view of the proposed condominiums, which will be clad in materials compatible with the designated building. Credit: Greystone Village Inc.

5.0 IMPACT OF PROPOSED DEVELOPMENT

5.1 Development Proposal – Greystone Village

This section specifically addresses the impacts the development proposal will have on the cultural heritage values of the Deschâtelets Building located at 175 Main Street, as the building is designated under Part IV of the OHA. The designation also includes the tree-lined allée extending from Main Street to the principal entrance, the semi-circular forecourt, and associated trees make up the remnants of the Allée des Ormes, which is to the south and west of the building. This report also addresses the impacts on the Rideau River that borders the site to the east.

The cultural heritage attributes of the property are outlined in Section 3.0 of this report. Impacts on the cultural values of the heritage resources, both positive and negative, are outlined below. As noted in Section 4.0, a more refined assessment of the impacts on the defined cultural heritage values contained in the Statement of Cultural Heritage Value (SCHV) will be required as each phase or block is submitted for approval. The impact of Phase I is discussed in Section 7. The future adaptive re-use and rehabilitation of the Deschâtelets Building will require a more refined assessment when details are developed.

The impacts are assessed based on the *Standards and Guidelines for the Conservation of Historic Places in Canada - Second Edition 2010*. The following narrative is an assessment of the development on the character defining features of the landscape noted in the SCHV, which include:

- The overall landscape and its relationship to the neighbouring sites;
- The Deschâtelets Building and adjacent landscape;
- The tree lined Allée extending from Main Street to the semi-circular forecourt;
- Remnants of the Allée des Ormes or Cathedral; and,
- The land along the Rideau River frontage.

Guidelines for Cultural Landscapes

The designation of the site under Part IV of the OHA includes the cultural landscape, which is defined as *'any geographical area that has been influenced or given special cultural meaning by people, and that has been formally recognized for its heritage value. Cultural landscapes are often dynamic, living entities that continually change because of natural and human-influenced social, economic and cultural processes.'*

Discussion: Within the context of the designation, portions of the Oblate Lands where the building is sitting and the relationships to the open spaces and the circulation corridors (Grande Allée, and Allée des Ormes) have been identified as character-defining features or key heritage attributes. The treed Grande Allée dates to the 1950's and the Allée des Ormes dates to 1885. The concept of the forecourt and the associated vegetation arranged in a semi-circle was introduced in the 1950's. The intersection (or junction) of the Allée des Ormes and the Allée du Cimetière (at the south side of the forecourt) is key to

understanding the past land use patterns (gardens, cemetery, sugar bush, and pastures) and the evolution of the circulation system.

Viewscapes within the site along the allée extending from Main Street to the forecourt are a chief organizing feature with a succession of focal points that draws the pedestrian through the landscape. Important characteristics of the landscape identified in the SCHV include width, alignment, finished grade, vegetation and/or trees, surface materials, edge treatment, and the relationships with neighbouring features.



Figure 33: Plan of development concept with the line overlaid showing the approximate area of the designated cultural landscape.

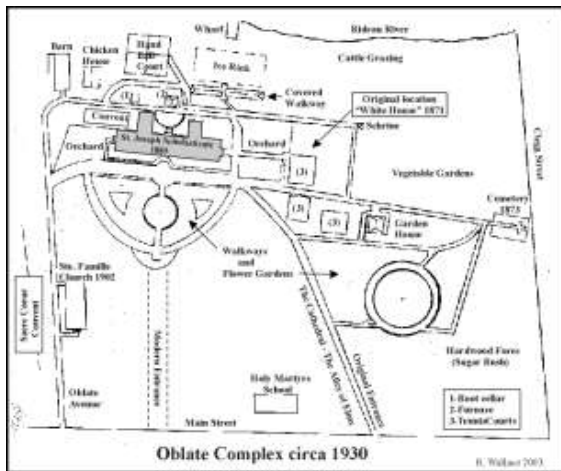


Figure 34: Circa 1930 Plan of the Oblate Lands showing the approximate location of the junction of Oblate Avenue and the Allée des Ormes. Credit: Archives Deschâtelets Scholastic St. Joseph.

5.2 General Standards for Preservation, Rehabilitation, Restoration, and Preservation

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*.

Discussion: The conceptual layout retains the Deschâtelets Building, the treed allée from Main Street to the principal entrance, and the forecourt to the west of the entrance, all of which are identified as character-defining features of the landscape and the principal organizing elements of the development. The remnant trees along the Allée des Ormes have been removed as part of the development.

2. Conserve changes to a *historic place* that, over time, have become *character-defining elements* in their own right.

Discussion: The concept plan is based on the evolved cultural landscape that presently exists and no changes to character-defining elements are proposed.

3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.

Discussion: The tree lined allée from Main Street to the forecourt will be retained and preserved in its existing state with minimal maintenance interventions to the vegetation and with no landscape enhancements within the defined limits; this will maintain the informal character of the allée in respect to the period of time when the Oblates occupied the site.

Remnants of the Allée des Ormes, which is limited to a number of trees scattered in clusters along its length, will be removed as the roadway is realigned. Street trees will be planted throughout the new development and along the realigned road. The junction of the Allée des Ormes with the path parallel to the west façade of the Deschâtelets Building forms the east edge of the Forecourt and is the only remaining element representing its former alignment.

5.3 Additional Standards Relating to Rehabilitation

12. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material, and detailing of the new elements compatible with the character of the historic place.

Discussion: The semi-circular forecourt will be preserved in form and the existing landscape, materials, and detailing will be rehabilitated to suit functional requirements. The Grande Allée will be preserved including the trees and the alignment. The alignment of the Allée du Cimetière is being modified to serve as a street.

13. Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Discussion: *The development concept conserves the heritage value of character-defining features by making the new work subordinate to and distinguishable from the Deschâtelets Building.*

14. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Discussion: *The Deschâtelets Building and the associated landscape form the core of the proposal.*

General Guidelines for Preservation, Rehabilitation, and Restoration

3. Document the spatial organization of the landscape, (including the orientation, alignment, size, configuration and interrelationships of its component features) the relationship of features to the overall landscape, its evolution, and its condition before beginning project work.

Discussion: *The remnants of the Allée des Ormes and the trees in the semi-circular forecourt, including its alignment and vegetation, have been fully documented and assessed. A tree survey of the forecourt and along the alignment of the Grande Allée has been completed to determine the condition, location, and species of trees. The semi-circle of trees in the forecourt will be removed and replaced with a new planting of trees respecting the original planting and plan of the landscape.*

The defined width of the Grand Allée has not been specified in the SCHV. Alterations have already been done, which include regular maintenance of the trees, interventions at the ground plane such as paving, parking, laneways, sidewalks, landscaping and street furnishings. The elements will be subject to on-going review and refinement as the blocks and phases are developed.

5.4 Impacts of Greystone Village on the Heritage Character of Old Ottawa East

Positive impacts of the development on the Heritage Character of the area include, but are not limited to:

The development is visually compatible with, yet distinguishable, from the surrounding area. A reasonable balance has been established between mere imitation of the existing form and pointed contrast, thus complimenting, and respecting the heritage character of the area.

The introduction of limited retail suited to the needs of both the residents of the development and surrounding residential areas will enhance the livability of the area and provide opportunities for social engagement. The introduction of some retail was identified by the community and the City as a positive consideration.

The development of ground floor storefronts fronting onto Main Street with commercial or residential uses above will enhance commercial development along Main Street.

The developments adjacent to Clegg Street (to the south) and backing onto Springhurst Avenue (to the north) respect the character of the homes they are fronting or backing onto: two-storey townhouses and single-family homes.

The public access to the riverfront and linking community parks enhances the sense of community. The waterfront should be treated as public green space.

Adverse impacts of the development proposal include, but are not limited to:

The development obscures character-defining materials, forms, uses, and spatial configurations and has an impact on the heritage character of the area (cultural landscape).

The development has an adverse impact on the property's trees with the removal of remnant trees along the Allée des Ormes and the Allée du Cimetière, and the replacement of semi-circular planting of trees within the forecourt.

The density of the development will dramatically reduce the perception of open, green space throughout the 10.8 hectare property.

The views from the Rideau River to the Deschâtelets Building are compromised with the development of townhomes to the east and residential towers to the north and south; the building loses its prominence as three 9-storey towers are developed on the property.

The commercial development extending from Main Street to the street encircling the forecourt will have an impact on the contemplative 'sense of place' from the Oblate period.

The development that occurs to the south of Grand Allée on the St. Paul University campus has not been delineated at this time other than to identify the new road alignment within the property.

General Guidelines

The scale (height) of the back-to-back townhomes in the forecourt (Blocks 47 & 50) should be restricted to a height that does not exceed the third floor level of the Deschâtelets Building so that it retains its prominence when viewed from a point along Main Street at the junction of the Grand Allée.

The scale and height of the two residential towers (Block 48) flanking the north and south ends of the Deschâtelets Building should not exceed the height of the third floor of the building to retain the prominence of the building from the north and south.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

Commonwealth has worked with the design team to ensure that the development is compatible with the designated heritage building and associated cultural landscape as well as the heritage character of the surrounding area. Extensive public consultations with the local community and the City of Ottawa over a period of years (beginning with the Old Ottawa East Design Plan in 2011) have culminated in the Greystone Village master plan and the plan of subdivision. As the site is developed, each of the three phases will be subject to further consultation with the local community and the City of Ottawa. A CHIS will be developed for each of the subsequent phases (2 and 3) of development as part of a site plan control application, at which time alternatives and mitigation measures will be identified for consideration.

6.1 Alternatives

None identified.

6.2 Mitigation measures include:

The plan includes the development of interpretative nodes within the public green space at key locations where the history of the site will be interpreted. The terminus of the Grand Allée at Main Street should be considered as an interpretative node and reference point for views looking towards Main Street from the Deschâtelets Building. The history of the site, the development of Ottawa east and the role of the Oblate Fathers offers the potential for a number of interpretive themes and stories. Some of these stories might include:

- The dramatic stylistic changes to the Deschâtelets Building is unique and should be shared with the community.
- There are extensive historic pictures and references to sports activities and the active use of the grounds for outdoor organized sports and for the extensive gardens and orchards. These would support the creation of interpretative panels illustrating stories of how the landscape evolved and was used.
- One of the stories that should be told is the Government of Canada's program to assimilate Aboriginal and Inuit society, and the sponsoring of the residential schools program. The role of the Oblate Fathers, as a teaching order and as one of the groups administering this program is potentially a story (although dark) that resonates and should be commemorated.
- Proposed street names within the development that reference the history and heritage of the property and area include: Deschâtelets Avenue, Oblats Avenue, De Mazenod Avenue, Telmon Street, Scholastic Drive and Jeremiah Kealey Street.

The reintroduction of street trees along the realigned Allée des Ormes and its continued use as the prime entrance.

Managing the forecourt of the Deschâtelets Building and retaining the semicircular pattern with paving and tree replacement will re-establish it as a character defining features that document the site organization.

Public access throughout the site and along the river walkway.

6.3 Conclusions:

The development proposal is an appropriate 'fit', which can be characterized as a dramatic shift in the use and configuration of an important cultural landscape where the earlier residential and institutional uses (including the St. Paul University) and associated cultural practices are no longer guiding future change.

The overall development, when completed, will dramatically reduce the amount of open space on the property. In part, this is being addressed with the extensive landscape treatment and planting plan. The preservation and stabilized river front is an import community asset, link, and constant in helping to understand the Oblate Lands as an evolving cultural landscape.

The plan of subdivision divides the land into sixty-seven (67) lots and blocks. These blocks will be developed over three loosely organized phases. The timing of these phases directly correlates with the consumer market. Although not a stated objective, this staggered approach provides a mechanism for the surrounding community to transition and evolve. Ottawa East is an established neighbourhood and will over time be able comfortably absorb Greystone Village.

The proposed development surrounding the Deschâtelets Building is still in development and will need further review as this is one of the most sensitive areas within the designated cultural landscape. A new use for the building that is compatible with and respects its existing form needs further development. As one of the phases, its reuse will be subject to a separate site plan control submission. The redevelopment of the grounds and Convent of Les Soeurs du Sacré-Coeur de Jésus bordering the north edge of the property will need to be reviewed for their impact on the designated cultural landscape before development takes place.

7.0 Appendix A: The Terraces at Greystone - Block 45

7.1 The Phased Development

The development proposal has been organized into three phases. As the phases of construction unfold, a site plan control agreement will be submitted for subdivision agreement or site plan agreement. The following is an overview of the phases:

- **Phase I:** Includes 38 single detached homes (lots 1 to 38), six blocks of 48 townhome units (blocks 39 to 44), two nine-storey condominiums over a shared podium and underground parking garage consisting of 97 units each (block 45), and a nine-storey tower built on block 46 (subject to site plan control approval).
- **Phase II:** Construction of a six-storey mixed-use development (block 51), development of block 49 containing 47 townhomes along with two blocks of 42 back-to-back townhome units, each block over underground parking, and the development of the two park blocks (block 52 and 53).
- **Phase III:** Development of block 48 consisting of two four-storey residential towers to the north and south of the Deschâtelets Building along with 20 townhouse units.

Phase 1

The Terraces at Greystone - Block 45

Phase 1 includes the development of two of three proposed nine-storey condominiums to the east of St. Paul University designated as Block 45 in the plan of subdivision (Figure 15). The condominiums will each be nine-storeys in height with shared underground parking. The site is midway between St. Paul University and the Rideau River on axis with the Petite Allée with sightlines down to the river.

Lots 1 to 38

The construction of 38 single detached homes along within lots 1 to 38 will also be completed in Phase 1. The single detached homes (lots 1-14) front onto Clegg Street and will include a driveway and garage. The design of the two-storey homes will vary within, but remain a consistent style all together. Lots 15 to 30 front onto Telmon Street and are comprised of two-storey homes (smaller than those that back onto Clegg Street). Lots 30 to 38 face east onto Scholastic Drive and face the Rideau River. These are the largest of the single detached homes.

Blocks 39 to 44

Phase 1 includes the development of six townhome units in blocks 39 to 44. Blocks 39 to 42 each will contain one three-storey townhouse with six units each, running east-west. Blocks 43 and 44 will each contain a three-storey townhouse with 12 units apiece. These units front onto De Mazenod Avenue, which is aligned with the former Allée des Cimetières.

This section addresses the site plan control application and includes a montage of images taken from the development report and concept plan. The current conceptual schematics are adequate for a general

overall assessment of the impacts both positive and adverse. If required, a more refined assessment of design details, including scale, form, massing, colour, material, and texture will be provided as part of the site plan control applications for each block.



Figure 35: Aerial view of the Terraces at Greystone Phase 1 (buildings in the background). Credit: Greystone Village Inc.

7.2 Design Statement

The Terraces at Greystone is a strategic response to a unique site situated within the Oblates Redevelopment property (now known as 'Greystone Village'). From a planning perspective, it is strategically located with respect to transit and alternate forms of transportation; it also has close proximity to Main Street and an established community. The context of the overall Master Planning of the site encourages a building that optimizes intensification objectives while responding to the urban design strategies.

The architecture is a cleverly composed of two nine-(9) storey mid-rise buildings to house ninety-seven (97) residential units in each. The buildings will be composed of seven floors on top of a two-storey podium and completed with two levels of underground parking. Organized into phases, the proposed buildings are located on a parcel of land within the overall Greystone Master Plan; it is adjacent to an existing institutional Zone and proposed Residential Zones. The building is located within walking distance of Main Street and is close to public transit and retail stores. The Terraces at Greystone consider several themes in the design and articulation of the building: streetscape and urban edge,

building form and context, exterior composition, and detail design. Below is more information on these particular topics.

- The landscape design will include street trees, walkways, and a small-scale plaza at the entry to the building; this will animate and connect to the Petite Allée and the Rideau River;
- Ground floor units are orientated to the street with front door access to terraces and a landscaped area;
- The scale of the podium has been considered to respect the existing institutional building to the west while complimenting the proposed town houses across the street;
- The design of the base is intended to ground the building; the use of a natural stone with accents of glass panels is intended to animate and engage the overall composition of the street;
- The design of the tower is considered for mid-rise buildings; it encourages a strong base, middle and top;
- The common building lobby, link, and amenity spaces are glazed to provide maximum transparency into the building and give a visual connection to the proposed streets;
- The podium level considers large terraces with opportunities for additional landscaping;
- All vehicular access to the underground garage is proposed at the north and south ends of the site;
- Entrances connect to the network of pathways, which link to existing streets and amenities of the master plan;
- A building footprint allows for units on all sides of the tower; these units animate the exterior of building;
- The stepping and deeply recessed portions of the building allow for large exterior terraces and balconies that optimize views to the City and the River;
- Accents like coloured doors and warm tones to the balcony walls and underside of slabs add visual interest and help to animate the exterior.
- A composition of natural stone for the base arranged and articulated in a grid like framework recognizes the old stone work of the Deschâtelets Building in a modern way.

The following are a series of images of the Phase 1 development from within the Greystone Village site.

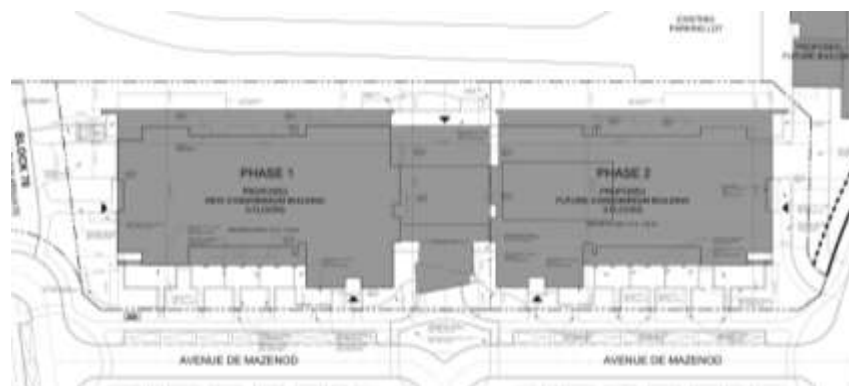


Figure 36: Site plan overlaid with building key plan of the condominium development. Credit: Greystone Village Inc.



Figure 37: View of the Terraces at Greystone Phase 1 condominium from Clegg St. Credit: Greystone Village Inc.



Figure 38: View of the Terraces at Greystone Phase 1 condominium from the south. Credit: Greystone Village Inc.



Figure 39: View of the Phase 1 condominium and the common link to the condominium to the north. Credit: Greystone Village Inc.



Figure 41: View of the Phase 1 residential lots on Clegg Street (blocks 1 to 14). Credit: Greystone Village Inc.



Figure 42: View of the Phase 1 small lot single detached homes on Telmon Street (blocks 15 to 30). Credit: Greystone Village Inc.



Figure 43: View of the Phase 1 single detached homes on Scholastic Drive facing the Rideau River (blocks 31-38).
Credit: Greystone Village Inc.



Figure 44: View of the Phase 1 townhouse units (blocks 39 to 42) Credit: Greystone Village Inc.



Figure 45: View of the Phase 1 townhouse units (blocks 43 and 44). Credit: Greystone Village Inc.

7.3 Impacts – The Terraces at Greystone

Positive impacts of the Terraces at Greystone on the heritage character of the area include:

The Phase 1 development is visually compatible with - yet distinguishable - from the surrounding area. There is a reasonable balance between mere imitation of the existing form and pointed contrast. This compliments and respects the heritage character of the area;

The natural stone base works well with the combination of solids and glass in the middle section of the building. The materiality of patio walls is also one effective way to tie together the new to the old aspects;

Although the building is setback from the river, it still visually appears to be cascading down to the river, which gives it a sense of human scale and reference to the landscape surrounding it. The landscape design will include street trees, walkways, and a small-scale plaza at the entry to the building, which will animate and connect the Petite Allée to the Rideau River;

Ground floor units are orientated to the street with front door access to terraces and a landscaped area. It will be important to have a sidewalk link to the individual ground floor units;

The scale of the podium respects the existing institutional building (to the west) while complimenting the proposed town houses across the street;

The building footprint allows for units on all sides of the tower, which in turn will animate the exterior facade of building.

The composition of natural stone for the base on the new development is arranged and articulated in a grid like framework that reinterprets the stone work of the Deschâtelets Building in a modern manner.

Adverse impacts of the development proposal include, but are not limited to:

The development that occurs to the south of Grande Allée on the St. Paul University campus has not been delineated at this time other than to identify the new road alignment within the property.

Introduction of new residential areas will increase population and take more effort to maintain the Oblate Lands and Deschâtelets building.

Noise pollution, air pollution, and material pollution will cover the site. The peace and serenity at the site will be disturbed and most likely not return. The sense of a garden and place of solitude will disappear.

While planning and a suitable uses are being finalized the Deschâtelets Building needs to be secured and a plan for maintenance and a strategy preventing vandalism prepared.

The height of the condominiums exceeds the height of the Deschâtelets Building, diminishing its presence on the property.

Conclusions.

The Terraces at Greystone give views toward the river. These views have been carefully studied. A similar type of view can also be established looking towards Main Street and St. Paul University.

As the plan for the greater area continues to be refined, the careful consideration given to the locations of the garages and driveways will become more and more apparent. The only front garages and driveways are along Clegg Street where the house design takes advantage of the topography. Otherwise, the context renderings are consistent with the development of the concept of the 'walkable urban community'.

8.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

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List of People Contacted

Sally Coutts

Heritage Planner

Planning and Growth Management Department

City of Ottawa

The development of the proposed buildings on St. Paul University lands (flanking the Grande Allée) as

9.0 AUTHORS QUALIFICATIONS

Commonwealth Resource Management is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and development for heritage resources. The firm was incorporated in 1984, combining the separate practices of its principals, Harold Kalman (retired) and John J. Stewart.

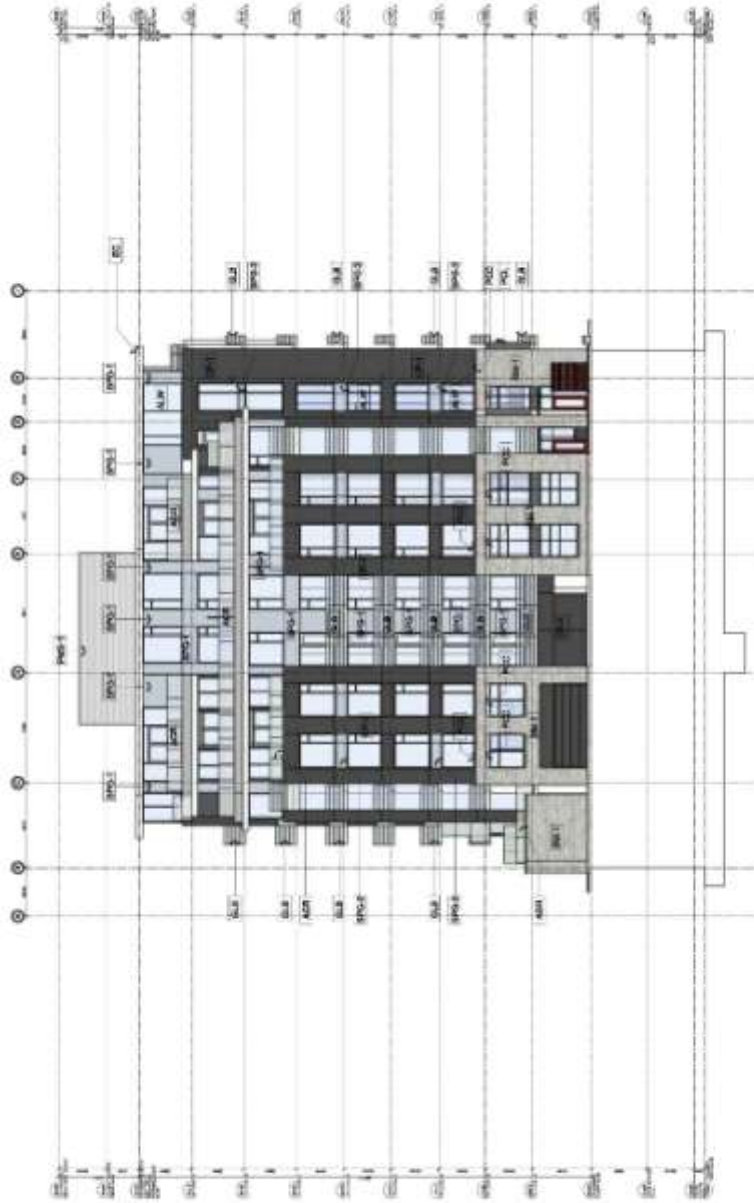
John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) 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, and in this capacity was responsible for initiating, developing and ongoing supervision of downtown revitalization projects across the country. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects.

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
- 1040 Somerset Street West, Ottawa, Ontario
- Laurier Friel, Laurier Avenue and Friel Street, Ottawa, Ontario
- 1120 Mill Street, Manotick, Ottawa, Ontario
- 7 Clarence Street, Ottawa, Ontario
- Urban Park and Waterfront Trail, Ontario Place, Toronto, Ontario
- Herwig Place, Manotick, Ottawa, Ontario.
- Greystone Village, Main Street, Ottawa.
- The Bradley/Craig Barn, Hazeldean Road, Ottawa.
- Fort William Heritage Site, Thunder Bay, Ontario.
- Allen Theatre, Princess St., Kingston, Ontario
- 101-109 Princess Street and 206-208 Wellington Street, Kingston Ontario.
- Innovation Centre Bayview Road, Ottawa.
- Rendez-Vous LeBreton, Ottawa, Ontario.

Appendix B: Phase I: Architectural Plans, Elevations





175 MAIN STREET, OTTAWA, ONTARIO
 PROJECT NO. 15-001
 DRAWING NO. 15-001-01
 DATE: MAY 29, 2015
 SCALE: AS SHOWN
 PROJECT: OBLATE REDEVELOPMENT
 CLIENT: OBLATE SOCIETY
 ARCHITECT: BARRY J. HOBIN & ASSOCIATES ARCHITECTS
 175 MAIN STREET, OTTAWA, ONTARIO
 TEL: (613) 827-1111
 WWW.BJHOBIN.COM

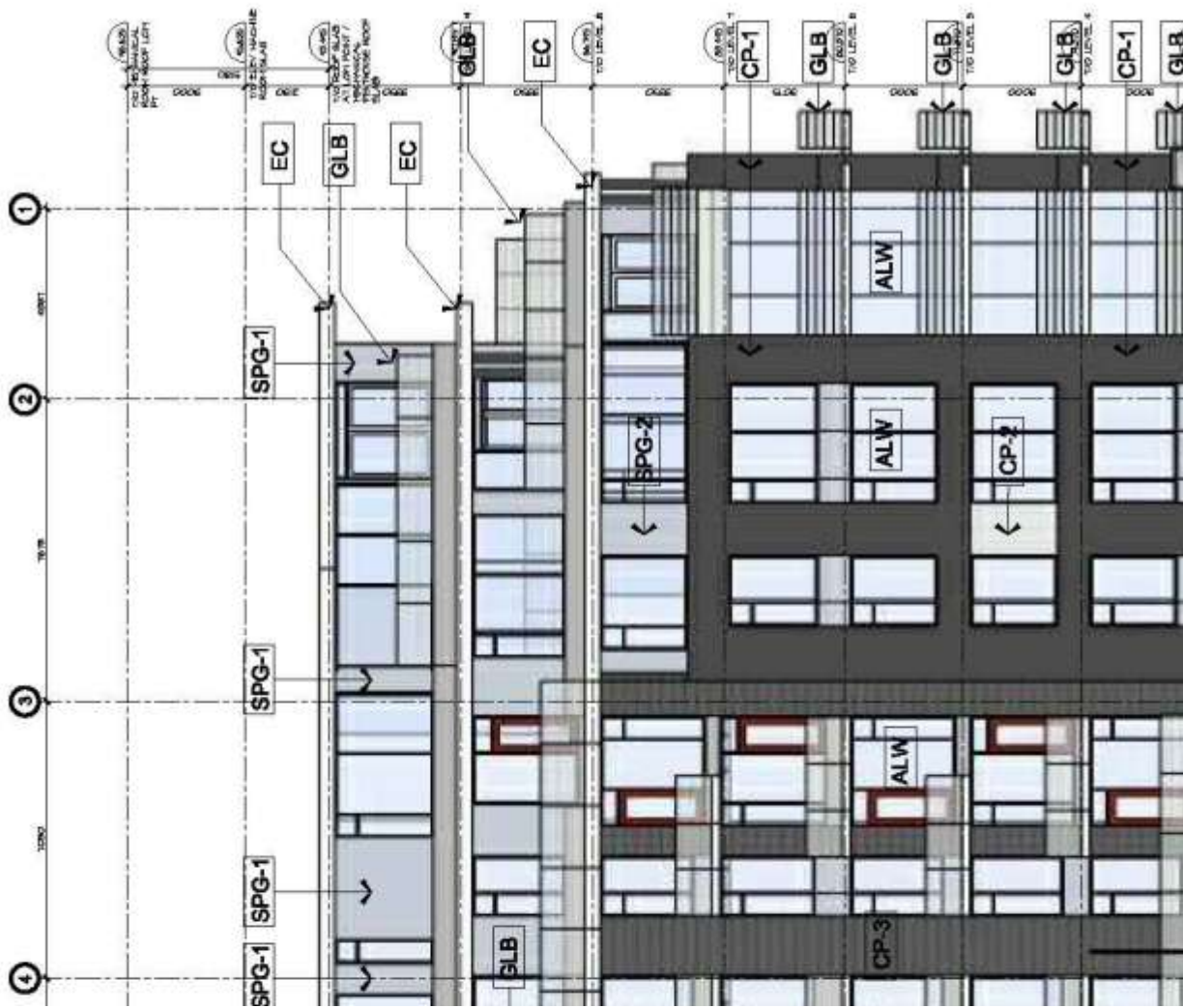
1 | SOUTH ELEVATION

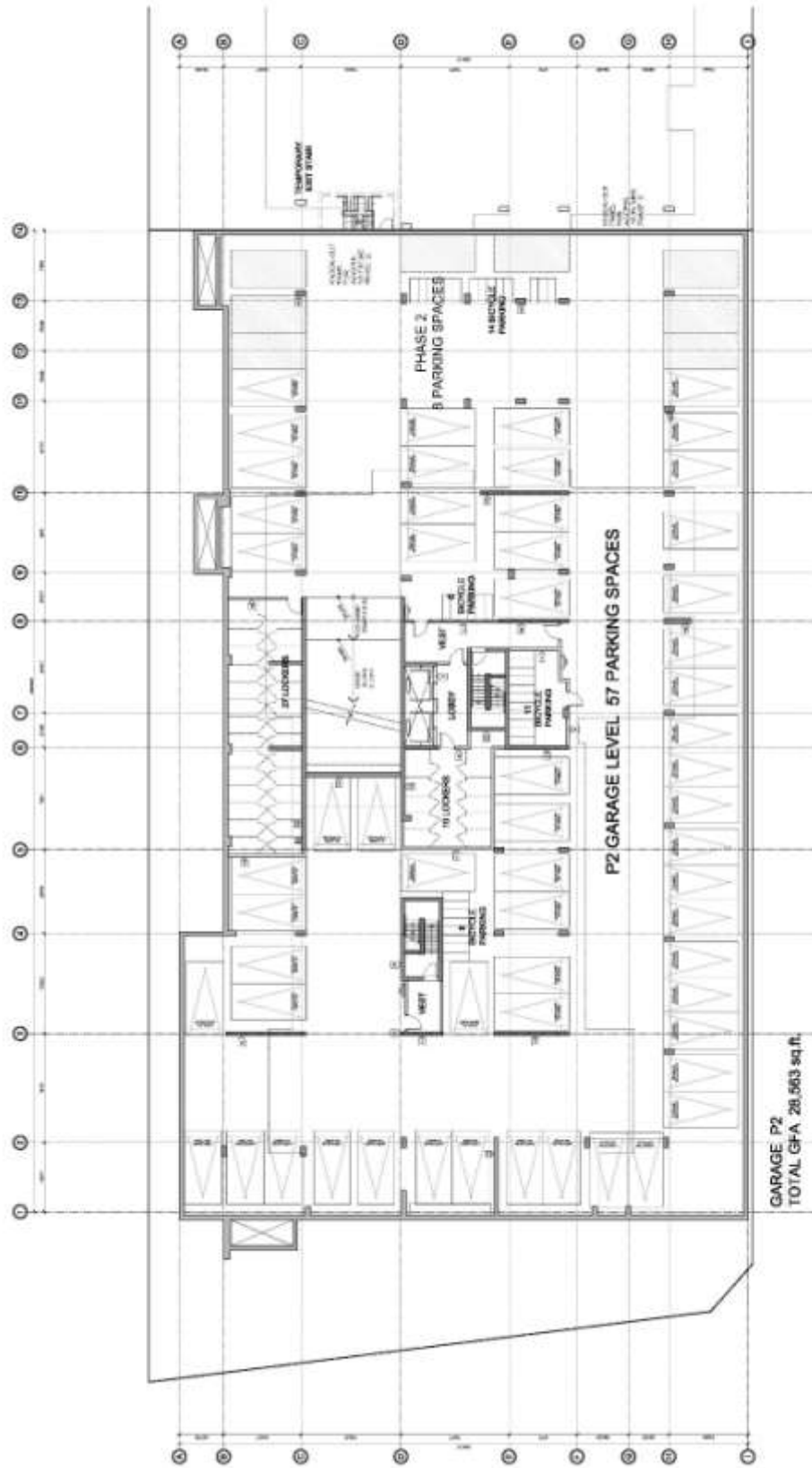


OBLATE REDEVELOPMENT TERRACES AT GREYSTONE



ELEVATIONS
MAY 29, 2015

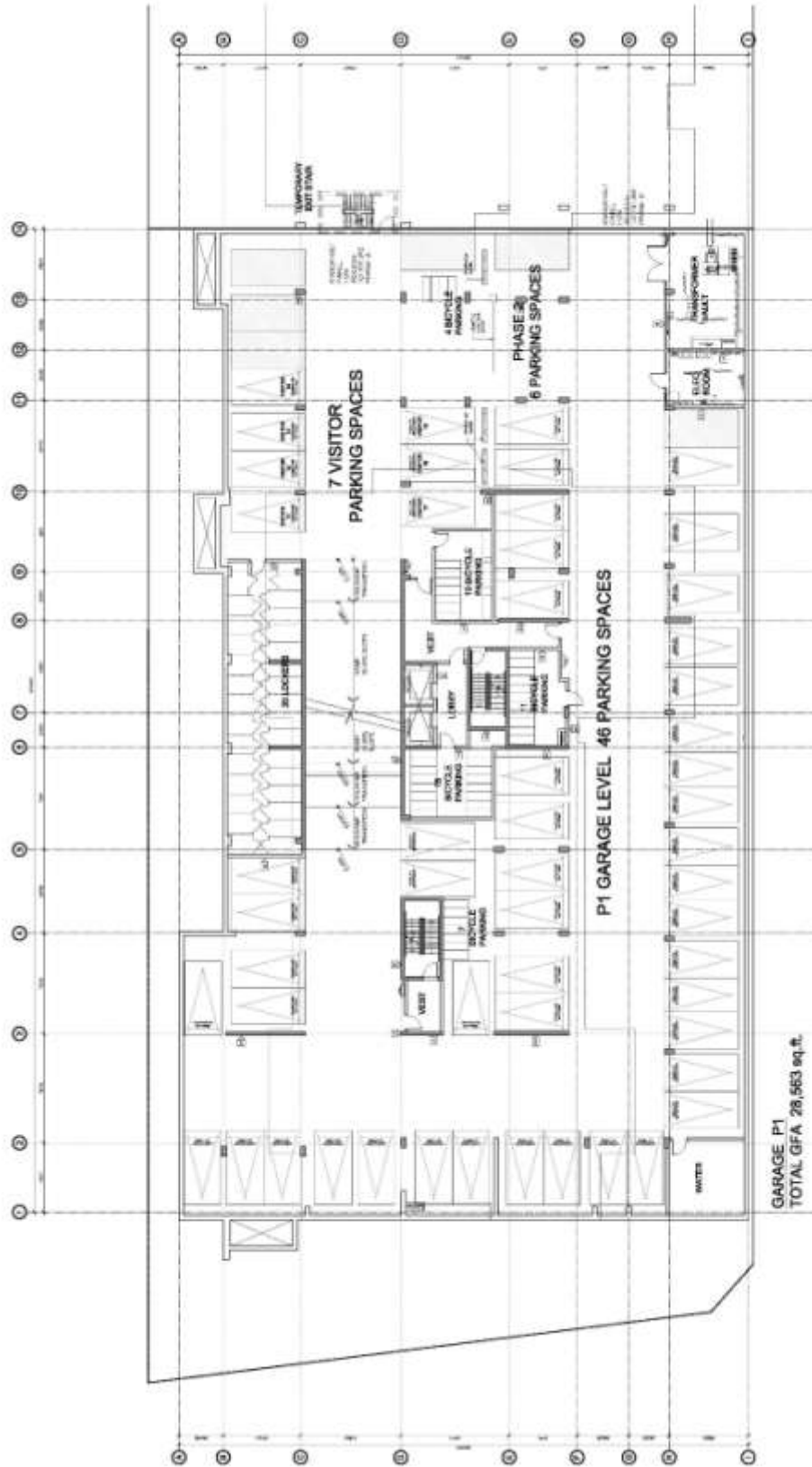




PLANS
MAY 21, 2015

**OBLATE REDEVELOPMENT
TERRACES AT GREYSTONE**





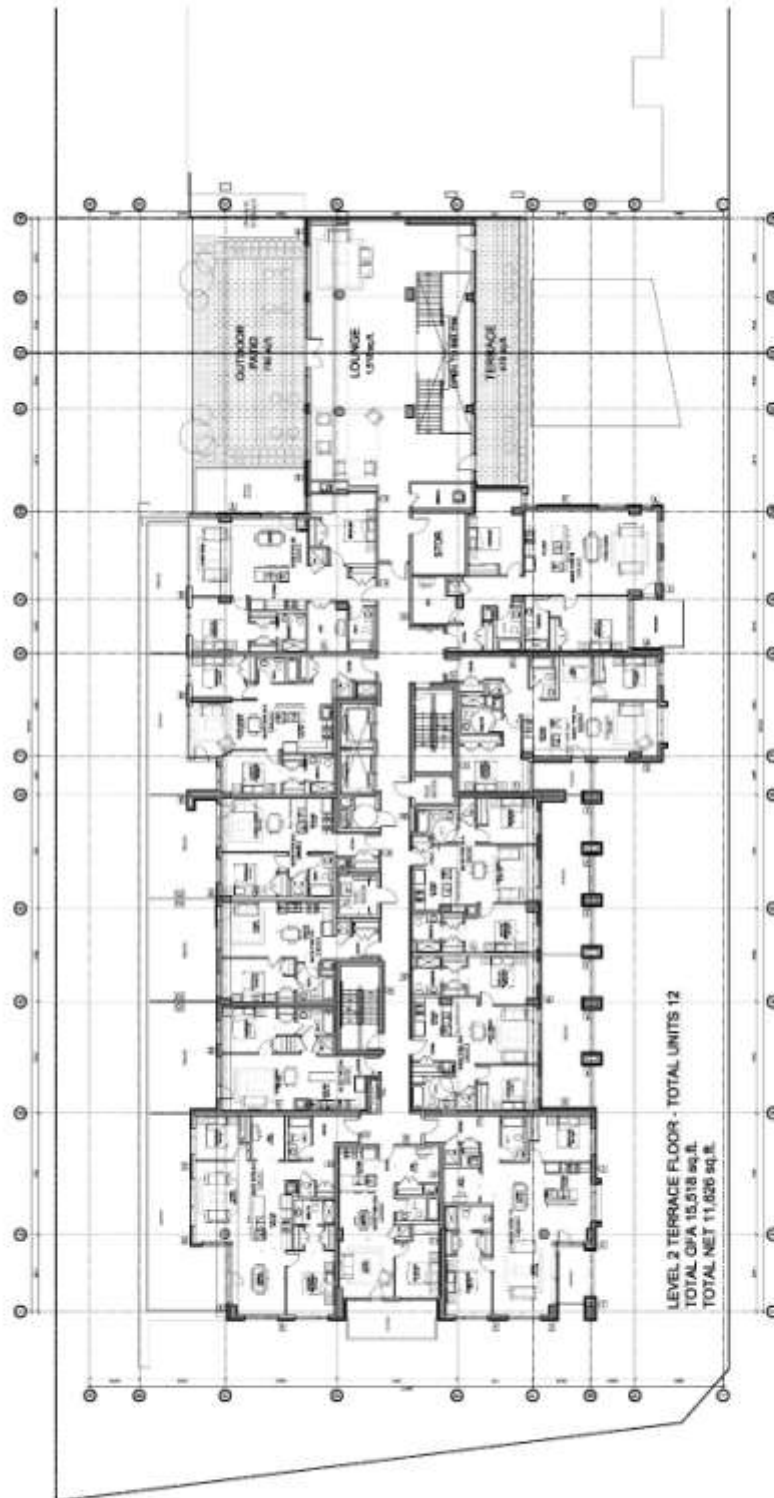
GARAGE P1
TOTAL GFA 28,563 sq. ft.



PLANS
Scale 1:250
MAY 21, 2015

OBLATE REDEVELOPMENT TERRACES AT GREYSTONE



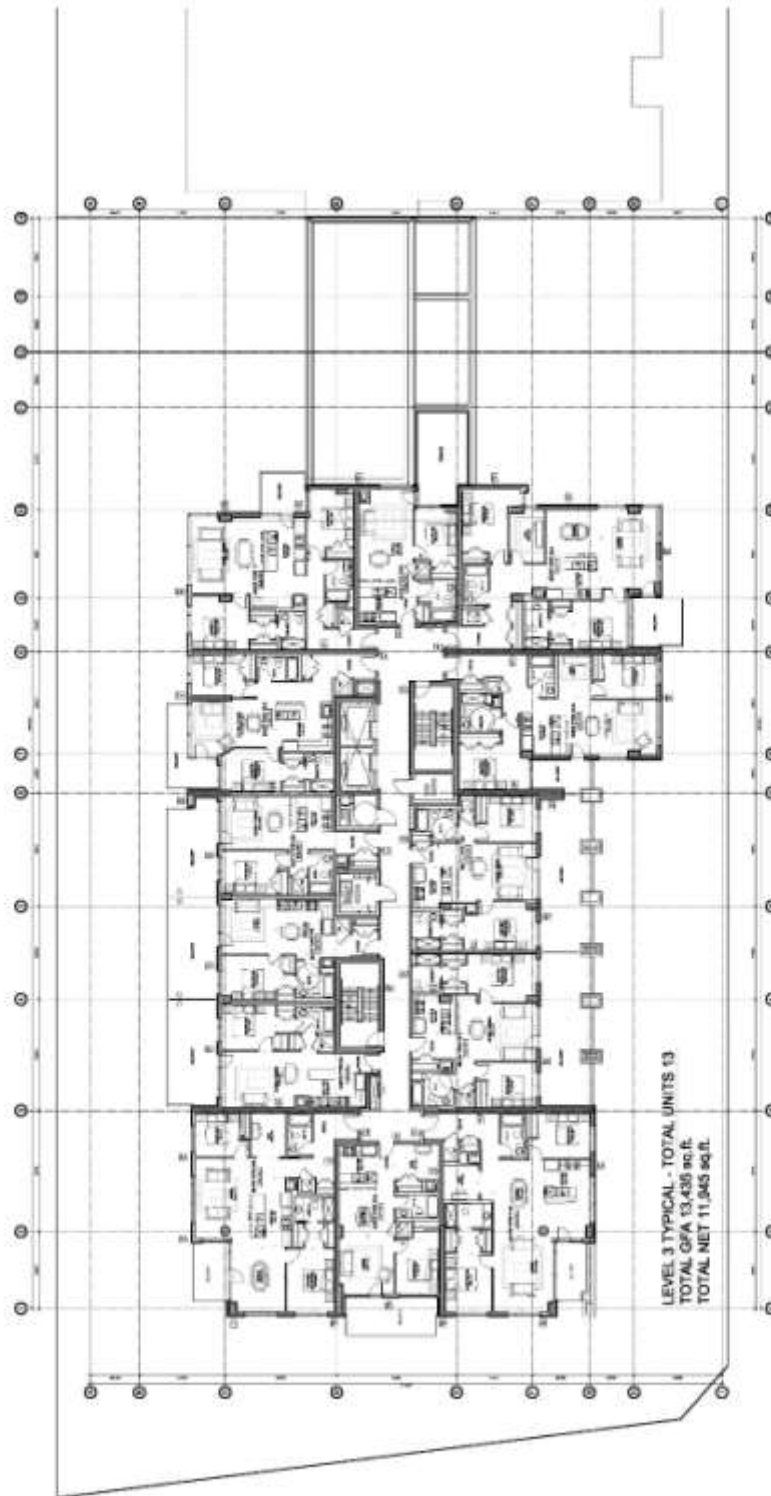


BARRY J. HOBIN ASSOCIATES ARCHITECTS

PLANS
scale 1:250
MAY 21, 2015

REGIONAL THE NATIONAL TRUST

**OBLATE REDEVELOPMENT
TERRACES AT GREYSTONE**



PLANS
92-06 1:250
MAY 21, 2015

OBLATE REDEVELOPMENT
TERRACES AT GREYSTONE





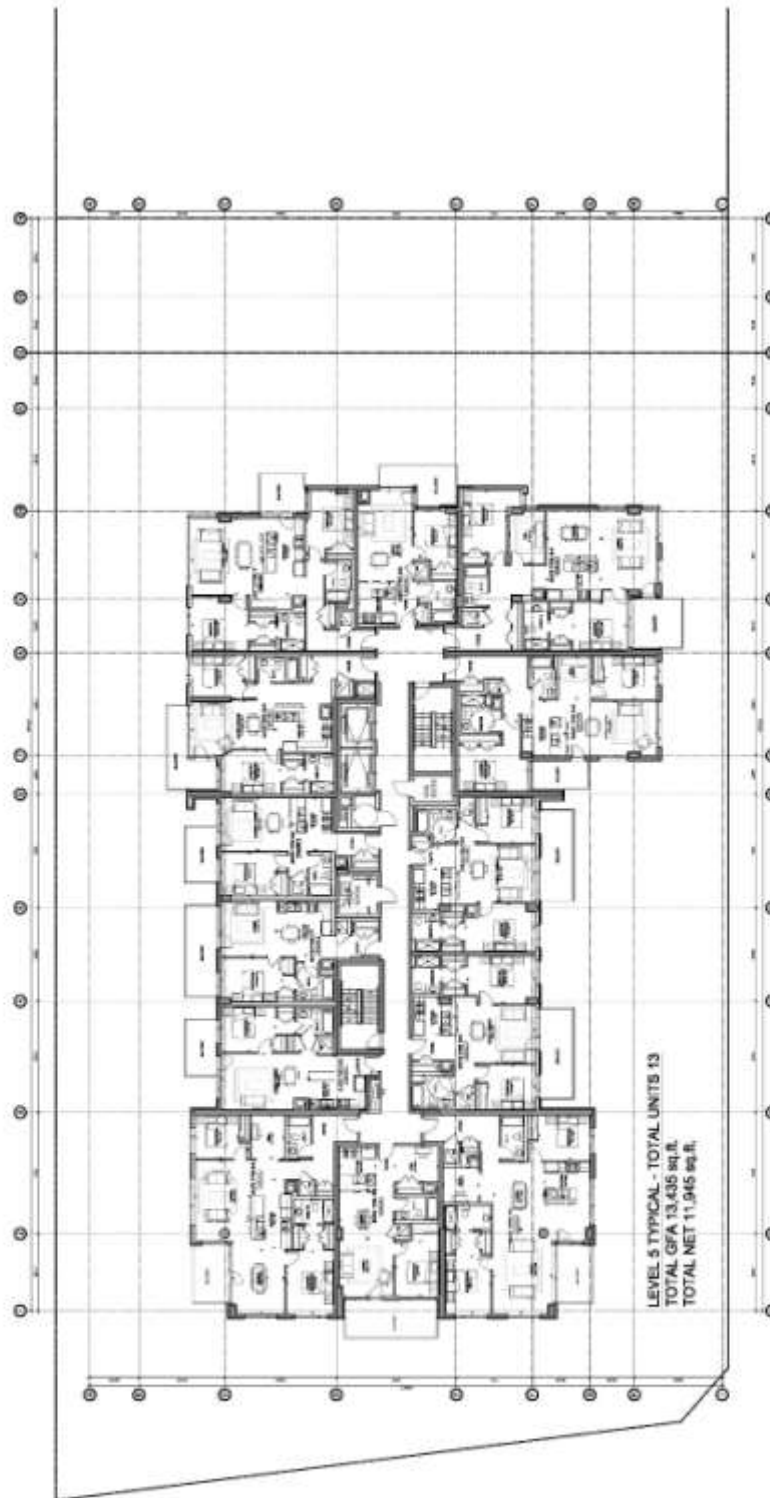
LEVEL 4 TYPICAL - TOTAL UNITS 13
TOTAL GFA 13,435 sq ft
TOTAL NET 11,845 sq ft.



PLANS
SCALE 1:250
MAY 21, 2015

**OBLATE REDEVELOPMENT
TERRACES AT GREYSTONE**

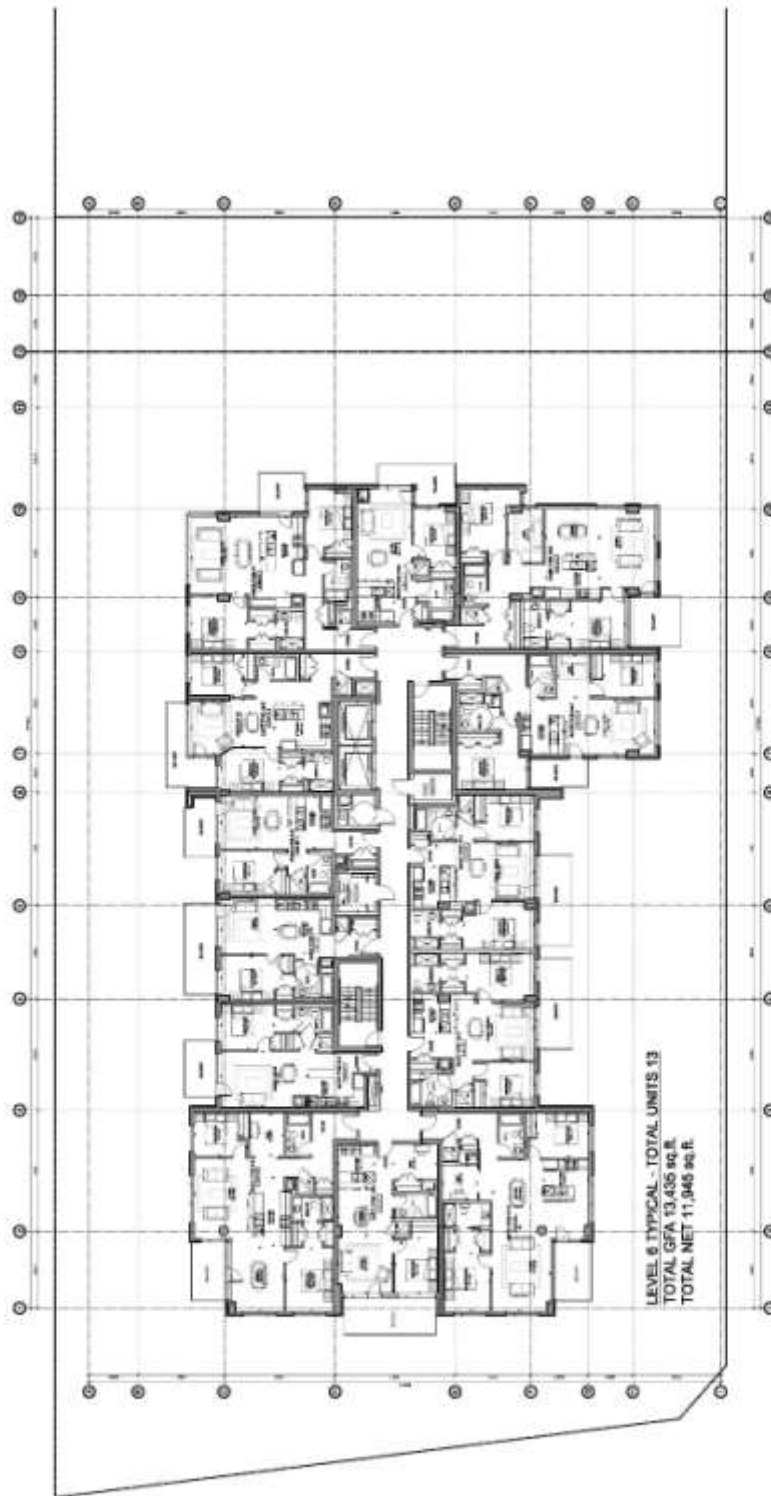




PLANS
Scale 1:250
MAY 21, 2015

**OBLATE REDEVELOPMENT
TERRACES AT GREYSTONE**

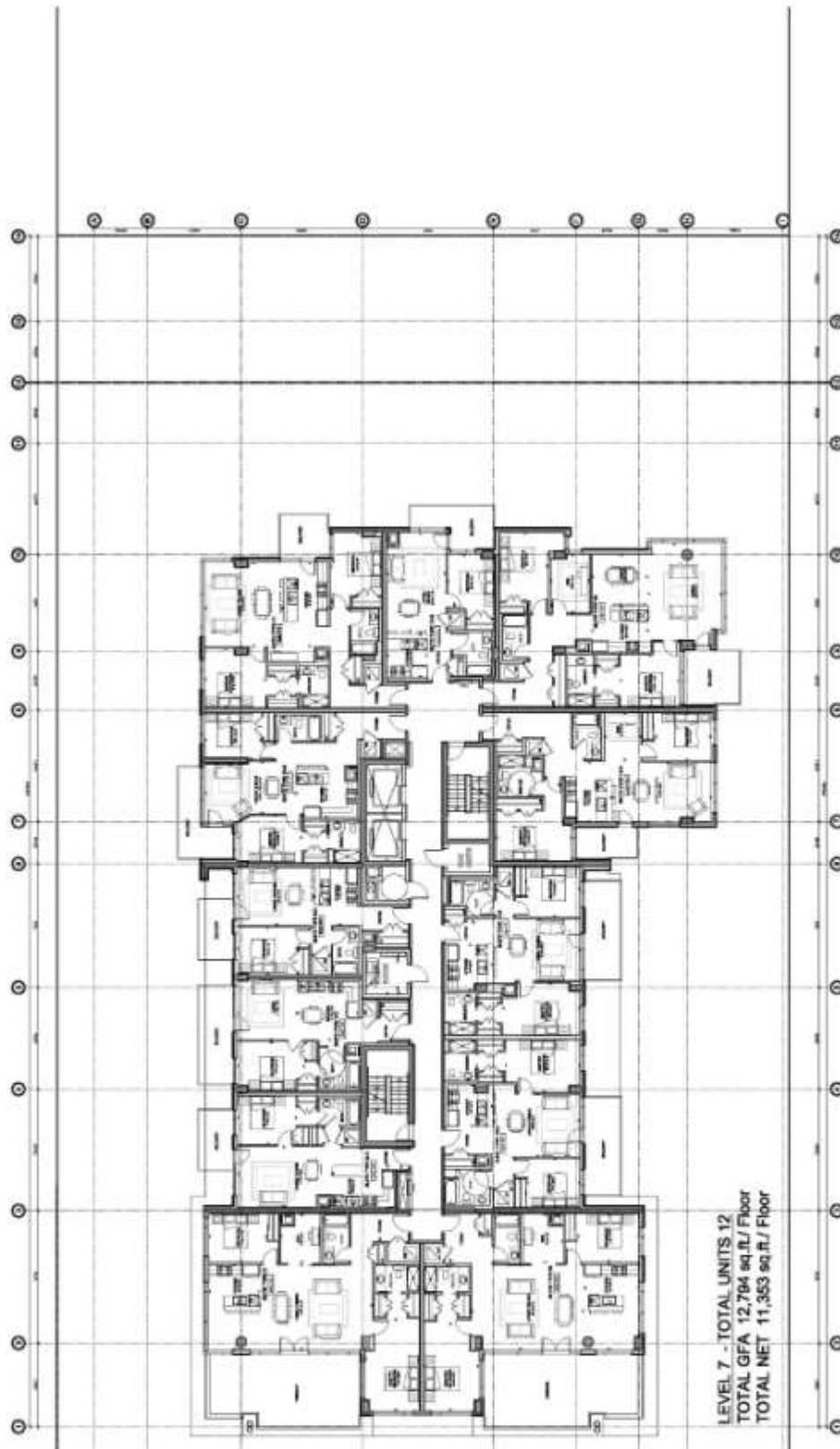




PLANS
92-06 1:250
MAY 21, 2015

OBLATE REDEVELOPMENT
TERRACES AT GREYSTONE



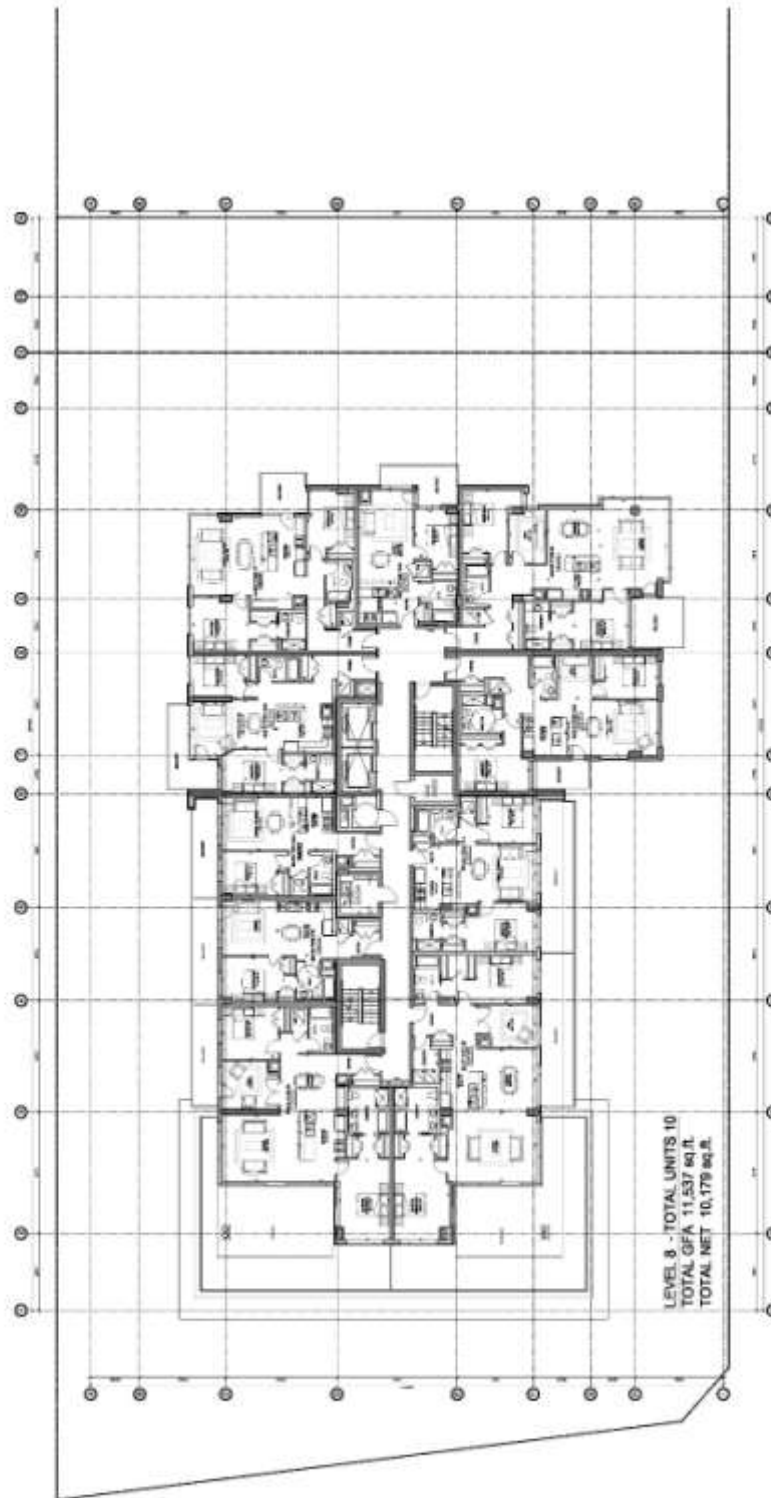


LEVEL 7 - TOTAL UNITS 12
TOTAL GFA 12,784 sq.ft./ Floor
TOTAL NET 11,353 sq.ft./ Floor



PLANS
Scale 1:250
MAY 21, 2015

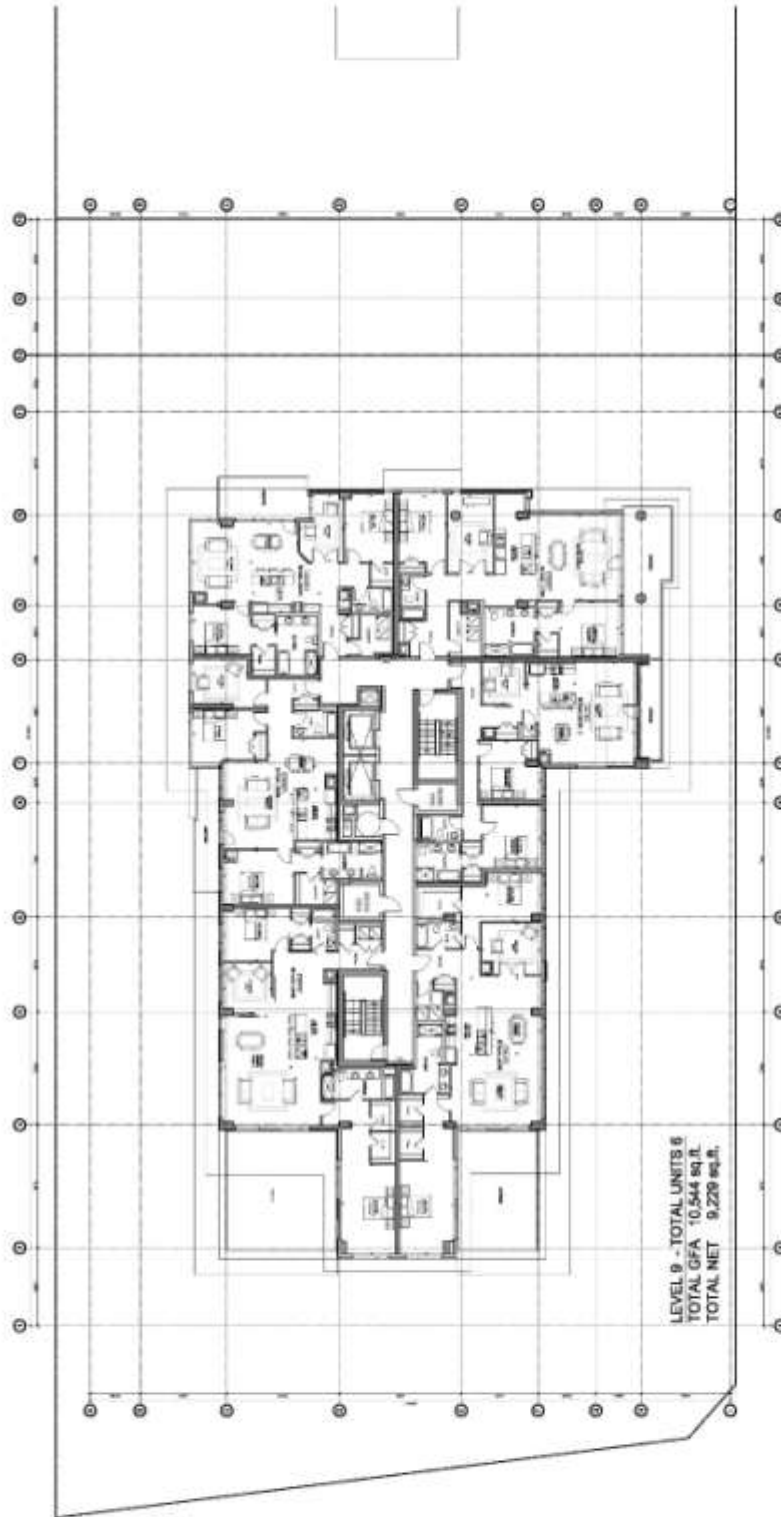
REDEVELOPMENT S AT GREYSTONE



PLANS
Scale 1:250
MAY 21, 2015

OBLATE REDEVELOPMENT
TERRACES AT GREYSTONE





PLANS
SCALE 1/250
MAY 21, 2015

**OBLATE REDEVELOPMENT
TERRACES AT GREYSTONE**

