

APPENDIX H: GREYSTONE VILLAGE - PHASE 3
CULTURAL HERITAGE IMPACT STATEMENT
375 DESCHÂTELETS AVENUE, OTTAWA,
ONTARIO



PREPARED FOR: THE REGIONAL GROUP
PREPARED BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

DRAFT JULY 2021

Cover Image: Source: View of the planned midrise residence next to the Deschâtelets Building. Source NEUF Architects. 2021

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1.0 INTRODUCTION

The proposed development site (GV-Phase 3) is located adjacent to and to the south of the Deschâtelets Building and is bound by Deschâtelets Avenue to the south, Scholastics Drive to the east and the forecourt Plaza to the west.

This report, Appendix H evaluates the impact of the proposed development of GV-Phase 3 in a manner that is consistent with the City of Ottawa Official Plan Section 4.6. The September 2015 Cultural Heritage Impact Statement (CHIS) provides a background and includes the history of the site and a discussion of the overall master development plan. Appendix H should be read in conjunction with the 2015 CHIS along with Appendix A: Block 45 The Terraces at Greystone; Appendix B: Block 49 The North Shore; Appendix C: Block 31 Greystone Village Retirement Residences; Appendix D The Mixed-Use Development; Appendix F Demolition of the Chapel and G the second of a two-part heritage application for the adaptive re-use of the Deschâtelets Building.

The Deschâtelets Building and the associated cultural landscape are designated under Section 29 Part IV of the Ontario Heritage Act (OHA). The GV-Phase 3 is registered sub-division plan 4M-1596, within Phase 3 of the redevelopment of the Oblate Lands located next to the Deschâtelets Building overlooking Forecourt Plaza in the Old Ottawa East neighbourhood. The location for the new midrise next to the heritage site has triggered the requirement for a review.

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

- Cultural Heritage Impact Statement for Greystone Village (Oblate Lands), 175 Main Street, September 2015 Commonwealth.
- Standards and Guidelines for Historic Places 2nd edition 2010.
- Rendered perspective views, floor plans, sections dated June 2020. Neuf Architects.

1.1 Owner and Contact Information

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

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

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Figure 1: Block plan of the development site illustrating the surrounding context along with project statistics. Source: NEUF Architects June 2021.

1.2 Relevant Information from Council Approved Documents Official Plan (As amended by OPA 150, 2013)

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

Old Ottawa East Secondary Plan & Community Design Plan, 2011

The subject property is within the Residential Medium-rise designation, as shown on Schedule A of the Old Ottawa East Secondary Plan. The Secondary Plan provides legal framework to support the vision set out in Old Ottawa East Community Design Plan. Both the Secondary Plan and Community Design Plan recognize the heritage value of the historic Oblate Fathers property and provide that the design of all new development shall respect the cultural heritage value of the Deschâtelets Building and its associated cultural heritage landscape.

Site Development History and Chronology

See Cultural Heritage Impact Statement submitted in September 2015.

Statement of Cultural Heritage Value or Interest

See Cultural Heritage Impact Statement submitted in September 2015.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 Introduction

The proposed development is immediately adjacent to the Deschâtelets Building on the south and on the east along Scholastics Drive. Future development is planned to the north fronting on Oblats Avenue in line with the Deschâtelets front façade.

2.2 Description of the Proposed Development Greystone Village- Phase 3

The North Building and South Building are planned 7-storey midrise residential buildings organized to front onto Scholastics Drive and Deschâtelets Avenue forming an enclosed courtyard with the historic Deschâtelets building providing enclosure along the west and the retirement home just north is positioned to enclose the space. The development will consist of 260 units with below grade parking and bicycle parking accessed from Scholastic Drive.



Figure 2: Ground floor plan with landscaped courtyard. The proposed building will be set back in line with the Deschâtelets Building. Source: NEUF Architects June 2021.

The courtyard features a raised pedestrian bridge that offers a midblock public accessible walkway linking Main Street along the Grand Allee and through to Scholastics Drive and the Rideau River. Ground floor terraces separated by low walls provide access the courtyard. From balconies on the upper levels of the midrise, views are limited offering overlook into the courtyard and angled views down to the river. The extensive planting of trees in the courtyard reduces the potential for long views and creates a lush, wooded environment. the daycare area will be separated from other parts of the courtyard.



Figure 3 and 4: Views of the raised pedestrian bridge providing a through link from the Grand Allee to the Rideau River.

Located next to the Deschâtelets Building the west façade of the South Building is setback in-line with the historic building. The north-west corner of the façade is treated as a glass and spandrel glass façade to create a reflection of the Deschâtelets building and allow for a transition in the massing on the West façade into the courtyard.

The horizontal lines of the cornices on the Deschâtelets building are aligned with the massing transitions in the new building and the central portion references the twinned vertically oriented opens and projecting pediment. The massing steps back at the 6th and 7th floors to allow the Deschâtelets building to maintain its presence as the dominate façade.



Figure 5: A view looking south-east with the new residence next to the Deschâtelets Building with central portion set slightly proud of the building acknowledging the projecting central portico and the twinned vertically oriented fenestration. Source: NEUF Architects June 2021.

The rustic masonry plinth along the base of the west façade has a stepped planter to transition from the existing grade to the 2nd floor. Along the south the massing steps down towards the lower residential sector across the street.



Figure 6: View of the 3A South Building looking north-east along Deschâtelets Drive. As a transition between the historic Deschâtelets building and the townhomes of Phase 1, the South Building acts in response to both scales and massing of the adjacent buildings. Source NEUF architects 2021

The south façade is composed of a two main masses at the west and east end with a setback façade between them. The end masses are stepped back at the 7th floor and have a change in material at the 6th floor to further reduce the scale relative to the townhouse residences. The central façade is composed of stacked balconies and has a material transition at the 7th level.

The east corner of the South Residence is a glass corner condition similar to the north-west corner. This glass corner aligns with optimum views to the river and allows a transition in the massing facing the river and the beginning of the courtyard façade. The building massing is recessed on the ground and 2nd levels along Scholastic Drive to help define the entries and provide relief for the pedestrian. The ground level public spaces contain double height amenity spaces that engage the courtyard and animate the street on Scholastic. The north-east corner of the South residence is angled to permit the North Residence to

capitalize on views overlooking the river. The entrance to the garage is accessed via a ramp and partially covered by a green roof.



Figure 7: View looking north from Scholastics Drive. The east façade of both the South and the North residences overlooks the river and following the curvilinear character of the Drive are primarily composed of continuous balconies that take advantage of the views.



Figure 8: The view looking south-west of the North Building. The two residences are similar in design with a standard setback from the street and a very fluid quality to the buildings as they follow the curvilinear street line.



Figure 9: The north-west corner of the North Residence is adjacent to the Deschâtelets building and faces the retirement residence. The corner contains a loggia balcony, and the 7th floor is stepped back away from the Deschâtelets building.

Inside the courtyard, a series of masonry masses are expressed to provide a sense of scale to the facades. These individual masses contain tall vertical windows that take their cue from the Deschâtelets facades. Most of the balconies within the courtyard are loggias to provide further privacy for the residents within the courtyard, in contrast to the long continuous balconies facing the river.



Figure 10: Rendered perspective view of the west elevation illustrating the massing next to Deschâtelets Building.



Figure 11: The upper levels of the building are metal panel with a charcoal gray color with a zinc-effect finish. This effect is reminiscent of historic buildings with mansard roofs but in this case used on the vertical walls surface with a contemporary metal pattern.

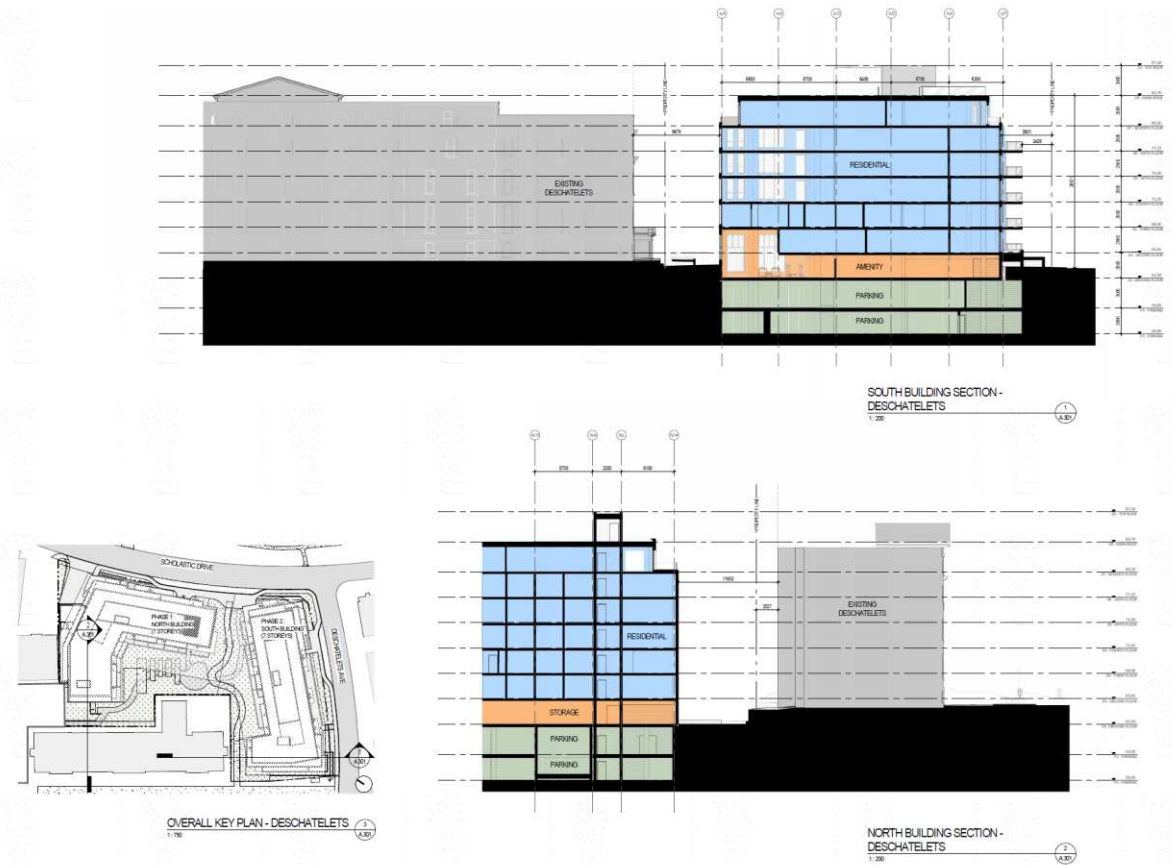


Figure 12: Cross section through the building illustrating the separation between the new build and the historic property.



Figure 13: Aerial view of the courtyard. Source NEUF Architects 2021.

Materials and finishes

The primary façade material is light grey color masonry brick. The Masonry treatment references with the general character of the Greystone Village architecture and with the Deschâtelets building. Within the masonry areas of the building and on some window accents, a bronze metal finish is incorporated. The tone and natural material accent are meant create a subtle differentiation from other residential offerings. In addition, the metal's hue intended to evoke the changing leave colors of the courtyards. birch trees.

3.0 IMPACT OF PROPOSED DEVELOPMENT

3.1 Development Proposal Greystone Village - Phase 3

This section addresses the impacts the development proposal will have on the cultural heritage values of the Deschâtelets Building and associated cultural landscape. The designation applies to the landscape in the forecourt of the Deschâtelets Building including the tree lined Allée extending from Main Street to the principal entrance, the semi-circular forecourt to the building. The designation includes the footprint of the Deschâtelets Building.

The cultural heritage attributes of the property are outlined in the CHIS September 2015. Impacts both positive and negative on the cultural values of the heritage resources are outlined below. The impacts are assessed based on the Standards and Guidelines for the Conservation of Historic Places in Canada Second Edition 2010.

Discussion: 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.'* GV-Phase 3 is in keeping with the intent of the designation.

3.2 General Standards for Preservation, Rehabilitation and Restoration 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 proposed development will result in focused views and a more contained landscape from views along the Grand Allee. The character defining features of Deschâtelets Building are acknowledged and not negatively impacted by the new built elements.

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

Discussion: Views to the south elevation of the Deschâtelets Building will be obscured; however, the notched north-west corner helps to mitigate the reduced visibility and helps defines the southern edge of the building. The materials, finishes and architectural interpretation support the values expressed in the historic site. The slight setback of the recessed portion helps to establish a respectful hierarchy.

8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods.

Discussion: The excavation for the footings, foundations should be monitored during construction. The adjacent portion of the Deschâtelets building was constructed in 1950 and the foundations probably consist of reinforced concrete.

Additional Standards Relating to Rehabilitation

11. *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. The proposed building is visually compatible in its massing by reinterpreting the Beaux Arts massing of the adjacent building in a modern architectural expression. The cornice line of the proposed development is an extension of a belt course between the second and third floors of the adjacent building making it visually subordinate, and the first-floor level of the building corresponds with that of the adjacent heritage building. The materiality – grey brick and metal trim are compatible with the heritage building.

Cultural Landscape Guidelines

Visual Relationships, Additions or Alterations to a Cultural landscape

15. Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape.

Discussion: The proposed massing and separation of the two buildings respects the character defining view plane from Main Street to the Deschâtelets Building and maintains the predominance of the heritage building as a focal point in views to the building from the west. The roof height and recessed penthouse roof of the development maintains a sub-ordinate visual relationship to the adjacent heritage building.



Figure 14: views from Main Street along the Grand Allee. The view on the right overlays the new residential midrise illustrating the roof height and recessed penthouse are visually subordinate to the adjacent historic site. Source: NEUF Architects

3.3 Impacts of Greystone Village - Phase 3

Positive impacts of the development on the heritage character of the landscape and the Deschâtelets Building include:

- The residential development is compatible, with the adjacent heritage building;
- The development is visually compatible with, yet distinguishable, from the surrounding area. A reasonable balance has been struck between mere imitation of the existing form and pointed contrast, thus complimenting, and respecting the heritage character of the area and the heritage building;
- The design of the development draws a distinction between what is historic and what is new while respecting the heritage character of the Deschâtelets Building. The development is compatible in terms of the streetscape, exterior form of the building, its setting, and heritage character of the area.

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

- Views to the south elevation of the Deschâtelets Building which has always been visible with a foreground of green space or lawn will be obscured;
- 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 new development is not sub-ordinate in scale and massing;

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

4.0 ALTERNATIVES AND MITIGATION STRATEGIES

Commonwealth has reviewed the plans to ensure that the development is compatible with the designated heritage building and associated cultural landscape as well as heritage character of the surrounding area.

The proposed midrise residences are respectfully positioned next to the Deschâtelets Building as contemporary expressions that evokes characteristics that reference distinguishing attributes of the Deschâtelets Building and help integrate it in the cultural landscape.

4.1 Alternatives

Alternatives include:

Definition of the public and private realm adjacent to the forecourt has been enhanced with the installation of a low stone wall. The rough faced stone wall is in keeping with the base of the Deschâtelets Building and the mirrored symmetry on either side of the projecting central pediment. The west façade is in line with the adjacent Deschâtelets Building. The notched treatment separation at the north-west corner provides breathing room between the heritage building and the new apartment block and helps mitigate the scale.

4.2 Mitigation

The tree planting along the forecourt in front of the Deschâtelets Building should extend in front of the new midrise residence reinterpreting Avenue des Ormes.

4.3 Conclusions:

The Greystone Village – Phase 3 is a reasonable fit with the adjacent heritage building and its cultural landscape where the proposed development in the forecourt to the south of the Deschâtelets Building is one of the most sensitive areas within the designated cultural landscape. Although the proposed development is not sub-ordinate in scale and massing to the Deschâtelets Building, the architectural treatment is of its own time while incorporating design elements from the adjacent heritage building. The definition of the public versus private realm adjacent to the forecourt has been enhanced with the introduction of the low stone retaining wall. The recessed portion of the west facade of GV-Phase 3 is subtle and effective as is the separation between the two buildings. Setting the facade back at the corner next to the Deschâtelets Building is appropriate.

The site, which can be characterized as a *'continually evolving and dynamic cultural landscape'* where the earlier residential, and institutional uses (including the St. Paul University), and associated cultural practices are still in force guiding future change.

5.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

Bibliography

Guidelines for the Conservation of Historic Places in Canada, Parks Canada Edition 2. 2010.

List of People Contacted

Ashley Kotarba, Heritage Planner, Planning and Growth Management Department, City of Ottawa.

6.0 AUTHORS QUALIFICATIONS

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

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

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



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