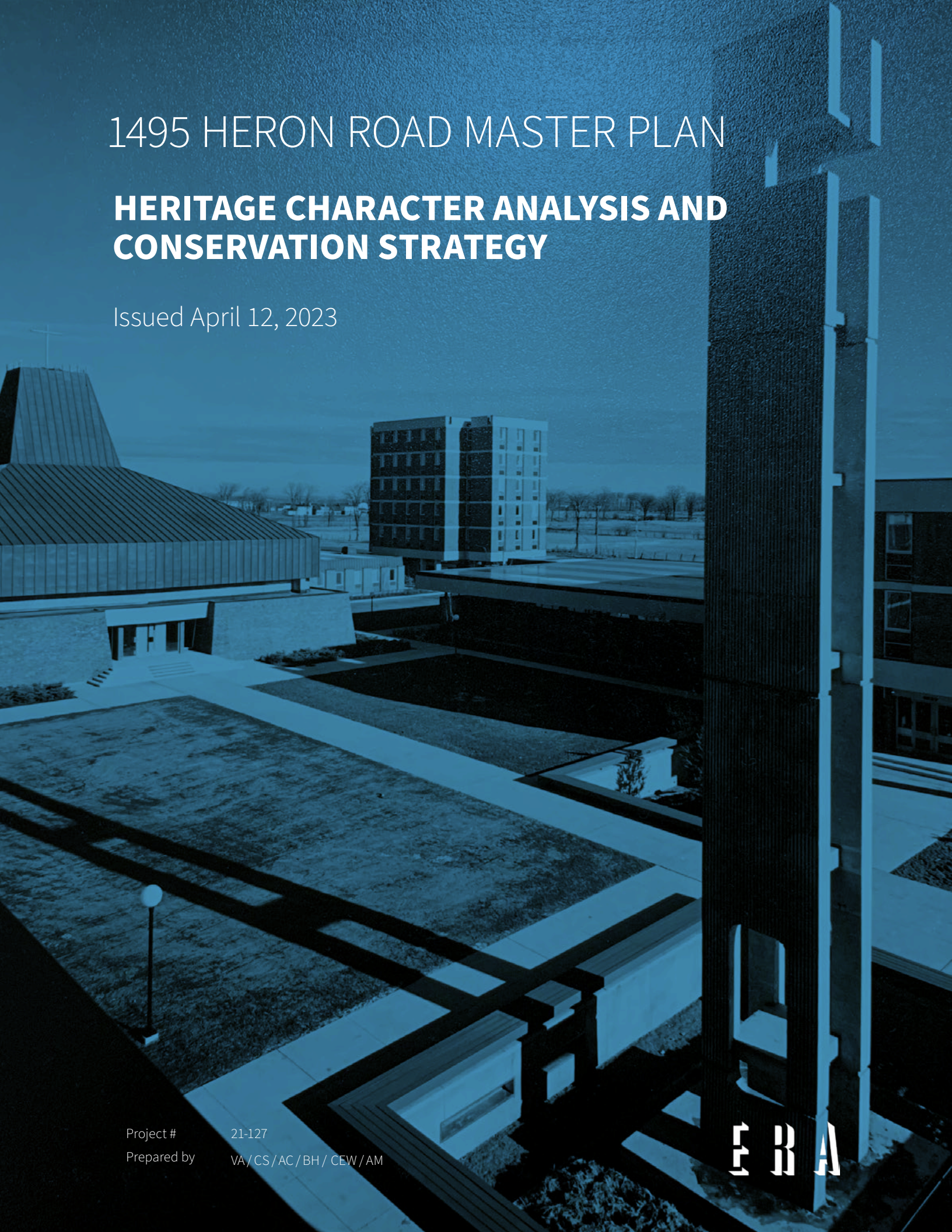
1495 HERON ROAD MASTER PLAN

HERITAGE CHARACTER ANALYSIS AND CONSERVATION STRATEGY

Issued April 12, 2023



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Prepared by VA / CS / AC / BH / CEW / AM

ERA

PREPARED BY:

ERA Architects Inc.
#600-625 Church Street,
Toronto, Ontario, M4Y 2G1
416-963-4497

Project Leads:
Victoria Angel, Principal MA BA (Hons) CAHP FRCGS
Clara Shipman, Project Manager OAA, MArch, MScPl, LEED AP

Contributors:
Alexis Cohen, Senior Associate PhD, CAHP
Ben Huntley, Associate OAA
Christie Ellis Wong M. Arch, B.A.S. (Conservation & Sustainability)
Ana Martins BA Hons, M Sc Planning, M Museum Studies

COVER PAGE: View of campus c.1960s, part of Hans Blohm Photo Collection of Campanile Campus (Archives CND - Montreal)

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1 INTRODUCTION

1.1 Purpose

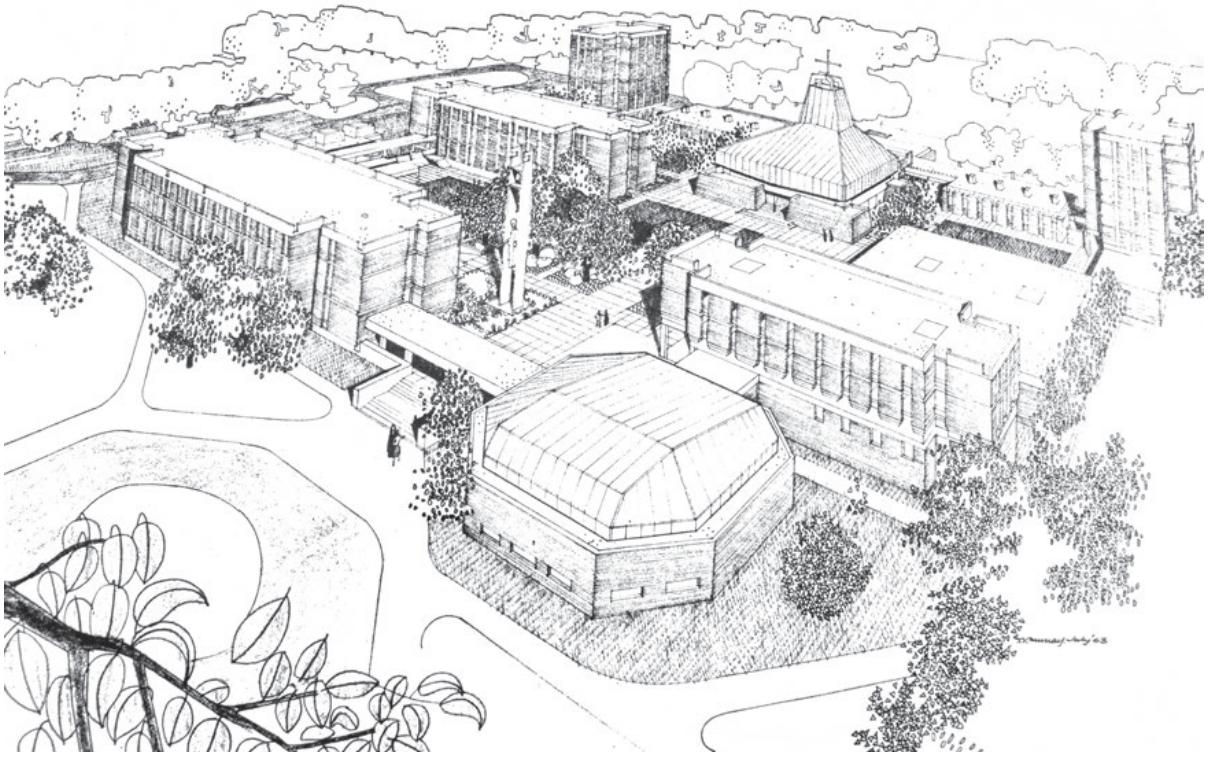


Figure 1. Architectural drawing of the Campanile Campus by Tim Murray, c.1963 (Archives CND - Montreal).

ERA Architects Inc. ("ERA") has prepared this heritage report for the property located at 1495 Heron Road in the City of Ottawa (the "site"), also referred to as the Campanile Campus. ERA has reviewed the site's current heritage status, visited the site to review existing conditions, and conducted background research. This report includes a Heritage Character Analysis, which provides an overview of the functional, cultural, and physical patterns that shaped the growth and evolution of the Campanile Campus. It is intended to help understand heritage-related constraints and opportunities, as well as inform the redevelopment approach. It provides a high-level historical overview, historic context in the form of themes and guiding ideas for the site, and describes the heritage character of the Campanile Campus. The Heritage Character Analysis section of this report also includes a condition assessment. An analysis of the site's adaptive reuse characteristics is included in the Adaptive Reuse Considerations report provided under separate cover.

This report also includes a Heritage Conservation Strategy, which provides an overview of the conservation approach for the site. It examines the impacts of the proposed development on the existing campus, how any impact that might affect its heritage value can be mitigated to ensure that its value is conserved and provides an approach to interpretation to commemorate the cultural heritage value and narratives of the historic Campanile Campus.

A) Chapel, with cafeteria at ground floor
B) Novitiate Community - shared spaces for novitiates, also called East Community or Classrooms
C) Novitiate residence, also known as Residence for novitiates. Includes novitiates' chapel
D) Girls' gymnasium
E) Dormitory, also called Boarders' Residence (blueprints), or Residence of the Girls (FHBRO)
F) Auditorium, also known as Theatre (FHBRO)
G) St Patrick's Elementary
H) Administrative Building
I) Library
J) Convent of Notre Dame (CND) School
K) Convent, also known as Residence for Nuns (FHBRO)
L) Convent Community - shared spaces for nuns, also called West Community, or Classrooms
M) Post CND addition - c. 1975
N) Post CND addition

1) St Patrick's High School
2) St Patrick's Gymnasium
3) Queen of Angels RCSSB school, which pre-dates the CND campus
4) The former C. J. Heron Residence, which pre-dates the CND campus

Figure 2. Original Campanile Campus Program (Google Maps, 2021; annotated by ERA).

1.2 Site Description

The site is an 18 acre (7.3 hectare) area situated in the Alta Vista neighbourhood east of the Rideau River in the City of Ottawa. The site is located north of Heron Road, a major arterial road that runs east-west, and to the east of Alta Vista Drive, a north-south roadway, in a largely residential neighbourhood of mixed single family, town home, and high-rise residential building types. The current project boundary is shown in Figure 2. The Canada Lands Company Limited ("CLCL") currently owns the site, however the lands are administered by CLCL's real estate subsidiary, CLC. CLC is a federal Crown corporation, specializing in real estate and development, and it is responsible for leading the redevelopment of this site.

Today, the site includes twelve buildings (Buildings A, B, C, D, E, F, H, I, J, K, L, M[1]) totaling approximately 219,000 square feet (20,346 square metres), excluding Building N which was built at a later date as part of the adjacent school. Most of the buildings on the site were constructed as part of the Campanile Campus between 1963 and c. 1966. The original campus boundary – which extends beyond the site to include adjacent lands to the south-west – is shown in Figure 2. Two of the buildings on the site, M and N, were constructed at later dates and are not considered part of the original campus. Beyond the project boundary, Building G and 1 to 4 were historically connected to the campus, with Buildings 3 and 4 existing prior to the development of the campus.[2]

The buildings on the site are organized into three legible groupings organized around quadrangles. Each grouping, or cluster, includes several buildings that are interconnected at grade through enclosed one-storey passageways. The site features an integrated landscape design and is served by three separate circulation systems: roads and parking areas around the buildings, outdoor pedestrian pathways, and underground tunnels connecting the buildings. One-storey passageways connect the buildings at grade within each cluster. Key landscape elements include concrete walkways, walls, ramps and steps. Limestone boulders in three quadrangles add a vertical scale to planting beds, and western red cedar benches serve as barriers around light wells, together with freestanding benches. A rich variety of trees, shrubs, and ground cover is used, forming linear patterns on exterior lawn areas.

1 Building N is on the site but is not a CLC building. It is owned by the school board and will be removed from the property once the lease expires.

2 This report adopts the same building letter nomenclature found in previous work on the site, including Federal Heritage Building Review Office reports and CLC mapping.

2 HERITAGE CHARACTER ANALYSIS

This Heritage Character Analysis provides an overview of the functional, cultural, and physical patterns that shaped the growth and evolution of the Campanile Complex.

2.1 Natural Features and Topography

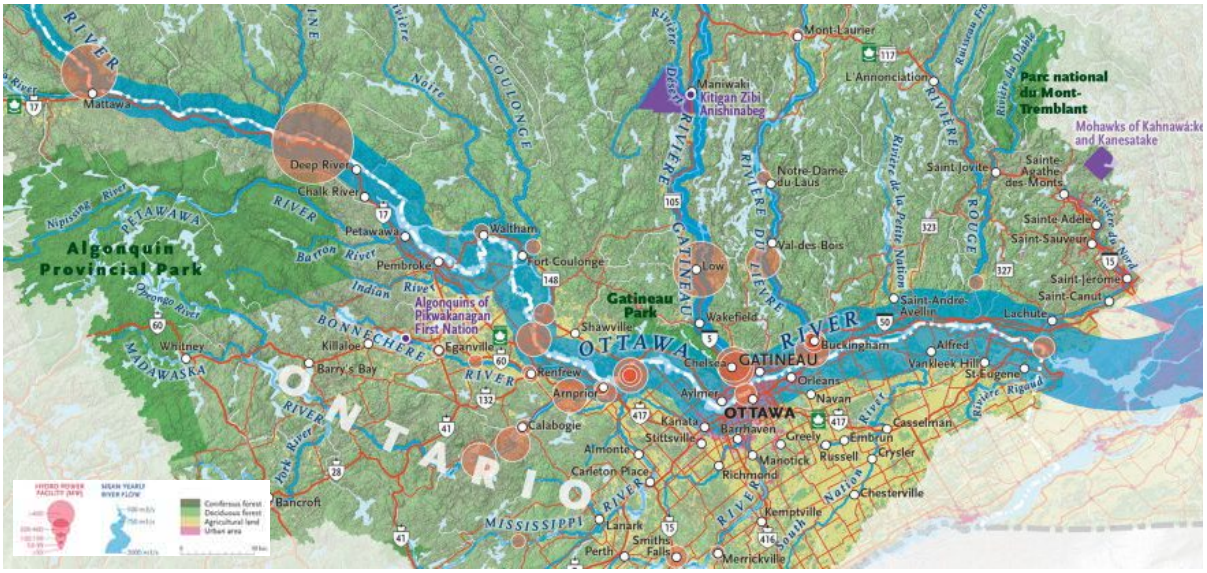


Figure 3. The Ottawa River Valley watershed, showing communities, hydro power facilities, vegetation, land use, and river flow along the Ottawa River (Canadian Geographic).

The Ottawa area was once part of the Champlain Sea, which was temporarily formed as glaciers began to melt at the end of the last glacial period. As the sea retreated towards the Atlantic Ocean, the modern-day river valley was formed. The Ottawa River runs roughly east-west approximately 10 kilometers to the north of the site, flows 1271 kilometers from its headwaters at lac Capimitchigama in the Laurentian Mountains in north-central Quebec to the St. Lawrence River near Montreal. Along the way, the river flows west, south, and east and is fed by many tributaries. One of its major tributaries is the Rideau River, which runs roughly north-south approximately 4 kilometers to the west of the site. The Rideau River flows from the Rideau Lakes near the St. Lawrence River near Brockville to the Ottawa River.[3] The site is located within the Rideau watershed.

The Ottawa-Gatineau Region is within the St. Lawrence Lowlands, a strip of low-lying lands surrounding the St. Lawrence River and its tributaries. Within this relatively flat area, the site is at a slightly higher elevation relative to its immediate surroundings (the peak is located approximately 300 metres to the west of the site; the elevation drops approximately 35 metres to the bank of the Rideau River to the west and the banks of the Ramsay and McEwan Creeks to the east).

3 Pilon and Boswell, "Below the falls: an ancient cultural landscape in the Centre of Canada's National Capital Region," *Canadian Journal of Archaeology* 39 (2015): 258.

2.2 Indigenous Past, Present and Future[4]

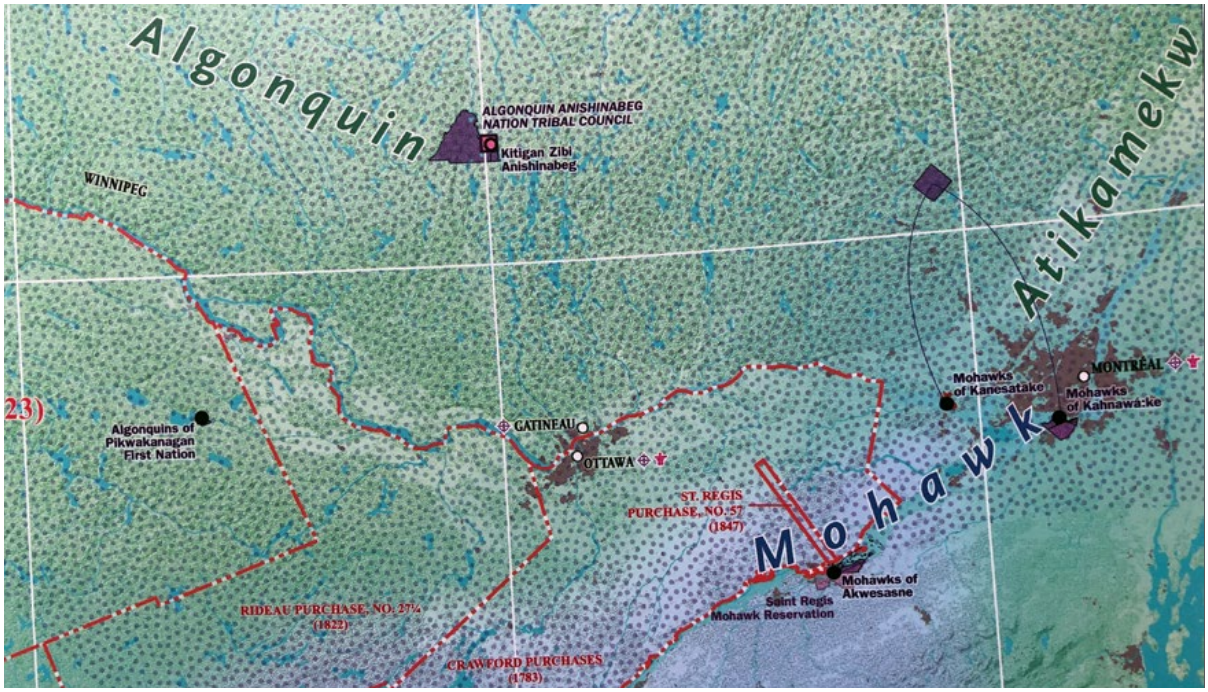


Figure 4. Map showing original Indigenous territories and treaties (Indigenous Peoples Atlas of Canada).

The area now known as southern Ontario has been home to Indigenous Peoples since time immemorial. Indigenous cultures are intricately intertwined with the lands known today as Canada. While there are shared worldviews held by Indigenous Peoples in Canada, there is also great diversity in ways of life, languages, and histories. Indigenous patterns of living prior to the arrival of Europeans are described by Susan Manitowabi as follows:

> Long before the arrival of the Europeans, Indigenous peoples lived as distinct societies. Each had their own territorial boundaries; teachings on how to live in harmony with the land they inhabited, language, customs, and belief systems, educational system, governance, and common identity. They had their own trade networks and trading routes. They had also developed their own alliances and treaties with each other. These alliances and treaties were formalized through the use of pipe ceremonies and these understandings were documented through the use of a wampum belt. [5]

Situated in the City of Ottawa, the site is built on the unceded and traditional territory of the Algonquin Anishinabe.

Treaty context

There are differing views with respect to the creation and implementation of historic treaties. Starting in the early 18th century, the British Crown entered into treaties with Indigenous Peoples in North

4 This section of the report was written by non-Indigenous authors from a non-Indigenous perspective to provide a high-level summary primarily using archaeological and written resources. Direct engagement with Indigenous communities of the Ottawa area is required to include Indigenous perspectives. This summary does not reflect or represent the entirety of the rich history of Indigenous Peoples in this area.

5 Susan Manitowabi, Historical and Contemporary Realities: Movements Towards Reconciliation, 17. (https://ecampusontario.pressbooks.pub/movementtowardsreconciliation/).

American colonies which aimed to define respective rights to various lands. There were many attempts to remove Indigenous bands from their ancestral territories through colonial land purchases. In the late 18th century, the "Crawford Purchase" was an agreement between representatives of the British Crown and the Mississaugas which resulted in a large territory along the north shore of the upper St. Lawrence River and the eastern end of Lake Ontario being opened for settlement. The land was not well defined and transferred to the Crown in exchange for goods. It was later learned that a portion of the land included the southern portion of traditional Algonquin territory and was not controlled by the Mississaugas. No copies of the deed for the transfer have survived. A formal treaty was not signed and the only references to the wording of the agreement were in letters. The Algonquin Anishinabeg people of the Ottawa River valley never entered into a formal treaty with the British or Canadian governments. The area now known as Ottawa-Gatineau remains unceded. The region is subject to a long-standing land claim covering a territory of 36,000 kilometres in eastern Ontario between the Algonquins of Ontario and the provincial and federal governments.[6] The boundaries of the claim are based largely on the area's watershed, which was historically used and occupied by the Algonquin people. If successful it will be the province's first modern-day constitutionally protected treaty. In 2016, a land claim Agreement in Principle was signed and includes the understanding that land will not be expropriated from private owners, 4% of Crown land is proposed for transfer, and there will be harvesting agreements, amongst others.

Figure 5. Petrie Island Park, found northeast of 1495 Heron Road, on the Ottawa River (C. Ellis Wong, 2021).

Indigenous History and Connection to the Land

While not specific to the site, the following section helps provide context to the Indigenous history of the region. The Algonquin Anishinabeg people are stewards of their ancestral homeland in what is now known as the Ottawa-Gatineau region. Oral traditions indicate that from time immemorial, groups of Anishinabeg peoples have lived in and travelled through the area surrounding the Kichi Sibi (now called the Ottawa

6 https://www.ontario.ca/page/algonquin-land-claim.

River) translated as 'the Great River' and its various tributaries. The Anishinabe landscape exists at and around the confluence of three important waterways: the Ottawa, Gatineau and Rideau Rivers.

A portage around the Rideau Falls allowed for crossing between the Ottawa and Rideau Rivers and was used for thousands of years.[7] The archaeological record indicates that Portage Bay and Governor Bay near Rockcliffe Park, northwest of the site, formed part of the ancient portage routes between the Rideau and Ottawa Rivers.[8] The gradual slopes offered access to the Rideau River. Material findings indicate that the area's embayments with sand deposits and limestone abutments were used as campsites by those travelling between rivers.[9]The Rideau-Rockcliffe area was also known to be used as hunting grounds in the early 1800s.[10]

The waterways connected the Anishinabeg with kinship networks and other Indigenous Peoples and was an important nexus of trade and meeting place. They enabled seasonal encampments along low-lying shorelines, supported a rich aquatic and territorial life, and generally allowed the Anishinabe people to follow traditional practices that maintained environmental harmony. Downstream of Kichi Sibi (or the Ottawa River) to the east are the ancestral territories of the Mohawk and the Haudenosaunee Peoples. The Pasapkedjiwanong Sibi (now known as the Rideau River) connects the Anishinabeg with the homeland of other Indigenous Peoples such as the Onondaga.

Today, the urban Indigenous community in Ottawa is diverse, representing First Nation, Inuit and Metis Peoples, customs, and languages. In 2016, the Indigenous population represented nearly 3% of Ottawa's total population.

7 Stone, 2021.

8 Ibid.

9 Pilon and Boswell, "Below the Falls", 276.

10 https://www.janeswalkottawa.ca/en/articles/189

2.3 Historical Overview

Figure 6. 1876 Bird's-eye view of the city of Ottawa (Herman Brosius)

Early Colonial Settlement

The site and its surrounding context are layered urban forms reflecting various eras of Ottawa's urban development. Initial land use patterns reflect early colonial settlement practices. Subsequent investment in infrastructure projects such as the construction of Billings Bridge in 1830, spurred by the growth of Ottawa, west of the Rideau River, and the completion of the Rideau Canal in 1834 set in motion patterns of urbanization east of the Rideau River. While traces of these earlier layers remain, the area as it is understood today is the result of a mid-twentieth century urban planning policy, known as the 1950 Plan for the National Capital (or Gréber Plan), which prompted extensive development in the area east of the Rideau River.

First surveyed by European settlers in 1792, the site and its surrounding area became historically part of the Township of Gloucester.[11] The Township remained on the periphery of Ottawa and was originally characterized by primarily agricultural and light industrial uses. The construction of Billings Bridge, formerly known as the Farmers' Bridge, between 1829 and 1830, was spurred by the growth of Bytown west of the Rideau River.[12] With the completion of the Bridge and the Rideau Canal, settlement in Gloucester grew from 12 families as noted in the first assessment taken in 1825 to 156 households in 1834. In the early twentieth century, initial subdivision plans for tract housing development marked a change in agricultural land uses to residential. The area known as Alta Vista emerged from this early pattern of subdivision.[13]

By the end of the Second World War, low-density suburban development catalyzed the annexation of parts of the Township of Gloucester by the City of Ottawa on January 1st, 1950. The annexation can be understood as an instrument that enabled parts of the planning and design vision as presented in

11 Pre-confederation Patent Map, www.ontario.heritagepin/gloucester-township-in-carleton.

12 Glenn Clark, "Historical Timeline for the Township of Gloucester, Eastview, and Rockcliffe", www.gloucesterhistory.com.

13 http://www.gloucesterhistory.com/Historic%20Gloucester%20Volume%2016%20No%204.pdf.

Figure 7. Campanile Campus showing the bell tower in the foreground and chapel on the left, c.1965 (Archives CND - Montreal).

the 1950 Gréber Plan, and as such, it informs much of our understanding of the evolution of the site and broader context following the area's annexation. The Plan was an urban and regional planning vision strongly inspired by the modernist movement devised by French architect and urban planner Jacques Gréber.[14] It was used as the model for development of the National Capital Region for more than 50 years. It proposed an urban and regional transportation plan, direction on the separation of land uses, and a system of connected parkland, amongst others.

Campanile Campus

In 1959, the Soeurs de la Congrégation de Notre Dame ("CND") – referred to in English as the Sisters of the Congregation of Notre Dame – purchased Part of Lot 20 in the Junction Gore from the Estate of J. J. Heron with the intention of replacing their school at the Old Notre Dame Convent on Gloucester Street in Ottawa. The CND is a religious community for women founded in 1659 in Ville Marie (now Montreal) in the colony of New France (now part of Canada) by Marguerite Bourgeoys (1620-1700), and it was the first religious order founded in Canada. When CND acquired the site, the Queen of Angels Roman Catholic Separate School Board ("RCSSB") school was already located to the west of the site on a parcel of land owned by the Board of Trustees of the Roman Catholic Separate School for the City of Ottawa (Building 3 in

14 David Gordon, "Weaving a Modern Plan for Canada's Capital: Jacques Greber and the 1950 Plan for the National Capital Region," *Urban History Review*, 29(2), 43.

Figure 2). The Sisters' intention for the site was to create a campus environment that would accommodate new pedagogical approaches to education in Ontario, an expansion of modern learning facilities, and an increased student population.[15] Their decision to locate to the Alta Vista area was in direct response to the growing Catholic population in the emerging residential communities.[16]

At the time of purchase, the site was surrounded by farmland and described as "fairly level and [with] a wind-swept character…surrounded by flat countryside, most of which [was] scheduled for various forms of development – housing sub-division to the east, apartment development to the south, and the development of the eastern parkway on the north and west boundaries".[17] The land adjacent to the property was acquired by the National Capital Commission, a Crown corporation, and was intended to be a segment of a longer parkway as envisioned by the Proposed Open Space mapping in the 1950 Gréber Plan. This parkway was intended to connect with a large network of open space extending from the Parkway running along the Rideau River north of the site to the proposed Greenbelt running east-west south of the site.[18]

The Catholic educational campus and convent was designed by architect Tim Murray. Educated and trained as an architect at University College, Dublin, and as an urban planner at Liverpool University, Ireland, he had worked as an architect planner with the London County Council in the UK, before emigrating to Canada in 1957. In the early 1960s, he formed an architectural partnership in Ottawa with architect George Bemi, and in 1963, he co-founded Murray & Murray Architects and Town Planners. Murray's previous projects included St. Basil's Roman Catholic Church in association with George Bemi and Gerald Trottier (completed in 1960), the Champlain Towers, and a master plan for St. Mary's College in Brockville.[19] The campus landscape was designed by the landscape architectural firm Coe, Fodchuk & Holubowich, with Peter J. Coe as the project's principal landscape architect. The Chapel's site-specific metal sculpture was created by multi-disciplinary artist Gerald Trottier.

The Sisters of the CND's original vision for the Campus was to create a monolithic structure surrounded by an expanse of open space, but Murray convinced them to shift to a campus concept. Murray travelled with the Sisters to visit campuses in the United States, such as Harvard University and Wellesley College, in which Le Corbusier and Yamasaki, prominent architects of the 20th century, were adding contemporary structures to traditional college campus designs.[20] The architect conceived the Campanile Campus as a self-contained campus in which quadrangles or courtyards function as the principal organizing feature of its asymmetrical layout with the Chapel and its copper roof occupying a prominent position. The buildings are Modernist in both their architectural vocabulary and construction methods, as well as in their primarily orthogonal massing and asymmetrical layout. Sister St. David-Marie served as liaison between the order and the architect and advocated strongly for the acceptance of contemporary architectural ideas. Coe developed a landscape plan that worked in harmony with the buildings.

Concurrent with the Sisters of the CND's intention to develop a modern campus that would meet the contemporary pedagogical approaches to secondary school education, the Oblate Fathers of Mary

15 CND Brochure, "Notre Dame High School, Saint Patrick's High School, OSSB: Campanile," n.d. 313.076, box216-219, folder 216B, Archives Congregation of Notre Dame.

16 Letter from Parents to CND, 313.076, Archives Congregation of Notre Dame.

17 T.V Murray's Notes, "Proposed High School and Community Building: Notes on Sketch Scheme", July 1963, 313.076 Folder 264, Archives Congregation of Notre Dame.

18 Jacques Greber, "Proposed Open Spaces Ottawa Hull and Environs," Plan for the NCC Atlas Annexed to the General Report, p.33.

19 W.Q. Ketchum, "T.V. Murray," Faces of Ottawa (Saturday April 4, 1964).

20 Barbara Lambert, "Notre Dame and St. Patrick's High Schools are Models," The Ottawa Citizen (November 5, 1966).

Figure 8. One of the passageways which connect buildings A, B, C, K and L in a grouping c. 1965 (Archives CND - Montreal).

Figure 9. Auditorium (Building F) in the Campanile Campus c.1965 (Archives CND - Montreal).

Immaculate were independently pursuing plans to relocate St. Patrick's College High School (for Boys) in the Alta Vista neighbourhood. In 1964, these two religious communities along with the Ottawa Separate School Board ("OSSB") pooled resources to establish a campus to provide a Catholic-based secondary school education to students in grades 9 to 13. The Sisters of the CND were active in the different institutions, and the campus was co-governed by a Board composed of members of both religious institutions and members of the Catholic community. The Campanile Campus officially opened in 1967.

The Campanile Campus was designed as a visually unified complex in which the integration of the landscaped pedestrian realm with the built form created a sense of place. The Campus included educational, dormitory, recreational, and religious spaces, courtyards, and a network of pedestrian passageways. The design's plan with functionally-related groupings, accommodating three basic uses – residential, academic, and community – were organized around quadrangles, creating an interplay between indoor and outdoor spaces, and interconnected by landscaped circulation routes, stitching the complex into a cohesive ensemble. The functional groupings of buildings are read as distinct and discrete clusters but visually unified through building relationships, the repetition of building forms, and materials.

The twelve buildings that were part of the original Campanile Campus (including building G beyond the site boundary) were constructed between 1963 and 1965 and completed in two phases: first was the religious residential cluster including the construction of a chapel, as well as convent and novitiate residences and community spaces, while the second phase included buildings and landscaping for the academic and community clusters, including an auditorium, a school operated and financed by the OSSB for grades 9 and 10, the Notre Dame Senior High School for female students in grades 10 to 13, a gymnasium, a student residence, a library and an administration building.

The Campanile bell tower located in the central courtyard incorporated the sounding bell from the former Convent on Gloucester Street and became a symbol of the collaborative approach to the project's design, giving the Campus its name. The entrance canopy between Buildings G and F is a significant element of the landscape design, announcing the primary, public entrance and threshold to the Campus. A third phase was later added which included the St. Patrick's High School to the west of the site (Buildings 1-2 and N). The Campanile Campus was the recipient of several awards including an Allied Arts Medal from the RAIC for Gerald Trottier's integrated sculpture (1967), an award from the Ontario Association of Architects in 1967, and recognition as a Massey medal finalist. [21]

The Campanile Campus was the product of a collaboration between the Sisters of the CND, the Oblate Fathers of Mary Immaculate, and the OSSB.

Federal Study Centre

The religious and educational institution operated for approximately a decade before financial challenges led to the closure of the Campanile Campus. In 1973, the Campanile Campus ceased to provide secondary school education following the Ottawa Board of Education's decision to phase out grades 11 to 13 at Notre Dame and St. Patrick's High Schools due to the Board's fiscal restraints. Ontario did not yet fund Grades 11 to 13 in Catholic schools and the schools were no longer able to operate independently. In the 1960s, there were also fewer women becoming nuns. Consequently, in 1973 the Campanile Campus closed. The property was sold to the Government of Canada to be used as a federal training centre known as the Federal Study Centre to meet the needs of an expanding public service. The Centre included the ongoing use of the dormitory, educational and recreational spaces, and the modification of religious spaces. An

21 Kate MacFarlane, "Federal Study Centre 12 Buildings, Ottawa, ON," (FHBRO Report 2004-059-F).

Figure 10. Photograph of Federal Study Centre sign at entrance (ERA, 2021).

additional building was constructed to the northeast of the original campus in 1975 (Building M). The government operated the Federal Study Centre for 40 years until 2014, when it was declared surplus. The site has remained vacant since that time. In July 2020, CLC acquired the property from Public Services and Procurement Canada ("PSPC").

Residential Schools

It is possible that a connection exists between the CND and Canada's Indian Residential School ("IRS") System. The Order was founded by Marguerite Bourgeoy whose missionary work included operating mission schools for Indigenous girls as early as 1660 in Ville Marie (today's Montreal), and in partnership with the Sulpicians, an order of diocesan priests in New France. These early evangelizing missions were precursors to the later development of residential schools. The Roman Catholic church was one of several major denominations involved in the administration of the residential school system.

Both the early mission schools and Canada's IRS System were part of settler colonial institutions that have had enduring negative impacts on First Nation, Inuit and Metis communities, cultures, economies, languages, traditional knowledge and ways of life, and connections to land. Further research is needed to confirm whether the Campanile Campus was directly connected to the IRS.

2.4 Campanile Campus Project Information

Architect: Tim Murray

Landscape Architect: Peter Coe

Artist for Chapel Interior: Gerald Trottier

Date Designed: 1963-1946

Dates of Construction: 1963-c.1966

Contractor: M. Sullivan and Son Limited

Structural Engineer: J. L Richards & Associates Limited

Architect – Tim Murray

Timothy V. Murray studied architecture and urban planning in Ireland and England. Early in his career, he worked in Dublin and London before moving to Canada in 1957, where he was initially employed by the Department of Public Works. He briefly became a partner in the firm Bemi & Murray before forming T.V. Murray Architects and Town Planners in 1959. He subsequently founded Murray & Murray Architects and Planning Consultants with his brother Pat Murray in 1961, initially specializing in churches, educational institutions, and residential architecture within the Ottawa area. The Campanile Campus was early in T.V. Murray Architects and Town Planners practice and among one of its first major projects.

Murray & Murray Architects maintained one of Ottawa's largest and longest-running architectural practices, with architectural projects extending beyond to Ireland, England, the Middle East, Africa, Argentina, and the United States. The firm's work expanded into urban redevelopment projects and municipal planning studies, as well as public infrastructure and transportation projects.[22] Their work included the design of office, commercial, and residential buildings, transportation facilities, educational complexes, religious buildings, and embassies, amongst others. In Canada, the Ottawa practice received numerous large-scale commissions in the City of Ottawa, Eastern Ontario, and New Brunswick, including the original Algonquin College campus, master planning and the design of buildings at the University of Ottawa and the University of New Brunswick, the Ottawa International Airport, the RCMP Headquarters in Ottawa, and it partnered with Moshe Safdie on the design of Ottawa City Hall. International commissions included the Natural Resources College campus in Malawi, and the expansion of University College in Ireland among others.

Apart from its architectural practice, the firm also expanded into urban planning projects and municipal planning studies such as the Lowertown Studies for the City of Ottawa (1966-1976) and the proposed redevelopment of Ottawa's 63-acre Lansdowne Park (c.1971), a long-range plan that envisioned open space public assets, such as animated greenspaces and a waterfront area, to contributing to the social infrastructure of the city. [23] The firm's work sought to illustrate good contextual quality, working within the local, contextual framework. In the early 2000s, the firm was sold to IBI Group.

Landscape Architect – Peter Coe

Peter Coe moved to Canada in 1962 after graduating from the Rhode Island School of Design. He started his career at the National Park branch of the Department of Northern Affairs and National Resources in Ottawa. In 1966, he joined the Project Design Division of the National Capital Commission.

Artist – Gerald Trottier

Gerald Trottier (1925-2004) was an Ottawa-based multi-disciplinary artist, including painter, sculptor, draughtsman, lithographer, printmaker, and muralist. His work is in numerous public and private galleries including the National Gallery of Canada. He has exhibited in international exhibitions and competitions including the Sao Paulo Biennial in 1963. In the late 1950s and 1960s, Trottier collaborated with architect Tim Murray to create modern liturgical artworks. Their projects include the Churches of St. Ignatius, St. Monica, St. Maurice, St. Elizabeth, and St. Basil's Church. In 1967, the Royal Architectural Institute of Canada awarded Trottier the Allied Arts Medal for his collaborative approach in integrating art with architecture. His mural works can be seen at Ottawa Mitel, Carleton University, the Ottawa Public Library, and at Queen's Park in Toronto.

22 Maria Cook, "From Alcan to the Pope, designs were their game: brothers Tim and Pat Murray can look back on 45 years in architecture," The Ottawa Citizen, December 2 2009.

23 Adam Mohammed, "The Lansdowne plan that never was: a local architect says a 26-year park blueprint could still work today," The Ottawa Citizen, October 21, 1998.

2.5 Eras of Development

The buildings that exist today speak to the following eras of development within the site:

Indigenous Past, Present, and Future The lands known today as 1495 Heron Road are situated on the ancestral and unceded territory of the Algonquin Anishinabe, whose presence reaches back to time immemorial. Algonquin Anishinabeg people have been, and continue to be, the stewards of these lands, waters, and resources.

1792 to 1834 – Early settlement Township of Gloucester, surveyed in 1792. Infrastructure development: Billings Bridge (1830) and Rideau Canal (1832)

1834 to 1900 – Growth of Township Light industrial and agricultural uses

1900 to 1959 – Residential Build-out Early subdivision plans of long-term farming settlements

1950 – City of Ottawa's annexation of Alta Vista Subdivision plans for tract housing driven by private developers such as Robert Campeau's modernist housing developments and larger residential developments by the Central Mortgage and Housing Corporation are accelerated

1959 to 1973 – Campanile Campus

- 1959: Sisters of the CND purchase Part of Lot 20 in the Junction Gore
- 1962: Tim Murray is awarded the commission
- 1963: Peter Coe is hired by Tim Murray. Iterative design consultation with the Sisters of the CND

PHASE I (C. 1963) Construction of Religious Cluster (also known as complex for nuns and novitiates): Chapel and Cafeteria (A), Novitiate residence (C) and community space (B), Convent residence (K) and community space (L)

PHASE II (C. 1965)

- Construction of Community Cluster and Academic Cluster 1:
  - Community Cluster: Gymnasium (D), student residence (E), auditorium (F)
  - Academic Cluster 1: CND secondary school (J), library (I), administrative building (H), RCSSB elementary school (G)
- Land to the east of the proposed Campus is leased to the Oblate Fathers for the construction of St. Patrick's High School and athletic field

PHASE III (C.1966) Construction of St. Patrick's College High School (1, 2, N)

1973 to 2014 – Federal Study Centre

- 1973: Public Works Canada purchases the site
- 1975: Construction of Building M
- 2014: Site declared surplus
- 2014-Present: Vacancy
- 2020: CLC acquires property from PSPC

2014 to Present – Vacancy

- 2014: Site becomes vacant
- 2020: CLC acquires property from PSPC

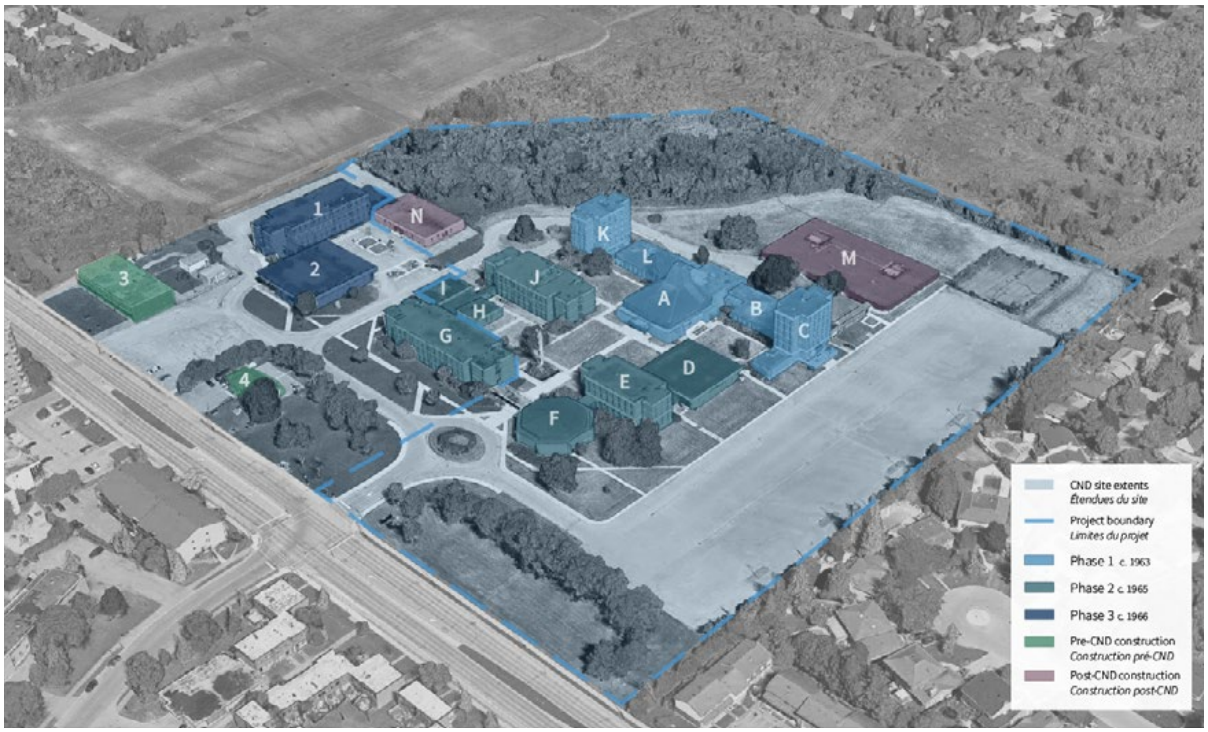


Figure 11. Campanile Campus Eras of Development (Google Maps, 2021; annotated by ERA)

2.6 Post-war Design Context

Post-war trends in the design of schools and churches influenced the development of the Campanile Campus in the 1960s.

MODERN CAMPUS DESIGN

In the post-World War II era, ideological shifts in pedagogy influenced how educational institutions were designed in Europe and North America. A modernist vocabulary that envisioned transparency and functionalism was seen as an answer to maintaining democratic citizenship in a postwar culture. The postwar period was considered to hold tremendous potential for societal change and architects designing schools recognized the need for a new approach to educational design. Architectural discourse on the effect that good design could have on society positioned schools as pedagogical tools in the development of young, engaged citizens.

Throughout the 1960s, post-secondary institutions across Canada were created or expanded to accommodate a growing student population eager to access government-supported higher education. The same trend was occurring in secondary school education as the country's population boomed and the development of planned suburban communities proliferated. Schools were being built at a rapid rate and their design was the foci of various issues in Canadian architectural publications throughout the 1960s.

Throughout this period, architectural scholarship frequently featured articles on school design. A preliminary review of publications, such as the Royal Architectural Institute of Canada ("RAIC") journal, suggests that the campus typology for secondary schools, in which groupings of school buildings are centred around shared courtyards (as found at the Campanile Campus) was not the predominant design type, although

Figure 12. Views of connected pedestrian pathways and groupings of buildings around shared courtyards, c.1965 (Archives CND - Montreal).

clustering of buildings around a singular courtyard was sometimes adopted in particular circumstances in which land and financial resources were available. On the other hand, the campus-design approach was commonly used in designing university campuses in which landscape settings were viewed as an extension of the traditional classroom. The exterior spaces, such as courtyards and pedestrian pathways, offered opportunities for social exchange, student discourse, activism, play, and chance encounters. Landrum (2019) indicates in "Campus Architecture: The Radical Medium of Learning" that the 1960s "enthusiasm for classrooms without walls" was rooted in the concept of schools functioning as sites for "building foundational skills such as learning and living, reasoning, and wondering".

Architectural publications in the 1960s indicate that campus-type secondary schools with courtyards, changes in elevation, and other characteristics typical to university layouts made its appearance as a design alternative to standardized plans. Elements of good design suggested including elements of contrasting shapes, size and character, the importance of vistas and thresholds as one moves through space, and the use of exterior spaces for providing variations in social encounters.

RAIC journal issues on school design offered discussions that centred on designing school architecture that responded to changing pedagogical approaches, examined the interrelationship between schools and communities, promoted designs that fostered human connectivity and a pedestrian culture, were human-centred, and were the outcomes of a collaborative process between educators and architects. However, based on a scan of RAIC journal issues published in the 1960s, case studies exemplifying these design ideals were few. While there are few case studies exemplifying these design ideals in the RAIC at the time, the design approach used for the Campanile Campus responds to the architectural concerns and ideals of this era.

MODERN CHURCH DESIGN

Church designs embraced Modernism in the post-World War II era, as architects "pushed the envelope of aesthetics and building technology and bridged modernism with religion by abstracting cultural and faith traditions".[24] The period following World War II was an experimental period in ecclesiastical architecture in which bold expressions of massing and materials, the openness of form, the use of innovative building technology, and the abstraction of details and faith symbols were introduced to the design of places of worship. Churches designed in this period sought to be a part of the new modernist spirit of the postwar period.

Figure 13. St. Basil's Church, Ottawa. By Bemi & Murray, 1960 (Google Maps, 2021).

Figure 14. Trinity United Church, Ottawa. By J. Strutt, 1962 (Google Maps, 2021).

Figure 15. First Unitarian Church, Ottawa. By J. B. Craig, 1967 (First Unitarian Church).

24 Anat Geva, "Sacred Space," In *Modernism and American Mid-20th Century Sacred Architecture,* 2018.

Figure 16. Chapel interior, photo by Hans Blohm, 1965 (Archives CND Montreal).

The contextual framework for understanding changes to places of worship includes:

- the move of congregations to newly established suburban developments following the Second World War provided architects with opportunities to experiment with new design concepts and building technologies in constructing new places of worship; and
- theological developments such as an increased emphasis on congregational participation in liturgical services led to the reorganization of interior spaces. The Catholic Church's early 20th century liturgical movement – promoting the active participation of the congregation - was finally approved by the Second Vatican Council in 1963. Changes in liturgy were expressed in architecture: a centralized plan and the prominent location of the altar.[25]

In November 1961, the Ontario Association of Architects held its first conference on church architecture. Issues raised by attending architects and delegates of religious communities included discussions on the theological aesthetics of interior spaces, the integration of original works of art with architectural design, and the need for collaboration between a congregation and the architect.

Examples of Modern church design in Ottawa include St. Basil's Church, designed by the architecture firm Bemi & Murray Architects and constructed in 1960; it is currently listed on the City of Ottawa's Heritage Register. Gerald Trottier collaborated with the firm to create modern liturgical works of art for St. Basils. Murray's involvement in the design of St. Basil's Church was one of the reasons for being awarded the commission to design Heron Road. In 1967, the RAIC awarded Trottier the Allied Arts Medal for his collaborative work with architects on various projects.

The Chapel at 1495 Heron Road was designed in accordance with the new liturgical requirements. Design features included a centralized plan and the prominent location of the altar and illustrated the experimental spirit of ecclesiastical architecture of this period, including bold expressions of massing and materials and the abstraction of faith symbols.

25 Susan Marsden and Peter Spearritt, "Religious, Educational, and Cultural Institutions," In The Twentieth-Century Historic Thematic Framework, Getty Conservation Institute, 2021, p. 157.

2.7 Themes and Historic Context

The Heritage Character Analysis provides for an understanding of the patterns that shaped the evolution of the campus. The following themes were identified which characterize the Campanile Campus and represent guiding ideas that shaped it.

Human-Centred Late Modernist Design

The Campanile Campus reflects multiple tenets of Late Modernism in Canada, including architectural and urban planning currents of the 1960s.

- The Campanile Campus was designed in 1963, a period in which architects made ideological connections between post-war social, democratic values and the architectural forms that would support a new vision for society. The Campus reflects the ideals of Late Modernism through its human-centred design achieved through a collaborative, multi-disciplinary design process.
- The Campus is an anchoring community complex that emerged in a period of unprecedented population growth and the post-war expansion of the City of Ottawa through the rapid development of suburban satellite communities, including the residential developments of Alta Vista, Guildwood Estates, and Heron Park, and amenities, such as schools, to serve them. The majority of the eighteen schools located in the Ward today were constructed between 1949 and the late 1960s.
- Reflected in its built form and landscape design is the influence of the International Style, an architectural expression of the modern era and a prevalent architectural trend in Canada between the 1940s and 1970s . The Style is characterized by rationality and axial symmetry, an emphasis on volume over mass, repetitive modular forms, and the lack of ornamentation. It was rooted in a strong belief in social progress and suited to the post-war optimism of Canada.
- The architectural expression of the Campanile Campus forgoes the rigidity and formalism of the International Style, emphasizing instead a humanistic approach to the built environment. Within this framework, the buildings' angular edges are softened by their material palette, namely rough-textured, mottled red brick, concrete accents, cooper trim, some copper roofs. Passageways are created through overhanging stories and the interplay between spatial relationships such as building planes pushed inwards and outwards as well as the buildings' horizontal massing lightened by a continuous band of fenestration between stories provide visual interest at the pedestrian scale.
- The Campus adopts the module as its organizing principle and is guided by functionalism and rationalism, orthogonal massing, repetition of forms, asymmetrical compositions (all buildings are set at right angles to one another, but asymmetrically), an emphasis on horizontal lines, and minimal decoration.
- The basic design approach of the Campanile Campus is "cellular", a term used by architecture critic Barbara Lambert to describe its modular organizing structure in which groupings of buildings, organized into residential, academic, and public uses, are arranged around a series of inward-looking quadrangles of varying sizes, designed to the pedestrian scale, and interconnected through pedestrian walkways. These functional clusters of buildings organized around the quadrangles create an interplay between indoor and outdoor spaces.

- The flexibility of the cellular or modular approach allows for and accommodates unforeseen additions without effecting the integrity of its core design. For example, the soundness of the original concept allowed for the construction of St. Patrick High School at a later date.
- Related interest in community and human-centred design were being used to criticize contemporary urban planning theory and the isolation and monumentalization of built form in open spaces.
- The Chapel's central plan illustrates the theological and liturgical renewal developments of the period which sought to increase congregational participation through the reorganization of interior spaces. The Chapel's central plan illustrates the spirit of time in which active participation of the community in the liturgy was facilitated through architectural form. The quality of light entering the interior from a lantern above the altar and reflecting off the water collected in a narrow trough at the roof contributed to the participants' experience and enlivened the interior's dark palette.
- The decorative program of the Chapel by Gerald Trottier illustrates Trottier's commitment that "the making of art and architecture should be a fully integrated process." Trottier received the RAIC's Allied Arts Medal in 1967 in recognition for his creative achievement in marrying art with architecture. The Campanile Campus won an Honourable Mention as a Massey Medal finalist in 1967, partly due to the collaboration between the artist and architect.

A Cohesive and Collaborative Campus

The Campanile Campus, with its buildings set within a landscaped terrain, is a contemporary interpretation of the traditional college campus approach and the product of a collaborative design process.

- The design of a visually unified campus with a predominantly orthogonal layout, asymmetrical composition, and modernist architectural vocabulary is a contemporary interpretation of traditional college campus design. The layout is comparable to university campuses of the period, where the traditional college concept – connected buildings and functional blocks arranged around a quadrangle – was interpreted through a modern lens. The new take on the traditional theme is less rigid, less formal, and places an emphasis on community or public spaces.
- The Campus uses a modular organizing structure in which functionally-related groupings of buildings, separated into residential, academic, and community uses, are organized around a series of courtyards. These functional clusters are distinct and discrete but interconnected through pedestrian walkways and building relationships as well as visually through a unified material palette and architectural vocabulary.
- The visual coherence of the site is the result of a multi-disciplinary design process between the client and both the architect, Tim Murray, and landscape architect, Peter Coe. The collaboration resulted in a clear 'sense of place' as established by the organization of the built form into residential, academic, and community uses, the relationship of the built form and landscape design, a unified architectural vocabulary and material palette, the use of a site-specific art program by Gerald Trottier and Sister Ste. Gilbert Marie, a member of the congregation, and its network of connecting pedestrian walkways.

- Peter Coe's landscaped exterior spaces provide a range of kinetic and experiential qualities. Cloistered intimacy, provided by brick screen walls, open courtyards, sheltered colonnade, and network of pedestrian pathways woven across the site, provide an expanded and thoughtful use of pedestrian spaces on the Campus. The landscape plan provides opportunities for community connectivity and social gatherings, quiet contemplation, as well as the extension of learning to an outdoor setting.
- The Campus is an expression and embodiment of new educational ideals of the period – the extension of learning beyond the classroom and into open and interstitial spaces as informal learning forums. The educational environment was less rigid, with less obtrusive supervision, and student-centred. The underpinning for the campus design is the primacy of community participation and exchange as illustrated in both the collaborative nature of the design process and the range of outdoor spaces designed for community connectivity. This collaborative approach reflects the period's nascent turn towards citizen participation and community planning.
- With the design of the Campanile Campus, Murray sought to reinsert the pedestrian realm by way of courtyards and pathways in the manner of older European universities, in which traditionally, the emphasis was not only in providing spaces for educational instruction, but also spaces where social exchange could occur, and a sense of community fostered.
- According to Murray, the functional design of the campus also accommodated ceremonies, traditions, and teaching methods of a religious order, private versus public sensitivities, and not only the physical segregation of spaces and functions, but also proximity and visibility to facilitate contact. Sensitivity to pedestrian experience moving through the campus – its circulation system was thoughtfully conceived to accommodate pedestrian movement through all weather. The design resulted in a 'sense of place'.

Education within Community

Throughout its history, the Campanile Campus has functioned as an educational facility, enabling the continuation of learning opportunities to meet contemporary and community needs.

- The Campus is an expression and embodiment of new educational ideals of the period – less rigid, with less obtrusive supervision, and responsive to changes in pedagogy and curriculum. The self-contained campus was multi-functional and with specialized facilities such as an auditorium with an orchestra pit for community and school uses, library, gymnasium, science laboratories, residences, a chapel, and community spaces.
- The Campanile Campus was co-shared and co-managed by three communities: the Sisters of the CND, the Oblate Fathers of Mary Immaculate, and the OSSB The Campus was co-governed by a Board composed of members of these religious institutions as well as by local members of the Catholic community.
- The Campus' adaptable design accommodated a new use as a government training centre in 1973, when Public Works Canada purchased the site to address the language training and other upgrading skillsets for its growing public service sector.

- The Campus design includes functionally-related and interconnected groupings of buildings arranged around a series of courtyards. The Campus is an integrated mixed-use complex set within a landscaped setting. Residential, academic, and community uses are separated into distinct and discrete clusters but physically linked through pedestrian walkways and visually through a unified architectural vocabulary and material palette.
- The collaborative nature of the design process and governance approach to the Campanile Campus is illustrative of the forwarding-thinking and skillful role of female orders in the Catholic church and their social impact on local communities.
- Following the Campanile Campus, Murray & Murray Architects continued to work on master plans for educational institutions and the design of educational buildings, such as St. Patrick's College Library and School of Social Welfare, Ottawa (1967), the original Algonquin College campus, master planning and the design of buildings at the University of Ottawa and the University of New Brunswick.
- The Campanile Campus received recognition: it was a Massey medal finalist and received an award from the Ontario Association of Architects in 1967. It helped launch Murray's long and successful career. It was a multi-use project and reflected Murray's interest in urban planning and the provision of social infrastructure including open public spaces, offering the potential for serendipity and social gathering akin to what cities can offer.

2.8 Key Heritage Considerations

Former Federal Designations and Heritage Status

Prior to the Federal Study Centre being transferred to CLCL, the Federal Heritage Buildings Review Office ("FHBRO") designated 11 of the 12 buildings at the Federal Study Centre as "recognized" federal heritage buildings. However, once the site was sold to CLCL, the buildings were no longer in the federal inventory and the designations ceased being in effect. There is no automatic transfer of heritage designation or status.

Throughout the development planning process, previous federal heritage recognition of the site has been considered. The reasons for designation have informed the site development planning process and design concept. 1495 Heron Road was listed on the City of Ottawa's Heritage Register on January 17, 2023. It is understood that the City of Ottawa is considering designating the Campanile Complex under Part IV of the Ontario Heritage Act.

View Analysis

Views form a key element of our built environment. In planning and urban design frameworks, they are commonly identified for protection and enhancement. Views vary in their contribution to the built environment, and thus merit a range of conservation approaches. Currently, none of the views within and around the site are formally identified as views to be conserved. A qualitative approach has been used for the identification and analysis of views which were considered when assessing the impact of proposed new development on the site. This analysis considers features that contribute to the special qualities of the site. Views are organized into two categories:

- *Primary Views* – Views within the Campanile Campus that serve as prominent views which should be conserved. The most significant view is the main axial view towards the Chapel from the south. Related to this, a key feature of views towards the Chapel is that the building is normally seen silhouetted against the sky, regardless of which direction it is approached from.
- *Secondary and Incidental Views* – Less prominent secondary and incidental views which capture elements of interest and which should be considered as part of the analysis of the character of the site and as part of the new development.

The landscape of the site has evolved over time. In some cases, this has modified views (e.g. foliage growth) and should be considered in the new development. Refer to Appendix A for more details.

What We Heard

Various heritage considerations were brought to the attention of the redevelopment planning team through stakeholder engagement. This included various public engagement sessions and meetings with a Public Advisory Committee representing a diverse group of community stakeholder, among others. While some stakeholders voiced an inclination not to retain existing buildings, a large number of stakeholders expressed interest in the adaptive reuse of the heritage buildings and in finding a way to retain the site's heritage fabric. Both the City of Ottawa and community stakeholders identified elements that appear to make the most significant contributions and which are priorities for conservation. For example, we heard that priorities for conservation include the Chapel, Theatre, entrance canopy, bell tower, and intimate exterior space.

2.9 Heritage Character of the Campanile Campus

The Campanile Campus is defined by eras of growth and development resulting in a distinct landscape of built features, topography, and patterns of circulation and use. Based on our analysis of the themes and patterns that characterize the site, we developed an understanding of the nature and degree of the contribution of individual buildings and landscape elements. A list of preliminary attributes was developed, which are notable elements of the campus that convey its value and that are important to conserve its heritage value. These attributes are preliminary in nature, pending a potential future Part IV designation of the site by the City of Ottawa.

Attributes were divided into three categories: those that apply to the campus as a whole, those that apply to the landscape, and those that apply to buildings. The following features characterize the Campanile Campus:

Attributes of the ensemble:

1. The **visual coherence** of the campus as a visually unified grouping of buildings and landscape elements. The singularity of purpose as an educational campus is expressed in the overall unity of layout, architectural design and materials, and relationship of the built form to its landscape setting (such as the repetitive architectural forms, textured materials, and clustering of buildings arranged around a courtyard). The Campus is a cohesive ensemble of modernist architecture whose design program is guided by concepts of functionalism and rationalism, influencing the site's predominant orthogonal massing, spatial organization, relationships of use, sightlines, hierarchies in scale (such as the large central quadrangle), and expression of structural planes through concrete banding. The overall coherence of built features results from the use of a simplified modernist architectural vocabulary and limited use of building materials (such as rough-textured, mottled red brick, concrete accents, copper trim, copper roofs). All buildings relate to the chapel, which is the focal point of the complex as set apart by its design.;

Figure 17. Visual Coherence (ERA, 2021).

2. The **integration of built form and landscape**, with interrelationships between the buildings and exterior spaces result from interconnected concrete walkways, a tunnel system hidden in a rise in the ground, brick screen walls, freestanding concrete benches, and plantings employed in linear patterns. Open spaces are interconnected. There is a mix of discrete but interconnected, highly functional public, residential, and academic buildings;

3. The **functional arrangement** of buildings and open spaces, as buildings and open spaces, including courtyards and passageways, result from defined and articulated patterns of hierarchies and use;

4. **Key views** within and across the campus, such as the views towards the Chapel (for view analysis, refer to Appendix A);

Figure 18. Pedestrian Scale (ERA, 2021).

Figure 19. Contrasts and Variations (ERA, 2021).

5. **Contrasts and variations** found within the cohesive ensemble which create visual interest, such as the interplay of light and shadow, solids and voids, textured brick and smooth concrete surfaces and variations in building heights, which are woven throughout the site; and

6. The sense of an **intimate, pedestrian scale** throughout the campus provided by buildings and open spaces;

Attributes of the landscape:

7. The **variations of open space** ranging from courtyards to pedestrian walkways create a social spine across the site that accommodate a diversity of social units (large courtyards, intimate brick screened areas), balance openness with contraction, and frame views.;

8. **Variations in topography** contribute to the varied character of the landscape setting, facilitating grade changes, and animating circulation passageways, for example there are raised courtyards and sunken planters; and

9. **Landscape features**, notably the Campanile bell tower and the entrance canopy which defines the main access.

Attributes of the buildings:

10. The use of good quality **materials**, including rough red brick, concrete, and copper;

11. A modernist **architectural vocabulary**, such as the expression of structural planes through concrete banding elements and limited ornamentation; and

12. Individual **building features**, such the copper roof of the Chapel and theatre.

Visual Coherence

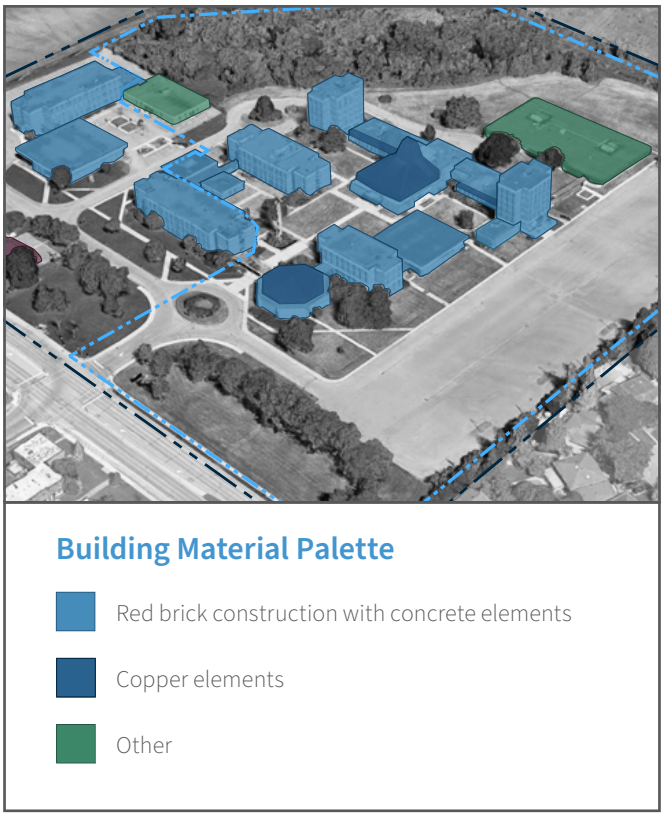


Figure 20. Building Materials Diagram (Google, 2021; annotated by ERA).

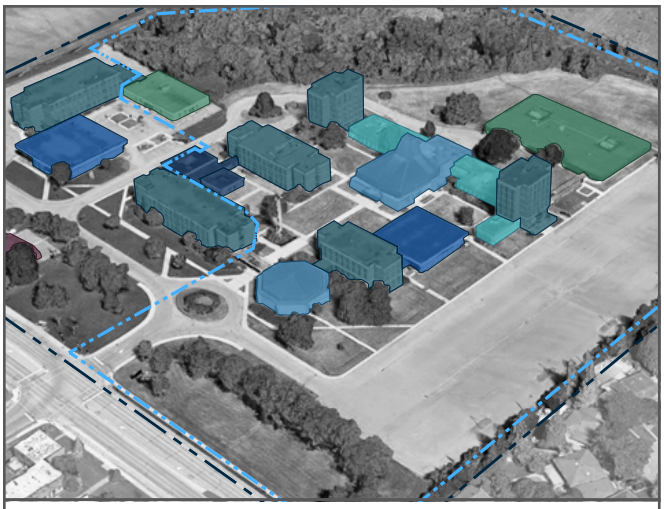
Brick (ERA, 2021)

Concrete panel (ERA, 2021)

Copper (ERA, 2021)

Concrete banding on brick facade (ERA, 2021)

Visual Coherence



Recurrent Building Forms

- Recurrent Form 1: Residences, Schools (K, C, E, J, G, 1)
- Recurrent Form 2: Library, Admin (H, I)
- Recurrent Form 3: Gyms (D, 2)
- Recurrent Form 4: Religious (B, L, C chapel)
- Non-typical Form: Chapel, Auditorium (A, F)
- Other (M, N)

Figure 21. Building Forms Diagram (Google, 2021; annotated by ERA).

Recurrent Form 1: Residences, Schools (K, C, E, J, G, 1)

Recurrent Form 2: Library, Admin (H, I)

Recurrent Form 3: Gyms (D, 2)

Recurrent Form 4: Religious (B, L, C chapel extension)

Non-typical Form: Chapel, Auditorium (A, F)

Visual Coherence

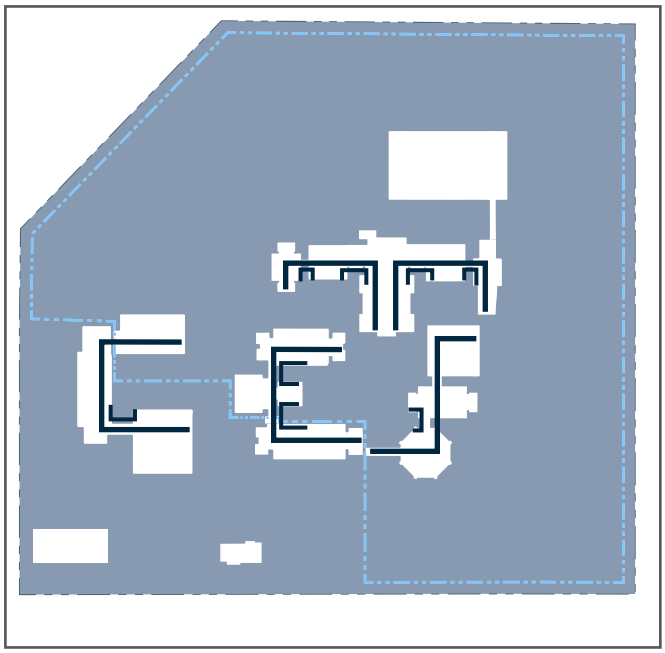


Figure 22. Building Clusters and Courtyards Diagram (ERA, 2021).

Sisters' Courtyard and Academic Courtyard (ERA, 2021)

Subtle Contrasts and Variations

Light and Shadow (ERA, 2021)

Solid and Void (ERA, 2021)

Textured and Smooth (ERA, 2021)

Figure 23. Selection of images demonstrating subtle contrasts and variations across the site (ERA, 2021).

Variations in Building Height

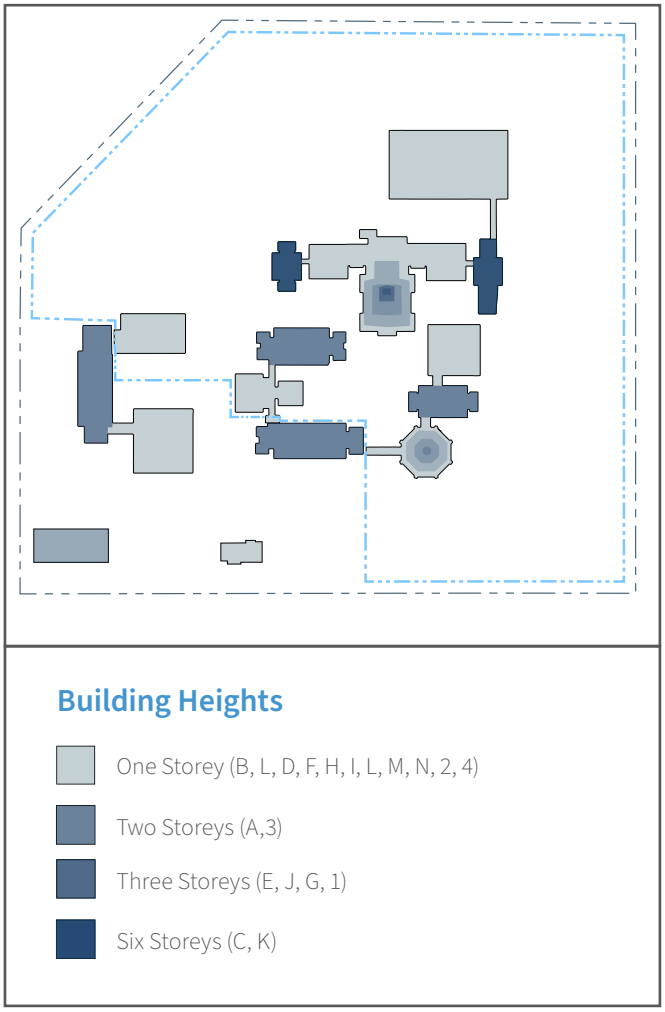


Figure 24. Building Height Diagram (ERA, 2021).

School, Entrance Canopy and Theatre (ERA, 2021)

Dorm, Gym and Novitiate Residence (ERA, 2021)

Library and School (ERA, 2021)

Variations in Topography

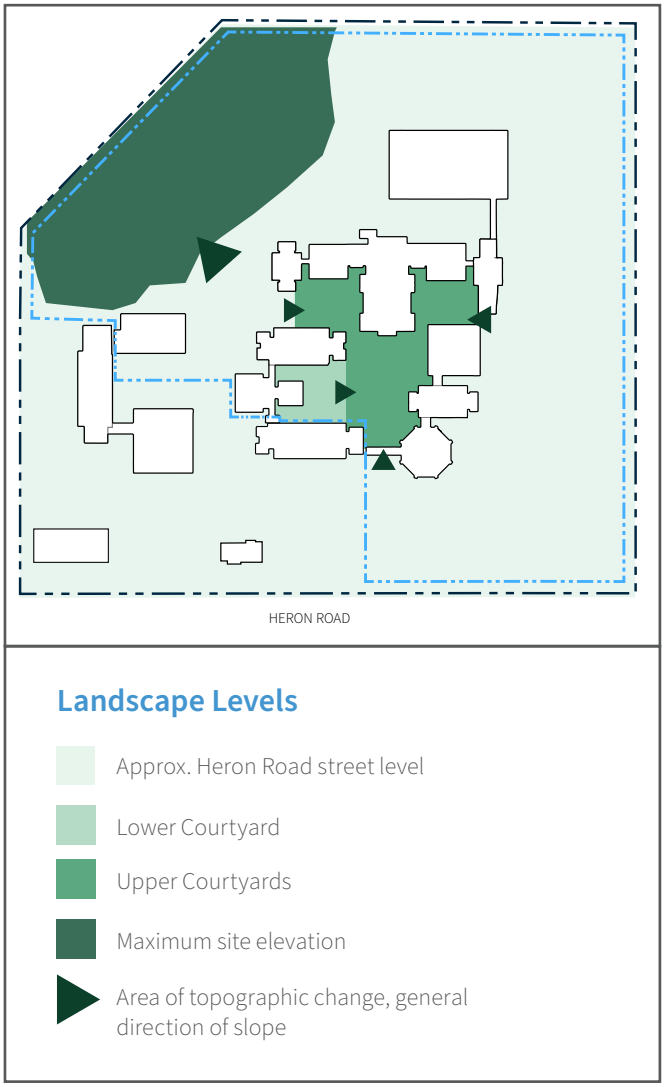


Figure 25. Topography Diagram (ERA, 2021).

Entrance Canopy and Steps (ERA, 2021)

East Ramp and West Ramp (ERA, 2021)

Courtyard Steps (ERA, 2021)

Woodlot (ERA, 2021)

Pedestrian Scale and Variations of Open Space

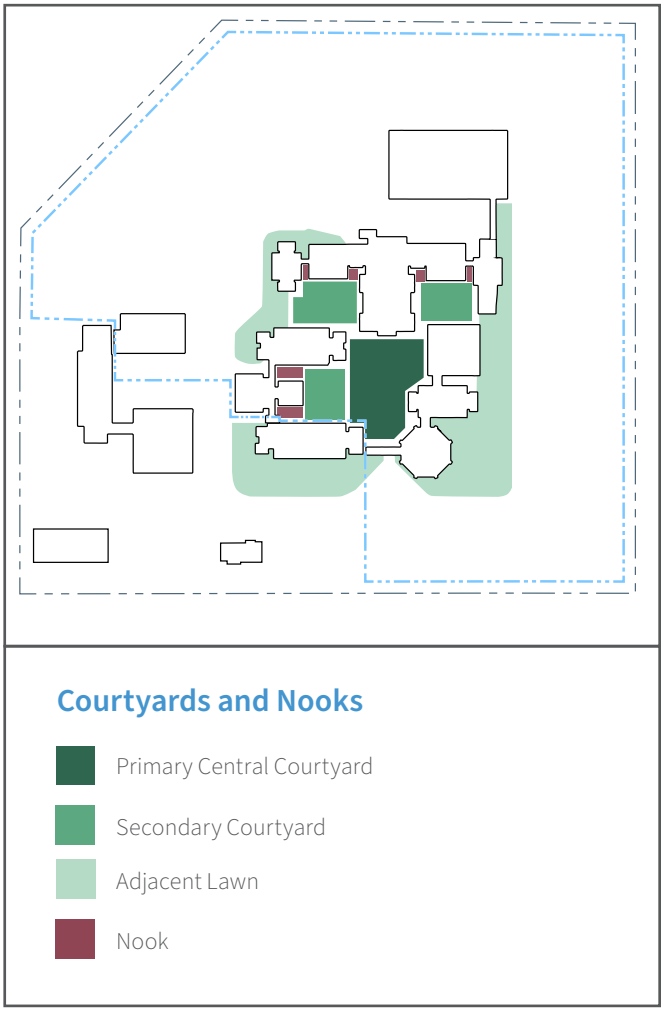


Figure 26. Open Space Diagram (ERA, 2021).

Primary Central Courtyard (ERA, 2021)

Secondary Courtyards (ERA, 2021)

Nook (ERA, 2021)

Interconnected Links and Tunnels

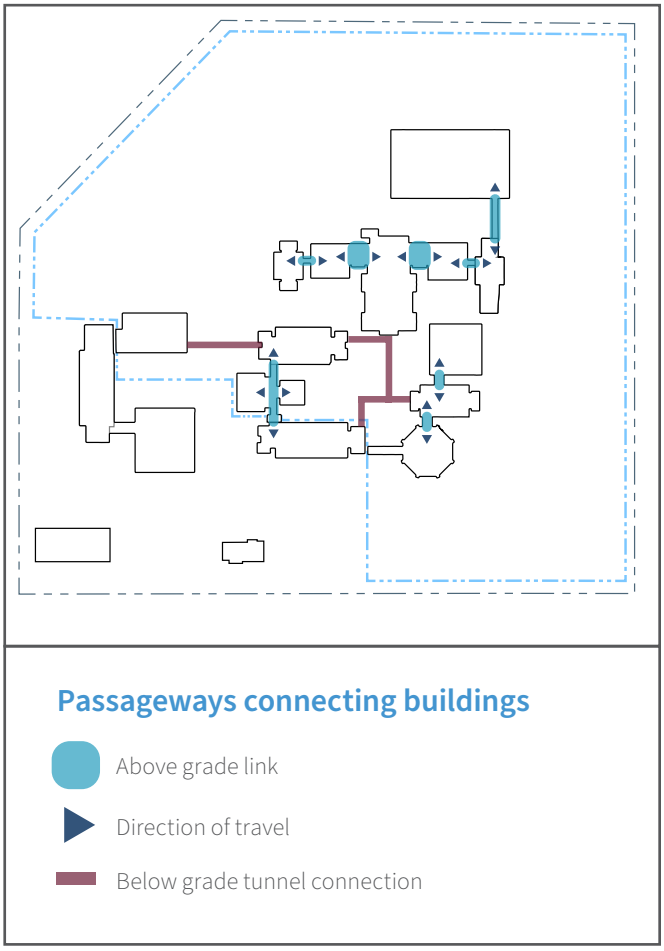


Figure 27. Building Connections Diagram (ERA, 2021).

Above grade link (ERA, 2021)

Corridor Photograph by H. Blohm, 1965 (Archives CND - Montreal)

Below grade tunnel (ERA, 2021)

Interconnected Circulation Walkways

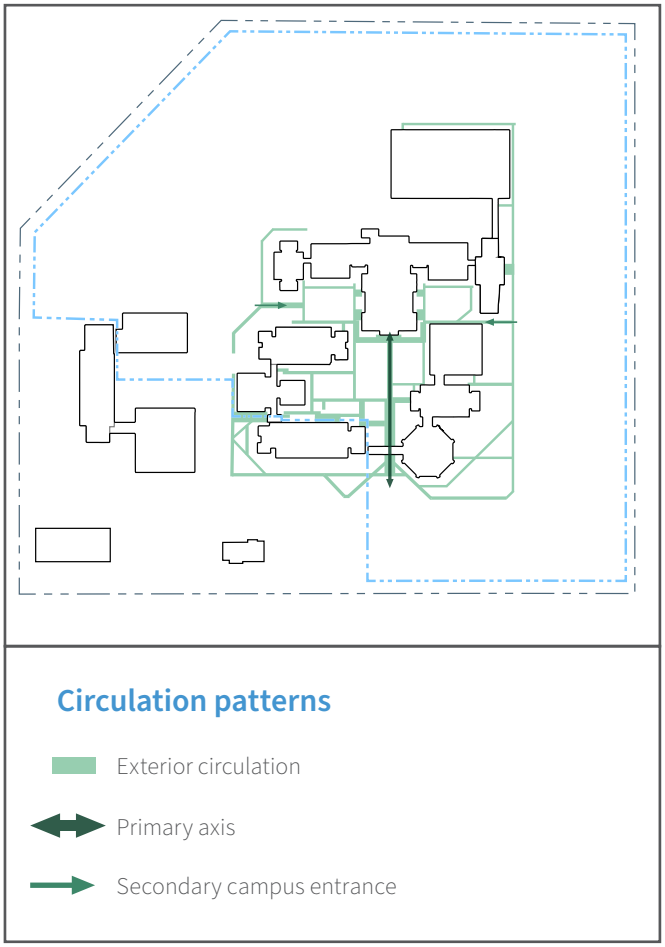


Figure 28. Exterior Circulation Diagram (ERA, 2021).

Exterior Circulation on Adjacent Lawn (ERA, 2021)

Primary Axis, looking towards Chapel (ERA, 2021)

Exterior Circulation in Courtyards (ERA, 2021)

Pinch Points and Framed Views

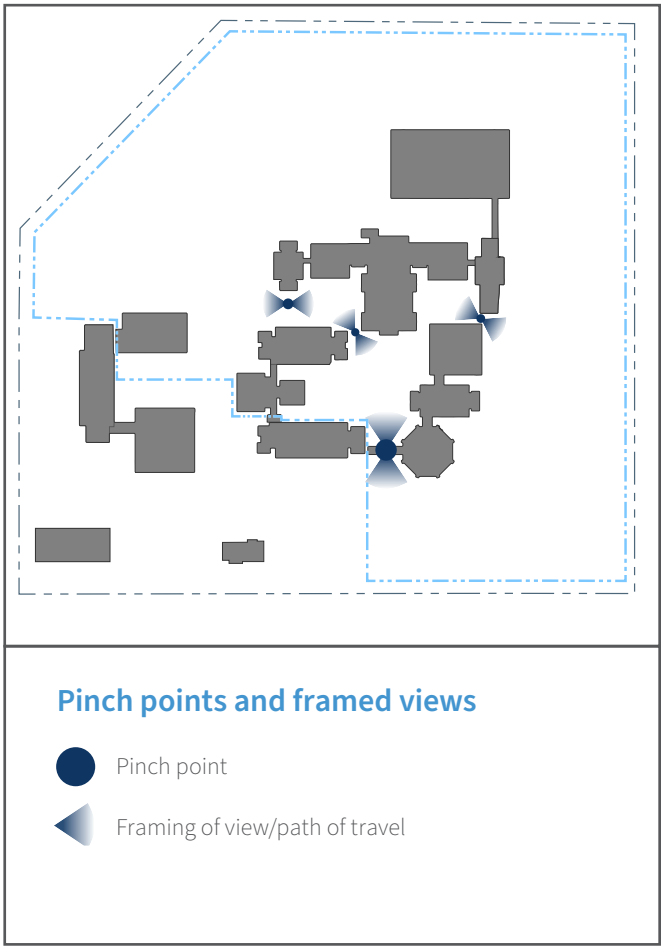


Figure 29. Pinch Points and Framed Views Diagram (ERA, 2021).

Entrance Canopy (ERA, 2021)

Exterior Circulation in Courtyards (ERA, 2021)

West Ramp (ERA, 2021)

2.10 Assessment of Existing Conditions

Building Construction

The buildings on the site – excluding M and N – share a common architectural language, including consistent material use and distinctive architectural detailing repeated throughout the campus. Geometric building massing includes some repeated forms, and some which are entirely unique. The buildings are modern in both their aesthetic and construction methods. Buildings of the campus are connected through a series of above-grade enclosed links and a network of below-grade tunnels.

The campus uses red brick as its main cladding material. The buildings feature clinker bricks, whose irregularly formed units add texture and visual interest to the brick walls. Geometric copper roofs dominate the visual expression of Buildings A and F, while Buildings B and L feature mansard-like copper roofing. Concrete banding is repeated throughout the campus. Smooth aggregate panels express slab edges and crown the parapets of several buildings. Concrete is used continuously throughout the site, with uses ranging from structure to site furnishings, to main landscape elements like the Campanile bell tower and the main entrance canopy. Original wood-framed windows are found in most buildings throughout the campus.

The campus's buildings primarily use reinforced concrete for their structures. Typically, the buildings use site-cast concrete for foundations, and pre-cast planks for floor slabs and roof decks. Most often, these are paired with concrete columns, structural walls made of concrete block, or a combination of both.

NON-TYPICAL CONSTRUCTION

While many buildings include the typical materials and structure noted above, several buildings include more unique building construction features:

Building A – the Chapel employs a structural system entirely comprised of site-cast concrete. Sloped structural walls and perimeter columns form its base. An additional four cylindrical columns are found in the open-plan ground floor cafeteria; these columns are among few rounded elements original to the campus. The soaring, copper roof is supported by a monolithic concrete structure.

Building D – the Gymnasium features a thick roof plane, supported by open web steel joists which allow for a fully open plan in the gymnasium space. Steel I-beams are employed as columns, embedded into the exterior walls. Ribbon windows beneath the overhang of the building's flat roof lend an illusion of floating. Building D is accessed only by passing through Building E; it has no entrance of its own.

Building F – the Auditorium uses concrete columns and a heavy steel roof structure to support its faceted copper roof. The octagonal perimeter of the building has two concentric series of columns – an inner ring, which are exposed in the interior space, and an outer ring, which are articulated in vertical fins on the exterior facades of the building.

Building H & I – the Administration Building and the Library feature floating roof planes and exposed columns that are free-standing or partially embedded in the exterior walls. The columns allow for an open plan, and in Building I (the former library) support a mezzanine level. Clerestory ribbon windows are featured beneath the roof. These buildings are connected and primarily accessed by a one-storey link volume, and neither building has a main entrance of its own.

Existing Conditions - Buildings

The following preliminary condition assessment is informed by an October 2021 site visit. ERA conducted visual inspection of the site's exterior condition from grade and some interior review. No destructive testing as carried out. Additional commentary on conditions is informed by a Building Condition Report from 2005 , and review of archival drawings of the site.

Despite years of vacancy, the buildings at the Campanile Campus are in generally fair condition. The reinforced concrete structures and brick cladding are generally still serving the buildings well. Evidence of moisture infiltration was observed in select instances but does not appear to be a prevalent issue across the campus. It should be noted, however, that Building H and Building I both have considerable moisture damage, and mould is evident in these buildings. The advanced level of deterioration in these two buildings may prohibit their rehabilitation.

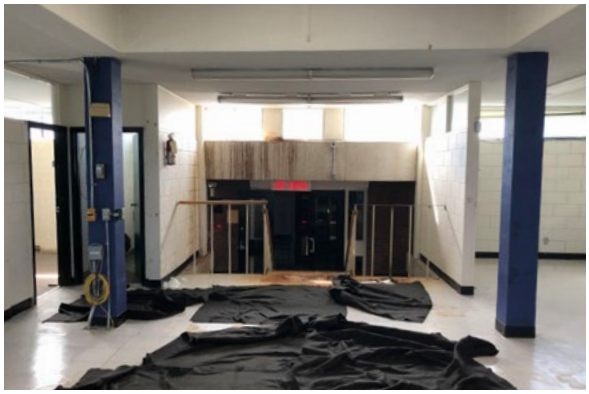


Figure 30. Library (ERA, 2021).

Figure 31. Corridor (ERA, 2021).

While a Building Condition Report was completed for the campus in 2005, detailed condition analysis has not been conducted since that time. Many of the lifespan projections as expressed in the 2005 report may still be valid, but it is worth noting that years of vacancy may have accelerated deterioration in some cases. The report notes types of upgrades necessary to bring the buildings up to contemporary standards; these include addressing building code deficiencies, meeting barrier-free accessibility requirements, mechanical, electrical, and seismic upgrades. The Building Condition Report references a Designated Substances Report from 2000, completed by Brookfield Lepage Johnson Controls. In that report, asbestos, lead, mercury, silica, and Polychlorinated Biphenyls ("PCBs") were identified as substances on the site which may pose health risks. The Designated Substances Report notes that the basis for materials testing was largely random; the report recommends further testing prior to renovation or demolition of elements that may contain designated substances.

Moreover, vacancy of the buildings has introduced conditions that were not a part of the 2005 study. These include vandalism, moisture infiltration, presence of rodents, and in some buildings, effects of no longer being heated. Mould is a significant issue not addressed in the 2005 document. Sources of moisture and extent of mould growth should be further investigated before planning appropriate rehabilitation approaches for affected buildings.

The following sections comment on general building conditions by material at a high level. A detailed condition survey and assessment is recommended for buildings being considered for retention in the master plan.

- **Concrete Structure** throughout the campus is observed to be in generally good condition. The primary structure of most buildings is comprised of site-cast concrete and concrete block structural walls. The 2005 Building Condition Report anticipated a total lifespan for concrete structures of 100 years, and noted few, specific instances where repairs should be undertaken. Most buildings (excluding H and I) appear to have had only minimal moisture infiltration.
- **Concrete Panels** are used extensively throughout the campus. Typically attached to concrete structural elements, such as slab edges and columns, the panels create an exterior expression of structure. The precast panels are finished with a smooth face aggregate, yielding a subtle texture. Panel conditions vary; cracking, delamination, and staining were observed throughout the site. Further review should be conducted to assess the level of need for selective replacement and repairs.
- **Brick Cladding** used throughout the campus is in generally good and serviceable condition. The 2005 Building Condition report gives a total lifespan projection of 75 years for the masonry cladding. That timeframe has not yet been exceeded and with repointing, selective replacement, and other repairs this expectancy might be extended. Conditions are not uniform across the campus. For example, lower brick courses tend to have more advanced issues. More detailed assessment will be required to plan for repair and replacement requirements on a case-by-case basis.
- **Copper Roofing** was given a total life expectancy of 50 years in the 2005 Building Condition Report. However, visual inspection from grade, and observations from the interior did not reveal any points of failure. Copper throughout the campus appears to be in serviceable condition. Further inspection is recommended to re-evaluate lifespan projections for each copper roof.
- **Other Roofing.** All buildings use built-up tar and gravel roof for at least a portion of their roofing. Some roofs have been replaced relatively recently. Any roof that has not been replaced since the 2005 Building Condition Report is either already due for replacement or will be within the next few years.
- **Windows** throughout the campus are largely wood-framed and double-glazed. There are also several instances of frameless single-glazed ribbon windows. The 2005 Building Condition report describes that wood-framed windows have been repaired and repainted over time but have now exceeded their serviceable life. The report recommended all wooden windows be replaced, however, since these windows are made of repairable material, it may merit closer assessment to see whether some might be repaired. Where repair is not feasible, replacement-in-kind is advisable.
- **Interior Finishes** have generally outlived their useful life, have had potential moisture or mould exposure, or require updating. Many interior finishes will need to be removed and replaced. Exceptions include high-quality materials, which should be assessed for continued use or reuse. For example, materials like wood, terrazzo, slate, and interior brick may be worth repairing and retaining. Stairs, doors, and floor finishes are examples of interior components that may have their lifespans extended, pending confirmation of building code requirements.

Existing Conditions - Landscape

The integrated design of the Campanile Campus has yielded a complex yet cohesive whole. The interrelationships of buildings create interstitial spaces from major courtyards to intimate niches, and programming originally extended from the interior to the exterior. The consistent material palette of the site finds continuity through site features and furnishings. Modernist design intent is apparent in

the landscape; the importance of green lawns, emphasis on circulation, arrangement and hierarchy of spaces based on functions, and the material expression of the site design all speak to its modernity.

In general, the landscape design is legible and has not experienced major interventions. However, deterioration and changes over time are evident. Much of the site is overgrown. In some instances, the level of growth or change to plantings may have been anticipated and desired, such as trees maturing over time. Other instances, such as extreme overgrowth of shrubs or the proliferation of non-deliberate plantings, are unintentional and undermine heritage features of the site. Impacts include the disruption of sightlines, obscurement of buildings and courtyards, and the reduction of daylight to areas of the campus. The original landscape design also included deep sunken planters. Presently, these are so filled with foliage that their depth is no longer apparent. Some original plantings have been removed entirely.

Figure 32. Existing conditions at main entrance (ERA, 2021).

Figure 33. Existing conditions negotiating grade change at west side of the site (ERA, 2021).

Many built elements in the landscape have deteriorated. In the section below, a few site elements are discussed by type:

- The Campanile – the bell tower that gave the campus its colloquial name – is a landmark and symbol for the site. The bell has long since been removed but the tower still stands as a sculptural element. The base of the tower is in a sunken planter area which previously included a fountain. The sunken area is now filled with foliage. The textured concrete tower itself appears weathered, but in generally good condition.
- The Entrance Canopy is another significant element of the landscape design. It announces the primary public-facing threshold to the campus. This element has experienced considerable deterioration and may require extensive repair. Its concrete panels are in poor condition and corrosion is observed from the steel reinforcement within the concrete structure. Moreover, this entryway cannot provide barrier-free access in its current configuration.
- Other site elements and furnishings including concrete stairs, retaining walls, benches, planters, and paved pathways are weathered, with some in more serviceable condition than others. Upon initial review, many of these site elements will need to be replaced or receive significant repairs.
- The Underground Tunnels connecting the buildings are in generally serviceable condition, with only a few observed instances of moisture infiltration. The tunnels underscore the importance of circulation to the site and served a practical function for the campus.

Refer to the Adaptive Reuse Considerations report prepared by ERA provided under separate cover for an analysis of the site's adaptive reuse characteristics.

3 HERITAGE CONSERVATION STRATEGY

ERA and the redevelopment team have taken a methodical, step-by-step approach to heritage conservation in the development of the proposed master plan concept. Each design decision is premised on strategies to conserve the heritage value of the site while allowing it to evolve. An overview of the Heritage Conservation Strategy that has guided the development of the proposed concept is provided in this section.

The Heritage Conservation Strategy builds on the understanding of the site outlined in the Heritage Character Analysis in Section 2 of this report. The Heritage Conservation Strategy also examines the impacts of the proposed development on heritage character and how impacts can be mitigated to ensure that heritage value is conserved. Finally, this section provides an approach to interpretation to commemorate the cultural heritage value and narratives of the site.

The conservation strategy is based on a master plan level of information. Further detail will be included at future Site Plan Control application stages.

3.1 Heritage Conservation Approach

Given its potential cultural heritage value, the site should be conserved and maintained in a manner consistent with the *Standards and Guideline for the Conservation of Historic Places in Canada* (hereafter referred to as the Standards and Guidelines). The proposed conservation approach for the Subject Lands is rehabilitation, defined as:

> The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

The reason for selecting rehabilitation as the primary conservation treatment is to allow for the campus to evolve, leading to new and continued uses while ensuring that the character-defining elements that define the site's cultural heritage value are conserved. Rehabilitation of the Campus should be undertaken in accordance with accepted conservation principles. The following standards from the Standards and Guidelines are particularly relevant for the proposed redevelopment of the Campanile Campus:

Standard 1:

- (a) Conserve the heritage value of an historic place.
- (b) Do not remove, replace or substantially alter its intact or repairable character-defining elements.
- (c) Do not move a part of an historic place if its current location is a character-defining element.

Standard 3:

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

Standard 11:

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

Figure 34. Main entrance to the campus, c. 1965 (Archives CND - Montreal).

The proposed redevelopment concept conserves the heritage character and the preliminary attributes that convey the design and physical value of the Campanile Campus, described in Section 2 of this report.

The proposed concept shows that it is possible to achieve a balance between conservation and renewal. The proposed concept will facilitate renewed use of the Campanile Campus as a vibrant, mixed-use community with many green and open spaces while celebrating the heritage value of the property. Alterations will respectfully maintain the legibility of the site as a modernist campus and a distinct place of community gathering. The site strategy provides for the retention and re-use of most of the existing buildings in the Campanile Campus. All buildings that were previously designated by FHBRO will be conserved, except for buildings H and I. Most of the buildings will be conserved in their entirety. Buildings that will be retained will be upgraded to contemporary standards and the requirements of future users. The ongoing occupancy will help maintain the retained buildings. Retained structures will be rehabilitated and new construction will be appropriately integrated with the historic campus. New development on the site will complement the retained structures and the history of the area. The scale and form of new buildings will have regard for the character and appearance of the area to ensure a harmonious relationship between old and new.

The proposed plan responds to the heritage considerations provided through community and stakeholder input by ensuring that the overall coherence of the property is conserved, and that the Chapel (Building A), Theatre (Building F), entrance canopy, bell tower, and intimate exterior space are maintained as key features of the property

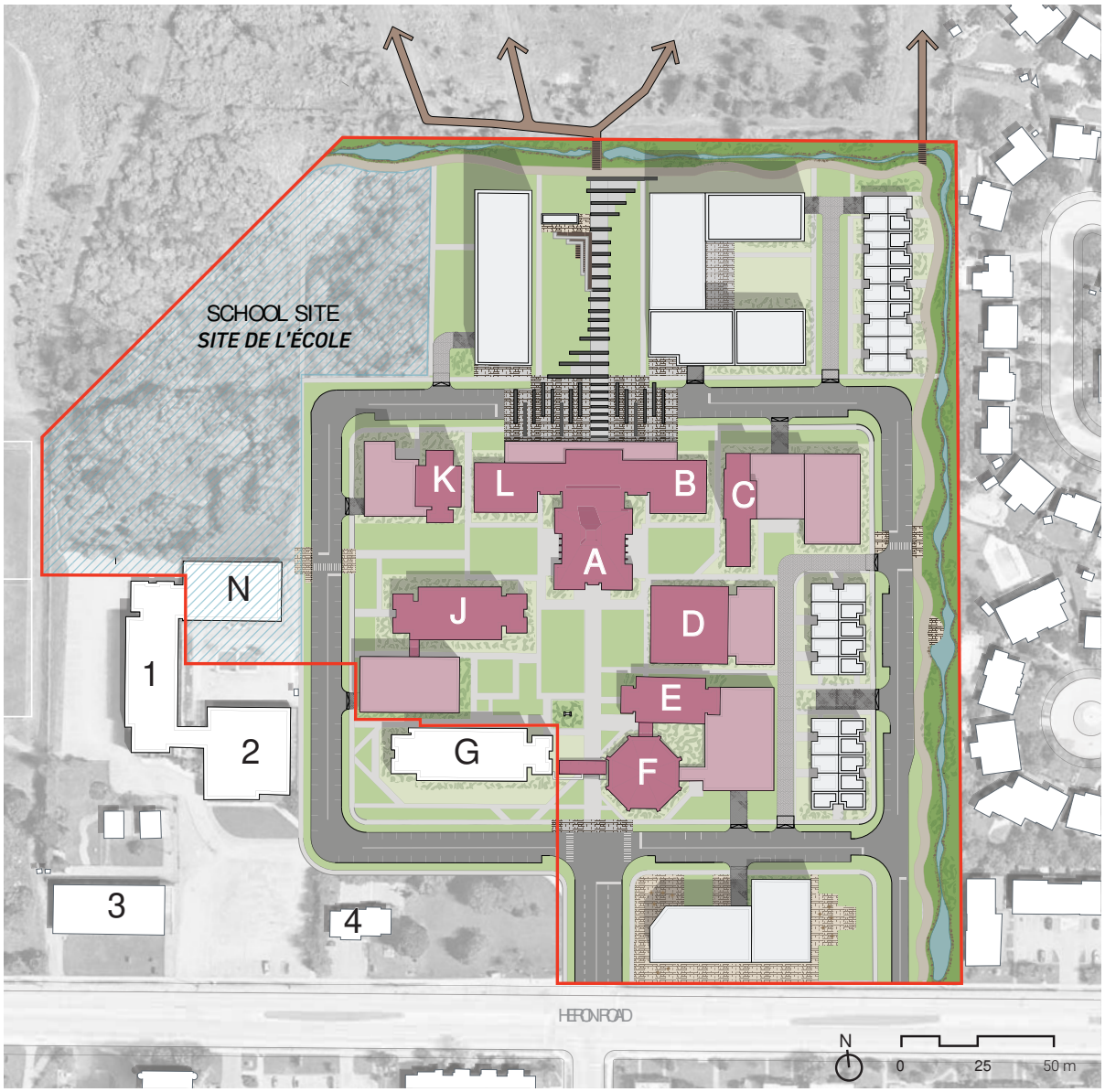


Figure 35. Plan showing proposed conservation of buildings and new additions (Stantec, 2022).

Existing Building

New Addition

3.2 Conservation of Heritage Character

Conservation strategies for the ensemble:

- The overall **visual coherence** of the Campus and the sense of it as a **cohesive ensemble** of modernist architecture is ensured through the retention of most of the existing buildings with potential heritage value and historic landscape elements. The campus will continue to be a visually unified grouping of buildings and landscape elements, retaining the site's predominant orthogonal massing, spatial organization, sightlines, hierarchies in scale (such as the large central quadrangle), and expression of structural planes. While modified to suit new uses and upgraded to current standards, most of the buildings and landscape elements will be conserved in their entirety, including their use of a simplified modernist architectural vocabulary and limited use of building materials. The relationship of the built form to its landscape setting will also be retained. Further, the proposed concept maintains the main north-south axis of the site with the retention of the Chapel as focal point of the campus, as well as the 'balanced asymmetry' found in the campus created by the variation in heights and massing.

- The thoughtfully designed **interrelationships between landscape and architecture** will be conserved given the retention and adaptive reuse of most existing buildings and historic landscape elements. Features such as the repetitive architectural forms, textured materials, and clustering of buildings arranged around a courtyard will be retained. The varied topography on the site will be maintained, along with the varied pedestrian scaled circulation paths and landscape elements within and across the site. Other interrelationships between the buildings and exterior spaces resulting from interconnected concrete walkways, brick screen walls, freestanding concrete benches, and plantings employed in linear patterns will also be retained. Open spaces are interconnected. Improvements will be made to enhance accessibility, connectivity, and relationships with the surrounding development. The proposed internal site circulation has informed a careful approach to the removal of three existing links, which will improve access and connectivity into and through the site.

- While proposed uses will likely differ from the original function of historic buildings, the **functional arrangement** of the site, notably the clustering of buildings and the creation of a range of enclosed exterior space types, will be retained. The campus' original religious, community and academic clusters will evolve into civic, residential, and mixed-use clusters. Further, the design of the campus using repetitive modular forms will continue to be evident in the historic campus and will be encouraged to be reinterpreted in new construction.

- The proposed concept retains **key views** at the site, notably the main axial view looking north towards the Chapel, and the view of the Chapel from other directions. Many sight lines within and across the site created by pedestrian movement are retained.

- With the retention of most historic buildings and landscape elements, the subtle **contrasts and variations** found at the site will be conserved and will continue to create visual interest, such as the interplay of light and shadow, solids and voids, textured brick and smooth concrete surfaces and variations in building heights, which are woven throughout the site.

- With the retention of most historic buildings and landscape elements, the sense of an intimate, **pedestrian scale** throughout the Campus provided by buildings and open spaces will be retained through the conservations of materials and their interrelationships, details that are legible at eye level, and interplay of light and space.

Conservation strategies for landscape elements:

- The **variations of open space** will be conserved given the retention of most of the existing open spaces within the historic campus, ranging from courtyards to pedestrian walkways that create a social spine across the site that accommodate a diversity of social units (large courtyards, intimate brick screened areas), balance openness with contraction, and frame views. Improvements will be made to enhance accessibility, connectivity, and relationships with the surrounding development. Modifications will be made to adapt the open space for ongoing and continued use (for example, the addition of discrete hardscaped areas in the courtyard to allow for a wider ranges of use).

- The **variations in topography** on the site will be maintained, contributing to the varied character of the landscape setting, facilitating grade changes, and animating circulation passageways. Improvements will be made to enhance accessibility, connectivity, and relationships with the surrounding development.

- The proposed concept will retain and conserve most of the existing **landscape features** within the historic campus, including the main entrance, bell tower, sunken planters, and pathways. Improvements will be made to enhance accessibility, connectivity, and relationships with the surrounding development. Urban design guidelines will help to ensure that modifications that are required to upgrade the site will be designed to be physically and visually compatible with heritage character. Damaged and deteriorated landscape elements will be repaired or replaced. Alterations should seek to minimize impact on character-defining elements, although in certain cases, some degree of impact is unavoidable and may be desirable to achieve universal accessibility.

Conservation strategies for buildings:

- The proposed concept retains most of the historic buildings, including Buildings A, B, C, D, E, F, J, K and L with modifications to adapt the existing buildings for ongoing and continued use. Rehabilitation of retained buildings will be consistent with requirements for their new use and upgraded for future occupancy.

- The proposed concept retains most of the historic building **materials** - such as their rough-textured, mottled red brick, concrete accents, cooper trim, and copper roofs - with modifications to adapt the existing buildings for ongoing and continued use. Damaged and deteriorated building elements will be repaired or replaced.

- The proposed concept retains most of the historic buildings and their **architectural vocabulary**, with modifications to adapt the existing buildings for ongoing and continued use. Damaged and deteriorated building elements will be repaired or replaced.

- The proposed concept retains most of the historic buildings and their **building features**, with modifications to adapt the existing buildings for ongoing and continued use. This includes the retention of the Chapel (Building A) and Theatre (Building F).

- Additions and extensions to retained elements will be designed to be compatible (see New Construction subsection below).

Proposed for Removal

Building H, east elevation

Building M, west elevation

Building I, viewed from the southwest

Link between buildings B and C at south elevation

Figure 36. Plan showing portions of the site proposed for removal, paired with representative photos (Google, 2021; annotated by ERA; ERA, 2021).

3.3 Rationale for Retention and Selective Removals

The historic buildings that are proposed to be retained in the redevelopment plan will maintain the overall composition of the Campanile Campus from the 1960s. The proposed redevelopment concept maintains the legibility of the Campus as an example of a modernist educational complex. Careful consideration was given to which structures could be proposed for removal on the basis of their contribution to the larger Campus. All buildings that were previously designated by FHBRO will be conserved, except for buildings H and I and most of the buildings will be conserved in their entirety. The proposed plan retains buildings A, B, C, D, E, F, J, K and L and proposes the selective removal of building H, I and M, as well as the links between B and C, K and L, and D and E.

The buildings and structures proposed to be removed have been selected to accommodate new development and create new circulation routes and public realm opportunities. Demolition of structures will be undertaken in a manner that minimizes impact on the structures to be conserved.

Demolition of buildings H and I is proposed given that these two buildings would be very challenging to adapt for reuse. The one-storey buildings have small footprints, their floors levels do not align with grade, and they were found to have significant building condition issues including moisture damage and mould. These buildings were originally used as an administration building and library in the Campanile Campus, which played supportive roles to the other activities on the campus. Removal of Buildings H and I will also have only limited impact on the physical and visual integrity of the campus and the overall heritage character.

Demolition of building M is also proposed, although this building was built at a later date and does not contribute to the heritage character of the historic campus. The building was not among those previously designated as Recognized federal heritage buildings.

Selective demolition of the one-storey structures that link Buildings B and C, as well as the link between K and L is proposed. These links originally provided a visual connection to the site with views from the interior to the north and south. While these links contributed to an understanding of the former religious cluster (Buildings A, B, C, K, L), their removal will provide north-south pedestrian access between the heritage campus and the proposed development to the north, and better connect the heritage fabric of the site with the surrounding urban fabric. The buildings will no longer require these connections given new proposed uses and ownership structures. The removal of the links will have limited impact on the heritage character of the campus. Further, a similar façade design treatment is found at the south-facing connection between Buildings A and L, and between A and B which will be conserved.

Similarly, demolition of the structure that links Buildings D and E is proposed to provide east-west pedestrian access between the heritage campus and the proposed development to the east. The buildings will no longer require this connection given new proposed uses and ownership structures. The removal of this link will have limited impact on the heritage character of the campus.

3.4 New Construction

New construction will be included in a way that aligns with the following heritage conservation strategies.

- Additions will be made to Buildings A, B, C, D, E, K and L. The location of the addition for Buildings A, B, and L will be to the north, for Building C to the east, for Building D to the east, for Building K to the west, and for Buildings E and F to the east. Additions and alterations will be undertaken in a sensitive manner, sympathetic to the physical qualities of the historic Campanile Campus. Additions, extensions to retained elements and new buildings will be designed to be compatible with historic buildings. Additions will be designed in such a way that they do not alter the historic building's legibility. For example, the addition proposed to the original theatre (Building F) is pulled back so that the building's octagonal plan remains legible.
- New construction - including new buildings, additions and landscape alterations - will read as a distinct but compatible layer of change on the site. New interventions will be high quality in design and materials such that additions and alterations enhance the quality of the existing Campus. The use of contemporary design for new construction will distinguish between new and old. The new construction will be scaled so that the historic buildings will be legible as distinct elements that remain prominent when viewed from the public realm.
- The existing unity of design and materials will be sustained by the successful layering of new and old with distinctive but complementary materials, the use of transparency and space between buildings, and the organization of views to maintain the legibility of the site as a coherent whole.
- While new buildings are proposed to be visually compatible with the existing buildings, maintaining the overall sense of an ensemble, the new work will not seek to replicate the existing architecture of the Campus.
- Design approaches will maintain the coherence and integrity of the overall composition. The spatial qualities of the site, will be conserved including the asymmetrical balance of its massing and height. New midrise buildings will be carefully positioned to either side of the Chapel to ensure that the axial view to the Chapel and its silhouette is retained.
- New entrances and multiple-fronted building orientations are proposed to animate the historical "back of house" areas within the Campus with active building facades.
- The quality of the interior courtyard areas and pedestrian paths in the historic campus has been translated in the new construction into a network of pedestrian spaces, connections and streets that all connect together in a fluid and continuous way, creating different types and sizes of spaces between the buildings. This porosity will support activation of the heritage buildings and the spaces between them, and better connect the heritage fabric of the site with the surrounding urban fabric.
- New buildings and spaces will be designed to reinforce views and the prominence of the individual buildings. Most notably, the arrangement of built form massing will allow for the Chapel to remain a landmark in the skyline, with sight lines to the Chapel maintained and enhanced.
- A transition in height, with the highest tower height at the northwest corner of the site will help to successfully integrate the new high rise with the low to mid-rise building fabric of the historic campus and adjacent content.

3.5 Interpretation

A robust interpretation program can be developed using a variety of strategies to communicate and interpret the cultural heritage value and narratives embedded in the site. We recommend the following general approach to developing an interpretation program for the Campanile Campus:

- Prepare a **Heritage Interpretation Plan** that sets out the scope and mandate of the interpretation program for the Campanile Campus.
- Document and describe the interpretation program **methodology**, including:
    - Identify all communities or organizations that have a special interest in the Campanile Campus, describe how they were engaged in the interpretation process, and how their feedback was incorporated into the interpretation program.
    - Identify a process for evaluating heritage interpretation options and how the options were prioritized.
    - Develop principles that will guide the interpretation of the Campanile Campus, derived from research and consultation with stakeholders.
- Describe the interpretation approaches that were considered and why the recommended approaches are deemed appropriate to the Campanile Campus interpretation program. Approaches should be evaluated in light of a number of considerations, including universal accessibility and maintenance requirements. To rationalize the selected approaches, include a discussion of:
    - Pros and Cons of the various approaches considered;
    - How the approach incorporates existing heritage interpretation for the Campanile Campus, if any;
    - How the approach incorporates the cultural heritage value of the site and conservation efforts that have resulted from the redevelopment project;
    - Existing precedents for the various approaches considered; and
    - Documentation of stakeholder feedback on the approaches.
- Based on research and community consultation, identify **key interpretative themes** framed around why the site is valued. Specific people, design elements, stories, and events among others may inform the themes. Potential interpretive themes for the Campanile Campus include the following:
    - **Late Modernist Design at the Human Scale**: The Campus reflects the ideals of Late Modernism through its human-centred design achieved through a collaborative, multi-disciplinary design process.
    - **The integration of art and architecture**: The integration of art with architecture, which is characteristic of the late Modernist period, contributes to the overall cohesive design of the Campus as seen in the abstracted concrete bell tower in the courtyard and sculpture in the Chapel.
    - **Social infrastructure and community connectivity**: The variations of open space ranging from courtyards to pedestrian walkways to intimate brick screened areas provide the Campus with a

social infrastructure that accommodates a diversity of social units and provides opportunities for community connectivity.

- **Modernist Campus Design:** The design of the Campus reflects the ideological shifts in pedagogy of the postwar period and architectural discourse on the effect of good design in a postwar culture. The Campus is an expression and embodiment of the period's educational ideals - the extension of learning beyond the classroom and open spaces as informal learning forums.
- **Additional themes:** Other interpretive themes may be explored. The theme of Indigenous presence may be considered but will require further consultation with Indigenous stakeholders.

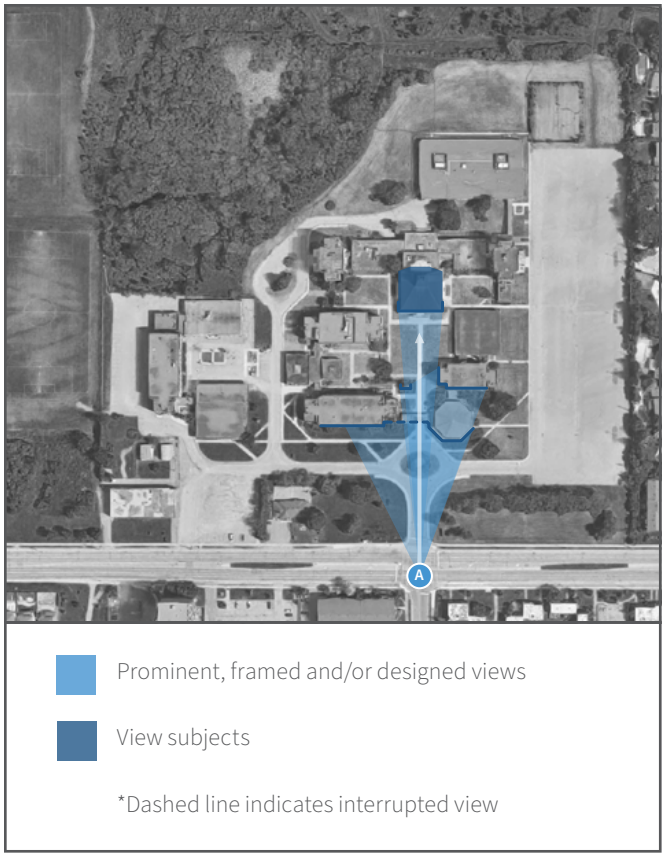
- Identify potential **locations**, applicable overarching themes, implementation and lifespan timeframes, and precedents for the recommended interpretation approaches for the Campanile Campus. Interpretation **strategies** may be incorporated into the architectural design and landscape architecture, and may include artifact display, signage and/or wayfinding.
- Outline the heritage interpretation **planning and implementation** process, including any additional deliverables, responsible bodies, partner organizations and estimated dates of completion.

APPENDICES

Appendix A: View Analysis

A1. Primary Views

A1.1 Axial view to the Chapel from the south outside the Campus



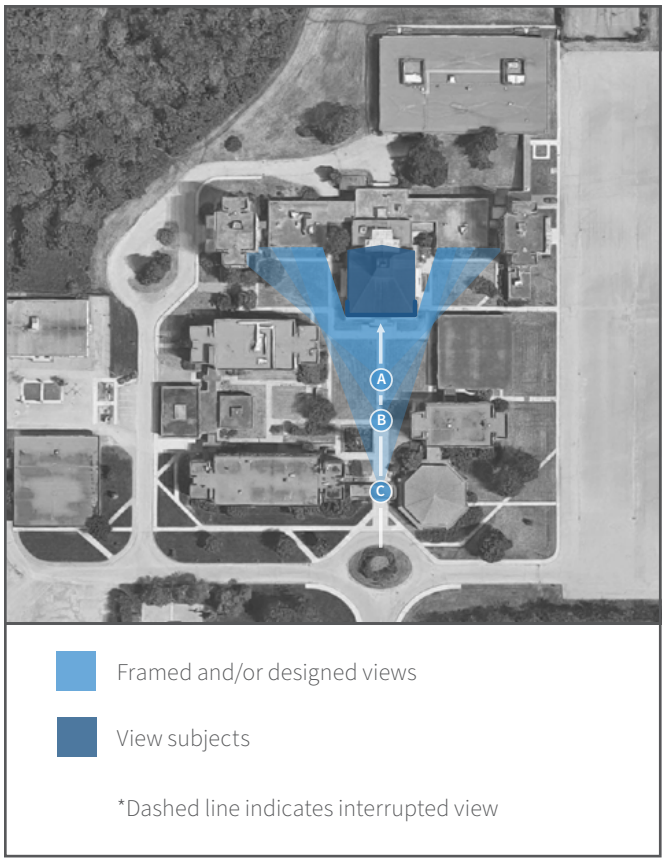
(Google, 2021; annotated by ERA)

A Archival view from south (1965 photograph from the south by Hans Blohm, via Archives Congrégation de Notre-Dame - Montréal)

A Contemporary view from south (Google, 2021)

The view looking north from the intersection of Heron Road and Baycrest Drive towards the Chapel is the primary view of the site and the main public face of the campus. It is an axial terminus view, framed by buildings and landscape elements in the fore- and mid-grounds of the viewshed. Key view objects include the Chapel roofline and Campanile bell tower with their silhouettes against the sky, as well as the main entrance canopy that are framed by the trees, roadside, and by Buildings G and F. The view is layered, with elements in the fore, mid and background that form a balanced but asymmetrical composition with an interplay between solid and void. The view remains important and prominent on the site despite obstructions caused by a later signage addition and planting overgrowth.

A1.2 Axial view to the Chapel from the south inside the Campus



(Google, 2021; annotated by ERA)

This prominent series of views continues along the same central axis aligned with Heron Road and Baycrest Drive. This view forms part of the main public face to the Campus, as it would have historically been the main point of access to the site. The view toward the Chapel is dynamic, and different built elements comprise the fore-, mid-, and background as the viewer travels north. Beginning at the south, the Chapel is first framed by the main entry Canopy; then asymmetrically framed by the Campanile and Building E; then a partial obstruction is caused by overgrowth at one of the planters; the view is also, at points, framed by Buildings D & J. The flanking of the Chapel bcourtyards along with the visual anchoring provided on either side by Buildings C & K lend to the view's composition. The Chapel, at all points, is silhouetted against the sky.

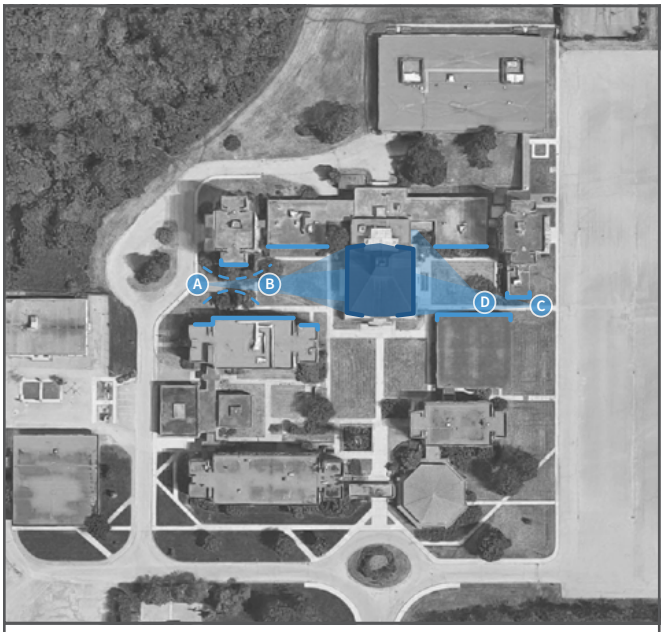
A Terminus view to the Chapel (ERA, 2021)

B Terminus view to the Chapel (ERA, 2021)

C Terminus view to the Chapel (ERA, 2021)

A2. Secondary and Incidental Views

A2.1 Views to the Chapel from the east and west inside the campus



(Google, 2021; annotated by ERA)

Other views to the Chapel include those from the east and to the west of the building. From the west, the Chapel is framed by Buildings G & K; this view from the perimeter is below and looking up toward the view object. The pathway, at this point is on-axis with the west façade of the Chapel. The view is somewhat obstructed by foliage. From within the Sisters' Courtyard, the view is on plane with the Chapel and framed by buildings J & L. From the east, the perimeter view is framed by Buildings C & D. There is some obstruction to the view caused by foliage overgrowth. Once inside the Novitiates' Courtyard, the view is framed by Buildings B & D.

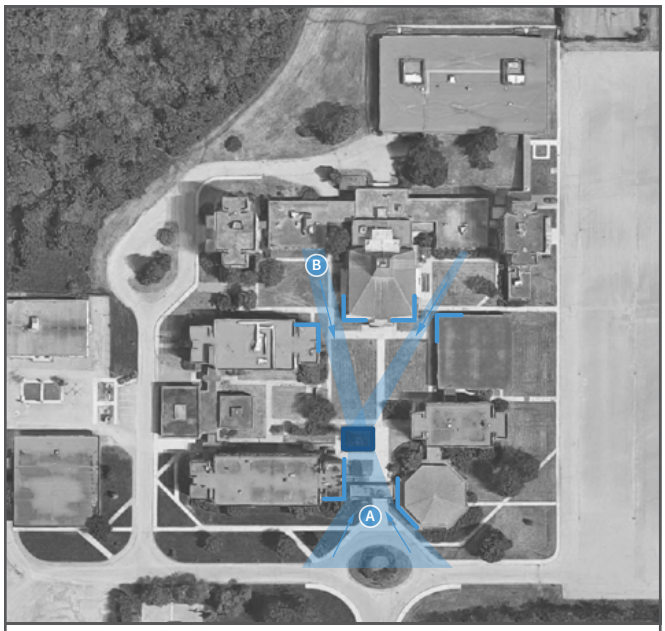
A Perimeter view from the west (ERA, 2021)

B Courtyard view from the west (ERA, 2021)

C Perimeter view from the east (ERA, 2021)

D Courtyard view from the east (ERA, 2021)

A2.2 Framed views to the Campanile from Inside the Campus



(Google, 2021; annotated by ERA)

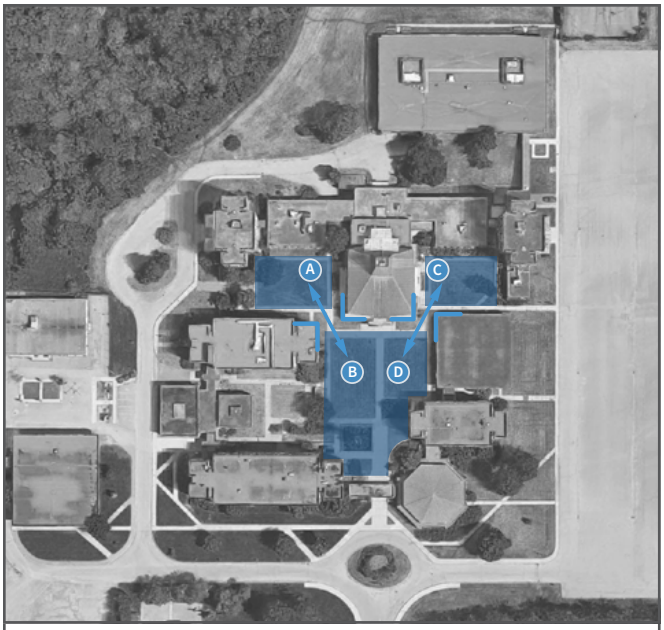
Views within the Campus toward the Campanile include viewpoints south of the entrance, and from both the Sisters' and Novitiates' Courtyards. These terminus views focus on the upper portion of the Campanile, which is silhouetted against the sky. At the south perimeter of the campus, Building G frames the Campanile at the west, and Buildings E & F form the eastern edge of the view. From this vantage point, the entrance canopy bisects the Campanile and contributes to the foreground of the view's composition. From the Sisters' Courtyard, the Chapel and Building J frame the view toward the Campanile, while this is achieved by Building D and the Chapel from the Novitiates' Courtyard.

A Campanile view from the south (ERA, 2021)

B Framed view from Sister's Courtyard to Campanile (C. Ellis Wong, 2018)

B Framed view from Sister's Courtyard to Campanile (ERA, 2021)

A2.3 Framed views between courtyards from Inside the Campus



Framed and/or designed views

View subjects

*Dashed line indicates interrupted view

(Google, 2021; annotated by ERA)

The central Academic Courtyard has visual relationships with each of the other courtyards. Views to and from the Academic Courtyard are framed by the buildings which separate it from the Sisters' and Novitiates' Courtyards.

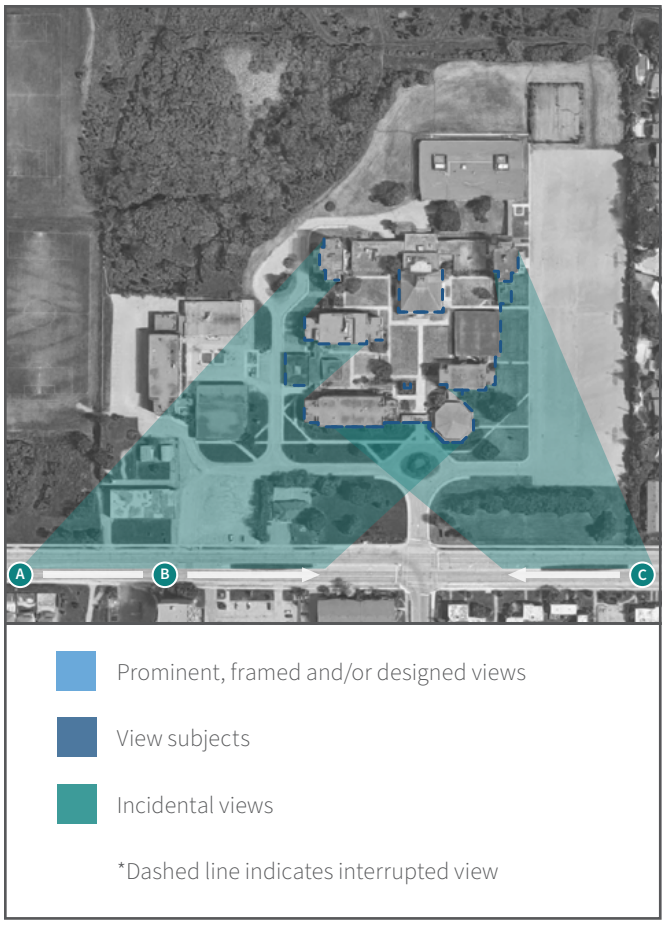
A Sisters' Courtyard view toward Academic Courtyard (ERA, 2021)

B Academic Courtyard view toward the Sisters' Courtyard (ERA, 2021)

C Novitiates' Courtyard view toward Academic Courtyard (C. Ellis Wong, 2018)

D Academic Courtyard view toward Sisters' Courtyard (ERA, 2021)

A2.4 Dynamic views to the campus from the south-east and south-west outside the Campus



(Google, 2021; annotated by ERA)

Before arriving on axis with the primary view of the campus, those traveling along Heron Road occasionally glimpse the Campanile Campus. The approach from the east and from the west each experience a dynamic view. Different elements of the campus come in and out of view along the path of travel. This experience contributes to a sense of arrival and may cue viewers to the more prominent view that they are approaching. These views vary significantly across seasons; foliage during the summer months form obstructions which are less present through the winter.

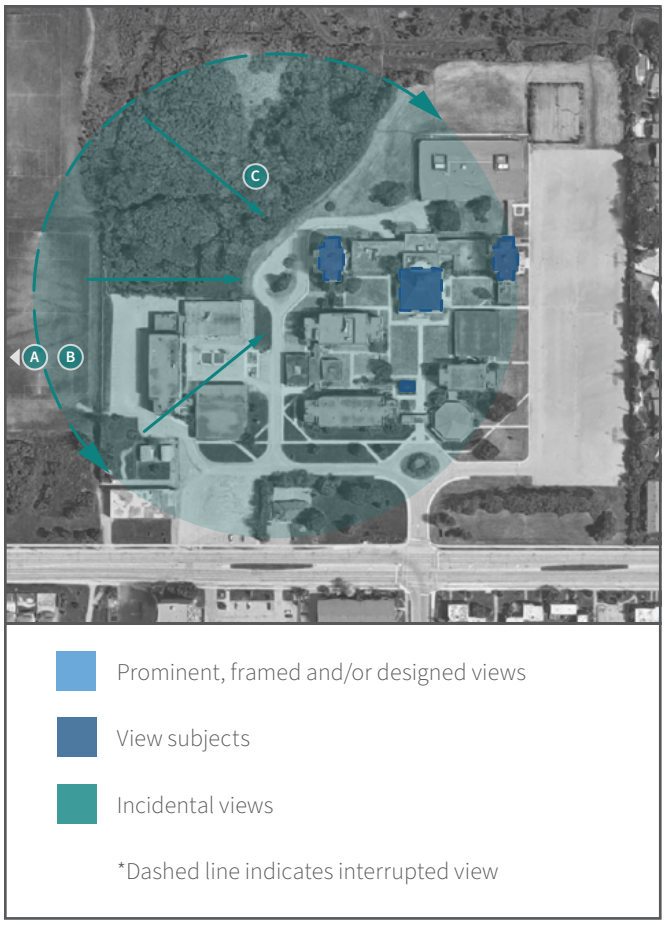
A Southwest pass-by view 1 (Google, 2021)

B Southwest pass-by view 2 (Google, 2021)

C Southeast pass-by view in winter (Google, 2021)

C Southeast pass-by view in summer (Google, 2021)

A2.5 Views to the campus from the west and north outside the Campus



(Google, 2021; annotated by ERA)

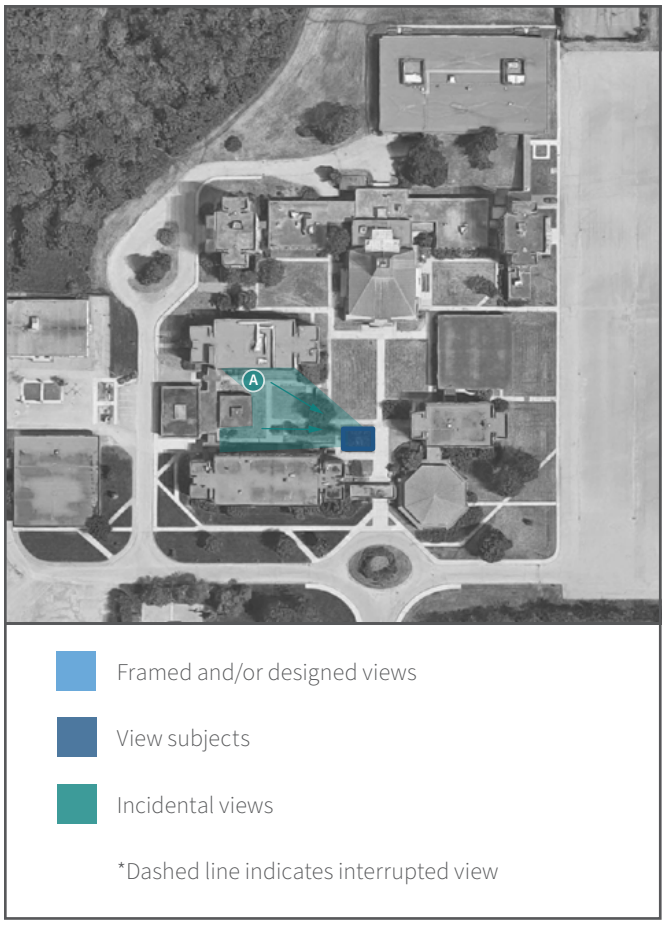
The Campus is also visible from the parkland adjacent to the site. These views, while not deliberately planned, comprise a notable opportunity for the public to view and engage with the campus. There are a range of possible views from the parkland – though many are interrupted by obstructions including St Patrick's High School, or the dense foliage at the perimeter of the Campus. In some instances, these obstructions inadvertently act as framing elements, lending a sense of composition to these incidental views.

A Incidental campus view from the west (ERA, 2021)

B Incidental campus view from the west (ERA, 2021)

C Perimeter view from the east (ERA, 2021)

A2.6 Visual connection to the Campanile from the administrative courtyard inside the Campus

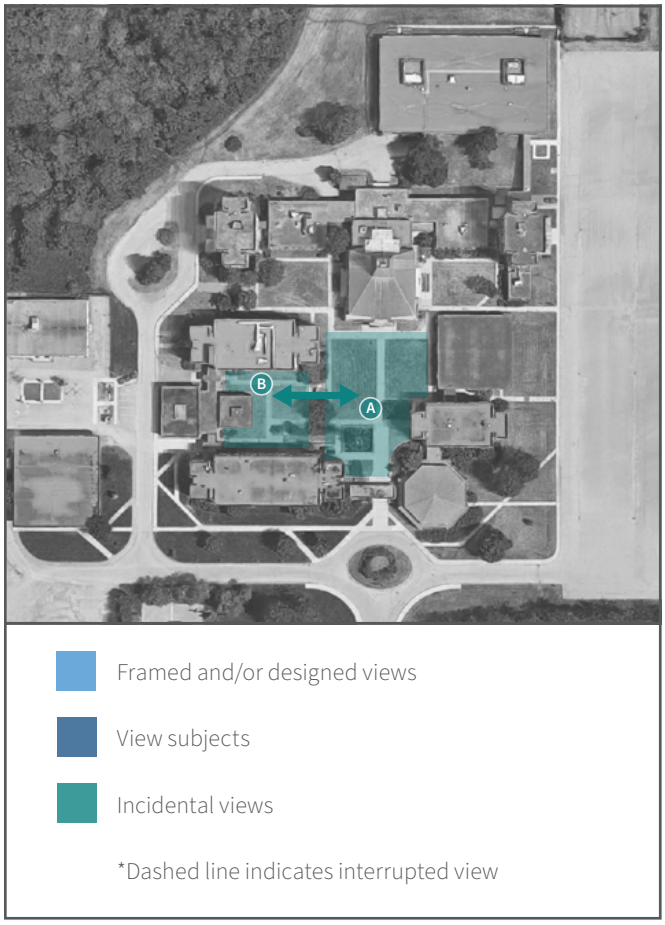


(Google, 2021; annotated by ERA)

A View from Administrative Courtyard to the Campanile (ERA, 2021)

The Administrative Courtyard has a line of sight to the Campanile. This visual relationship contributes to the character of the Administrative Courtyard, and serves as a way-finding element by which to situate oneself in the campus. The Campanile, when viewed from the Administrative Courtyard is somewhat obstructed by foliage, and only partially silhouetted against the sky.

A2.7 Visual connection between the Academic and administrative courtyards Inside the Campus



(Google, 2021; annotated by ERA)

A Visual connection - from Academic Courtyard to Administrative Courtyard (C. Ellis Wong, 2018)

B Visual connection - from Administrative Courtyard to the Academic Courtyard (ERA, 2021)

The central Academic Courtyard and the Administrative Courtyard share a strong visual adjacency. There is more openness between these two courtyards; rather than being separated by buildings – as is the case with other courtyards – they are differentiated by a significant change in grade.

Appendix B: Building Information Sheets

Notable alterations have been included in the building information sheets, where observed. This documentation of alterations is not intended to be comprehensive.

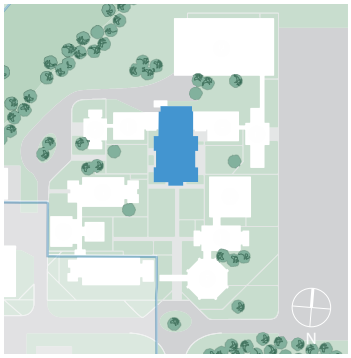
Building A

CND PROGRAM: Chapel & Cafeteria

DATE OF CONSTRUCTION: 1963

TOTAL GROSS FLOOR AREA: 1730 square metres

Figure 1. Building A, west elevation (ERA, 2021).



Building A is positioned on the main, central axis, toward the north of the site. It is formally distinct, and acts as the focal point of the campus. It is connected above grade to both Buildings B and L.

Figure 3. Building A, former chapel interior (ERA, 2021).

Figure 2. Building A, former cafeteria space at ground floor level (ERA, 2021).

Building A - ALTERATIONS

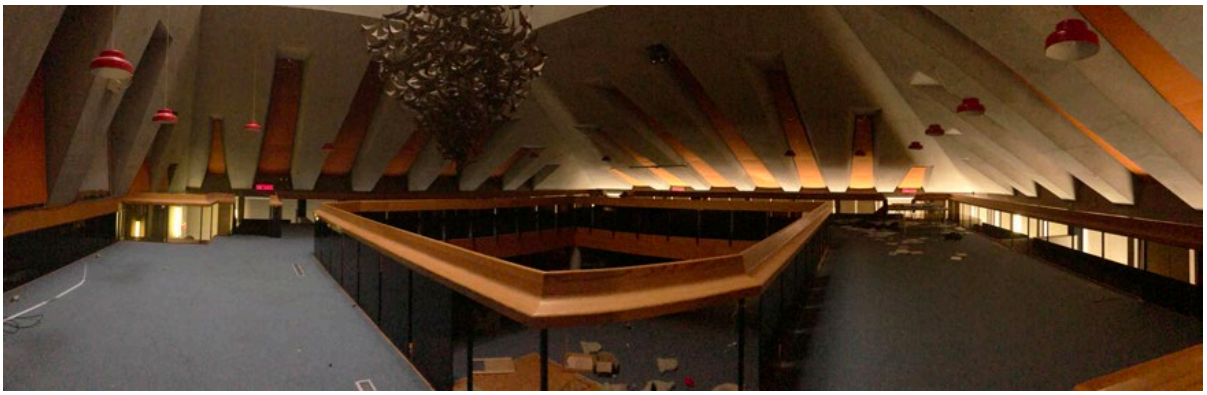
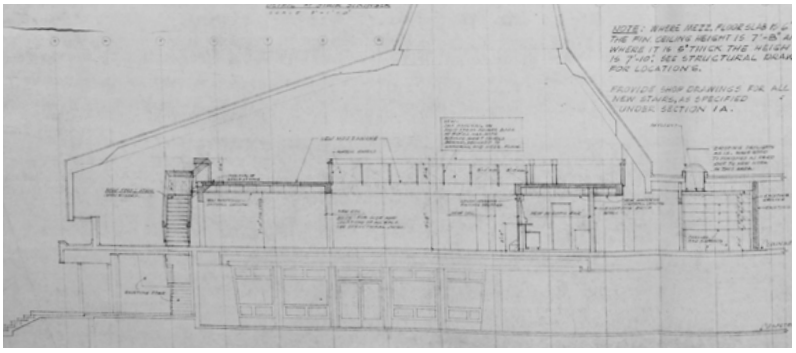


Figure 5. Wide view of mezzanine (ERA, 2021).



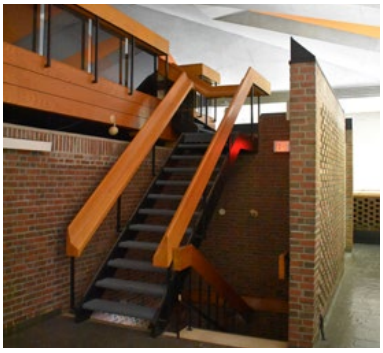


Figure 4. Building A Section (Murray & Murray, 1974) and photo of stair to mezzanine (ERA, 2021).

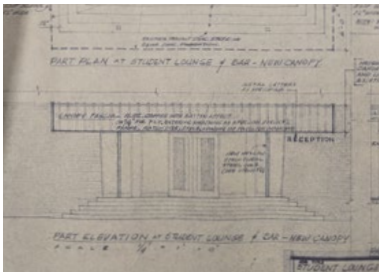
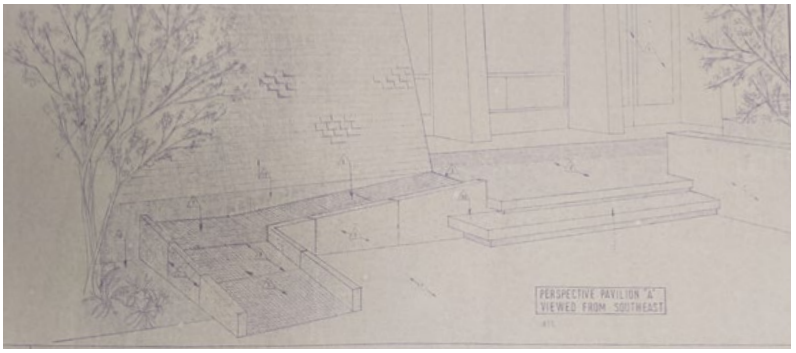


Figure 6. Canopy elevation (Murray & Murray, 1974) and photo of front entry canopy (ERA, 2021).



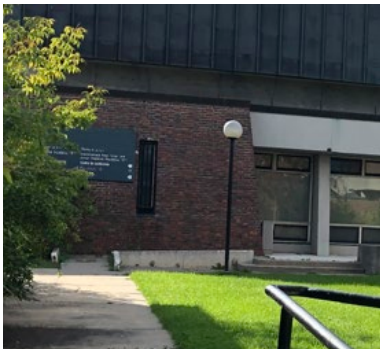


Figure 7. Ramp addition perspective (drawn by C. Wilson, 1980) and photo of ramp at east side of Building A (ERA, 2021).

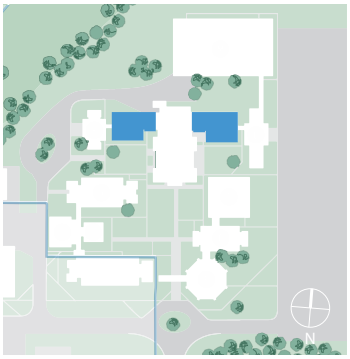
BUILDINGS B & L

CND PROGRAM: Novitiate Community (B), Convent Community (L)

DATE OF CONSTRUCTION: 1963

TOTAL GROSS FLOOR AREA: 969 square metres

Figure 8. Building B, from Sisters' courtyard (ERA, 2021)



Building L is the highlighted portion to the west of the Chapel, Building B is to the east. Building L has above-grade links with Buildings A and K. Building B has above-grade links to Buildings A and C.

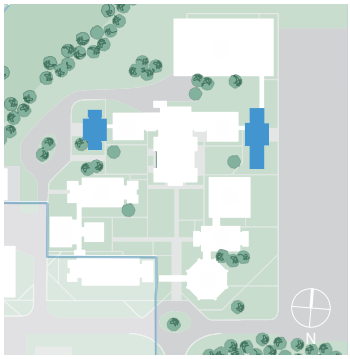
BUILDINGS C & K

CND PROGRAM: Residence for novitiates (C), and residence for nuns (K)

DATE OF CONSTRUCTION: 1963

TOTAL GROSS FLOOR AREA: 1733 square metres (C) and 1401 square metres (K)

Figure 9. Building C, from novitiate courtyard (ERA, 2021).



Building K is at the northwest edge of the site, Building C is at the northeast corner. Building K is linked to Building L above grade. Building C is linked to both Buildings B and M above grade.

Building C - ALTERATIONS

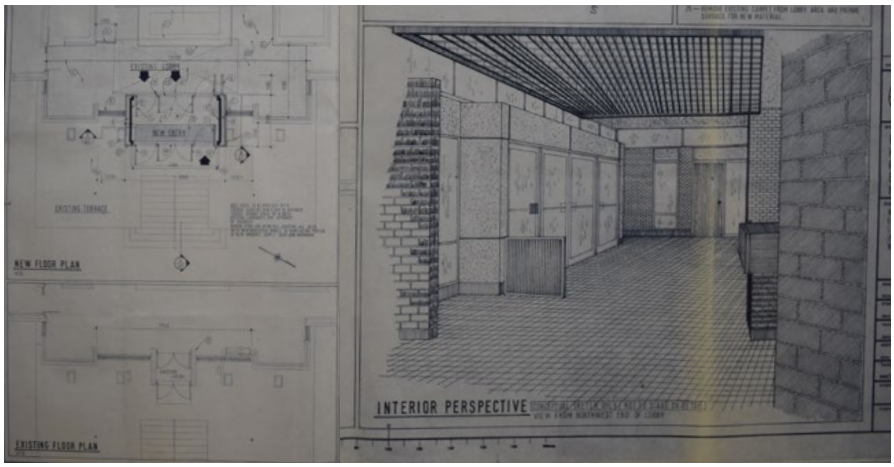


Figure 10. Drawings of entryway renovation (drawn by C. Wilson, 1982)

Figure 11. East entrance (ERA, 2021)

Building C - ALTERATIONS

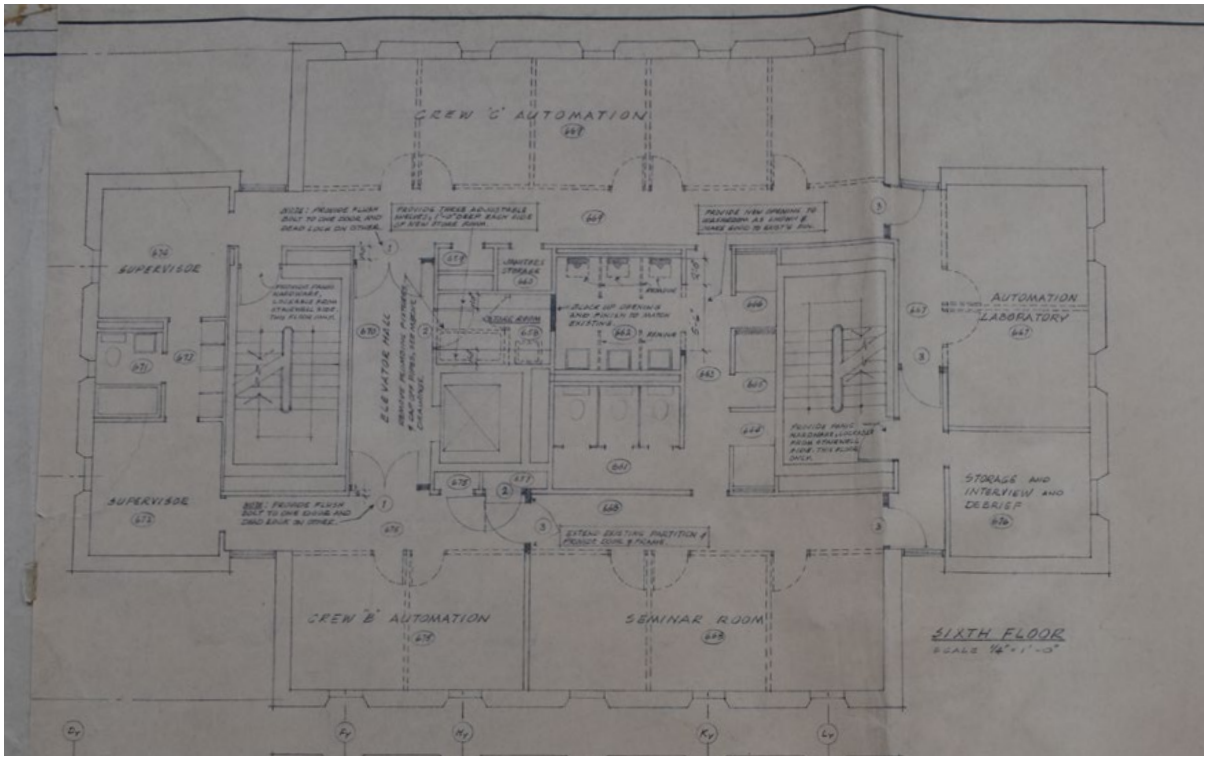


Figure 12. Though ERA has not site verified whether this was implemented, archival drawings show intentions to remove partition walls at the upper levels of Building C (Murray & Murray, 1974)

Figure 13. Connection to Building M (ERA, 2021).

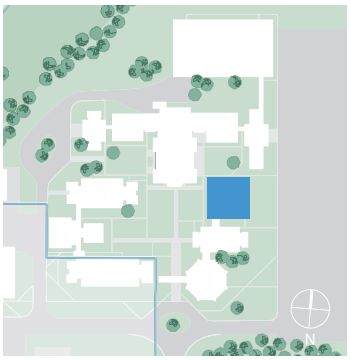
Figure 14. Connection to Building M (ERA, 2021).

BUILDING D

CND PROGRAM: Chapel & Cafeteria

DATE OF CONSTRUCTION: 1965

TOTAL GROSS FLOOR AREA: 597 square metres



Building D is situated on the east side of campus. It is linked to Building E, at its south, and forms one side of the novitiates' courtyard, opposite Buildings B and C.

Figure 15. Building D, viewed from southeast (ERA, 2021).

Figure 16. Building D, overall gymnasium view (ERA, 2021).

Figure 17. Building D, view of mezzanine (ERA, 2021).

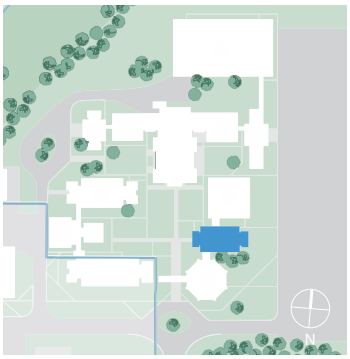
BUILDING E

CND PROGRAM: Dormitory

DATE OF CONSTRUCTION: 1965

TOTAL GROSS FLOOR AREA: 1586 square metres

Figure 18. Building E, west elevation (ERA, 2021).



Building E is found at the east side of the campus. It faces the central courtyard, and has above-grade links to both Buildings D & F.

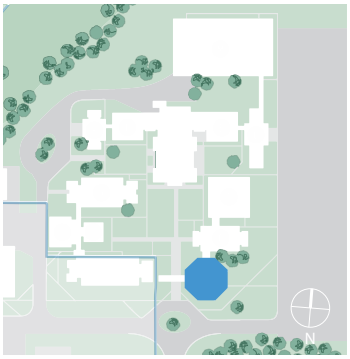
BUILDING F

CND PROGRAM: Auditorium / Theatre

DATE OF CONSTRUCTION: 1965

TOTAL GROSS FLOOR AREA: 802 square metres

Figure 19. Building F, viewed from southeast (C. Ellis Wong, 2018).



Building F is located at the southeast of the campus, and forms part of its main entrance. It is linked above grade to Building E, and bounds one side of the entry canopy, along with Building G (outside project site).

Figure 20. Building F, overall interior view (ERA, 2021).

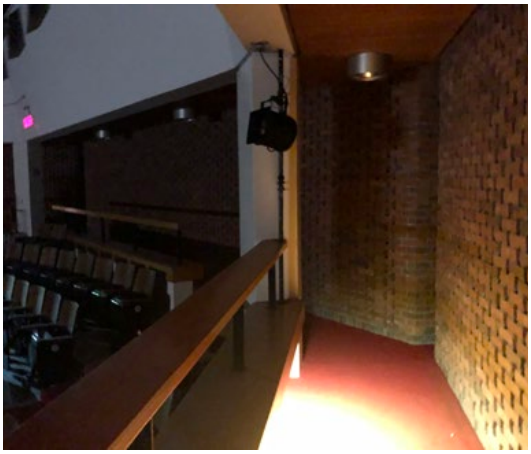


Figure 21. Building F, at upper perimeter walkway (ERA, 2021).

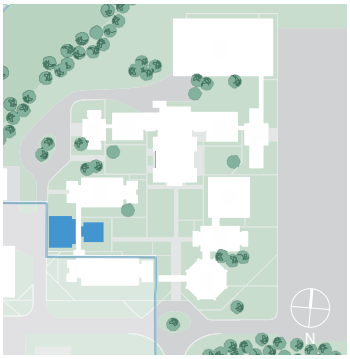
BUILDINGS H & I

CND PROGRAM: Administrative Building

DATE OF CONSTRUCTION: 1965

TOTAL GROSS FLOOR AREA: 361 square metres (H) and 471 square metres (I)

Figure 22. Building I viewed from southwest (ERA, 2021).



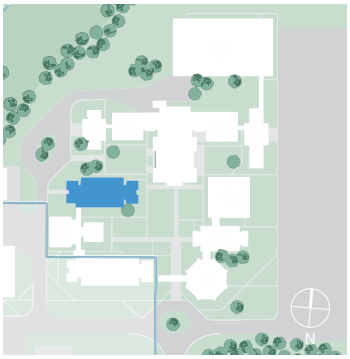
Building I is located to the west, connected to Building H by an above-grade link volume. These buildings form the west edge of the academic courtyard - linking also to Buildings G and J.

BUILDING J

CND PROGRAM: School

DATE OF CONSTRUCTION: 1965

TOTAL GROSS FLOOR AREA: 283 square metres



Building J is oriented lengthwise east-west, and serves to define and separate the Academic and Sisters' courtyards. It is linked above grade to Buildings H and I.

Figure 23. Building J, from convent courtyard (ERA, 2021).

Building J - ALTERATIONS

Figure 24. Added volume at upper levels of Building J, viewed from southwest of Building I (ERA, 2021).

Figure 25. Added volume at upper levels of Building J (Google maps).

Building J - ALTERATIONS

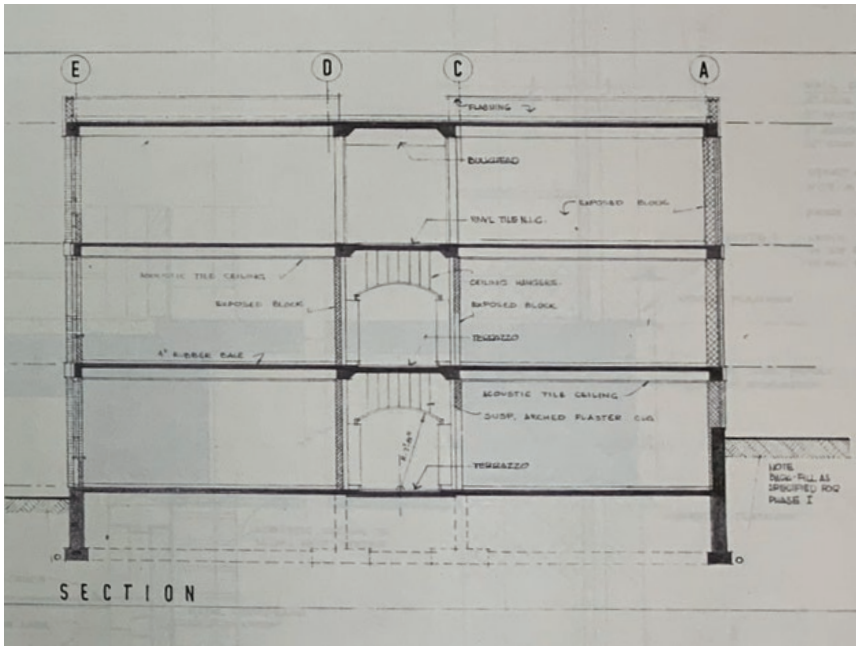


Figure 26. Though unique in the campus - Building J's curved drop ceilings are part of the original design (T. V. Murray, 1964).

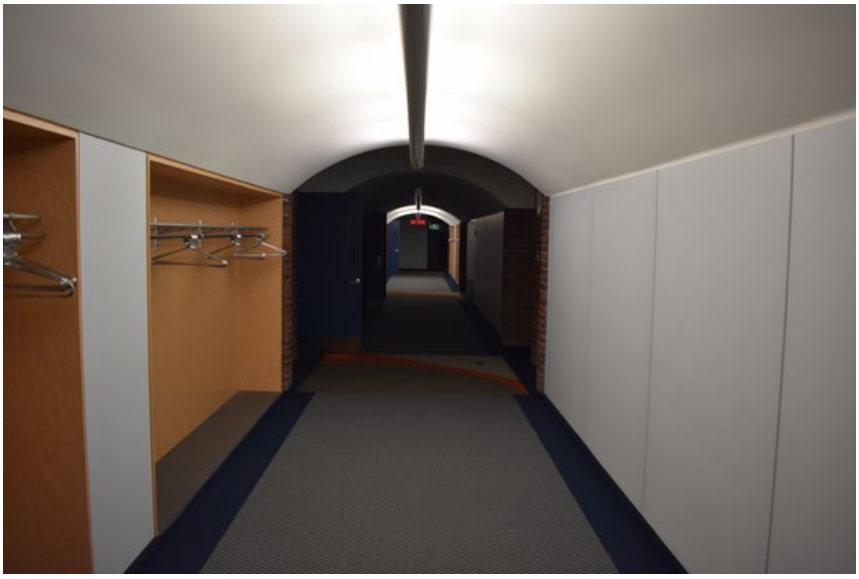


Figure 27. Material finishes in some areas of Building J have been replaced relatively recently (ERA, 2021).

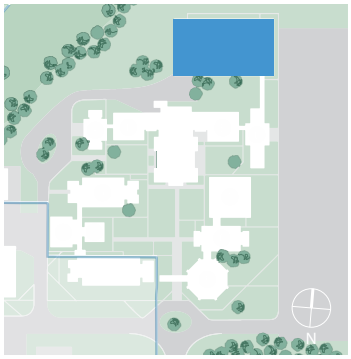
BUILDING M

CND PROGRAM: Not original to CND campus

DATE OF CONSTRUCTION: 1975

TOTAL GROSS FLOOR AREA: 2114 square metres

Figure 28. Building M, at west elevation (ERA , 2021).



Building M is located at the north of the site, linked to Building C.

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