

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
March 8, 2018 / 8 mars 2018**

and / et

**Planning Committee / Comité de l'urbanisme
March 27, 2018 / 27 mars 2018**

**and Council / et au Conseil
April 11, 2018 / 11 avril 2018**

**Submitted on February 21, 2018
Soumis le 21 février 2018**

Submitted by

Soumis par:

Court Curry,

Manager / Gestionnaire,

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

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

Contact Person

Personne ressource:

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Ward: BAY (7) / BAIE (7)

File Number: ACS2018-PIE-RHU-0005

**SUBJECT: Application to alter the former Grant School, 2720 Richmond Road, a
property designated under Part IV of the *Ontario Heritage Act***

OBJET: Demande de modification de l'ancienne école Grant, située au 2720, chemin Richmond et désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the application to alter the former Grant School, 2720 Richmond Road, according to the plans prepared by J.L. Richards & Associates Limited, received on 22 January 2018;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
3. Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on 26 April 2018.)

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

RECOMMANDATIONS DU RAPPORT

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

1. D'approuver la demande de modification de l'ancienne école Grant, située au 2720, chemin Richmond, conformément aux plans préparés par J.L. Richards & Associates Limited et reçus le 22 janvier 2018;
2. De déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;
3. De délivrer un permis en matière de patrimoine d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal avant sa date d'échéance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 26 avril 2018.)

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

BACKGROUND

The former Grant School was designated as an excellent example of a consolidated school and as a rare example of a public building constructed during the brief period when the United Farmers of Ontario formed the government of Ontario. Designed by Ottawa architects Richards and Abra, it is a simple two-storey, red brick structure with large windows and a flat roof. The front lawn is included in the designation (see Documents 2-6).

This report has been prepared because an application has been submitted to alter the former Grant School, 2720 Richmond Road, to convert it into the Maison de la francophonie d'Ottawa (see Document 1). A heritage permit was previously granted in 2012 for a similar project, however the work was never completed and the heritage permit expired. This application is for a new heritage permit with revised plans. Site plan approval is also required prior to the issues of a building permit for this project.

The building has been vacant for many years, and is on the vacant buildings list as part of the Mayor's Task Force on Heritage Matters. The interventions necessary to adapt the current building for this new use include construction of an elevator on the east façade, a new two-storey gymnasium structure near the current location of a 1949 classroom annex, and a new daycare annex. Both additions will be connected to the heritage structure by a link. The complex will provide space for Francophone community groups and classrooms for the Centre multiservices francophone de l'Ouest d'Ottawa, the Ami Jeunesse cooperative, La Cité college and the Conseil des écoles publiques de l'Est de l'Ontario. According to the *Ontario Heritage Act*, the permission of City Council is required before a major addition to a heritage building can proceed. .

DISCUSSION

Recommendation 1

The adaptive re-use of the former Grant School into the Maison de la francophonie d'Ottawa requires changes to the structure. The project will involve the construction of a two-storey annex (gymnasium) near the site of the former annex, which is not included

in the heritage designation, the construction of a daycare wing, the construction of a link between the additions and the former school, and the construction of an elevator on the east façade of the building that will make it accessible on all floors (Document 8).

The two-storey gymnasium, one storey daycare, and link will complement the design and character of the historic building. The gymnasium annex features a flat roof and red brick. A stone stringcourse that continues from the former school, and large windows in vertical bands, set between brick panels in a manner that echoes the tall bands of windows separated by brick panels of the former school. The daycare annex also features a flat roof, and will be clad in brick and glass. The link between the new and the old building is a simple glass corridor with flat roof. A small portion of the existing attached one-storey gymnasium to the south of the heritage building will be demolished to make way for the glass link. The elevator, to be located on the east façade on the former school, set back from the front façade on the site of a 1950 staircase addition, will be half brick and half glass. The brick will be slightly different in colour and texture from the original red brick of the school to create a clear distinction between new and old.

The heritage permit issued in 2012 included the construction of a two-storey annex to the south of the building, the construction of a link between the annex and the former school and the construction of an elevator on the east façade. In order to create the link between the existing school and the new addition, the existing gymnasium to the south would be demolished. Changes from the 2012 heritage permit include the retention of more of the existing gymnasium at the rear of the heritage building, and the inclusion of a new daycare wing, adjacent to the new gymnasium addition. This results in an increase in Gross Floor Area of approximately 350 square metres from the previously approved plans.

The 1922 arched windows of the historic building were replaced in the 1950s. These windows will be replaced with new aluminum windows that echo the character of the 1922 windows. The original doors to the school were located on the front façade and were reached up a long flight of stairs. These doors were changed to windows when they were removed in the 1950s. The new design maintains these windows but includes metal screens around the opening to recall the former stairs and arched windows.

The City of Ottawa uses Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada" in its analysis of projects involving designated heritage buildings. The "Standards" outline general principles, while the

“Guidelines” provide project-specific advice. For this project, Standards 1, 5 and 11 were applicable:

Standard 1

Conserve the heritage value of the historic place.

Standard 5

Find a use for a historic place that requires minimal change to its character-defining elements.

Standard 11

Conserve the heritage value and character defining elements when creating any new additions to an historic place of any related new construction. Make new work physically and visually compatible with and distinguishable from the historic place.

Section 4.3.1 has “Guidelines” that are applicable to rehabilitation projects. Guidelines 2, 6, 12-16 recommend the following:

- Understand the design principles used by the original designer or building, and any changes made to the exterior form over time;
- Retain the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings;
- New uses should suit the original building form;
- Additions should be located to ensure the value of the heritage place is maintained;
- New additions should be distinct and distinguishable from the original building;
- The materials and massing should be compatible with the exterior form of the building.

There are also Guidelines for accessibility:

- Find solutions to meet accessibility requirements that are compatible with the exterior form of the building.

The current project respects the Standards as the new use will make use of the former classrooms, and the original form and massing of the building will be maintained with only a small additions housing other new functions proposed for the site.

A Cultural Heritage Impact Statement (CHIS) for the project was submitted to the City with the 2012 heritage application. Since this current application has not changed significantly, a new CHIS is not required. The CHIS concluded that the “proposed project is appropriate for the heritage building” and states that “...we agree that the proposed project is appropriate for the heritage building.”

The current project respects the Guidelines as the proposed work is clearly distinguishable from the historic building, respects its character and setting, and locates the elevator on a secondary façade, set back from the front façade, so it does not detract from the character of the front façade.

The Department has no objection to the proposed work at the former Grant School as it is consistent with the heritage character of the building, respects its historic fabric and setting, and provides access by a sensitively placed and designed elevator.

Recommendation 2

Delegation of authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development department is being recommended as often minor changes to a building arise during the working drawing phase. This recommendation is included to allow the Planning, Infrastructure and Economic Development department to approve these minor changes.

Recommendation 3

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

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

Conclusion

Staff in Right of Way, Heritage and Urban Design support the proposed addition project.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa is aware of the application.

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

The Community Associations are aware of the application.

COMMENTS BY THE WARD COUNCILLOR

Councillor Taylor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

HC4 – Support Arts, Heritage and Culture

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

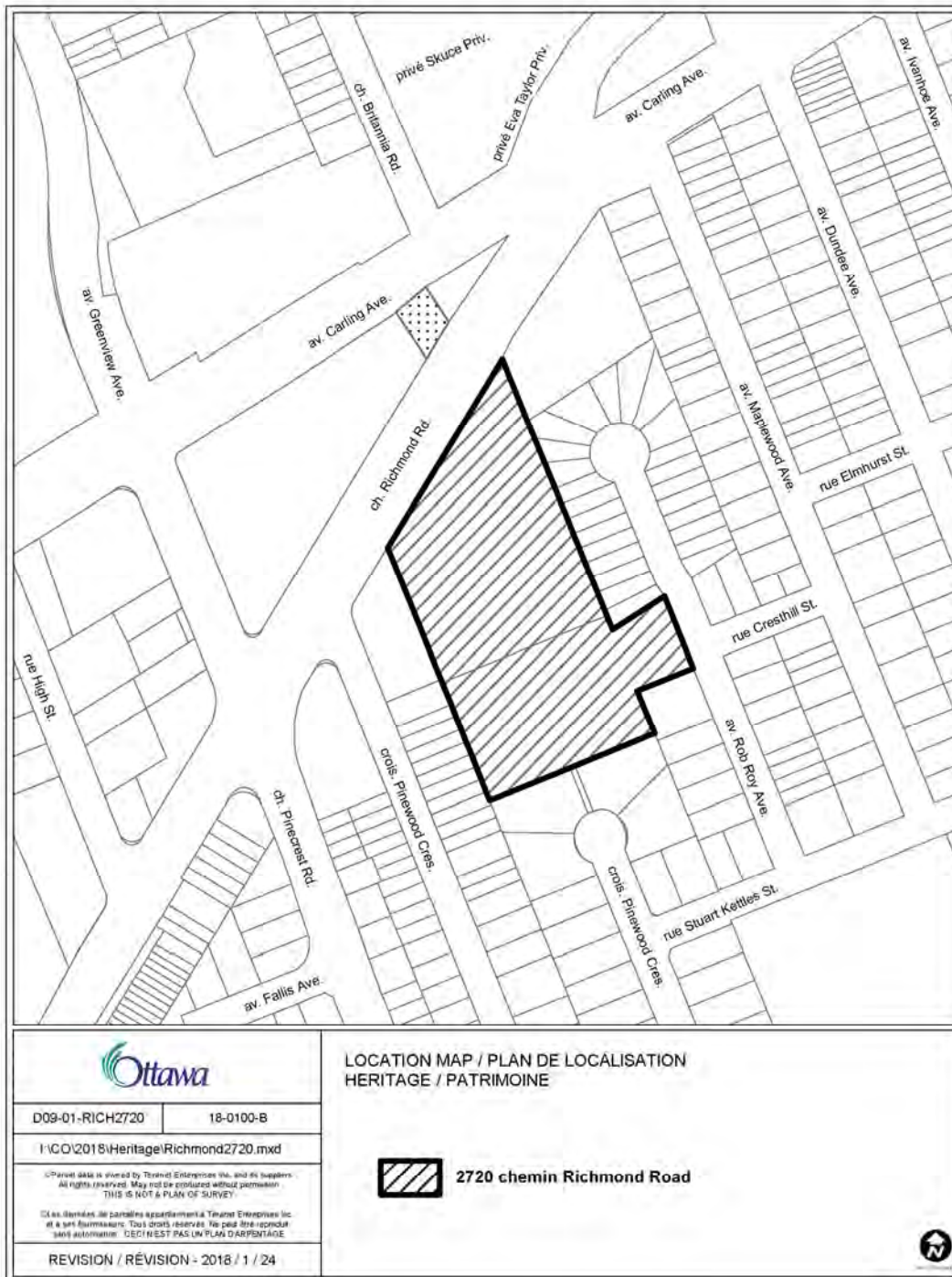
SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Bird's Eye View
- Document 3 Current conditions
- Document 4 Statement of Cultural Heritage Value
- Document 5 Historic Photograph
- Document 6 Original Elevation 1922
- Document 7 Site Plan
- Document 8 Elevations
- Document 9 Perspectives
- Document 10 Cultural Heritage Impact Statement (CHIS)

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



Document 2 – Birds' Eye View

Document 3 – Current Conditions





1949 Annex to be demolished, replaced with new structure to be linked to heritage building.

Document 4 – Statement of Cultural Heritage Value

Bylaw 2006-420

Statement of Cultural Heritage Value- Grant School, 2720 Richmond Road East

Grant School, 2720 Richmond Road East, is recommended for designation under Part IV of the *Ontario Heritage Amendment Act*, 2005 for its cultural heritage value.

Grant School was completed in 1922 by the then Township of Nepean as a consolidated school to “consolidate” four one room schools into a new facility, better suited to the needs of the students. Built during the period when the United Farmers of Ontario (UFO) held power in the legislature with the support of Labour, it was originally designed to incorporate a community hall, an initiative of the UFO government to improve the lives of rural dwellers through increased amenities. It was named after the then-Minister of Education R.H. Grant. After the defeat of the UFO government, the new government threatened to withhold funds to cover the costs of the community hall. The school served the community for many years as the area around it urbanized. It closed in 1988, reopening as an alternative school in 1991.

Heritage Attributes

Designed by the Ottawa architectural firm of Richards and Abra, Grant School is a symmetrical two storey, red brick structure with a truncated hipped roof. It features a painted metal cornice with dentils, and pedimented pavilions on the east and west ends of the building with stone crests in the gable ends. Brick details such as quoins and voussoirs, are found on each façade. The north and south façades are distinguished by large windows that light the classrooms inside. The original multi-paned windows were replaced in the 1950s, at the same time that the first floor, rounded arched windows and flanking doors were altered to become rectangular. The building’s large windows demonstrate the emphasis placed on providing adequate light and air circulation by school architects of the era, while its restrained classical details convey a sense of permanence and solidity suitable for a modern public school, in sharp contrast to the small one-room schools it replaced. The lawn with its landscaping facing Richmond Road to the North of the school is integral to the heritage character of the site.

The interior of the school, the one storey wing to the south of the building, the one storey staircase enclosures and the detached one room annex are not included in this designation.

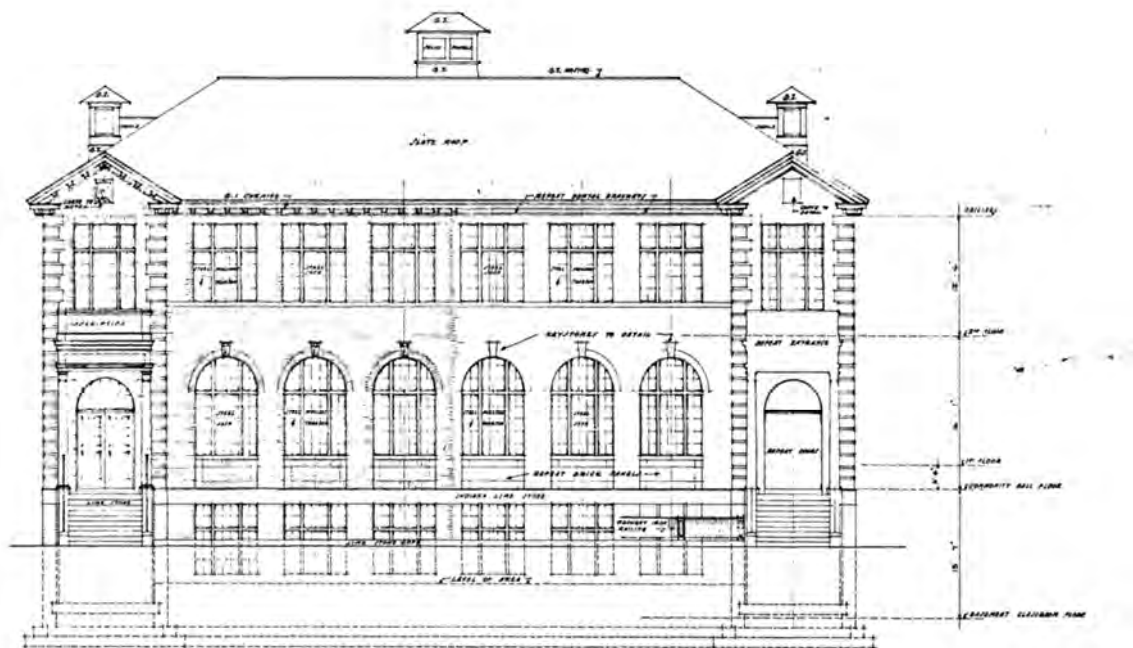
Document 5 – Historic Photograph



Document 6 – Original Elevation, 1922

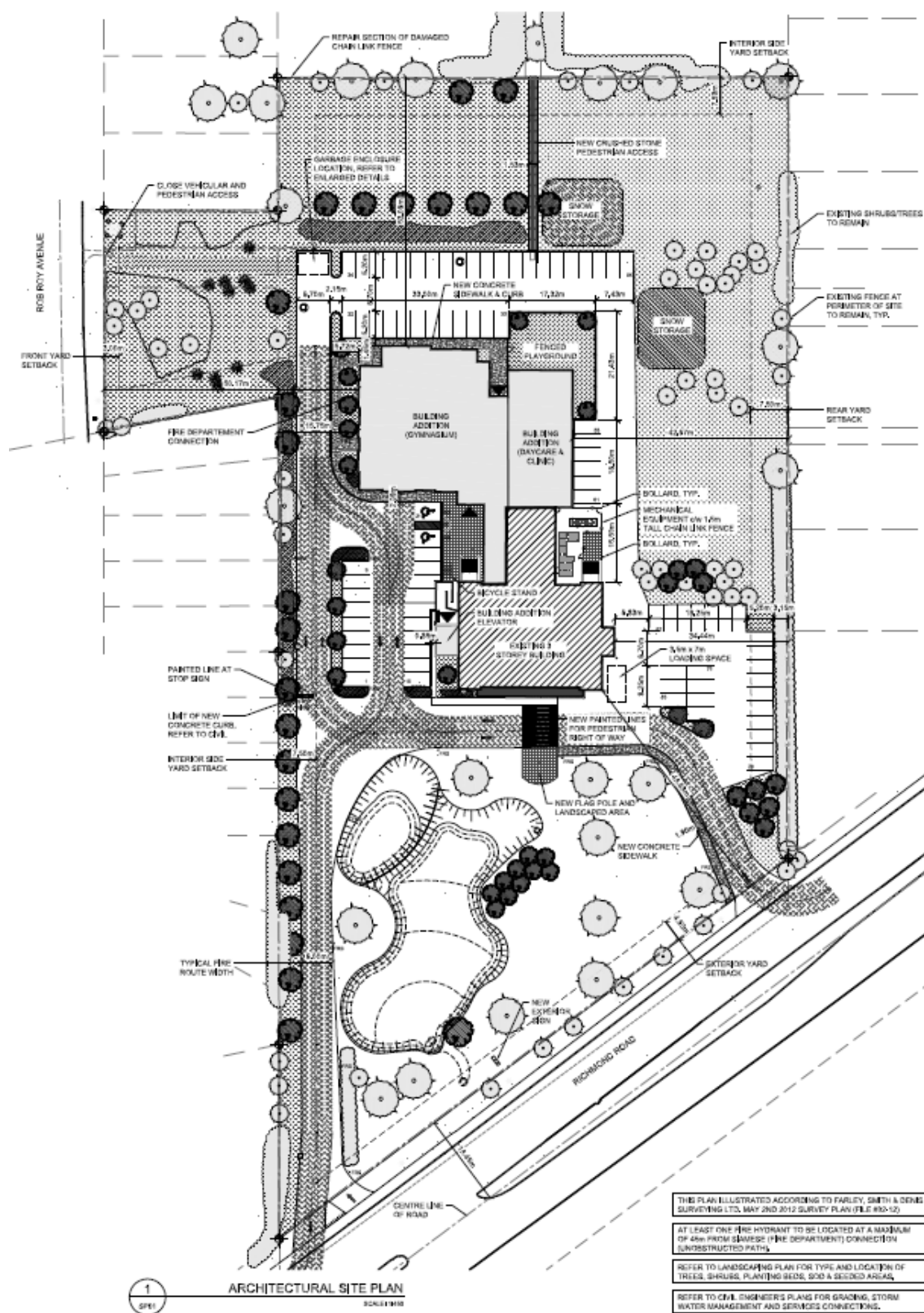
GRANT CONSOLIDATED SCHOOL
BRITANNIA HEIGHTS - ONTARIO

RICHARDS & ABRA - ARCHITECTS - 126 SPARKS ST. OTTAWA.

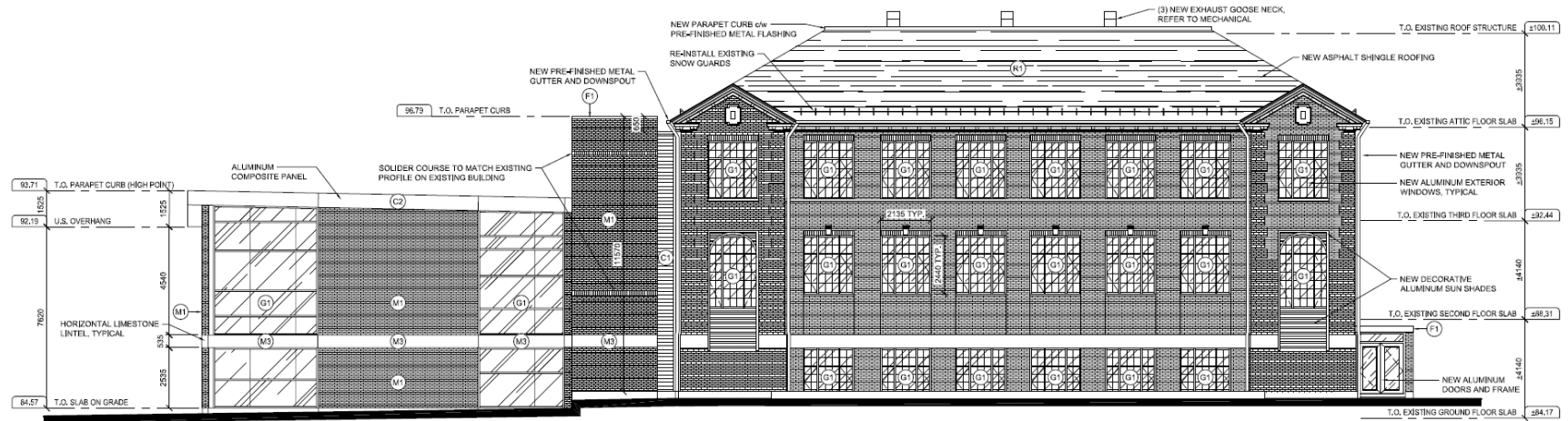


FRONT ELEVATION

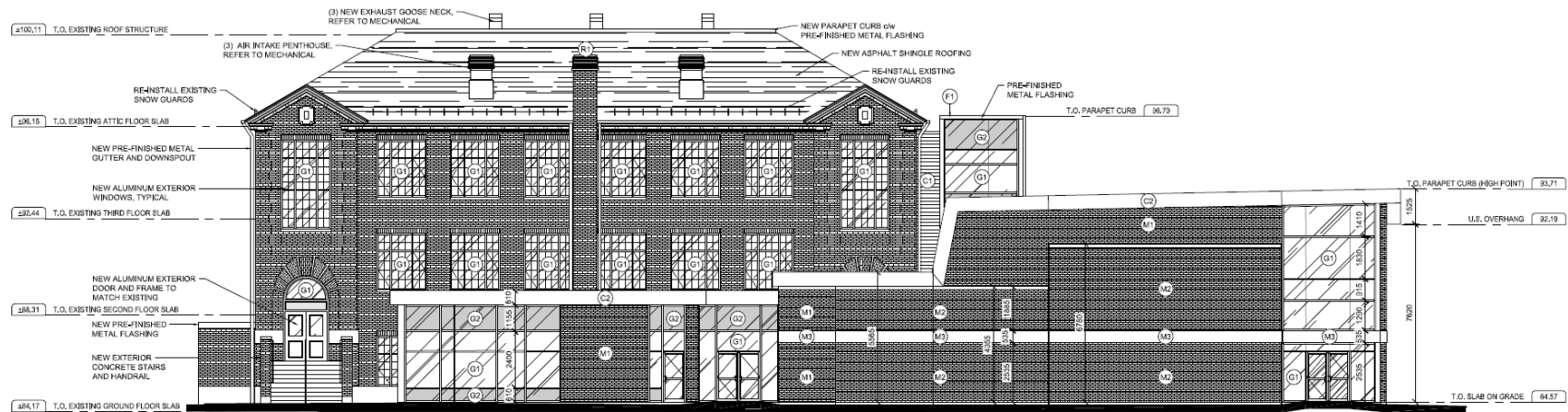
SCALE 1/8" INCH TO 1 FOOT

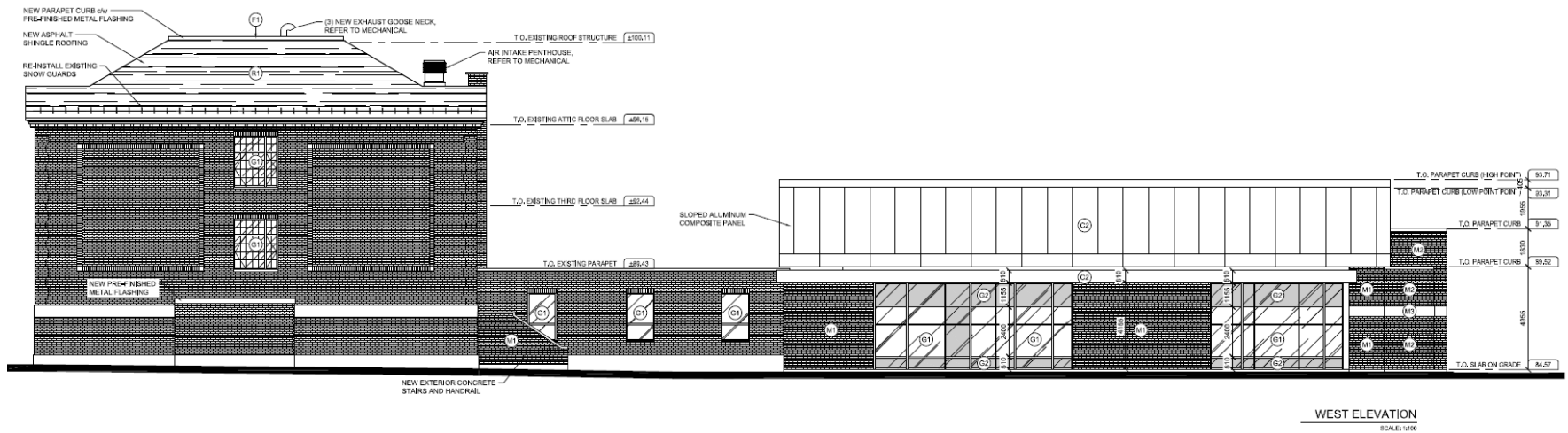
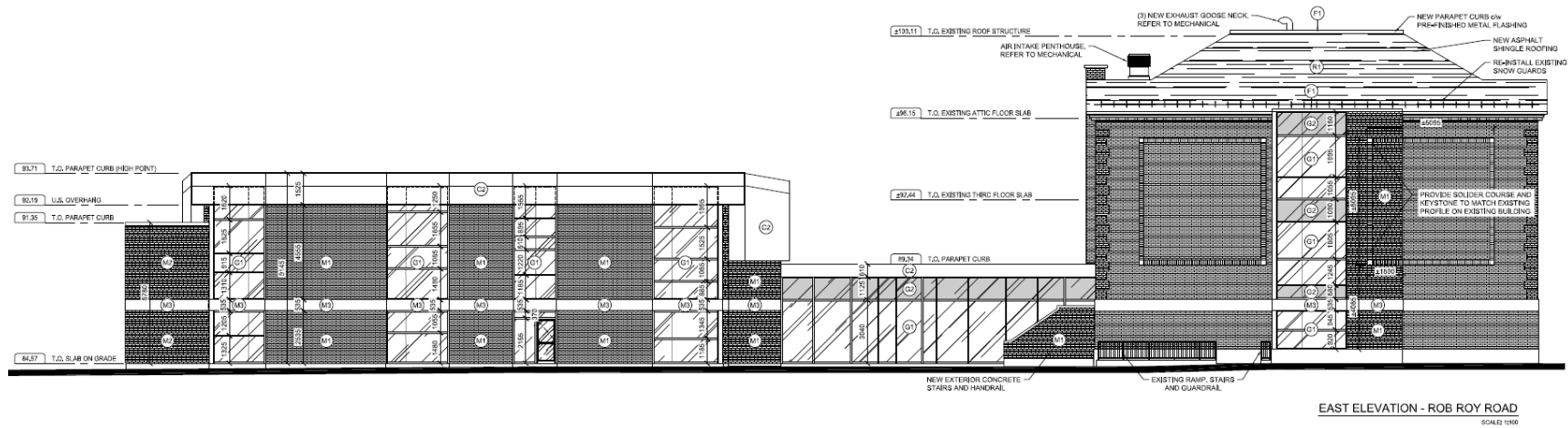


Document 8 – Elevations



SCALE: 1/100





Document 9 – Perspectives