

Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

Final Report

July 31, 2026

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Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by Canada Lands Company Limited (CLC) to prepare a *Heritage Impact Assessment* (HIA) for 1495 Heron Road, in the City of Ottawa, Ontario (the Subject Property). The Subject Property is a designated heritage property under Part IV of the *Ontario Heritage Act* (OHA). The Subject Property contains the Campanile Campus, also known as the Federal Study Centre, a former educational and religious campus that includes institutional buildings and associated landscape elements constructed between 1963 and 1966.

The Campanile Campus was originally designed in the Modernist Style and was developed by the Soeurs de la Congregation de Notre Dame (CND) in the 1960s. The Subject Property was purchased by the Government of Canada in 1973 to be used as a Federal Study Centre. In 2020, CLC acquired the Subject Property and has since been developing a Master Plan to guide the site's redevelopment into a mixed-use community. Three buildings on site, Buildings I, H, and M, were demolished in early 2025.

As a designated heritage property, a HIA is required to evaluate the impact of the proposed development on the identified cultural heritage value of the Subject Property. This HIA has been prepared following the City of Ottawa's *A guide to preparing cultural heritage impact statements* (City of Ottawa 2026). As per the guidance contained in the City's HIA Terms of Reference, this HIA :

- Describes the cultural heritage value or interest of the Subject Property
- Describes the positive and adverse impacts on the identified cultural heritage value of the Subject Property associated with the proposed change
- Describes the actions that may reasonably be required to prevent, minimize or mitigate adverse impacts



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

Executive Summary

July 31, 2026

- Demonstrates that the proposed development will not adversely impact the defined cultural heritage value of the Subject Property and its streetscape/neighbourhood

CLC intends to develop a range of residential and commercial forms within the site that balance the need for heritage conservation, the provision of park space, stormwater management, and the inclusion of a school site. The goal is to facilitate the evolution of the Subject Property and the surrounding community into a 15-minute neighbourhood which are compact, well-connected places with a clustering of a diverse mix of land-uses. This includes a range of housing types, shops, services, local access to food, schools and day care facilities, employment, green spaces, parks and pathways. They are complete communities that support active transportation and transit, reduce car dependency, and enable people to live car-light or car free, if they choose.

Following assessment, it was determined that the Development Plan results in adverse impacts to heritage attributes of the Subject Property. The potential for direct and indirect impacts to the Subject Property have been identified because of the following activities:

- The proposed removal of Buildings C and K
- The proposed additions on Buildings E, J, D

Positive impacts include:

- The retention *in situ* and adaptive reuse of Buildings A, B, D, E, F, J, and L
- The retention of historic building materials and architectural features through the conservation of the heritage buildings
- The retention of the composition of the Campanile Campus core from the 1960s
- The retention of interior courtyard areas and pedestrian paths of the Campanile Campus
- The retention of the axial view from the former campus entrance towards, and terminating at, the Chapel (Building A)



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

Executive Summary

July 31, 2026

- Opportunities for commemoration of the site's history and cultural heritage value or interest (CHVI)

Mitigation strategies proposed for this site include buffer zones to isolate development, vibration monitoring, thorough site documentation, commemoration planning, the integration of salvaged material, and the development of a site-wide conservation and landscape plan. Through the implementation of these strategies, the CHVI of the Subject Property can be conserved while adapting to a new use, and the story of the site and its Modernist architecture will carry on through the site's continued evolution.

The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



Table of Contents

1	Introduction.....	1
1.1	General Information.....	1
1.2	Study Purpose.....	1
1.3	Background.....	2
2	Methodology.....	5
2.1	Policy Framework.....	5
2.1.1	Planning Act.....	5
2.1.2	Ontario Heritage Act.....	5
2.1.3	Provincial Planning Statement.....	5
2.1.4	City of Ottawa.....	7
2.2	Conservation Design Guidelines.....	8
2.2.1	Conservation Principles.....	9
2.2.2	Conservation Intent by Zone.....	12
2.3	Field Program.....	14
2.4	Assessment of Impacts.....	14
2.5	Mitigation Options.....	15
3	Statement of Cultural Heritage Value.....	17
3.1	Introduction.....	17
3.2	Description of Property.....	17
3.3	Cultural Heritage Value.....	17
3.4	Description of Heritage Attributes.....	20
4	Existing Conditions.....	27
4.1	Landscape Context and Setting.....	27
4.2	Academic Courtyard.....	30
4.3	Building A.....	32
4.3.1	Exterior.....	32
4.3.2	Interior.....	33
4.4	Building B.....	37
4.4.1	Exterior.....	37
4.4.2	Interior.....	37
4.5	Building C.....	38
4.5.1	Exterior.....	38
4.5.2	Interior.....	42
4.6	Building D.....	45
4.6.1	Exterior.....	45



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

Table of Contents

July 31, 2026

4.6.2	Interior	45
4.7	Building E	46
4.7.1	Exterior	46
4.7.2	Interior	48
4.8	Building F	51
4.8.1	Exterior	51
4.8.2	Interior	52
4.9	Building J	53
4.9.1	Exterior	53
4.9.2	Interior	54
4.10	Building K	56
4.10.1	Exterior	56
4.10.2	Interior	59
4.11	Building L	62
4.11.1	Exterior	62
4.11.2	Interior	62
5	Description of Proposed Development	64
6	Impact of Proposed Development	65
6.1	Cultural Heritage Value and Heritage Attributes	65
6.2	Design Guidelines	70
6.3	Summary of Impacts	73
7	Alternatives and Mitigation Strategies	75
7.1	Alternatives	75
7.1.1	Retention <i>In Situ</i>	75
7.1.2	Relocation	77
7.1.3	Demolition	77
7.2	Mitigation Strategies	78
7.2.1	Documentation and Salvage	78
7.2.2	Commemoration Plan	79
7.2.3	Heritage Landscape Plan	80
7.2.4	Reversibility of New Construction and Design Guideline Review	80
7.2.5	Isolating Development and Vibration Monitoring	81
7.2.6	Conservation Plan	82
7.2.7	Summary of Mitigation Recommendations	82
8	Conclusion	84
9	References	85



List of Tables

Table 1	Potential Impacts to Identified Cultural Heritage Value or Interest.....	66
Table 2	Summary of Assessment of Conservation Principles.....	70
Table 3	Summary of Assessment of Zone Guidelines	72
Table 4	Recommended Mitigation Strategies	82

List of Appendices

Appendix A Development Plan



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Acronyms / Abbreviations

B.Eng.	Bachelor of Engineering
CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
CLC	Canada Lands Company Limited
CND	Soeurs de la Congregation de Notre Dame
ERA	ERA Architects Inc.
HIA	Heritage Impact Statement
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
MCIP	Member of the Canadian Institute of Planners
OHA	Ontario Heritage Act
PPS	Provincial Planning Statement
RPP	Registered Professional Planner



1 Introduction

1.1 General Information

The Subject Property is located at 1495 Heron Road, in the City of Ottawa (Plate 1). The legal description for the property is Part of Lot 20, Concession Junction Gore, Parts 7 and 8, on Plan 4R-699; Ottawa/Gloucester and Part of Lot 20, Concession Junction Gore, Parts 1, 2, 3, 4, 5, 6 and 7 on Plan 4R-1729; Ottawa/Gloucester. The Subject Property is an 18-acre (7.3 hectare) property bound on the south by Heron Road, on the west by St. Patrick's High School, and on the east by Guildwood Estates, a residential neighbourhood.

The Subject Property is owned by Canada Lands Company Limited (CLC). The Subject Property contact is Mary Jarvis, Senior Director, Real Estate, National Capital Region/Atlantic, 1495heron@clc-sic.ca.

1.2 Study Purpose

Stantec Consulting Ltd. (Stantec) was retained by CLC to prepare a *Heritage Impact Assessment* (HIA) for the Subject Property as it is a designated heritage property under Part IV of the *Ontario Heritage Act* (OHA). The Subject Property contains the Campanile Campus, also known as the Federal Study Centre, a former educational and religious campus that includes institutional buildings and associated landscape elements constructed between 1963 and 1966. The Campanile Campus was originally designed and developed by the Soeurs de la Congregation de Notre Dame (CND) in the 1960s. The Subject Property was purchased by the Government of Canada in 1973 to be used as a Federal Study Centre. In 2020, CLC acquired the Subject Property and has since been developing a Master Plan to guide the site's redevelopment into a mixed-use community.

As a designated heritage property, a HIA is required to evaluate the impact of the proposed development on the identified cultural heritage value of the Subject Property.



This HIA has been prepared following the City of Ottawa's *A guide to preparing cultural heritage impact statements* (City of Ottawa 2026). As per the guidance contained in the City's HIA Terms of Reference, this HIA :

- Describes the cultural heritage value or interest of the Subject Property
- Describes the positive and adverse impacts on the identified cultural heritage value of the Subject Property
- Describes the actions that may reasonably be required to prevent, minimize or mitigate adverse impacts
- Demonstrates that the proposed development will not adversely impact the defined cultural heritage value of the Subject Property and its streetscape/neighbourhood

1.3 Background

CLC began the creation of a Master Plan for the Subject Property in 2021 for its redevelopment as a mixed-use community. Stantec was retained to lead the Master Planning process, with ERA Architects Inc. (ERA) as the heritage lead, and PACE Public Affairs & Community Engagement leading the engagement.

CLC, the project team, and Public Advisory Committee followed an iterative process to develop the Master Plan. Several concepts were developed and refined in response to comments, feedback, and suggestions received through Public Advisory Committee meetings, public engagement events, and stakeholder meetings. The completed Master Plan includes a *Preferred Development Plan* (Stantec 2024).

In April 2023, as part of the Master Plan, ERA completed a *Heritage Character Analysis and Conservation Strategy* report and an *Adaptive Reuse Considerations* report for the Subject Property. The purpose of the *Heritage Character Analysis and Conservation Strategy* was to provide CLC and the project team an understanding of the heritage-



related constraints and opportunities to inform the Subject Property's redevelopment. The *Adaptive Reuse Considerations* determined that each building on the Subject Property was carefully designed for its intended use and require extensive upgrades to meet contemporary standards including building code deficiencies, barrier-free accessibility, mechanical and electrical upgrades, seismic upgrades, and remediation of hazardous and designated substances need to be considered.

Based on the 2023 heritage reports, ERA prepared heritage-specific *Conservation Design Guidelines* (Design Guidelines) in 2024 for the Subject Property as part of the Master Plan that are intended to inform the conservation and future adaptive reuse of the Campanile Campus (see Section 2.2). The Design Guidelines state the requirement of a Heritage Impact Assessment at Site Plan Control application stage that is to include an evaluation of the proposed alterations with reference to the Design Guidelines (ERA 2024).

CLC applied to the City of Ottawa for Zoning By-law Amendment and Plan of Subdivision application in June 2023 to convert the existing site into a new mixed-use community. In April 2024, the Government of Canada introduced *Canada's Housing Plan*, which aims to create 3,870,000 new homes by 2031, including 250,000 homes through a new *Public Lands for Homes Plan*. To allow for the Subject Property to be viably redeveloped and support federal housing objectives delivered to CLC, the Master Plan was re-examined and updated (Stantec 2024). This resulted in the demolition Buildings I, H, and M in early 2025 to facilitate the commencement of development on site.

In September 2025, the Government of Canada launched Build Canada Homes, a new federal agency that will apply a "Direct Build" approach to the Subject Property and lead its construction of mixed-market housing. The proposed development for the Subject Property includes 1,100 residential units of a mix of different unit sizes. In November 2025, a Request for Qualifications was launched to engage potential builders for the development of the Subject Property (CLC 2026).

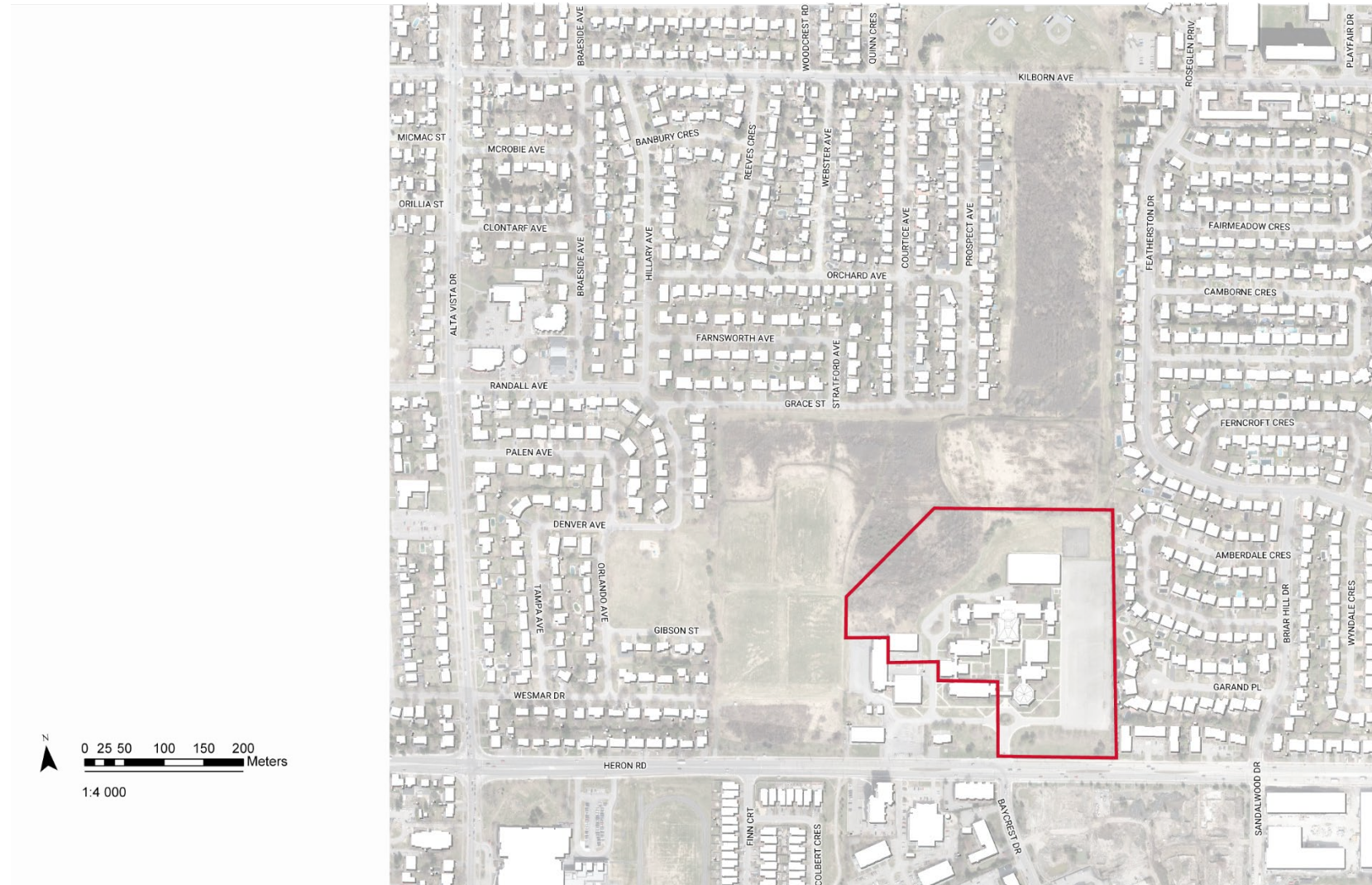


Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

1 Introduction

July 31, 2026

Plate 1: Location of Subject Property



2 Methodology

2.1 Policy Framework

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the Planning Act identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

- (d) The conservation of features of significant architectural, cultural, historical or scientific interest

(Government of Ontario 1990a)

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act* (OHA) provides the primary statutory framework for the conservation of cultural heritage resources in Ontario. Conservation of cultural heritage resources is a matter of provincial interest, as reflected in the OHA policies. Under Part IV the OHA, a municipal council may designate individual properties containing CHVI (Part IV) where it meets the prescribed criteria according to *Ontario Regulation 9/06*. Alterations (Section 33 of the OHA), demolition, or removal (Section 34 of the OHA) of heritage attributes detailed in the designation by-law requires a property owner to apply to the municipal council to receive consent in writing to the proposed alteration or demolition. An application is to be accompanied by the municipality's prescribed information and material (Government of Ontario 1990b).

2.1.3 Provincial Planning Statement

An updated *Provincial Planning Statement* (PPS) came into effect in 2024 and is intended to provide policy direction for land use planning and development regarding



matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 4.6 of the PPS states that a “protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved” (Government of Ontario 2024).

Under the PPS definition, conserved means:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Under the PPS definition, significant means:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Under the PPS, “protected heritage property” is defined as follows:

Property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or Part IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property have cultural heritage value or interest under the *Standards and Guidelines for the*



Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

(Government of Ontario 2024)

2.1.4 City of Ottawa

The Ministry of Municipal Affairs and Housing has issued a Notice of Decision to approve the City's New Official Plan, adopted by By-law 2021-386, and has subsequently repealed the previous Official Plan. The City has specific policies pertaining to the management of cultural heritage resources in its New Official Plan (City of Ottawa 2021). Cultural Heritage Resource Policies are contained within the New Official Plan under Volume 1, Section 4.5. The following are applicable to this HIA and taken verbatim:

4.5.2 1) When reviewing development applications affecting lands and properties on, or adjacent to a designated property, the City will ensure that the proposal is compatible by respecting and conserving the cultural heritage value and attributes of the heritage property, streetscape or Heritage Conservation District as defined by the associated designation bylaw or Heritage Conservation District Plan and having regard for the Standards and Guidelines for the Conservation of Historic Places in Canada.

4.5.2 2) Where development or an application under the Ontario Heritage Act is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property, the City will require a Heritage Impact Assessment if there is potential to adversely impact the heritage resource. The HIA will be completed according to the Council approved guidelines for HIAs, as amended from time to time.

4.5.2 3) Heritage designation is, in part, intended to ensure contextually appropriate development and is not intended to discourage intensification or limit



housing choice. Elements of the built form, including height, scale, and massing, of such development shall ensure that the defined cultural heritage value and attributes of the property or HCD will be conserved, while balancing the intensification objectives outlined throughout this Plan.

4.5.2 5) When a development involves the retention of all or part of designated building or structure and its integration into a larger development, the building or structure shall be retained in its original place during the construction process. Where the retention of the resource in situ is determined to pose unacceptable risk to the resource, as determined by an engineer or an architect specialized in heritage conservation, the City may permit the temporary removal of the resource during the construction process followed by its restoration after reinstatement on the original site.

4.5.2 6) if retaining a building or structure designated under the *Ontario Heritage Act* in its original position in place does not support the ongoing conservation of the designated resource, the City may consider relocation provided that:

- a) It is clearly demonstrated within a HIA that retention is not appropriate, or not possible;
- b) The resource is retained on site, but moved to another part of the property for integration into the new development, or, if that is not possible;
- c) The resource is relocated to a site appropriate to its cultural heritage value outside the proposed development or property.

(City of Ottawa 2021)

2.2 Conservation Design Guidelines

As discussed in Section 1.2, ERA prepared the Design Guidelines for the Subject Property as part of the Master Plan and Rezoning Application. The purpose of the



Design Guidelines is to inform the conservation and future adaptive reuse of the Subject Property including its contributing buildings, landscape features, and identified views.

The Design Guidelines were prepared following Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (S&Gs), the Ministry of Citizenship and Multiculturalism (MCM) *Ontario Heritage Toolkit*, the City's Official Plan, and the 1495 Heron Road Master Plan framework.

2.2.1 Conservation Principles

The conservation principles and guidelines in the Design Guidelines inform how conservation, alterations, and development occur on the Subject Property. The conservation principles are provided here verbatim:

Retention of Identified Heritage Attributes

The heritage value of the property is conveyed through its identified heritage attributes. Interventions should be designed to conserve heritage attributes and should adopt a minimal intervention approach. When impacts to heritage attributes are unavoidable, mitigation measures are required to minimize physical and visual impacts.

Compatible/Subordinate/Distinguishable

The following concepts should govern any feature of the rehabilitation of the heritage building.

- *Compatible: Able to coexist. In built form, this suggests that some features of a contributing buildings or landscape features and the new construction are relatable or in dialogue.*
- *Subordinate: Implies being respectful, and not overwhelming or competing with a contributing building or landscape feature and its heritage attributes.*
- *Distinguishable: Recognizable as different. This suggests that exact duplication of heritage features is not recommended. New work must be legible, that is*



recognizable, as different to the trained eye. This principle appears to be in conflict with compatibility, but the intention of combining all three terms is that a balanced approach must be achieved, and as such, it may not be possible to fully address all principles equally.

New construction is to be distinguishable and of its time. Contemporary solutions that do not repeat features of the contributing building or landscape feature are desirable, however, this does not preclude references to massing, placement and features of the heritage resource. Such references can be achieved through compatibility, but also through contrast which supports distinguishability.

Solidity/Proportion/Scale

- *Solidity of a building relates to the relationship of solid elements, such as walls, to void elements, like windows, as well as the materials used. New adjacent construction should be compatible with or contrast with the solidity of the heritage buildings.*
- *Proportion refers to an ideal relationship in size or degree between one thing and another, or between parts and whole. New adjacent construction should respond to the proportions of the existing building.*
- *Scale relates to the proportional relationship between an object and its surroundings generally, and more specifically the height and width of a building and its divisions into bays and storeys. The heritage buildings with the Campanile Campus have a scale that is different than the anticipated scale of some of the new development in the vicinity. The scale of the existing heritage buildings should inform the scale of the new adjacent construction into components that respond, but do not strictly mimic, the scale of the heritage buildings.*



Height

If new additions or adjacent construction differs in height from the heritage buildings, there should be a transition, or step down in height, to respond to the heritage buildings. For new adjacent development, step backs should be used on the elevations that interface with the heritage buildings to address principles such as proportion, scale, and the datum lines of the heritage buildings. Step backs are not required to be employed at a height exactly matching or lower than that of the heritage buildings.

Within the Campanile Campus, new construction should be sensitive to the site's original pattern of height distribution and balanced variation on either side of the central axis aligning with the Chapel, which is not always symmetrical. This includes a layered composition, with greater height concentrated to the north.

Accessibility

Alterations required to make the heritage buildings fully accessible to future users may include the installation of elevators, ramps, modifications to doorways or other openings to facilitate ease of access, and other changes. As directed by the S&Gs, such alterations should seek to have minimal impact on heritage attributes, although it is acknowledged that in certain cases, some degree of impact is unavoidable and, in fact, desirable to achieve universal accessibility.

Materiality

Additions to heritage buildings, or new construction adjacent to the heritage buildings should use materials that complement the heritage resource and yet are distinguishable as contemporary. Attempting to extrapolate the materiality of the heritage buildings onto new construction is generally not appropriate. Contrast in materiality can be achieved by incorporating a varied tonality of like materials. The use of high-quality, contemporary materials on new construction can help enhance the prominence of the heritage resource.



Within the Campanile Campus, consideration should be given to how the campus is legible as a cohesive ensemble; a material palette should be developed for new construction that complements the existing palette. The materials should be contemporary and high quality, in keeping with the existing standard. In this case, a clearly contemporary application of brick may be appropriate such as brick walls with a texture or pattern distinct from the 1960s construction.

2.2.2 Conservation Intent by Zone

The Design Guidelines divide the Subject Property into four separate Heritage Zones for conservation guidelines (Plate 2). Zone A, representing the core area for conservation, Zones B and C, the mid-heritage and transition zones, and Zone D, the area for potential new development in keeping with the design principles. The Design Guidelines note that they:

“... are meant to provide a degree of flexibility to make alterations to the buildings to facilitate their adaptive re-use while setting out conservation principles to ensure that any alterations conserve their heritage integrity, maintaining the heritage value and key heritage attributes of the Campanile Campus, while enabling significant intensification”

(ERA 2024: 28)



2 Methodology

July 31, 2026

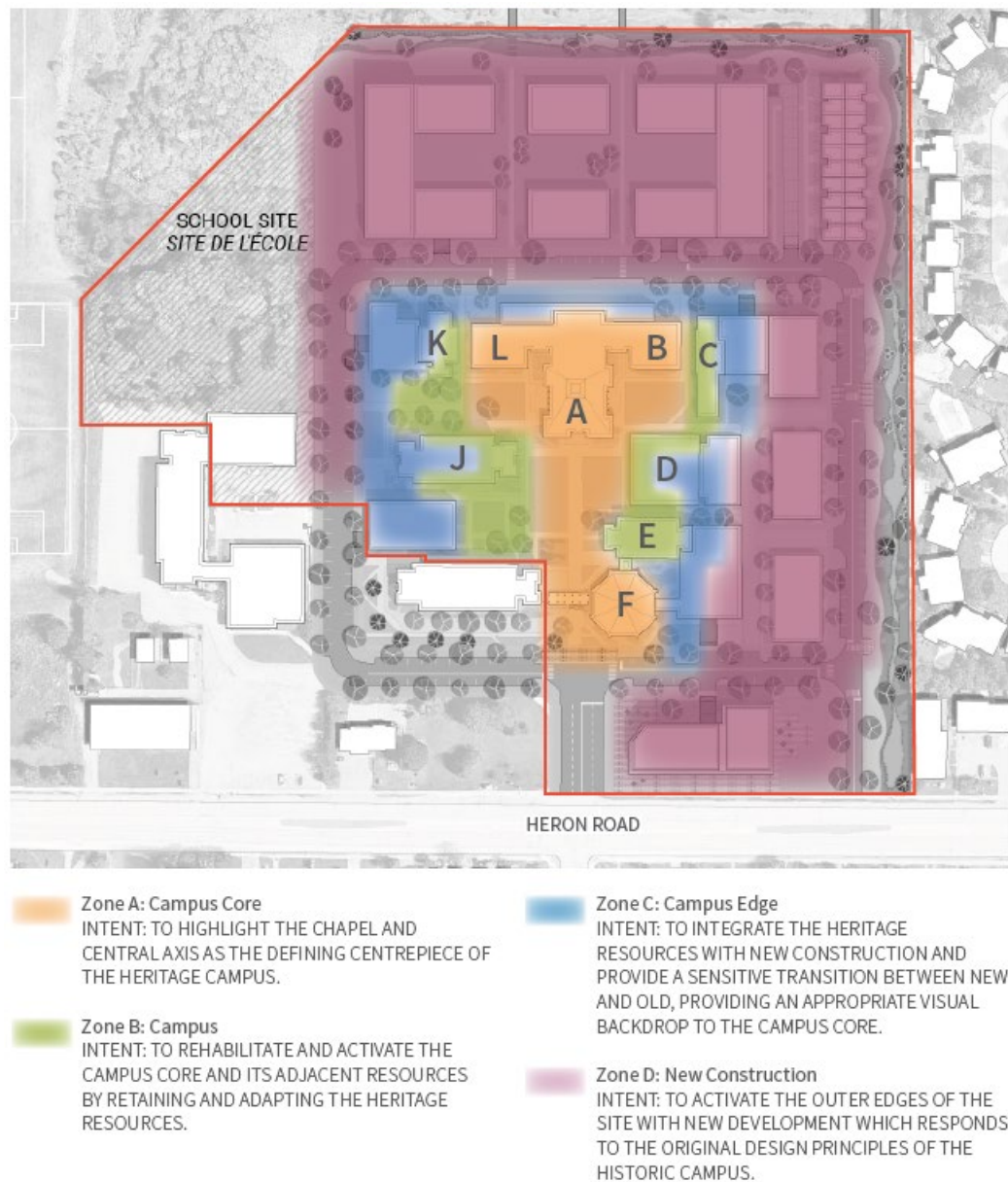


Plate 2: Heritage Zones (Stantec 2024, annotated by ERA)

2.3 Field Program

A site assessment of the Subject Property was undertaken on June 26, 2026, by Christian Giansante and Paige Murray, Cultural Heritage Specialists with Stantec. Access was granted to the Subject Property and the property and surrounding area were documented. The weather conditions on site were warm and cloudy. Photos were taken using a Canon EOS Rebel T7 at a resolution of 6000 x 4000 pixels.

2.4 Assessment of Impacts

The assessment of impacts is based on the impacts defined in the MCM *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5) and the City's HIA guidelines. Impacts to heritage resources may be adverse or positive.

Positive impacts include, but are not limited to:

- Restoration of a building, including replacement of missing attributes
- Restoration of an historic streetscape or enhancement of the quality of the place
- Adaptive re-use of a cultural heritage resource to ensure its ongoing viability
- Access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource

(City of Ottawa 2026)

Direct impacts include:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:



- Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces
- Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluates the potential for indirect impacts resulting from the vibrations due to demolition and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and demolition vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; National Park Service 2001; Rainer 1982; Wiss 1981;). The proximity of the proposed demolition to heritage resources was considered in this assessment with a conservative 50 metre buffer implemented for the potential impacts.

2.5 Mitigation Options

Mitigation options in this HIA were developed using those provided in the MCM Infosheet #5 and the City HIA guidelines. The MCM Infosheet #5 mitigation options include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas



- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanisms

(Government of Ontario 2006)



3 Statement of Cultural Heritage Value

3.1 Introduction

The Subject Property was designated by the City in February 2025 through by-law 2025-52. The Statement of Cultural Heritage Value and heritage attributes for the Subject Property are provided verbatim below from the designation by-law.

3.2 Description of Property

The Campanile Campus, also known as the Federal Study Centre is an educational and religious campus including 12 buildings and the associated landscape elements constructed between 1963 and 1966. The campus also includes St. Patrick's Intermediate Catholic School which was constructed as part of the original campus and later severed. The property is located at 1485-1495 Heron Road, on the north side of Heron Road in Ottawa's Alta Vista Neighbourhood.

3.3 Cultural Heritage Value

The Campanile Campus, 1485-1495 Heron Road, has design value as a rare and representative example of a campus designed in the Modern style. Popular in Canada from the 1940s until the 1970s, Modernism was a worldwide movement in architecture that reflected a break from the highly ornamented and decorative styles of the past. The Modernist style was employed widely in all building typologies, but educational and religious campuses such as the Campanile Campus provide particularly fine examples of the Master Planning often associated with large scale Modernist projects in the postwar period. Campanile Campus reflects the Modern style through its visual cohesiveness and its architectural expression including the use of flat roofs, rectilinear forms, rough red brick, smooth concrete, copper details, clerestory windows and limited ornamentation.



The design value of the complex also extends to its Modern site design which creates a carefully articulated functional arrangement related to the elements of a pedestrianized educational campus. True to the Modern style, the design also reflects the original function as a religious complex through its arrangement of buildings and its contemplative spaces such as the monastic and novitiate courtyards. The arrangement of the 12 buildings around a raised central quadrangle highlights the importance of the Chapel (Building A) as the central feature of the campus.

The Modern style can also be seen in the landscape design through its use of concrete, limited decorative elements and the integration of landscape elements into the overall visual cohesion of the site design. The concrete colonnaded entrance to the campus is highlighted by the namesake campanile, a prominent concrete bell tower and the tallest structure on the site. The landscape design also includes four courtyards, large limestone boulders, built in benches, trees and shrubs, and concrete walkways and steps.

Campanile has design value as it displays a high degree of artistic merit, particularly in the use of a light well in the chapel (Building A) to reflect light and water patterns onto the sculpture of “Christ With Manna From Heaven” which was designed specifically for the space and emphasizes the building’s role in worship. Further, the use of dramatic copper roofs over Pavilions A and F, unique woven brick half walls in the courtyards, and concrete features such as the campanile, horizontal banding elements, and entrance colonnade help unify the architecture with a high degree of craftsmanship.

Historic or Associative Value

The Campanile Campus has cultural heritage value for its direct association with the Soeurs de la Congregation de Notre Dame (CND) and the growth of Roman Catholic education in Ottawa. The CND was North America’s first women’s religious community, established in Montreal in 1657. The CND sent teachers to ByTown in 1868 and by the 1950s their activity in Ottawa was substantial enough to warrant a larger campus,



leading them to purchase the property in 1959. The Campanile Campus provided a home for the CND's expanding presence in Ottawa as well as a new Roman Catholic school and its scale is symbolic of the organization's important role in supporting a growing Catholic community in the region.

Campanile is also associated with the explosive growth in the federal public service in the post war period and the way in which training for these new public servants was addressed. The passage of the Official Languages Act of Canada in 1969 created a need for language training for federal public servants across the country and facilities were required to conduct this training. In 1973, the Campanile Campus closed due to financial struggles and the federal government purchased the complex from CND with St. Patrick's School (Building G) remaining as a school under separate ownership. Between 1973 and 2014, the campus served as the Federal Study Centre, providing a variety of training for public servants from across the country.

The Campanile Campus yields information that contributes to an understanding of reform in the Catholic Church in the 1960s, resulting from the Second Vatican Council. The objective of the reforms was to modernize the way parishioners participated in mass. The reforms were directly reflected in the modern design of the Campanile Campus, especially demonstrated through the Chapel's simple decoration, open worship area, and emphasis on light on the altar which were intended to encourage the congregation to participate more fully in mass.

The Campanile Campus demonstrates the work of local firm of Murray and Murray Architects and the Town Planning Consultants in collaboration with Landscape Architect Peter Coe and artist Gerlad Trottier. The campus is an excellent example of founder Timothy Murray's Modern institutional style found throughout several of his religious and educational commissions across Ottawa. The campus is one of Murray's earlier works and his largest commission. Gerald Trottier was an Ottawa artist and friend of Murray's who was responsible for the interior of the Chapel, including its integrated sculpture of "Christ With Manna From Heaven" above the altar. Trottier's work is synonymous with



Murray's modern liturgical designs and was incorporated into many of Murray's religious commissions in Ottawa including St. Maurice and St. Basil's Churches. The early collaboration between the three local professionals helped achieve a campus that highlighted their individual strengths while achieving a cohesive design.

Contextual Value

The Campanile Campus is historically linked to its surroundings as a representation of Ottawa's dramatic suburban growth in the post war period. Throughout the 1950s and 1960s, the National Capital Commission implemented French Urbanist Jacques Gréber's Plan for the National Capital, accelerating Ottawa's transformation from a company, transit-dependent capital city into a decentralized, car-dependent capital region. While the land purchased by CND from J.J. Heron for Campanile was on the outskirts of the city at the time, it soon became an area of significant suburban growth.

The campus has contextual value as it is important in supporting the character of the area. While it is a self-contained campus, its Modernist architectural character is compatible with the surrounding neighbourhood. The Herongate subdivision south of Campanile was constructed on the southside of Heron Road shortly after the campus was constructed. One of the subdivision's main access roads, Baycrest Drive, was designed to align with Campanile's entrance driveway, extending the axial views towards the Campus' campanile tower and the chapel's dominant copper roof.

3.4 Description of Heritage Attributes

Overall Campus

Those attributes that reflect the Campanile Campus as a visually unified complex with a distinct sense of place reflecting Modern campus design:

- Features typical of Modern architecture including:



- Strong horizontality balanced with vertical elements (towers, campanile and spire of the chapel)
- Clear exterior expression of the structural system expressed in the engaged pillars, pilotis, deep overhangs, horizontal floor plates and concrete cornices with water spouts
- Highly textured exterior façade created by alternating solids and voids and combining smooth concrete and rough textured brick
- Minimal decoration
- Use of a common palette of high-quality materials including red mottled brick, smooth white concrete and copper
- The strong visual relationship between the buildings as well as the landscaped courtyards which creates a sense of a self-contained environment
- Arrangement of the buildings around the courtyards, creating an interplay between indoor and outdoor spaces
- Circulation routes including exterior pathways and at grade passageways
- Concrete campanile located in the central courtyard
- Concrete canopied entrance to the campus
- Arrangement of three quadrangles, connected by concrete walkways, ramps, walls and steps
- Creation of a variety of spaces through open lawns and intimate screened courtyards using woven brick screen walls



- Variations in the landscape design created by changes in topography, areas of open lawn, a variety of trees, shrubs and ground cover and use of limestone boulders for visual interest
- Integrated benches around light wells
- Raised and sunken concrete planters
- Primacy of the chapel around which all other buildings are arranged
- Axial view from the campus entrance towards and terminating at the Chapel (Building A), creating an unimpeded view, including the silhouette of the roof.

Building by Building Description of Attributes

Building A (Chapel)

- Location at the centre of the site, reflecting its importance as the spiritual centre of the campus
- Massive, floating truncated offset pyramidal roof clad in copper
- Rough textured, mottled red brick
- Limited fenestration with narrow, vertically oriented irregularly spaced windows
- Entrances on the south, east and west sides, reflecting the different groups of users- sisters, novices and students
- Main entrance (south) including:
 - Central double doors flanked by large windows
 - Copper clad flat roofed canopy
- East and west entrances including:



- Central doorway
 - Wide concrete banding
 - Flanking horizontally oriented window openings with spandrel panels separated by concrete buttresses
- Clerestory windows which reflect light from water collected in the exterior trough
- Interior features including:
 - The central plan, reflecting the theological and liturgical changes arising from the Second Vatican Council
 - The lantern above the altar that allows light to reflect on the water collected in a narrow trough at the roofline
 - Exposed smooth concrete interior of the pyramidal roof
 - Low brick walls creating a circulation route
 - 1963 “Christ with Manna from Heaven” sculpture by Gerald Trottier

Buildings B and L

- Location and arrangement as single storey wings, flanking the chapel to the east and west
- Recessed, single storey glazed passageways with wooden fins linking the buildings to Buildings A, C, and K
- Rough textured, mottled red brick cladding
- Regularly spaced rectangular window openings
- Flat, mansard-like corrugated metal roofs



Buildings C and K

- Six storey rectangular massing composed of a recessed first storey topped by a narrow band of windows and a wide concrete band of five additional storeys appearing to float above
- Flat roofs
- Concrete base
- Rough textured, mottled red brick cladding
- Smooth concrete banding between floors
- Rectangular, evenly spaced, deeply recessed window openings

Building D

- Single storey square massing with heavy, smooth concrete, overhanging flat roof
- Clerestory windows
- Rough textured, mottled red brick cladding
- Regularly placed brick pilasters
- Lack of ornamentation and limited fenestration

Building E

- Three storey rectangular massing with flat roof that narrows at the east and west ends of the building
- Rough textured, mottled red brick cladding
- Smooth concrete horizontal banding between storeys and wide concrete cornice
- Vertically oriented, regularly spaces window openings



- Main entrance facing the courtyard, recessed under the cantilevered upper storeys supported on pilotis
- One storey passageways to the north and south, connecting to the gym and auditorium (Buildings D and F)

Building F

- Location at the front of the property, visible from Heron Road, flanking the entrance to the campus
- Octagonal form with heavy, corrugated copper roof
- Rough textured, mottled red brick cladding with smooth concrete accents
- Lack of fenestration of the south facades, facing Heron Road
- High, well lit foundation on the north, east and west allowing light into the interior and giving the appearance that the solid building is floating
- Interior features reflecting its use as an auditorium including the rich, dark red brick walls and warm wood accents

Building H and I¹

- Location and footprint, creating the western edge to the sunken courtyard

Building G and J

- Three storey massing with flat roofs
- Rough textured, mottled red brick cladding

¹ Buildings H and I were demolished in March 2025.



- Smooth concrete horizontal banding between storeys and heaving concrete cornice
- Vertically oriented, regularly spaced window openings
- Stepped entrance bays at the east and west ends, containing the stairwells

Exclusions

All buildings at 1485 Heron Road with the exception of Building G (St. Patrick's Intermediate School) are excluded from the designation.

At 1495 Heron Road, Buildings M and N are excluded from the designation. With the exception of the attribute related to the footprint and location outlined above, Buildings H and I are not contemplated for retention.

All interiors are excluded from the designation with the exception of the interior attributes outlined for the Chapel, Building A.

4 Existing Conditions

4.1 Landscape Context and Setting

The Subject Property at 1495 Heron Road is located on the north side of Heron Road (Photo 1). The property is accessed by a two-lane paved road opposite Baycrest Drive. This access road leads to a central roundabout. Heron Road is a primarily four lane paved road with additional turn lanes at the intersection of Heron Road and Baycrest Drive (Photo 2). The road has a central grassed boulevard and is flanked by raised curbs and sidewalks on both sides (Photo 3). The character of the area is primarily residential with numerous apartment buildings of varying heights. Baycrest Drive is a two-lane paved road, flanked with raised curbs and sidewalks (Photo 4).

To the west of the main entrance to the Subject Property is an active school site (Photo 5). To the east of the main entrance is a large asphalt paved parking lot (Photo 6). In recent years, the site has undergone a number of demolitions. As nothing has been built to replace the demolished buildings, these areas are now vacant land (Photo 7 and Photo 8).

The property consists of ten interconnected buildings as shown on Plate 3. Buildings H, I, and M were demolished in early 2025. Building G is in the process of being acquired by CLC.



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario
4 Existing Conditions
 July 31, 2026



Plate 3: Existing building nomenclature (Google Maps, 2021; annotated by ERA)

Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 1: Central driveway into the Subject Property from Heron Road, looking north



Photo 2: Heron Road, looking west



Photo 3: Heron Road, looking southeast



Photo 4: Baycrest Drive, looking south





Photo 5: Central driveway into the Subject Property and neighbouring Marie-Curie Public Elementary School, looking west



Photo 6: Central driveway into Subject Property and eastern parking lot, looking east



Photo 7: Former location of Building M, looking north



Photo 8: Former location of Buildings H and I, looking west

4.2 Academic Courtyard

The academic courtyard is located in the central portion of the Subject Property. The courtyard is accessed primarily off the front roundabout on the north side of the property (Photo 9). The access is located up a series of concrete steps and through a concrete pergola (Photo 10 and Photo 11). The central courtyard area is landscaped with large lawns with poured concrete walkways throughout (Photo 12 and Photo 13). The edges of the courtyard have various types of vegetation and garden beds.



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 9: Entrance to academic courtyard from roundabout, looking north



Photo 10: Concrete stairs up to academic courtyard, looking north



Photo 11: Concrete stairs up to academic courtyard, looking south



Photo 12: Academic courtyard, looking southwest



Photo 13: Academic courtyard, looking to Building C, looking northeast

4.3 Building A

4.3.1 Exterior

Building A is a one storey structure with a floating, truncated, offset pyramidal roof clad in copper (Photo 14). The structure is clad in rough textured mottled red brick with a poured concrete foundation (Photo 15). The east and west façades of the structure have narrow, vertically oriented and irregularly spaced windows. The main entrance, located on the south side of the building, has central double doors flanked by large windows (Photo 16). The entrance is covered by a concrete canopy. The entrances located on the east and west sides of the structure have a central doorway with wide concrete banding. The doorways are flanked by horizontally oriented window openings.

To the north of the main portion of Building A is a one storey addition with a flat copper roof (Photo 17). This portion of the structure maintains the existing rough textured mottled red brick cladding and concrete foundation. This portion of the structure has a number of irregularly spaced square windows.



Photo 14: Building A, front (south) façade, looking northeast



Photo 15: Building A, front (south) façade, looking north



Photo 16: Front entrance to Building A, looking northeast



Photo 17: North façade of Building A, looking south

4.3.2 Interior

The basement level of Building A contains a large open former cafeteria space. The floors and ceiling of this area are clad in concrete with four central pillars (Photo 18). Adjacent to the former cafeteria space is a former kitchen space with several rooms with equipment remaining in-situ (Photo 19).

To the south of the former kitchen and cafeteria spaces is the main entrance (Photo 20). This area is primarily clad in rough textured mottled red brick. The doorway is surrounded by decorative wood details. Immediately opposite the main entrance are two

flights of stairs that lead to the second storey chapel (Photo 21). These stairs are constructed of poured concrete with wooden handrails.

The second storey chapel is a large open area (Photo 22). The floor of the space is primary poured concrete with some remnants of a parquet floor (Photo 23). The roof of the structure is constructed of exposed smooth concrete with geometric indentations with padding material (Photo 24). The roof of the chapel continues up to a series of skylights that provide natural light to the space. Hanging from the skylight area is the “Christ with Manna from Heaven” sculpture that was constructed in 1963 by Gerald Trottier (Photo 25). The exterior walls of the space are also constructed of concrete with concrete pillars and embedded skylights facing downwards (Photo 26). The exterior of the chapel is surrounded by low brick walls which create a hallway-like circulation route (Photo 27 and Photo 28).

Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 18: Former cafeteria in basement



Photo 19: Former kitchen in basement



Photo 20: First storey entrance



Photo 21: Interior stairs from basement to first storey



Photo 22: Former chapel alter area



Photo 23: Concrete flooring and remaining parquet flooring



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 24: Concrete walls

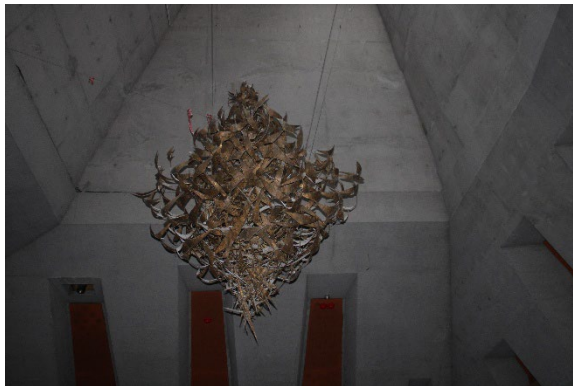


Photo 25: Central hanging art sculpture



Photo 26: Windows surrounding brick wall



Photo 27: Brick wall around former altar area



Photo 28: Brick wall around former altar area



4.4 Building B

Building B is a one storey structure that connects Building A and Building C (Photo 29). The structure has a flat roof, with the sides clad in copper. The structure is primarily clad in rough textured mottled red brick. The first storey has regularly spaced wooden rectangular window openings (Photo 30). These window openings are recessed between brick projections. Below the main windows is a smooth concrete band above the basement level. The basement level windows are evenly spaced three pane windows separated by poured concrete pillars.

4.4.1 Exterior



Photo 29: Rear (north) façade, looking south



Photo 30: Rear (north) façade, looking southwest

4.4.2 Interior

The interior of Building B is primarily a central hallway connecting Building A and Building C (Photo 31). This main hallway is constructed of concrete block with tall rectangular windows on the south side (Photo 32, Photo 31). The structure also contains classroom spaces with evenly spaced rectangular window openings (Photo 33). These rooms have poured concrete flooring and concrete block walls.

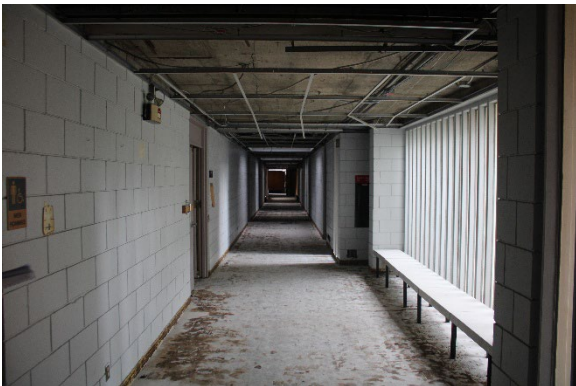


Photo 31: Interior hallway through Building B

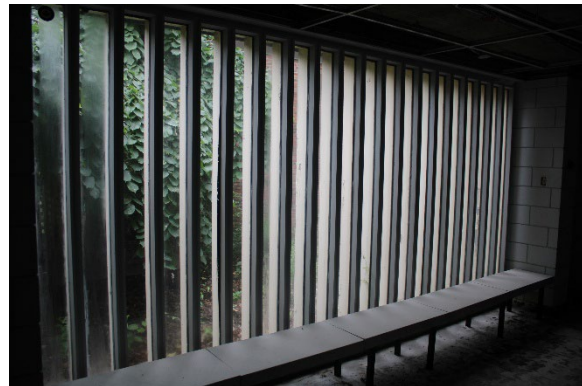


Photo 32: Hallway windows



Photo 33: Representative classroom

4.5 Building C

4.5.1 Exterior

Building C is a six storey structure with a flat roof (Photo 34). The structure is primarily clad in rough textured mottled red brick with a poured concrete foundation (Photo 35 and Photo 36). The structure has a recessed first storey topped with a wide concrete band. The five additional stories are cantilevered beyond the footprint of the first storey. Between each storey is a thin smooth concrete band with a thicker concrete band at the top of the sixth storey. The structure projects to the north and south from the central portion with recessed windows in the east and west facing corners.

The front (east) façade has a central entryway that is covered by a protruding concrete band with four rectangular concrete pillars (Photo 37). The entryway is accessed by a poured concrete staircase (Photo 38). This façade has five evenly spaced rectangular wood windows on storeys two through six (Photo 39 and Photo 40). The windows are deeply recessed.

The North façade has a projecting single storey portion that originally connected to the former Building M (Photo 41). This first storey portion has some rectangular windows with poured concrete lintels (Photo 42). The second through sixth storeys have three windows. The central window is a thin rectangular window and the two symmetrical windows are larger rectangular windows. The windows are deeply recessed.

The west façade has five evenly spaced rectangular wood windows on storeys two through six (Photo 43). The windows are deeply recessed. The south facade has three windows on storeys two through sixth (Photo 44). These windows are evenly spaced rectangular windows. The windows are deeply recessed. The south façade has a projecting one storey south portion with a flat roof and copper roof siding. This portion of the structure maintains the rough textured mottled red brick cladding and poured concrete foundation. It has thin evenly spaced rectangular windows along the east façade.

Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 34: Building C, looking southwest

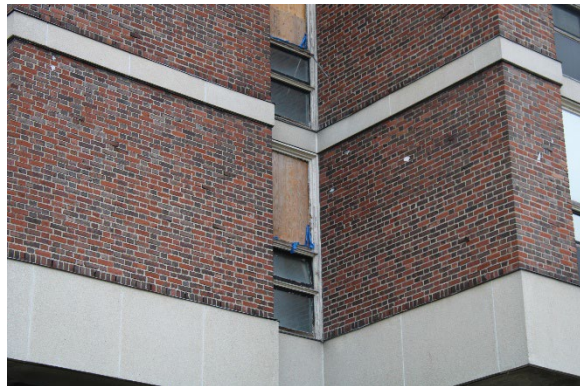


Photo 35: Representative brick cladding, looking west



Photo 36: Foundation, looking west



Photo 37: Front (east) façade, looking west



Photo 38: Front façade steps to entryway, looking west

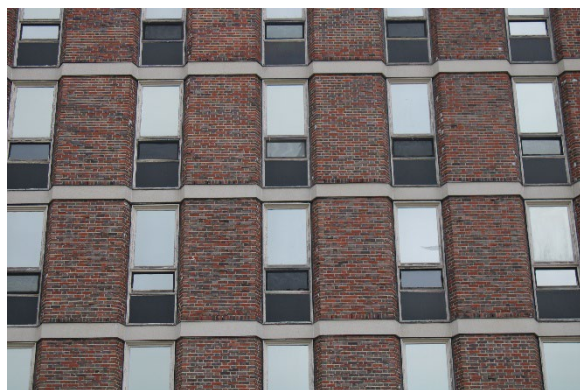


Photo 39: Front façade dormitory windows, looking west



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 40: Front façade windows of south extension, looking west



Photo 41: North façade, looking south



Photo 42: First storey of north façade, looking south



Photo 43: North and west façades, looking southeast



Photo 44: West and south façades, looking northeast



4.5.2 Interior

Building C was a former novitiate residence. The first storey contains a front desk area and several large rooms (Photo 45). The second through sixth storeys contain former dormitory spaces that were later converted into temporary office spaces. The front entryway is primarily clad in autumnal brick in the Flemish Bond pattern (Photo 46). The floor is clad in red tile, and the ceiling is poured concrete (Photo 47). Some of the doorways off the entryway are decorated with wood paneling. Immediately opposite the front doors is a large wooden reception desk with wood and brick detailing. The former rooms on the first storey are primarily constructed with concrete block with poured concrete foundation (Photo 48 and Photo 49). There are various drywalled walls throughout. The one storey section to the south of the entryway has exposed brick walls with wood panelled ceilings. The upper storeys of the structure are accessible by a central staircase (Photo 50). The elevator, located in the core of the building, was not functional.

The second through sixth storeys are generally identical in layout and construction materials. The main walls were constructed of concrete blocks (Photo 51). The building maintained wood windows throughout (Photo 52). The former open dormitory areas were replaced with temporary drywall walls to partition the space (Photo 53 and Photo 54). Former bathroom spaces were located in the central portion of the floors. Like the rest of the structure, walls in the basement were primarily constructed of poured concrete (Photo 55). The basement has large rectangular windows (Photo 56).



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario
4 Existing Conditions
July 31, 2026



Photo 45: Former front foyer

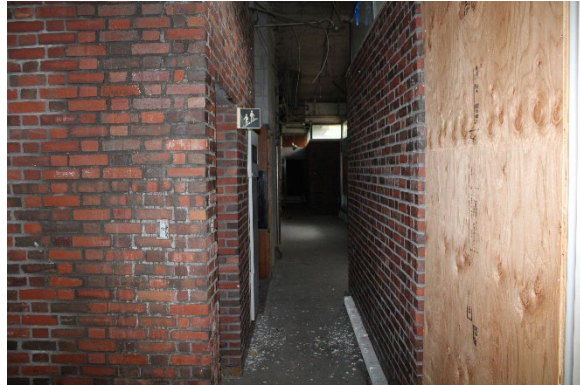


Photo 46: Interior brick cladding



Photo 47: Interior poured concrete ceiling



Photo 48: Representative first storey room



Photo 49: Representative first storey room

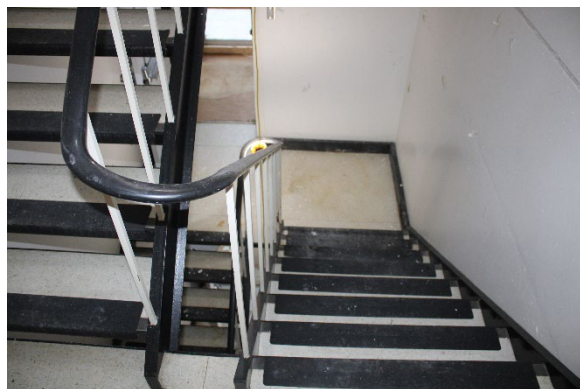


Photo 50: Interior staircase



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 51: Representative fourth storey hallway



Photo 52: Representative wood window



Photo 53: Representative fifth storey hallway



Photo 54: Representative sixth storey hallway with damaged partitions

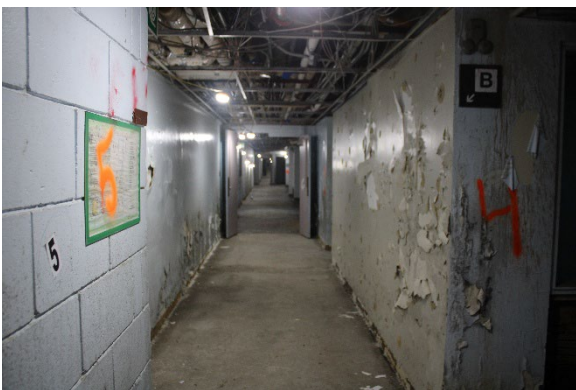


Photo 55: Representative basement hallway



Photo 56: Representative basement room



4.6 Building D

4.6.1 Exterior

Building D is a one storey structure with a flat roof (Photo 57 and Photo 58) The structure is clad in rough textured mottled red brick with a smooth concrete overhanging flat roof. The structure has clerestory windows along the roofline. The east and west façades have regularly placed brick pilasters. The south side of the structure connects with Building E.



Photo 57: East façade, looking west



Photo 58: West façade, looking northeast

4.6.2 Interior

Building D is a former gymnasium (Photo 59). The main portion of the structure is a large open area with wood flooring and metal rafters in the ceiling (Photo 60). The structure has clerestory windows along the roofline. The interior of the gym is clad in both tile and concrete block (Photo 61). To the west of the gym is a mezzanine area (Photo 62).

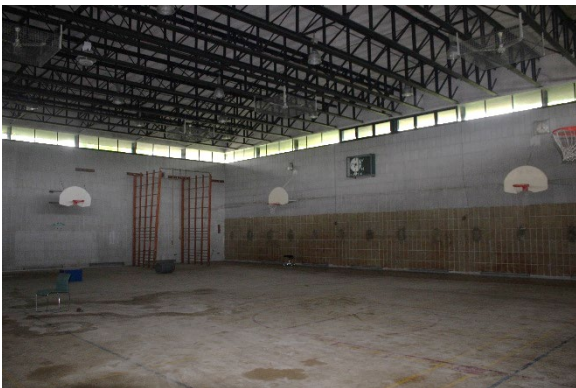


Photo 59: Former gym interior

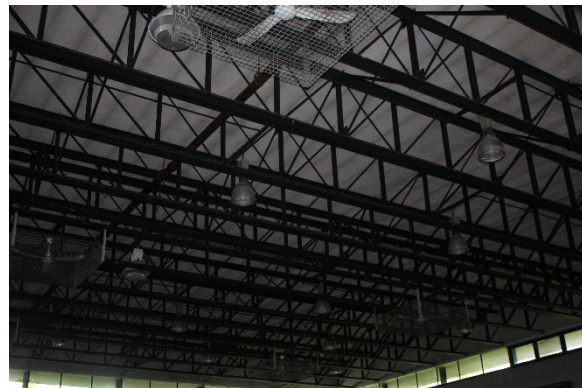


Photo 60: Representative ceiling



Photo 61: Representative wall cladding



Photo 62: Mezzanine area in former gym

4.7 Building E

4.7.1 Exterior

Building E is a three-storey structure with a flat roof (Photo 63). The structure is clad in rough textured mottled red brick with a poured concrete foundation. The structure has rectangular massing with a narrowing shape at the east and west ends of the building. Where the narrowing occurs, recessed second and third storey windows are located at the transition point. The structure has a thick smooth concrete band above the first and

second storeys. Between the second and third storeys is a thinner smooth concrete band.

The main entrance to Building E is located on the west façade. This entrance faces the former courtyards space. The entryway is recessed under the cantilevered storeys above, which are supported on rectangular concrete pillars. The upper storeys contain three evenly spaced, recessed rectangular window openings.

The north and south façades have evenly spaced rectangular first storey windows (Photo 64). These windows are recessed within brick projections. The second and third storeys have eight evenly spaced rectangular window openings.

The east façade has three evenly spaced rectangular window openings on the first, second, and third storeys (Photo 65). On the second and third storeys, the central window is a thinner rectangular window. The basement windows are visible on this façade and a thick smooth concrete horizontal banding above is maintained by rectangular concrete pillars.

This building has one storey passageways to the north and south, which connect to Buildings D and F.





Photo 63: Front (west) façade, looking east



Photo 64: North façade, looking south east



Photo 65: East façade, looking west

4.7.2 Interior

Building E is a former dormitory. The first storey, which can be accessed from the western entrance or from Buildings D and F, is primarily large open rooms (Photo 66 and Photo 67). The second and third storeys maintain the original classroom layout. The second and third storeys are primarily built of concrete block with poured concrete sub-flooring. From the staircases the second and third storey spaces are accessed from a long hallway (Photo 68). The dormitories are located at one end of the building and have central communal spaces with concrete pillars and individual dormitories around the perimeter (Photo 69). These rooms have wood windows and a recessed closet space (Photo 70). The communal bathrooms are located with the centre of the structure



(Photo 71). The bathrooms contain tile flooring and concrete block walls. Opposite the dormitory spaces are a few larger rooms with a more traditional bathroom space (Photo 72).



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 66: Hallway from Building F to Building E



Photo 67: Representative first storey room



Photo 68: Representative second storey hallway



Photo 69: Representative common room, second storey



Photo 70: Representative room, third storey



Photo 71: Representative communal bathroom, third storey





Photo 72: Representative individual bathroom, third storey

4.8 Building F

4.8.1 Exterior

Building F is an octagonal structure with a copper pyramidal roof (Photo 73). The structure is primarily clad in rough textured mottled red brick (Photo 74). The foundation of the structure is poured concrete (Photo 75). The structure has a basement level and a raised first storey. The basement level extends above ground level. The basement has recessed windows within the poured concrete foundation. Above the basement is a smooth concrete band. At each point of the octagon, the structure has a projecting poured concrete decoration.



Photo 73: Southwest façade, looking east



Photo 74: South façade, looking east



Photo 75: East façade, looking west

4.8.2 Interior

Building F is a former auditorium. The basement level has concrete walls and a concrete floor. This space contains equally spaced windows along the building exterior. In the centre of the basement is the underside of the stage, with various storage areas and passageways (Photo 76). The theatre space itself contains a stage, a seating area, and a lighting and sound box. The stage is constructed of wood and projects out into the centre of the room (Photo 77). The seating area no longer contains individual seats and is just the base concrete risers (Photo 78). Between sets of risers are concrete steps. At the top of the theatre is a retaining wall with concrete pillars (Photo 79). The sound and

lighting box is constructed of wood and is located by the entrance to the theatre opposite the stage.



Photo 76: Basement space below theatre



Photo 77: Theatre, from stage



Photo 78: Theatre, from stage



Photo 79: Stage from edge of theatre

4.9 Building J

4.9.1 Exterior

Building J is a two-storey structure with a flat roof (Photo 80). The structure is clad in rough textured mottled red brick with a poured concrete foundation (Photo 81). The structure has rectangular massing with a narrowing shape at the east and west ends of the building. Where the narrowing occurs, recessed second and third storey windows are located at the transition point. The structure has a thick smooth concrete band the



basement, first and second storey. The basement windows are visible on this façade and a thick smooth concrete horizontal banding above it.

The north and south façades contain evenly spaced rectangular first storey windows. These windows are recessed within brick projections. The east and west facades maintain recessed rectangular windows in the centre of the facades on each storey.



Photo 80: North façade, looking south



Photo 81: North façade, looking southwest

4.9.2 Interior

Building J is the former Convent of Notre Dame School building. Walls within the interior of this structure are primarily concrete block with some autumnal brick details in a Flemish bond pattern. The layout of all three storeys of the structure are the same, with staircases at either end of the structure, a central hallway, and former classrooms on either side of the hallway. The first storey hallway has been deconstructed with only brick pillars remaining along the walls (Photo 82). The doorways to the classrooms are surrounded by brick details with some wood paneling above (Photo 83). The classrooms have evenly spaced rectangular windows (Photo 84). The stairs to the upper storeys have open risers (Photo 85). The second and third storeys are more similar in composition. The central hallways maintain brick pillars and arched metal scaffolding (Photo 86 and Photo 87). The classrooms have concrete floors and drywall walls with evenly spaced exterior windows (Photo 88 and Photo 89).



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 82: Representative first storey hallway



Photo 83: Representative first storey doorways

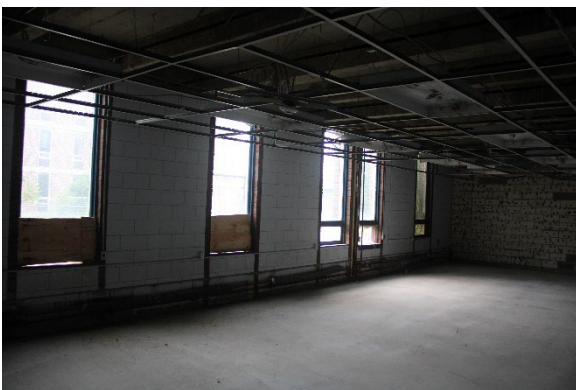


Photo 84: Representative first storey classroom

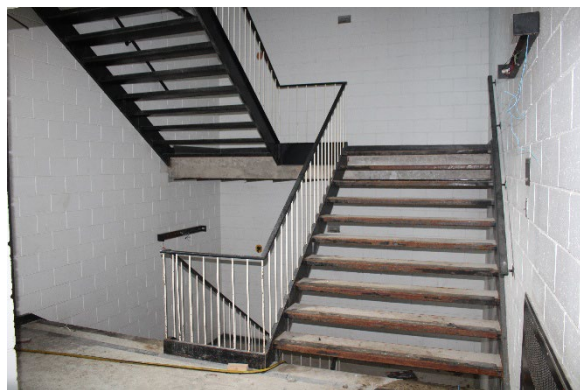


Photo 85: Staircase



Photo 86: Representative second storey hallway

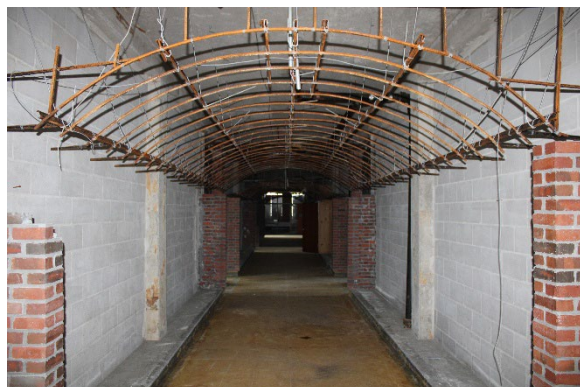


Photo 87: Representative third storey hallway





Photo 88: Representative second storey classroom



Photo 89: Representative third storey classroom

4.10 Building K

4.10.1 Exterior

Building L is a six storey structure with a flat roof (Photo 90). The structure is primarily clad in rough textured mottled red brick with a poured concrete foundation. The structure has a recessed first storey topped with a wide concrete band. The five additional stories are cantilevered beyond the footprint of the first storey. Between each storey is a thin smooth concrete band with a thicker concrete band at the top of the sixth storey. The structure projects to the north and south from the central portion with recessed windows in the east and west facing corners.

The front (west) façade has a central entryway that is covered by a protruding concrete band with four rectangular concrete pillars (Photo 91 and Photo 92). The entryway is accessed by a poured concrete staircase. This façade has five evenly spaced rectangular wood windows on storeys two through six. The windows are deeply recessed.

The north façade has three evenly spaced rectangular wood windows on stories two through six (Photo 93 to Photo 95). The central window is a thin rectangular window and the two symmetrical windows are larger rectangular windows. The windows are deeply recessed.



4 Existing Conditions

July 31, 2026

The west façade has four evenly spaced rectangular wood windows on storeys two through six. The windows are deeply recessed. The south facade has five windows on storeys two through sixth. These windows are evenly spaced rectangular windows. The windows are deeply recessed.



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 90: Building K, looking southwest



Photo 91: Front entryway, looking east



Photo 92: Raised concrete walkway, looking southeast



Photo 93: Northeast corner, looking southwest

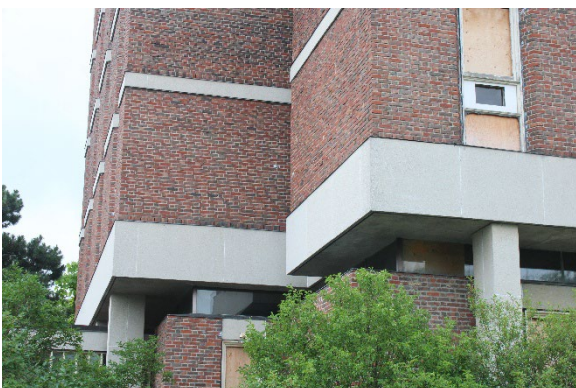


Photo 94: Northeast corner, looking southwest



Photo 95: North façade, looking south



4.10.2 Interior

Building K was the former Residence for Nuns building. The first storey is primarily clad in autumnal brick with some wood panel detailing. This entire storey was converted into temporary office spaces with many temporary drywall partitions erected throughout (Photo 96). Some larger rooms were maintained without additional partitions (Photo 97). The upper storeys of the structure are accessible by a central staircase (Photo 98). The elevator, located in the core of the building, was not functional (Photo 99). The second through sixth storeys are generally identical in layout and construction materials. The main walls were constructed of concrete blocks with some wood panel detailing. The building has wood windows throughout. From the staircases, the second and third storey spaces are accessed from long hallways to either side of the central stairway and bathrooms (Photo 100 and Photo 101). The dormitories are located off these hallways. These rooms have wood windows (Photo 102 to Photo 104). The communal bathrooms are located within the centre of the structure. Similar to the rest of the structure, walls in the basement were primarily constructed of concrete block (Photo 105 and Photo 106).

Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026

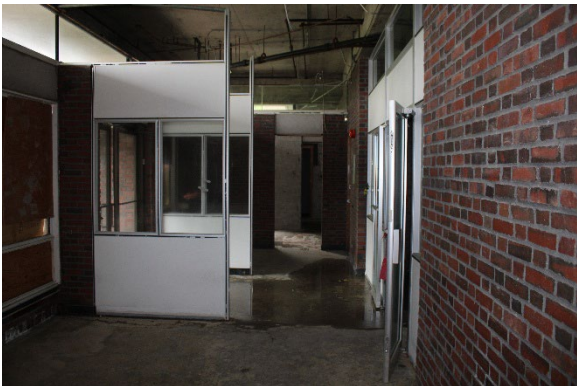


Photo 96: Representative first storey hallway

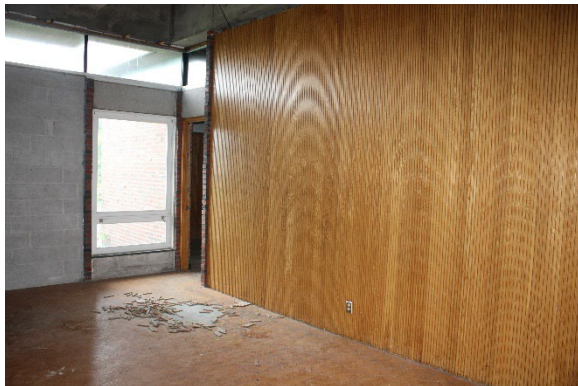


Photo 97: Representative first storey room



Photo 98: Staircase



Photo 99: Elevator shaft

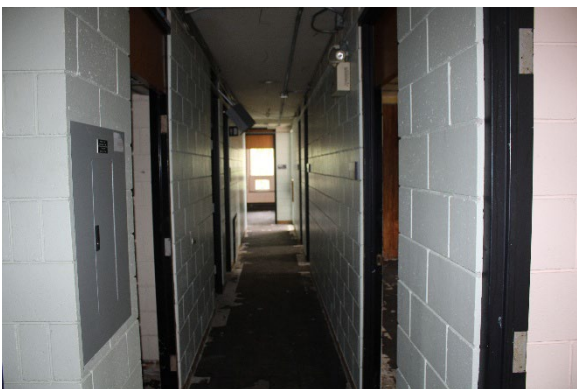


Photo 100: Representative second storey hallway

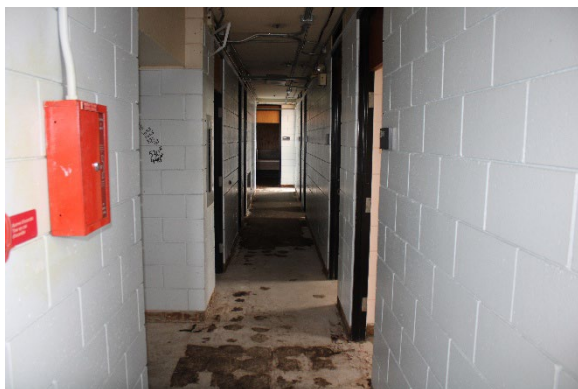


Photo 101: Representative sixth storey hallway



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

4 Existing Conditions

July 31, 2026



Photo 102: Representative second storey room



Photo 103: Representative sixth storey room



Photo 104: Representative sixth storey concrete walls



Photo 105: Representative basement hallway



Photo 106: Representative basement room



4.11 Building L

4.11.1 Exterior

Building L is a one storey structure that connects Building A and Building K. The structure has a flat roof, with the sides clad in copper (Photo 107). The structure is primarily clad in rough textured mottled red brick. The first storey has regularly spaced wooden rectangular window openings. These window openings are recessed between brick projections. Below the windows is a smooth concrete band above the basement level. The basement level windows are evenly spaced three pane windows separated by a poured concrete pillar.



Photo 107: North façade, looking south

4.11.2 Interior

The interior of Building L is primarily a central hallway connecting Building A and Building K. The building also contains former classrooms (Photo 108 and Photo 109). This main hallway is constructed of concrete block with rectangular windows on the south side. The structure also contains classroom spaces with evenly spaced rectangular window openings. These rooms have poured concrete sub-flooring and concrete block walls.



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario
4 Existing Conditions
July 31, 2026



Photo 108: Representative classroom



**Photo 109: Representative classroom
partition**

5 Description of Proposed Development

The Development Plan (Appendix A) seeks to balance the need for heritage conservation, the provision of park space, stormwater management, and the inclusion of a school site, with the goal to accommodate a range of residential and commercial forms that will facilitate the evolution of the Subject Property and the surrounding community into a 15-minute neighbourhood. 15-minute neighbourhoods are compact, well-connected places with a clustering of a diverse mix of land-uses; this includes a range of housing types, shops, services, local access to food, schools and day care facilities, employment, greenspaces, parks and pathways.

The Development Plan proposes the retention and adaptive reuse of the majority of the existing heritage buildings and considers the demolition of both building C and K to facilitate the development of the property as shown in Appendix A. The Development Plan conserves the existing network of interconnected buildings and open spaces within the historic campus, and adds increased connectivity to the surrounding community's larger public realm network that includes public streets, amenity areas, and open spaces. A ring-street characteristic of many modernist institutional campuses is to encircle the community's heritage core while also providing mobility access to the new development blocks and open spaces. Consistent with the established built form on the site, the proposed zoning and height schedule across the Subject Property would permit new development ranging from low to mid-rise buildings from three to nine storeys in height. The proposed development will consist of a combination of adaptively reused buildings (Buildings A, B, L, and F), contemporary standalone structures, and façade retention (Buildings D, E, and J).

Extending around the Subject Property's north and east edges, a natural recreation corridor combines the dual functions of stormwater management and a passive green recreation corridor.



6 Impact of Proposed Development

To the determine the extent of potential impacts associated with the Development Plan, the impact assessment considers impacts to the identified CHVI and heritage attributes (see Section 3) and the adherence of the plan to the Design Guidelines (see Section 2.2).

6.1 Cultural Heritage Value and Heritage Attributes

Table 1 provides an assessment of the potential positive and adverse (direct and indirect) impacts to the identified CHVI and heritage attributes of the Subject Property. As described in Section 2.4, the City’s HIA guidelines and Infosheet #5 were used to characterize impacts. Where there may be potential for impacts, ‘Yes’ is listed in the column. Where no impacts to CHVI are anticipated, ‘No’ is listed in the column. Further discussion is found in Section 6.3.



Table 1 Potential Impacts to Identified Cultural Heritage Value or Interest

Heritage Attribute	Potential for Positive Impacts	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
Overall Campus	Yes	Yes	Yes	Positive Impacts: The Development Plan includes the retention of core heritage buildings associated with the property, their adaptive reuse, and restoration. It also directs development to the outside of the campus core to retain a visual relationship between the buildings, courtyards, and circulation pattern. The campanile will also be retained and conserved. Adverse Impacts: The Development Plan involves the removal of Buildings C and K. The removal of Buildings C and K will impact the heritage attribute of a strong horizontality balanced with vertical elements. Construction activities are anticipated directly adjacent to heritage buildings, as such land disturbance from these activities may have the potential to indirectly impact heritage attributes of the building through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. Accordingly, mitigation measures must be prepared.
Building A (Chapel)	Yes	Yes	Yes	Positive Impacts: The Development Plan includes the retention of Building A, its adaptive reuse, and restoration. Adverse Impacts: As part of the construction of the nine storey structure to the north of Building A, there is the potential for an impact to the silhouette of the chapel roof through the visibility of the tower. The proposed tower does not impact the unimpeded view of the roof, however cladding materials that contrast the copper colour of the chapel roof are recommended to retain the prominence of the chapel roof form. Construction activities are anticipated directly adjacent to Building A, as such land disturbance from these activities may have the potential to



Heritage Attribute	Potential for Positive Impacts	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
				indirectly impact heritage attributes of the building through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. Accordingly, mitigation measures must be prepared.
Buildings B and L	Yes	Yes	Yes	Positive Impacts: The Development Plan includes the retention of Buildings B and L, their adaptive reuse, and restoration. Adverse Impacts: A contemporary addition is proposed on the north façade of Buildings B and L. This will result in a direct alteration to the heritage attributes. Construction activities are anticipated directly adjacent to Buildings B and L, as such land disturbance from these activities may have the potential to indirectly impact heritage attributes of the buildings through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. Accordingly, mitigation measures must be prepared.
Buildings C and K	Yes	Yes	Yes	Positive Impacts: None. Adverse Impacts: The Development Plan includes the removal of Buildings C and K, that will result in a direct impact to a heritage attribute. The removal of these buildings will result in a direct impact to the vertical elements associated with the Modernist design of the site. Accordingly, mitigation measures must be prepared.
Building D	Yes	Yes	Yes	Positive Impacts: The Development Plan includes the retention of Building D, its adaptive reuse, and restoration. Adverse Impacts: A contemporary addition is proposed on the east façade of Building D. This will result in a direct alteration to Building D. Construction activities are anticipated directly adjacent to Building D, as



Heritage Attribute	Potential for Positive Impacts	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
				such land disturbance from these activities may have the potential to indirectly impact heritage attributes of the building through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. Accordingly, mitigation measures must be prepared.
Building E	Yes	No	Yes	Positive Impacts: The Development Plan includes Building E retained <i>in situ</i> , its adaptive reuse, and restoration. Adverse Impacts: A contemporary building is proposed adjacent to Building E. Construction activities are anticipated directly adjacent to Building E, as such land disturbance from these activities may have the potential to indirectly impact heritage attributes of the building through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. Accordingly, mitigation measures must be prepared.
Building F	Yes	No	Yes	Positive Impacts: The Development Plan includes Building F retained <i>in situ</i> , its adaptive reuse, and restoration. Adverse Impacts: A contemporary building is proposed adjacent to Building F. Construction activities are anticipated directly adjacent to Building F, as such land disturbance from these activities may have the potential to indirectly impact heritage attributes of the building through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. Accordingly, mitigation measures must be prepared.
Building G and J	Yes	Yes	Yes	Positive Impacts: The Development Plan includes Building G retained <i>in situ</i> , its adaptive reuse, and restoration.



Heritage Attribute	Potential for Positive Impacts	Potential for Direct Impacts	Potential for Indirect Impacts	Discussion
				Adverse Impacts: A new addition is proposed on the west façade of Building J. This will result in a direct alteration to Building J. Construction activities are directly adjacent to Building J, as such land disturbance from these activities may have the potential to indirectly impact heritage attributes of the building through temporary vibrations during the construction period that may cause shifts in foundations or masonry materials. Accordingly, mitigation measures must be prepared.



6.2 Design Guidelines

As discussed in Section 2.2, Conservation Design Guidelines were prepared for the Subject Property as part of the Master Plan and Rezoning Application. The purpose of the Design Guidelines is to inform the conservation and future adaptive reuse of the Subject Property including its contributing buildings, landscape features, and identified views. The conservation principles and guidelines in the Design Guidelines are to inform how conservation, alterations, and development occur on the Subject Property.

Table 2 provides an assessment of the applicability and conformity of the proposed development to the conservation principles identified in the Design Guidelines. Table 3 provides a review of the impact of the proposed development on the four separate Heritage Zones as defined in the Design Guidelines (see Section 2.2.2).

Table 2 Summary of Assessment of Conservation Principles

Conservation Principle	Discussion
Retention of Identified Heritage Attributes	The Development Plan conserves most identified heritage attributes, while considering the removal of two buildings that were identified as heritage attributes. Retention of Buildings C and K was determined not to be feasible as their footprints and floorplans do not allow for the addition of contemporary residential spaces that meet the functional requirements, code requirements, and financial requirements for the site. While the plan involves the removal of these two buildings, it retains the remaining buildings identified as having heritage value. The Design Guidelines state that when impacts to heritage attributes are unavoidable, mitigation measures are required to minimize impacts. Therefore, mitigation measures will be prepared in the following section to address the removal of Buildings C and K, to conserve their identified heritage value.

Conservation Principle	Discussion
Compatible	The proposed redevelopment will be set-back from the campus core to create a distinct relationship between the conserved structures and the new development. The connection between the two will be designed in a way that is compatible with the original design principles of the property, but that is distinguishable as a contemporary intervention.
Subordinate	The Development Plan limits new construction to the perimeter of the property. It is designed in a way that does not overwhelm the original core of the campus and is subordinate to its original layout. This will be accomplished by setbacks of 3 metres from the original façades, and the retention of the façades of all buildings that front the Academic Courtyard.
Distinguishable	The new construction on the site is intended to be distinguishable from the existing structures. The architectural style and design will not be mimicked. Contemporary materials will be used and will be distinguishable from the original building fabric.
Solidity	Where additions are proposed to existing buildings and façades are being retained, the proposed construction will be compatible with the existing solidity of the retained buildings. Changes in solidity to contrast with the historic structures will occur either in the perimeter construction or will be adequately set back from conserved building materials.
Proportion	Where additions are proposed to existing buildings and façades are being retained, the proposed construction will not overwhelm the proportions of the existing components. Changes in proportions will occur either in the perimeter construction or will be adequately set back from conserved building materials.
Scale	The scale of the proposed development on the property is based on the distance they are located from the Campus Core. Larger structures are located at the perimeter of the property and get progressively smaller as they approach the Campus Core. This design is intended to conserve the scale of the original campus, while allowing for a more dense development at the perimeter of the property.



Conservation Principle	Discussion
Height	The height of the proposed new construction varies from three storeys to nine storeys across the site. The tallest structures are located on the perimeter of the property. Where additional storeys are proposed for adaptively reused buildings, the height does not exceed more than three storeys higher than the original structure (i.e. a three storey building will have three storeys added to it). The additional storeys will be set back from the building façades by an additional two metres.
Accessibility	The proposed design considers barrier-free access throughout the site.
Materiality	While materials are to be determined in the subsequent phase of design, materials are anticipated to be compatible with those identified in the Heritage Design Guidelines for the site, including contemporary adaptations of the following materials: • red mottled brick • smooth white concrete • copper

Table 3 Summary of Assessment of Zone Guidelines

Zone	Discussion
A: Campus Core	The Development Proposal conserves all components of the Campus Core as identified in the Conservation Design Guidelines, and highlights the chapel and central axis as the defining centrepiece of the historic campus.
B: Campus	The Campus area primarily fronts the open Academic Courtyard. The current development proposal includes the integration of Buildings D, E and J within the proposed development. This includes the retention of façades that front onto the Campus core. Buildings C and K are proposed for removal; however the proposed replacement structures will meet the goal of activating the campus core through thoughtful design.



Zone	Discussion
C: Campus Edge	The Campus Edge area will act as a transitional zone between the Campus and the new construction. Additions to Buildings D, E, and J will be integrated to the existing structures using a similar design language, which will continue on to the new construction at the perimeter of the property.
D: New Construction	New construction is primarily located at the perimeter of the property. Using a similar axial and geometric associated with the original campus, the new construction will result in a new development that is compatible with the design principles of the historic campus.

6.3 Summary of Impacts

Based on the impact assessment above, the Development Plan will result in both positive and adverse impacts to the CHVI and Heritage Attributes of the property.

The proposed development includes positive impacts to the both the campus as a whole and to individual buildings within the campus. The proposed development includes the re-activation of the campus for residential, commercial, and community uses.

Additionally, retention *in situ* and rehabilitation of Buildings A, B, F, and L will result in their long-term conservation as core components of the site. The partial retention of Buildings D, E, and J will support the conservation of the core campus area and will also serve as transitional nodes between the conserved structures and the new development. This will allow for the retention of the axial view through the academic courtyard towards the chapel roof and will help create a sense of place within the campus core as the new development is located out of the view of the historic campus.

Adverse impacts are primarily associated with the proposed removal of Buildings C and K, alterations to Buildings D, E, and J through the retention of their façades, and potential indirect impacts due to construction activity, including vibrations. As part of the



construction of the nine storey structure to the north of Building A, there is the potential for an impact to the silhouette of the chapel roof through the visibility of the tower. The proposed tower does not impact the unimpeded view of the roof, however cladding materials that contrast the copper colour of the chapel roof are recommended to retain the prominence of the chapel roof form. Mitigation measures to address these impacts are explored in Section 7.



7 Alternatives and Mitigation Strategies

The following section includes an overview of the alternative design options that were explored as part of the proposed development. Based on the preferred alternative, a discussion regarding applicable mitigation measures is also included.

7.1 Alternatives

7.1.1 Retention *In Situ*

Generally, retention *in situ* is the preferred option when addressing a structure where CHVI has been identified, even if limited. The benefits of retaining a structure, or structures, must be balanced with site-specific considerations. Not only must the CHVI be considered, so too must the structural condition of the heritage resource, its overall integrity, the site development plan, and the context within which the structure, or structures, would be retained. Recognizing the need for balance is an important step in consideration of the preferred mitigation options.

This approach sometimes results in a “do nothing” situation. This alternative retains the CHVI and heritage attributes of the property in the short and medium-term but is ultimately not a viable long-term solution, as a heritage resource without a use is not a good conservation approach. Mothballing buildings is intended to be a temporary solution to safeguard a structure for a future use. Permanent mothballing is generally not recommended as buildings that are mothballed and unoccupied are at greater risk of damage through vandalism, fire, or deterioration even when measures are put in place to stabilize and secure the structure.

While consideration for the adaptive reuse of Buildings C and K was discussed as part of the planning stage, their retention does not support the overall development goals of the site. Both of the buildings have compact floor plates due to their original use as student dormitories. As a result, a significant proportion of each floor is circulation and service space rather than usable residential area. Buildings C and K contain



approximately 355 m² and 341 m² gross floor area per floor respectively, but only about half of this area is available for residential occupancy due to the oversized central core and circulation requirements. The options of rehabilitating the structures to suit single room occupancies, student housing, hostels, or as a shelter were considered, however it was determined that these were not feasible options. The property is located far from high order transit services and from post secondary or employment hubs. For residents requiring social services, the property is also far from the community hubs located downtown Ottawa.

From a constructability perspective, Buildings C and K pose significant challenges for adaptive reuse. The 2005 *Building Condition Report* and the *Asset Management Plan* for the Site (Halsall Associates 2005; Corporate Research Group 2005) identified the following challenges regarding the future use of Buildings C and K:

- **Code Deficiencies:** The buildings lack sprinklers, fire separations, proper corridor widths, service door requirements, and also have unrated vertical building shafts.
- **Elevator Capacity:** Existing elevators are undersized for buildings of this size, but increasing their capacity would require substantial structural upgrades.
- **Seismic Risk:** The property is in an area of significant seismic risk. Both buildings C and K were identified as requiring further seismic investigation due to their height.
- **Mechanical and Electrical:** Buildings C and K have low ceiling heights (approximately 8'8"), which limits where upgraded mechanical systems, fire protection, and acoustic assemblies that can be installed to facilitate adaptive reuse.
- **Density:** Due to the proposed density of the site, underground parking is anticipated. Building an underground parking lot beneath a retained tower would require complex shoring, underpinning, and structural reinforcement, which is not financially feasible.

Therefore, given the existing conditions of the buildings, their limited floor plates, and the site constraints, retention and adaptive reuse of Buildings C and K is not feasible.



7.1.2 Relocation

Where retention *in situ* is not feasible or preferred, relocation is often the next option considered to mitigate the loss of a heritage resource. As with retention, relocation of a structure or structures must be balanced with the CHVI identified and site considerations. Relocation removes the resource from its contextual setting but allows for the preservation of noteworthy heritage attributes, particularly those identified to be of design or physical value.

The heritage value of Buildings C and K is associated with their placement within the Campus and their relationships to other buildings on site. Relocation of the buildings would result in the loss of their contextual relationships with the other buildings on the Campus. Additionally, their size and massing are prohibitive to relocation and there is not a suitable alternative location for them.

Therefore, given their large size and their contextual association with the property, relocation is not a feasible alternative for Buildings C and K.

7.1.3 Demolition

Where neither retention *in situ* nor relocation are feasible, the last alternative of demolition can be considered.

Removal of Buildings C and K will have significant impacts on the physical and visual integrity of the overall heritage character of the site. Buildings C and K are the main vertical anchors of the site that flank and frame the central campus. While their removal is an adverse impact, the removal of both Building C and K as a pair will conserve the architectural balance of the site rather than creating a skewed vertical presence if only one structure were to be removed.

Mitigation measures to account for the removal of the buildings and the changes to the vertical presences throughout the site are required. New construction proposed for the locations of Buildings C and K should conserve the enclosed nature of the courtyards



located within the campus. The lost verticality of Buildings C and K should be replicated within the proposed development to balance out the horizontality of the remaining buildings.

7.2 Mitigation Strategies

To minimize or offset the potential for direct or indirect impacts, mitigation measures have been prepared for the Development Plan impacts, as outlined in the following sections.

7.2.1 Documentation and Salvage

Detailed documentation is a strategy for mitigation where demolition or alteration of a heritage resource is anticipated. Documentation creates a public record of the resource, or resources, which provides researchers and the general public with a land use history, construction details, and photographic record of the property where permanent changes will occur.

Demolition considers permanent alterations to identified CHVI. Although documentation would not lessen the impact of these alterations, it would seek to record the CHVI identified making the building records available for future study. Documentation activities are typically carried out through photography, photogrammetry, and/or LiDAR scanning in advance of any changes made to the property. A additional option is capturing drone footage of the Subject Property prior to the demolition of heritage attributes. This footage may be used later for commemoration graphics.

Where the condition of a heritage attribute is feasible for removal, its salvage prior to demolition and reuse within the proposed development is recommended. Historical building materials are often high-quality and can be reused in other buildings, site elements, or incorporated into modern developments as commemorative elements. Through the selective salvage of identified heritage attributes and other materials, the CHVI of a property can be retained, if in a different context. Salvage acknowledges the



heritage attributes in their current context and, where feasible, allows for reuse.

Salvaged materials are recommended to be incorporated into the design of new construction on the site, either as architectural or commemorative elements. The use of salvaged materials will create a sense of connection between the conserved campus core, and the new construction located at the perimeter of the property.

7.2.2 Commemoration Plan

A Commemoration Plan identifies options to recognize the CHVI and heritage attributes associated with the Subject Property and provide strategies to guide the integration of retained and/or salvaged elements into the proposed development and provide interpretation of elements of the site that have been altered or removed.

The Commemoration Plan may include:

- An overall commemoration approach
- An overview of salvageable materials, historic graphics (photographs, maps, drawings, etc.), significant dates, and themes for commemoration
- Consultation with stakeholders and local heritage groups
- Development of preliminary commemoration concepts
- Identification of potential locations on the Subject Property for commemorative elements and salvaged materials

Interpretive panels/signage is recommended throughout the Subject Property to connect the history of the site and heritage attributes. Potential locations for an interpretive panel(s) or other commemorative elements may include:

- Within the Academic Campus
- The interiors of publicly accessible buildings
- The entrances to retained historic structures
- Other publicly accessible spaces within the development



7.2.3 Heritage Landscape Plan

Landscaping and vegetation are an integral part of the property. A Landscape Plan may be prepared to identify landscape treatments for the proposed development. A Heritage Landscape Plan is required to mitigate impacts where they occur to landscape elements of the property and to integrate proposed new landscaping in a manner that is compatible with the CHVI of the property. A Heritage Landscape Plan must be prepared by a qualified Landscape Architect with experience on heritage landscapes and CHLs. It is recommended that the Heritage Landscape Plan consider:

- Approaches to integrate or screen the proposed new construction from views within the Academic Courtyard.
- Landscape treatments and plant species for the proposed landscaping around the proposed rehabilitated and new courtyards.
- Treatments or mitigation if Shadow Studies identify potential to affect the viability of site vegetation.
- Retaining and repairing circulation routes and concrete landscape features that contribute to the integrated Modernist built form of the campus, including exterior pathways, at-grade passageways, raised and sunken concrete planters, concrete walkways, ramps, walls, and steps.

The Heritage Landscape Plan should distinguish between general landscape treatments and the circulation routes and concrete site features identified as heritage attributes of the Subject Property. This includes exterior pathways, at-grade passageways, concrete walkways, ramps, walls, steps, raised and sunken concrete planters, and related built-in site elements that organize movement through the campus, define courtyard edges, and reinforce the relationship between the buildings and the raised central quadrangle.

7.2.4 Reversibility of New Construction and Design Guideline Review

Following the Design Guidelines and S&Gs, the new additions should be designed to have a minimal intervention on heritage attributes through designing additions to be reversible. Reversible interventions are those that can be removed at a later date



without damaging the heritage attributes. Although a certain amount of irreversible change may be unavoidable, strategies to reduce the size and impact of the addition should be explored at preliminary and detailed design. As the detailed design process advances, it is recommended that a Heritage Impact Assessment Addendum be prepared and submitted as part of site plan approvals. The HIA Addendum should include an overview of the design of the new construction and discuss the compatibility of the proposed massing and materiality, and how the new construction is compatible and subordinate with to the campus as a whole.

7.2.5 Isolating Development and Vibration Monitoring

To prevent indirect impacts from construction activities, the heritage attributes being retained *in situ* on the Subject Property can be isolated from construction-related activities. This includes protective barriers to indicate where construction activities should be limited. An effective approach typically includes identification of heritage attributes on construction drawings/plans to provide for sensitive treatment throughout construction activities. Heritage attributes can also be physically marked off with temporary construction fencing or hoarding.



Construction activities proposed throughout the Subject Property are within 50 metres of heritage attributes, and they may be at risk for indirect impacts resulting from construction-related ground vibration. To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey should be considered and developed by a licensed Engineer preferably with heritage experience.

7.2.6 Conservation Plan

A Conservation Plan provides advice on short-term, medium-term, and long-term conservation strategies for the heritage attributes that will be retained on the Subject Property. A Conservation Plan includes guidance for repairs, stabilization, monitoring, and maintenance measures.

A Conservation Plan is required prior to construction or demolition on the site and will outline the various requirements for alteration of heritage attributes for adaptive reuse, how they will be protected during the construction period, and how they should be monitored and maintained for long-term preservation.

7.2.7 Summary of Mitigation Recommendations

Table 4 summarizes the recommended mitigation strategies by heritage attribute with a timeline of when measures strategies should be undertaken.

Table 4 Recommended Mitigation Strategies

Mitigation Measure	Heritage Attributes	Timeline
Documentation and Salvage Plan	Buildings B, C, D, K, and K (Salvage Plan) All Buildings (Documentation)	Prior to demolition activities/Condition of Site Plan Approval
Commemoration Plan	Site Wide	Condition of Site Plan Approval
Heritage Landscape Plan	Site Wide	Condition of Site Plan Approval



Heritage Impact Assessment: 1495 Heron Road, Ottawa, Ontario

7 Alternatives and Mitigation Strategies

July 31, 2026

Mitigation Measure	Heritage Attributes	Timeline
Reversibility of New Construction and HIA Addendum	Buildings B, L, D	Preliminary and detailed design; Condition of Site Plan Approval
Isolating Development	All (except those being removed)	Preliminary and Detailed Design
Vibration Monitoring	All (except those being removed)	Pre-construction survey, monitoring during construction, and post-construction survey
Conservation Plan	All (except those being removed)	Prior to demolition activities/Condition of Site Plan Approval



8 Conclusion

Conservation, as defined by the PPS (defined in Section 2.1.3) speaks to the identification, protection, management and use of heritage resources such that their CHVI is retained. Identification of the CHVI of the Subject Property has been established through the various reports and studies, and the preparation of a designating by-law for the property. The protection and management of the identified CHVI is governed by the process under the OHA, through which heritage permits are required for alteration or demolitions.

The proposed Development Plan results in adverse impacts to heritage attributes of the Subject Property. While there are impacts, the proposed plan is appropriate as it identifies an adaptive reuse for the Subject Property that conserves the majority of its heritage buildings and heritage core. Positive impacts include:

- The retention *in situ* and adaptive reuse of Buildings A, B, D, E, F, J, and L
- The retention of historic building materials and architectural features through the conservation of the heritage buildings
- The retention of the composition of the Campanile Campus core from the 1960s
- The retention of interior courtyard areas and pedestrian paths of the Campanile Campus
- The retention of the axial view from the former campus entrance towards and terminating at the Chapel (Building A)
- Opportunities for commemoration

Mitigation strategies, as outlined in this report will be required where heritage attributes are impacted through the proposed design. Through the implementation of these strategies, the CHVI of the Subject Property can be conserved while adapting to a new use, and the story of the site and its Modernist architecture will carry on through the site's continued evolution.



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July 31, 2026

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Appendices



Appendix A Development Plan



LEGEND

- BUILDING TO BE DEMOLISHED
- FACADE RETENTION
- FULL EXTERIOR RETENTION



Stantec
400-1305 Riverbend Road
London ON N6K 0J5
Tel. 519-645-2007
www.stantec.com

Liability Note
The Contractor shall verify and be responsible for all dimensions.
DO NOT scale the drawing - any errors or omissions shall be
reported to Stantec without delay.

Legal Description
Part of Lot 20,
Junction Gore,
City of Ottawa

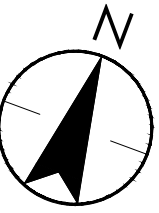
Exception 2990

- v. All parcels subject to Exception 2990 are considered one lot for zoning purposes.
- vi. Maximum building heights are as per Schedule 502.
- vii. No new buildings are permitted in Area E on Schedule 502. This provision does not apply to below grade structures or parking.
- x. Except for mixed-use buildings within 120m of Heron Road, all non-residential uses are only permitted on the ground floor and second storey of a mixed-use building.
- xi. Minimum setback of 2.5m after the 4th storey.
- xii. Maximum building width and length of 60m for mid-rise buildings (5+ storeys).
- xiii. Despite Subsection 74(3), buildings connected above the ground by features such as pedways, bridges, or other connections that create additional gross floor or gross leasable floor area, are not considered one building for the purpose of applying maximum building length.
- xiv. Minimum setback of 14.25m from a parcel zoned R1.
- xv. A building or structure must be at least 3m from any lands zoned O1.
- xvi. No maximum Floor Space Index.
- xvii. The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following:
 - a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.b. A functional servicing report is approved confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate.
- xviii. Partial removal of the holding symbol may be considered to facilitate phased development. Approval of an application to partially lift the holding provision will be based on satisfying the applicable conditions for that phase of development as determined by the General Manager of Planning, Development, and Building Code Services.

Exception 2991

- The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following conditions:
 - a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.
 - b. A minimum 5000m2 park less any deductions applicable by the provision of affordable housing is dedicated to the City in a location and configuration to the satisfaction of the General Manager of Recreation, Cultural and Facilities or their designate.

Note:
Private Driveway to be designed with temporary parking spaces - location and number of spaces to be confirmed at detailed engineering design

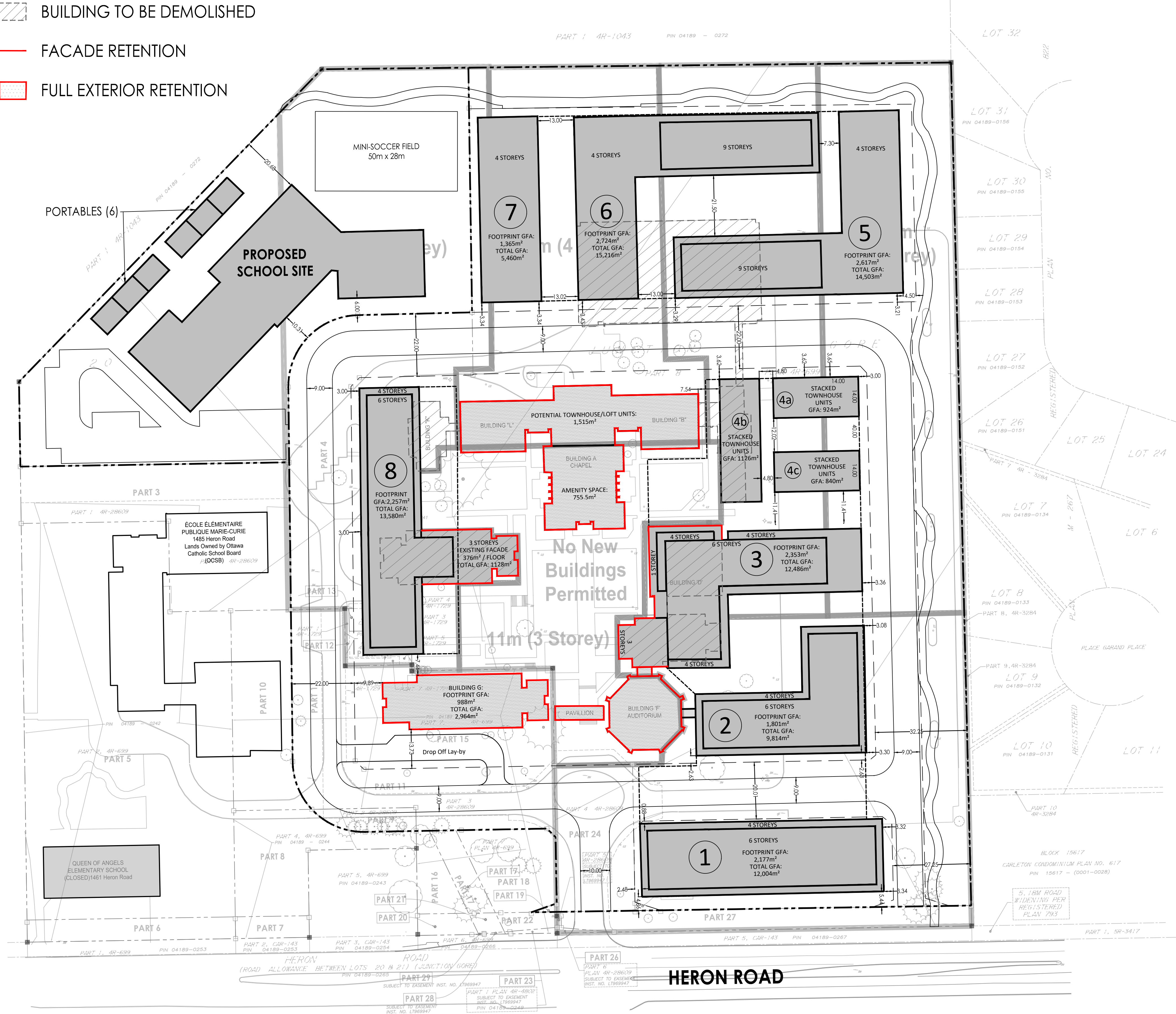


Neighbourhood Mixed-Use Zone
Min. Lot Area: No minimum
Min. Lot Width: No minimum
Min. Front Yard: 3 m
Min. Exterior Yard: 3 m
Min. Interior Yard
(A residential bldg greater than 11 m in ht): 3 m
Min. Rear Yard:
For a residential use bldg: 7.5 m
Max. Ht: 18 m

Institutional Zone
Min. Lot Area: 400 m2
Min. Lot Width: 15 m
Min. Front Yard: 3
Min. Exterior Yard: 4.5
Min. Interior Yard: 3 m
Min. Rear Yard: 4.5 m

Minor Corridor 2 Zone
Min. Lot Area: No minimum
Min. Lot Width: No minimum
Min. Front Yard: 2
Min. Exterior Yard: 3
Min. Interior Yard: 2
Min. Rear Yard: 7.5
Min. Ht: 6 m
Max. Ht: 20 m

Green Space/Institutional Zone
Min. Lot Area: 400 m2
Min. Lot Width: 15 m
Min. Front Yard: 3
Min. Exterior Yard: 4.5
Min. Interior Yard: 3 m
Min. Rear Yard: 4.5 m
Max. Ht: 15 m



HERON ROAD

Title		
Conceptual Site Plan		
1495 Heron Road		
July 31, 2026		
Project No.	Scale	HORZ - 1 : 750
160410368	7.5 0 15m	
Drawing No.	Sheet	Revision
SP-1	1 of 1	0

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