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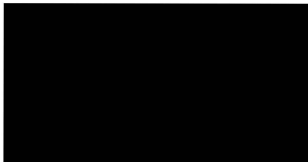
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Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

Report No. ACS2024-PDB-RHU-0035

September 13, 2024



**RECEIVED**  
2024/09/17  
(YYYY/MM/DD)  
Ontario Heritage Trust

Attn: 

**Re: Notice of passage of By-law 2024-350 to designate 90 Primrose Avenue East and 96 Empress Avenue, under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on September 4, 2024, passed the following by-law:

2024-350      A by-law of the City of Ottawa to designate 90 Primrose Avenue East and 96 Empress Avenue to be of cultural heritage value or interest.

Please find enclosed a copy of the by-law, including the Statement of Cultural Heritage Value and Attributes, for the property.

Notice of the passage of By-law 2024-350 will be published online at [ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on September 13, 2024.

Please be advised that any person who wishes to object to the by-law may do so by appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

The notice of appeal can be submitted via email to [CityClerk-HeritageObjections@ottawa.ca](mailto:CityClerk-HeritageObjections@ottawa.ca). The notice of appeal can also be submitted via registered mail or be delivered in person, by appointment, at the following coordinates:

Caitlin Salter MacDonald, City Clerk  
c/o Mélanie Blais, Committee Coordinator  
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

Office of the City Clerk  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
[ottawa.ca](https://ottawa.ca)

Direct Line (613) 580-2424 Ext. 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

Bureau du greffier municipal  
Ville d'Ottawa  
110, ave. Laurier ouest  
Ottawa (Ontario) K1P 1J1  
[ottawa.ca](https://ottawa.ca)

Ligne directe (613) 580-2424 poste 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or [melanie.blais@ottawa.ca](mailto:melanie.blais@ottawa.ca).

If no appeals are filed, By-law 2024-350 will come into force on October 14, 2024 and be registered on title. A copy of the registered by-law will be served on the Ontario Heritage Trust.

Should you require further information, please contact Taylor Quibell, Heritage Planner directly at [taylor.quibell@ottawa.ca](mailto:taylor.quibell@ottawa.ca) or 613-580-2424 x 74708.

Regards,



Caitlin Salter MacDonald  
City Clerk

cc: Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa (by email to [lauren.luchenski@ottawa.ca](mailto:lauren.luchenski@ottawa.ca))  
Taylor Quibell, Heritage Planner, City of Ottawa (by email to [taylor.quibell@ottawa.ca](mailto:taylor.quibell@ottawa.ca))  
Registrar, Ontario Heritage Trust (by email to [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

BY-LAW NO. 2024 - 350

A by-law of the City of Ottawa to designate 90 Primrose Avenue East and 96 Empress Avenue to be of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

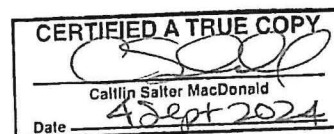
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 90 Primrose Avenue East and 96 Empress Avenue (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on July 19, 2024, as permitted by by-law 2002-522 as amended;

AND WHEREAS no notice of objection to the said proposed designation was served upon the Clerk of the municipality;

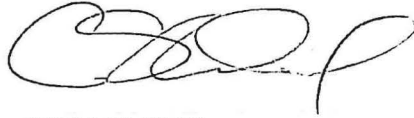
AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as designate 90 Primrose Avenue East and 96 Empress Avenue, and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes are set out as Schedule "B" hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry office.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property described in Schedule "A", and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published online on Ottawa.ca as permitted by by-law 2002-522 as amended.
5. The schedules attached hereto and marked Schedule "A" and Schedule "B" form part of this By-law, and all notations, references and other information contained therein shall be as much a part of this By-law as if all the matters and information set forth by the said Schedules were all fully described herein.



ENACTED AND PASSED this 4<sup>th</sup> day of September 2024.

A stylized, cursive handwritten signature in black ink, likely belonging to the City Clerk.

CITY CLERK

A handwritten signature in black ink, appearing to read "Marie Sutchette", likely belonging to the Mayor.

MAYOR

SCHEDULE "A"

PIN

04111-0092 (LT)

Legal Description:

LTS 10 W EMPRESS AV, 3 S PRIMROSE AV, 4 S PRIMROSE AV, 5 S PRIMROSE  
AV & 6 S PRIMROSE AV, PL 11285 ; OTTAWA/NEPEAN

## SCHEDULE "B"

### **Description of Property**

The monastery complex at 90 Primrose Avenue East and 96 Empress Avenue is located at the intersection of Primrose Avenue East and Empress Avenue. The monastery complex consists of a stone church (Église de Saint-Jean-Baptiste), a stone seminary, an interior cloister, a courtyard, and a stone perimeter wall.

The church consists of a tall prominent belltower and the attached three and four storey rectangular seminary encloses a landscaped central courtyard and interior cloister. There are two limestone walls enclosing the property to the south that extend along Empress Avenue and Upper Lorne Place.

### **Statement of Cultural Heritage Value or Interest**

The monastery complex at 90 Primrose Avenue East and 96 Empress Avenue, has design and physical value as a rare example of a stone monastery complex in Ottawa constructed in the late 19th and early 20th century.

Église de Saint-Jean-Baptiste was constructed in 1886 by Father Joseph Michaud and the House of Studies was constructed in 1899 by Georges Bouillon. Following a devastating fire in 1932, both buildings were reconstructed and altered significantly. The 1932 church design has influences of the Neo-Gothic style, which was popular for institutional construction across North America in the early-to-mid twentieth century. The Neo-Gothic features of the building includes the use of limestone, a flat roof, a crenellated parapet with stone detailing, symmetrical façades, and a stone archway entrance. In 1932, the original House of Studies was restored and expanded to form the seminary with a central courtyard. The seminary shows influences of the Neo-Classical style which was popular in the early 20th century. These elements are reflected in the limestone walls, symmetrical façade, and monumental proportions.

The stone monastery complex has design value as it demonstrates a high degree of craftsmanship, with much of the 1932 design and materials intact. It features architectural detailing that displays a high quality of craftsmanship, such as the stonework, the carved floral motif banding, incised limestone, niches, and corbels.

The monastery complex has associative value as a representative work of Joseph Larue, who was the architect for the alterations in the 1930s and was the official architect for the Roman Catholic Order of the Dominican Fathers in the province of Quebec. Larue was known for his ecclesiastic architecture and designed many notable religious buildings in Quebec.

The property has historical value for its direct associations with the Dominican Order, and more specifically the Pères Dominicains d'Ottawa. The Dominican Order is a

Catholic religious order founded by the Spanish priest Dominic de Guzmán (Saint Dominic) in the early 13th century. Its members, called Dominicans, include friars, nuns, sisters, and lay Dominicans preaching, teaching, and studying, with a strong emphasis on intellectual pursuits and theological scholarship, as outlined in available mission statements. The Dominican Order established its presence in Canada circa 1882. The Dominican presence on Primrose Hill dates to circa 1887 and formally in 1894, when Monsignor Duhamel, Bishop of Ottawa, offered the Dominicans the church property at 90 Primrose Avenue on the condition that they establish a House of Studies.

The property also has historic associations with the Catholic francophone community in the area surrounding Primrose Hill, which developed circa 1872 when a temporary church was constructed on the site. The church was likely constructed to address a need for a French Catholic place of worship on the Ontario side of the Ottawa River. The subsequent expansion of the church and the demand for additional services, reflects a growing Catholic francophone community in this area in the late 19th century.

The monastery complex has contextual value as it defines the character of Primrose Hill, an area in West Centretown located at the top of an escarpment, overlooking LeBreton Flats. Primrose Hill is defined by several religious buildings including a convent (85 Primrose Avenue), École St-Jean-Baptiste (755 Somerset Street West) and residential properties many of which were constructed in the late 19th early 20th century. The property is linked to its surroundings as part of this cluster of French-Canadian religious institutions that have similar construction dates and ecclesiastical function. The monastery complex is a landmark, due to its location, visual prominence and distinctive architecture, including its scale, tall church bell tower, and stone construction.

### **Description of Heritage Attributes**

Key exterior attributes that unify the stone monastery complex at 90 Primrose Avenue East and 96 Empress Avenue and contribute to the heritage value include:

- The enclosed monastic plan with a:
  - Landscaped central courtyard, and
  - An interior cloister, which features a colonnade of arched windows and doors with stone walls located on the north and west side of the courtyard
- Regular coursed natural limestone walls with quoins at external corners (smooth stone on the church and natural stone on the seminary)
- Limestone perimeter walls located on the east and west property lines
- The crenellated roofline and flat roof profile
- Two storey, three-sided bay with pier on the east façade connecting the church to the seminary

Key exterior attributes that contribute to the heritage value of the church as a 20th century stone building in the neo-gothic style:



- Rectangular plan aligned along an east-west axis
- Crenellated parapet
- Stone banding
- Narrow vertical windows with three panes and stone quoins
- Tripartite stained-glass window with stone surround on the west façade
- Limestone panels incised with a Latin Dominican Cross with the Fleur de Lis on the end of each arm and a Latin "D" on the bottom arm
- Evenly spaced stained-glass windows spanning the height of the building on the north and south façades with stone quoins and sills
- Metal fence featuring Latin cross details on either side of the central entrance
- Symmetrical east façade with:
  - A limestone Dominican coat of arms incised with a Latin Dominican Cross with the Fleur de Lis on the end of each arm and a star above
  - Limestone niches with a corbel
  - Three entrances that feature:
    - Segmental arched stone door openings
    - Wood doors, decorative strap hinges and coloured glass quatrefoils
    - Wood transoms with elongated coloured glass quatrefoils
- Buttressed belltower with:
  - Large wood louvers
  - Stepped crenellated parapet with corner piers
  - Elongated central limestone cross with corbel
  - Carved floral motifs
  - Large central window with stone cross profile and stone surrounds

Key exterior attributes that contribute to the heritage value of the seminary as a 20th century stone building with neo-classical elements include:

- Three and four storey massing with crenellated parapet interspersed with semicircular stone bases incised with veritas and a stone cross above
- Front entrance on the east façade with:
  - Stepped gabled parapet
  - Segmental arched opening with:
    - A central wood double door with decorative strap hinges and coloured glass quatrefoils
    - A wood transom with five elongated coloured glass quatrefoils
    - An incised cross above
- Uniformly spaced window openings with stone sills and subtle quoins with the presence of wood windows in varying fenestration patterns

Key attributes that demonstrate 90 Primrose Avenue East and 96 Empress Avenue's contextual value include:

- Its prominent siting on top of Primrose Hill
- Its location as part of a cluster of religious buildings

The designation is limited to the footprint of the church and seminary and includes the limestone wall located on the east and west property lines and the central courtyard. The interior is excluded from the designation.

BY-LAW NO. 2024 - 350

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A by-law of the City of Ottawa to designate  
90 Primrose Avenue East and 96 Empress  
Avenue to be of cultural heritage value or  
interest.

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Enacted by City Council at its meeting of  
September 4, 2024.

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LEGAL SERVICES  
GS/LA

COUNCIL AUTHORITY:  
City Council July 10, 2024  
Agenda Item 13.3  
(Built Heritage Committee Report No. 16)