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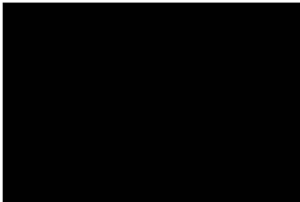
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File No. ACS2024-PDB-RHU-0035

July 19, 2024



**RECEIVED**  
2024/07/19  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear 

**RE: Designation of 90 Primrose Avenue East and 96 Empress Avenue, under Part IV of the *Ontario Heritage Act***

This letter is to advise you that Ottawa City Council, at its meeting of July 10, 2024, approved the following recommendation in respect of the above-noted item:

**That Council issue a Notice of Intention to Designate 90 Primrose Avenue East and 96 Empress Avenue under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value.**

A copy of the complete report in this matter, as well as the minutes of the City Council meeting of July 10, 2024, can be found on the City's website at [ottawa.ca/agendas](http://ottawa.ca/agendas).

Enclosed is the Notice of Intention to Designate, served according to the *Ontario Heritage Act*, to be published online at [Ottawa.ca/heritagenotices](http://Ottawa.ca/heritagenotices) on July 19, 2024. You will have 30 days from the publication date, until August 18, 2024, to file an objection to the designation. Should you wish to object to the designation, you may do so by submitting a notice of objection in writing, outlining the reasons for the objection and any other relevant information. The notice must be received by the Clerk of the City of Ottawa within 30 days after the online publication of this notice.

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

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

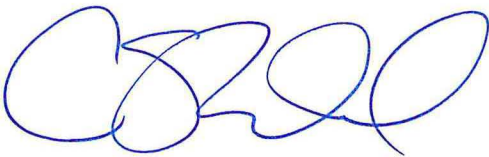
The notice of objection can be submitted via email to [CityClerk-HeritageObjections@ottawa.ca](mailto:CityClerk-HeritageObjections@ottawa.ca), or via registered mail or in-person delivery, by appointment, at the following coordinates:

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

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or at [melanie.blais@ottawa.ca](mailto:melanie.blais@ottawa.ca). When an objection has been received, City Council will consider the objection including all relevant information within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*. Should Council pass a by-law to designate the property, there will be further correspondence from the City on how you may appeal this decision to the Ontario Land Tribunal.

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

Regards,



Caitlin Salter MacDonald  
City Clerk

- c.c.      Lauren Luchenski, Built Heritage Research Coordinator, City of Ottawa  
            ([lauren.luchenski@ottawa.ca](mailto:lauren.luchenski@ottawa.ca))  
            Taylor Quibell, Heritage Planner, City of Ottawa ([taylor.quibell@ottawa.ca](mailto:taylor.quibell@ottawa.ca))  
            Marc-Antoine Béchard ([mabechard@gestionprovidentia.ca](mailto:mabechard@gestionprovidentia.ca))  
            Luc Poulin ([poullil@ecolecatholique.ca](mailto:poullil@ecolecatholique.ca))  
            Registrar, Ontario Heritage Trust ([registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

**NOTICE OF INTENTION TO DESIGNATE 90 PRIMROSE AVENUE EAST AND 96 EMPRESS AVENUE AS A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, PURSUANT TO SECTION 29 (3) OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990, c. O.18**

**DATED AND PUBLISHED** at the City of Ottawa this 10th day of July, 2024

**TAKE NOTICE** that the City of Ottawa, on July 19, 2024 established its intention to designate 90 Primrose Avenue East and 96 Empress Avenue under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

**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 semi-circular 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.

## **OBJECTIONS**

Please be advised that any person wishing to object to this designation may do so under the objection process set out in Section 29 (5) of the *Ontario Heritage Act* by giving the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of objection outlining the reasons for the objection and any other relevant information.

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

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For further information please contact: Taylor Quibell, Heritage Planner,  
[taylor.quibell@ottawa.ca](mailto:taylor.quibell@ottawa.ca)