



Good evening,

Welcome to the public information meeting called by municipal Council on a project submitted for approval by the Municipality - the partial demolition and transformation project at 77, rue Main. First, I will take the time to present all of the pertinent aspects of the project. Next, we will take questions but only as they relate to the understanding of the details of the project. Please note that a public consultation meeting is scheduled to take place May 1st to hear your opinions and comments on the project. The presentation will take place in French and English almost simultaneously - Mr. Décary will speak in English for each slide presented. In order to maintain the continuity of the presentation, we would ask that you save your questions for the end of the presentation.

Presentation Plan

1. Status of the situation
2. Project submitted for approval by municipal Council
3. Regulation context
4. Next steps

Municipality of North Hatley – April 16, 2019

The information meeting will allow municipal Council to provide the details of the project submitted for their approval by virtue of the By-law on *architectural implementation and integration* and the By-law *to establish a heritage site*.

STATUS OF THE SITUATION

77, RUE MAIN

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SECTOR

○Zone C-7

○The sector where the building is located is a dense and mixed sector, due mainly to:

- An institutional focus with the presence of churches, a school, a library, a post office.
- A commercial focus with the presence of businesses linked to tourism (inns, restaurants, specialty businesses), professional services and retail businesses in close proximity.
- The North East area, along chemin Sherbrooke and a residential zone.

The building is located at the intersection of three (3) streets - rue Main, at the front, chemin Sherbrooke (dedicated to tourism – route des Cantons) and a street for local traffic, rue School, at the back.

Average ground slope between 5 and 10 m and land area of 2,656 sq. metres.

HISTORY OF THE BUILDING

- The buildings constructed in this zone date back to between 1880 and 1980, the last construction being the back extension to the building in question. The age value of the building has diminished with the extension.
- The front section of the building, with the most heritage interest, due to its historical value, was built in 1901 by Dr. Charles J. Edgar, the first Mayor of the Municipality of North Hatley, when it acquired town status, in 1897.
- The original use of the building was as a single-family home, but history indicates that the building served as a hospital a short time later.
- The value attached to the building refers back to the creation of the first nursing school in Quebec. The mission of the current owner of the building "Mississippi Retirement Communities" is to pursue the vocation of a training venue for various post-secondary professionals in health care, as these values were of prime importance to Dr. Klinck, the founder of the organization.
- When the building was acquired in 1973 by the "Mississippi Retirement Communities", it had operated as a hotel (Connaught Inn), and prior to its being donated to the not-for-profit organization, it sat vacant for two (2) years.
- The Connaught Home, in full operation since 1970, ceased to be a CHSLD in February 2007 and became a private residence for senior citizens (as such 50 years under the said vocation).
- The building currently remains unused due to non-compliance with fire safety norms, which led to the relocation of the residents.

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April 16, 2019



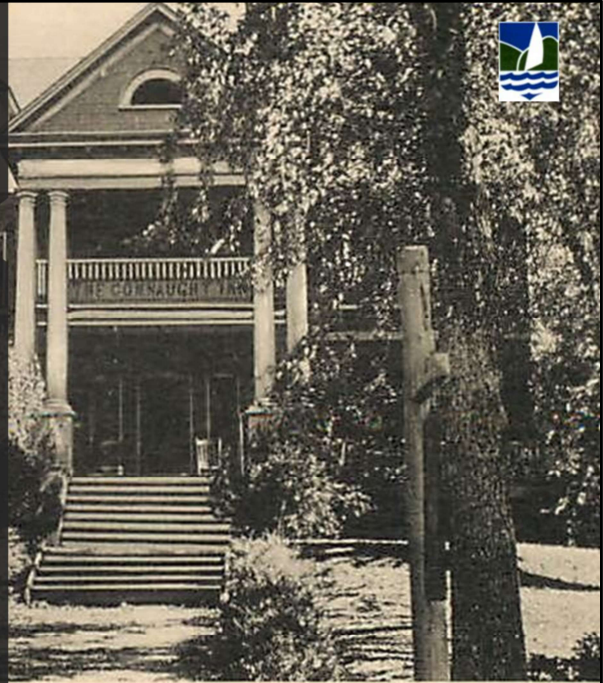


DOMINANT HERITAGE CHARACTERISTICS

The main and intrinsic architectural and heritage characteristics of the building are the following:

- The main roof is adorned with a central pediment
- Modillioned cornices
- Symmetrical openings
- Triangular pediment dormers
- Doors with side windows
- Guillotine style windows
- Porch entrance with columns up to the second level
- Rear annex
- The gables have the same underlying material
- Asphalt shingle roof
- Metal opening
- Open brick chimney

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Courtesy of North Hatley P.O.

PREVIOUS WORK

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1980

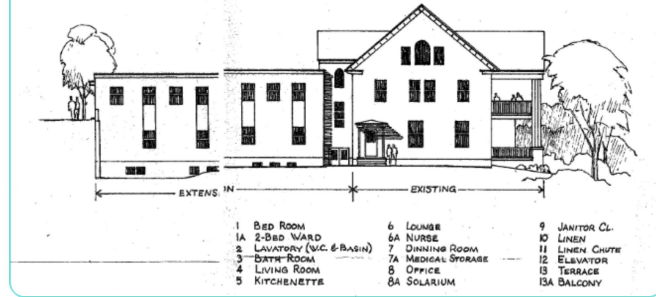
Extension

The extension displays an architectural style and characteristics that relate little to its focal point with an increased volume of more than 50% of the entire surface, and a flat roof.

The building has lost major heritage value. Although brick was used, the colour is not the same, which highlights the disparity between the two eras. According to a heritage study of North Hatley, brick constitutes a second order architectural treatment.

In the extension, no arched windows, railings, columns, modillions, etc. are replicated.

PROPOSED EXTENSION TO THE CONNAUGHT HOME, NORTH HATLEY, QUEBEC.





1999



Construction of a shed

- A municipal resolution and minor derogation were granted for the work project.
- Dimensions of 16' x 16';
- Vinyl materials;
- Double-pitched roof;
- Asphalt shingles.

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2000

Construction of a patio

- Approximately 1,200 sq. ft;
- Side yard area;
- Concrete with white PVC guard-rail;
- Almost unseen from public roads.

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Fig. 4: South-west façade

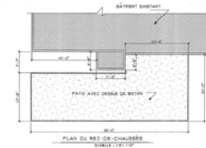




Fig. 83: Original wooden window at ground level which include a transom with lead tracery.



Fig. 84: Wooden gullotine windows with aluminum storm windows at the upper levels which are obviously not original.



Fig. 85: Most recent windows with PVC-clad exterior on the north-east façade.

2002

Window replacement

- Change to PVC .
- On the original building, not all windows are of the same material and type. Most are white vinyl.
- The original windows were wood.



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2003

Transformation of the front balcony (gallery)

- The second-floor balcony was closed-in to add a solarium;
- Vinyl was used on all three sides;
- Casement style windows were added, that do not replicate the original characteristics of gullotine style windows, a dominant characteristic of Victorian, Neo-Grec style architecture;
- The closing-in of the balcony reduced the visual impact of the columns, painted white against a white vinyl background. The columns rising up to the second floor were a dominant feature of the building;
- The railings were lost to the extension.

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2003

- Construction of a fire escape on the front façade
- Following a notice of defect from the Régie du bâtiment du Québec (required work), the CCUP recommended approving the project;
- Work involves tearing down the cornice on the right side of the front façade;
- Work involves installing a residential style steel door on the front façade;
- The dormer door, on the third floor, on the right side of the main pediment, vinyl, does not integrate at all with the architectural design. It is positioned in the opposite direction of the roof and blocks the view to the chimney that is a dominant architectural characteristic.

ÉLEVATION LATÉRALE DROITE
ECHELLE : 3/4" = 1'-0"

<p>NOTES</p> <p>1. L'architecte n'est pas responsable des erreurs ou omissions de l'ingénieur ou de tout autre professionnel qui agit en son nom ou sous sa supervision.</p> <p>2. L'ingénieur n'est pas responsable des erreurs ou omissions de l'architecte ou de tout autre professionnel qui agit en son nom ou sous sa supervision.</p>	<p>PROJET</p> <p>COMPOSANTES DES DESSINS</p>
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DATE UNKNOWN

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Fig. 40: Certain areas of masonry were repointed at an unknown date. The mortar used has a high Portland cement content which is not compatible with the old masonry of the building.

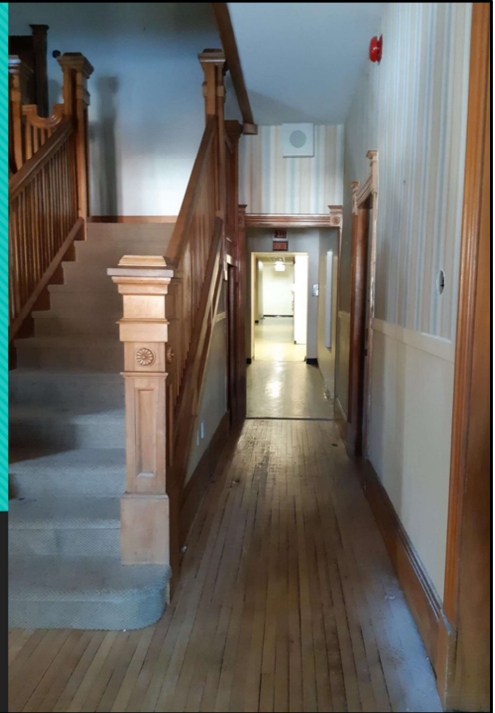
Original architectural elements

- 20cm aluminium in dormers and subjacent walls was replaced with white vinyl.
- The modillion cornices were removed.
- Portland cement mortar was used to repair the masonry, but is not compatible with the original masonry of the building.
- Concrete slab floor was installed in the basement.



STATUS OF THE PREMISES

Fannie Pelletier-Beaudry - 12 décembre 2018



Major standard upgrades

2012

Compliance review of existing safety requirements – major upgrades required

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Référence	Description	Montant
Connection 0	Reprendre le projet de rénovation des toits de deux maisons	40 000 \$
Connection 4.1.a	Châssis Fenêtre	300 \$
Connection 4.1.b	Peindre la corniche continue	2 000 \$
Connection 4.1.c	Installer volet coupe-feu	200 \$
Connection 4.1.d	Éliminer la frige et l'arnaise	300 \$
Connection 4.1.e	Remplacer 8 portes	2 000 \$
Connection 4.1.f	Installer des dispositifs d'accessibilité pour 8 portes	1 200 \$
Connection 4.2	Installer 4 gares d'attente d'habitants	500 \$
Connection 5.1	Remplacer 2 portes	2 000 \$
Connection 5.2.a	Installer des affiches	200 \$
Connection 5.2.b	Remplacer pontage	20 000 \$
Connection 5.2.c	Installer la porte	1 000 \$
Connection 5.3	Éliminer l'interseuil	500 \$
Connection 5.4	Installer une main-courante	200 \$
Connection 5.4.a	Remplacer corniche et installer une porte 45 minutes	2 000 \$
Connection 5.7	Contrôle visuel, direction des fenêtres, modification des bases de portes et aménagement des portes	20 000 \$
Connection 6	Installer volet coupe-feu	200 \$
	*Contingence de chantier 20 %	14 737 \$
	Total	112 987 \$



This 2012 estimate took into account the standards for compliance of residences for the elderly for 2014.

In 2018, new, even more stringent standards for the giggler system add such complexity to a possible renovation. That's why this project has not gone further than the plans, but it's not for lack of trying.

Several observations were then made which must be considered in the analysis of the request.



Interior renovation plans and expansion in 2014

Allows for 22 units only; insufficient to meet existing needs

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The state of the foundations



Fig. 7: The concrete binding slab in the basement of the old part of the building is cracked.



Fig. 8: More cracks in the concrete slab.

2014

Excerpt – Technical evaluation report of the building

Methodology: Visual inspection and analysis of the official plans

3.4.2 Structure description – 1900 Section

The structure consists of load-bearing walls of unreinforced masonry on the entire outer perimeter of the area. These walls are supported by stone foundation walls. The floors are made of wood joists with a wood decking. There is a basement in this sector. Significant sagging has occurred over the years. The signs of sagging are visible from the workshop. The concrete slab is cracked and bulging quite a bit and the foundation walls seem to have sunk several inches.

In addition, during the visit, we noted that the floors are not level. Sagging seen in the basement is most likely the main cause. However, localized sagging suggests that the floor's structural elements might be problematic. During our discussions with Mr. Guilbault, he told us that this area was originally a private home that was converted to an inn and finally into a retirement home. In addition, major changes were done to the central staircase in 1995 for fire protection reasons. It is likely that during all these changes, structural elements were altered.



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The concrete slab seems to be obsolete. Visually, it is cracked and wavy. According to the information received, there was no foundation under this slab and it was built on loamy soil. As the water infiltrates through the stone walls and no drainage system has been installed in the basement, the walls and columns that support the structure have collapsed. According to the experts, engineers and architects, following their visual inspection, the foundation should be better evaluated if the project was to renovate the building over it in order to ensure their viability over time. But since it is not the project that is submitted to the municipality, this study was not required.



Fig. 5: Emptied mortar joints at foundation walls in expanding massive masonry.



Fig. 6: Fissured and emptied mortar joints at the west corner of the foundation walls.



The state of the foundations

The current foundation shows visible signs of advance deterioration and will not support the building without major repairs and further expert advice, and might possibly have to be reinforced.

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The state of the foundations

Excerpt of a proposal dated 2014

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The front section of the building, and the oldest, is more complicated in terms of complying with current norms. For example, the level of insulation in the existing building is low, the condition of the existing structure is unknown and will be more difficult to modify if required, exterior work to the building will be major and costly, and the condition of the foundations and drainage system is still unknown. The cost to do the work on the 5,400 sq. ft. section plus the basement totals + or - \$750,000, not taking into consideration unknown situations that have often appeared in buildings of this age. One can easily plan on 20 to 25% of unforeseen work on the section.

It must also be taken into consideration that the possibility of a future extension or expansion added to the aged section will be very difficult to carry out. The current land has the potential for greater possibilities for use compared to the present situation. It could serve for a bigger construction project and add more units to the current project.

A contractor commissioned in 2014 states, in his service offer, that the completion of renovations lead to complications in making the building compliant. What comes to establish a doubt about the feasibility of bringing the building up to standard.

The state of the building

2014

Excerpt - Technical audit of the building

Attest that the building constructed in 1900 must undergo major renovations to remain viable. Among others, the brick, foundation and front staircase must be replaced.

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DFS INC.



Fig. 7: The concrete binding slab in the basement of the old part of the building is cracked.

The state of the building

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- Original plumbing to be redone;
- Sprinkler system to be brought up to code;
- Heating system: two oil furnaces, one electric furnace. Plan for upgraded performance and radiators, all at the end of their lifespan;
- Ventilation system;
- Drainage system;
- Electrical system.



State of the building

- Main exterior staircases to be replaced;
- Main access is unsafe and must not be used;
- Columns have cracks.


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State of the building

- The exterior of the chimney is at the end of its lifespan;
- The windows need improvement or upgrading;
- The roofing must be totally replaced;
- The roofing insulation contains asbestos.

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DFS INC. 

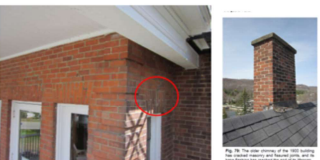


Fig. 36: Masonry bulges detected above windows and the principal door of the porch entrance. Circle refer to Fig. 37 and 38.




Fig. 51: Existing brick masonry sills were covered by a prefabricated cement cladding several years ago. The cladding does not provide the desired waterproofness because the masonry is still exposed on three sides.

State of the building

The exterior walls (masonry) are in a bad or so-so state (cracked) particularly at the front of the building and require tearing out and rebuilding of some sections.

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Fig. 30: Crack in the 1900's wall.

DFS INC.

**PROJECT SUBMITTED FOR
APPROVAL BY
MUNICIPAL COUNCIL**

77, RUE MAIN

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TIMELINE AND REVIEW OF PROJECT SUBMISSION



- 2016 to 2019:
 - July 27, 2016: Application submitted;
 - January 18, 2017: CCUP Meeting: amendment of the Zoning By-law and initial review of the project;
 - March 2017: SARP (Service d'aide-conseil en rénovation patrimoniale) submits its recommendations to the Municipality;
 - May 17, 2017: CCUP Meeting: study of the SARP plans;
 - September 20, 2017: CCUP Meeting: study of the revised SARP plans;
 - October 5, 2017: Two project approval resolutions (demolition and construction);
 - April 5, 2018: Granting of a construction permit;
 - April 19, 2018: Coming into effect of the *By-law on demolition*;
 - October 15, 2018: Manager for the Connaught Home submits a request for an extension of the construction permit;
 - January 17, 2019: Letter from Marie-Claude Champoux, Ministère de la Culture et des Communications asking the municipality to review its decision and to assure the preservation of the heritage building;
 - January 31, 2019: the Municipality suspends the demolition and construction permit;
 - February 7, 2019: response to the Sous-ministre de la Culture et des Communications: the application is dependant upon municipal authority.

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In his letter to the municipality, le ministère suggested to review the decision process that led to the authorization of the demolition.

What needs to be understood is that by the heritage site bylaw, the municipal council has established the general rule that provides not to demolish a heritage building. So, to go against the general rule, you have to be able to justify it.



Plans for the transformation of the building include 26 units, for autonomous retirees, covering an area of 1,185 sq. metres.

The back section of the existing building has been kept in the new plan as it has a steel structure whereas the front section has a wood structure.

The partial demolition is requested because the front section, of 509 sq. metres, cannot be saved in the submitted project, and to remove the exterior siding of the back building. The plans submitted for the partial demolition of the building are included in the total building transformation project, to return it to a residence for seniors, and including all related infrastructure relative to land use.

The partial demolition project includes trying to preserve elements that can be restored and reintegrated with the façade of the building while ensuring the sustainability of the new building.

The proposed new building would replicate many of the architectural characteristics of the current building.

Diapositive 28

FP1

Fannie Pelletier-Beaudry; 2019-04-14



LEFT SIDE ELEVATION PROPOSED

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The project, as submitted, meets the needs of the population in terms of housing. Previously, rooms were available to senior citizens. In 2017, expressed needs changed for apartments, private spaces, to meet more modern-day needs, requiring to expand the size of the building. The need for adapted housing to meet the needs of the aging population became necessary, as planned for with the Zoning By-law. More than 34% of the North Hatley population is 65 years old and over.

RIGHT SIDE ELEVATION PROPOSED



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The size of the project presented respects the size of the original building, and should not obstruct the view of buildings onto the lake and river. The current site provides a view of the wooded valleys, but the land surface is not such that it allows for a view towards the lake, except from inside the upper floors.



The current project will allow for the recovery of many of the architectural characteristics of the building.



REAR SECTION ELEVATION PROPOSED

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The rear facade suggests a much more elaborate architectural treatment



BEFORE AND AFTER

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Although the proposed site is not representative of the typical setting of a bourgeois home, in the submitted plans, the initial purpose for which it was built in 1901, by Dr. J Edgar, was as a single-family dwelling, but the history of the site indicates that it soon served as a hospital. The closer location to the street, as submitted in the current plan, is typical of the businesses located in North Hatley. The contrast highlights the picturesque effect of the heritage site. The Connaught Home has had a history with the population as an institution, since it has functioned as a home for seniors for more than 50 years. In 1970, the Scowen and Hart families, in their generosity, donated the building to the not-for-profit organization Christian Brethren Charter in Quebec. The building itself, forever known as the Connaught Home, became the name of the charitable organization when they incorporated at the time. The organization, that already was providing housing services to seniors, less than thirty in number at the time, gave itself the name of Connaught Home, spreading its mission throughout the building and heart of the community. In conclusion, the function of the building has been preserved over time, to care for people, whether through Dr Edgar and his home practice, or that of the MRC that provides services to seniors, with modern-day practices.

PROPOSED PROJECT

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April 16, 2019



On this aerial view, we can see that the setback is diminished, but still maintained compared to neighboring buildings.
27 interior parking spaces and 7 exterior parking spaces are planned.

REGULATION CONTEXT

77, RUE MAIN

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URBAN PLAN

URBAN PLAN ADOPTED UNDER BY-LAW 2001-431 (EXCERPT)

Recap

In 1984, Council adopted the first version of the urban planning regulation without an official urban plan. No changes were made to the urban regulation until 1990, when the urban regulation was amended to comply with the land management plan and to adopt an urban plan relative to the implementation of the Act respecting land use planning and development. During the same period, in 1987, municipal Council began to identify and establish a heritage site by virtue of the Cultural Property Act, to ensure the protection of the built heritage on its territory. It was at this time that the Town Planning and Heritage Committee was put into place.

At the time, it was relatively the only tool available to municipalities to protect their architectural heritage.

Today, the Act respecting land use planning and development allows municipalities to adopt a by-law on architectural implementation plans (SPAIP) that is more effective and easier to enforce.

For these reasons, in August 2000, municipal Council adopted a by-law (PIA), to **replace** the original heritage site document.

Reviewing the evolution of the regulation context helps us better understand the context under which the SPAIP by-law was formulated and the intention by municipal Council during the 2000 decade to replace heritage site with the PIA and to understand their reasons for doing so.

On the other hand, the regulation on the heritage site has never been repealed and is therefore still in force

CHANGE TO THE ZONING BY-LAW

8 ACTUALITÉS MARDI 26 MARS 2019 | LaTribune

Appel à l'aide des petites résidences pour aînés

MARIE-CHRISTINE BOUCHARD
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SHERBROOKE — Au cours des cinq dernières années, 450 résidences pour aînés ont fermé leurs portes au Québec, dont 395 sont des petites résidences de moins de 50 unités situées en milieu rural. Et alors que se rapproche la date butoir pour l'installation des gilets dans les résidences, l'État se refuse sur les propriétaires qui sont incapables d'augmenter leurs revenus au même rythme que leurs dépenses. Des dizaines de résidences sont à risque de fermeture.

« Chaque fois qu'une résidence en milieu rural ferme ses portes, on voit les aînés de leur communauté. On les déplace. Finalement, c'est un droit de vieillir dans sa communauté », mentionne Yves Desjardins, président-directeur général du Regroupement québécois des résidences pour aînés (RQRA), un organisme qui regroupe 751 gestionnaires et propriétaires de résidences, à la tête de plus de 10 000 unités locatives dans tout le Québec.

Dans la dernière année en l'air, une résidence pour aînés à Windton et une à Coakaburton ont fermé leurs portes. Au total, il y a pratiquement 140 000 aînés québécois qui habitent dans quelque 1707 résidences privées.

De ces 1707 résidences, il en a encore 600 à ce jour qui n'ont pas de systèmes de gilets. Le travail pour en arriver à une fin de ligne avant la date butoir du 20 décembre 2020 est énorme. Vous l'imaginez.

ESPOIR

Mais l'espoir ne peut être permis. En effet, l'actuelle députée, la ministre Marguerite Blais, a offert un vote en faveur réglementaire pour sauver ces résidences pour aînés.

« Nous en sommes très contents et nous réitérons notre intention de travailler main dans la main avec elle ainsi que son ministère afin de mettre en place l'accompagnement nécessaire pour les résidences pour aînés en difficulté. Plusieurs pistes de solutions sont envisagées, dont la bonification des crédits d'impôt pour le maintien à domicile des aînés. La ministre en œuvre d'une

stratégie de recrutement et de rétention de la main-d'œuvre en résidences et l'application d'une méthode de fixation des loyers tenant compte de la valeur des résidences pour aînés », explique M. Desjardins.

« La ministre responsable des aînés, Marguerite Blais, nous a écoutés avec attention. Nous

lui avons exposé certains problèmes. Par exemple, il y a une subvention assez généreuse pour le financement des systèmes de gilets. Par contre, le remboursement est effectué après les travaux, et il est sur cinq ans. Pour les petites résidences qui doivent tout financer, le défi financier est impossible. L'argent


du gouvernement est là, donc, mais il n'arrive pas assez tôt dans le processus. La ministre a insisté sur le fait qu'elle pourrait revoir la façon d'offrir le remboursement. Ce serait un énorme pas en avant », classe M. Desjardins.

« Pendant que les petites résidences ferment, il y a des grandes résidences qui restent dans les grands centres comme Sherbrooke. C'est bien et ça répond à des besoins, mais ce ne répond pas à ceux des gens qui veulent rester dans leur communauté », mentionne l'organisateur.

Au fil des années, les normes de sécurité se sont épaissies pour les résidences pour aînés. Les dépenses ont donc crû et ce n'est pas facile d'augmenter le tarif de pension au sein de la communauté, de l'électricité, etc. Mais les revenus demeurent fixes.

« Notre modèle d'affaires est simple. Il n'y a que trois choses à prendre en compte. D'abord il y a les dépenses. Ensuite il y a les revenus, qui sont les loyers, tout simplement. Finalement il faut prendre en compte la capacité de payer de nos locataires. Finalement on ne peut pas augmenter le prix de nos loyers, donc il faut trouver d'autres sources de revenus. Mais les revenus demeurent fixes.

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Municipalité du Village de
Municipality of Village of
North Hatley

**AGE FRIENDLY MUNICIPALITY POLICY
2018-2019-2020**

**MUNICIPALITY OF THE VILLAGE
OF NORTH HATLEY**

En partenariat avec :

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Due to new safety requirements, 450 residences for seniors have had to close their doors in recent years, 395 of which were in a rural location. The Quebec Seniors' Housing Group has asked whether it might be considered a privilege to grow older in one's community? Ahead of time, Municipal Council responded to the question in 2017 by adopting the Age Friendly Municipality Policy. In the policy document, one of the goals is to oversee housing to allow North Hatley seniors to remain in their village for as long as possible, in a safe and secure home environment. Actions are planned.



ZONING CHANGES



On October 2, 2017, the Municipality amended the zoning by-law in order to increase the residential density of zone C-7.



As such, the Municipality, in amending the zoning by-law, confirmed its plans to include a multifamily building of 20 to 30 units.

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Municipal Council adopted, on October 2, 2017, By-law 2017-603 authorizing the modification of the residential density of zone C-7 to accommodate multifamily detached housing including 20 to 30 units under certain conditions. As such the project submitted complies with the zoning by-law.

EXAMPLE OF SIMILAR HOUSING DENSITY IN THE REGION

RÉSIDENCE
Le Boisé du Lac
Pour aînés semi-autonomes

Résidence Le Boisé du Lac (Sherbrooke) –
35 rooms

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EXAMPLE OF SIMILAR HOUSING DENSITY IN THE REGION

Manoir Stanstead (Stanstead) – 72
units

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EXAMPLE OF SIMILAR HOUSING DENSITY IN THE REGION

Résidence Sawerville (Cookshire-Eaton) – 25 units

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**EXAMPLE OF
SIMILAR HOUSING
DENSITY IN THE
REGION**

Résidences Cowansville CRP
(Cowansville) – 52 units

A project must be well integrated in its area.

PERMITS AND CERTIFICATES

- A request for demolition (even partial) is subject to the granting of a certificate of authorization.
- A request for transformation of a building is subject to the granting of a construction permit.

Repair

The act of returning an existing work or structure to its original state, on the condition that no more than 50% of the work or structure undergoes repair, and that there is no change in its original dimensions.

Restoration

The act of returning an existing work or structure to its original state.

Municipality of North Hatley - April 16, 2019

The project is presented under the two requirements of the by-law on permits and certificates. As the Municipality must proceed according to set by-laws and must respond to submitted requests, the project is treated in two stages, certificate of authorization and construction permit.

Il faut aussi savoir qu'une Municipalité a des pouvoirs liés aux règlements. C'est-à-dire qu'à partir du moment où la demande est conforme aux règlements, la Municipalité DOIT émettre le permis ou certificat demandé.

Le règlement de permis et certificats prévoit les documents à fournir pour obtenir une autorisation.

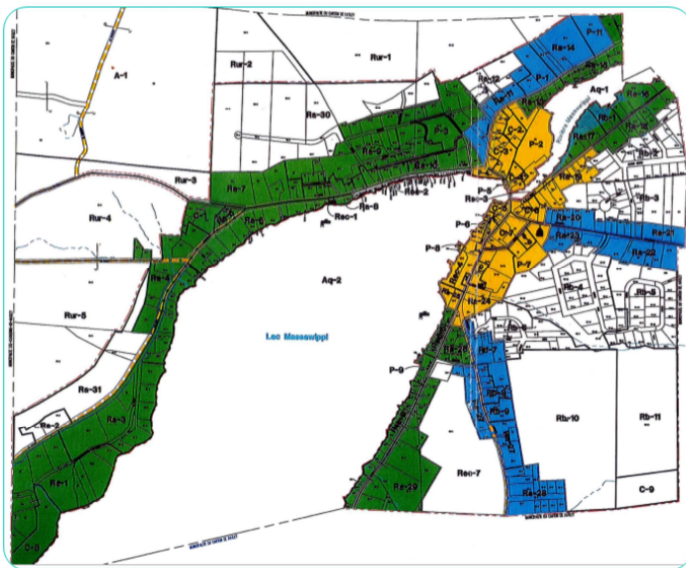
DEMOLITION BY-LAW

Demolition: tearing down in part (more than 50 % of the volume of the building, excluding foundations) or in total, tearing apart room by room a building or removing a building in any form whatsoever, to expose the ground on which it is erected. The definition also applies to a section of the building dating back to before 1950 and having been the object of an expansion of more than 50 % of the initial volume.

Municipality of North Hatley - April 16,



The project is not subject to the decision-making process provided for in the demolition by-law since it does not constitute 50% of the building's volume.



Municipality of North Hatley - April 16, 2019

BY-LAW ON ARCHITECTURAL IMPLEMENTATION AND INTEGRATION

- A more efficient approach to projects in accordance with criteria rather than norms favours research on innovative solutions in an open dialogue between the Municipality and developers.
- The approach is particularly appropriate for regulating design and construction in fragile zones of the territory.
- High-level or priority integration where the building is located.

Above, the map of the SPAIP application with the zones that provides for the intensity of integration in the area of SPAIP.

GENERAL OBJECTIVES

PIIA objectives reflect the Intention of the Municipality.

Municipality of North Hatley - April 16, 2019

- Integration with surrounding buildings in order to preserve the authentic characteristics of the area.
- Establish visual homogeneity with the built framework relative to the natural environment while respecting the existing topography.
- Ensure integration with adjacent buildings without hindering the architectural style of the building.

Integration means the incorporation of new elements into a system.

The first objective relates to the architectural design of the village core, which provides an array of architectural styles. In the area, the prevalent styles are Georgian, American Vernacular and Victorian Architecture. Integration must occur within this context.

The main PIIA by-law objective is the continuity of the built framework to avoid contrasts.

SARP - SERVICE D'AIDE-CONSEIL EN RÉNOVATION PATRIMONIALE



SARP :

- Architectural plans
- PIIA related written recommendations
- Description of renovation work, choice of materials and colour schemes
- Renovation fact sheets

Municipality of North Hatley - April 16, 2017

RECOMMANDATIONS Vous trouverez en annexe des renseignements complémentaires des recommandations ci-dessous.

RECOMMANDATIONS GÉNÉRALES
 Pensez à mieux réfléchir sur toutes les façades :

Briques d'angle : revêtement de briques d'angle vitrifiées, avec motifs fréquents pour de la briques au plateau sur la partie ancienne pour choisir la couleur finale appropriée.
 Le change d'angle à la jonction de chaque mur devrait être repensé.
 À la fin des sections des briques au relief devraient être prévues.

Intégrer les éléments existants :
 Pensez à intégrer les éléments existants en bois, matériaux d'une largeur d'ouverture à 2 pouces.

Quatre-cors et rampes : quatre-cors en bois de conception soignée (bois).

Un garde-corps d'une hauteur de 900 mm (36 po) est obligatoire si la hauteur du plancher de la galerie ou du toit est de 600 mm ou plus et plus. Un garde-corps d'une hauteur de 1000 mm (39 po) est obligatoire si la hauteur du plancher de la galerie ou du toit est de 1000 mm (39 po) ou plus.

ENTRÉE PRINCIPALE - FACADE AVANT
 Intégrer les éléments existants :

Colonnades : reproduire les 6 colonnes de la façade avant (dimension et disposition).
 Essayer les colonnes devant être aussi larges que la distance entre les colonnes. Contraintes des mètres courtes en briques. Le modèle de matériaux est variable selon l'embellissement de terrain. Les modèles peuvent être modifiés en plusieurs parties.

Intégration consistant et additionnelle de bois : Intégrer les parties existantes en bois.

Terrasse de céder : revêtement de briques de couleur blanc blanc ou vert (comme sur la photo ci-dessous) dans les galeries des briques et sur le balcon en fonction de la façade avant.

préférence de briques au relief dans le région actuel

Terrasse d'escalier : revêtement de briques d'escalier de type traditionnel (comme sur la photo ci-dessous) et de couleur rouge sombre. Intégrer avec de briques existantes en place sur la partie ancienne.

Revoir les détails de la toit : Intégrer une large bande avec ou sans moulures pour respecter la forme de l'ancien bâtiment (sur photo ci-dessus).

Terrasse : bien prévoir une toiture à incliner ou équilibrer pour l'ensemble de la toiture. Le plan en v/c et l'occupation intérieure de leur bâtiment.

Colonne : l'intégration de la colonne de briques existantes qu'elle soit en brique. Dans le cas de chaque volume, un espace blanc peut être envisagé. Les briques plates proposées par la firme d'architecture sont indiquées dans cette option.

Revoir les détails existants qui touchent les toitures du bâtiment (toiture principale, toitures des galeries et balcons).

Clavier : Le Compendium
 Adresse : 77 rue Main, North Hatley
 Contact par : (2) P. 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 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CCUP RECOMMENDATION

- Not to approve the work consisting in particular of the demolition of the old part of the building, because the CCUP considers that the objective of conserving the traditional characteristics of the center cannot be better served than by its conservation.
- Since the demonstration was not made that the structure can no longer support the building and that only a detailed study, carried out by an expert, could confirm.
- Since the reversibility of the interventions still appears possible, despite the constraints that it generates.
- Not to approve the submitted plans since the project does not respect the objectives of PIA by-law, in particular:
 - Due to its implantation, its architectural style, does not promote the continuity of the existing building, but rather betrays the character of the existing village center.
 - By encroaching upon the front yard, the project alters the specific character of the typical topography of this distinctive village center.
 - Due to its implementation, that betrays the traditional character and the architectural character of the section replacing the old heritage building, oriented toward mimicry, rather than preserving the old building, the submitted project is not attentive to conserving the traditional characteristics area.
 - To give a clear indication to the applicant that any transformation of the property incorporate the old building by restoring its shine



Municipality of North Hatley - April 16, 2019

This is the recommendation, submitted on March 25th. The recommendation of the CCUP is submitted to the municipal council which makes the decision. As a result, the CCUP plays an advisory role to the municipal council, but is not decision-making.

BY-LAW ESTABLISHING A HERITAGE SITE

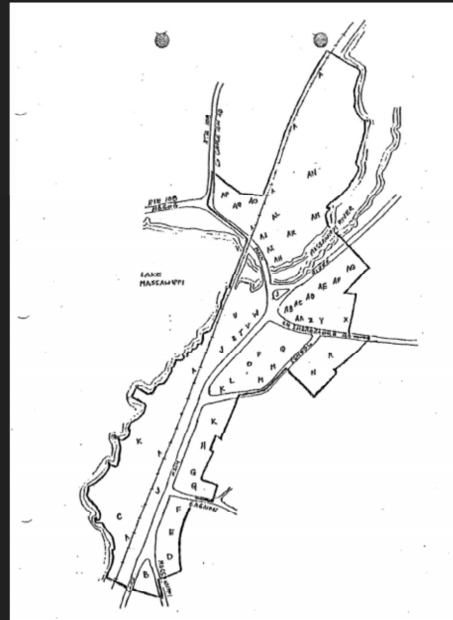
1987

44 Buildings cited

The main challenge to protecting the quality of the site is to maintain harmony between the natural and humanised landscapes. Construction projects must promote heritage value along with accessibility, with at its very heart, Lake Massawippi.

No conservation plan has been established, which lends complexity to the preservation and value of the site.

Municipality of North Hatley - April 16, 2019



The building at 77, rue Main, is within the heritage site and its protection, a municipal prerogative, applies to the properties and the immediate land they are built on.

The Municipality received notice on October 15, 2018 of the work request, as required under Article 139 of the *Cultural Heritage Act*.

Natural elements are the core of a heritage site, and by its topography, the village core rounds the lake and river in a picturesque landscape with mature and dense vegetation (valleys) and a roaming view of Lake Massawippi and the hills.

A heritage site is defined by the quality and authenticity of the surrounding environment.

A heritage site is characterized by the harmony yet great diversity of its elements.

VALUES

Architecture, history and landscape

Architectural value rests on the exemplary quality of the plans, size and contribution of the building to the living environment.

Historical value rests on tourism and holiday destination dating back to the end of the 19th century.

Landscape value rests on a picturesque emblem of the Village by the Lake and the resulting scenic view.

Municipality of North Hatley - April 16, 2019

The values are the motivations that led to the adoption of a regulation on the establishment of a heritage site.

What distinguishes the site in terms of elements is a tradition of quality and refinement, a striving for elegance found in the choice of elements and attention to detail.

WHAT IS CONSERVATION?

Conservation (standards and guidelines)

Conservation activities can be seen as a sequence of actions - from **understanding** the heritage place, to **planning** for its conservation and **intervening** through projects or maintenance. Conservation is an ongoing cyclical process.

Source : Standards and Guidelines: For the Conservation of Historic Places in Canada. A Federal, Provincial and Territorial Collaboration . Her Majesty the Queen in Right of Canada, 2010. p. 3

CONSERVATION PLANNING

1. UNDERSTANDING
2. PLANNING
3. INTERVENING

Understanding, that's what we are trying to do together today.
The intervention is the submitted project.
The planning is defined inside the By-laws.

PIERRE LAROCHELLE, PROFESSOR

LES GRANDS PRINCIPES DE MISE EN VALEUR ET DE CONSERVATION DU PATRIMOINE



Municipality of North Hatley - April 16, 2019

- Pierre Larochelle is a specialist in architectural and urban typo-morphology. He is a consultant on scientific methods of characterization of built environments and how they apply to the concept, management and evaluation of architectural projects and urban settings and the preservation of the built heritage.
- He has taught architecture, urban design and morphogenesis in human settings. He favours a cognitive approach to design, founded on a strict relation between the study of the existing built environment and forms of intervention aimed at reconciling transformations and the preservation of cultural identity of locations. He headed the École des arts visuels at Université Laval from 1972 to 1978. He is a member of the International Seminar on Urban Form (ISUF), of the Società dei Territorialisti and associate member of an interdisciplinary research group (GIRBa).
- For more than 25 years he worked for organizations for the defense of architectural and urban heritage, notably as a member of management of the Conseil des monuments et sites du Québec, ICOMOS-Canada and the Fondation québécoise du patrimoine. He advocates for the preservation of cultural landscapes as group creations and products of the historical relationship between the natural habitat, the built landscape and the human environment.



Professor-Researcher

École d'architecture
de l'Université Laval
(1968 à 2001)

M. Larochelle has worked for more than 25 years with organizations for the defense of architectural and urban heritage, notably as a member of management of the Conseil des monuments et sites du Québec. A recognized theorician, he is a specialist in urban typo-morphology and an advocate for integrated management.

What M. Larochelle indicates as principle : the objective of the protection of buildings by way of citation consists in reconciling required changes through the evolution of change with the needs to maintain the inherited characteristics that express the identity and memories of locations.



FISHBOWL IMMOBILITY

Finally, heritage conservation must never become synonymous with immobility (the 'fishbowl'). Intervening by architects will necessarily transform material aspects, which is to be expected. The said transformations are equally susceptible of changing symbolic and identity impact. We do not live in a stagnant world.

The question we must ask is what the limits are that the community is willing to accept and the limits (should) to be included in the regulations in effect.

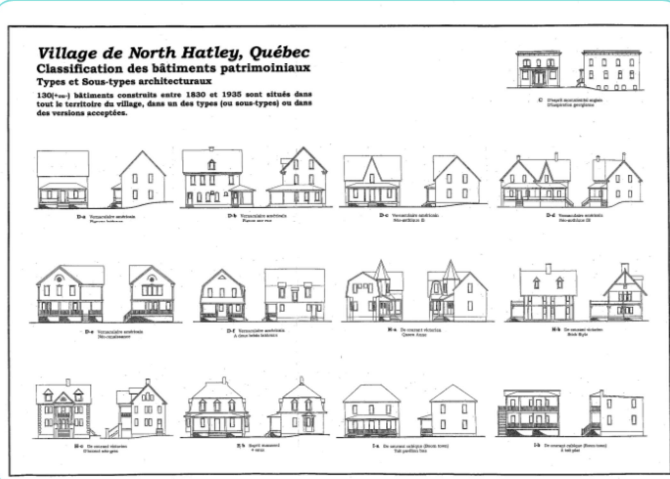
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This image is a synonym for immobility, which is not the definition of conservation according to the main principles of the heritage protection.



ARCHITECTURAL ANALYSIS

North Hatley
architecture -
American Vernacular



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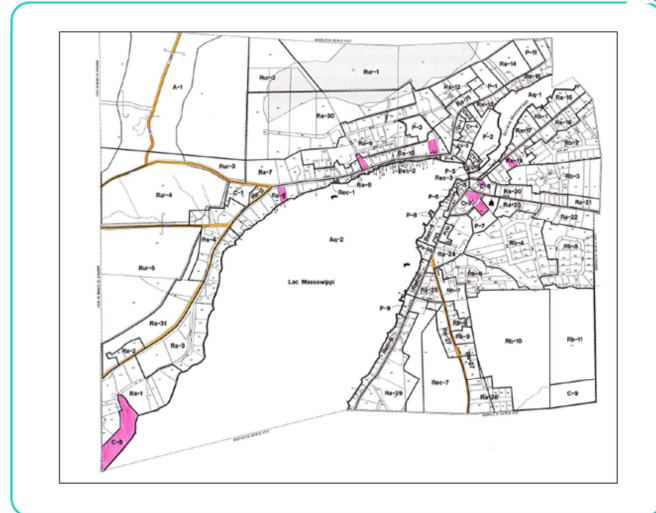
We can note a variety of architectural styles in North Hatley, but the main style is American Vernacular.



Victorian Architecture Buildings

Minor typology spread out on the territory

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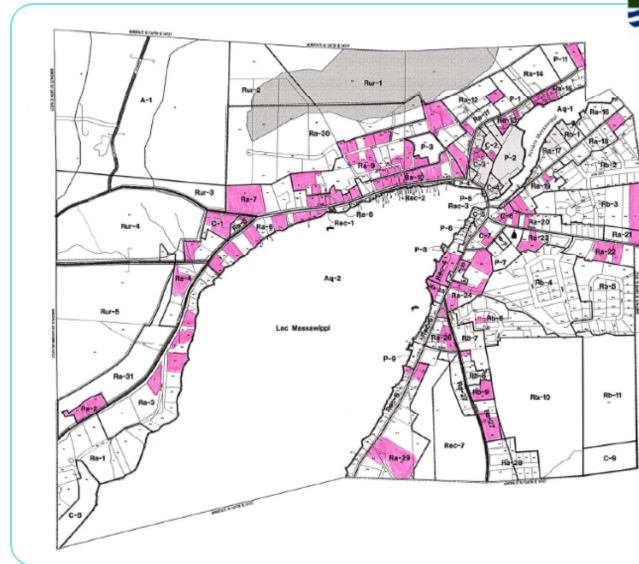


Victorian style buildings, which include the Connaught Home are part of a built ensemble of eight (8) buildings with three (3) Queen-Anne sub-types, the Stick Style and with Neo-Grec accents such as at the Connaught Home.

Municipality of North Hatley
Architectural Styles

American Vernacular Architecture

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Found mostly along the lake.



ADJACENT BUILT FRAMEWORK

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Architectural design – Victorian style on the left, American Vernacular on the right.



CCUP - RECOMMENDATION BY THE LOCAL HERITAGE COMMITTEE

THAT the council does not approve the presented project because it do not respect any of the three heritage values of the North Hatley Heritage site, namely, architectural value, landscape value as well as the historical value.

- THAT only a unequivocal demonstration, made by an expert on the subject, that the structure of the building is beyond repair, would allowed the CCUP to review its position with the municipal council.
- That the transformation is not carried out according to the submitted plans.
- WHEREAS the project eliminates the historical value of the building, by replicating the non-original characteristics, resulting in a loss of identity due to the loss of authenticity.
- WHEREAS the project uses the elements of the building out of context, in an anachronic way, giving it a very low architectural value.
- WHEREAS the proposed implementation significantly modifies the traditionally cleared front yard landscape overlooking Main Street, thereby betraying the landscape value of the heritage site.

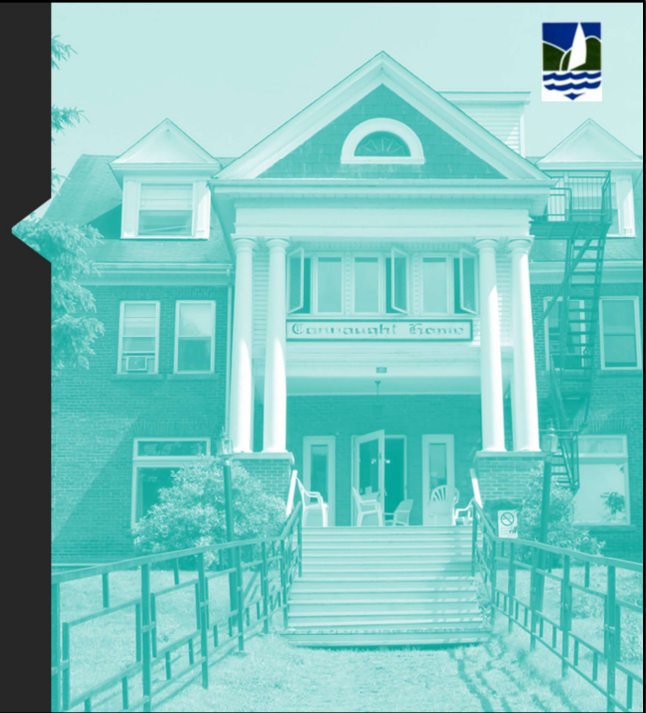
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ADAPTED HERITAGE PRACTICES

Within the context of practices that alter the dominant characteristics of a building, restoration of the structure does not appear to be an optimal practice. The optimal practice is where heritage characteristics have been maintained over time, but must be restored.

For this reason, in terms of heritage practices, we must consider a project from the angle of insertion.

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Restoration is an optimal practice when heritage characteristics have been maintained over the years, but must be restored.

The renovation of a heritage building as such leads to changes with the use of modern-day materials that will diminish the historic value of the building.

The outdated state of the building makes it unusable as it puts the safety of people at risk.

The only exception is major repair work to the building.

This is why the demand is analyzed from an insertion perspective, one of the type of heritage intervention.



A new paradigm for heritage sites has emerged in recent years that promotes a more pluralistic approach to heritage and related human values.

The new heritage concept also focuses on the inclusion of various stakeholders in the process of identifying what is heritage and formulating conservation strategies: Who values heritage and why? How does it lend itself to the quality of a living environment? Questions such as these raise the possibility of heritage sites established for reasons other than for their esthetic or historic value, for their practical use and for the importance they are given by a particular group.

Conservation of heritage sites would not be exclusively on a material level but also in terms of their relationship with a given population.

[Pierre Larochelle. La revue continuité : patrimoine et urbanisme. La peur du faux. 13 janvier 2007.]

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HERITAGE IN 2019

This is exactly why the municipal council wish to hear you on May 1st.

A shared vision by many theoreticians, including the authors of *Vivre en ville*, very dynamic organization in Montréal notably.

HERITAGE CONSERVATION AND SUSTAINABLE DEVELOPMENT



The new paradigm establishes close links between heritage conservation and sustainable development.

Already in 2006, the Quebec government, in its Sustainable Development Act, was declaring heritage as a link to sustainable development. More recently, in 2015, the UN set official goals towards sustainable development. Natural and cultural heritage conservation consists in one of the targets of reaching Goal 11, sustainable cities and communities.

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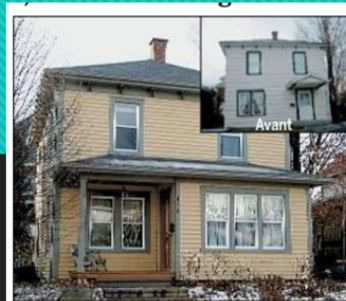
INSERTION



Examples of achieved Insertion

Winner – Prix d'architecture de la ville de Sherbrooke – 2009

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**Bâtiment situé au 936, rue Stanley
Arrondissement de Jacques-Cartier
Éric Lavoie et Dieu-Hanh Pho
Conception : Dieu-Hanh Pho
Réalisation : Construction Hatley Inc.**

Cette vieille maison construite en 1924, dont le revêtement, les fenêtres et la toiture devaient être changés, manquait aussi d'isolation. L'isolation s'est faite par l'extérieur et les fenêtres ont été remplacées pour une meilleure performance énergétique. On a utilisé du bois comme revêtement extérieur et une galerie a été ajoutée à l'arrière. Le revêtement de la toiture a aussi été changé, les corniches refaites et les ornements redessinés. De plus, un vestibule fermé pour redéfinir l'entrée a été ajouté. Pendant la démolition pour l'ajout du vestibule, les propriétaires ont découvert la trace de l'ancien vestibule sur le parement qui se trouvait en-dessous du parement en aluminium à enlever. Afin de garder l'esprit et la volumétrie de l'époque, la forme du vestibule a donc été modifiée par les propriétaires soucieux de contribuer, par ce projet, à la mise en valeur du patrimoine architectural.

Insertion should not be seen as the construction of a new building, but as prolonging history, a wider vision of the restoration of the quality of the urban fabric.



INSERTION

Examples of achieved insertion

Winner in the category Institution,
Commerce, Industrie –
L'estudiantine – Prix d'architecture
de la ville de Sherbrooke 2009



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The current train of thought says that a construction project should favour implementation and insertion in terms of historic signature and continuity rather than in terms of a search for originality and affirmation of a unique individuality, in addition to architectural quality and relevant history.



NEXT STEPS

77, RUE MAIN

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REASONS FOR THE PUBLIC CONSULTATION



By virtue of Article 145.18 of the *Act respecting land use management and development*, municipal Council may decree that plans submitted are subject to public consultation in accordance with applicable Articles 125 to 127.

The information and public consultation policy adopted February 4, 2013, outlines the principles of transparency, commitment and public interest with regard to any project in submitting it to citizen consultation if municipal Council deems it appropriate or necessary to do so.

The challenges in terms of heritage preservation and value relative to heritage sites, as well as the integration and conservation of authentic characteristics of the environment, under the by-law on architectural implementation and integration programs calls for a group reflection.

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Municipal Council strongly urges public participation and perception regarding the project.

RELATED QUESTIONS

ARCHITECTURAL IMPLEMENTATION AND
INTEGRATION BY-LAW

BY-LAW ESTABLISHING A HERITAGE SITE

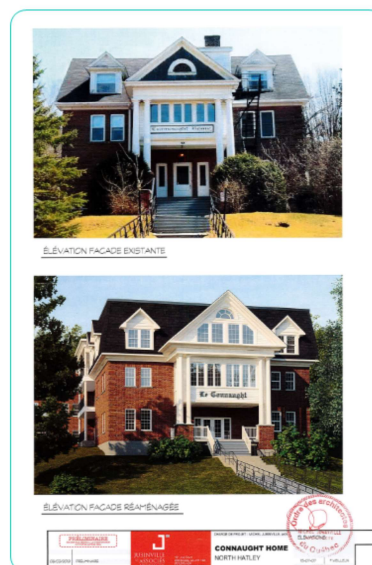
Is the partial demolition project acceptable in view of the transformation project submitted ?

Is the submitted transformation project adequately integrated in the context of the village core and the heritage site ?

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QUESTIONS?



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The Municipality will now take questions relative to the understanding of the details of the project.

Persons and organizations will have an opportunity to express their views and comments to municipal Council at the Public Consultation Meeting scheduled to take place May 1, 2019, at 7 p.m.

There will possibility de submit your written memoirs or opinion until May 1st. The intervention during the next meeting will be limited to 10 minutes per person.

Les documents d'information sont disponibles pour consultation au bureau de la Municipalité depuis le 5 avril.