

Report to Council

Planning Department Report No. PED-02-2025

From: Paul Robitaille, Planner

Date: March 27, 2025

Subject: Proposed addition and structure consolidation of North exterior stone wall of St. Andrews Presbyterian Church Heritage Building, 1008 King Street

Recommendation

BE IT RESOLVED THAT the Planning Department report PED-02-2025 regarding the proposed, addition and structure consolidation of the North exterior stone wall of St. Andrews Presbyterian Church Heritage Building located at 1008 King Street, be received and filed.

BE IT FURTHER RESOLVED THAT Council approves the addition and structure consolidation of the North exterior stone wall of St. Andrews Presbyterian Church Heritage Building located at 1008 King Street, Roll No.: 0209.008.001.09000, as proposed.

Background

The St. Andrews Presbyterian Church, designated under By-Law Number 30-84 by the Council of the Village of L'Original on October 2, 1984, is recognized for its cultural heritage value and interest. Located in the centre of L'Original facing the old Courthouse and adjacent to the old Presbyterian house on the East side, it has been vacant for more than 30 years. It is an important historical and architectural landmark within the Township that always attracted interest within the community.

The owner has long faced the challenge of preserving and restoring these historical gems. For all heritage buildings, the key challenge is identifying a compatible use that ensures commercial viability without compromising their historical value.

While St. Andrews requires repairs, the building's integrity is considered of 'high value' due to its original finishes and materials being well-preserved.

The property is designated as a municipal heritage resource under Section 29 of the *Ontario Heritage Act*, with a municipal by-law registered on the title. It is also listed on the provincial heritage registry.

Analysis

The proposed consolidation of the damaged north exterior stone wall within a new addition will enable the reinforcement of the foundation stone. Located on the north side of the existing building in the rear yard, the addition will minimize the visual impact on the Heritage Attributes as outlined in By-Law Number 30-84. Additionally, using compatible, similar stone to cover the exterior wall of the new addition will significantly reduce the visual impact on the existing stone wall. This approach is vital for maintaining the architectural integrity and historical significance of the structure, while also integrating essential modern amenities.

The forthcoming challenge is integrating modern amenities without overwhelming the heritage value. This is crucial in ensuring that they do not detract from the aesthetic qualities of the heritage site. Constructing the addition in the rear of the building away from the front street will help preserve the visual prominence of the existing building's architectural features, aligning with the by-law's objectives to protect and enhance heritage attributes. Overall, this strategy reflects a thoughtful balance between modern functionality and heritage conservation.

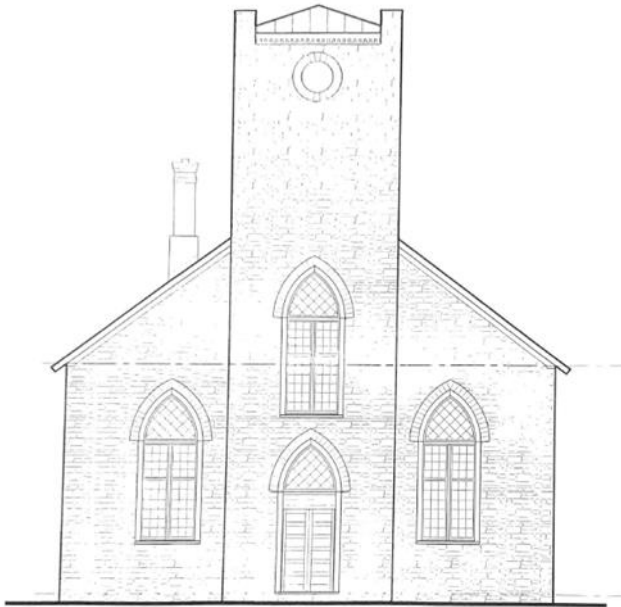


FIGURE 1 – EXISTING WEST ELEVATION



FIGURE 2 – PROPOSED ADDITION – WEST ELEVATION

This architectural drawing shows the exterior elevation of a building. The main section is a rectangular structure with a flat roof. It features three arched windows, each with a diamond-patterned tracery above the panes. A small, square chimney is located on the roofline. To the right, a smaller section of the building rises, featuring a circular window and a gabled roof. The entire drawing is rendered in a simple line-art style with cross-hatching for shading.



FIGURE 5 – PROPOSED ADDITION – NORTH ELEVATION

Details of the Proposal: The addition will contribute to maintaining the building's heritage character, ensuring that it complements rather than detracts from its historical significance. At the same time, it will provide essential environmental control and the required hygiene facility for its intended future use.

- Benefits:
 - Preserve the existing heritage building for future generations.
 - The new addition will permit the replacement of the needed electrical, heating, and ventilation systems by minimizing the impact on the existing protected heritage building.
 - Increased Safety: Structural repairs and restoration will prevent further deterioration, ensuring the building's safety for future visitors.
 - This project will enhance the regional historical significance and promote private investment within our community.

Financial Implications

There are no financial implications to Champlain Township. The applicant will pay the building permit fee.

Recommendation

It is recommended that the Council approve the installation of the proposed addition and structure consolidation of the North exterior stone wall of the St. Andrews Presbyterian Church Heritage Building. The proposed addition and repair will have no impact on the visual aspect of the existing building from King Street, therefore preserving the existing Urban Landscape. Its purpose is to repair and preserve the existing structure while integrating modern electrical, heating, and ventilation systems, all while maintaining the architectural features, thereby enhancing the overall aesthetic of the area.

Respectfully submitted by,

Paul Robitaille
Planner

Kevin Tessier CPA
Chief Administrative Officer

Attachments:

- A Sketch Site Plan
- B By-Law 30-84- 1008 King St