

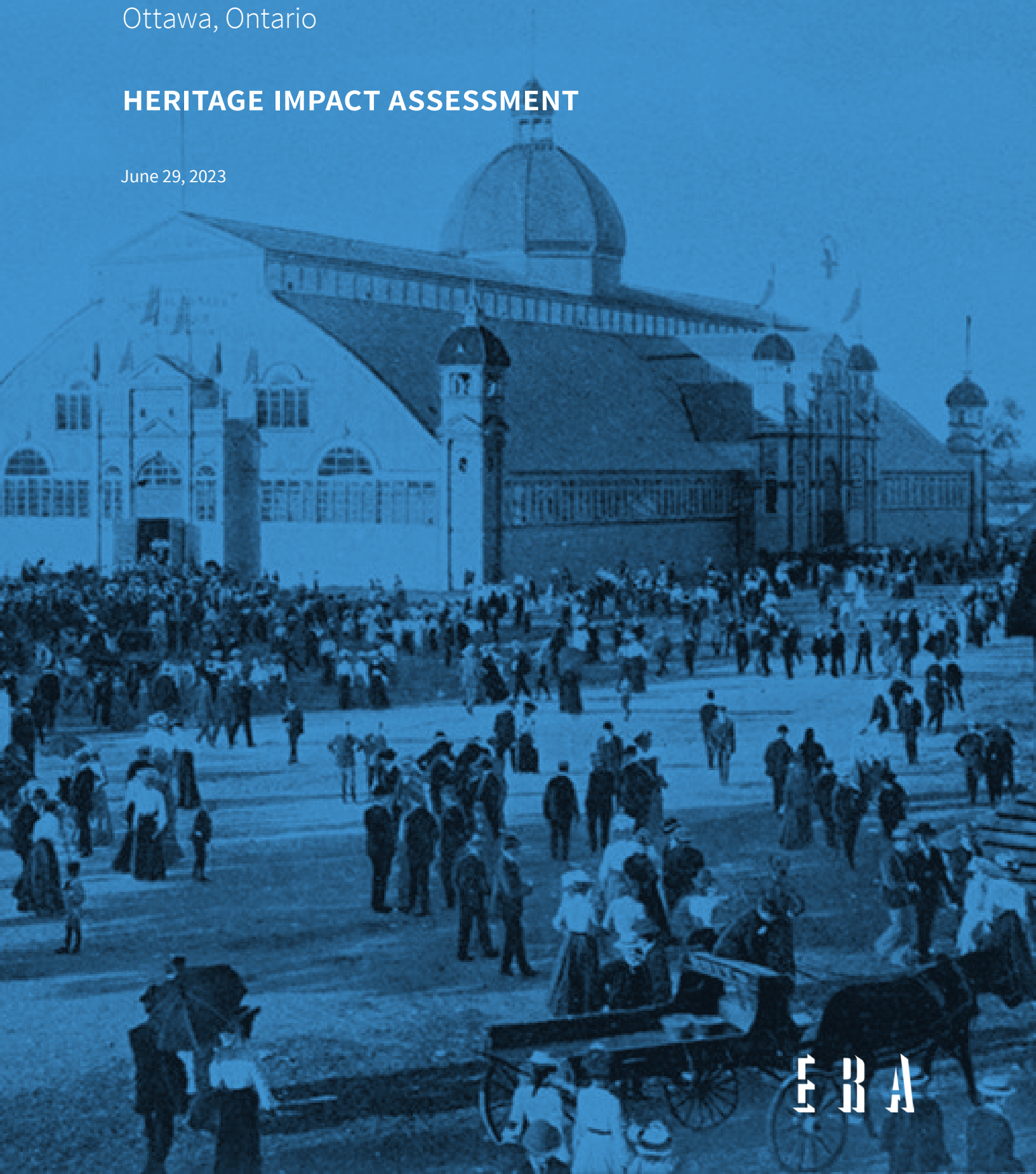
NE PARK. OTTAWA

# Lansdowne Park

Ottawa, Ontario

## HERITAGE IMPACT ASSESSMENT

June 29, 2023



ERA

Project # 21-306  
Prepared by PE / SI / EC / PB / CH / SC / EL

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PREPARED FOR:

Lansdowne Park Redevelopment Project  
Planning, Real Estate and Economic Development  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

PREPARED BY:

ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1  
416-963-4497

# EXECUTIVE SUMMARY

## Background

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) for the proposed redevelopment of the property known as Lansdowne Park and municipally addressed 945 Bank Street, in Ottawa (the “Site”).

The Site is 40 acres bounded by Bank Street to the west, Holmwood Avenue to the north, and the Queen Elizabeth Driveway and Rideau Canal to the east and south. The Site contains a mix of commercial and residential uses as well as sports/entertainment, recreational, and cultural facilities.

The Site has played a central role in the social and cultural history of Ottawa since its establishment in 1868. Over time it has evolved from agricultural exhibition grounds to a mixed use Site, retaining elements of each successive phase.

The Site is owned by the City of Ottawa. In 2012, the City entered into a 40-year partnership with Ottawa Sports and Entertainment Group for the Site’s renewal and revitalization.

## Scope of This Report

This HIA forms part of the Official Plan and Zoning By-law Amendment applications to permit the intensification of built form as described in the Lansdowne 2.0 Concept Plan, which was approved, in principle, by Council in June, 2022.

## Cultural Heritage Resources

The Site contains the following built heritage resources:

- **Aberdeen Pavilion:** Designated a National Historic Site in 1983 and under Part IV of the Ontario Heritage Act (the “OHA”) in 1984.
- **Horticulture Building:** Designated under Part IV of the OHA in 1994.

The Site, including the Aberdeen Pavilion and Horticulture Building, is subject to a 2012 Heritage Conservation Easement Agreement (“HCEA”) between the City of Ottawa and the Ontario Heritage Trust, which includes protected view corridors, and delineated framing and setting lands. The Site is subject to a 1993 Cost-Share Agreement between the City of Ottawa and Parks Canada, which includes protected vistas of the Aberdeen Pavilion.

The Site also contains the c.1967 former Frank Clair Stadium and Ottawa Civic Centre building. A preliminary cultural heritage evaluation, which forms part of this report, found that while it has cultural heritage value, it is not a suitable candidate for conservation.

The Site is considered adjacent to the following cultural heritage resources:

- 954 Bank Street (designated under Part IV of the OHA);
- 115-117 Holmwood Avenue (listed on the City of Ottawa’s Heritage Register);
- Queen Elizabeth Driveway (recognized as a Cultural Landscape of Capital Value by the NCC); and
- Rideau Canal (National Historic Site, a Canadian Heritage River, and a UNESCO World Heritage Site).

## Proposed Development

The proposed development is located at the southwest portion of the Site, where existing contemporary buildings and density of uses are sited. The proposed development encompasses both public and private infrastructure components, including:

- Three high-rise residential towers including a combination of condominium and rental units;

- Retail podium space along Exhibition Way;
- Standalone event centre;
- Replacement of north stadium stands;
- Consolidated service and loading access along Exhibition Way; and
- City-led enhancements to year-round programming and the public realm.

### Impact of Proposed Development

The proposed development has been designed and situated to minimize impact on the protected HCEA and Cost-Share Agreement views, the setting and framing lands, the Aberdeen Pavilion, and the Horticulture Building.

Though protecting the silhouette of the Aberdeen Pavilion is not an express objective of the HCEA, the proposed towers will be visible beyond the silhouette of the Aberdeen Pavilion from the east, creating some visual impact.

Some impact to the dynamic views of the Site from the Rideau Canal and adjacent cultural landscapes to the east and south is anticipated, as the new proposed residential towers will be visible above the existing tree canopy from certain vantage points.

The proposed event centre and relocated berm to the east of the TD Place Stadium will encroach into the framing lands and the Great Lawn, creating some impact.

The existing built heritage resources will be retained and rehabilitated in accordance with ongoing City-initiated programs. Other existing land uses and the spatial organization of the Site will remain unchanged.

The demolition of the former Frank Clair Stadium and Ottawa Civic Centre building presents an adverse impact on unrecognized heritage resources;

however, due to the condition and functional obsolescence of the building, this impact can be appropriately mitigated through commemoration and interpretation.

The proposed net new shadow (assessed from the Council-approved tower height and massing), creates a minor incremental impact on existing built heritage resources.

The proposed development will not have any negative impact on adjacent heritage buildings.

### Mitigation

To address the impacts of redevelopment and intensification of uses at the southwest portion of the Site, the following Conservation Design Parameters (or mitigation measures) are recommended:

- Design the new retail podium to enhance views to and experience of the Aberdeen Pavilion;
- Enhance the public realm surrounding the new retail podium along Exhibition Way and design for year-round usability;
- Consider the form, massing and materiality of the high-rise towers to complement the new backdrop setting of the Aberdeen Pavilion;
- Consider the high-rise tower shape, placement and articulation to minimize shadow impact; and
- Design the new event centre and berm to minimize visual impact on the south elevation of the Aberdeen Pavilion, while enhancing the Great Lawn open space.

These mitigation measures are further detailed in Section 6 of this report.

## Conclusion and Next Steps

The proposed development generally conserves the cultural heritage value of the Site, while allowing for its revitalization. New construction is sited to the southwest portion of the Site, where higher-density contemporary structures are currently located. While some impacts to the protected views of on-site built heritage resources and the dynamic views from adjacent lands are anticipated, Conservation Design Parameters are recommended to mitigate this impact.

As the development moves forward, opportunities to enhance the public realm should be explored in coordination with the Council-approved Guiding Principles for the Transformation of Lansdowne and the City of Ottawa's Strategic Investment Plan for the Urban Park and Public Realm.

Additional detailed studies are recommended during the Site Plan Approval phase, including a Heritage Interpretation Plan, Documentation and Salvage Plan, and Heritage Protection Plan.

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Following page: 1927 aerial photograph of Lansdowne Park (Natural Resources Canada).

An aerial photograph of a large stadium complex, likely a sports arena, with a blue tint. The stadium is the central focus, surrounded by various buildings, parking lots, and green spaces. The overall scene is captured from a high angle, providing a comprehensive view of the facility and its surroundings.

# 1 OVERVIEW

- 1.1 The Proposal: Lansdowne 2.0
- 1.2 Report Scope
- 1.3 Site Description
- 1.4 Understanding the Site
- 1.5 Heritage Regulatory Context
- 1.6 Site Photographs
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- 1.8 Condition Assessment

# 1 OVERVIEW

## 1.1 The Proposal: Lansdowne 2.0

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) to accompany the Official Plan and Zoning By-law Amendment applications for the proposed redevelopment of the property known as Lansdowne Park and municipally as 945 Bank Street, in Ottawa (the “Site”).

The Site is owned by the City of Ottawa. In 2012, City Council entered into a 30-year partnership (now a 40-year partnership) with the Ottawa Sports and Entertainment Group (OSEG) for the renewal and revitalization of the Site with new South Stadium Stands, new mixed-use retail and reimagined public realm spaces, and below-grade parking.

In December 2020, City Council directed a working group made up of City and OSEG representatives to consider options to enhance the sustainability and long-term financial viability of Lansdowne’s operations and the Partnership.

In July 2021, Council agreed to move forward with the recommended Framework/Lansdowne 2.0 Concept Plan, which includes three residential high-rise towers, a new retail podium and north stadium stands, event centre, and improvements to the public realm.

This HIA forms part of the Official Plan and Zoning By-law Amendment application to permit the intensification of built form as described in the Lansdowne 2.0 Concept Plan, which was approved, in principle, by Council in June, 2022.



Axonometric northwest view of Lansdowne Park, across the Rideau Canal (OSEG, undated).



## 1.2 Report Scope

This HIA has been drafted in accordance with the scoped “Heritage Impact Assessment Requirements” prepared by City Staff, the National Capital Commission, Parks Canada (Ontario Waterways and Indigenous and Cultural Heritage departments), and Ontario Heritage Trust (see Appendix B). This HIA evaluates the potential impacts of the proposed development on on-Site, adjacent and nearby heritage resources.

This report was prepared with reference to the following documents:

- The Ontario Heritage Act (R.S.O. 1990);
- Planning Act (R.S.O. 1990);
- Aberdeen Pavilion Cost-Share Agreement (1993);
- Definition and Assessment of Cultural Heritage Landscapes of Heritage Value on NCC Lands (2004);
- 2005 Rideau Canal National Historic Site of Canada Management Plan (2005);
- Rideau Canal World Heritage Site Management Plan (2005);
- Rideau Corridor Landscape Strategy (2009);
- Standards and Guidelines for the Conservation of Historic Places in Canada (2010);
- Lansdowne Park: Statement of Cultural Values and Heritage Impact Assessment (2010);
- Lansdowne Park Heritage Brief (2010);
- Lansdowne Partnership Plan (2012);
- Lansdowne Park Heritage Conservation Easement Agreement (2012);
- The Province of Ontario’s Provincial Policy Statement (2020)
- City of Ottawa Official Plan (2021);
- National Capital Commission Heritage Inventory: Queen Elizabeth Driveway (2022); and
- Working with Cultural Landscapes: A Guide for the National Capital Region (2023).

### Abbreviations

**HCEA** Heritage Conservation Easement Agreement

**NCC** National Capital Commission

**NHS** National Historic Site

**OHA** Ontario Heritage Act

**OHT** Ontario Heritage Trust

**QED** Queen Elizabeth Driveway

Following page: Aerial image of Lansdowne Park and its surrounding area (Google Earth, 2021; annotated by ERA).



### Site Zones

- Commercial/Residential
- Stadium
- Public Realm
- Proposed Development Area
- Designated Heritage Buildings



Bank Street

Holmwood Avenue

Marché Way

Exhibition Way

West Court

Aberdeen Square

Aberdeen Pavilion

Great Porch

Great Lawn

TD Place Stadium

Horticulture Building

East Court

The Hill

Civic Gardens

Heirloom Gardens

Basketball/Skating Court

Children's Play Area/ Skatepark

The Water Plaza

Queen Elizabeth Driveway

Rideau Canal

Colonel By Drive

Princess Patricia Way

## 1.3 Site Description

The Site is 40 acres and comprises Lansdowne Park, the former Central Canada Exhibition Association fairgrounds bounded by Bank Street to the west, Holmwood Avenue to the north, and the Queen Elizabeth Driveway (“QED”) and Rideau Canal to the east and south. The Site contains a mix of commercial and residential uses as well as sports, recreational, and cultural facilities.

The Site is organized around the c.1898 Aberdeen Pavilion. The Aberdeen Pavilion is surrounded by four public plazas: the East and West Courts, Aberdeen Square to the north, and the Great Porch to the south. South of the Great Porch is the Great Lawn, a large public open space. To the east of the East Court is an orchard and skating park. Framing the north side of the East Court and the east side of Aberdeen Square is the c.1914 Horticulture Building.

The built elements of the Site, including commercial, residential, and recreational (sports and entertainment) structures, are located to the north and west of the Aberdeen Pavilion while the areas to the east and south consist of park space, including hardscaped and softscaped areas, basketball courts, skatepark, and access to underground parking.

## 1.4 Understanding the Site

### 1.4.1 Brief Site History

#### Pre-Contact and Indigenous History

This Site history was prepared from a non-Indigenous perspective, based on written and archaeological records. It does not reflect or represent the full rich history of Indigenous Peoples in this region.

The area now known as southern Ontario has been home to Indigenous Peoples since time immemorial. Indigenous cultures are intricately intertwined with

the lands known today as Canada. While there are shared worldviews held by Indigenous Peoples in Canada, there is also great diversity in ways of life, languages, and histories.

The Site is built on the unceded and traditional territory of the Algonquin Anishinabe. The Algonquin Anishinabeg people are stewards of their ancestral homeland in what is now known as the Ottawa-Gatineau region. Oral traditions indicate that from time immemorial, groups of Anishinabeg peoples have lived in and travelled through the area surrounding the Kichi Sibi (now called the Ottawa River), which translates as ‘the Great River’, and its various tributaries. The Anishinabe landscape exists at and around the confluence of three important waterways: the Ottawa, Gatineau and Rideau Rivers.

A portage around the Rideau Falls allowed for crossing between the Ottawa and Rideau Rivers and was used for thousands of years.<sup>1</sup> The archaeological record indicates that Portage Bay and Governor Bay near Rockcliffe Park, north of the Site, formed part of the ancient portage routes between the Rideau and Ottawa Rivers.<sup>2</sup> The gradual slopes offered access to the Rideau River. Material findings indicate that the area’s embayments with sand deposits and limestone abutments were used as campsites by those travelling between rivers.<sup>3</sup> The Rideau-Rockcliffe area was also known to be used as hunting grounds in the early 1800s.<sup>4</sup>

The waterways connected the Anishinabeg with kinship networks and other Indigenous Peoples and was an important nexus of trade and meeting place. They enabled seasonal encampments along low-lying shorelines, supported a rich aquatic and territorial life, and generally allowed the Anishinabe

1 Stone, 2021.

2 Ibid.

3 Pilon and Boswell, “Below the Falls”, 276.

4 <https://www.janeswalkottawa.ca/en/articles/189>

people to follow traditional practices that maintained environmental harmony. Downstream of Kichi Sibi (or the Ottawa River) to the east are the ancestral territories of the Mohawk and the Haudenosaunee Peoples. The Pasapkedjiwanong Sibi (now known as the Rideau River) connects the Anishinabeg with the homeland of other Indigenous Peoples such as the Onondaga.

### Lansdowne Park (1868 to Early 2000s)

The history of Lansdowne Park in the context of European settlement is well-documented in the Lansdowne Park: Statement of Cultural Heritage Values and Heritage Impact Assessment (2010) prepared by Commonwealth Resource Management Limited.

Lansdowne Park was first established in 1868 with the acquisition of 19 acres by the Ottawa Agricultural Society. By 1874, it had expanded to approximately 39.5 acres, hosting the thirteenth annual exhibition of the Provincial Agriculture and Arts Association in 1875. The following decades would see the construction of numerous exhibition halls, buildings, and parkland. In 1888, the site would become the Central Canada Exhibition Association grounds, serving as the permanent location of the Central Canada Exhibition from 1888 until 2010.

The period between 1888 and 1914 saw significant development, including the construction of grandstands in 1888 and 1909, the Aberdeen Pavilion in 1898, and the current Horticulture Building in 1914. In 1890, the Central Canada Exhibition Association grounds were renamed Lansdowne Park after the Marquis of Lansdowne, who served as Canada's Governor General from 1883-1888. Since 1898, Lansdowne Park has been continuously owned by the City of Ottawa.

Beginning in the 1960s, the character of the Site evolved from numerous exhibition buildings

and landscaped spaces to a handful of historic buildings surrounded by large paved areas. By 2009, Lansdowne Park was regarded as an isolated area cut off from the surrounding neighbourhood.

### 1.4.2 Parks Canada's Guiding Principles for the Redevelopment of Lansdowne Park

In February 2010, Parks Canada developed Principles for the Redevelopment of Lansdowne Park. The principles aim to ensure that the cultural heritage value and integrity of the Aberdeen Pavilion, a National Historic Site situated within Lansdowne Park, and the Rideau Canal, a National Historic Site which is adjacent to Lansdowne Park, are appropriately conserved in the context of redevelopment.

The general principles for the redevelopment of Lansdowne Park are to:

- protect and respect all heritage values that have been articulated for the Rideau Canal and the Aberdeen Pavilion;
- be consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and with the principles and practice of Parks Canada's Cultural Resource Management Policy; and
- increase the public's understanding, appreciation and enjoyment of the Rideau Canal and the Aberdeen Pavilion National Historic Sites, and engender a memorable heritage experience for visitors.

As Lansdowne Park forms part of the backdrop against which visitors to the Rideau Canal experience that site, the potential impact of redevelopment on that adjacency requires particular evaluation. The

specific principles that apply to the Rideau Canal are as follows:

Any redevelopment scheme will:

- enhance public access to, and the public's experience of, the Rideau Canal so that the heritage canal is appreciated and understood as an important element of community life;
- not impair the integrity of the Rideau Canal heritage assets and their configuration and the quality of the heritage visitor experience;
- ensure that the visual setting and broader viewsheds pertinent to this sector of the Rideau Canal, including the Aberdeen Pavilion as seen from the Canal corridor, are protected and enhanced;
- be consistent with Parks Canada's Cultural Resource Management Policy, the Rideau Canal WHS Statement of Outstanding Universal Value (2007), the Rideau Canal World Heritage Site Management Plan (2005) and the Rideau Canal NHSC Management Plan (2005);
- acknowledge and respect the 30 metre buffer zone around the World Heritage Site established to protect the Outstanding Universal Value of the Rideau Canal WHS; and
- maintain and enhance the unique park-like environment and its constituent parts (green plane, roadway, irregular plantings and landforms) along the Rideau Canal and safeguard them from inappropriate development or uses.

Regarding Aberdeen Pavilion, the principles speak to the importance of maintaining its functional purpose as a public exhibition space and note, in the context of redevelopment, the need for viewshed analysis

and the provision of an appropriate setting for the building within the property.

Any redevelopment scheme will:

- respect the established heritage values of the Aberdeen Pavilion and the requirements of the cost-share agreement and the legal conservation easement on the property, including the protection of key views and viewsheds;
- maintain and enhance the key views and viewsheds related to the Aberdeen Pavilion, including the views toward the entrances of the pavilion (especially from Bank Street) and those between the Aberdeen Pavilion and the Rideau Canal and its adjacent park-like corridor, that are identified in the conservation easement;
- respect the function and continuing use of the Aberdeen Pavilion as a public facility as per the Cost-Share Agreement with Parks Canada;
- promote uses of the pavilion which are compatible with the traditional function of the building as a public place, and its architectural qualities, including scale and character; and
- enhance the setting of the pavilion by promoting land uses that are consistent with the character of the place, in terms of type, scale and density.

### 1.4.3 Present-Day Indigenous Connection to Land

Today, the urban Indigenous community in Ottawa is diverse, representing First Nation, Inuit and Metis Peoples, customs, and languages. In 2016, the Indigenous population represented nearly 3% of Ottawa's total population.

As part of the 2012 Revitalization of Lansdowne Park, an overall concept for integrating Algonquin interpretive elements to reflect Algonquin history, arts and culture was developed in consultation with the Algonquins of Ontario through a narrative titled “Algonquin Interpretation and The Continuing Conversation toward a Vision for a Revitalized Lansdowne.” (2012)<sup>5</sup> The outcomes of this narrative included the development of way-finding based on the four colours, an Ethno-Botanical garden, a Teaching Circle, plantings of Trees of Significance to Algonquin Culture, and Algonquin Art Commissions.<sup>6</sup>

#### 1.4.4 Lansdowne Park Through a Cultural Landscape Lens

Lansdowne Park has played a central role in the social and cultural history of Ottawa since its establishment in 1868. Over time it has evolved from agricultural exhibition grounds to a mixed-use Site, retaining elements of each successive phase.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (the “Standards and Guidelines”) defines a cultural landscape as:

*“any geographical area that has been modified, influenced or given special cultural meaning by people, and that has been formally recognized for its heritage value. Cultural landscapes are often dynamic, living entities that continually change because of natural and human-influenced social, economic and cultural processes (Parks Canada, 2010, p.49).”*

The NCC provides the following guidance:

*Cultural landscapes are dynamic. Rather than static objects with inherent material value, cultural landscapes are best understood as systems,*

<sup>5</sup> City of Ottawa, 2012.

<sup>6</sup> <https://www.tanakiwin.com/current-initiatives/lansdowne-revitalization/>

*where tangible and intangible elements exist in relationship to one another. This lends cultural landscapes some tolerance to change, since the objective of conservation is to sustain the evolving relationship between idea and place.*

*Cultural landscapes have a historic frame of reference, but are future-focused. While the important ideas that underlie cultural landscapes are rooted in the past, management seeks to understand those values in their current context, and to sustain or enhance them moving forward.*

*Cultural landscapes are subjective. They derive their important meanings from groups of people with shared interests or identity, rather than individuals. The subjective nature of cultural landscapes requires that communities help define their values, and permits meanings to evolve with time. It also allows multiple meanings to exist over the same physical place, creating the potential for layered landscapes to emerge.*

Contemporary approaches articulate cultural landscape as both a “thing” and a lens through which the relationship between structures, landscapes and human activity can be understood. The Standards and Guidelines provides a useful tool in this regard, creating a classification of features that can support a more complete understanding of place:

- Evidence of land use;
- Evidence of traditional practices;
- Land patterns;
- Spatial organization;
- Visual relationships;
- Circulation;
- Ecological features;
- Vegetation;
- Landforms;
- Water features; and
- Built features.

While Lansdowne Park is not recognized as a “cultural heritage landscape” within the Provincial or municipal context, the cultural landscape lens, and the classification system in the Standards and Guidelines, provides a useful tool for understanding the Site.

Attached as Appendix H is a table of features within the Lansdowne Park cultural landscape. This table is referenced in the Impact and Mitigation sections of this report as a means to organize information and analysis in accordance with the Standards and Guidelines categories.

#### 1.4.5 Lansdowne Park: Ongoing Revitalization

In October, 2012, City Council approved a 40-year partnership between the City of Ottawa and OSEG for the renewal and revitalization of Lansdowne Park. Governed by the Lansdowne Partnership Plan, the Site was rehabilitated as a mixed use area with commercial and residential uses and public spaces, including new parkland. The south grandstands at TD Place were replaced and new commercial storefronts were added to the former Frank Clair Stadium and Ottawa Civic Centre building. The 1898 Aberdeen Pavilion was restored and the 1914 Horticulture Building was relocated and restored.

In 2022, City Council approved the further revitalization and redevelopment of the Site, known as Lansdowne 2.0, adopting the recommendations in the ‘Lansdowne Park Partnership: Path to Sustainability and Next Steps’ report.

Following page: 1920s aerial photograph of Lansdowne Park and its surrounding context (Lost Ottawa).



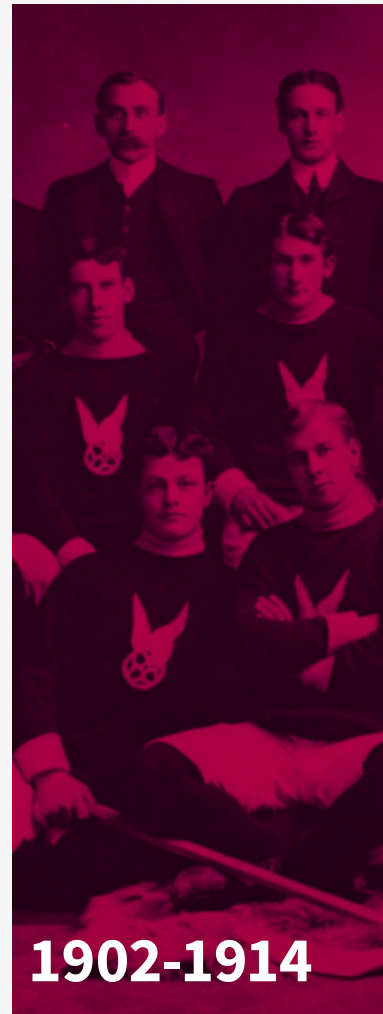




**1868-1901**

1898 Aberdeen Construction (Heritage Ottawa)

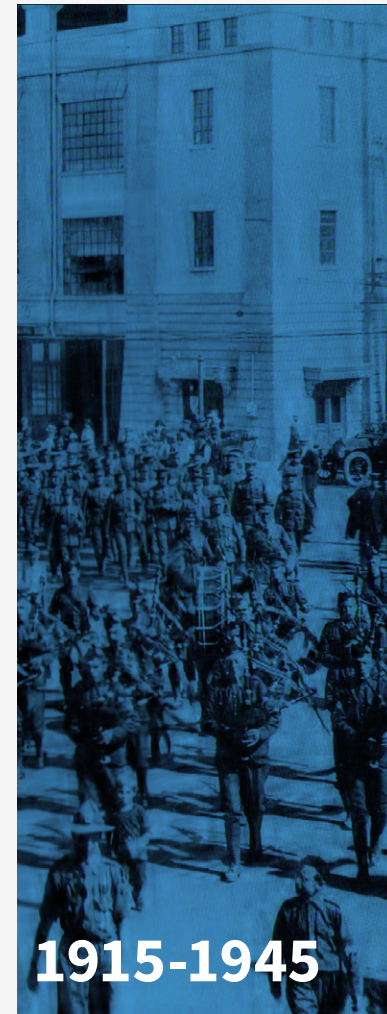
- 1868** Ottawa Agricultural Society holds their first agricultural show in 1869
- 1874** Property grows to 39.5 acres
- 1888** First Central Canada Exhibition held on grounds
- 1890** Renamed Lansdowne Park after the marquis of Lansdowne, Governor General of Canada from 1883-1888
- 1898** Aberdeen Pavilion constructed
- 1899** Boer War troops use Lansdowne Park as an encampment



**1902-1914**

Montreal Hockey Club AAA 1902 Cup (Hockey Gods)

- 1902** Aberdeen Pavilion, renamed the Manufacturer's Building, hosts Stanley Cup. First Winter Fair held at Lansdowne Park
- 1903** Section leased to Ottawa Football Club. Aberdeen Pavilion turned into a public skating rink, hosting the Silver Seven hockey club
- 1907** Rideau Canal Driveway (now Queen Elizabeth Driveway) constructed
- 1909** New steel and concrete grandstand constructed
- 1914** Horticulture Building constructed



**1915-1945**

Soldiers off to war, 1914 at Lansdowne Park (Flickr, Lansdowne Park. Rick Dunn)

- 1914-18** Used for training troops during the First World War
- 1939** Hosts Royal Visit by King George VI and Queen Elizabeth, Grey Cup, and Canadian American Baseball League's Ottawa Senators
- 1939-45** Used as an induction center for Canadian troops heading overseas



**1946-1972**

1960s-1970s image of Frank Clair Stadium and Ottawa Civic Centre (Adjeleian Allen Rubeli Limited).

- 1962** First permanent bleachers constructed on the south side of the 1909 Grandstand
- 1966-67** Frank Clare Stadium constructed, replacing 1909 Grandstand.



**1973-2010**

Interior of the Aberdeen Pavilion (Wikimedia Commons, 2010).

- 1983** Aberdeen Pavilion designated a National Historic Site
- 1989** Horticulture Building designated under Part IV of Ontario Heritage Act
- 1993** Restoration of the Aberdeen Pavilion; Parks Canada and City of Ottawa enter into Cost-Share Agreement
- 2010** Final Central Canada Exhibition held at Lansdowne Park



**2010-**

Lansdowne Park mid-construction following plans for revitalization (Google Earth, 2013).

- 2011** South Side Stands demolished
- 2012** Horticulture Building relocated
- 2012** City Council approves a 40-year partnership between the City of Ottawa and OSEG for the renewal and revitalization of Lansdowne Park.
- 2014** Lansdowne Park reopens
- 2022** City Council approves of the further revitalization of the Site, known as Lansdowne 2.0, adopting the recommendations in the 'Lansdowne Park Partnership: Path to Sustainability and Next Steps' report.

## 1.5 Heritage Regulatory Context

The Site contains the Aberdeen Pavilion and Horticulture Building, both of which are designated under Part IV of the Ontario Heritage Act (the “OHA”). The Aberdeen Pavilion was designated a National Historic Site (“NHS”) in 1983. Parts of the Site, including the Aberdeen Pavilion and Horticulture Building, are subject to a 2012 Heritage Conservation Easement Agreement (“HCEA”) between the City of Ottawa and the Ontario Heritage Trust (the “OHT”). Though Lansdowne Park is not a Provincially-owned resource, the HCEA considers its value in the context of O. Reg 10/06: Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance.

The Site is subject to the 1993 Parks Canada and City of Ottawa Cost-Share Agreement and accompanying (1990) Aberdeen Pavilion Conservation Report that identifies the importance of maintaining clear vistas at each of the four entries to the Pavilion. These vistas correspond to the HCEA protected Viewpoints A, C, E and G.

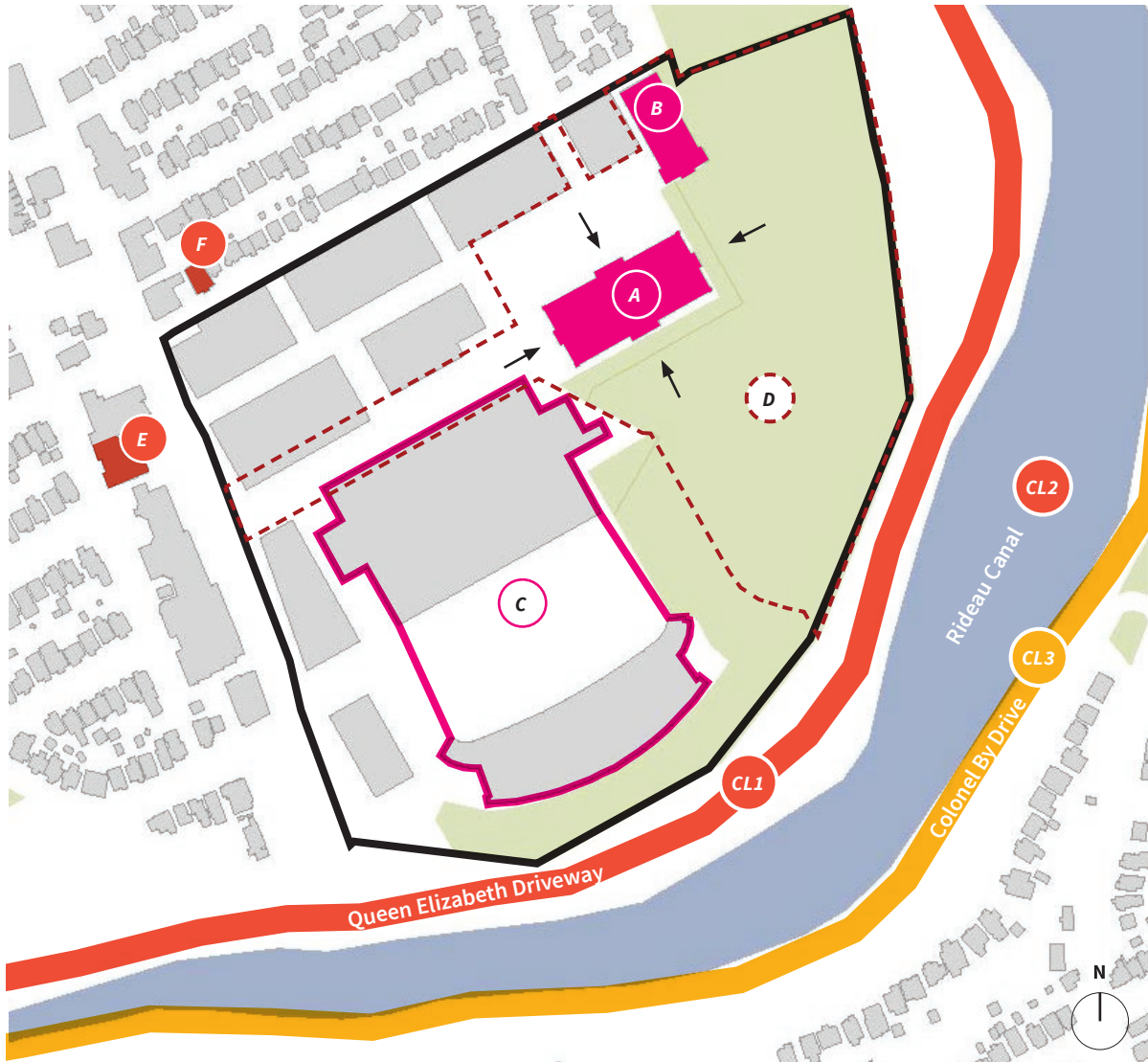
In addition to the areas protected by the HCEA and the Cost-Share Agreement, the Site includes lands that have been redeveloped for a mix of uses, including commercial, residential, cultural, recreational and sports and entertainment. These areas are not subject to heritage regulation/protection under the OHA.

The Site contains TD Place, which is comprised of the former Frank Clair Stadium and Ottawa Civic Centre building (1967) to the north and the south grandstands (2014) to the south. The former Frank Clair Stadium and Ottawa Civic Centre building is not listed on the municipal heritage register under Section 27 or designated under Part IV of the OHA. A preliminary cultural heritage evaluation of the former Frank Clair Stadium and Ottawa Civic Centre building is provided in Appendix F.

The Site is adjacent and nearby to three cultural heritage landscapes formed by the Queen Elizabeth Driveway, Rideau Canal, and Colonel By Drive.

**Adjacent lands:** those lands contiguous to a protected heritage property (Provincial Policy Statement, 2020).

# Heritage Resources Map



Heritage resources on and adjacent to the Site (GeoOttawa, 2023; annotated by ERA).

### On-Site Protected and Built Features

- A** Aberdeen Pavilion (Designated Part IV, NHS)
- B** Horticulture Building (Designated Part IV)
- C** TD Place (Potential heritage resource)
- D** Heritage Conservation Easement Agreement
- Cost-Share Agreement Protected Vistas (1993)

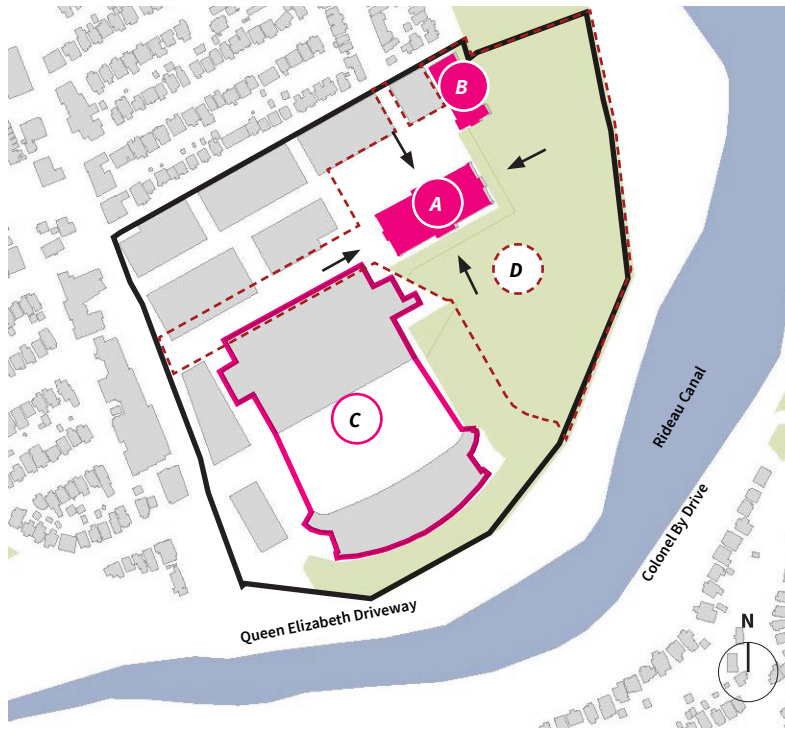
### Adjacent Heritage Resources

- E** 954 Bank Street
- F** 115-117 Holmwood Avenue
- CL1** Queen Elizabeth Driveway
- CL2** Rideau Canal

### Nearby Heritage Resources

- CL3** Colonel By Drive

## 1.5.1 On-Site Protected and Built Features



On-Site protected and built features (GeoOttawa, 2023; annotated by ERA).

### On-Site Protected and Built Features

- A** Aberdeen Pavilion (Designated Part IV)
- B** Horticulture Building (Designated Part IV)
- C** TD Place (Potential heritage resource)\*
- D** Heritage Conservation Easement Agreement
- Cost-Share Agreement Protected Vistas (1993)

#### **A** *Aberdeen Pavilion (Designated Part IV and NHS)*

The Aberdeen Pavilion is an exhibition hall constructed in 1898. Designed by Moses C. Edey and the Dominion Bridge Company, the steel frame structure is clad in decorative pressed metal panels. Recognized as a NHS in 1983, it was designated in 1984 under Part IV of the OHA (By-law 22-84).



1945 Aberdeen Pavilion (formerly known as the Manufacturers Building (Heritage Ottawa)).

#### **B** *Horticulture Building (Designated Part IV)*

The current Horticulture Building is an exhibition hall constructed in 1914. Designed by Francis Sullivan, the brick-clad building consists of a two-storey front section designed in the Prairie Style with a large exhibition hall featuring a clear-span roof to the rear. Designated in 1994 under Part IV of the OHA (By-law 8-94). In 2014, the building was relocated approximately 140 metres eastward from its original location.



1914 Announcement for the new Horticulture Building at Lansdowne Park (Ottawa Journal).

c

### Former Frank Clair Stadium and Ottawa Civic Centre (TD Place)

ERA has prepared a preliminary evaluation of the former Frank Clair Stadium and Ottawa Civic Centre building utilizing *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest* (“O.Reg.9/06”) and a review of the research contained in the 2010 SCHV and HIA. The O.Reg.9/06 evaluation, included as Appendix F, found that while the former Frank Clair Stadium and Ottawa Civic Centre building meets the threshold for designation, due to its physical state and functional obsolescence it is not a suitable candidate for conservation.



1967 photograph of Frank Clair Stadium and Ottawa Civic Centre prior to opening (City of Ottawa Archives)

d

### Heritage Conservation Easement Agreement

The 2012 HCEA states that Lansdowne Park was determined to be of provincial significance under the following four of eight criteria for determining cultural value or interest of provincial significance contained in Ontario Regulation 10/06:

*Criterion 1: The property represents or demonstrates a theme or pattern in Ontario's history.*

*Lansdowne Park is provincially significant within the provincial themes of recreation, education and technological advancement. The Central Canada Exhibition (CCE) was held on this site from 1888 until 2010 and*

as the only two remaining exhibition buildings at Lansdowne Park, the Aberdeen Pavilion and Horticulture Building demonstrate the significance of the agriculture exhibition to the history of the province. Agricultural fairs provided education to farmers, a venue for the promotion of technological advancements in agriculture and a recreational and social destination for the general public. The government began to support fairs financially by organizing an annual, traveling provincial exhibition. This exhibition was held three times on the grounds of Lansdowne Park. In 1888, a permanent annual exhibition, the Central Canada Exhibition, was created. It was held at Ottawa's Lansdowne Park for the next 122 years. In Ontario, it was second only to Toronto's Canadian National Exhibition in size.

Criterion 3: The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.

Lansdowne Park is provincially significant as both the Aberdeen Pavilion and the Horticulture Building are unique in the province. Aberdeen Pavilion is the only large-scale exhibition building to survive from the 19th century in Ontario. It was among the last of the elaborate steel and glass exhibition buildings constructed and modeled loosely after London's Crystal Palace. Buildings such as the Aberdeen Pavilion were meant to capture the festive mood of the fair and were therefore often quite extravagant in their architectural details. The Aberdeen Pavilion is also unique as the best-preserved example of a pressed metal-clad building in the province. To date the only examples of complete pressed metal façades known to survive in Ontario are the Head Office of the Metallic Roofing Company in Toronto (dismantled and relocated) and the Acton Free Press Office in Acton (a much smaller and simpler building). The Horticulture Building is unique as no other Prairie-style exhibition building is known to have been built in the province. An early expression of modernism, many characteristics of the Prairie-style are intact on the two-storey frontispiece of the Horticulture Building including the building's rectilinear massing, flat roof, illusion of truncated second floor, unsupported wood eaves and windows with geometric glazing patterns.

Criterion 4: The property is of aesthetic, visual or contextual importance to the province.

Aberdeen Pavilion is a landmark in the province. As the main building at Lansdowne Park, it is recognizable and has meaning to many people in Eastern Ontario who visited the Central Canada Exhibition every year. In addition, the Aberdeen Pavilion is a key feature in its immediate context.

*The massive dome of the pavilion can be seen from many locations within Lansdowne Park and from the surrounding neighbourhoods of the Glebe, Ottawa East and Ottawa South. There are significant views towards Lansdowne Park in each of these areas and the focal point of these views is the Aberdeen Pavilion. The context of the Horticulture Building and Aberdeen Pavilion is significant with the Rideau Canal World Heritage Site wrapping around the eastern and southern boundaries of the property. The scenic Queen Elizabeth Driveway, an example of city beautification and one of the first projects of the Ottawa Improvement Commission (now the National Capital Commission) follows the Canal and wraps around the southern and eastern edges of the Park.*

*Criterion 5: The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.*

*Lansdowne Park is provincially significant as the Aberdeen Pavilion demonstrates a high degree of excellence - specifically in its pressed metal-clad exterior and the metal truss system that allowed for the exhibition pavilion's unobstructed open space. The Horticulture Building is innovative for the use of a style that was rarely used in Canada. With its Prairie-style façade, minimal decorative treatment and lack of historical architectural references, the Horticulture Building stands in architectural contrast to the Aberdeen Pavilion building, although built only 16 years later. This innovative design is an early example of modernism and a departure from the elaborate designs of the late-Victorian period seen in the Aberdeen Pavilion.*

### *Summary of HCEA Protected Views*

The 2012 HCEA identifies specific views, setting lands, and framing lands as being of cultural heritage value.

#### *Heritage Value of the Setting Lands:*

*Within the Setting Lands, the visually-connected Aberdeen Pavilion and relocated Horticulture Building convey the historic use of Lansdowne Park as the grounds of the Central Canadian Exhibition. The Setting Lands consist of three significant views of the Aberdeen Pavilion and the Horticulture Building and include a view from Bank Street looking east to the west elevation (main façade) of the Aberdeen Pavilion, a view of the dome and north entrance of the Aberdeen Pavilion from Adelaide Street and a view of the west elevation of the Horticulture Building.*

#### *Heritage Value of the Views:*

*Significant views of the Aberdeen Pavilion include a view from the south of the Property looking north at the south elevation of the Aberdeen Pavilion, a view looking northwest towards the east and south elevations of the Aberdeen Pavilion from the southeast of the Property, a view looking west towards the east elevation of the Aberdeen Pavilion from the east of the Property, and a view looking southwest toward the east and north elevation (up to and including the Portico) of the Aberdeen Pavilion from the northeast of the Property..*

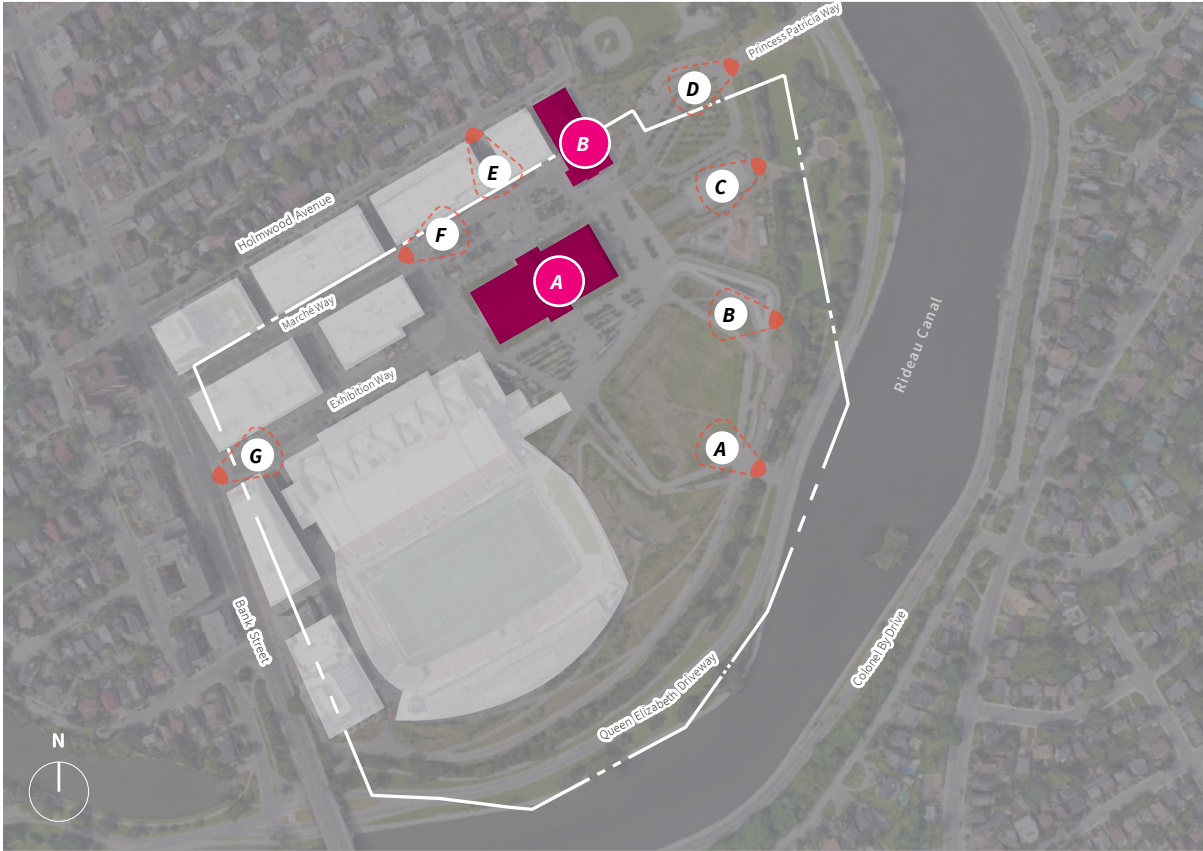
#### *Heritage Value of the Framing Lands:*

*The Framing Lands are visually and physically linked with the Aberdeen Pavilion and Horticulture Building; these lands provide the lateral context (i.e. built form and landscape) to the Views. The value, quality and visual impact of the Views are associated with the open space, and lack of tall buildings and large structures. The Framing Lands are also associated with the dynamic view of the upper portions of the Aberdeen Pavilion that is experienced along the southern and south-eastern edges of the Property from the scenic Queen Elizabeth Driveway. At the east and northeast side of the property the Framing Lands frame two distinct views of the Aberdeen Pavilion but are not part of the dynamic view.*

#### *Contextual Value:*

*The Horticulture Building, the Aberdeen Pavilion and the open space of the easement are located on the former Central Canada Exhibition grounds at Lansdowne Park. Other buildings at Lansdowne Park include the Frank Clair Stadium, used as exhibition space, for sporting events and conferences. The Queen Elizabeth Driveway, which follows the edge of the Rideau Canal, is a scenic thoroughfare built by the predecessor of the National Capital Commission and wraps around the east and south of Lansdowne Park. The Rideau Canal, a UNESCO World heritage Site, was completed in 1832 and originally used for military purposes is now used as a recreational waterway. It also wraps around the south and east of the Park. The Rideau Canal is historically linked to Lansdowne Park; paddlewheel steamers dropped patrons off at wharves located at the exhibition grounds. Additionally, the exhibition grounds are located in the Glebe, This former suburb of Ottawa was annexed by the City in 1889. The Aberdeen Pavilion is a key building in the Glebe and its dome is visible from the neighbourhood - specifically from the banks of the Rideau Canal.*





Map of HCEA protected viewpoints (Google Earth, 2021; annotated by ERA).

**Protected Heritage Buildings**

- A** Aberdeen Pavilion (Designated Part IV and NHS)
- B** Horticulture Building (Designated Part IV)

**HCEA Protected Views**

-  HCEA Viewpoints

**A** Viewpoint A



**B** Viewpoint B



**C** Viewpoint C



**D** Viewpoint D



**E** Viewpoint E



**F** Viewpoint F



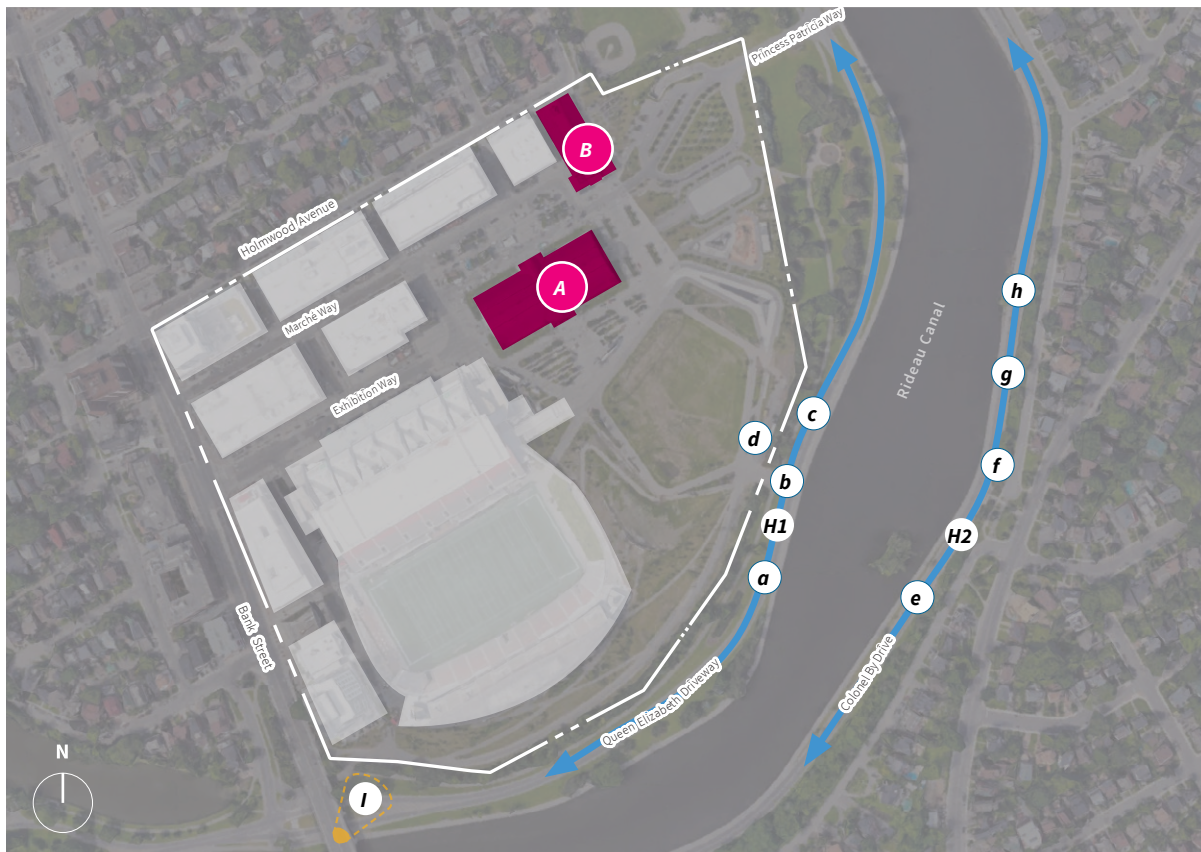
## Summary of Additional Views for Evaluation

The scoped Terms of Reference directs this HIA to evaluate impacts on the following additional dynamic views from adjacent cultural landscapes and roadways.

- Views of the Aberdeen Pavilion from the Rideau Canal, Queen Elizabeth Driveway, and Bank Street;
- Views of Lansdowne Park from the Rideau Canal; and
- Views from Queen Elizabeth Driveway and Colonel By Drive.

**Dynamic View:** A dynamic view implies an unfolding sequence of views of a subject, sometimes clearly seen, sometimes obscured for a while and revealed again later (NCC, 2007, p45).

ERA selected various (dynamic) view points from adjacent lands along the extent of the Site boundary. The selected views capture the typical variety of experiences along the Rideau Canal.



Map of additional dynamic views (Google Earth, 2021; annotated by ERA).

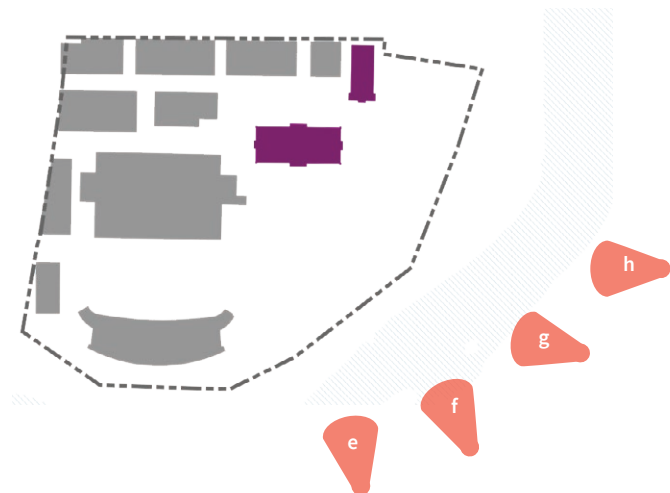
### Protected Heritage Buildings

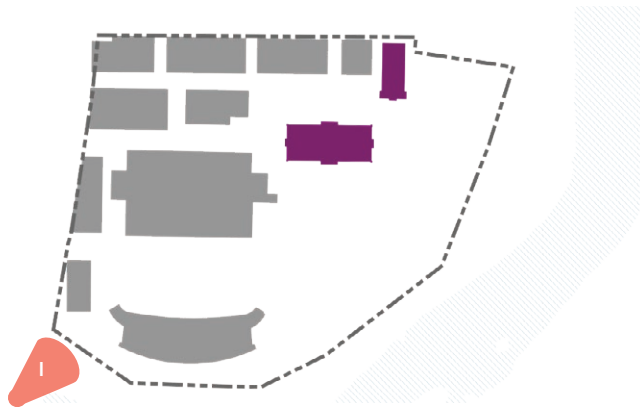
- A** Aberdeen Pavilion (Designated Part IV and NHS)
- B** Horticulture Building (Designated Part IV)

### Additional Views

- Bank Street View
- Rideau Canal Views into Site

H2





## 1.5.2 Adjacent and Nearby Heritage Resources



### Adjacent Heritage Resources

- E** 954 Bank Street
- F** 115-117 Holmwood Avenue
- CL1** Queen Elizabeth Driveway
- CL2** Rideau Canal

### Nearby Heritage Resources

- CL3** Colonel By Drive

On-Site Heritage Resources (GeoOttawa, 2023; annotated by ERA).

### **E** 954 Bank Street (Designated Part IV)

Located on the west side of Bank Street across from the Site, the property contains Abbotsford House, a c.1872 two-and-a-half-storey limestone residential structure constructed for Alexander Mutchmor, whose family were early settlers in Bytown. It was designated in 1984 under Part IV of the OHA (By-law 237-84).



954 Bank Street (Google, 2015).

### **F** 115-117 Holmwood Avenue (Listed)

Located on the north side of Holmwood Avenue across from the Site, the property contains a c.1935 utility building in the Prairie-style, that was later converted to residential use. The property is listed on the City of Ottawa's Heritage Register as a non-designated property under Section 27 of the OHA.



115-117 Holmwood Avenue (Google, 2016).

## Queen Elizabeth Driveway

The QED is a 5.6 kilometre scenic parkway running along the west side of the Rideau Canal between the National Arts Centre and Preston Street. Originally known as the Rideau Canal Driveway, it formed part of Frederick Todd's 1904 Plan for the Ottawa Improvement Commission. Recognized as a Cultural Landscape of Capital Value, it is owned by the federal government and managed by the National Capital Commission ("NCC").

The NCC Heritage Inventory for the QED defines its Key Heritage Values as follows:

- *It is one of the city's most well-known cultural landscapes and a major component of Ottawa's identity.*
- *It was one of the first projects of the Ottawa Improvement Commission (OIC), which aimed to create a more beautiful city and develop and promote Ottawa's identity as the capital of Canada.*
- *It provides an historic setting for a large section of the Rideau Canal National Historic Site of Canada and World Heritage Site in the central part of Ottawa.*
- *For over a century, the Driveway has contributed to the aesthetic, historic, recreational, and cultural fabric of the city.*
- *It is the backbone of a linear park, more than six km in length, that follows the course of the Rideau Canal from the Ottawa River to Dow's Lake.*
- *Today, automobiles, cyclists, runners and walkers drive, race, run and stroll on or along the Driveway and its related pathways.*
- *It is firmly connected with the major events in the yearly cycle of the Capital – Winterlude, the ice-skating season, the Tulip Festival and the boating season.*

Among the principal character-defining elements identified in the Heritage Inventory for the QED, those that are relevant to Lansdowne Park include:

- *The presence of Lansdowne Park and the view of the Cattle Castle/Aberdeen Pavilion National Historic Site*
- *The experience of moving along the Driveway with a continuous flow of scenic vistas*



1905-1910 photograph of Government Driveway west of Bank Street (Ottawa, the Capital of Canada Illustrated, ND.)



1974 photograph of QED west of Bank Street (Passfield, Parks Canada).



1927-1930 photograph aerial of Lansdowne Park and the Rideau Driveway (McRae, Lost Ottawa).



1927 aerial of the Rideau Canal looking south towards Lansdowne Park (National Resources Canada).

## CL2 Rideau Canal

The Rideau Canal is a 200 kilometre man-made waterway connecting the Ottawa River to Lake Ontario. Constructed between 1826 and 1832, it is the best preserved example of a slack-water canal system in North America. Recognized as a National Historic Site in 1925, and Canadian Heritage River in 2000, its cultural and historical value was further recognized in 2007 when it was inscribed on the World Heritage list as a UNESCO World Heritage Site. The Rideau Canal is owned by the federal government and is managed by Parks Canada.

The 2005 Rideau Canal National Historic Sites of Canada Management Plan defines the designated section of Rideau Canal as consisting:

*of the lands and waters under the jurisdiction of Parks Canada including the bed of the Rideau Canal to the high water mark between the Ottawa River and the harbor in Kingston.*

Along with the designated section of the Rideau Canal, the 2005 Rideau Canal World Heritage Site Management Plan includes a 30-metre buffer zone from the edge of the Rideau Canal to protect its Outstanding Universal Value. In the context of Lansdowne Park, this buffer zone falls within the NCC owned QED and Colonel By Drive rights-of-way.

## CL3 Colonel By Drive

Colonel By Drive is an 8.1 kilometre scenic parkway that runs along the east side of the Rideau Canal between Rideau Street and Hog's Back Road. It was constructed in the 1960s following the removal of the rail corridor along the Rideau Canal north of the Queensway. Recognized as a Cultural Landscape of Capital Value, it is owned by the federal government and managed by the NCC.



1912 photograph of the Rideau Canal near Lansdowne Park (Ottawa Archives).



Undated photograph of Rideau Canal above Bank Street (Library and Archives Canada).



1913 photograph of south bank of Rideau Canal looking towards Bank Street Bridge (Library and Archives Canada).



1929 photograph of south bank of Rideau Canal from Bank Street bridge (Library and Archives Canada).



## 1.6 Site Photographs



Looking east along Exhibition Way from Bank Street toward the Aberdeen Pavilion (ERA, 2023).



Looking west along Exhibition Way, toward Bank Street (ERA, 2023).



Looking east toward the South Court from Exhibition Way. The Aberdeen Pavilion is at left and the TD Place at right (ERA, 2023).



East and north (primary) elevation of TD Place (ERA, 2023).



Eastern portion of the podium on the primary (north) elevation of TD Place (ERA, 2023).



Western portion of the podium on the primary (north) elevation of TD Place (ERA, 2023).



Looking southeast towards the Aberdeen Pavilion from Exhibition Way (ERA, 2023).



Looking northwest from the Site's Queen Elizabeth Driveway service entrance. The Aberdeen Pavilion is at the centre (ERA, 2023).



Looking northwest across the Great Lawn towards the Aberdeen Pavilion (ERA, 2023).



Looking west from Princess Patricia Way towards the Aberdeen Pavilion (ERA, 2023).



Looking west towards Aberdeen Square (ERA, 2023).



Looking northeast from Aberdeen Square towards the Horticulture Building (ERA, 2023).



Looking southeast from the Bank Street Bridge towards TD Place (ERA, 2023).



Looking northwest from Queen Elizabeth Driveway towards the Aberdeen Pavilion and TD Place (ERA, 2023).



Looking west across the Great Lawn towards TD Place (ERA, 2023).



Looking west across the Great Lawn towards TD Place, and the Aberdeen Pavilion to the right (ERA, 2023).



Looking northwest across the Great Lawn towards TD Place in the centre, and the Aberdeen Pavilion to the right (ERA, 2023).



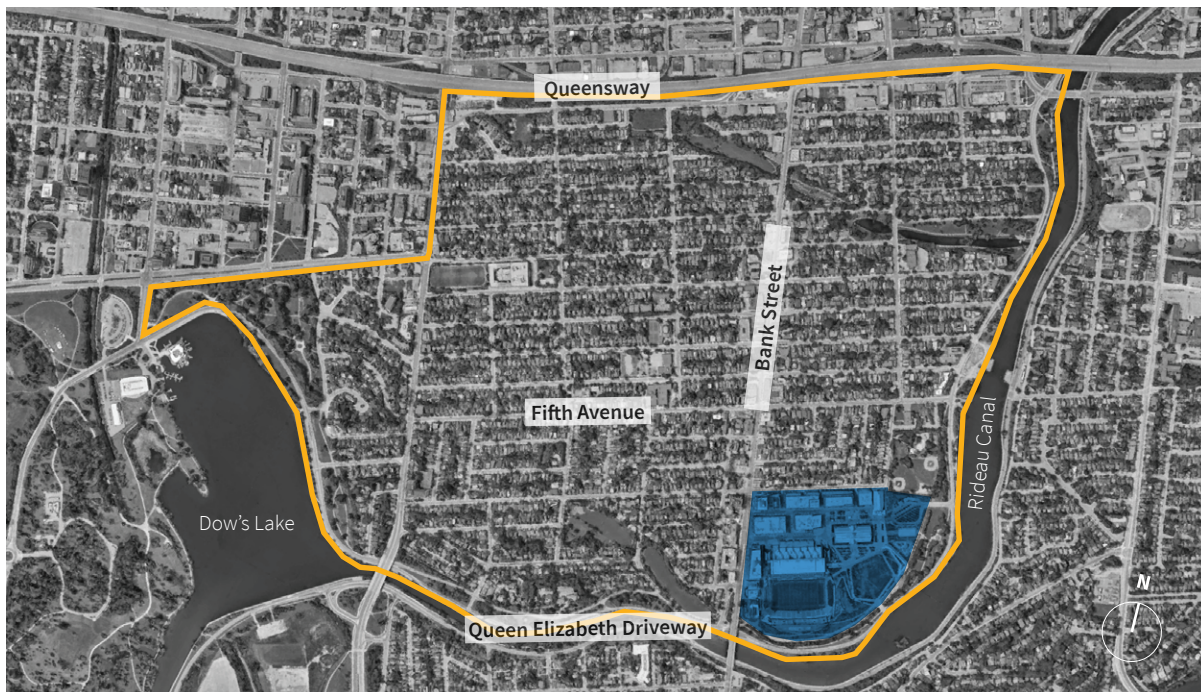
Looking southeast from the South Court across the Great Lawn (ERA, 2023).

## 1.7 Description of Surrounding Neighbourhood

The Site is located on the southeastern edge of Ottawa’s Glebe neighbourhood. Bank Street, a historic commercial main street, runs north-south through the neighbourhood. The neighbourhood is bounded by the Queensway to the north, the Queen Elizabeth Driveway and the Rideau Canal to the east and south, and Dow’s Lake and Bronson Avenue to the west.

Bank Street, north of Fifth Avenue toward the Queensway is generally characterized by fine to medium-grain commercial uses dating from the late 19th century to early-20th century, and ranging in heights from 1 to 4 storeys. This area contains smaller blocks with frequent pedestrian crossings.

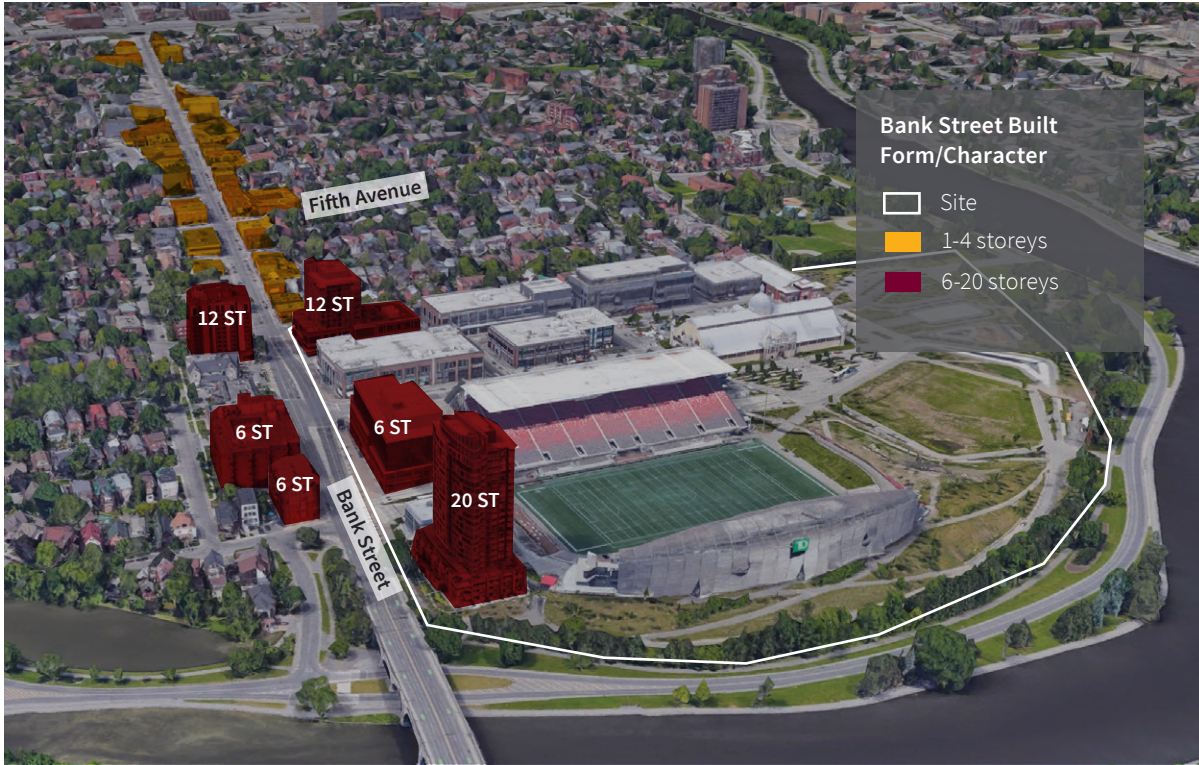
Bank Street, south of Fifth Avenue toward the Rideau Canal contains larger-scale buildings, including a mix of commercial, residential and institutional uses ranging in heights from 1-20 storeys. Building heights increase in the vicinity of the Site, with 1035 Bank Street reaching 20 storeys.



Boundary of the Glebe neighbourhood (Google Earth, 2021; annotated by ERA).

 Site       The Glebe neighbourhood

## Building Heights along Bank Street



Axonometric northwest view of the Site and Bank Street (Google Earth, 2021; annotated by ERA).

### Bank Street, north of Fifth Avenue toward the Queensway



Main street commercial character along Bank Street, north of Fifth Avenue (Google Earth, 2021).

### Bank Street, south of Fifth Avenue toward Queen Elizabeth Driveway



Varied character consisting of a mid- to high-rise buildings along Bank Street, south of Fifth Avenue (Google Earth, 2021).

## 1.8 Condition Assessment

ERA conducted a general condition assessment of the Horticulture Building and Aberdeen Pavilion on April 3, 2023. The inspection of the Aberdeen Pavilion confirmed a previous in-depth assessment performed between July 2-5, 2019. Overall, the Aberdeen Pavilion appears to be in fair condition with localized areas of defective condition. Overall, the Horticulture Building appears to be in fair-good condition with localized areas of defective condition. The full condition assessments are included at Appendix C & D.

To address deficiencies of the existing built heritage resources on the Site, City-initiated rehabilitation programs and studies are ongoing. As such, ERA has not provided a detailed scope of work for their rehabilitation for the purposes of this report.



# 2 POLICY FRAMEWORK

- 2.1 City of Ottawa Official Plan
- 2.2 Rideau Canal National Historic Site of Canada Management Plan (2005)
- 2.3 Rideau Canal World Heritage Site Management Plan (2005)

## 2 THE POLICY FRAMEWORK

ERA has reviewed all applicable policies related to the Site, which are attached in Appendix E of this report. The following section summarizes the key policies for the purposes of this report.

### 2.1 City of Ottawa Official Plan (2021)

#### *4.5.1 Conserve properties, areas and landscapes of cultural heritage value*

Subsection 4.5.1 contains policies regarding the conservation of properties, areas and landscapes of cultural heritage value.

Policy 6 states:

*Potential cultural heritage landscapes will be identified and evaluated to determine their significance and cultural heritage values, including in partnership with the National Capital Commission where appropriate. Significant cultural heritage landscapes will be included on the City's Heritage Register and/or designated under either Part IV or Part V of the Ontario Heritage Act.*

#### *4.5.2 Manage built and cultural heritage resources through the development process*

Subsection 4.5.2 contains policies concerning development on or adjacent to heritage properties.

Policy 1 states:

*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.*

Policy 2 states:

*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.*



Policy 3 states:

*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.*

Policy 4 states:

*Ottawa is the site of the Rideau Canal World Heritage Site, many National Historic Sites, and both privately- and publicly-owned buildings designated by the Federal Heritage Buildings Review Office. Development including or adjacent to these sites shall have regard for their cultural heritage value, as defined in Federal designation documentation and the City may require demonstration that development does not adversely impact these resources.*

#### *4.6 Urban Design*

Subsection 4.6 contains the identification and categorization of Design Priority Areas including the following relevant designations:

##### Tier 1 International

*Rideau Canal Special Districts Identified Areas link to Ottawa's international image as the capital of Canada. These areas support high pedestrian volumes and are popular destinations for tourists and residents from across the region. These areas also include National Historic Sites and other significant sites of cultural heritage value.*

##### Tier 2 National-Regional

*Lansdowne Park Identified areas are of national and regional importance to defining Ottawa's image. These areas support moderate pedestrian volumes and are characterized by their regional attractions related to leisure, entertainment, nature or culture.*

#### *4.6.1 Promote design excellence in Design Priority Areas*

Subsection 4.6.1 contains policies to promote design excellence in Design Priority Areas

Policy 4 states:

*Design excellence shall be achieved in part through recognition and conservation of cultural heritage resources located throughout the City, including buildings, streetscapes and landscapes.*

#### *4.6.2 Protect views and enhance Scenic Routes including those associated with national symbols*

Subsection 4.6.2 contains policies for the protection and enhancement of views of the City's Scenic Routes, which include the Queen Elizabeth Driveway and Colonel By Drive.

Policy 4 states:

*Development abutting Scenic Routes, as identified on Schedule C13, shall contribute to conserving or creating a desirable context by such means as:*

*a) Protecting the opportunity to view natural and cultural heritage features.*

#### *6.6.2 Category 1: Support the City-defining Special Districts as areas of representing Ottawa's identity and cluster of cultural assets*

Subsection 6.6.2 identifies City-defining Special Districts that represent Ottawa's identity and clusters of cultural assets and supporting policies including the Rideau Canal and Lansdowne Park.

##### *6.6.2.2 The Rideau Canal Special District*

*This Special District stretches 6 kilometres from the Laurier Avenue Bridge to Hartwell's Locks close to Dow's Lake. It includes the Rideau Canal, its landscape buffer, federal parkways and the first row of properties fronting the Canal.*

*The intent of the policies for the Rideau Canal Special District is to conserve its cultural heritage landscape while encouraging new sensitive opportunities for animation that enhance experiences for residents and tourists. With respect to the first row of properties, as shown on Schedule*

*B2, the intent of the policies is that new development will respect and reinforce the existing physical character.*

Policy 3 states:

*Working with partners, including the National Capital Commission and Parks Canada to respect the Rideau Canal UNESCO World Heritage Site and protect cultural heritage landscapes. The following will apply:*

*a) Development and capital projects adjacent to the Rideau Canal may require a Heritage Impact Assessment. Mitigation measures may be required to conserve the cultural heritage landscape and the heritage values of the Rideau Canal as a World Heritage Site and National Historic site. The cultural heritage landscape of the Rideau Canal is comprised of, but not limited to, the physical canal and its landscape buffer, the pathways, the parkways, planting beds, mature forest, mowed grass and open lawns with trees.*

#### *6.6.2.4 Lansdowne Special District*

*One of Canada's marquee urban stadium developments, Lansdowne is a demonstration of the successful integration of a large professional sports facility within an established neighbourhood. The site provides restaurants, housing, retail, heritage resources and community facilities as well as the urban park which attracts people from all over the city to its greenspace and park amenities. Local residents are served with amenities to meet their daily needs. Its setting is within a central, mature neighbourhood that is rich in cultural heritage and geographic attributes and is framed by the Rideau Canal. The Aberdeen Pavilion is a prominent landmark and National Historic Site. Enhancing links to pedestrian and cycle networks, supporting transit options and transportation demand management are essential to enhance the functioning of Lansdowne Park. The City shall set development requirements consistent with the Council approved guiding principles of the Lansdowne Partnership Plan and Lansdowne Master Limited Partnership Agreement.*

Policy 4 states:

*Should new development be proposed, any amendment to the Zoning By-law will be evaluated in accordance with the requirements set out in the City's Lansdowne Partnership Plan, the Master Limited Partnership and registered site plan agreements for Lansdowne, and any other related agreements, all as may be amended from*

*time to time. New development will be evaluated for conformity with the above noted requirements and the Council approved Guiding Principles for Lansdowne as follows:*

*a) The site components should continue to include the stadium and arena, Front Lawn, the heritage buildings, neighbourhood-oriented commercial, community and specialty uses such as the farmers' market, horticulture building and recreational amenities such as the urban park. The Aberdeen Pavilion is a prominent landmark at the site;*

*b) Encourage sufficient intensity of development and mix of uses that will allow the site to remain active;*

*c) Great care and attention are to be given to ensure the universal values of the Rideau Canal UNESCO World Heritage site are not adversely impacted or diminished. Acknowledge as a heritage element and retain its soft landscape environment with this environment extending into the new open space. A cultural heritage impact statement may be required for any development application under the Planning Act within 30 metres of the Rideau Canal UNESCO World Heritage Site and its landscaped buffer, which will be reviewed in consultation with Parks Canada and the National Capital Commission;*

*d) Development should respect and conserve existing buildings designated under the Ontario Heritage Act. New development shall respect the established heritage values of the Aberdeen Pavilion National Historic Site of Canada and the agreements to ensure its conservation, including enhancement of views to and from the building and appropriate uses for ongoing public access and activity.*

*e) View lines from the property edge at Queen Elizabeth Drive[way] and to the Aberdeen Pavilion and other requirements of the Easement Agreement with the Ontario Heritage Trust will be maintained.*

*f) To support Lansdowne's integration with the surrounding the mature residential neighbourhood, the broader area context will be examined to determine appropriate scale in building form to design the mass and height with appropriate transitioning, with*

*specific attention to building transitions from the established low-rise residential areas;*

*g) Through redevelopment applications, ensure that the design of the site will continue to maintain the high-quality public realm;*

*h) Focus development on existing built areas, avoiding or maintaining the established areas of greenspace and public space;*

*i) The design shall be responsive to how users access the site (transit, car, boat, walk, cycle) so as to prioritize pedestrians and cyclists;*

*j) Development shall provide high quality architecture and materiality; and*

*k) Promote tree planting and other measures that contribute to the City's Climate Change objectives.*

## 2.2 Rideau Canal National Historic Site of Canada Management Plan (2005)

While the Site is not identified in the 2005 Rideau Canal National Historic Sites of Canada Management Plan, it notes that:

*While the designated place describes the boundary of the Canal in terms of identifying the level one cultural resources, it is important to note that there are historic values of the Canal system and its environment that extend beyond the administered Canal lands and waters. Significant view sheds, visual linkages and associative values encompass a variety of urban, rural and natural areas adjacent to the Canal.*

## 2.3 Rideau Canal World Heritage Site Management Plan (2005)

While the 2005 Rideau Canal World Heritage Site Management Plan does not identify the Site, it does provide the following relevant guidance for the management of the Rideau Canal World Heritage Site:

- *Work with municipal governments, which are empowered to control the development and use of shore lands under the authority of the Ontario Planning Act to protect the property through the maintenance of a buffer zone. Municipalities control the location, type and scale of development and have land-use policies that require frontage of between 50 m to 75 m for waterfront lots and a setback of 30 m from the shoreline for all new construction. This 30-m setback constitutes the buffer zone for the slackwater sections of the canal system.*
- *Work within the planning processes of the municipal governments to ensure that consideration is given to the conservation management of lands beyond the 30-m buffer zone, particularly where development has the potential to degrade the heritage values of the nominated property.*

Following page: Conceptual rendering of the proposal (OSEG, 2023)

An aerial photograph of a large stadium, likely a baseball or softball stadium, with a distinctive curved, ribbed facade. The stadium is surrounded by dense greenery and trees. In the background, several multi-story buildings are visible, including one with a sign that says "PLACE". A large, semi-transparent red rectangular area is overlaid on the image, covering the stadium and the buildings behind it, indicating proposed development. The text "3 PROPOSED DEVELOPMENT" is centered over the stadium in white, bold, sans-serif font.

3 PROPOSED  
DEVELOPMENT

### 3 PROPOSED DEVELOPMENT

The work described below requires both an Official Plan and Zoning By-law Amendment to align the proposed development plan with the City's planning policy framework. In general, the proposed development includes two components – a public infrastructure component and a private infrastructure component.

These two principal components are advanced through a number of important elements, including:

- Increase residential density to foster daily vibrancy to the area through proposing three high-rise towers including a combination of condominium and rental, including affordable housing units.
- The private infrastructure component could include up to 1,200 new residential units on-site, which could be provided in three new towers atop the proposed retail podium.
- The proposed heights of the towers as per the 2022 Council-endorsed (Lansdowne 2.0) concept are 29, 34, and 40 storeys, with the proposed maximum height limited to 40 storeys. Approximately 739 new parking spaces could be provided for the new residential units and located within the underground parking lot and within level 1 and level 1.5 (mezzanine) of the podium and north stadium stands.
- Add mixed-used retail space through replacing the current 3,809m<sup>2</sup> (41,000 ft<sup>2</sup>) retail space attached to the arena/stadium complex along Exhibition Way, with 9,290m<sup>2</sup> (100,000 ft<sup>2</sup>) of new mixed-use retail space in the podium of the new residential towers.
- The new north stadium stands will be integrated with a new retail podium, which will provide additional retail options to the existing Lansdowne Park, enhance the existing public realm along Exhibition Way, and enhance the protected viewpoint of Aberdeen Pavilion from Bank Street.
- Replace the existing City facilities on-site through proposing a new 5,500-seat standalone multipurpose Event Centre and a re-designed and reconstructed 12,000-seat North Stadium Stands.
- The public infrastructure component will include a new event centre which is intended to replace the existing 9,500 seat TD Place Arena which is located within the north stadium stands.
- In addition to the new event centre, the north stadium stands will be replaced with 11,200 new seats, which will accommodate 12,000 spectators with additional standing-only areas.
- Consolidate service access & loading through including a common access point for service & loading is provided for the Event Centre, Stadium, Residential and Retail.
- Facilitate City-led enhancements to the public realm and programming as per the direction of the Lansdowne Guiding Principles which will form an important part of Lansdowne 2.0.



Overall, the proposal intends to re-visit the form and function of Lansdowne Park, and specifically Exhibition Way, as a place of exhibition, open to the City as whole that fosters public gathering, vibrancy, and a centre of activity for the City.

There will be a continued focus on placemaking, and the careful integration and enhancement of all new features with the objectives of the existing Site – including a shared commitment to recognizing and celebrating Algonquin history, art and culture, respecting heritage building views, animating Exhibition Way, providing access to the Great Lawn, and preserving an incorporating existing public and private components of Lansdowne today.

The summary of the proposed development was provided by Fotenn Planning + Design. The complete architectural drawing set by Hobin Architecture Inc. is provided under a separate cover.



Birds eye view of the proposed development (Hobin Architecture Inc., 2023).



Rendering of the proposed development along Exhibition Way (Hobin Architecture Inc., 2023).



Rendering of the proposed development along Exhibition Way (Hobin Architecture Inc., 2023).

Following page: 1963 photograph of winter game of football on the field (Lost Ottawa).



# 4 ANALYSIS OF IMPACT

- 4.1 Land Use and Spatial Organization
- 4.2 Visual Relationships
- 4.3 Circulation
- 4.4 Landforms and Vegetation
- 4.5 Built Form
- 4.6 Adjacent Heritage Resources

## 4 ANALYSIS OF IMPACT

A complete analysis of the impacts of the proposed development is provided in Appendix H. The impacts are analyzed in accordance with the Standards and Guidelines' classification system for features of cultural landscapes. A discussion of impact is provided below.

### 4.1 Land Use and Spatial Organization

The proposed development includes an intensification of residential and commercial uses at the southwest portion of the Site (the Development Area). While this intensification will increase the number of people accessing and utilizing existing facilities and public spaces, no direct adverse impact on the cultural heritage value of existing buildings or lands is anticipated. As an evolved cultural landscape, the Site is dynamic by nature. The proposed intensification of existing uses will build on past interventions to adapt the Site to meet the City's evolving needs.

The City of Ottawa Official Plan Policy 4(b) of the Lansdowne Special District (6.6.4) policies refers to the provision of sufficient intensity and mix of uses to allow the site to remain active. Policy (f) references the transition to surrounding residential neighbourhoods. The proposed towers are placed on the interior of the Site in close proximity to existing taller buildings along Bank Street. No change is proposed along the perimeter of the Site where existing smaller scale residential buildings and uses are located.

The Site will continue to be publicly-accessible and the overall spatial organization and existing land uses will remain unchanged. The Aberdeen Pavilion is retained as a landmark at the heart of the Site and the parkland and landscaped areas will remain largely undisturbed.

### 4.2 Visual Relationships

The proposed development will have an adverse impact on the visual prominence of the Aberdeen Pavilion from certain vantage points within and adjacent to the Site.

Though protecting the silhouette of the Aberdeen Pavilion is not an express objective of the HCEA, which is non-specific about the terminus of the views it describes, we note that the proposed towers will be visible beyond the silhouette of the Aberdeen Pavilion from

#### **DEFINITION OF TERMS**

**Positive Impacts** of a development on cultural heritage resources districts include, but are not limited to:

- restoration of building, including replacement of missing attributes;
- restoration of an historic streetscape or enhancement of the quality of 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.

**Adverse Impacts** of a development on cultural heritage resources districts include, but are not limited to:

- Demolition of any, or part of any, heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas, from individual cultural heritage resources;
- A change in land use where the change affects the property's cultural heritage value;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

*(City of Ottawa's A guide to preparing Cultural Heritage Impact Statements)*

Viewpoints “C” and “D”. Currently, there are no other tall buildings visible beyond the silhouette in “C”, but the planned context of taller buildings on Bank Street could mean that new taller buildings may interrupt the silhouette in the future, as seen already in Viewpoint “D”.

In our opinion, the axial views to the Aberdeen Pavilion are the most important vistas to protect as they are taken from designed, pedestrian-oriented vantage points within the Site. Viewpoint “C,” represents the axial view towards the east elevation of the Aberdeen Pavilion, as opposed to Viewpoint “D,” which is taken from a more recently added vehicular access point on Princess Patricia Way from Queen Elizabeth Driveway. In Viewpoint “C,” the proposed new towers partially obstruct the silhouette of the Pavilion at the southern edge, with no impact to the silhouette of the central cupola. The silhouette view is most impacted in Viewpoint “D,” obscuring the entire roofline silhouette.

The redesigned retail podium opens views to the Aberdeen Pavilion from the central axis along Bank Street, creating a positive impact on Viewpoint “G”, which has been impeded by the two-storey TD Place retail podium since 2015. Prior to the TD Place development, buildings were present in this location, but they formed a consistent, taller, streetwall that was appropriately set back to frame views to the Aberdeen Pavilion.

There will be some adverse impact on the dynamic views of the Site from the Rideau Canal and NCC lands to the south and east. The existing views along the Queen Elizabeth Driveway and Colonel By Drive intermittently reveal the Aberdeen Pavilion and the Site at breaks in vegetation and at driveways. The central cupola and parts of the Pavilion’s roof remain visible above the tree canopy for the majority of the views along Colonel By Drive. While the proposed residential towers will be significantly taller than the existing context and visible above the tree canopy at the Site, the impact of the proposal is similar to the impact of the 20 storey building at 1035 Bank Street and appears to be in keeping with the evolving character of the area, particularly along Bank Street.

The full analysis of view impacts is included on Pages 18-26 of the View Study, in Appendix G of this report.

*View G: Views of the Aberdeen Pavilion from Bank Street (HCEA)*



Existing condition of Viewpoint G (ERA, 2023).



Proposed condition of Viewpoint G (ERA, 2023).

*View C: View of the Aberdeen Pavilion from Framing Lands (HCEA)*



Existing condition of Viewpoint C (ERA, 2023).

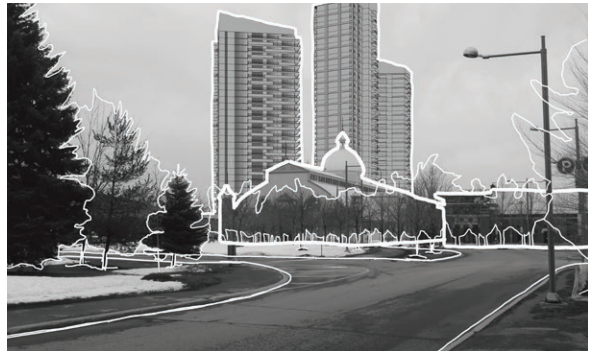


Proposed condition of Viewpoint C (ERA, 2023).

*View D: View of the Aberdeen Pavilion from Framing Lands (HCEA)*



Existing condition of Viewpoint D (ERA, 2023).



Proposed condition of Viewpoint D (ERA, 2023).



Existing view from Queen Elizabeth Driveway (ERA, 2023).



Proposed view from Queen Elizabeth Driveway toward the Site (ERA, 2023).



Existing view across the Rideau Canal toward the Site (ERA, 2023).



Proposed view across the Rideau Canal toward the Site (ERA, 2023).

### 4.3 Circulation

Though neither the designation by-laws nor the HCEA expressly acknowledge the circulation routes to and through the site, certain aspects of site circulation are implicitly recognized in the consecration of Lansdowne Park as a site for public gathering and celebration. Circulation around, within and through the Aberdeen Pavilion is intrinsic to its function as a landmark exhibition space and has been treated, for the purposes of this HIA, as a heritage attribute of the building and landscape. The relationship between Lansdowne Park and important adjacent circulation routes (Rideau Canal and Queen Elizabeth Driveway) is also noted in the HCEA.

As described in the Transportation Impact Assessment and Transportation Demand Management (TDM) Strategy reports by Stantec (submitted under separate covers), the proposed development will increase traffic in the local area. This increase in traffic creates an impact on existing circulation routes to and through the Site, particularly along Queen Elizabeth Driveway. This may have a specific impact on the processional character of the adjacent Queen Elizabeth Driveway. The Stantec report identifies that the existing road network, in the immediate area of the Site, is anticipated to accommodate the proposal's generated demand. Opportunities to support transit, walking, cycling and other TDM measures to and from the Site should be explored as the development moves forward.

### 4.4 Landforms and Vegetation

The existing landforms and vegetation are not expressly recognized in the designation by-laws or HCEA, but they constitute part of the setting and framing lands at the Site. The proposed new event centre and extended berm will encroach into the framing lands (i) (HCEA) and the Great Lawn, a significant landscape feature that frames views to the Aberdeen Pavilion from the south. The proposed new event centre requires the extension of the existing berm to the east, as well as the relocation of the Jill Anholt Moving Surfaces sculpture, which sits at its apex. While the proposed event centre and extended berm is not located within Viewpoint "A", general indirect impact to this field of view is anticipated.



## 4.5 Built Form

The proposed development will introduce new built form, including three residential towers, a standalone event centre, reconstructed retail podium, and new north stadium stands. New construction is limited to the southwest portion of the Site, replacing the former Frank Clair Stadium and Ottawa Civic Centre building, and its contemporary retail podium along Exhibition Way.

The existing built heritage resources will be retained and subject to ongoing City-initiated rehabilitation and infrastructure improvement programs. No changes to the Aberdeen Pavilion or Horticulture Building are proposed.

The demolition of the former Frank Clair Stadium and Ottawa Civic Centre building presents an adverse impact on unrecognized heritage resources; however, due to the condition and functional obsolescence of the building, this impact can be appropriately mitigated through commemoration and interpretation.

The proposed east tower is in close proximity to the Aberdeen Pavilion. Potential at-grade impacts may include pedestrian and vehicular congestion as well as potential impact during construction.

The 2022 Council-approved (in principle) Lansdowne 2.0 Concept Plan tower heights and massing create a shadow impact on the Aberdeen Pavilion by obscuring heritage features from late morning to early afternoon during the fall and winter months. Character-defining attributes including the central cupola and clerestory windows are cast in new shadow during the September and December test dates. The shadow impacts are minimal on the June test date for both the Aberdeen Pavilion and Horticulture Building.

The proposed net new shadowing (considering the 750m<sup>2</sup> and 900 m<sup>2</sup> tower floorplate options - see Section 6.2 of this report), creates a minor incremental impact on existing built heritage resources. Some net new shadows will be cast on the Aberdeen Pavilion during the day in the fall and winter months. Minimal net new shadows will be cast on the Horticulture Building midday in the winter months. No net new shadows are cast on on-Site heritage buildings during the June test date. The shadows cast by the 900m<sup>2</sup> tower floorplate option are slightly more impactful than the 750m<sup>2</sup> tower floorplate option.

The complete shadow study, prepared by Hobin architecture Inc., is provided under a separate cover.

## 4.6 Adjacent Heritage Resources

The proposal will not impact the adjacent built heritage resources at 954 Bank Street and 115-117 Holmwood Avenue.

The proposed development will have some adverse impact on the visual relationship of the Site to the adjacent cultural landscapes framing the Rideau Canal. The proposed residential towers will be significantly taller than the existing context, appearing above the mature tree canopy and creating a new skyline view at the southwest portion of the Site.

Following page: 1950s-60s  
photograph of the field and  
former North Grand Stand  
(City of Ottawa Archives)



5 CONSERVATION  
STRATEGY AND  
GUIDING PRINCIPLES

## 5 CONSERVATION STRATEGY AND GUIDING PRINCIPLES

The proposed conservation strategy is rehabilitation. The following encapsulates ERA's perspective and understanding of the principles that should guide the redevelopment of the Site.

- 1 Protect and conserve significant views to the Aberdeen Pavilion and the Site as a whole
- 2 Enhance the Aberdeen Pavilion as a landmark
- 3 Ensure high quality design for new construction
- 4 Celebrate the Site as a place of innovation, exhibition and celebration
- 5 Enhance the quality of place at Lansdowne Park with new year-round programming
- 6 Consider new opportunities for commemoration and interpretation across the Site to comprehensively highlight its cultural heritage significance and the narrative of its evolution over time

**Rehabilitation:** *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

**Restoration:** *the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

**Preservation:** *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

*Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*

Following page: 1970 aerial view of the Ottawa Exhibition (Ros Dunn, Flickr)



# 6 MITIGATION

- 6.1 Development Area
- 6.2 Considered Alternatives
- 6.3 Additional Recommendations

## 6 MITIGATION

To address the proposed new construction and intensification of uses in the Development Area, the following mitigation measures are proposed. Detailed mitigation measures are provided solely for the Development Area, while high-level recommendations are provided for other areas of the Site, where development is not currently proposed. Considered Alternatives for the tower design and placement are provided in Section 6.2.

### 6.1 Development Area

#### 6.1.1 Visual Relationships and Built Form

ERA has prepared the following Conservation Design Parameters to help guide the design of new construction and mitigate the impacts on the existing and evolving cultural heritage value of the Site.

Conservation Design Parameters are intended to establish a set of conservation objectives and design guidelines. These guidelines also serve as architectural mitigation strategies for future planning and design development. Conservation Design Parameters have been developed for 1) Exhibition Way, 2) Significant Views and Tower Design, and 3) Event Centre and Southeastern Edge.

# 1

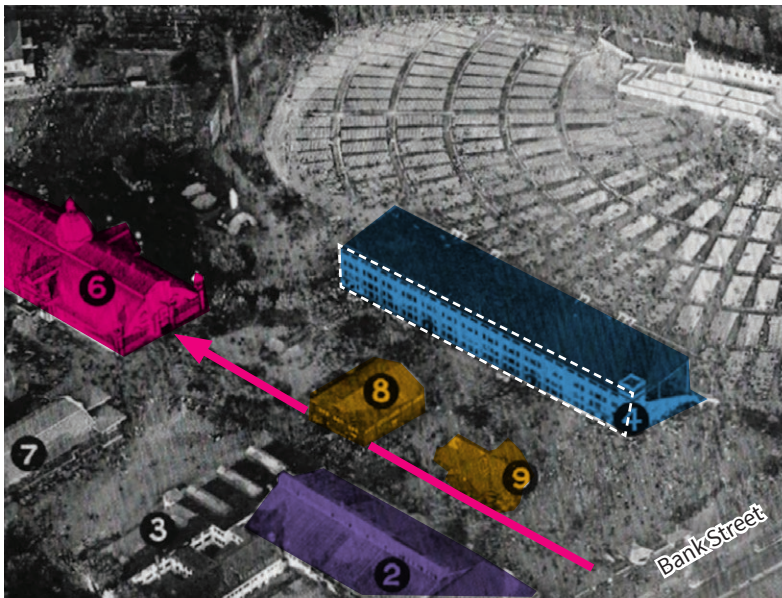
## Conservation Design Parameters: Exhibition Way

### *Evolution of Exhibition Way*






Throughout early to mid-20th century, Exhibition Way right-of-way was occupied by low-scale exhibition buildings and open space. Toward the late-20th century, the low-scale buildings were demolished and replaced with surface parking areas.

The location of Exhibition Way was historically flanked by large-scale buildings which included the Aberdeen Pavilion at the east end, iterations of the Stadium/Exhibition Hall (Grand Stand) to the south, and the no longer extant Coliseum Building at the north side (demolished in 2012).

By 1991, an unobstructed view from Bank Street to the Aberdeen Pavilion was created, forming the present-day HCEA protected View 'G'. The existing retail podium projects into this protected view.



### Historic Context

-  Aberdeen Pavilion
-  Approximate location of the HCEA protected View 'G'
-  Low-scale buildings (demolished)
-  Original 1909 Stadium/Exhibition Hall (demolished)\*
-  Coliseum Building (demolished)

*Note: the historic streetwall is indicated by a white dotted line*

1947 aerial photograph of Lansdowne Park during the Marian Congress (Spartan Air Services; annotated by ERA).

*Evolution of the Stadium and Streetwall*



1940 Original Stadium/Exhibition Hall streetwall (Lost Ottawa, 1940).



1960s-70s Frank Clair Stadium and Ottawa Civic Centre (Adjeleian Allen Rubeli Limited, n.d.).



2015 New commercial volume addition was completed off the north elevation of the former Frank Clair Stadium and Ottawa Civic Centre, as part of the 2012-2014 revitalization of Lansdowne Park, shown in blue (Google Earth; annotated by ERA).

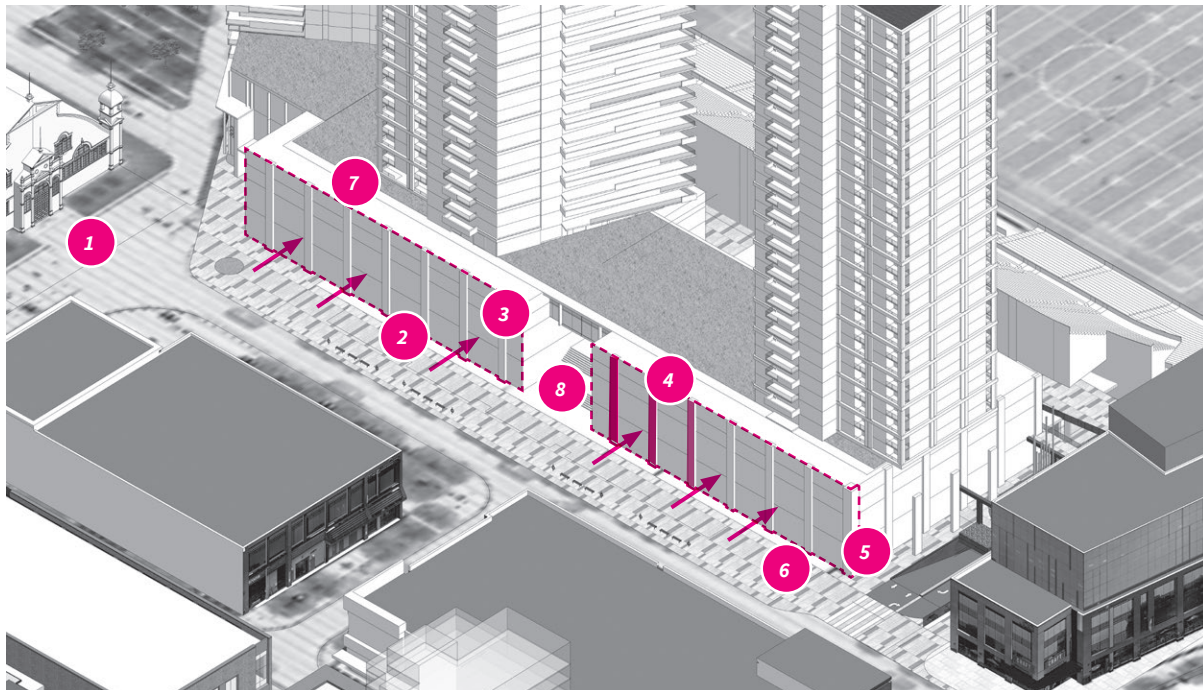


The Stadium and Old Grandstand streetwall along Exhibition Way has historically been a defining feature of the Site. The Original Stadium Grandstand provided an impressive streetwall and interface with the Aberdeen Pavilion, while hosting Exhibition Way as a lively gathering place with buildings grounded at a human scale. The proposed new retail podium along Exhibition Way should be designed to complement the new unobstructed view to the Aberdeen Pavilion from Bank Street, while exploring creative and commemorative design opportunities to highlight the Site's history. The streetwall location should be refined, to the extent possible, to provide unobstructed views to the entire front elevation of Aberdeen Pavilion.



1914 photograph of the public sending soldiers off to war. The old stadium/exhibition hall streetwall is visible in the background (Heritage Ottawa, 1914).

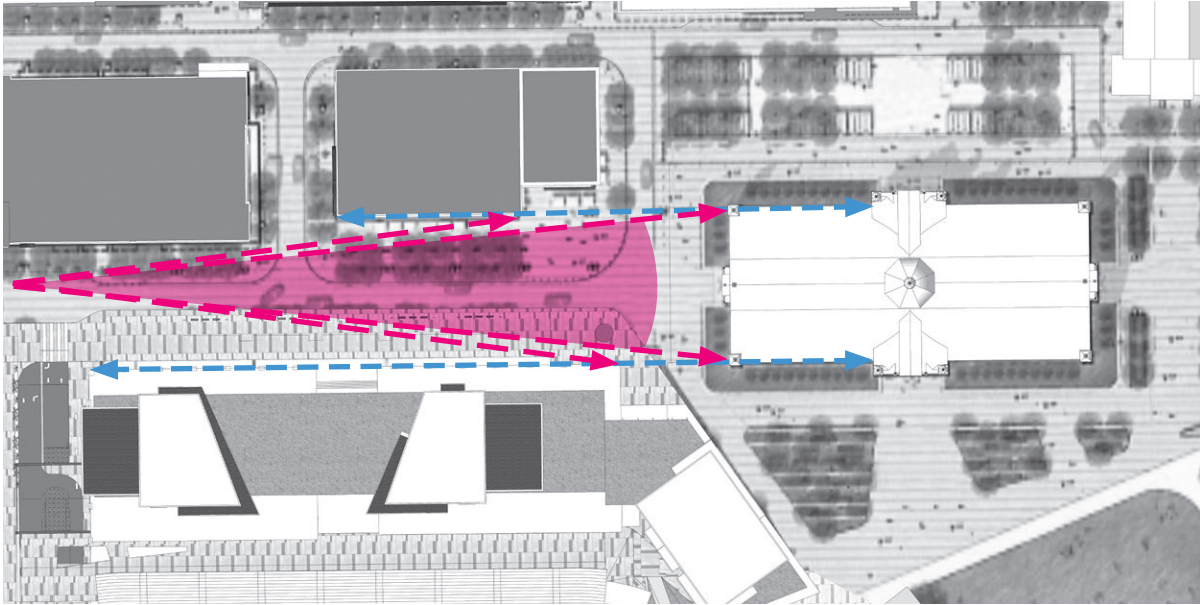
## Conservation Design Parameters: Exhibition Way



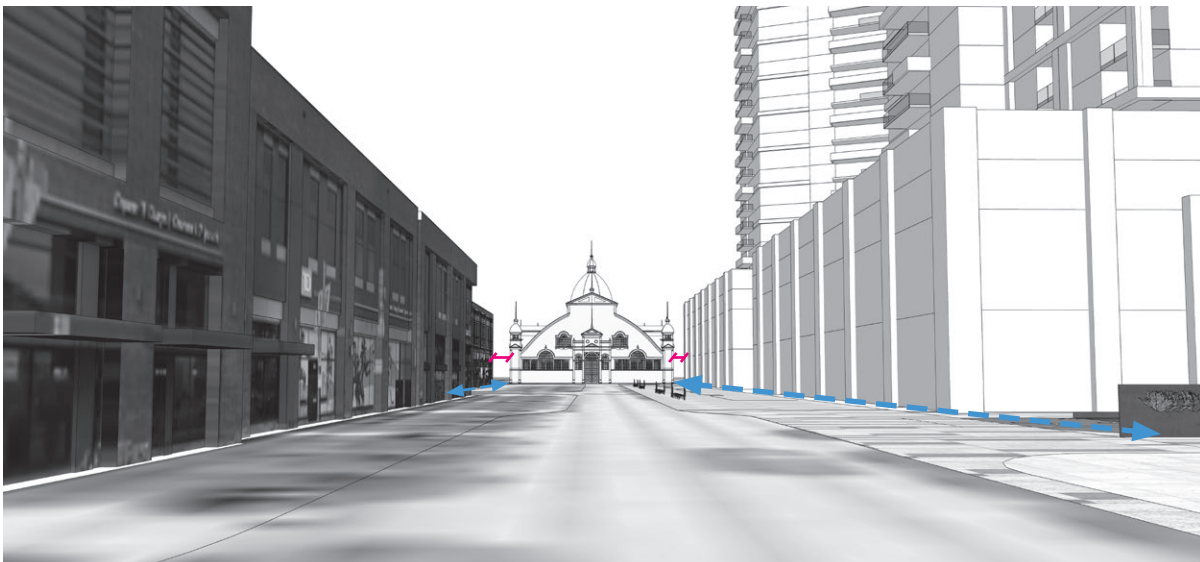
- 1 Protect and enhance views to the Aberdeen Pavilion
- 2 Remove existing retail podium
- 3 Reintroduce a Grand Streetwall to give prominence to the new podium, reinforcing the human scale along Exhibition Way
- 4 Provide a consistent rhythm of openings and bay articulation, while considering diversity in the design and articulation of individual bays
- 5 Interpret the historic built features of the Old Grandstand, such as its rectangular form grounded at the base
- 6 Enhance the public realm surrounding the Grand Streetwall and design for year-round usability
- 7 Consider opportunities for new views to the Aberdeen Pavilion from patio or upper viewing areas
- 8 Consider the design of the Ceremonial Stair as a means to activate and enhance the public realm

*The graphics in this section are for illustrative purposes only. Please refer to the architectural drawing set by Hobin Architecture Inc. for the final submission.*

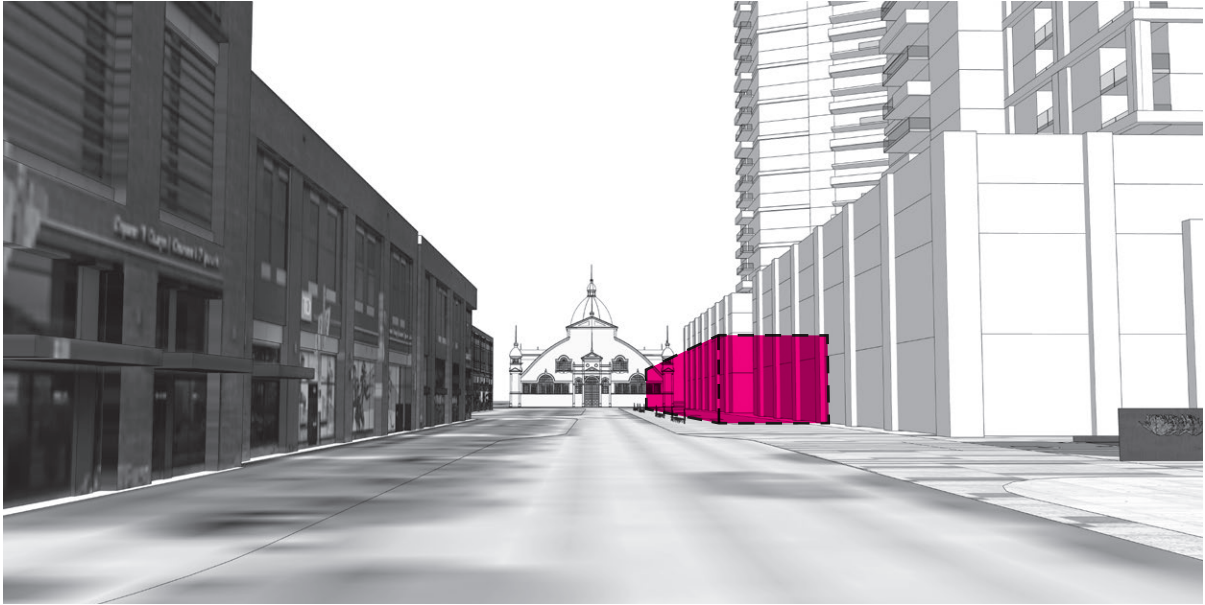
**1** Protect and enhance views to the Aberdeen Pavilion



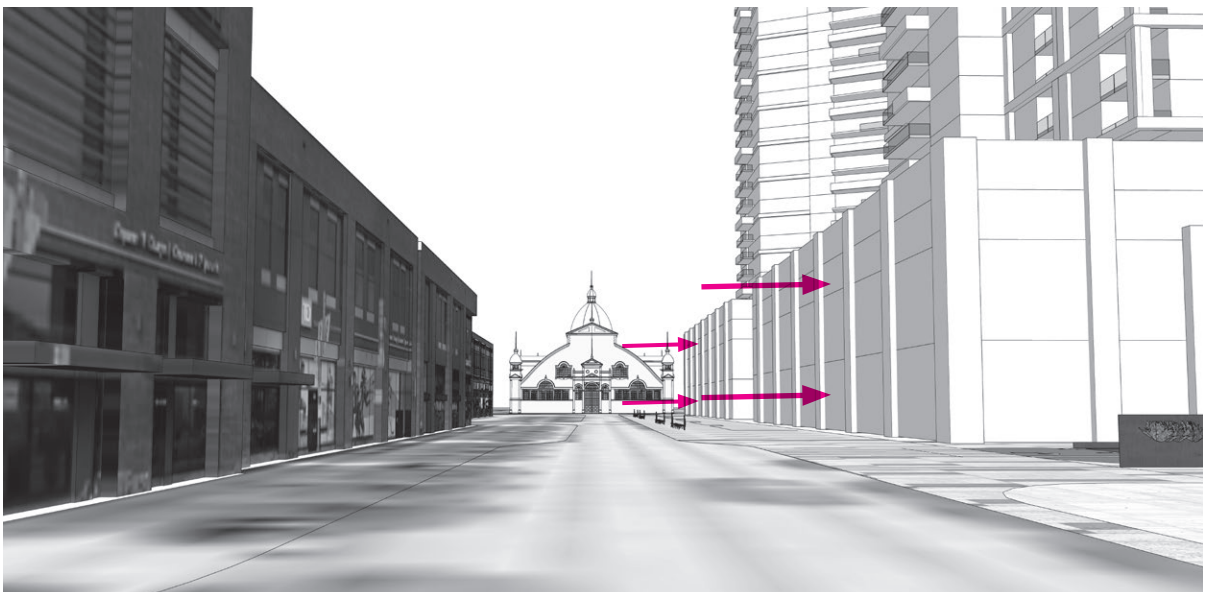
- Set back podium to provide enhanced (unobstructed) views to the Aberdeen Pavilion from Bank Street
- Align new podium streetwall south of the Aberdeen Pavilion to provide some “breathing room” similar to the north side
- Ensure both western spires of the Aberdeen Pavilion are visible from Bank Street



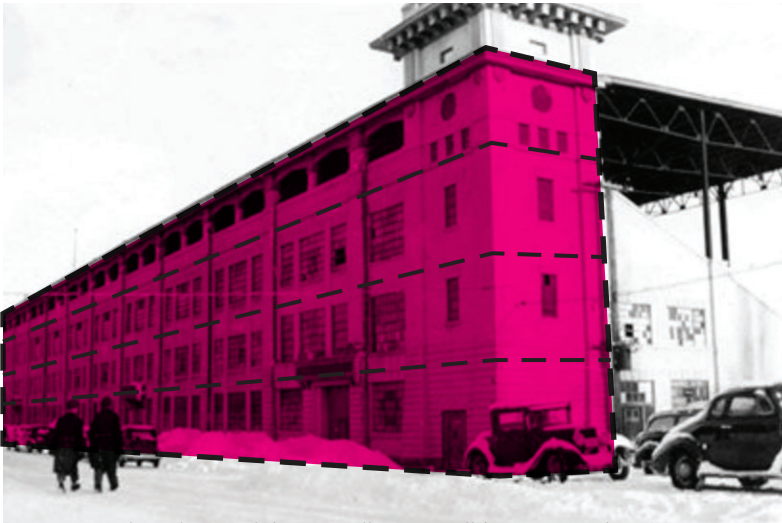
2 Remove existing retail podium



- Remove existing 2-storey commercial volume
- Set back proposed podium to expand the public realm and open up views to the Aberdeen Pavilion
- Provide enhanced landscape treatments to improve public realm

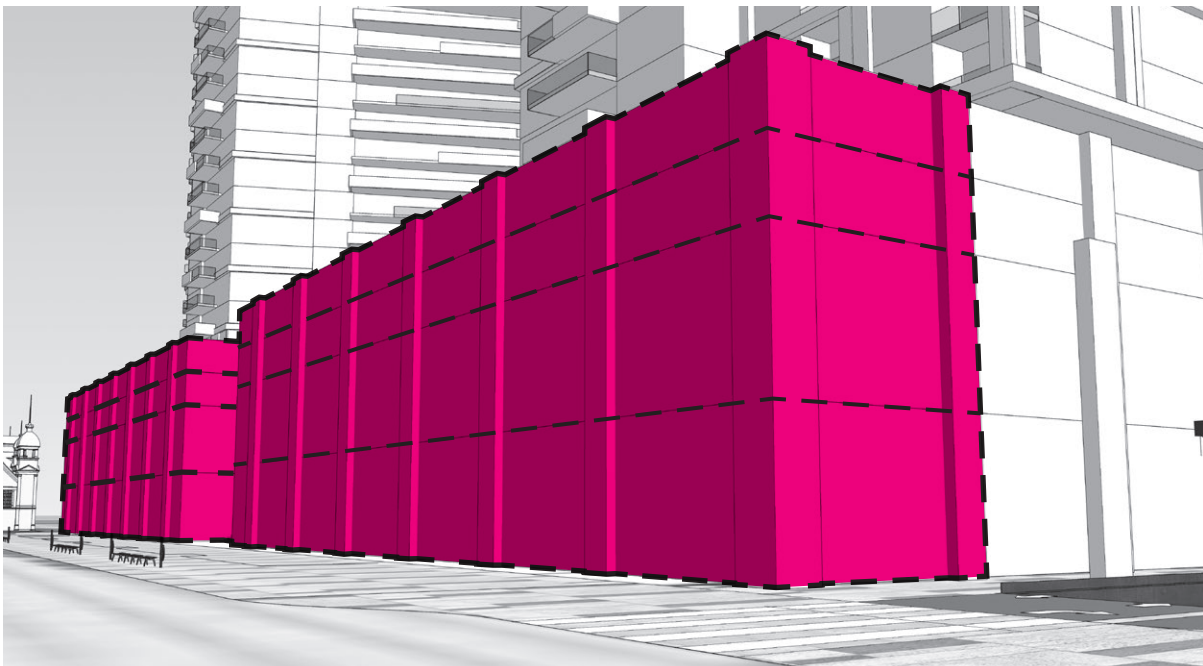


**3** Reintroduce a Grand Streetwall to give prominence to the new podium, reinforcing the human scale along Exhibition Way



1940 Original Stadium/Exhibition Hall streetwall (Lost Ottawa).

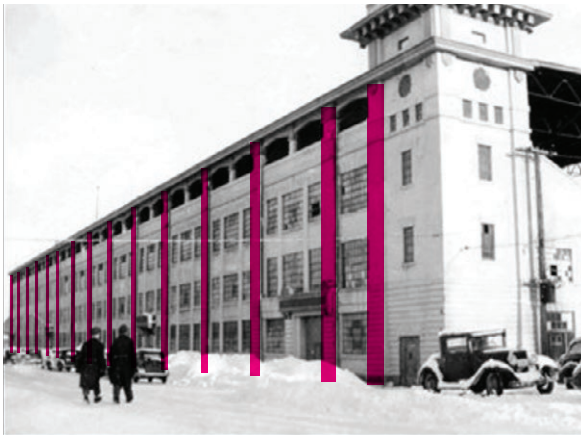
- Provide a 3-4 storey streetwall height to “ground” the new tower component, similar to massing of Original Stadium/Grandstand
- Explore opportunities to showcase innovation and exhibition space, celebrating the historical roots of the Site



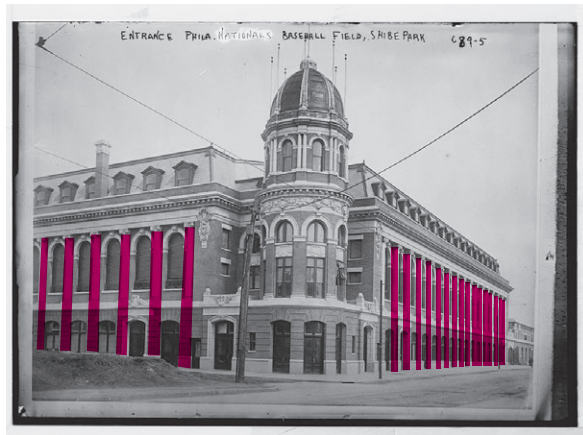
- 4 Provide a consistent rhythm of openings and bay articulation, while considering diversity in the design and articulation of individual bays



- Keep a consistent rhythm of piers and bays to reference the Old Grandstand and other historical sports stadiums
- Consider a diversity in the design and articulation of individual bays to allow for a modern stadium design



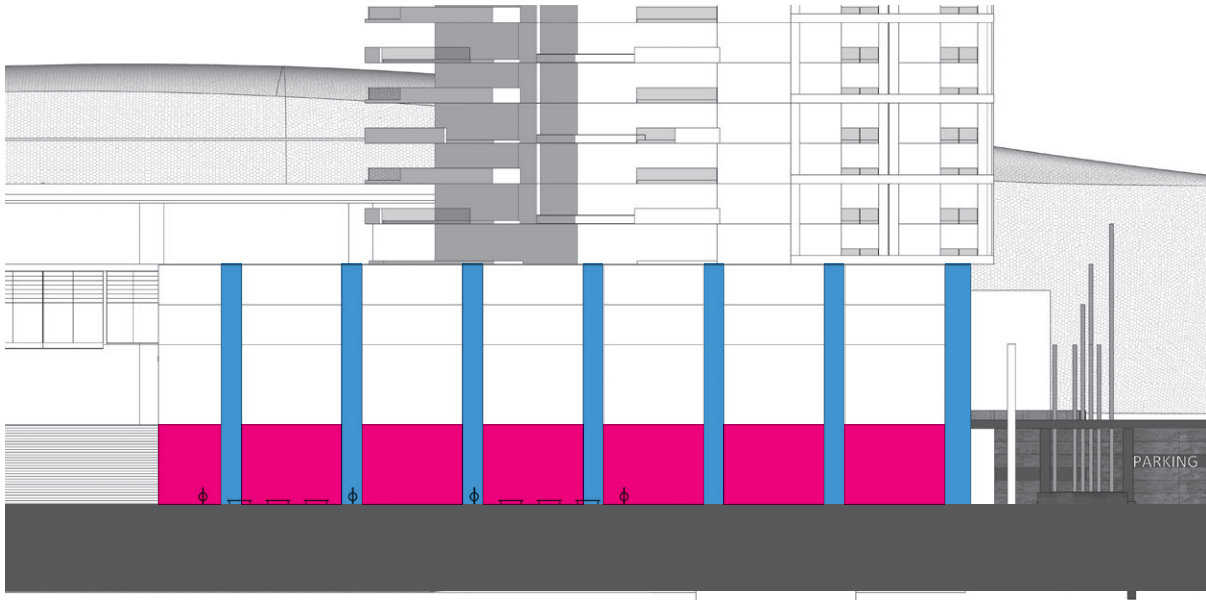
1940 Original Stadium/Exhibition Hall streetwall (Lost Ottawa)



1909 Shibe Field in Philadelphia (Library of Congress)

5

Interpret the historic built features of the Old Grandstand, such as its rectangular form grounded at the base



- Consider innovative materials to ground the new base building, while allowing for showcase, exhibition and flexible spaces
- Design should be in a contemporary idiom so as not to create a false sense of historicity



211 Schermerhorn, Brooklyn (Arc media)



Houthaven Blok (Marcel Lok Architect)

6 Enhance the public realm surrounding the Grand Streetwall and design for year-round usability



Lansdowne Farmers Market (Canadian Society of Landscape Architects)



Lansdowne Farmers Market (Ottawa Farmers Market)

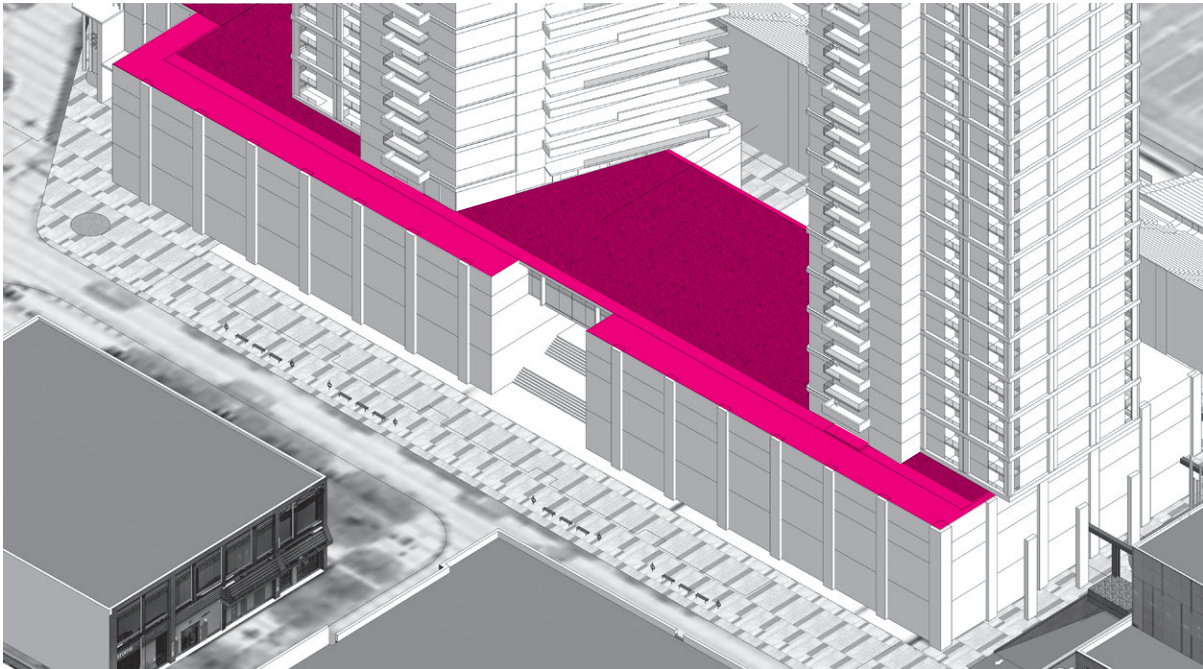
- The public realm should have consideration for public programming, weather, and flexibility to accommodate various users and uses
- The setting surrounding the Grand Streetwall is important, consideration should be given to the landscape and how the building engages with the public, such as during and after an event



After a football game at Lansdowne Stadium (Landzine)



**7** Consider opportunities for new views to the Aberdeen Pavilion from patio or upper viewing areas

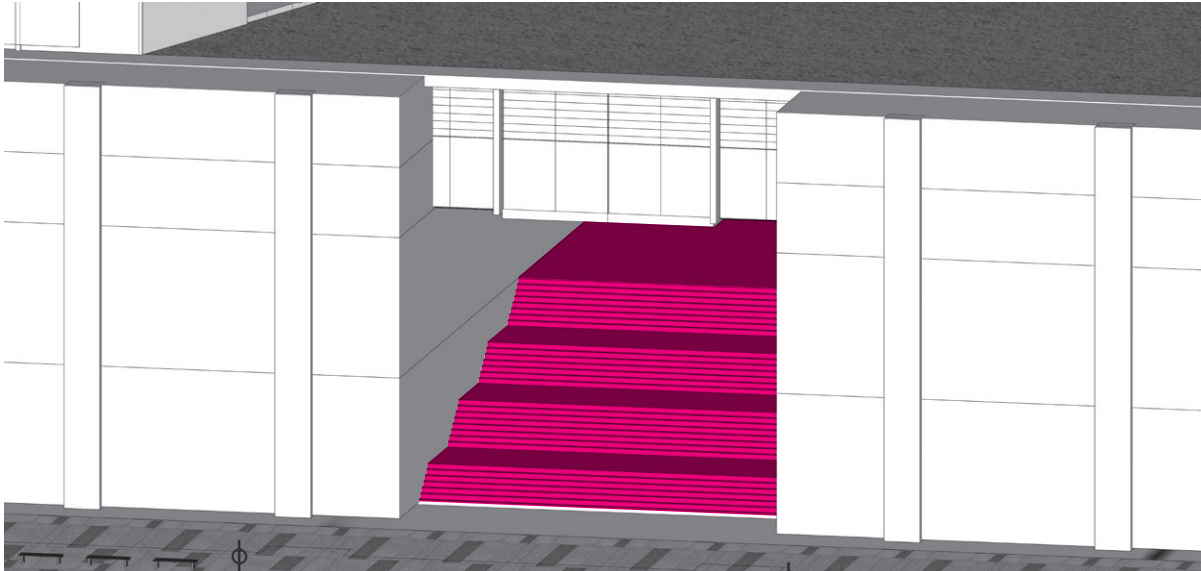


- Provide large terrace space on the rooftops to allow for urban green space and outdoor amenity
- Terraces allow for views to the Aberdeen Pavilion and public realm below

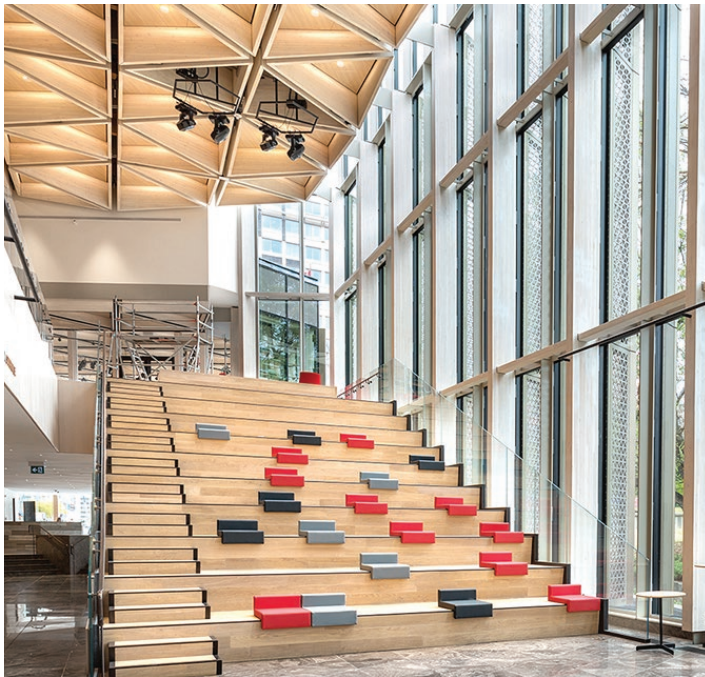


Urban Valley Commercial District TROP (Archdaily)

8 Consider the design of the Ceremonial Stair to activate and enhance the public realm



- Design the central stair to engage with the public and invite opportunities to gather
- Consider accessibility at different locations including the Ceremonial Stair



National Arts Centre stairs, Ottawa (Capital Magazine)

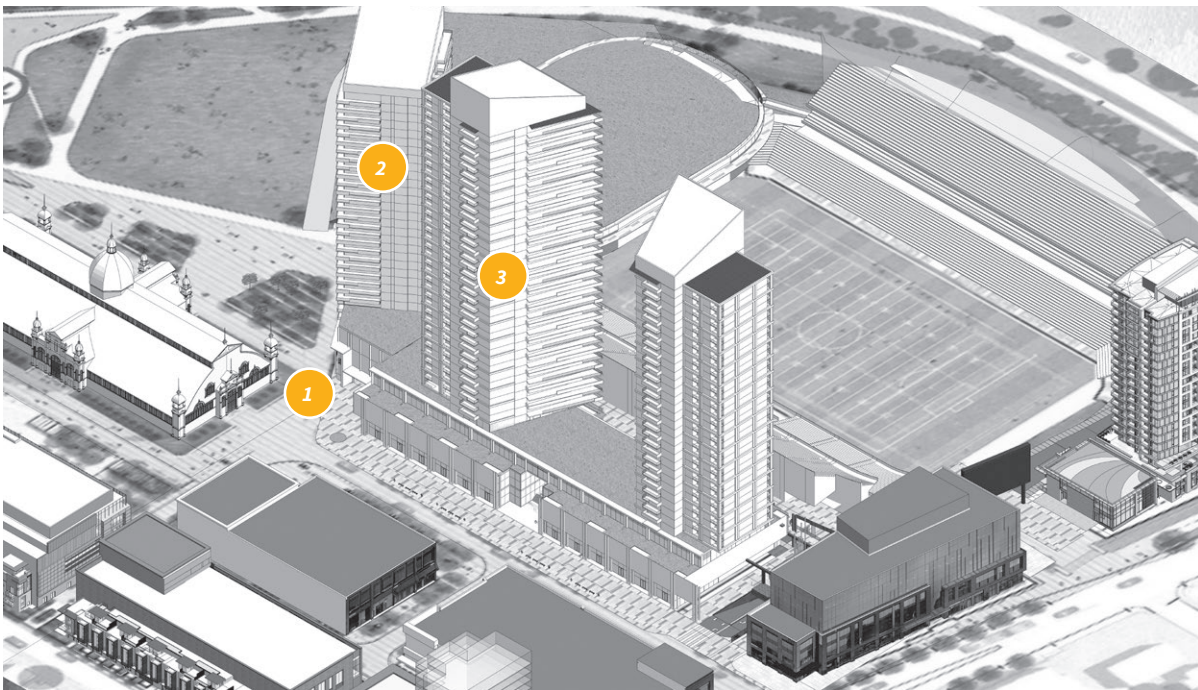


Museum Park of the Polytechnic Museum (ArchDaily)

## 2

### Conservation Design Parameters: Tower Design

As the design of the residential towers is further developed, the following mitigative measures should be explored to minimize impact on the visual and spatial relationship of the Aberdeen Pavilion and the surrounding context.

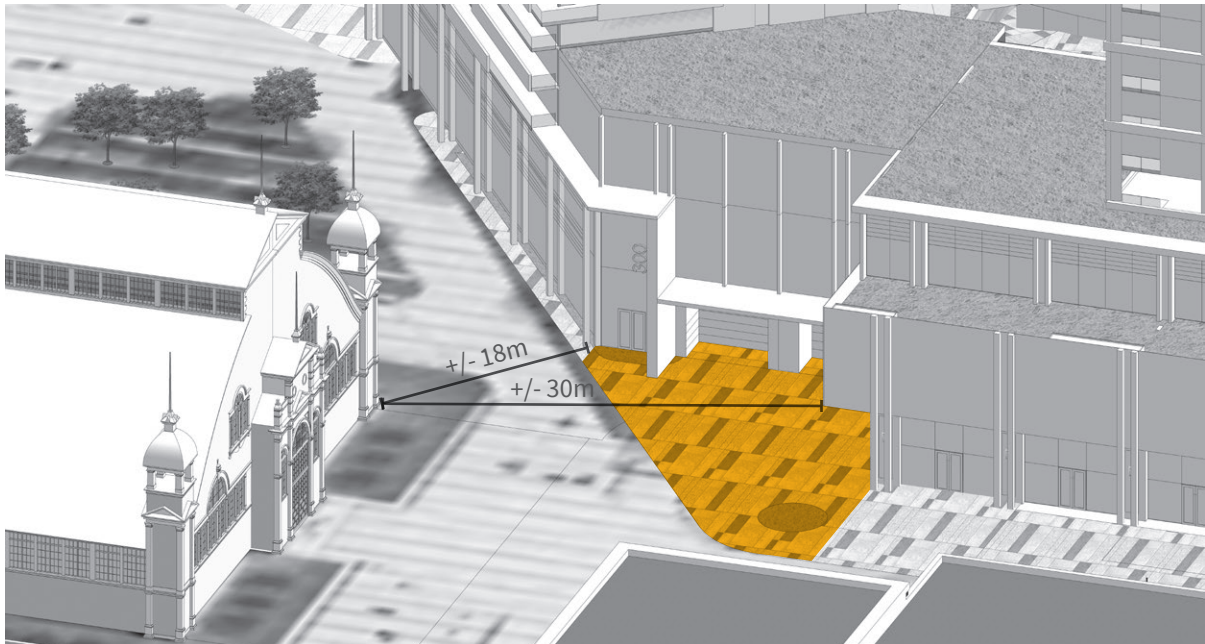


1 Prioritize the pedestrian experience at ground level between the east tower and the Aberdeen Pavilion

3 Minimize shadow impact on heritage resources and the existing neighbourhoods to the north and west

2 Consider materiality and articulation of the towers to complement the Aberdeen Pavilion

**1** Prioritize the pedestrian experience at ground level between the east tower and the Aberdeen Pavilion



- Explore opportunities to improve potential vehicular and pedestrian conflict at the southwest corner of the Aberdeen Pavilion
- Consider at-grade pavement selection and pedestrian markings to clearly delineate uses and minimize congestion
- Locate loading and turning radius within the new buildings
- Ensure adequate protection of the adjacent Aberdeen Pavilion during construction



Beekman Plaza (Field Operations)

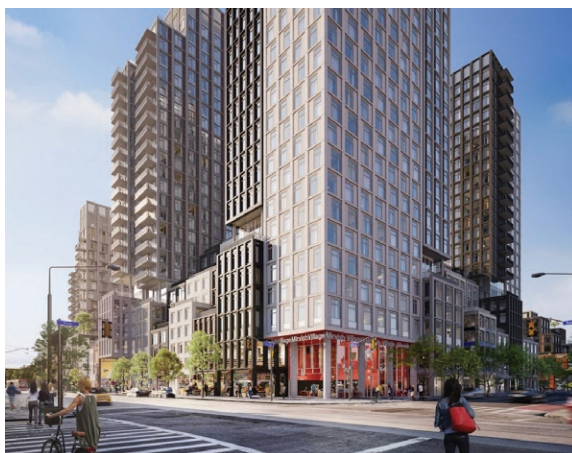


Place d'Youville (Claude Cormier + Associés)

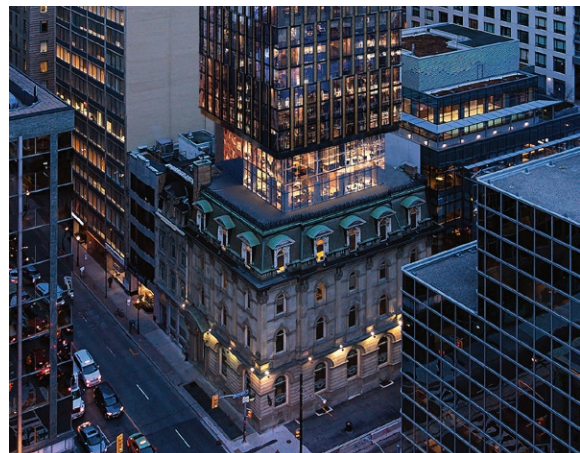
2 Consider materiality and articulation of the towers to complement the Aberdeen Pavilion



- Explore placement of windows and balconies to break up tower mass
- Explore different material options for the towers to contrast the podium base
- New cladding system of the residential towers should consider complementary colour, texture, and materials (e.g. light object against a dark background or vice versa; simple backdrop to not obscure the Aberdeen Pavilion's silhouette)

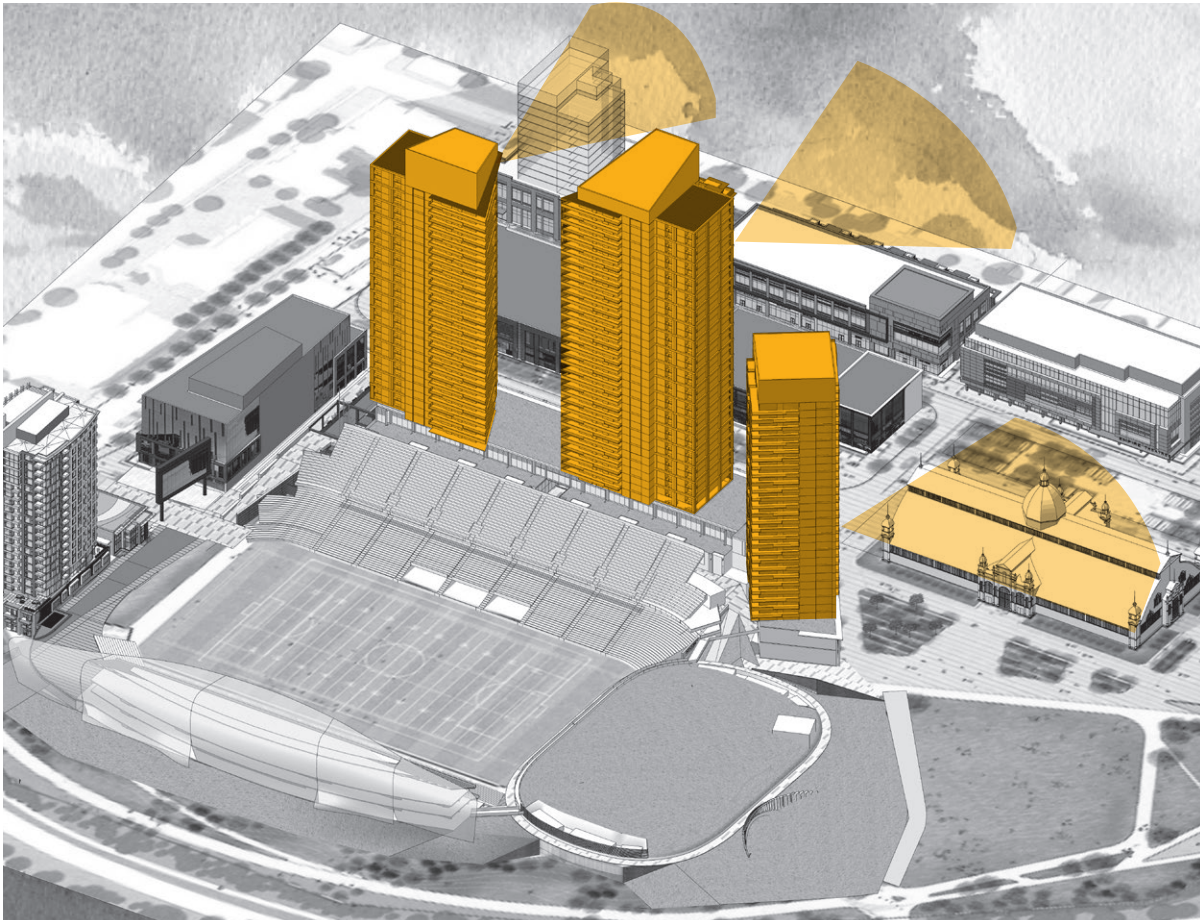


Mirvish Village, Toronto (Westbank)



Landmark High Rise (SmartLiving)

3 Minimize shadow impact on heritage resources and the existing neighbourhoods to the north and west

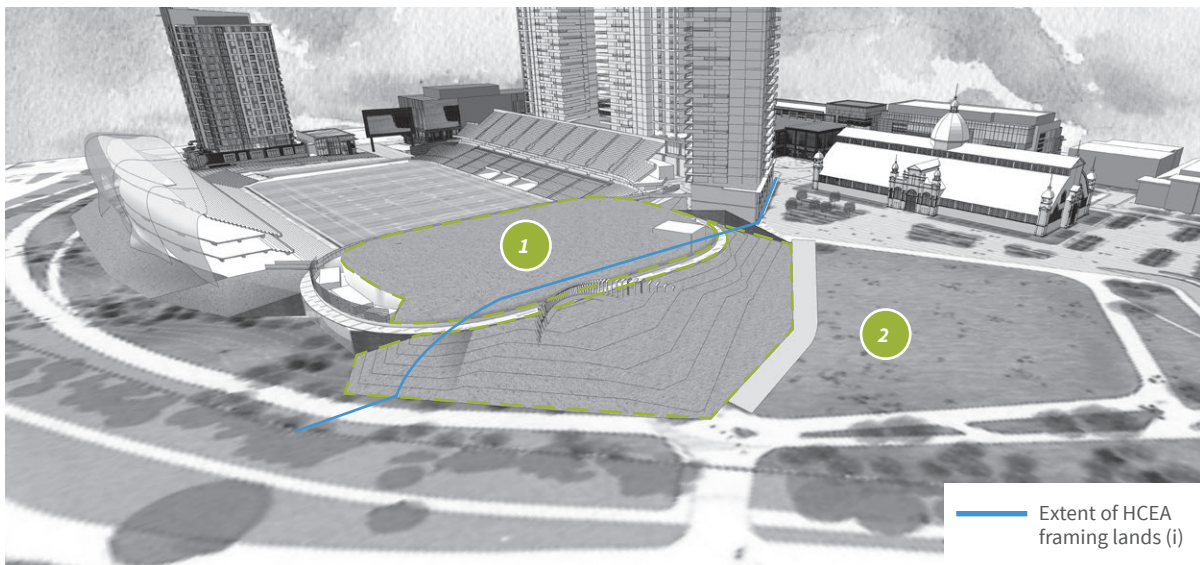


- Explore opportunities to shape towers to minimize shadow impact on the Aberdeen Pavilion, Horticulture Building and existing neighbourhoods to the north and west
- Consider tower floorplate size (e.g. 750m<sup>2</sup> vs 900m<sup>2</sup> options) to minimize shadow impact to the extent possible (see Considered Alternatives in Section 6.2).

# 3

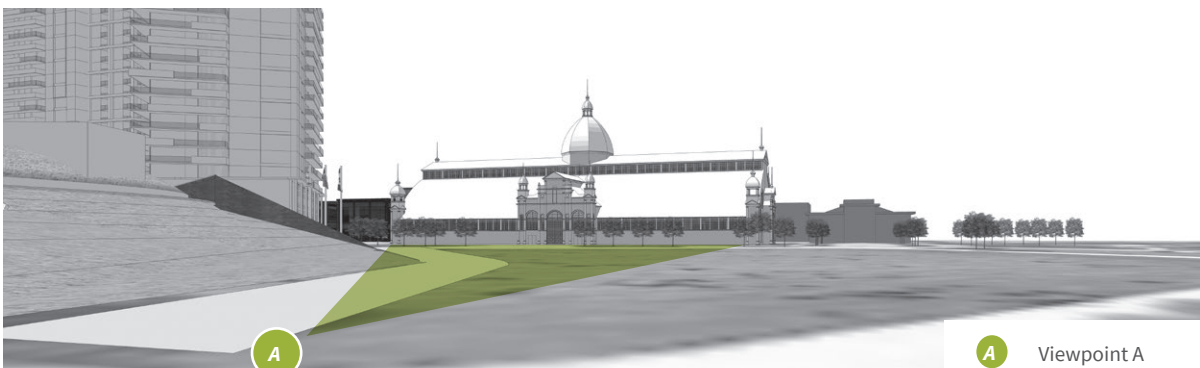
## Conservation Design Parameters: Event Centre and Southeastern Edge

The expansive open green space along the southern edge of the Site serves both as a defining feature of Lansdowne Park as well as a transition area to the adjacent cultural landscapes framing the Rideau Canal. The proposed new event centre, built into the sloped landscape and existing berm adjacent to the Stadium, provides an opportunity to enhance this area of the Site while allowing for new interior and exterior recreational uses. The location and design of the event centre should be refined, to the extent possible, to minimize visual impact on the south elevation of the Aberdeen Pavilion, while allowing for continued public use of the Great Lawn.



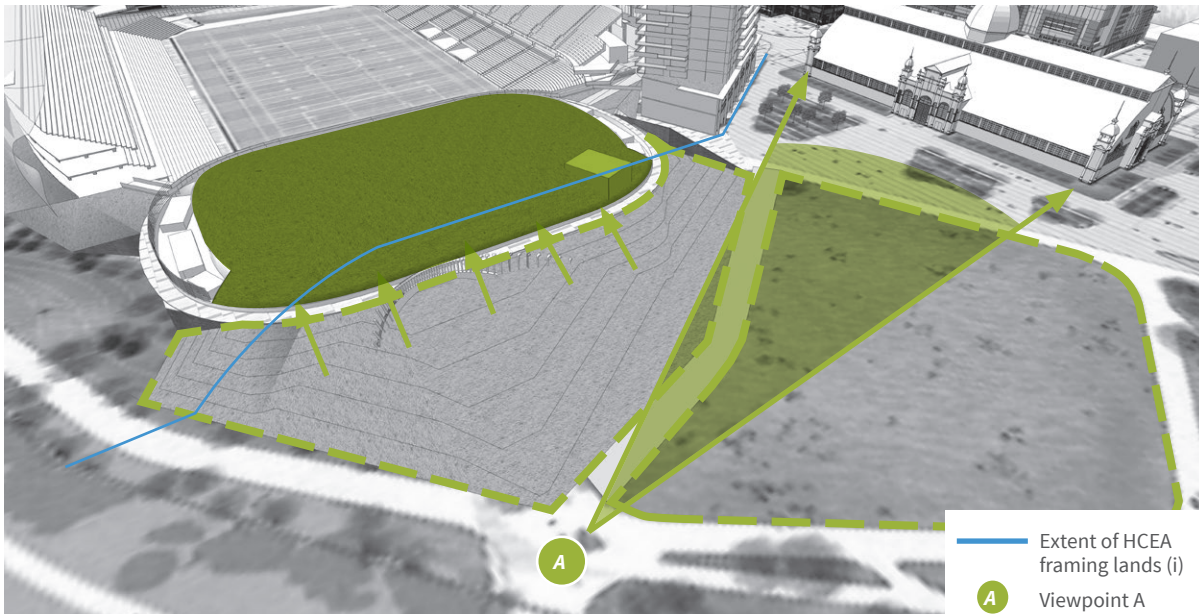
1 Integrate new event centre, berm and public art sculpture with the Great Lawn, while protecting views to the Aberdeen Pavilion

2 Explore opportunities to enhance pedestrian access and interface of the Site and the Rideau Canal along the southeastern edge



View of Aberdeen Pavilion from Viewpoint "A" with the proposed new event centre and berm to the left (west) of the image.

**1 Integrate new event centre, berm and public art sculpture with the Great Lawn, while protecting views to the Aberdeen Pavilion**



- Design the new berm and event centre to fit in with the landscape and integrate as much public access and green planting (green roof) as possible
- Explore opportunities to align new pedestrian walkways and landscaped areas of the Great Lawn to showcase views to the Aberdeen Pavilion
- Relocate Jill Anholt Moving Surfaces public art sculpture near to its existing location in a position that does not compromise views to the Aberdeen Pavilion from the south



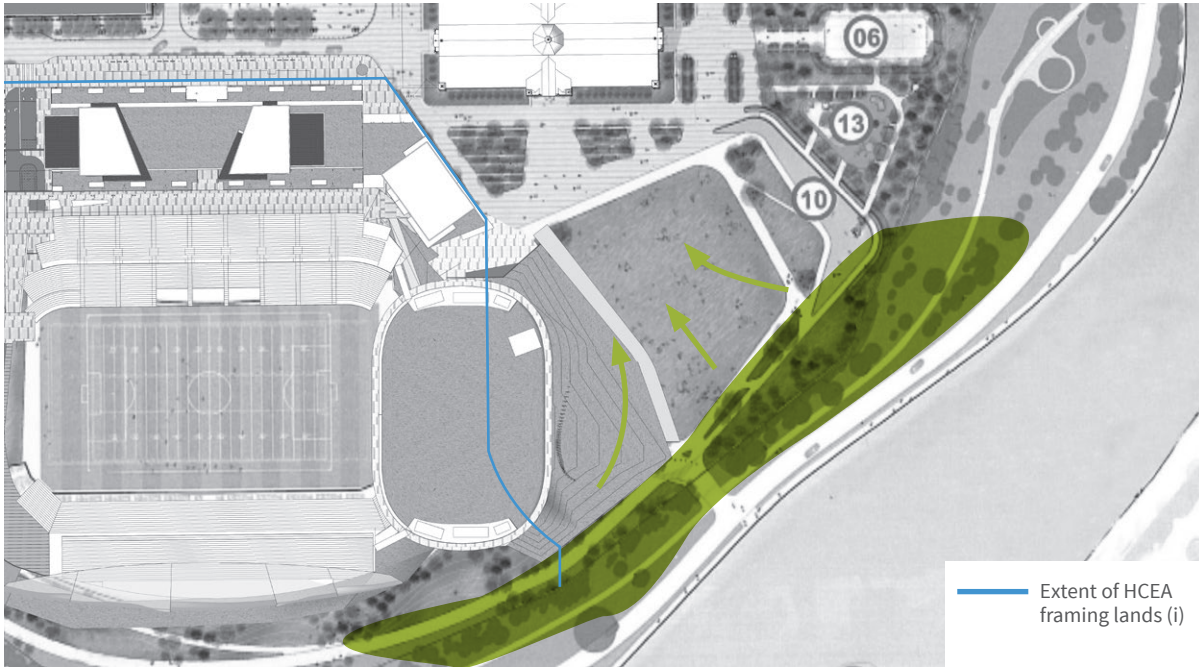
Los Angeles Holocaust Museum (LA Holocaust Museum)



Conceptual rendering of integrated berms (City of Kirkland)



**2 Explore opportunities to enhance pedestrian access and interface of the Site and the Rideau Canal along the southeastern edge**



- Enhance the interface of the Site and the adjacent cultural landscapes along the Rideau Canal
- Create a “soft edge” with designed public access points
- Minimize signage and urban condition along the southern edge of the Site



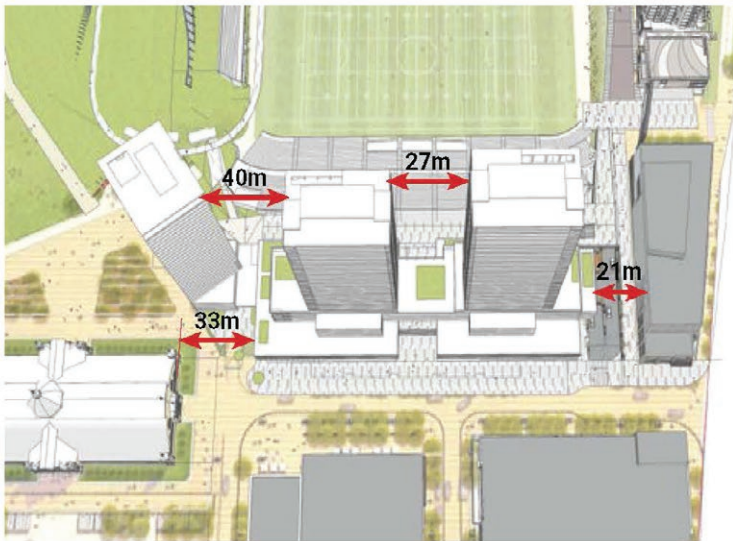
Canadian Museum of History Plaza (Claude Cormier + Associates)

## 6.2 Considered Alternatives

Following the 2022 Council-approved Lansdowne 2.0 Concept Plan, the design team studied options to redistribute the tower massing, adjust separation distance between the three towers, and tweak the scale of the retail and residential podium using a 750m<sup>2</sup> floorplate (Option 2) and 900m<sup>2</sup> floorplate (Option 3), as illustrated on the following pages.

For the purposes of our report, we assumed the 2022 Concept in our analysis, though considered the alternative options in our review of the shadow impact. Additional design coordination is recommended as the development moves forward.

### 1: 2022 Concept (900m<sup>2</sup>)



*The 2022 Council-approved (in principle) Lansdowne 2.0 Concept Plan tower footprint, massing and separation.*

Level 1-2      Retail Podium      ~ 12 metres

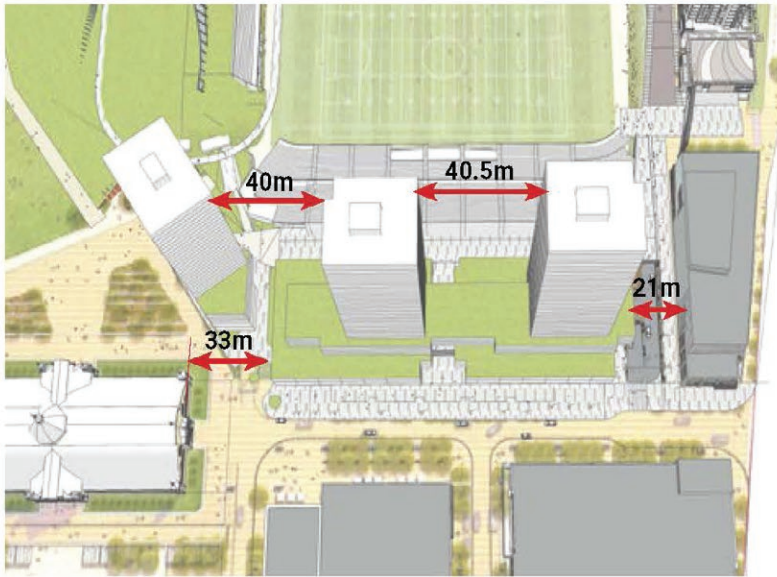
Level 3-7      Res Podium      ~ 15 metres

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**Total Podium      ~ 27 metres**

Level 8-40      Residential  
Towers      900m<sup>2</sup>  
footprint

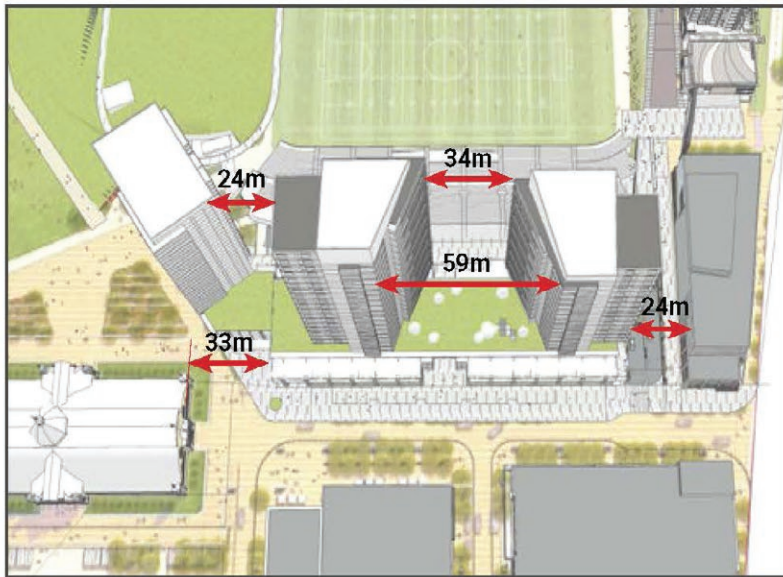
## 2: 750m<sup>2</sup> Tower



**Option 2:** *Smaller tower floorplate (750m<sup>2</sup>); greater separation distance between towers; slightly less shadow impact; higher residential podium along Exhibition Way; no change to separation distance between adjacent Aberdeen Pavilion.*

Level 1-2	Retail Podium	~ 12 metres
Level 3-6	Res Podium	~ 12 metres
<b>Total Podium</b>		<b>~ 24 metres</b>
Level 7-40	Residential Towers	750m <sup>2</sup> footprint

### 3: 2023 Concept (900m<sup>2</sup>)



*Option 3: Largest tower floorplate (900m<sup>2</sup>); angled and upper chamfered tower design; less separation distance between towers; slightly greater shadow impact; smaller residential podium along Exhibition Way; no change to separation distance between adjacent Aberdeen Pavilion.*

Level 1-2	Retail Podium	~ 12 metres
Level 3-6	Res Podium	~ 6 metres
<b>Total Podium</b>		<b>~ 18 metres</b>
Level 7-40	Residential Towers	900m <sup>2</sup> footprint

## 6.3 Additional Recommendations

As the redevelopment moves forward, opportunities to enhance the public realm should be explored. Some preliminary ideas and examples are shared below pursuant to the Council-approved Guiding Principles for the Transformation of Lansdowne and in coordination with the City of Ottawa's Strategic Investment Plan for the Urban Park and Public Realm.

### Hold Space for the Anishinabe Algonquin First Nation

Provide opportunities for Indigenous-led programming and involvement in the design process.

### Animate Aberdeen Square

Consider design interventions to better connect the Horticulture Building and the Aberdeen Pavilion (e.g. new street furniture, programming, installation of non-traditional interpretive media, and self-guided historical walking tours).

### Seasonally-themed Indoor and Outdoor Markets

Explore new community events to activate the Aberdeen Pavilion and Horticulture Building and make use of surrounding open spaces year-round.

### Signage and Public Art

Investigate the potential to salvage and reuse the former Frank Clair Stadium and Ottawa Civic Centre building's steel box girder arch frames in a new entrance sign or as public art.

### Placemaking and Programming

Explore opportunities to integrate a comprehensive Site interpretation strategy with placemaking initiatives and public programming.

### Integration of Landscape and Commemoration

Consider opportunities to design new landscape features and commemorative initiatives through community engagement.



Interpretive signage (Interpretive Design Company, 2023).



Distillery District winter market (Distillery District, 2022).



1960s signage (shown in pink) at Frank Clair Stadium and Ottawa Civic Centre (Adjeleian Allen Rubeli Limited, n.d.; annotated by ERA).

Following page: 1914 photograph of the public sending soldiers off to war. The old stadium/exhibition hall streetwall is visible in the background (Heritage Ottawa).



# 7 NEXT STEPS

ERA

## 7 NEXT STEPS

The following reports are recommended as the development process moves forward. Additional heritage studies may be requested by City staff.

### **Heritage Interpretation Plan**

A Heritage Interpretation Plan identifies an approach and strategy for communicating key heritage themes in the context of redevelopment. The recommendations for interpretation of the Site should build on the existing *Lansdowne Heritage and Algonquin Interpretation and Public Art Implementation Plan* (2012) and the Council endorsed *Lansdowne Partnership Sustainability Plan and Implementation Report* (2022). Further, to address the proposed demolition of the former Frank Clair Stadium and Ottawa Civic Centre building, a robust Interpretation Plan is recommended as a mitigation strategy.

### **Documentation and Salvage Plan**

A Documentation and Salvage Plan records and documents a building prior to its demolition. Features and elements are carefully documented and a strategy is prepared for potential artifact curation and reuse. A Documentation and Salvage Plan is recommended for the Frank Clair Stadium.

### **Heritage Protection Plan**

A Heritage Protection Plan ensures the appropriate conservation of on-site and adjacent heritage buildings during construction work. The Protection Plan should include a detailed plan for protection and mitigation of risk of the Aberdeen Pavilion and Horticulture Building during construction. The Protection Plan should include:

- Pre-construction building condition survey and documentation;
- Vibration and crack monitoring;
- Implementation of physical protection for the designated buildings;
- Management of construction dust, debris etc.; and
- Post-construction building condition survey and documentation.

Following page: 1900 photograph of the Aberdeen Pavilion (City of Ottawa Archives).

ITION, LANSDOWNE PARK. OTTAWA

# 8 CONCLUSION





## 8 CONCLUSION

The proposed development generally conserves the cultural heritage value of the Site, while allowing for its revitalization. New construction is sited to the southwest portion of the Site, where high-density contemporary structures are currently located. The existing built heritage resources will be retained and rehabilitated as part of ongoing City-initiated programs. Other existing land uses and the spatial organization of the Site will remain unchanged.

The proposed development has been designed and situated to minimize impact on the protected HCEA and Parks Canada Cost-Share Agreement views, the setting and framing lands, the Aberdeen Pavilion, and the Horticulture Building. Though protecting the silhouette of the Aberdeen Pavilion is not an express objective of the HCEA, the proposed towers will be visible beyond the silhouette of the Aberdeen Pavilion, creating some visual impact.

The proposed new event centre and extended berm will encroach into the framing lands and Great Lawn south of the Aberdeen Pavilion.

Some impact to the dynamic views of Lansdowne Park from the Rideau Canal and adjacent cultural landscapes is anticipated as the new proposed residential towers will be visible above the existing tree canopy.

A series of Conservation Design Parameters are provided to guide new development as it relates to the existing and evolving heritage context, including the new podium streetwall along Exhibition Way; design and articulation of the proposed residential towers, and the location and integration of the event centre with the Great Lawn and the southeastern edge of the Site.

Recommendations to improve the public realm should be explored in coordination with the Council-approved Guiding Principles for the Transformation of Lansdowne and the City of Ottawa's Strategic Investment Plan for the Urban Park and Public Realm.

Additional detailed studies are recommended during the Site Plan Approval phase, including a Heritage Interpretation Plan, Documentation and Salvage Plan, and Heritage Protection Plan.

# 9 APPENDICES

- A References
- B Scoped Terms of Reference
- C Condition Assessment: Horticulture Building
- D Condition Assessment: Aberdeen Pavilion
- E Policy Review
- F Former Frank Clair Stadium and Ottawa Civic Centre 9/06 Evaluation
- G View Study
- H Site Impact and Mitigation Table

## APPENDIX A: REFERENCES

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## **Lansdowne 2.0 - Re-Zoning - February 2023**

### **Heritage Impact Assessment Requirements**

**Prepared by:** Anne Fitzpatrick (City of Ottawa), Heather Thomson (NCC), Susan Millar (Ontario Waterways, Parks Canada), Jennifer Drew (Indigenous Affairs and Cultural Heritage Directorate, Parks Canada), Jamie Joudrey (Ontario Heritage Trust), Graham Forster (Ontario Heritage Trust)

#### **1.0 Summary**

A Heritage Impact Assessment (HIA) is required to specifically address issues related to the zoning phase of the project. Future phases, such as Site Plan, may require additional scoped addendums to the Heritage Impact Assessment as necessary. The HIA will be considered jointly by the City, the National Capital Commission (NCC) and the Ontario Heritage Trust (OHT) and Parks Canada in their review of the proposal.

The HIA should be prepared according to the City of Ottawa's "A Guide to Preparing Cultural Heritage Impact Statements"

#### **2.0 Background**

In July 2021, Council approved the Lansdowne Park Partnership: Path to sustainability and Next Steps report (ACS2021-PIE-GEN-0004). This report included the framework and principles for improving Lansdowne Park and making the Lansdowne Partnership financially sustainable over the term of the partnership. It also directed staff to negotiate with Ottawa Sports Entertainment Group (OSEG) on a commercially confidential basis to develop a proposal to revitalize Lansdowne Park into a City-wide destination with a goal to attract 5 million visitors to the site annually. Further, Council directed staff to complete the necessary due diligence and business case on an OSEG proposal and associated business plan and bring forward the findings and recommendations based on the results of the necessary due diligence review.

Council gave further direction to bring forward a proposal that can attract another one million people to Lansdowne Park annually, with considerations to increase density with more housing, both market and affordable and to increase foot traffic by expanding retail. Staff were also asked to examine public access, consider safety for all users and make recommendations for capital improvements to support site animation, create a more welcoming outdoor Urban Park and develop public programming to increase site use. The overall plan for the Urban Park and Public Realm will highlight Lansdowne Park as a city-wide facility and acknowledge the role of the park as an attraction for all residents and visitors of Ottawa. While much work has been done to gather ideas from the public, specific recommendations on programming merit additional City-wide engagement that will broaden the possible programming uses.

The proposal includes:

- Construction of a new event centre

- Reconstruction of North Side stands
- New retail podium
- 1,200 new residential units (120 of which are affordable) to defray costs of stadium and event centre, and increase foot traffic to 5M visitors per year
- Enhancements to the Urban Park, Aberdeen Square, Heritage buildings and active transportation
- New financial arrangement simplifies the waterfall arrangement and improves the City's position
- City-wide consultation with Public Stakeholders

City staff and OSEG are now moving forward on refining the proposal and business case for Council's consideration, with the first steps being a City initiated rezoning application to accommodate increased height and density, as well as to facilitate the event centre location at the east end of the stadium.

### **3.0 Existing Heritage Context**

Lansdowne Park:

Lansdowne Park is the former Central Canada Exhibition Association (CCEA) fairground (1888 – 2009). The Park is bounded by Bank Street to the west, Holmwood Avenue to the north, and the Queen Elizabeth Driveway (QED) and the Rideau Canal National Historic Site of Canada, Canadian Heritage River and UNESCO World Heritage Site to the east and south. The site features the following cultural heritage resources:

- The Aberdeen Pavilion was constructed in 1898 and was designed by Moses C. Edey and the Dominion Bridge Company. It was designated a National Historic Site in 1983, designated municipally (By-law 22-84) in 1984 under Part IV of the Ontario Heritage Act (OHA), and is subject to an easement agreement under Section 22 of the OHA (2012) between the City of Ottawa and the Ontario Heritage Trust (OHT)
- The Horticulture Building was constructed in 1914 and designed by Francis Sullivan. Designated municipally (By-law 8-94) in 1994 under Part IV of the OHA. This building is also subject to the OHT easement, including portions of the interior
- Frank Clair Stadium/Civic Centre was constructed in 1966-67 and designed by Gerald Hamilton & Associates and the Dominion Bridge Company. The south bleachers constructed in 1975 have been demolished.

Cultural heritage features adjacent to the site include:

- The Rideau Canal, which is the only canal dating from the great North American canal-building era of the early 19th century that remains operational along its original line with most of its original structures intact. It is distinguished as a UNESCO World Heritage Site, a national historic site of Canada, and a Canadian Heritage River.
- Queen Elizabeth Driveway is a cultural landscape of Capital value. Originally called the Rideau Canal Driveway, it was one of the first projects of the Ottawa

Improvement Commission (OIC), today the NCC, which aimed to create a more beautiful city and develop and promote Ottawa's identity as the capital of Canada. It also provides an historic setting for a large section of the Rideau Canal National Historic Site of Canada and World Heritage Site in the central part of Ottawa. For over a century, the Driveway has contributed to the aesthetic, historic, recreational, and cultural fabric of the city.

- Colonel By Drive, a scenic parkway on the east side of the Rideau Canal, was developed by the National Capital Commission in the 1960s following removal of the rail lines. Like the Queen Elizabeth Driveway, it is a cultural landscape of Capital value, contributes to the aesthetic and recreational values of the Rideau Canal, and acts as a scenic entry to the Capital Core. It features significant views toward Lansdowne Park.

#### **4.0 Heritage Impact Assessment**

The Lansdowne 2.0 development has the potential to impact the cultural heritage landscape of Lansdowne Park, which includes the Aberdeen Pavilion, a National Historic Site of Canada and adjacent heritage resources including the Rideau Canal National Historic Site of Canada and UNESCO World Heritage Site, the Queen Elizabeth Driveway, Colonel By Drive and the associated parkland and pathways and adjacent heritage buildings including the Horticulture Building.

The following items should be considered and addressed as part of the HIA:

- An overall assessment of the impacts of the proposal, specifically the new high-rise towers and the new stadium, on the cultural heritage resources of Lansdowne Park. This includes the Aberdeen Pavilion, the Horticulture Building and the adjacent resources of the Rideau Canal and the Queen Elizabeth Driveway, and Colonel By Drive cultural landscapes.
- Assessment of potential impacts on the Aberdeen Pavilion including but not limited to:
  - Obstruction or diminishment of significant views of the Aberdeen Pavilion
  - Impacts on the public realm surrounding the Aberdeen Pavilion, which frame the site
  - Isolation of the Aberdeen Pavilion from its surrounding environment in ways that would affect the access to or user/visitor experience of the site
  - Potential construction impacts that could cause physical damage to the buildings
  - Potential impact on the Aberdeen Pavilion as a defining landmark of the site
  - Identify mitigative measures for the design to reduce any identified impacts
- Impacts on views
  - Views of the Aberdeen Pavilion as defined in the Ontario Heritage Trust Easement
  - Views of the Aberdeen Pavilion as defined in the Aberdeen Pavilion Cost-Share Agreement, 1993
  - Views of the Aberdeen Pavilion from the Rideau Canal and the Driveway
  - Views of the Aberdeen Pavilion from Bank Street



- Views of Lansdowne Park from the Rideau Canal
- Views from Queen Elizabeth Driveway and Colonel By Drive, especially impacts to high quality views identified in the NCC 2009 Rideau Canal Visual Assessment.
- Transportation and Parking
  - Assess the impact of new parking lots, as well as entrances and exits
  - Consider the proximity of parking located to heritage buildings and potential impacts including but not limited to vibration, road maintenance requirements; and salt spray.
  - Review and comment on location and visual screening of parking
  - Review the draft Transportation Impact Assessment to identify any direct vehicular impacts or transportation pressures on identified cultural heritage resources
- Application of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, including Chapter 4.0 Cultural Landscapes.
- Development of a Mitigation Strategy
  - Identify key mitigative measures that should be implemented through:
    - the current City-Initiated Zoning By-Law Amendment
    - the next stages of design, site plan
  - Identify preferred options from massing models that are provided
  - Identify opportunities to enhance cultural heritage resources on the site
  - Identify potential public realm enhancements that might enhance the heritage resources
  - Consider how the proposal could protect and enhance the cultural heritage value of Lansdowne Park through the public realm design, transportation planning, landscape plan, commemoration and lighting plan.

## 5.0 Supporting Material

- Statement of Cultural Heritage Values and Heritage Impact Assessment: Lansdowne Park, Commonwealth Historic Resource Management Limited.
- Ontario Heritage Trust Easement: 2012
- Statement of Cultural Heritage Value, Designating By-Laws. Aberdeen Pavilion and Horticulture Building
- Lansdowne 2.0 Materials: Massing models, renderings, site plan, transportation studies, wind studies
- Condition Assessments of the Aberdeen Pavilion, Stantec 2020
- Aberdeen Pavilion Cost-Share Agreement, 1993 and its Appendix A Conservation Report (On-Site Investigation Report, 1988, Blood, Hughes, Marshall Architects;

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- Parks Canada's Guiding Principles for the Redevelopment of Lansdowne Park (Ottawa, Ontario): Protecting Heritage Values, Promoting Public Understanding, and Creating Opportunities for Visitor Experience, February 10, 2010
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- *The Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2012)
- National Capital Commission Parkways Policy

## 6.0 Future Studies

### Heritage Protection Plan

- A Heritage Protection Plan is required to ensure appropriate conservation of adjacent heritage buildings during construction.
- The Protection Plan must include an evaluation of potential risks to nearby heritage buildings through the construction process and a detailed plan for protection and mitigation of these risks, including but not limited to:
  - Pre-construction building condition survey and documentation (consider baseline 3D Laser scanning of all designated buildings)
  - Vibration and crack monitoring
  - Monitoring reports
  - Implementation of physical protection for designated buildings
  - Management of construction dust, debris etc.
  - Post-construction building condition survey and documentation



# HORTICULTURE BUILDING | OTTAWA

CONDITION ASSESSMENT | JUNE 2023



Project #

21-306

ERA

# 1 CONDITION ASSESSMENT

A visual inspection from ground level of the building perimeter and the interior entrance hall and southern half of the exhibition hall was carried out on April 3, 2023. The northern interior wall was not accessible for inspection.

The inspection was of a general nature, rather than a review of every square foot of the exterior and interior, in order to understand the overall typical building envelope condition found at the Horticulture Building. The condition of each area is outlined below. We have identified the following areas that require conservation work in order to maintain the integrity and durability of the building envelope.

## Definitions of Terms:

### **Very Good:**

- Element/assembly is observed to be in optimum or very good condition. No deterioration/stress evident or observed
- Element/assembly fully meets its design intent
- No maintenance/repairs anticipated within ten (10) years
- There is no observable risk of injury or loss to persons or property

### **Good:**

- Element/assembly is observed to be in good condition. Some evidence of normal age/environmental based deterioration. No observable signs of stress
- No significant maintenance/repairs (other than preventive maintenance) anticipated within five (5) years
- There is no identifiable risk of element/component failure
- Element/assembly fully meets its design intent

### **Fair:**

- Element/assembly is observed to be in fair condition. Evidence of some deterioration
- Element/assembly is minor maintenance intensive
- Minor work/maintenance is anticipated within 1 to 5 calendar years

- Potential risk of injury/damage to persons or property is possible

**Poor:**

- Element/assembly is observed to be in poor condition
- Observable evidence of deterioration and/or stress
- Element/assembly no longer meets design intent
- Element/assembly is major maintenance intensive
- Major work/maintenance is anticipated within 1 to 2 calendar years
- Potential risk of injury/damage to persons or property is considered serious

**Very Poor:**

- Element/assembly is observed to be in very poor condition
- Significant evidence of deterioration and/or stress
- Persons or property are a significant and immediate risk of injury/loss
- Element/assembly fails to achieve design intent
- Element/assembly must be repaired/replaced without delay



South Elevation (ERA 2023)



North Elevation (ERA 2023)



West Elevation (ERA 2023)



West Elevation (ERA 2023)



East Elevation (ERA 2023)



East Elevation (ERA 2023)

## 1.1 Primary Elevations

The primary elevations on all four sides of the building are constructed of brick, accentuated with stone trimming and a stucco base .

Sections of brick on the east elevation have been covered by cement render and the condition underneath cannot be assessed. The horizontal stone banding underneath the roof soffit and the stone window sills/door headers are deteriorating and have some cracking and discolouration.

Chipping on the bricks can be seen on the south elevation, exposing white spots underneath. There is also some paint flaking and material delamination of the cement render, particularly around the front entrance.

The cement render on the south end of the west elevation is in poor condition, with visible cracking and deterioration. There is mild deterioration of the mortar joints along the lower half of the wall and near the rain leaders. There is also a missing stone apron underneath a second storey window of the entrance hall.

The north elevation is in good condition, with some mild efflorescence below the window sills.

Generally, the condition of the brick in most locations appeared to be fair, with few areas of poor condition showing damage or deterioration.



Deteriorated base on east elevation of exhibition hall (ERA 2023)



Chipped stone sill above door on east elevation of the exhibition hall (ERA 2023)





Cement render applied onto the brick on the east elevation (ERA 2023)



Delaminated and cracked stone sill and header on east elevation of exhibition hall (ERA 2023)



Chipped stone detail on east elevation (ERA 2023)



Delaminated material and paint flaking base on west elevation of exhibition hall (ERA 2023)



Missing stone window apron on west wing of the entrance hall (ERA 2023)



Mild efflorescence under windows of north elevation (ERA 2023)

## 1.2 Roof

A two storey flat roof with cantilevered wood cornices overhangs the entrance hall on the southern end of the building in three sections, with a central flat roof over the entrance and two lower roofs that sit on the east and west wings. A standing seam truncated gable roof is behind the entrance pavilion and covers the exhibit hall.

Overall, the condition of the flat roofs and the standing seam sloped roof appears to be in fair condition with areas of poor condition showing dry, cracked, and chipped wood along the fascia and soffit of the flat roof sections. On the east and west wings of the entrance pavilion, the flat overhanging roof structure is starting to deteriorate, resulting in sagging of the roof overhang.



Standing seam metal roof on west elevation (ERA 2023)



Chipped wood fascia on south elevation flat roof (ERA 2023)



Sagging corner of the flat roof on the southeast corner of the entrance hall (ERA 2023)



Sagging corner of the flat roof on the northwest corner of the entrance hall (ERA 2023)

### 1.3 Windows and Doors

All of the windows and doors for the building appear to have either been refurbished or entirely replaced during the relocation of the building in 2014.

The windows in the entrance hall are wood framed and the second storey windows on the entrance hall are vertical casement windows with a geometric glazing pattern. The doors in the entrance hall are also wood doors except for the central metal door. The windows on the exhibition hall are steel, single glazed, and multi-paned. The doors are steel as well.

Overall, the condition of the windows and doors appear to be in fair condition with areas of poor condition showing rust on the bottom of the metal door frames, particularly on the east elevation of the exhibition hall. The glazing putty on the lower window panes appear a bit dry. The wood door and window frames on the entrance hall are dry and splitting.



Dry and cracking wood doors on the south elevation of the entrance hall (ERA 2023)



Rust damage on the bottom of the doors on the east elevation (ERA 2023)



Metal doors on the east elevation of the exhibition hall (ERA 2023)



Dry glazing putty on bottom window panes (ERA 2023)

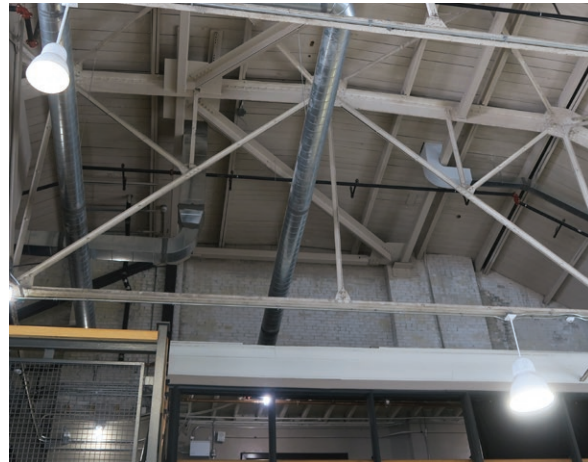
## 1.4 Interior

The interior of the exhibition hall is column free with exposed brick walls and a concrete floor. The ceiling has large riveted steel trusses with wood decking above.

Overall, the condition of the interior elements appear to be fair. The brick walls along the metal structure and trusses appear to be in poor condition with areas of deterioration, spalling, and step cracking. The second floor brick wall between the exhibition hall and entrance hall also appear to be in poor condition with areas of deterioration and spalling, likely due to water damage from roof runoff. The roof decking and concrete floors appears to be in good condition.



Deteriorating brick walls on the east interior elevation of the exhibition hall (ERA 2023)



Deteriorating brick walls on the south wall between the entrance and exhibition hall (ERA 2023)



Deteriorating brick walls on the west wall of the exhibition hall at the truss (ERA 2023)



Metal truss and wood decking ceiling (ERA 2023)





# ABERDEEN PAVILION | OTTAWA

CONDITION ASSESSMENT | JUNE 2023



Project #

21-306



# EXECUTIVE SUMMARY

## Purpose

ERA Architects was retained by the City of Ottawa to prepare an Exterior Condition Assessment Report for the Aberdeen Pavilion which is located in Lansdowne Park, 945 Bank Street, Ottawa, Ontario.

The objective of the work, in cooperation with a structural investigation by Stantec, is to investigate the current general condition of the building envelope and associated components in order to provide a basis for restoration and revitalization of the building envelope and structure. The investigation also reviewed recent maintenance issues such as the leaking roof and windows.

## Site History

The building was constructed in 1898 for the Central Canada Exhibition Association as an exhibition hall, and has served many uses and undergone many renovations and reconfigurations since its construction. After falling into a state of extensive disrepair in the 1980's and nearly being demolished, it underwent a comprehensive round of restoration and repairs from 1992-1994. The building is currently in need of additional repairs to ensure it remains in good overall condition.

The building was designated as a municipal heritage structure under Part IV of the Ontario Heritage Act in 1983, and is also designated as a National Historic Site.

## Assessment of Existing Condition

The building envelope appears to be in generally fair condition, and is largely functioning as intended. There are localized areas of deteriorated windows, roof and flashing/sheet metal details which appear to be in poor condition. There are also select locations of unsympathetic past repairs that require remediation to conserve the integrity of the heritage property, and to prevent further deterioration.



# 1 CONDITION ASSESSMENT

A visual inspection of the building perimeter and portions of the interior was carried out from ground level on April 3, 2023.

As an in-depth assessment was performed on July 2-5, 2019, with access to the exterior elevations and interior features provided by both an 85-foot and 135-foot articulating zoom boom lifts, the inspection performed on April 3rd is meant to confirm whether there were any changes to the conditions noted in 2019, specifically to any area that was noted to be in poor condition. **Updates are noted in red.**

The inspection was of a generalized nature, rather than a review of every square foot of the exterior and interior, in order to understand the overall typical building envelope failures found at the Aberdeen Pavilion and to provide recommendations for repairs that can be applied to the various building features. The condition of each area is outlined below, along with recommendations for appropriate rehabilitation work. We have identified the following areas that require conservation work in order to maintain the integrity and durability of the building envelope.

## Definitions of Terms:

### **Very Good:**

- Element/assembly is observed to be in optimum or very good condition. No deterioration/stress evident or observed
- Element/assembly fully meets its design intent
- No maintenance/repairs anticipated within ten (10) years
- There is no observable risk of injury or loss to persons or property

### **Good:**

- Element/assembly is observed to be in good condition. Some evidence of normal age/environmental based deterioration. No observable signs of stress
- No significant maintenance/repairs (other than preventive maintenance) anticipated within five (5) years
- There is no identifiable risk of element/component failure
- Element/assembly fully meets its design intent

***Fair:***

- Element/assembly is observed to be in fair condition.  
Evidence of some deterioration
- Element/assembly is minor maintenance intensive
- Minor work/maintenance is anticipated within 1 to 5 calendar years
- Potential risk of injury/damage to persons or property is possible

***Poor:***

- Element/assembly is observed to be in poor condition
- Observable evidence of deterioration and/or stress
- Element/assembly no longer meets design intent
- Element/assembly is major maintenance intensive
- Major work/maintenance is anticipated within 1 to 2 calendar years
- Potential risk of injury/damage to persons or property is considered serious

***Very Poor:***

- Element/assembly is observed to be in very poor condition
- Significant evidence of deterioration and/or stress
- Persons or property are a significant and immediate risk of injury/loss
- Element/assembly fails to achieve design intent
- Element/assembly must be repaired/replaced without delay



North elevation (ERA 2023)



North elevation (ERA 2023)



South elevation (ERA 2023)



South elevation entrance pavilion (ERA 2023)



East elevation (ERA 2023)



West elevation (ERA 2023)

## 1.1 Primary Elevations

The primary elevations on all four sides of the building are covered with sheet metal panels mechanically fastened to the interior light building framing, which are usually overlapped at their perimeters to provide some water shedding properties. There were very few, if any visible sealant joints between the metal panels or where they vertically or horizontally abut the other decorative metal details or other features on the building.

The lower portion of the building below the lower window line, as well as the corner turrets and entrance pavilions on all four elevations are covered with rectangular, rock-faced pressed metal panels with an ashlar stone pattern to create a more decorative and refined appearance.

The upper portion of the building above the lower window line on the east and west elevations, as well as on all sides of the roof dome, are covered with more utilitarian corrugated metal panels with vertical corrugations to shed water down the face of the building.

Generally, the condition of the metal panels in most locations appeared to be good, with few areas of visible damage or deterioration. Some of the typical damage noted included soiling or rust running onto the panels from metal features above them, locations of dented or damaged panels on the lower elevations, or missing/peeling paint which is leading to rusting of the panels, usually along their edges.

The metal panels appears to be in similar condition to what was noted in 2019. No areas of major deterioration is visible. Rusting along panel edges and dented panels are the typical condition on the elevations and should be monitored.



Rust present at perimeter of metal panels on northeast corner turret (ERA 2023)



Dented metal panels edges and patches of repair above the east entrance pavilion (ERA 2023)

## 1.2 Main Entrance Pavilions

The ornate entrance pavilions on each side of the building are composed of numerous decorative pressed metal details assembled together in an eclectic late-Victorian style. They're composed of an assembly of Classical details and motifs, and Palladian style round-headed wood windows to create a style that was characteristic of this type of exhibition building from the late 19th Century.

As with the metal siding described above, the decorative pressed and formed sheet metal details are usually connected to the internal metal building frame and to each other with mechanical fasteners and hardware such as screws, bolts, pins, rivets or ties - in most locations leaving the fastener heads exposed. The openings created in the building envelope by these fasteners create potential locations for water ingress and the possibility of deterioration of the metal surfaces they penetrate, especially in the absence of sealant joints at any of the connectors, and should be monitored for potential deterioration. There are relatively few soldered joints, which are primarily located in sky-facing areas such as parapet caps or copings, and horizontal weatherproofing surfaces such as flashings or drip edges.

As with most locations on the building, there appears to be very few sealant joints between the individual pressed metal components which make up these elevations. Additionally, in most locations, there are many intentional sizeable, open gaps between the metal components where no attempt has been made to tightly seal the building against the elements. It appears it was generally accepted that water would enter the building at some locations, and allow it to drain down and hopefully out of the building once again, rather than attempt to make the building completely water or air tight.

Typically, the condition of the entrance pavilions is considered to be fair, with few repairs required in most locations. There are however select locations on all four entrance pavilions that should be addressed in the short term. These damaged locations are primarily associated with falling snow and ice from the roof surfaces above, which have impacted the metal details on the entrance pavilions, resulting in damaged, bent, split or altogether missing metal features or components.

The entrance pavilions appears to be in fair condition. There are a few select locations along the pilasters and capital details at the entrance pavilions where metal details are damaged or bent. The sheet metal on the pilasters and around doors and windows are also dented.



North entrance pavilion: damaged sheet metal capital details from ice and snow impacts (ERA 2023)



North entrance pavilion: rusted base and dented metal on pilaster adjacent to doors (ERA 2023)



North entrance pavilion: rusted base and dented metal on pilaster adjacent to doors (ERA 2023)



East entrance pavilion: dented metal around the doors and windows (ERA 2023)

### 1.3 Corner Turrets

Very similar to the four ornate entrance pavilions, the large main turrets - one at each corner of the building - are composed of numerous different decorative Classical metal details and rock-faced sheet metal panels, and act to visually anchor the building at the corners. The pressed and bent sheet metal details are connected to the internal building frame and to each other with exposed mechanical fasteners, and there are relatively few solder joints.

Additionally, there are few or no visible sealant joints between the numerous metal components, and many intentional open gaps left between the metal components to presumably allow water to flow down and out of the building, and to ventilate the internal cavities.

Typically, the condition of the corner turrets is considered to be fair, with relatively few repairs required in most locations. There are however selective locations that should be addressed in the short term to avoid further metal deterioration. These damaged locations are also largely associated with falling snow and ice from the roof surfaces above, impacting the metal details resulting in damaged, bent, split or missing metal features.

The corner turrets appear to be in fair condition, with select locations of rust and damaged metal features on the base of the pilasters and dented metal on the face of the pilasters.



Northeast turret: damaged sheet metal capital detail and base (ERA 2023)



Northwest turret: damage sheet metal capital base (ERA 2023)

## 1.4 Upper Roof Dome

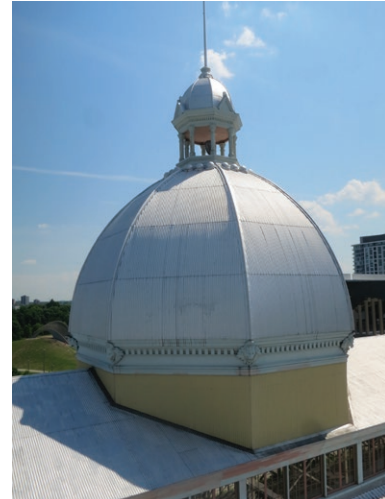
The large octagonal roof dome at the centre of the upper roof is composed of corrugated sheet metal panels on all sides which overlap at their edges. Each of the eight curved roof sections, also covered with corrugated steel panels, is capped with a half-round sheet metal batten at the corners. The dome is capped with a large decorative open-sides cupola supported by eight metal clad columns.

Various decorative sheet metal details were used on the upper cupola and to adorn the fascia of the cornice band immediately below the roof edge. Large, decorative pressed metal lion-head gargoyles were also installed on the corners of the cornice band. The roof dome is not accessible from inside the building and was reviewed entirely from the exterior.

Consistent with other locations on the building, the various sheet metal details are connected to the internal building frame and to each other with exposed mechanical fasteners, and there are relatively few solder joints. There were also no visible sealant joints between the various metal components. Gaps were intentionally left between some of the metal details to allow water to flow past them and to ventilate the cavities behind.

The condition of the roof dome is considered to be fair, with selective repairs required which should be addressed in the short term to avoid further deterioration of the heritage fabric. Some of the typical deterioration includes localized corrosion of the corrugated panels and other decorative metal details, as well as locations of dented or damaged panels on the lower walls. Missing and peeling paint is leading to rusting of the exterior metal details in some locations. The internal ceiling of the cupola, fabricated of wood boards, is visibly deteriorated and beginning to fail.

A close inspection of the upper roof dome could not be conducted during the April 3rd visit, but from the ground level the upper dome appears to be in fair condition.



General view of roof dome from north side (ERA 2019)





Dome roof cupola from north side (ERA 2019)



Roof cupola from south (ERA 2019)



South view of roof dome (ERA 2019)



Base of roof dome from north side (ERA 2019)



Base of roof dome from south side (ERA 2019)

## 1.5 Wood Windows and Doors

All of the wood windows and doors for the building have either been heavily refurbished or entirely replaced during the various restoration rounds of the Aberdeen Pavilion in past years. Most recently, during the 1992-1994 large scale restoration project, at least 90% of the wood windows were replaced, along with all of the very large panelled wood entrance doors on all four elevations. The panelled transoms over the wood entrance doors were retained and refurbished.

All of the windows in the building are solid wood, single glazed, multi-paned, true divided lite windows with glazing held in place with historical-style glazier's putty, made of lime and linseed oil. The windows are not equipped with hardware of any sort, and are entirely held in place within their frames with wood blocks on the interior, screwed into the window frames on all four sides. The wood main entrance doors are solid core, multi-panelled and heavily braced large scale doors, reinforced with wrought iron strap hinges and other hardware.

In most locations there were no sealant joints or weather seals around the perimeters of the windows or doors, except at the bottoms of some of the clerestory window sash on the exterior, where they meet the window sills. This is potentially allowing water to enter around the windows and doors in unintended locations. After 25 years, the windows and doors are beginning to show signs of deterioration, and will require general refurbishment to ensure their long term retention.

Overall, the condition of the windows and doors can be described as fair, although there are localized areas of poor or very poor conditions resulting in leaking around the windows, which should be addressed in the short term. Typically the types of visible deterioration of the wood elements include areas of wood rot or very dried out and split wood, open joints between window or door components, dried and failed window putty, poor previous repairs, and failing paint coatings.

A close inspection of the windows could not be conducted, but from the ground level the windows appear to be in fair condition with areas of poor conditions around the window frames. Dried and split wood were noted around the window frames and doors. Some gaps between window and door components were noticeable as well.



North entrance pavilion doors. Areas of dry/split wood and gaps are noted (ERA 2023)



Original panelled transom over west entrance main doors. Note dry/split wood in panels (ERA 2023)



Entrance Pavilion window on north elevation (ERA 2023)



Northeast lower windows. Note dry/split wood in window frames (ERA 2023)

## 1.6 Roofs - Upper and Lower

According to the available information, during the 1992-1994 renovations, the entire upper gable and dome roofs were removed and replaced with new corrugated metal roofs on a new 1-1/2" tongue and groove wood roof deck, along with provision of all new perimeter flashings. There is no waterproofing barrier or eave protection membrane installed between the new roof deck and corrugated metal panels.

The lower roofs, including the areas over the north and south entrance pavilions, are covered with "Spanish style" interlocking metal tiles. These tiles were retained in place and selectively repaired or replaced where damaged during the renovations 25 years ago. Only partial replacement of the flashings for the lower roof areas was carried out at that time as well, and there isn't any type of waterproofing barrier between the existing Spanish metal roof tiles and the wood deck beneath.

The lower roof tiles generally appeared to be in considerably worse condition than the upper roof areas, largely caused by snow and ice impact from the upper roof areas. This situation, combined with their advanced age, would generally explain the large prevalence of roof leaks beneath the lower roof areas, with considerably fewer leaks beneath the upper roofs.

The condition of the upper roof areas is considered to be fair to good. Areas of deterioration include some locations of peeling paint from the corrugated panels, resulting in isolated areas of metal corrosion, usually along the eave line or at the panel edges. The mechanical fasteners that penetrate the panels and attach them to the roof deck and roof structure beneath are also beginning to corrode in some locations. There is also localized areas of damage to the roof panels adjacent to the roof dome where snow and ice has fallen and impacted the panels, resulting in some denting.

The condition of the lower roof areas is considered to be fair to poor, and consideration should be given to complete replacement of the roof surface and partial roof deck replacement within approximately 5 years. Typical conditions found on the Spanish tile roofs include many areas where the tiles have been damaged (dented, split, perforated or flattened) from falling ice and snow from the roof surfaces above. Gaps between the panels and failed flashings are also allowing water ingress along the roof line.

On the lower south roof towards the east end, there is a large area which has been covered with some type of fabric covering, possible fibreglass reinforced, which was adhered to the roof surface and painted metallic silver to match the adjacent roof. Presumably this was done as a temporary remediation measure to reduce the amount of roof leaks at that location. This attempt to improve the situation is now failing and the fabric, which is peeling from the roof in some locations, appears to be trapping pockets of water and ice beneath it, and possibly causing additional leaks.

Paint coatings are also failing in many locations, including in the valley flashings, resulting in localized areas of metal corrosion. The snow and ice guards, installed on some of the lower roofs in the 1990s, are also damaged in several locations.

A close inspection of the upper and lower roofs could not be conducted, but from the ground level the roofs appear to be in fair to poor/very poor condition causing moisture leaking to the interior. More rust is visible on the lower roof metal tiles compared to 2019, especially on the south roof. Additionally, the fabric covering on the lower south roof towards the east end is still attached.

On the interior of the roof, the wooden roof purlins and decking appear to be in generally poor/very poor condition. Gaps can be seen between the roof decking with some pieces showing cracks and deterioration. Plastic rain capture tarps have been installed on the ceiling due to water leakage.



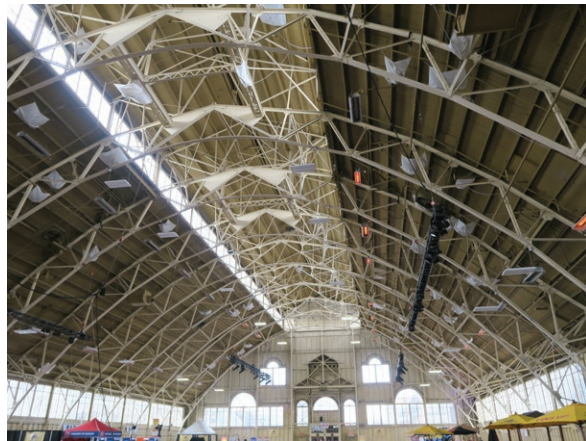
South lower roof. Note fabric covering (ERA 2023)



North upper roof: east section. (ERA 2023)



North upper roof: west section (ERA 2023)



Interior underside of roof: looking west (ERA 2019)



Wood roof purlins and decking. Note gaps between wood decking and rain capture tarps (ERA 2023)



Wood roof purlins and decking. Note gaps between wood decking and rain capture tarps (ERA 2023)



# APPENDIX E: POLICY REVIEW

## Provincial Policy Statement (2020)

Section 2.6 contains policies addressing Cultural Heritage and Archaeology, the most relevant of which include:

2.6. Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

## Rideau Canal: Parks Canada World Heritage Management Plan 2005

### Statement of Outstanding Universal Value

*In concept, design, and engineering, the Rideau Canal is the most outstanding surviving example of an early-19th century slackwater canal system in the world and one of the first canals designed specifically for steam-powered vessels. It is an exceptional example of the transfer of European transportation technology and its ingenious advancement in the North American environment. A rare instance of a canal built primarily for strategic military purposes, the Rideau Canal, together with its ensemble of military fortifications, illustrates the significant stage in human history when Great Britain and the United States of America vied for the control of the northern portion of the North American continent.*

### Criteria for Inscription on World Heritage List

*Criterion (i): The Rideau Canal is a masterpiece of human creative genius.*

*The Rideau Canal is a masterpiece of human creative genius, in its concept, design, and engineering.*

*Criterion (ii): The Rideau Canal exhibits an important interchange of human values, over a span of time or within a cultural area of the world, on developments in technology.*



*Building the Rideau Canal and its fortifications required adapting existing European technology to the North American environment and to the specific circumstances and geography of its setting. The experience gained in the engineering of canal works and fortifications for the Rideau Canal advanced these technologies to a new level.*

*Criterion (iv): The Rideau Canal is an outstanding example of a technological ensemble which illustrates a significant stage in human history.*

*The Rideau Canal was built at a time when two powers, Great Britain and the United States of America, vied for the control of the northern portion of the North American continent. This significant stage in human history resulted in the creation of two distinct political and cultural entities, Canada and the United States of America.*

Parks Canada nominated the Rideau Canal for inscription in the World Heritage List based on three criteria:

*Criterion (i) – The Rideau Canal is a masterpiece of human creative genius;*

*Criterion (ii): The Rideau Canal exhibits an important interchange of human values, over a span of time or within a cultural area of the world, on developments in technology; and*

*Criterion (iv): The Rideau Canal is an outstanding example of a technological ensemble which illustrates a significant stage in human history.*

It was inscribed under Criteria i and iv by UNESCO, but the Rideau Canal World Heritage Site Management Plan includes all three criteria.

### [Rideau Canal: The Canadian Register of Historic Places](#)

#### Character Defining Elements

*Aspects of this site which contribute to its heritage values include:*

- the completeness of the cultural landscape as a long-standing system of transportation facilities including the waterway, locks, blockhouses, dams, weirs and lockstations with lockmasters' houses, associated shore lands and communities, extensive wetlands and lakes,*
- the canal bed and its subdivision into lockstations,*

- *the original built resources, in particular, the form, craftsmanship, materials and locations of its early blockhouses, lockmasters' houses, and lockstation buildings canal walls, locks, dams and weirs,*
- *defensive siting, materials and functional design of blockhouses, lockmasters' houses and lockstation landscapes, and remnants such as the guardhouses at Jones Falls and Morton's Dam,*
- *archaeological remnants of construction including the ruin of the engineers' building, the remains of the lime kilns, the Sapper's Bridge and blacksmith shop at the Ottawa Locks, the construction camp at Newboro,*
- *remnants of engineering design including the canal route, walls, locks, weirs, bridges such as the remains of Ottawa's Sapper's Bridge and submerged bridge at the Jones' Falls dam, and dams (especially the stone arch dams at Long Island and Jones Falls, and the underwater site of the original dam at Merrickville), and the operational technologies including the manual operation of all locks except Newboro, Black Rapids and Smiths Falls Combined Locks,*
- *the wetlands and lakes created by the canal construction,*
- *on-going operation of the canal and all evidence of its continuous seasonal operation since 1832 (particularly the integral role of its engineering works in the sustained operation of the navigation system as witnessed by facilities at all locks except Locks 29, 30 & 31 at Smiths Falls Combined, the surviving historic layout and configuration of lockstations including their patterns of open space and circulation),*
- *the continuity of historic, ecological and visual associations with shore lands and communities along the route, particularly pathways, view sheds from the canal locks and channel to the central core of Ottawa between the Mackenzie King Bridge and the Ottawa River, view sheds between the canal, the fortifications, the harbour in the landscape of Kingston harbour, views from the canal shore lands and communities between Becketts Landing and Kilmarnock lockstation, along Newboro channel, at Chaffeys Locks, and at the lockstations at Davis Locks, Jones Falls, Upper and Lower Brewers and Kingston Mills.*

## Parks Canada: Standards and Guidelines for the Conservation of Historic Places in Canada (2005)

### General Standards for Preservation, Rehabilitation and Restoration

*1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.*

*2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*

*3. Conserve heritage value by adopting an approach calling for minimal intervention.*

*4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*

*5. Find a use for an historic place that requires minimal or no change to its character-defining elements.*

*11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*

*12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

### Standard and Guidelines for the Cultural Landscapes

#### 4.1.1 Evidence of Land Use: Additions or Alterations to a Cultural Landscape

##### Recommended:

*Designing a new feature when required by a new use that is compatible with the past or continuing land use. For example, building a visitor access road along the margin of a field and woodlot in an historic farm site, so that both can continue to function.*

Not Recommended:

*Adding a new feature that alters or obscures a continuing land use, such as locating a visitor parking lot in a character-defining farmyard.*

*Introducing a new feature that is incompatible in function with the past or continuing land use.*

#### 4.1.3 Land Patterns: Additions or Alterations

Recommended:

*Designing a new feature when required by a new use that does not obscure, damage or destroy character-defining land patterns, such as locating a new road along the edge of a forest.*

Not Recommended:

*Introducing a new feature that is incompatible in size, scale or design with the land pattern.*

#### 4.1.4 Spatial Organization

Recommended:

*Designing a new feature when required by a new use that is compatible with the character-defining spatial organization.*

Not Recommended:

*Adding a new feature that alters or obscures the spatial organization, such as constructing a farmhouse addition on an area that was traditionally used as a kitchen garden.*

*Introducing a new feature that is incompatible in size, scale or design with the spatial organization.*

#### 4.1.5 Visual Relationships

Recommended:

*Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building.*

Not Recommended:

*Introducing a new feature that alters or obscures the visual relationships in the cultural landscape, such as constructing a new building as a focal point, when a character-defining vista was traditionally terminated by the sky.*

#### 4.1.6 Circulation

Recommended:

*Designing and installing a new circulation feature, when required by a new use, that is compatible with the heritage value of the historic place, including controlling and limiting new access points and intersections along an historic road.*

Not Recommended:

*Installing a new circulation feature in a way that detracts from the historic circulation pattern; for example, creating a new bike path when an existing path can accommodate the new use.*

*Introducing a new circulation feature that is visually incompatible in terms of scale, alignment, surface treatment, width, edge treatment, grade, materials or infrastructure.*

#### 4.1.7 Ecological Features

Recommended:

*Introducing a new element, when required by a new use, that does not have a negative impact on the heritage value and condition of the ecological feature.*

#### 4.1.8 Vegetation

Recommended:

*Introducing new vegetation, when required by a new use, to ensure that the heritage value of the cultural landscape is preserved, including planting a hedge to screen new construction.*

Not Recommended:

*Placing a new feature where it may cause damage or is incompatible with the character of the historic vegetation; for example, erecting a new building or structure that adversely affects the root systems of historic vegetation.*

*Locating a new vegetation feature that detracts from, or alters the historic vegetation; for example, introducing exotic species in a landscape historically comprised of only indigenous plants.*

*Introducing a new vegetation feature that is incompatible in terms of its habit, form, colour, texture, bloom, fruit, fragrance, scale or context.*

#### 4.1.9 Landforms

Recommended:

*Designing a new feature when required by a new use that is compatible with the character-defining landform.*

Not Recommended:

*Introducing a new feature where it may alter the character-defining landform. This could include failing to provide proper drainage for a new feature, resulting in the decline or loss of an historic landform.*

#### 4.1.11

Recommended:

*Designing a new built feature, when required by a new use, to be compatible with the heritage value of the cultural landscape. For example, erecting a new farm outbuilding, using traditional form and materials, or installing signs and lighting compatible with the cultural landscape.*

Not Recommended:

*Locating a new built feature in a manner that undermines the heritage value of the cultural landscape.*

*Introducing a new built feature, such as an interpretive panel, that is visually incompatible with the cultural landscape.*

# APPENDIX F: FORMER FRANK CLAIR STADIUM AND OTTAWA CIVIC CENTRE BUILDING 9/06 EVALUATION

## Introduction

The former Frank Clair Stadium and the Ottawa Civic Centre building is not currently designated under Part IV of the OHA or listed under Section 27 of the OHA on the City of Ottawa's Heritage Register. The Property has been evaluated against Ontario Regulation 9/06 (O.Reg 9/06) "Criteria For Determining Cultural Heritage Value or Interest" under the OHA.

O. Reg. 9/06 was developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under Section 29 of the OHA. The purpose of the criteria is to provide a consistent approach in the evaluation of heritage properties.

O. Reg. 9/06 states that "a property *maybe* designated under Section 29 of the Act if it meets two or more of the following criteria for determining whether it is of cultural heritage value or interest." While meeting two or more criterion may be sufficient justification, in some cases, for protection of a property under the OHA, O. Reg 9.06 does not provide a clear threshold for designation.

## Property Description

The Property was constructed between 1966 and 1967 for the City of Ottawa as a replacement for the earlier 1909 grandstand at Lansdowne Park and to provide a new Civic Centre comprising a hockey arena and community spaces. Designed by Gerald Hamilton & Associates and the Dominion Bridge Company, the Property integrated both the grandstand and Civic Centre into one structure. To accommodate the span of the arena, the grandstands are supported by eight A-frame box girders which carry the structural load.

## Functional Obsolescence

In the *TD Place Functional Obsolescence Report* by ROSSETTI (2019) it was noted that:

The two key types of physical and functional obsolescence found within this facility are deemed incurable as they would require the introduction of new fundamental spatial characteristics in each venue which are not currently adaptable due to the completely inflexible existing structural system

and the complex interconnected relationship of the two current venues.

The report found that both the north stands and arena “function at levels well below contemporary standards and will continue to decline in performance” including load restriction requirements that limit the simultaneous use of the arena and north stands in the fall and winter.

To address this would require seismic upgrades to the box-girder frames, secondary elements and foundations which, according to the report:

Would result in the demolition, replacement and reinforcement of substantially all of Ottawa Civic Centre and North Stands, along with additional structural elements such as bracing and foundations.

## Conclusion

An evaluation of the Property found that it has physical/design, historical/associative, and contextual value, meeting seven of the nine criteria set out in O.Reg.9/06. While the Property could be designated under Part IV of the OHA, it is functionally obsolete. It is ERA's opinion that interpretation is an appropriate approach that will commemorate the cultural heritage value of the Property while allowing for the continuation of use through a new structure that can better meet contemporary needs.



Criteria for Determining Cultural Heritage Value	Assessment (Yes/No)	Rationale
1. <i>The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	Yes	It is a unique example of a combined stadium grandstand and arena.  It is a representative example of the large, brutalist public buildings constructed as part of Canada's Centennial in 1967.
2. <i>The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</i>	Yes	Its eight steel box girder arch frames supporting a cantilevered roof, sweeping concrete access ramps, and exposed regular vertical grid of structural steel on the east and west gable elevations highlight the building's sculptural appearance.
3. <i>The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</i>	No	The building was constructed using standard methods of the era.
4. <i>The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</i>	Yes	The property has played a central role in Ottawa's social life, as the home of the City's CFL and OHL teams, as part of Central Canada Exhibition, and as the location of concerts and other large cultural gatherings.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	As a stadium and civic centre, the building does not have the potential to yield information that may contribute to the understanding of the community or culture.
6. <i>The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	Yes	It was designed by Gerald Hamilton & Associates of Vancouver and Craig & Kohler Associated Architects of Ottawa, who were responsible for the Vancouver Planetarium.  The eight steel box girder frames were manufactured by the Dominion Bridge Company which was also responsible for the steel structures of the Aberdeen Pavilion and Horticulture Building.

<p>7. <i>The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</i></p>	<p><b>Yes</b></p>	<p>While the structure supports the character of the area, that is related to its use as a sports, entertainment and cultural venue, rather than the structure itself.</p>
<p>8. <i>The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</i></p>	<p><b>Yes</b></p>	<p>While its prominence and overall visibility have been diminished through development along Bank Street, the property continues to be physically, functionally, visually and historically linked to its surroundings.</p>
<p>9. <i>The property has contextual value because it is a landmark.</i></p>	<p><b>Yes</b></p>	<p>While a landmark, the evolving context along Bank Street and the addition of commercial shops at its based along Exhibition Way have diminished its visual prominence and integrity.</p>



# Lansdowne Park

Ottawa, Ontario

## VIEW STUDY



ERA

# 1 INTRODUCTION

## 1.1 Description of Protected Views

The Site comprises Lansdowne Park, the former Central Canada Exhibition Association grounds bounded by Bank Street to the west, Holmwood Avenue to the north, and the Queen Elizabeth Driveway and Rideau Canal to the east and south. The Site contains a mix of commercial and residential uses as well as sports, recreational, and cultural facilities.

The Site contains two heritage buildings, the Aberdeen Pavilion (c. 1898), designated under Part IV of the Ontario Heritage Act and a National Historic Site; and the Horticulture Building (c. 1914), designated under Part IV of the Ontario Heritage Act.

The Site, including the Aberdeen Pavilion and the Horticulture Building (the “Heritage Buildings”), is subject to a 2012 Heritage Conservation Easement Agreement (“HCEA”) between the City of Ottawa and the OHT.

The HCEA identifies specific views (A-G), the setting lands, and the framing lands within the Site as being of cultural heritage value. The scoped Terms of Reference for this study requires an evaluation of additional significant (dynamic) views to the Site, including:

- Views of the Aberdeen Pavilion from the Rideau Canal, the Queen Elizabeth Driveway, and Bank Street;
- Views from the Rideau Canal; and
- Views from the Queen Elizabeth Driveway and Colonel By Drive.

The Site is also subject to a 1993 Cost-Share Agreement between the City of Ottawa and Parks Canada, which identifies the importance of maintaining clear vistas at each of the four entries to the Aberdeen Pavilion, centred on the north, south, east, and west elevations. As these vistas correspond to protected Viewpoints A, C, E, and G in the HCEA. For the purposes of this report, we have assumed the assessment of the Cost-Share Agreement views with the corresponding HCEA Viewpoints.

### Viewpoints

Viewpoints are organized into Views within the Site (Views A-G) and Exterior to the Site (Views H-I).

Views A-D are aligned with the identified viewpoints of the HCEA and Views E-G are consolidated views of the Heritage Buildings in the Setting Lands.

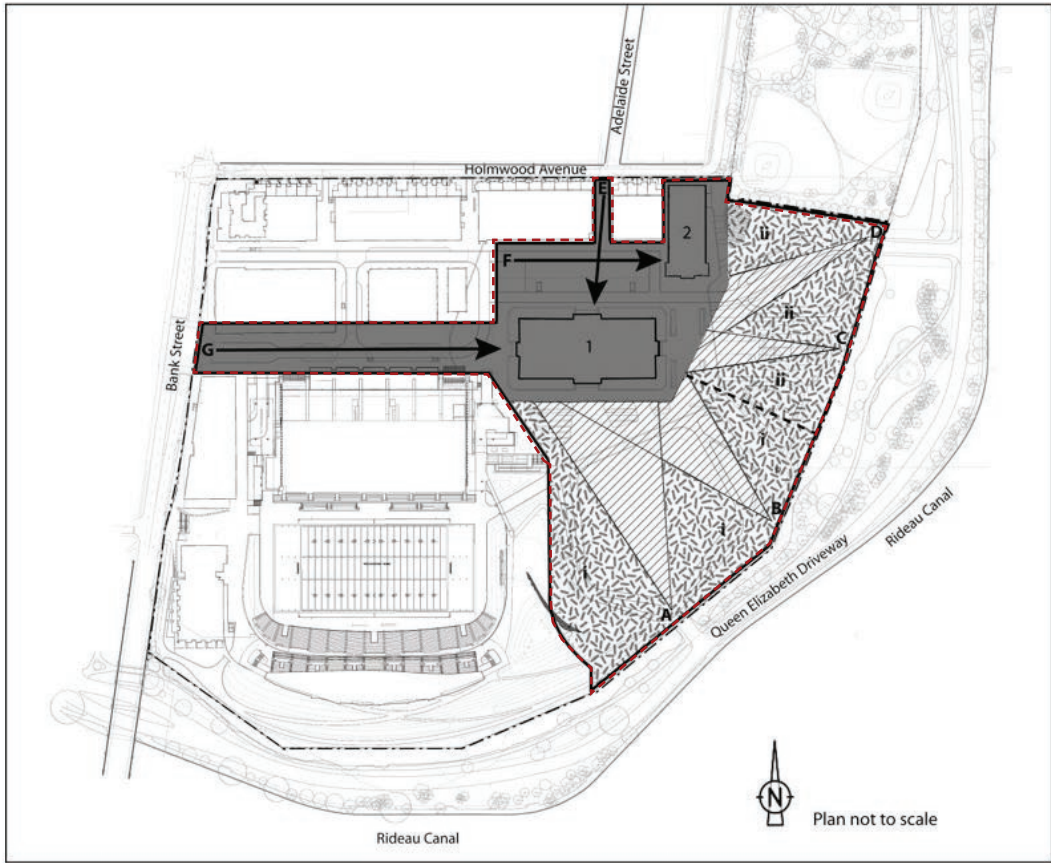
Views H and I consolidate the identified views of the Aberdeen Pavilion and Lansdowne Park from outside of the Site.

### **Guideline 4.1.5 - Visual Relationships**

*A viewscape can include scenes, panoramas, vistas, visual axes and sight lines. In designed landscapes, a viewscape may have been established following the rules of pictorial composition: elements are located in the foreground, middle ground and background.*

*Documenting the visual relationships in the cultural landscape, including viewscapes and their foreground, middle ground and background; landmarks, edges and skyline; prospects, both to and from the historic place; and condition, before beginning project work*

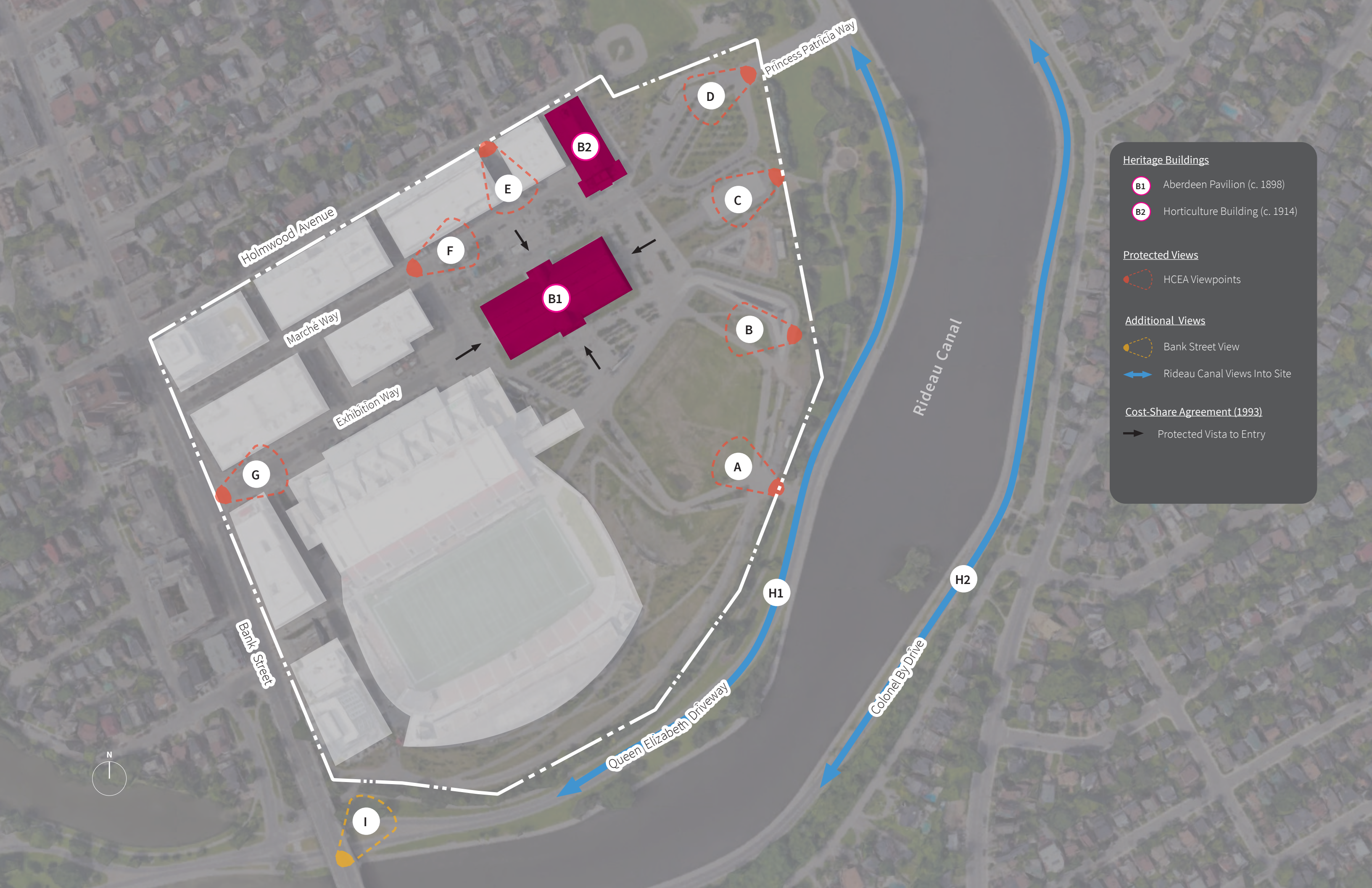
*(Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada)*



**Key Plan**

- Lansdowne Park Boundary
- OHT Easement Property Boundary
- 1 Aberdeen Pavilion
- 2 Horticulture Building
- Setting Lands
- Views in Setting Lands(E-G)
- ▨ Views (A-D)
- ▩ Framing Lands
  - i) Framing Lands associated with dynamic views of the upper portions of the Aberdeen Pavilion
  - ii) Framing Lands associated with two distinct views of the Aberdeen Pavilion, but are not part of the dynamic view


Image of the Heritage Conservation Easement Agreement, including the protected viewpoints within the Site (City of Ottawa, 2012).





**Heritage Buildings**

- B1** Aberdeen Pavilion (c. 1898)
- B2** Horticulture Building (c. 1914)


**Protected Views**

-  HCEA Viewpoints

**Additional Views**

-  Bank Street View
-  Rideau Canal Views Into Site

**Cost-Share Agreement (1993)**

-  Protected Vista to Entry



**G** Viewpoint G

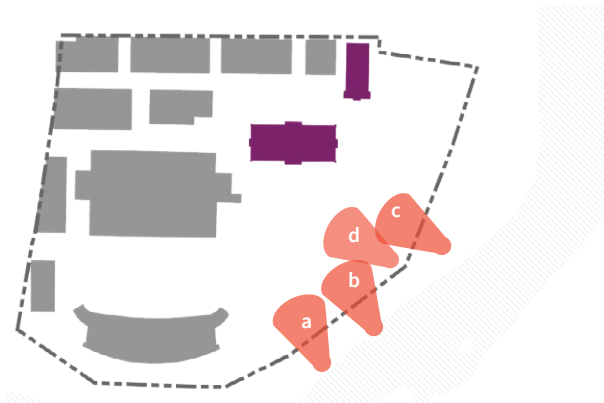


*Parks Canada Cost-Share Agreement (1993)*

The Site is subject to the Aberdeen Pavilion Cost-Share Agreement (1993) and accompanying Aberdeen Pavilion Conservation Report (1990). The Aberdeen Pavilion Cost-Share Agreement, between Parks Canada and the City of Ottawa, established the conditions by which Parks Canada would contribute funding towards the restoration of the municipally owned Aberdeen Pavilion. Among these conditions is that the restoration adhere to the specifications outlined in the 1990 Aberdeen Pavilion Conservation Report.

While the Conservation Report is primarily focused on the structural and architectural elements of the Aberdeen Pavilion, it also identifies the importance of maintaining clear vistas at each of the four entries to the Aberdeen Pavilion, which are centred on the north, south, east, and west elevations. These vistas correspond to protected Viewpoints A, C, E, and G in the 2012 HCEA.





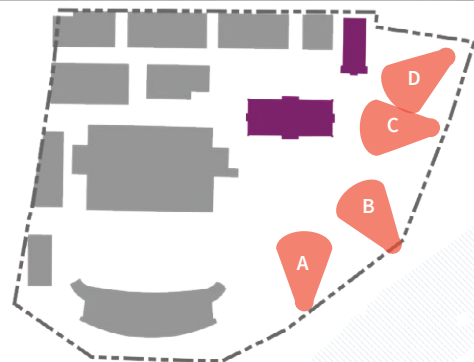
A



B



## 2 EXISTING VIEWS





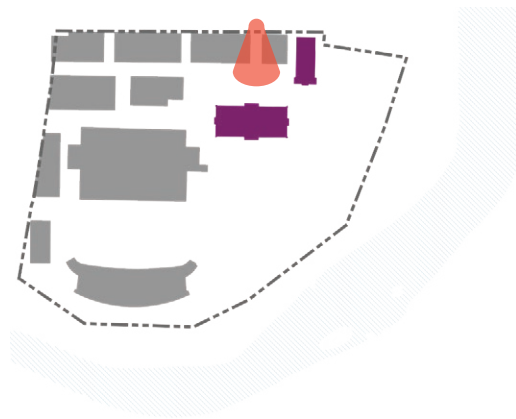
## 2.1 Views A-D - View of Aberdeen Pavilion from Framing Lands

The existing views of the Aberdeen Pavilion from the framing lands place the Pavilion in the middle ground and background. The views are set in a park landscape with clear views to the Pavilion. View D is slightly obstructed by trees in the middle ground. The background is open sky with some contemporary tall buildings appearing above the Pavilion's roof line.



## 2.2 View E - View of Aberdeen Pavilion from Holmwood Avenue

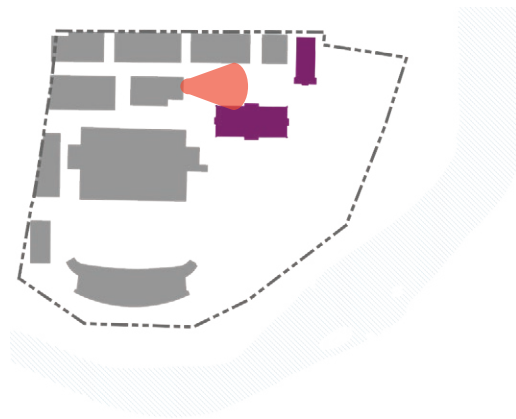
The existing view from Holmwood Avenue through an opening between contemporary commercial buildings terminates at the north elevation of the Aberdeen Pavilion. The view is set in a pedestrian area. The commercial buildings framing the view partially obstructs the Pavilion's west and east ends. The background is open sky, allowing clear legibility of the roof line.





### 2.3 View F - View of Horticulture Building and Aberdeen Pavilion from Marché Way

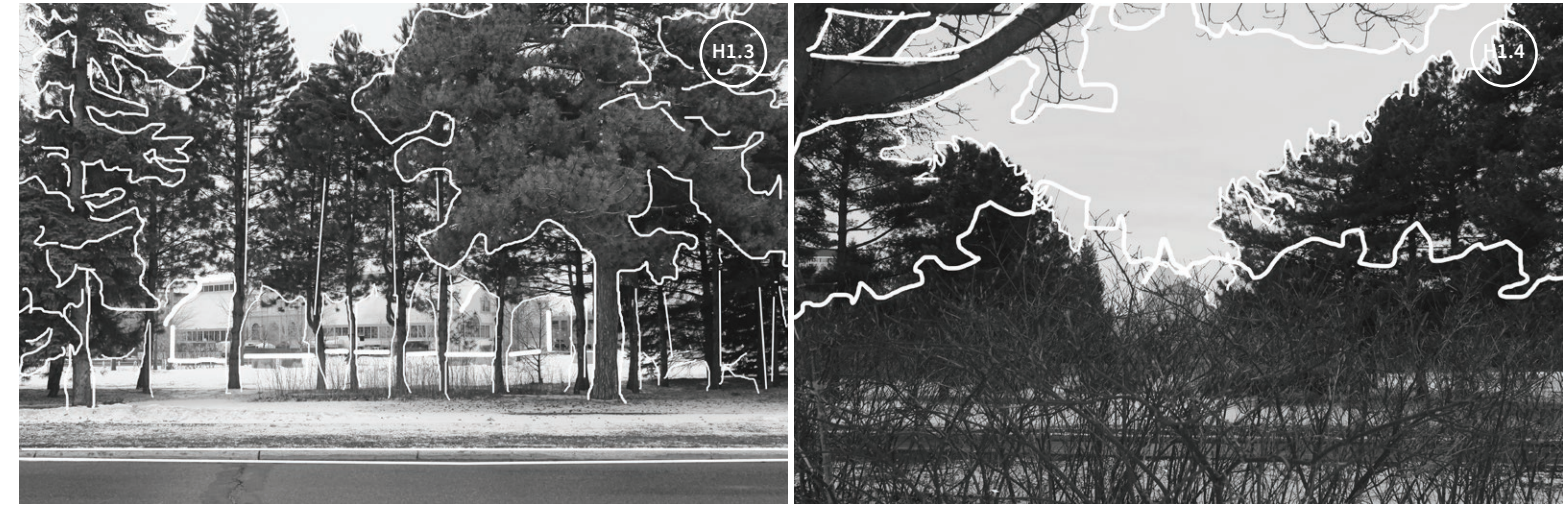
The existing view from Marché Way pedestrian area terminates at the west elevation of the Horticulture Building. The view is framed by the Aberdeen Pavilion and contemporary commercial buildings. The view is set in a pedestrian plaza and woonerf style right-of-way. Small trees in the landscape partially obstruct views to the Horticulture Building. The background is open sky with a long view to mature trees at the Site's boundary.





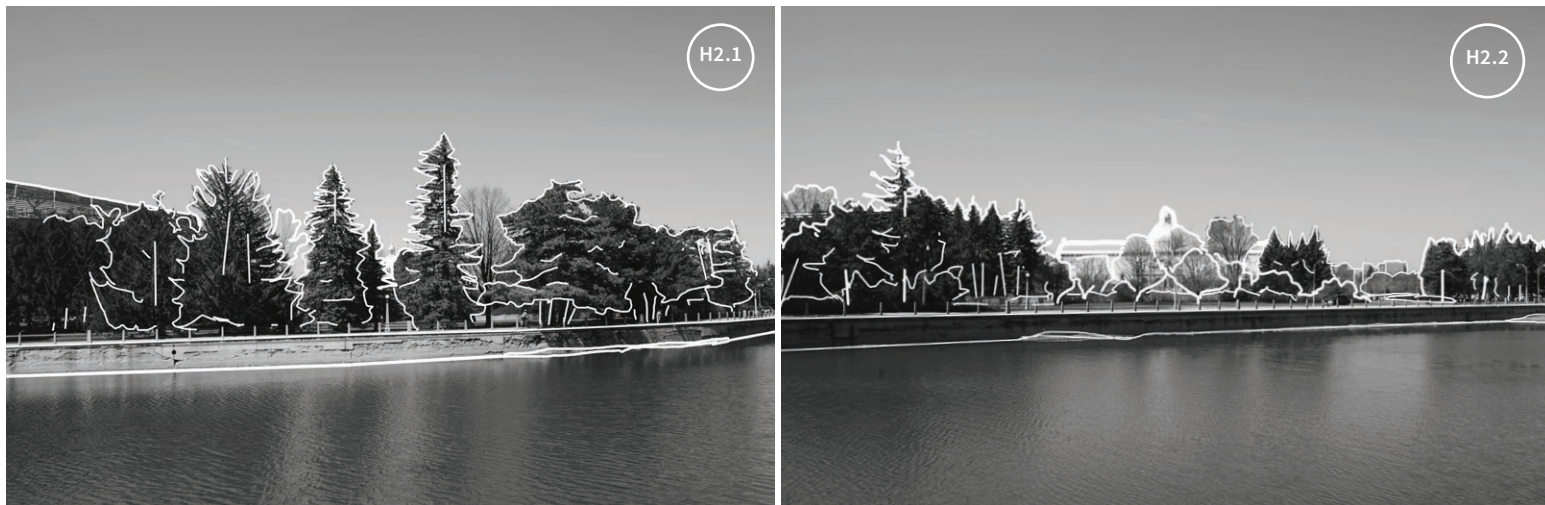
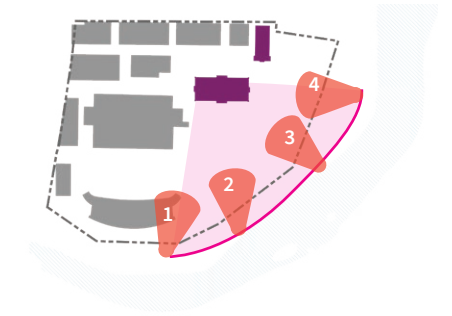
#### 2.4 View G - View of Aberdeen Pavilion from Bank Street

The existing view from Bank Street along Exhibition Way terminates at the west elevation of the Aberdeen Pavilion. This terminus view is framed by contemporary buildings. The view is set in a woonerf style right-of-way with the Pavilion centred at the end of the street. A two-storey commercial building addition to the TD Place Stadium partially obstructs the Pavilion's southwest corner. The background is open sky, allowing clear legibility of the roof line.



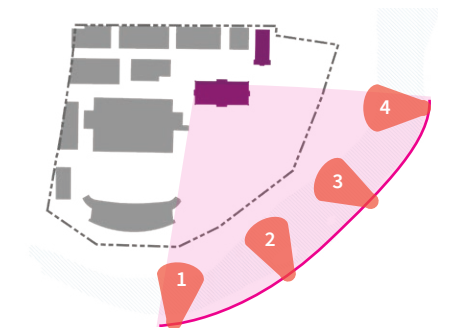
## 2.5 View H1 - View from Queen Elizabeth Driveway

The existing views along Queen Elizabeth Driveway intermittently reveal the Aberdeen Pavilion and Lansdowne Park at breaks in vegetation and at driveways. Berms and fence walls at times obstruct the views. Views represented here capture the typical variety of experiences along the Rideau Canal.



## 2.6 View H2 - View from Colonel By Drive

The existing views along Colonel By Drive intermittently reveal the Aberdeen Pavilion and Lansdowne Park at breaks in vegetation. The central dome and parts of the Pavilion's roof remain visible above the tree canopy for the majority of the views against a backdrop of open sky and nearby tall buildings. Views represented here capture the typical variety of experiences along the Rideau Canal.





## 2.7 View I - View from Bank Street Bridge

The existing view from the Bank Street Bridge towards Lansdowne Park is of the back side of TD Place and a parking lot. The view is elevated above grade. The Heritage Buildings are not readily legible from this view.



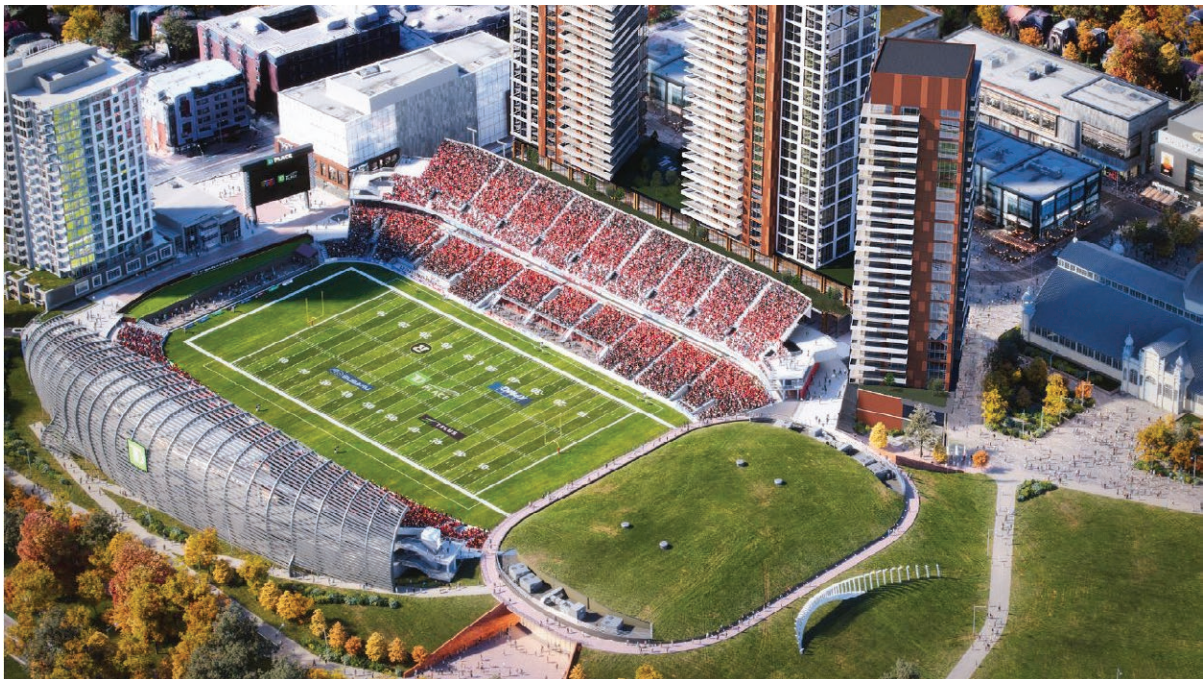


### 3 THE PROPOSED DEVELOPMENT

The proposed development is located at the southwest portion of the Site, where existing contemporary buildings and density of uses are located. The proposed development encompasses both public and private infrastructure components, including:

- Three high-rise residential towers including a combination of condominium and rental units;
- Retail podium space along Exhibition Way;
- Standalone event centre;
- Replacement of north stadium stands;
- Consolidated service and loading access along Exhibition Way; and
- City-led enhancements to year-round programming and the public realm.

The proposed development is located outside of the Viewpoints A-G. Interventions within the setting lands and framing lands are intentionally minimal to conserve views of the Heritage Buildings. A full description of the proposal is provided in Section 3 of the HIA and the complete architectural drawing set by Hobin Architecture Inc., provided under a separate cover.



Birds eye view of the proposed development (Hobin Architecture Inc., 2023).



**Heritage Buildings**

- B1** Aberdeen Pavilion (c. 1898)
- B2** Horticulture Building (c. 1914)

**Proposed Development Area**

- R** Residential Towers + Podium
- S** North Stands
- A** Event Centre

**Protected Views**

- HCEA Viewpoints

**Additional Views**

- Bank Street View
- Rideau Canal Views Into Site

**Cost-Share Agreement (1993)**

- Protected Vista to Entry



## 4 ANALYSIS OF IMPACTS

The proposed development has some visual impact to the protected views from within and exterior to the Site. In general, the visual relationship between the Heritage Buildings and their context is conserved as the proposed development is located outside of the protected view cones, as well as the framing and setting lands. The view impacts are located in the background or within the “skyline view” beyond the Heritage Buildings, particularly the Aberdeen Pavilion.

The proposed development intrudes above the roof line of the Aberdeen Pavilion in Views C and D, which may impact the legibility of the Pavilion.

The proposed development positively impacts the terminus view of the Aberdeen Pavilion (View G) from Bank Street. The existing two-storey commercial volume, which projects into this Viewpoint, is proposed to be removed. The proposed new retail podium is set back to provide a clear view of the west (principal) elevation.

The proposed development is outside of Views E and F. The Heritage Buildings are not readily legible from View I. There are some viewscape impacts from the Dynamic Views along the Rideau Canal (H1 and H2).

## 4.1 Summary of Impacts

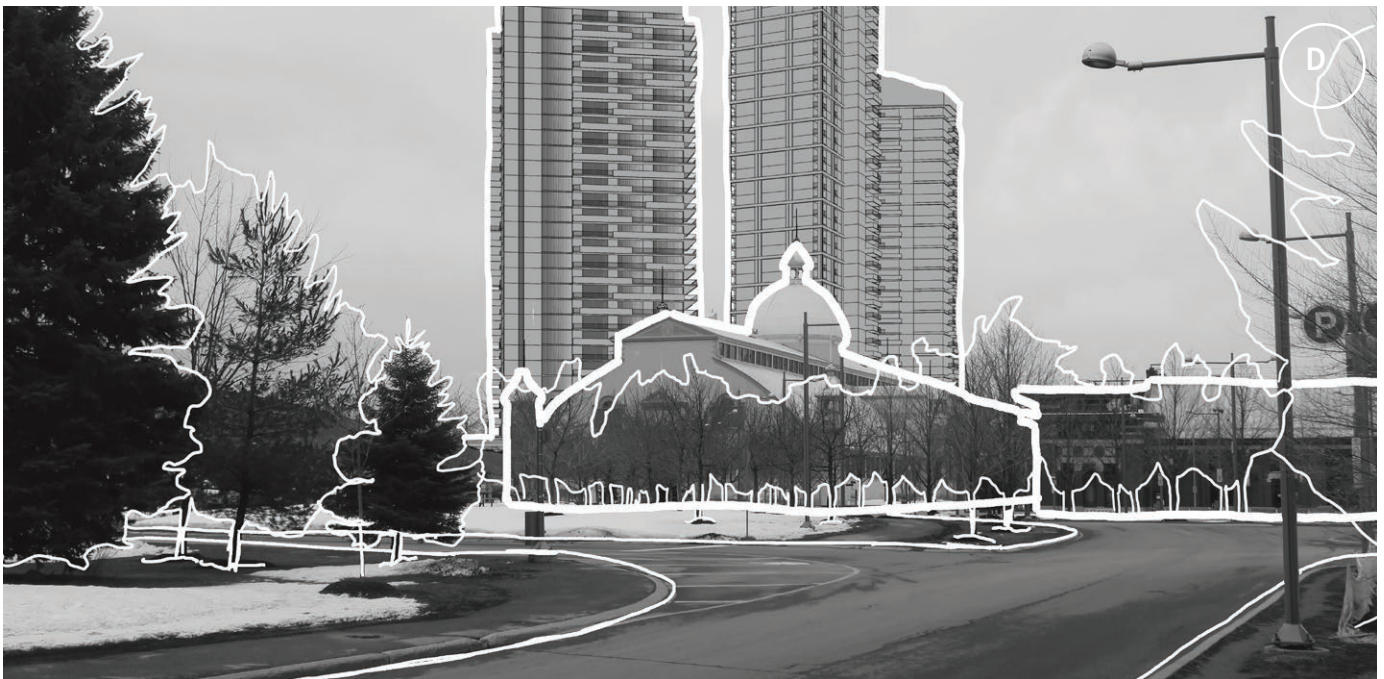
	View	Impact/Analysis
Within the Site (HCEA Viewpoints)	A - Oblique View of the Aberdeen Pavilion	No impact to the visibility of the Heritage Buildings from this viewpoint. Proposed development appears to the left (west) with no impact to background of the Heritage Buildings. There is some minor impact to the foreground with the encroachment of the new berm and event centre into the framing lands (i).
	B - Oblique View of the Aberdeen Pavilion	No impact to the visibility of the Heritage Buildings from this viewpoint. Proposed development appears to the left (west) with no impact to the foreground and background of the Heritage Buildings.
	C - Terminus View of the Aberdeen Pavilion	No impact to the visibility of the Heritage Buildings from this viewpoint. Some impact to the legibility of the Aberdeen Pavilion from the proposed new residential towers due to their intrusion above the roof line of the Pavilion.
	D - Oblique View of the Aberdeen Pavilion	No impact to the visibility of the Heritage Buildings from this viewpoint. Some impact to the legibility of the Aberdeen Pavilion from the proposed new residential towers due to their intrusion above the roof line of the Pavilion.
	E - Terminus View of the Aberdeen Pavilion	No impact as the proposed development is not visible from this view.
	F - Terminus View of the Horticulture Building	No impact as the proposed development is not visible from this view.
	G - Terminus View of the Aberdeen Pavilion from Bank Street	Visibility to the Heritage Buildings is positively impacted with the removal of the existing two-storey commercial volume that currently obstructs the terminus view of the southwest corner of the Pavilion. The proposed new retail podium is set back to provide a clear view of west elevation.
Exterior to the Site (Additional Views)	H1 - Dynamic View of Lansdowne Park Queen Elizabeth Driveway	No impact to the visibility of the Aberdeen Pavilion from the Canal and Queen Elizabeth Driveway. The proposed residential towers will be significantly taller than the existing context, appearing above the mature tree canopy and creating a new skyline view at the Site. As part of the ongoing revitalization of Lansdowne Park and the Glebe Neighbourhood in general, the character of the viewscape is consistently evolving.
	H2 - Dynamic View of Lansdowne Park Colonel By Drive	
	I - Oblique View of Lansdowne Park from Bank Street Bridge	No impact as the Heritage Buildings are not visible from this viewpoint.



#### 4.2 View A-B - View of Aberdeen Pavilion from Framing Lands

The visibility of the Aberdeen Pavilion from the framing lands is not impacted by the proposed development as the new buildings are located outside the view cones. Some minor impact to the framing lands adjacent to the new event centre in the foreground is anticipated. The background is open sky, with surrounding lower buildings. Some existing contemporary taller buildings appear above the Pavilion’s roof line, while the proposed new residential towers appear to the west of the Pavilion, outside of the “skyline” view.





### 4.3 View C-D - View of Aberdeen Pavilion from Framing Lands

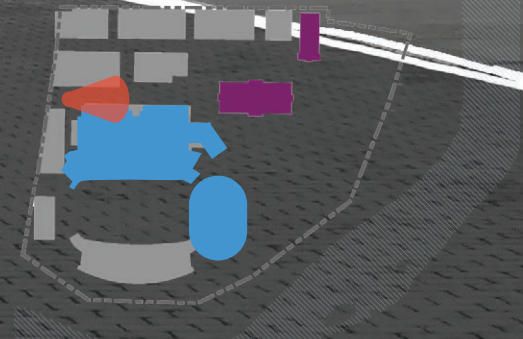
The visibility of the Aberdeen Pavilion from the framing lands is not impacted by the proposed development as the new structures are located behind the Pavilion. Existing foreground and middle ground will remain unchanged. The proposed residential towers intrude above the roof line of the Pavilion reducing its legibility in the viewscape.





#### 4.4 View G - View of Aberdeen Pavilion from Bank Street

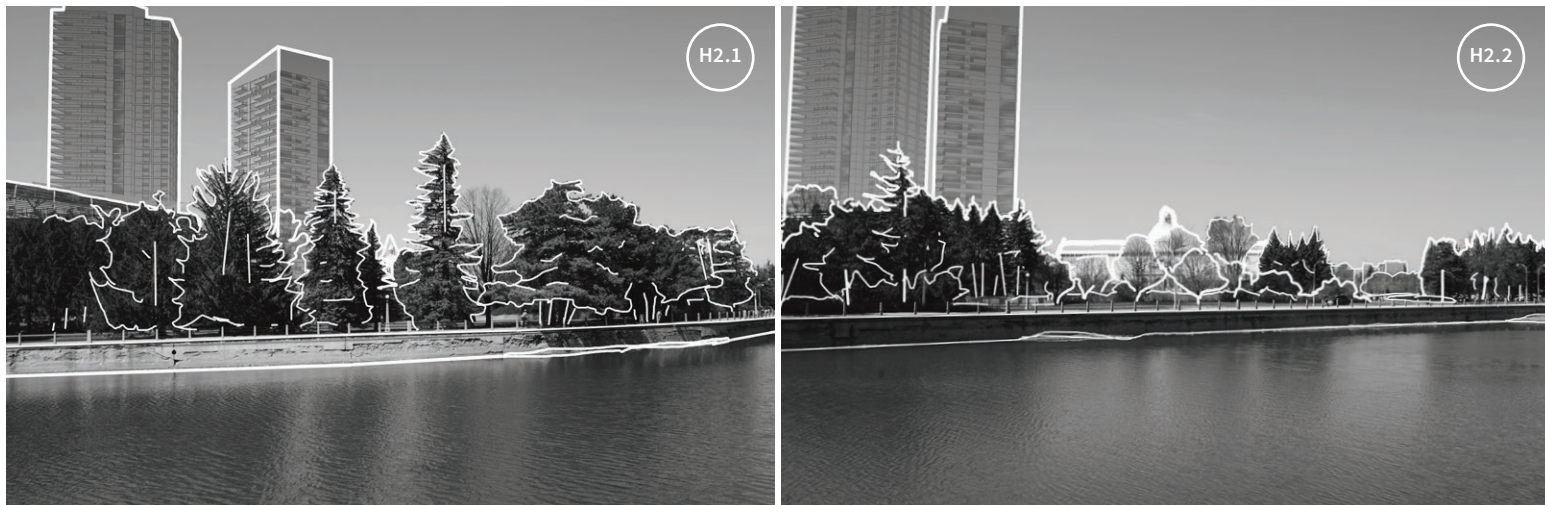
The view from Bank Street along Exhibition Way is positively impacted with the increased setback of the proposed mixed-use building. The southwest corner of the Pavilion, which is currently obstructed, will be revealed by the proposed new retail podium streetwall.





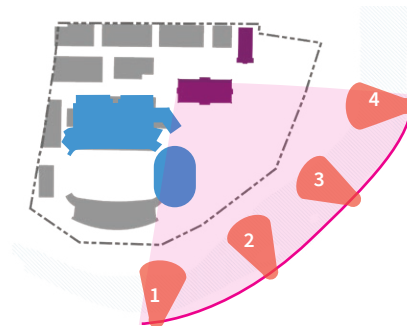
#### 4.5 View H1 - View from Queen Elizabeth Driveway

While the proposed event centre extends the landscape berm into the framing lands, it is not expected to obstruct views of the Aberdeen Pavilion. While the proposed residential towers will be significantly taller than the existing context, the proposal is in keeping with the evolving context of the Site and area. Views of Lansdowne Park and the Aberdeen Pavilion are conserved.



#### 4.6 View H2 - View from Colonel By Drive

The proposed residential towers will be visible above the existing tree canopy at the Site. While the proposed residential towers will be significantly taller than the existing context, the proposal is in keeping with the evolving context of the Site and area. Views of Lansdowne Park and the Aberdeen Pavilion are conserved.







#### 4.7 View I - View from Bank Street Bridge

The proposed towers will be visible from the Bank Street Bridge towards Lansdowne Park. Heritage Buildings are not readily legible from this view due to the stadium stands. Existing foreground will remain unchanged. While the proposed residential towers will be significantly taller than the existing context, the proposal is in keeping with the evolving context of the Site and area..



## 5 CONCLUSION & NEXT STEPS

The proposed development has been designed and situated to minimize potential impact on the protected viewpoints of the Heritage Buildings and to conserve the cultural heritage value of the Site as a whole. Mitigation measures are recommended to address any loss of legibility as discussed in Section 6 of the Heritage Impact Assessment report (ERA, 2023).

Three views are impacted by the proposed development. The view from Bank Street (Viewpoint G) is positively impacted by the increased setback of the proposed mixed-use building, revealing the southwest corner of the Aberdeen Pavilion. The proposed residential towers appear above the roofline of the Aberdeen Pavilion in Viewpoints C and D, potentially impacting the legibility of its roofline and cultural heritage value.

Views of Lansdowne Park from the Rideau Canal and adjacent roadways will evolve with the new residential towers appearing above the existing tree canopy. This change, however, is consistent with the overall evolution and intensification of the area.



## APPENDIX H: SITE IMPACT AND MITIGATION TABLE

Cultural Landscape Feature	Part IV/HCEA	Anticipated Impact	Mitigation
On-Site Heritage Resources			
Evidence of Land Use	<p>Recognized in the use of Lansdowne Park as public exhibition grounds identified in the context of HCEA themes.</p> <p>Note: Residential and other commercial uses were added to the site between 2012 and 2014 through the revitalization and redevelopment of Lansdowne Park. HIA was completed and submitted to the City of Ottawa at that time.</p>	<p>Neutral impact; Intensification of residential and commercial uses at the southwest portion of the Site (Development Area). All existing land uses will remain unchanged. Residential intensification will increase the number of people accessing and utilizing existing facilities with no direct impact on their cultural heritage value.</p>	<p>Additional residential density is additive, and does not alter existing land uses. No mitigation required.</p>
Evidence of Traditional Practices	<p>Not identified.</p>	<p>N/A</p>	<p>No mitigation required.</p>
Land Patterns	<p>Not identified.</p>	<p>N/A</p>	<p>No mitigation required.</p>
Spatial Organization	<p>Recognized in the identification of open lands and public realm, as well as the “setting lands” and “framing lands” described in the HCEA. Recognized through the description of contextual value in the HCEA, which speaks to the relationship between Lansdowne Park, the Rideau Canal, Queen Elizabeth Driveway and the Glebe.</p> <p>Note: the spatial organization of Lansdowne Park has evolved through successive phases of development, including building and landscape amenity additions, removals and relocation as described in this HIA.</p>	<p>No direct adverse impact; The proposed residential towers are entirely within the footprint of TD Place. There may be a minor increase to the public realm area to the west of the Aberdeen Pavilion, created by the redistribution of volumes within the new commercial/retail podium; however, the impact of that change is nominal.</p>	<p>No mitigation required.</p>

Cultural Landscape Feature	Part IV/HCEA	Anticipated Impact	Mitigation
Visual Relationships	<p>Recognized through the protected views described in the HCEA, as well as the Parks Canada Cost-Share Agreement.</p> <p>Note: The City of Ottawa has requested that this HIA also evaluate views from additional vantage points, as described in the View Study in Appendix G.</p>	<p>The redesigned retail podium opens views to Aberdeen Pavilion from the central axis along Bank Street, creating a positive impact on Viewpoint "G".</p> <p>Though protecting the silhouette of the Aberdeen Pavilion is not an express objective of the HCEA, which is non-specific about the terminus of the views it describes, we note that the proposed towers will be visible beyond the silhouette of Aberdeen Pavilion from Viewpoints "C" and "D".</p> <p>There will be an adverse impact on the dynamic view of the Site from the NCC lands and the Rideau Canal as the proposed towers will be visible above the existing street canopy to the south and east.</p>	<p>Conservation Design Parameters are provided to explore enhancements to the proposed tower shaping, materiality and articulation to minimize impact on existing built heritage resources and the adjacent neighbourhoods.</p> <p>Conservation Design Parameters are provided to explore improvements to the proposed new retail podium along Exhibition Way, as well as the new event centre, and are included in Section 6 of this report.</p>
Circulation	<p>Though neither the designation by-laws nor the HCEA expressly acknowledge the circulation routes through the site, certain aspects of site circulation are implicitly recognized in the consecration of Lansdowne Park as a site for public gathering and celebration. Circulation around, within and through the Aberdeen Pavilion is intrinsic to its function as a landmark exhibition space and has been treated, for the purposes of this HIA, as a heritage attribute of the building/landscape. The relationship between Lansdowne Park and important adjacent circulation routes (Rideau Canal and Queen Elizabeth Driveway) is also noted in the HCEA.</p> <p>Note: the original circulation around the site, which would have prioritized pedestrian access, has been altered to accommodate vehicular movement.</p>	<p>Some adverse impact, particularly to the scenic qualities of Queen Elizabeth Driveway is anticipated due to the anticipated traffic increase from the proposed development. The existing road network in the immediate area of the Site is anticipated to accommodate the proposal's generated demand with no additional improvements required to support vehicular traffic or access to the Site as described in the Transportation Impact Assessment and Transportation Demand Management Strategy by Stantec, submitted under a separate cover.</p>	<p>As described in the Transportation Impact Assessment by Stantec, additional Transportation Demand Management (TDM) measures to support transit, walking, and cycling to and from the Site should be explored.</p> <p>Further investigation to study the opportunity to re-pedestrianize areas and enhance Site access points along Queen Elizabeth Driveway should be explored, as feasible and subject to comprehensive analysis.</p>

Cultural Landscape Feature	Part IV/HCEA	Anticipated Impact	Mitigation
Ecological Features	<p>None identified.</p> <p>The adjacent Rideau Canal is acknowledged in the HCEA as a National Historic Site that is also a significant ecological feature.</p>	<p>No direct adverse impact on the Rideau Canal, save for potential increased use of the Canal as a recreational destination (positive heritage impact, subject to any environmental impact that may occur as a result of increased human use.)</p>	<p>Further investigation to explore opportunities to (sensitively) increase access to the Rideau Canal as a recreational destination should be explored.</p>
Vegetation	<p>None identified.</p> <p>The landscape park designed in 2010 incorporates an orchard interpreting the agricultural history of the Site. The community gardens similarly interpret the historic function and value of the Site as a gathering place for agricultural exhibition. Although these features do not form part of the designation by-laws or the HCEA, they may underpin the social value of the Site to the community.</p>	<p>No impact.</p>	<p>No mitigation required.</p>
Landforms	<p>None identified.</p> <p>Note: The existing berm to the east of the TD Place is a significant feature on the Site that forms both a functional and aesthetic purpose in the landscape and frames the views of the Aberdeen Pavilion from the south.</p> <p>The existing berm is visible in the framing lands and HCEA Viewpoint "A".</p>	<p>Some adverse impact. The new event centre will extend the existing berm to the east of the Stadium providing some loss in open space at the Great Lawn. The proposed event centre and relocated berm encroach into the HCEA framing lands (i). While not located within Viewpoint "A", the proposed event centre and relocated berm generally impacts this field of view.</p> <p>The existing Jill Anholt Moving Surfaces public art sculpture will be relocated in close proximity to the existing location.</p>	<p>The event centre and relocated berm should be sited to minimize visual impact on the south elevation of the Aberdeen Pavilion.</p> <p>The event centre should be designed to fit in with the landscape and integrate as much public access and green planting (green roof) as possible.</p>
Water Features	<p>The adjacent Rideau Canal is identified as part of the site context in the HCEA.</p>	<p>No impact.</p>	<p>No mitigation required.</p>

Cultural Landscape Feature	Part IV/HCEA	Anticipated Impact	Mitigation
Built Features	The Aberdeen Pavilion and Horticulture Building are designated under Part IV of the Ontario Heritage Act and protected under the HCEA. The former Frank Clair Stadium and Ottawa Civic Centre building is not protected under the Ontario Heritage Act or the HCEA. ERA's evaluation, undertaken as part of this HIA, finds that the Stadium is not a candidate for conservation. In addition to the features of heritage value, the Jill Anholt Moving Surfaces sculpture located on the berm could be considered by the public to hold value.	<p>No direct adverse impact on designated heritage buildings; indirect adverse impact on views to the Aberdeen Pavilion (see visual relationships).</p> <p>Net new shadow (assessed from the Council-approved tower height and massing), creates a minor incremental impact on existing heritage resources during the fall and winter months as described in the Shadow Study by Hobin Architecture Inc. (under separate cover).</p> <p>The demolition of the former Frank Clair Stadium and Ottawa Civic Centre building represents a direct adverse impact on unrecognized resources; however, due to the condition and functional obsolescence of the building, this impact can be appropriately mitigated through commemoration and interpretation.</p> <p>The Jill Anholt Moving Surfaces sculpture will be relocated in close proximity to its existing location.</p>	<p>Mitigation of indirect impact on designated resources is discussed in Section 6. A Heritage Protection Plan for the Aberdeen Pavilion should be developed prior to any construction proceeding in the Development Area.</p> <p>Mitigation of the demolition of the former Frank Clair Stadium and Ottawa Civic Centre building should be detailed in a Commemoration and Interpretation Plan. ERA recommends the Jill Anholt Moving Surfaces be relocated near to its existing location in a position that does not compromise views to the Aberdeen Pavilion from the south.</p>
<b>Adjacent Heritage Resources</b>			
954 Bank Street	Designated Part IV (By-law 237-84)	No impact.	No mitigation required.
115-117 Holmwood	Listed on the City of Ottawa's Heritage Register as a non-designated property under Section 27 of the OHA.	No impact.	No mitigation required.
Queen Elizabeth Driveway	Recognized through the description of contextual value in the HCEA, which speaks to the relationship between Lansdowne Park, the Rideau Canal, Queen Elizabeth Driveway and the Glebe.	No adverse impact to the visibility of the heritage buildings from Queen Elizabeth Driveway. The proposed residential towers will be significantly taller than the existing context, appearing above the mature tree canopy and creating a new skyline view at the southwest portion of the Site.	No additional mitigation. See visual relationships and built features.
Rideau Canal	Recognized through the description of contextual value in the HCEA, which speaks to the relationship between Lansdowne Park, the Rideau Canal, Queen Elizabeth Driveway and the Glebe.	No adverse impact to the visibility of the heritage buildings from the Rideau Canal. The proposed residential towers will be significantly taller than the existing context, appearing above the mature tree canopy and creating a new skyline view at the southwest portion of the Site.	No additional mitigation. See visual relationships and built features.
Colonel By Drive	Not identified.	N/A.	No mitigation required.

