



# Lansdowne Revitalization and UDRP Review

City of Ottawa Urban  
Design Review Panel

January 6, 2011

# January 6, 2011 UDRP Session

Part 1 – Background and Overview of Lansdowne Revitalization and Role of UDRP

Part 2 – UDRP review of Refined Public Realm Design Concept – Mixed Use Area



# Context

Revitalization of Lansdowne one of the most significant City Building Initiatives by the City of Ottawa

Revitalization program represents a total investment of 500 Million Dollars

Today the site exists as a blight to the community – deteriorating buildings in a sea of asphalt

Revitalization will re-establish site as a dynamic multi dimensional public place as it was historically

Revitalized Lansdowne is expected to draw both residents and millions of visitors



# Location

Lansdowne is Located along the UNESCO World Heritage Site Rideau Canal in Central Ottawa

It is within an area known as the Glebe, an inner city residential neighborhood developed in the early 1900's



Lansdowne is flanked by an Historic NCC Parkway – the Queen Elizabeth Driveway

Site is Located along Bank Street – one of Ottawa's best known retail corridors

# Components of Revitalization Plan

## New Urban Park

- Re-integrate Lansdowne with the Rideau Canal Corridor as it was historically
- Incorporate the site's two heritage buildings as the Centerpieces for the revitalized Lansdowne
- Provide a dynamic venue for multiple activities and events

## Renovated Stadium Complex

- Provide for renewed iconic open air stadium and indoor arena complex
- Integrate with the urban park and urban mixed use areas
- Venue for multiple events (CFL, soccer, varsity sports, concerts, hockey)

## New Urban Mixed Use Area

- Provide unique pedestrian focused retailing area to compliment and support activities at Lansdowne and to integrate with existing commercial
- Provide for residential to integrate with community and provide 18 hour activity
- Support the business and financial models for the Partnership between the City and OSEG



# Guiding Principles

Developed by the Lansdowne DRP  
January 2010 and Approved By Council  
June 2010

Frame of reference for developing the  
Revitalization Plan and for Finalizing  
the Site Plan approval

Principles focus on:

- Urban Context
- Overall Site
- Sustainability
- Revitalization components
  - Urban Park (Including the farmers market and heritage buildings)
  - Urban mixed use area
  - Stadium Renovation
  - Integration of components
- Programming



## Guiding Principles for the Lansdowne Transformation

Prepared by  
Lansdowne Strategic Design Review and Advisory Panel

# Site Plan Approval

## Plans Approved

- Integrated Site Plan (site organization – building locations, site circulation, access etc)
- Integrated Landscape Plan (conceptual landscaping directions)
- Integrated Engineering Plans (stormwater management, servicing, grading)

## Conditions

- Ontario Municipal Board (OMB) zoning approval, heritage approvals
- Detailing such as footprint articulations/building entrances, circulation system details, landscape details, engineering details
- Architectural plans
- Completion of ongoing studies and plans



## Other Ongoing Initiatives

Bank Street Rehabilitation

Ottawa Art Gallery

Ottawa Farmers Market

Air Rights RFP's

OHT Approvals



# Lansdowne DRP Evaluation Reports

Focus of DRP – Provide strategic advise and recommendations

## June 2010 Report

- Report on DRP review of OSEG Plans for stadium renovation and urban mixed use area
- DRP Comments and recommendations received by Council
- November 2010 Site plan report identifies how the DRP comments and recommendations are addressed through the Integrated site plan approval including conditions

## September 2010 Report

- Report on proposed zoning changes for Lansdowne
- Report expressed support for the proposed changes
- Recommended zoning responded to DRP comments

## November 2010 Report

- Report on DRP review of the integrated site plan and conditions
- DRP comments and recommendations framed around the June 2010 DRP report and was received by Council along with the staff response provided



# Mandate and Role Of UDRP

- Mandate defined by Council Motion to provide ongoing urban design peer review for the details to be added to the approved integrated Site Plan and Landscape Plan and for conceptual architectural plans for the various buildings.
- Mandate is an evolution from the Strategic role of the Lansdowne DRP to focus on detailing.
- UDRP review is in context of the approvals given by Council – Business, financial, and design directions
- Design Directions to guide UDRP review set out by
  - Guiding Principles
  - Site organization and layouts reflected on approved SP
  - Specific design directions set out in SP approval report and conditions
- UDRP will provide recommendations/advise to staff on the design detailing to have the SP approval finalized
- UDRP will provide recommendations/advise on architectural design guidelines and plans (concept and final) for the new development as these are developed



# UDRP Review Schedule

- January 2011 – Refined concept for public realm in Urban Mixed use area
- February 2011 – Pre-consultation – directions determined through studies and related to other initiatives for design detailing and for architectural design guidelines
- March/April 2011 – Final review of site plan design detailing and of the final architectural design guidelines



# Questions

