



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

WESTBORO BEACH PAVILION - DESIGN PROPOSAL

ZBA Application – June 2021

WESTBORO BEACH PAVILION

PROPOSED DEVELOPMENT OVERVIEW



PROJECT SCOPE

This project aims to create a more vibrant, active node meant to improve the quality of life of Capital residents and visitors, as envisioned in the Ottawa River South Shore Riverfront Park Plan. The City-operated pavilion, café-patio and public beach currently attract many visitors for swimming, sunbathing and dining as well as riverfront views, and the proposed enhancements will help the site reach its full potential.

The project includes the rehabilitation and extension of the James Strutt pavilion, referred to as the lower pavilion, as a 1-season facility. The project also includes the construction of a new 4-season Zero-Carbon Building behind the Strutt pavilion, referred to as the upper pavilion. The site design improves the park amenities, access, circulation, shoreline views and habitat.



While iconic in form, public perception of the Strutt Pavilion is generally unfavorable, and in order to uplift public perception of the heritage structure, several strategies are proposed:

- Re-instate glass roofs on the concrete towers
- Cut door openings into all three towers to allow the public opportunity to access the towers
- Introduce vibrant public art into the towers
- Reconfigure the buried portion of the building to increase ceiling height and accessibility
- Introduce natural daylight to the public washrooms with a new skylight.

James Strutt developed a unique triangular structural grid, and hexagonal forms for the original pavilion. These geometries have been adopted for the expansion of the lower level, the new upper pavilion structure and many of the landscape features.

WESTBORO BEACH PAVILION

PROPOSED DEVELOPMENT OVERVIEW



PROPOSED NEW PARK PAVILION
366m² TOTAL FLOOR AREA

PROPOSED EXPANDED AND
REHABILITATED **STRUTT PAVILION**
**470m² TOTAL FLOOR
AREA**

WESTBORO BEACH PAVILION

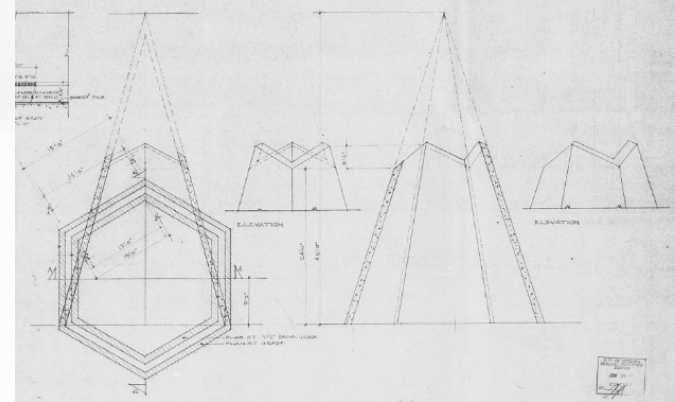


SUSTAINABILITY STRATEGIES:

The planned redevelopment of Westboro Beach will include a number of sustainable design features throughout both the site redevelopment and the building as noted in the following list:

- The new Park Pavilion will target Zero-Carbon Design + Performance certification with the CaGBC. This rigorous certification will be achieved through a combination of on-site energy generation in the form of roof mounted photovoltaics, high performance building envelopes including triple glazed windows and highly efficient mechanical and electrical systems.
- The Strutt pavilion has been carefully designed in order to limit the amount of concrete being removed thereby diverting waste to the greatest extent possible
- Solar heated outdoor showers will be provided to visitors at the site
- Bird protective glazing will be used
- Low flow fixtures will be used throughout the building
- Permeable paving used in the parking and drop-off area where possible
- Bioswales to treat surface water run-off on site
- Dark sky compliant light fixtures will be used throughout the site
- Preservation of existing mature trees and improvement of the site's habitat by creating pollinator meadows, replacing extensive areas of regularly mowed lawn with low-maintenance plantings and replacing invasive plants with native ones. Proposed grading respects the existing topography, minimizing changes, particularly along the shoreline slope

WESTBORO BEACH PAVILION



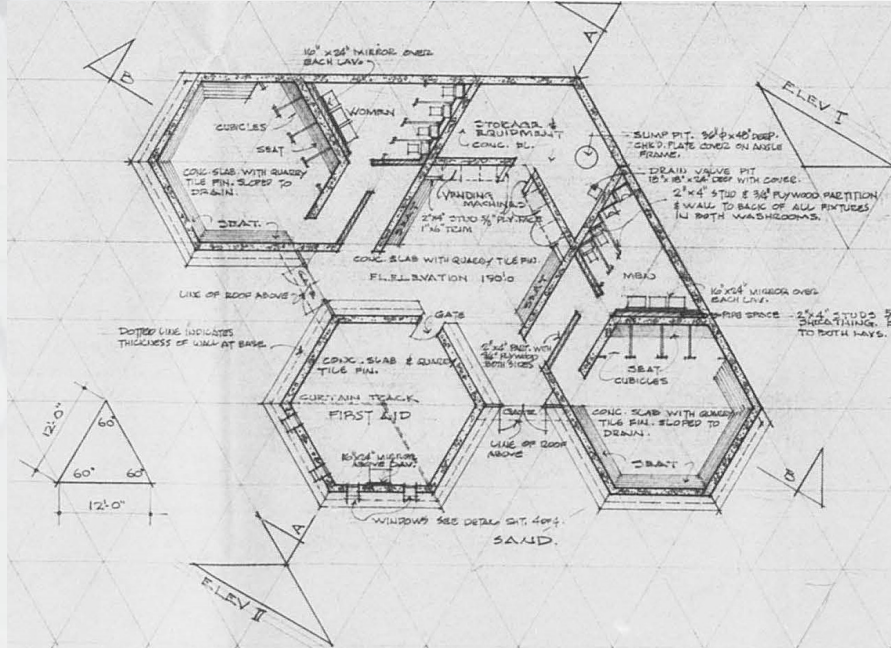
HERITAGE CONSERVATION APPROACH:

The requirements of the New Program will be appropriately addressed within the building while conserving the clarity of the existing design. A balance will be struck between minimal intervention, reversibility and the introduction of new features that will ensure the success of the design. Though expressed as a distinguishable contemporary layer, the new features and alteration of historic spaces will be introduced cohesively and in a manner that complements, and where appropriate, reinforces, the building's heritage character. The Heritage Conservation Approach for the Strutt Pavilion is grounded in the value-based process and principles of the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

CONSERVATION GOALS:

- Preserve the Modern and Brutalist architectural expression of the building
- Carry the non-orthogonal geometry for any alteration or addition
- Maintain the material and color palette, hierarchy of materials and finishes on interior (concrete, metal)
- Maintain the legibility of the 3 separate hexagonal towers integrated into the sloped site

WESTBORO BEACH PAVILION



APPLICABLE STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

The project at hand is identified as being one of Rehabilitation, requiring and addition as well as a sensitive adaptation of the existing building to meet contemporary needs.

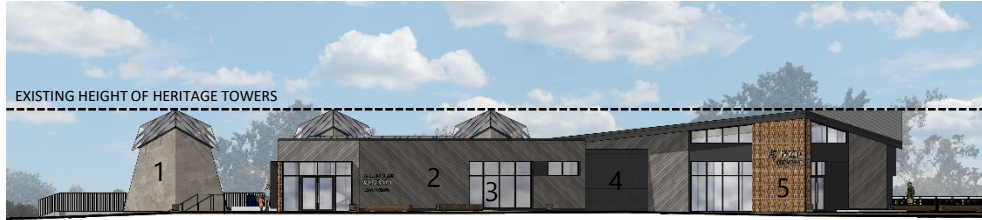
The following Standards are the most relevant to this project:

- 10.** Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- 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.

WESTBORO BEACH PAVILION

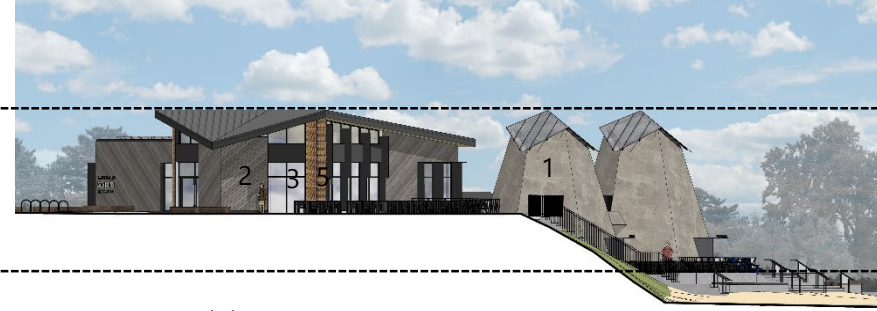
BUILDING ELEVATIONS

- 1 EXISTING CONCRETE
- 2 FIBRE CEMENT BOARD CLADDING
- 3 TRIPLE PANED GLAZING
- 4 METAL CLADDING
- 5 DECORATIVE PANELS



EXISTING LOWER TERRACE LEVEL

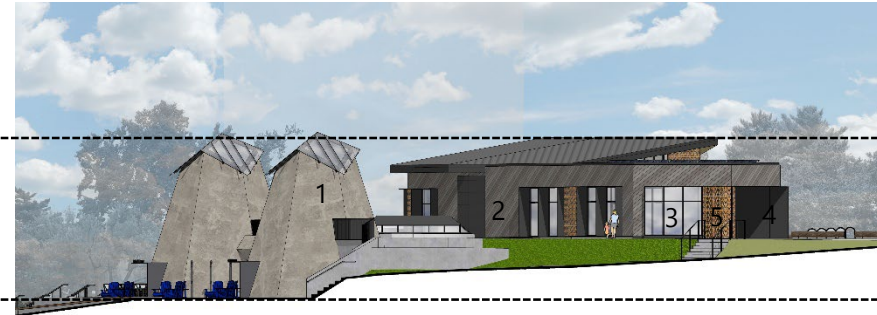
NORTH ELEVATION ÉLEVATION NORD



WEST ELEVATION ÉLEVATION OUEST



SOUTH ELEVATION ÉLEVATION SUD



EAST ELEVATION ÉLEVATION EST

WESTBORO BEACH PAVILION



EXISTING VIEW OF HERITAGE STRUTT PAVILION FROM WESTBOUND SJAM



PROPOSED VIEW OF STRUTT PAVILION AND PARK PAVILION FROM WESTBOUND SJAM

WESTBORO BEACH PAVILION



RESTAURANT VIEW FROM PEDESTRIAN PATH



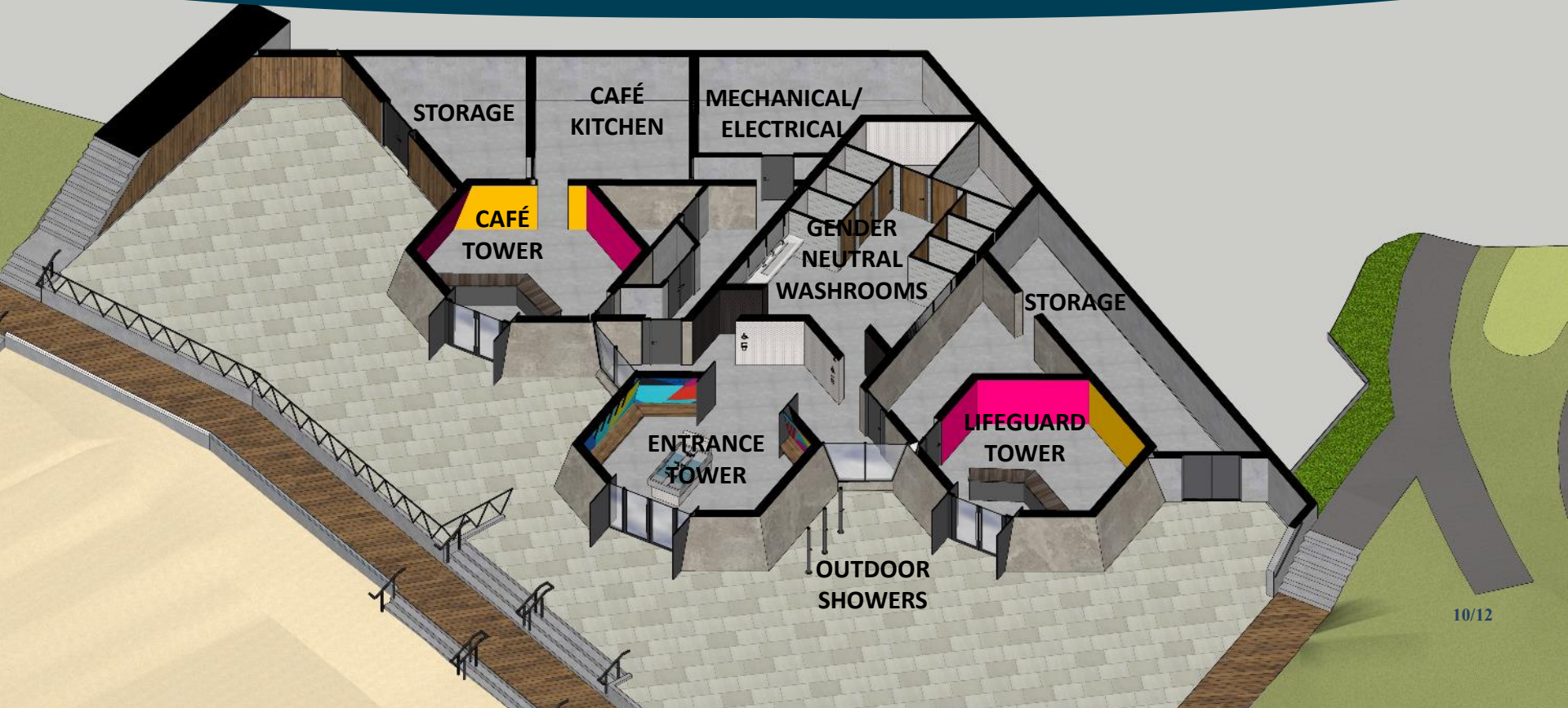
RESTAURANT VIEW FROM DROP-OFF AREA IN WINTER



VIEW OF REHABILITATED STRUTT PAVILION FROM BEACH

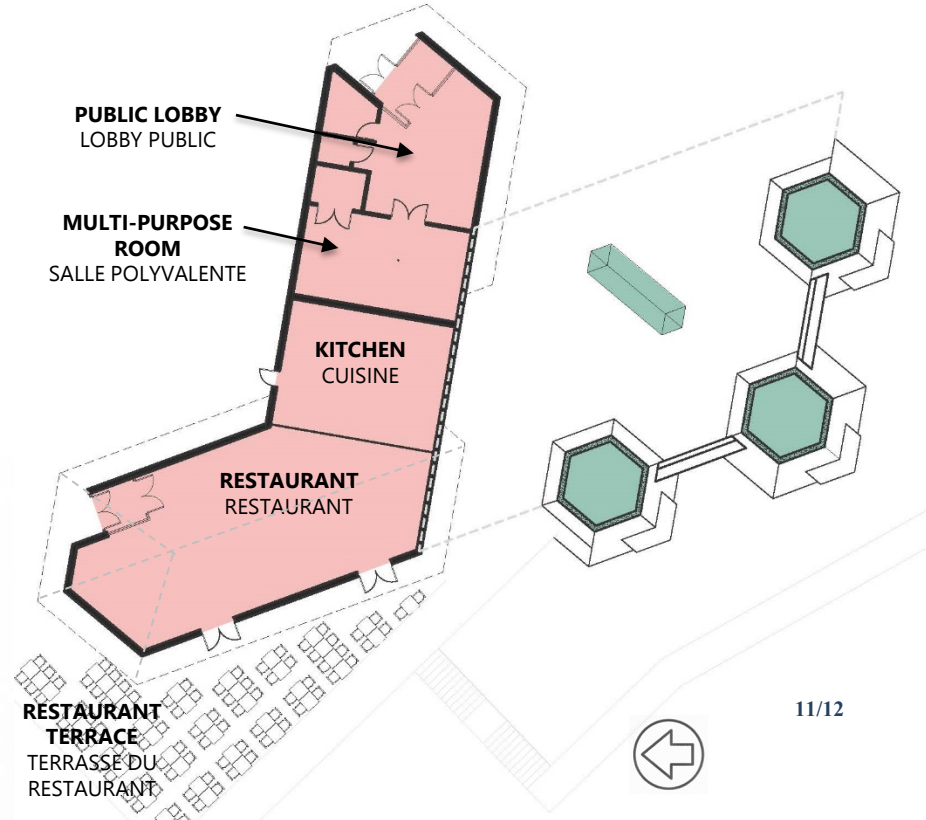
WESTBORO BEACH PAVILION

STRUTT PAVILION LAYOUT



WESTBORO BEACH PAVILION

PARK PAVILION LAYOUT



WESTBORO BEACH PAVILION



SECTIONAL VIEW THROUGH STUTT HERITAGE BUILDING AND NEW PARK PAVILION