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LANSDOWNE PARK HIA ADDENDUM

Date: September 25, 2023
Issued To: Lansdowne Park Redevelopment Project
Planning, Real Estate and Economic Development, City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario, K1P 1J1
Prepared by: PE / SI / EC / CH

This memo has been prepared by ERA Architects Inc. (ERA) as an addendum to the Heritage Impact Assessment (HIA), for the property known as Lansdowne Park (the “Site”), dated June 29, 2023 (June 2023 HIA). The June 2023 HIA provided a heritage impact analysis for the proposed development (Three-Tower Concept). As a result of comments received through public consultation and City Staff review, the proposed development has been amended. The revised proposal consists of a two-tower development concept (Two-Tower Concept). The key changes from a heritage perspective include:

- Increased at-grade space between the Aberdeen Pavilion and the proposed development;
- Increased separation between the proposed residential towers and the Aberdeen Pavilion; and
- Reduced shadow impact on on-site heritage resources.

This addendum summarizes the changes and evaluates the revised impact to the on-site, adjacent, and nearby cultural heritage resources. The addendum considers if additional mitigation measures are required and provides recommendations for next steps. This addendum provides a preliminary heritage impact analysis of the Two-Tower Concept, a complete analysis through a revised HIA and View Study is recommended as a next step as part of the Site Plan Control phase.

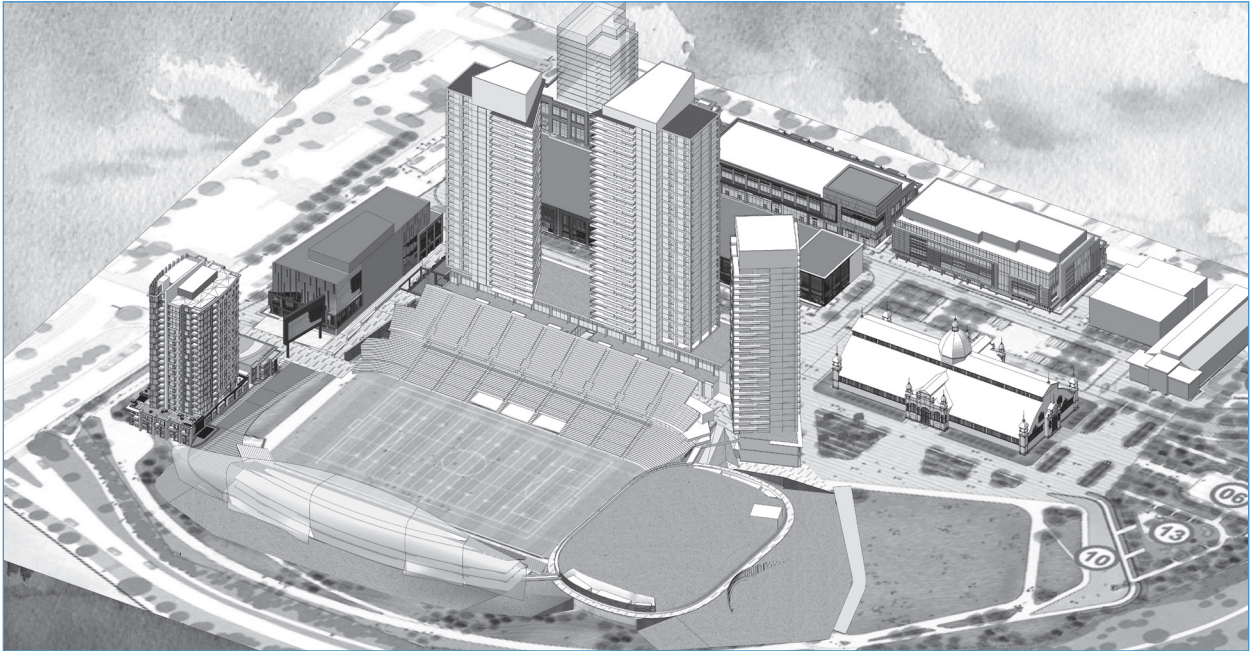
Summary of Revised Development Concept

The proposed development, as outlined in the June 2023 submission, has been revised to remove the third residential tower located closest to the Aberdeen Pavilion, resulting in a Two-Tower Concept of 40 and 25 storeys in height. The proposed floorplate sizes of the towers have been reduced from approximately 900 square metres to approximately 800 square metres. The overall unit count has decreased from 1200 units to 770 units (distributed between the two towers and potential residential podium).

The retail podium is proposed as a two-storey built form, consistent with the June 2023 submission. As in the previous submission, the residential portion of the podium will be stepped back from the edge of the retail podium. The Two-Tower Concept removes the music hall and upper level retail space resulting in a decrease in the podium size from approximately 10,000 square metres to approximately 4,600 square metres.

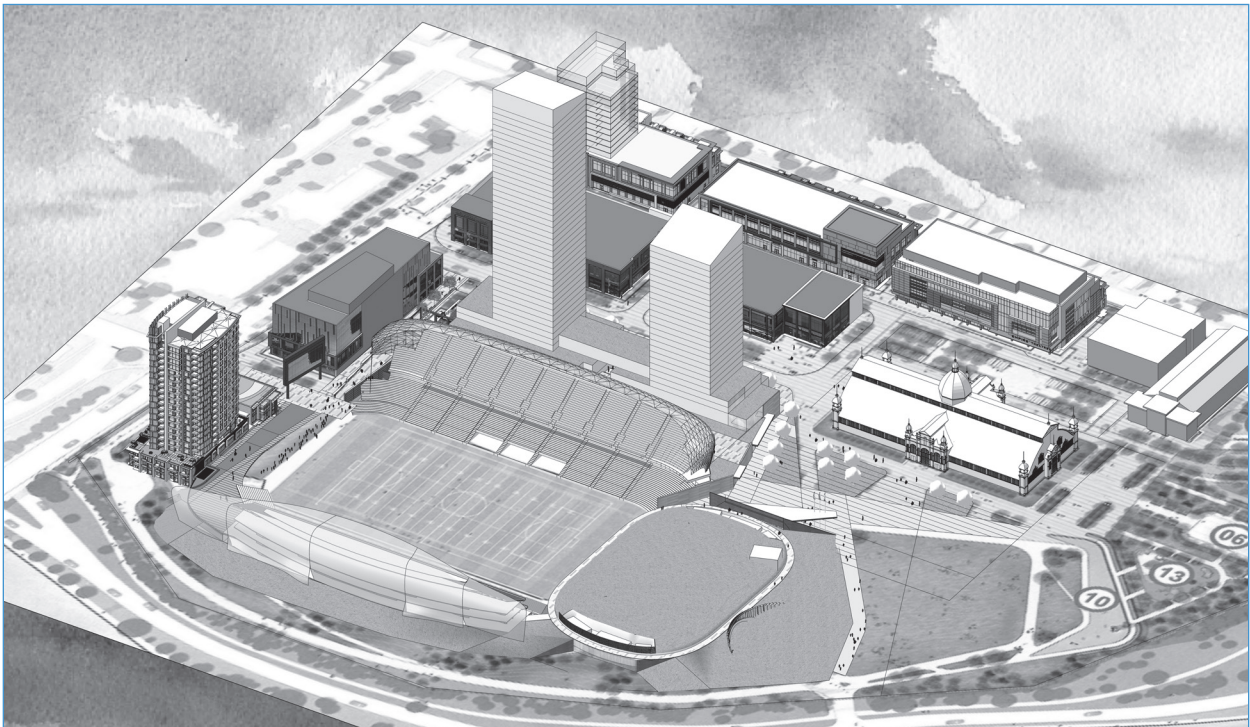
The Two-Tower Concept provides increased tower separation from both the Aberdeen Pavilion and the towers themselves. Additional changes include: reduced underground parking, reduced shadow impact, and an enhanced pedestrian realm adjacent to the Aberdeen Pavilion.

Three-Tower Concept



Birds eye view of the Three-Tower Concept (Hobin Architecture Inc., June, 2023).

Two-Tower Concept



Birds eye view of the Two-Tower Concept (Hobin Architecture Inc., September, 2023).



Analysis of Impact - Two-Tower Concept

In ERA's opinion, the proposed revisions in the Two-Tower Concept do not significantly impact our conclusions regarding heritage conservation, as outlined in Sections 4, 5 and 6 of the June 2023 HIA. An overview of the minor changes/improvements is provided below. A full summary of the changes to the Impact and Mitigation Table is provided at Appendix A.

Land Use and Spatial Organization

The overall intensification of the Site will be reduced in the Two-Tower Concept due to the decrease in total unit count. The removal of the third residential tower and its podium base adjacent to the Aberdeen Pavilion introduces a new street-level public realm space approximately 1,850 square metres in size. This new public space provides an opportunity for activation, pedestrian movement and enhanced connection between the Aberdeen Pavilion, new event centre and the retail component of the proposed development.

As in the June 2023 submission, 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.

Visual Relationships

The proposed Two-Tower Concept will continue to impact the visual prominence of the Aberdeen Pavilion from certain vantage points within and adjacent to the Site. The proposed towers will be visible beyond the silhouette of the Aberdeen Pavilion as defined in the 2012 Heritage Conservation Easement Agreement (HCEA) protected Viewpoints "C" and "D". As in the June 2023 submission, the redesigned retail podium in the Two-Tower concept will open views to the Aberdeen Pavilion from the central axis along Bank Street, creating a positive impact on Viewpoint "G". The removal of the third tower slightly reduces the impact on the affected HCEA Viewpoints and dynamic views of the Site from the Rideau Canal and NCC lands to the south and east (when compared to the previous proposal). The reduced density and tower placement in the Two-Tower Concept provides additional open sky in the silhouette view and slightly enhances the legibility of the roofline of the Aberdeen Pavilion in Viewpoints "C" and "D".



Three-Tower Concept: Viewpoint C (ERA, June, 2023).



Two-Tower Concept: Viewpoint C (ERA, September, 2023).



Three-Tower Concept: Viewpoint D (ERA, June, 2023).



Two-Tower Concept: Viewpoint D (ERA, September, 2023).



Three-Tower Concept: View from Queen Elizabeth Driveway toward the Site (ERA, June, 2023).



Two-Tower Concept: View from Queen Elizabeth Driveway toward the Site (ERA, September, 2023).



Three-Tower Concept: View across the Rideau Canal toward the Site (ERA, June, 2023).



Two-Tower Concept: View across the Rideau Canal toward the Site (ERA, September, 2023).

Circulation

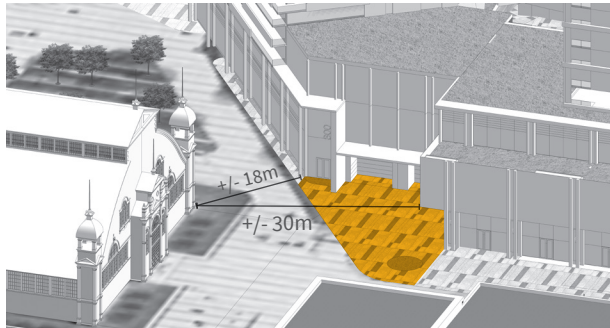
Please refer to the Transportation Impact Assessment and Transportation Demand Management (TDM) Strategy technical memos prepared by Stantec, dated September, 2023, submitted under separate covers, for a discussion of improved conditions.

Landform and Vegetation

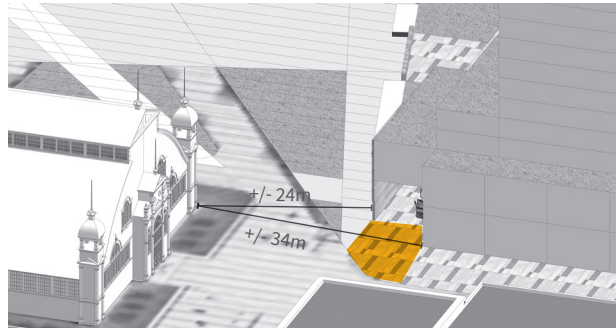
No changes to the event centre design and/or location are proposed as part of the Two-Tower Concept. The revised proposal will not present any additional impact on landforms or vegetation.

Built Form

The removal of the east tower closest to the Aberdeen Pavilion creates a greater separation between the heritage resource and the proposed development. The removal of the third tower and its podium base allows for improved at-grade conditions for pedestrians, while creating a greater separation of uses and additional space for loading access at the northeastern edge of the proposed development.



View of the Three-Tower Concept (Hobin Architecture Inc., annotated by ERA, June, 2023).



View of the Two-Tower Concept (Hobin Architecture Inc., annotated by ERA, September, 2023).

Shadow impacts are reduced in the Two-Tower Concept. There are no shadow impacts on on-site heritage resources in the month of June and the shadow impacts are reduced to the afternoon only in September and December (when compared to the previous proposal). Please refer to the shadow study prepared by Hobin Architecture Inc., dated September, 2023, submitted under separate cover.

Adjacent Heritage Resources

The Two-Tower Concept will not present any additional impact on the adjacent heritage resources located at 954 Bank Street and 115-117 Holmwood Avenue.

Mitigation - Two Tower Concept

The revised proposal has been guided by the Conservation Design Parameters (or mitigation measures) established in Section 6 of the June 2023 HIA, including the following design considerations:

- Prioritize the pedestrian experience at ground level between the east tower and the Aberdeen Pavilion;
- Minimize shadow impact on heritage resources and the existing neighbourhoods to the north and west;
- Explore opportunities to improve potential vehicular and pedestrian conflict at the southwest corner of the Aberdeen Pavilion; and
- Provide enhanced landscape treatments to improve the public realm.

In ERA’s opinion, the proposed revisions in the Two-Tower Concept do not significantly alter the recommendations in the Mitigation Section as outlined the June 2023 HIA. Additional mitigation measures are not recommended.



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Next Steps

ERA recommends that the design team continue to seek opportunities to incorporate the Conservation Design Parameters into the proposed development. 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. It is recommended that a revised Heritage Impact Assessment and View Study be submitted to formalize the assumptions outlined in this memo as a condition of Site Plan Control. Additional detailed studies are recommended during the Site Plan Control phase, including a Heritage Interpretation Plan, Documentation and Salvage Plan, and Heritage Protection Plan.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Philip Evans', written over a horizontal line.

Philip Evans, Principal, ERA Architects Inc.



APPENDIX A: SITE IMPACT AND MITIGATION TABLE

Key changes to this table have been indicated in red text throughout, for ease of understanding.

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	Not identified.	N/A	No mitigation required.
Land Patterns	Not identified.	N/A	No mitigation required.
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 residential/retail podium; however, the impact of that change is nominal.</p> <p>The redesigned retail podium represents a positive impact as it creates a new public realm space between the Aberdeen Pavilion and new event centre, improving the public setting adjacent to the main entrance of the heritage building.</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 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>Refer to the Transportation Impact Assessment and Transportation Demand Management (TDM) Strategy technical memos prepared by Stantec, and submitted under separate covers, for a discussion of improved conditions.</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>Some 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., submitted under a 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>
Adjacent Heritage Resources			
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 (intermittently) 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.



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Cultural Landscape Feature	Part IV/HCEA	Anticipated Impact	Mitigation
Colonel By Drive	Not identified.	N/A.	No mitigation required.