

# Lansdowne 2.0 - Event Centre

## Response to Comments

### Site Plan Control (D07-12-24-0082)

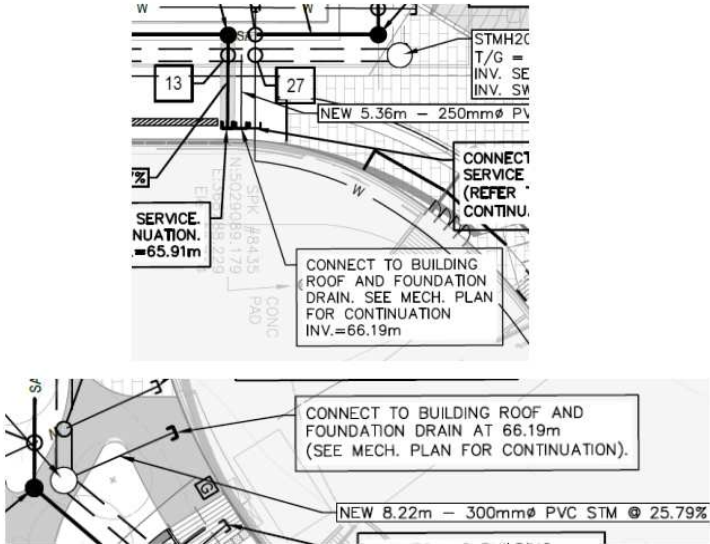
No.	Comment	Responsibility	
1.0	<b>Planning</b>		
	<b>General</b>		
1.1	Staff appreciate the responses by the applicant and have no further comments at this time.		Noted.
2.0	<b>Urban Design</b>		
2.2	With respect to the concerns on the entry plaza (between the proposed Event Centre, the North Side Stand, the future mixed-use development, and the Aberdeen Pavilion), we appreciate and respect the opinions provided in the response table and have no further comments on this matter.		Noted.
2.3	With respect to the landscape plan, we appreciate the geometrical changes to the "ellipse". Such changes are trending in the right direction in response to the context and the recommendations of the UDRP. We believe, however, further refinements to the geometry of the driveway surrounding the great lawn, for example, replacing the large curve with a few straight lines connected by short curves without compromising the proposed functions, can be helpful to create for more cohesive design. We acknowledge that design style is typically not an issue of urban design concern, but the development of Lansdowne Park has its own unique historical context (the award-winning plan).	CSW	We have reviewed as a team and feel the larger curve allows us to maximise the area of the great lawn as desired by both the local community and the City for hosting large events. It also complements the curvilinear shapes of the new event centre and berm while opening up views to the South facade of the historic Aberdeen Pavillion.
2.4	With respect to wind conditions around the "ellipse", we appreciate the response. We caution, however, under the permitted zoning envelope there may be little room for maneuvering with respect to the location, height, and massing of the potential towers. Minor sculpting of the towers is unlikely to change the general pattern of wind at this location. We have no further comments on this matter.		Noted.
2.5	With respect to the façades of the Event Centre, no change has been made since the first submission. We appreciate the response and respect the opinions of the architect. We have no further comments on this matter.		Noted.
2.6	With respect to conditions under and around the sky bridge connecting the Event Centre and the North Side Stand, we appreciate the indication that the design has been advanced. We have also seen advancements in the design of the North Side Stand. It will be useful, however, updated floor plans be provided to allow for a closer look. It will be most useful if the ground floor plans of the Event Centre and the North Side Stands can be put together on one page to see the relationship.	BBB	Please see the resubmitted site plan showing the elevated walkway.
3.0	<b>Engineering</b>		
	<b>Phase One Environmental Site Assessment Update, Lansdowne Park - Proposed event center Lands, Prepared by WSP Canada Inc. Dated August 26, 2024</b>		
3.7	No comments.		Noted.

No.	Comment	Responsibility	
	<b>Geotechnical Investigation Proposed Event Center Lansdowne Park Redevelopment Ottawa, Ontario, Prepared by Paterson Group, Report PG6655-1, Revision 2, dated January 10, 2025</b>		
3.8	<p>"The recommendations provided are in accordance with the present understanding of the project. Paterson requests permission to review the recommendations when the drawings and specifications are completed."</p> <p>The City will require a confirmation letter from Paterson confirming that there are no changes to the recommendations provided in the report once additional details of the design are submitted. Should there be a need for any modifications to the provided recommendations as new information becomes available during the detailed design and field monitoring program that will take place during construction, the report must be revised and resubmitted accordingly. No action required, the above will be included as a condition of approval prior to building permit approval. Comment to be carried until the agreement is finalized.</p>	Paterson Group	Paterson agrees and anticipates this will be fulfilled throughout the design phase of the proposed development by the active coordination between the client, Paterson and the design team.
3.9	<p>"A temporary Ministry of the Environment, Conservation and Parks (MECP) permit to take water (PTTW) will be required for this project as more than 400,000 L/day of ground and/or surface water is to be pumped during the construction phase. A minimum of 4 to 5 months should be allowed for completion of the PTTW application package and issuance of the permit by the MECP.</p> <p>No action required; the above will be included as a condition of approval prior to building permit approval. The City will require a copy of the PTTW once obtained. Excavation and dewatering operations are strictly prohibited until this requirement has been satisfied. Comment to be carried until the agreement is finalized.</p>	Paterson Group	Paterson agrees, at the time of preparing this memorandum the hydrogeological report in support of the MECP PTTW that has been applied for has been circulated to the City of Ottawa. The permit will be circulated to the City of Ottawa once it has been received and provided by the MECP.
3.10	<p>As per section 6.9 Landscaping Considerations (Retaining Walls):          "It is recommended that a 100 mm diameter perforated corrugated plastic pipe with geosock, surrounded by 150 mm of 19 mm clear crushed stone on all sides, be placed behind the heel of the wall. The pipe should have a positive outlet, either in front of, below, or to the side of the wall, towards a natural slope or drainage system.</p> <p>This recommendation shall be accounted for in the Landscaping Plans (Rev. 03 -Issued for City SPA Comments dated 5 SEP 2024). Please clearly detail the recommended subdrain system in all applicable retaining wall and planet wall details on L3.1 and L3.2 respectively.</p> <p>Paterson Response: Acknowledged, refer to updated drawings. (Details will be further developed through construction documentation).</p> <p>City Response: Armour stone wall details do not show the 100mm perforated drainage pipe, please update the landscaping drawings accordingly. Please see City of Ottawa standard detail drawing L7 for minimum detail requirements.</p>	CSW	Landscape drawings have been updated. Please note some details have been renumbered as the design development has progressed. Refer to detail 2A/3.2 (planter walls) and detail 5/L3.3 (armour stone walls) for typical details. For armour stone walls less than 1.0m in height (detail 9/L3.1) we do not believe the perforated pipe is a requirement.

No.	Comment	Responsibility	
3.11	<p>"Any trees planted behind (on top) of retaining walls should be provided with a minimum setback of 2 m from the wall footprint. Furthermore, it is recommended that trees are planted with root control measures in place, such as root barriers or bags. Additional geotechnical details and design information may be provided by Paterson during the design phase of the subject retaining walls." This recommendation shall be accounted for in the Landscaping Plans (Rev. 03 -Issued for City SPA Comments dated 5 SEP 2024). Please clearly detail the recommended root barrier system in all applicable tree planting details on L3.1 and L3.3. Alternatively, a specific detail pertaining to tree planting in close proximity to retaining walls and other structural components can be added.</p> <p>Paterson Response: Acknowledged, retaining walls are proposed to be large armour stone block walls and will be designed through co-ordination with the structural engineers. Details will be included in the construction documentation.</p> <p>City Response: Comment not addressed, as per the recommendations, please update the Landscape plan to be in accordance with the geotechnical recommendations. If trees are proposed to be within the minimum set back, please identify them on the Landscape plan and have Paterson review and confirm location and design.</p>	CSW	Landscape drawings have been updated. (Refer to armour stone wall detail 5/L3.3). Trees have been pulled back 2.0m from the walls with the exception of 7 small trees/large shrubs (Service berry and Sumac) which are at 1.2m from back of wall. (We need to maximise tree planting and screening in order to meet the City's required tree replacement ratios and screening requirements from NCC lands). We do not believe the root barrier is necessary with the armour stone walls which are backfilled with drainage stone and geotextile.
<b>Lansdowne Park Event Centre - Ottawa, ON Stormwater Management Report, prepared by WSP Canada Inc., dated January 15, 2025</b>			
3.12	<p>Provide tables and discussion with supporting calculations used to determine the runoff coefficients in the design.</p> <p>WSP response: Detailed area take off tables included in Appendix C3</p> <p>City response: There are inconsistencies between the tables in appendix C-3 and the Post-Drainage Area Plan, and the model. Please update accordingly, ensuring that all documents are consistent with one another.</p>	WSP	Drainage areas have been updated to be more in line with the model. Note that the model further breaks down some areas such as Areas A1 or A2 due to the model's complexity. The civil plans keep these areas as one large area as these areas are out of scope for civil.
3.13	OGS is required to be placed upstream of the ADS stormtech chamber to reduce required maintenance. Have you explored placing the OGS upstream of the ADS stormtech chamber? Additional justification is required to demonstrate why the OSG unit cannot be placed upstream, for example grading constraints.	WSP	The ADS stormtech chamber isolation row functions to also provide TSS removal, this allows for the size of the OGS to be further reduced. If the OGS is placed upstream of the isolation row, a much larger OGS structure will be required. The combination of the isolation row and the OGS will provide the 80% TSS removal. Additionally, there are also servicing constraints such that the sewers are not able to be routed to the OGS prior to the chambers.
<b>Lansdowne Park Event Centre - Ottawa, Servicing Report, prepared by WSP Canada Inc., dated January 15, 2025</b>			

No.	Comment	Responsibility	
3.14	<p>Appendix B - Fire flow calculation: proposed north stands: C value has been considered 0.6 which is for fire resistive construction. Occupancy material has been considered noncombustible which results '-25% reduction. Required fire flow achieved 6000L/m considering these values. However, considering c is .8 and occupancy material limited noncombustible, it came 9000l/m. Please revise the calculation accordingly or add more information about the resistive/noncombustible materials/non in the report to support the calculation.</p> <p>WSP response: As per the Event Centre Fire Code Report, the construction type is fire resistive. Refer to the fire code reports for both Event Centre and North Side Stand for fire protection details.</p> <p>City response: Comment resolved the following condition will be required as a condition of approval:</p> <p>Water Demand for Fire Fighting The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available Select One water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.</p>	WSP	Noted.
<b>Modeling Comments</b>			
3.15	Update drainage plan dwg in civil package to reflect input parameters in the storm model catchment areas and the SWM report. All documents should be consistent.	WSP	Impervious area are coordinated. Catchment areas coordinated.
3.16	Capture curves for proposed CBs and trench drains are not shown for certain CBs. Proposed CB09, CB11, CB13 are not modelled. Trench drains leading to CB12 and CB10 have no flow results. Please add further detail in the model to demonstrate that the depth of flow in front to the Aberdeen Pavilion will be less than FFE.	WSP	CB09, 11 and 13 updated in model to a trench drain. CB12 in the field updated and catchments directed to it. Flow to CB10 updated. Depth of flow in front of pavillion is 65.35 m and FFE is 65.45 m.
3.17	The overland flow for C111 is 0, which is shown on the grading plan as a major overland drainage route leading to the Great Lawn. There are upstream catchment areas draining directly into the minor system (see Catchment A1_2), please revise.	WSP	In model C111 is now C68 and has a depth of flow of 0.03m
3.18	Conduit C20: Is the outlet elevation of 62 m correct?	WSP	updated to 62.83 m
3.19	In the proposed condition, conduit C65 from STM211 to STM110 is 1000 mm in diameter, whereas the Table 3.1 in the SWM report says 600 mm. Please revise.	WSP	updated to 600 mm
3.20	Please check and correct high continuity errors at J40 and J88.	WSP	Continuity in J88 reduced. J40 is reduced but still has a error of 2.35.%. Overall error for site is 0.4%.
3.21	Conduit C82 has a width of 13 m, which is wider than other road cross sections in the model. Please revise.	WSP	The original width used was the width if the alley but it has been updated to 4 m which is the width of the walkway leading to the alley

No.	Comment	Responsibility	
3.22	Conduit C64 is 1.2m pipe with no flow leading to it. Please revise.	WSP	Existing sewer was to remain is not to me removed
3.23	Outlets OL43 and OL44 indicate there should be 10 CBs at the base of the north stands, however the servicing plan is showing trench drains leading to 7 CBs. Please adjust.	WSP	OL 43 is CB 115 D-G & B, 5 total. OL 44 is CB 114 A&D-G, 5 total.
3.24	Please Revise roughness coefficient for C147, C151 and C110.	WSP	Roughness coefficient updated
3.25	Please adjust geometries of C141, C47, C48, C49, C50, C79 to better reflect site conditions.	WSP	Geometries updated
<b>Grading Plan, Drawing C04, prepared by WSP Canada Inc, Project No. CA0033920.1056 Rev 5, dated January 15, 2025</b>			
3.26	Any proposed retaining walls meeting the following criteria will be required to be designed by a structural P.Eng with a factor of safety $\geq 1.5$ against global instability: Retaining walls over 1.0m in height, and successive walls greater than 1.0m in height where spacing is less than 1.5 m between the two walls, or the grading is greater than 5% between the two walls. Structural design by a P.Eng will be required as a condition of approval.	WSP	Noted.
3.27	Limits of storm water retention/ponding with frequency.  WSP response: No surface ponding for this site. Trench drain capacity reports included in SWM report.  City response: The model does not provide reliable evidence to show that no ponding will occur during the 100-year storm event. All catch basins (existing and proposed) are required to be modeled with the appropriate capture flow rates; the model is currently showing that the runoff will enter the system instantaneously which is not realistic. Limits of 100-year ponding were provided in the Storm water Management Design Report prepared by Stantec dated February 6, 2012 see Grading Plan drawing number C02. Will this ponding no longer occur?  WSP response: Ponding limit has been added as per the SWM model output.  City response: Capture curves for proposed CBs and trench drains are not shown for certain CBs. Proposed CB09, CB11, CB13 are not modelled. Please add further detail in the model to demonstrate that no ponding will occur and that the depth of major flow in front to the Aberdeen Pavilion will be less than FFE of the Aberdeen Pavilion.	WSP	CB09, 11 and 13 updated in model to a trench drain. CB12 in the field updated and catchments directed to it. Flow to CB10 updated. Depth of flow in front of pavillion is 65.35 m and FFE is 65.45 m. Ponding limits have been added/revised on the civil plans.
3.28	The finished floor elevation of the Aberdeen pavilion is 65.44, grades abutting the Aberdeen pavilion are 65.45 please ensure that there is sufficient positive drainage away from the Aberdeen pavilion.	WSP	The grades abutting the pavillion have been revised to be lower than or equal to the FFE. There is sufficient positive drainage away from the building.
3.29	Please show existing elevations of the existing loading dock which is proposed to be the new entrance for the underground parking access. Additional grades in this area are required to ensure that the storm flow route will not spill in this location. Confirm that the major over land flow route will not spill into the reverse slope loading dock.	WSP	The loading dock area grades are per existing conditions. No grading changes are proposed north of the ramp entrance. The entrance is as at high point so storm flow will not spill in this location. All available elevations as per the survey area already shown on the grading plan.
<b>Servicing Plan, Drawing C05A, prepared by WSP Canada Inc, Project No. CA0033920.1056 Rev 5, dated January 15, 2025</b>			

No.	Comment	Responsibility	
3.30	<p>Please show fire route on the plan. Please confirm that any portion of the roof top of the underground parking garage will not have heavy vehicular access such as fire truck. If it does, roof top will have to be designed to withstand with the firefighting vehicular load. Please let us know and we will verify it from the fire service's unit.</p> <p>WSP response: Fire route location has been provided. It is located on the surface and not going to the underground level.</p> <p>City response: As per the site plan it appears that the fire route is proposed over the limits of the underground parking. Approval from the City of Ottawa fire protection Engineer Allan Evans (allan.evans@ottawa.ca) is required for any fire route access over underground structures. Confirm</p>	WSP	Please see revised architectural site plan indicating the fire routes.
3.31	<p>Are the roof drains controlled? Is the foundation drain discharged by gravity or by sump pump? Foundation drain and roof drain are being discharged via same storm service lateral which is not as per city guidelines.</p> <p>WSP response: No control for roof drains. Foundation drain will be pumped, they are not being discharged via same storm service lateral.</p> <p>City response: As per the servicing drawing it appears that the building foundation drains, and roof drains are discharging to the same lateral via two connections see below.</p> 	WSP	Foundation drains to be pumped to sanitary. Roof drain to go to storm.

No.	Comment	Responsibility	
3.33	<p>How will the water metering work for the event center? Please put specific notes regarding this on the plan.</p> <p>WSP response: The water metering for the event center and north side stand will be the sub meter. Water metering symbol has been removed.</p> <p>City response: A water meter is required for each service lateral where it enters the building. Confirm with the mechanical engineer that there is sufficient space for required water meters at each water service entrance into the building. Comment resolved.</p>	WSP	<p>There are four existing municipal water meters for Lansdowne site abutting the property line. The rest of the water meters are sub meters which are monitored by OSEG. Only two water lines are to be used for the domestic and fire protection, sub water meter will be equipped for these two services, the other fours entries are to reinstate the on-site watermain looping which will go through the buildings .</p>
3.34	<p>As per the servicing report, the Event Centre needs two water service connections. No water service connection has been shown on the plan. Please show two water service connections on the plan and demonstrate a valve box has been proposed in between the two water service connections to avoid vulnerable service to the Event Centre.</p> <p>WSP response: Two water service connections are provided and connected to the existing watermain network to create a looping. The water service connections are on the south side of the Event Centre. A Valve box in between the service connections has been added.</p> <p>City response: As per the servicing plan it appears that there are two water service connections with valve boxes on the south side of the building as stated above. However, there are four additional connections without valve boxes on the north side and south side of the building as well, this is also shown in the watermain schedule on drawing C02. Please clarify and revise accordingly. Please provide rational as to why six water services are required for the event center.</p>	WSP	<p>Only two water lines are to be used for the domestic and fire protection, the other fours entries are to reinstate the on-site watermain looping which will go through the event centre similar to the existing internal watermain looping.</p>
	<p><b>Underground Chamber Cross-sections, Drawing Fig.2, prepared by WSP Canada Inc, Project No. CA0033920.1056 Rev 5, dated January 15, 2025</b></p>		
3.35	<p>Please ensure that the impermeable liner is shown on the cross-section drawings as non-woven geotextile is a permeable material.</p>	WSP	<p>Drawing has been updated as per ADS design specification. Liner has been noted to be impermeable.</p>
	<p><b>Landscape Plans, Lansdowne Event Centre, Dwg no. L1.0-L3.3, Prepared by CSW, dated May 2024, revision 9, January17th, 2025</b></p>		



No.	Comment	Responsibility	
3.36	<p>As per section 6.9 Landscaping Considerations (Retaining Walls):            "It is recommended that a 100 mm diameter perforated corrugated plastic pipe with geosock, surrounded by 150 mm of 19 mm clear crushed stone on all sides, be placed behind the heel of the wall. The pipe should have a positive outlet, either in front of, below, or to the side of the wall, towards a natural slope or drainage system.</p> <p>This recommendation shall be accounted for in the Landscaping Plans (Rev. 03 -Issued for City SPA Comments dated 5 SEP 2024). Please clearly detail the recommended subdrain system in all applicable retaining wall and planet wall details on L3.1 and L3.2 respectively.</p> <p>Paterson Response: Acknowledged, refer to updated drawings. (Details will be further developed through construction documentation).</p> <p>City Response: Armour stone wall details do not show the 100mm perforated drainage pipe, please update the landscaping drawings accordingly. Please see City of Ottawa standard detail drawing L7 for minimum detail requirements.</p>	<p>CSW</p> <p>Refer to 3.10 above</p>	
3.37	<p>"Any trees planted behind (on top) of retaining walls should be provided with a minimum setback of 2 m from the wall footprint. Furthermore, it is recommended that trees are planted with root control measures in place, such as root barriers or bags. Additional geotechnical details and design information may be provided by Paterson during the design phase of the subject retaining walls." This recommendation shall be accounted for in the Landscaping Plans (Rev. 03 -Issued for City SPA Comments dated 5 SEP 2024). Please clearly detail the recommended root barrier system in all applicable tree planting details on L3.1 and L3.3. Alternatively, a specific detail pertaining to tree planting in close proximity to retaining walls and other structural components can be added.</p> <p>Paterson Response: Acknowledged, retaining walls are proposed to be large armour stone block walls and will be designed through co-ordination with the structural engineers. Details will be included in the construction documentation.</p> <p>City Response: Comment not addressed, as per the recommendations, please update the Landscape plan to be in accordance with the geotechnical recommendations. If trees are proposed to be within the minimum set back, please identify them on the Landscape plan and have Paterson review and confirm location and design.</p>	<p>CSW</p> <p>Refer to 3.11 above</p>	
<p><b>ADS StormTech Chamber System drawings, Lansdowne 2.0 ADS Ottawa, ON            Canada, Sheet 1-5, Prepared by ASD, dated 08/21/2024</b></p>			



No.	Comment	Responsibility	
3.38	<p>ADS stormtech chamber layout as shown in sheet 2 of 5 does not match the lay out shown on the civil drawings prepared by WSP. WSP servicing plan shows 5 maintenance holes where the ADS stormtech drawings only show 3. Additionally, the location of the isolator rows are inconsistent between the drawings. Lastly, the over all size and dimensions between the drawings do not seem to match.</p> <p>WSP response: Refer to the latest ADS Stormtech Chamber for details.</p> <p>City response: ADS Stormtech Chamber drawings found in the SWM report have not been updated from the last submission.</p>	WSP/ Paterson	<p>Reference should be made to Paterson Group Memorandum PG6655-MEMO.08 dated March 6, 2025. In summary, the proposed underground prefabricated watertight stormwater tank system consisting of MC-3500 Stormtech Chamber prepared by Advanced Drainage System Inc. (ADS), including subgrade, required cover and offset from normal high ground water table are considered acceptable from a geotechnical perspective.</p> <p>See new ADS chamber design drawings included with the revised report.</p>
3.39	<p>Please ensure that the proposed ADS stormtech chamber design is reviewed by the geotechnical engineer to ensure that the design including subgrade, required cover, and offset distance from the normal high ground water table level can be achieved and is consistent with the proposed grading. Please provide a stamped letter from the geotechnical engineer stating that the design of the stormtech chamber meets the recommendations of the geotechnical investigation.</p> <p>WSP response: Refer to the latest ADS Stormtech Chamber for details.</p> <p>City response: Comment not addressed.</p>	WSP	It has been reviewed by geotechnical. Geotechnical review memo is included along with the submission package.
3.40	<p>ADS Treatment train sizing (pages 116 &amp; 117 of the report) references the MC-7000 model where the ADS stormtech design shows the MC-3500. Please revise accordingly.</p> <p>WSP response: Refer to the latest ADS Stormtech Chamber for details.</p> <p>City response: ADS Stormtech Chamber drawings found in the SWM report have not been updated from the last submission.</p>	WSP	See new ADS chamber design drawings included with the revised report.
3.41	<p>As per the geotechnical investigation report prepared by Paterson Group, "it is recommended that the bottom of the infiltration tank be founded a minimum of 1m above the seasonal high post-development ground water table level." As per the geotechnical report the design ground water table elevation may be considered at a geodetic elevation of 60.78m. Additionally, the geotechnical report requires a minimum of 2.1m thick soil cover, or insulation equivalent.</p> <p>Based on the recommendations of the geotechnical report and the proposed grading plan it does not appear that the MC-3500 design can be accommodated within the parameters set by the geotechnical report within the proposed grading of the site.</p> <p>WSP response: Refer to the latest ADS Stormtech Chamber for details.</p> <p>City response: ADS Stormtech Chamber drawings found in the SWM report have not been updated from the last submission.</p>		See new ADS chamber design drawings included with the revised report.
4.0	<b>Environmental Remediation Unit</b>		

No.	Comment	Responsibility	
4.42	Comment #186 has been addressed through notification to the Ministry of Environment, Conservation and Parks of the planned works that will impact the Certificate of Property Use (CPU) and how the risk management measures will be reinstated to maintain compliance with the CPU. No further concerns were identified.		Noted.
5.0	<b>Transportation</b>		
5.43	Transportation Engineering Services are in review of the submission materials and will provide any comments under a separate correspondence.		Noted.
6.0	<b>Active Transportation</b>		
	<b>Landscape Layout Plan, Drawing EC-L1.0, dated 15 Jan 2025</b>		
6.44	Comment Response 4.140 states "...the vehicular access route has been reduced to 7.0m" in reference to the "pinch-point" location at the SW corner of the Aberdeen Pavillion, however drawing EC-L1.0 (cross referenced with EC-A1-004) shows a 7.6m vehicle access route and a 7.0m pedestrian route.	CSW	The seating wall (landscape island) was pulled back from a previous version, at the request of RCFS, to open up this area further to pedestrians. Removable bollards and planters are shown, at the request of RCFS, to ensure delineation of space but allowing pedestrians to move through to the full 14.6m width of the throat entrance to/from the Great Lawn. The landscaping treatment of the 14.6m wide entrance is intentionally uniform to ensure that the entire width is perceived as a pedestrian zone that is accessible and inviting to people walking through the space on non-event days and event days. The position of the removable bollards have been adjusted to allow equal division of the space between the AODA access route and pedestrian entrance from Exhibition Way. This spacing allows for larger crowd volumes leaving Gate 4 from a major event, such as a REDBLACKS game to use the flex AODA area (knowing the path of least resistance is where pedestrians will naturally flow). 7.3 metres allows for emergency vehicles to manoeuvre safely through the area (two ambulances passing or two AODA vehicles passing). This includes additional buffer space for emergency vehicles while AODA vehicles are staged on the pick-up area. Pedestrians have more space in the proposed arrangement than in the existing condition (through adjusted location of existing ramp). In the future the bollards/planters can be assessed, and a determination can be made by RCFS if they are warranted to remain - or removed in the future.
7.0	<b>Traffic Management</b>		
7.45	Traffic Management is working directly with the Project Manager and has no further comments at this time.		Noted.
8.0	<b>Waste Collection Services</b>		
8.46	The subject lands are under contract with a private hauler.		Noted.
9.0	<b>Environment</b>		
	<b>Building Elevations, prepared by Brisbin, Brook, Beynon Architects, dated September 5, 2024.</b> <b>Urban Design Brief, prepared by Fotenn, dated June 27, 2024.</b> <b>Landscape Plan, prepared by CSW, dated January 15, 2025</b>		
9.47	The following condition will be included as part of the Site Plan Approval: a. The Owner acknowledges and agrees, in keeping with the recommendations in the Sustainable Design section of the Urban Design Brief, that the project use, where feasible, bird-safe glass and/or other integrated measures as specified in Guideline 2 of the City's Bird-Safe Design Guidelines to reduce the risks to birds associated with transparent and/or reflective surfaces.		Noted.

No.	Comment	Responsibility	
<b>10.0</b>	<b>Forestry</b>		
<b>10.48</b>	A tree permit can be issued at site plan approval.		Noted.
<b>10.49</b>	The proposed tree plantings listed in the Landscape Plan meet City standards.		Noted.
<b>11.0</b>	<b>Parkland</b>		
<b>11.50</b>	Previous comments have been addressed to the satisfaction of Parks & Facilities Planning.		Noted.
<b>12.0</b>	<b>Heritage</b>		
	<b>Heritage Impact Assessment, prepared by ERA, dated January 14, 2025</b>		
<b>12.51</b>	Heritage Impact Assessment a. In general, Heritage Planning staff agree with the analysis and conclusions in the Heritage Impact Assessment. Heritage Staff support the implementation of the Conservation Strategy and Further Mitigation Measures identified in the HIA.	ERA	Noted.
<b>12.52</b>	The event centre should take inspiration from and refer to the Aberdeen Pavilion, through its material, datum lines, etc. Blank walls or surfaces should be avoided, especially those facing the Aberdeen Pavilion.	ERA	Noted. Final design direction including materiality, signage, lighting, interperation etc. to be coordinated with architects and Staff.
<b>12.53</b>	Additional comments related to the public realm include: a. Ensure that the landscape buffer surrounding the Aberdeen Pavilion is maintained. b. There is a loss of symmetry of landscaping on the south side entrance to Aberdeen. Consider options to reinstate landscaping to the east of the south side entrance.	ERA / CSW	a. The landscape buffer surrounding the Pavilion is to be maintained. b. Pedestrian flow, movement and access was considered as part of the proposed design. In coordination with the design team, efforts to to maximise the area of the great lawn for local and community events was considered in the proposed new landscape design. The open space of the great lawn provides unencumbered views of the south façade of the Aberdeen.
<b>12.54</b>	The design of the event centre, as viewed from the Rideau Canal, including lighting and signage, is an important consideration. A lighting plan should be submitted. A condition should be included as part of the site plan agreement to ensure that any future lighting and signage is undertaken in accordance with the direction in the Heritage Impact Assessment.	ERA / CSW	Noted.
<b>12.55</b>	The following additional Heritage Plans and Studies should be made a condition of Site Plan: a) Lighting Plan b) Signage Plan c) Interpretation Plan d) Heritage Protection Plan for the site which includes: a. Pre-construction building condition survey and documentation b. Vibration and crack monitoring c. Implementation of physical protection for the designated buildings d. Management of construction dust, debris etc.; and e. Post-construction building condition survey and documentation.	ERA	Noted.