



Lansdowne Park - Event Centre
Ottawa, ON

HERITAGE IMPACT ASSESSMENT

Revised: January 14, 2025

Project # 21-306-02
Prepared by PE / SI / EC / NP / AG

PREPARED FOR:

Lansdowne Park Redevelopment Project
Planning, Real Estate and Economic Development
City of Ottawa
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STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Philip Evans OAA, MRAIC, CAHP is a Principal at ERA and the founder of Culture of Outports and *small*. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, CAHP is a Senior Associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Emma Cohlmeier RPP, MCIP is a Senior Project Manager with the heritage planning team at ERA. She is a Registered Professional Planner (RPP) and a Member of the Canadian Institute of Planners (MCIP). Emma completed a Bachelor of Arts Degree from the University of Guelph and a Master's Degree in Urban Planning from the University of Toronto.

Neil Phillips is a Project Manager with the heritage planning team at ERA Architects. He holds a Master of Landscape Architecture from the University of Toronto, a certificate in Urban Design from Harvard University, a Bachelor of Urban and Regional Planning from Toronto

Metropolitan University (formerly Ryerson University), and a Honours Bachelor of Public Administration from the University of Ottawa.

Anna Gutkowska is a Heritage Planner at ERA. She earned a Master of Planning in Urban Development from Toronto Metropolitan University (formerly Ryerson University) and a Bachelor of Arts (Honours) in History, also from Toronto Metropolitan University.

Erwin Lee is an Intern Architect at ERA with experience in a wide variety of private and public sector projects. He received his Master of Architecture degree from Carleton University and holds a Master of Fine Arts degree from Toronto Metropolitan University (formerly Ryerson University).

EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) to accompany the Site Plan Control Application for the Event Centre (the “Site”) at Lansdowne Park, Ottawa.

Lansdowne Park is bounded by Bank Street to the west, Holmwood Avenue to the north, and Queen Elizabeth Driveway and the Rideau Canal to the east and south. Owned by the City of Ottawa, Lansdowne Park spans 40 acres and includes commercial, residential, sports, recreational, and cultural facilities.

The Site is located in the southern portion of Lansdowne Park, covering the areas that include the east edge of TD Place Stadium, the Great Porch, the Great Lawn, and the Hill/Berm.

In 2012, the City entered into a 40-year partnership with the Ottawa Sports and Entertainment Group to revitalize Lansdowne Park. Following Council’s December 2020 directive to consider options to enhance Lansdowne’s sustainability and financial viability, the Lansdowne 2.0 Concept Plan was approved. This plan includes a new standalone Event Centre, new north stadium stands, two residential mixed-use towers, new retail, and public realm enhancements.

This HIA considers only the proposed development of the Event Centre. Future stages of the Lansdowne 2.0 development, including the proposed new residential towers and north stadium stands will be detailed in forthcoming Site Plan submissions.

Cultural Heritage Resources

The Site is adjacent and near to the following built heritage resources of Lansdowne Park:

- 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.

Lansdowne Park, 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.

Lansdowne Park is also 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 is adjacent to the following cultural heritage landscapes:

- Queen Elizabeth Driveway (recognized as a Cultural Landscape of Capital Value by the National Capital Commission);
- Rideau Canal (National Historic Site, a Canadian Heritage River, and a UNESCO World Heritage Site); and
- Colonel By Drive (recognized as a Cultural Landscape of Capital Value by the National Capital Commission).

Proposed Development

The proposed development includes a new two-storey, 5,500-seat standalone Event Centre and adjoining landscape modifications to the Hill/Berm, the Great Porch and the Great Lawn. The proposal includes the reshaping of the Hill/Berm and relocation of the Moving Surfaces public art installation.

Impact of Proposed Development

The proposed development has been designed and situated to minimize impact on the protected HCEA and Cost-Share Agreement views. Some minor visual impact is anticipated on the HCEA and Cost-Share Agreement views of the Aberdeen Pavilion, as well as the dynamic views from adjacent cultural heritage landscapes. While the impact on views of the Aberdeen Pavilion is minimal, the introduction of a large structure to the Framing Lands alters the existing condition and decreases the extent of public open space.

While the encroachment of the Event Centre onto the Framing Lands presents an adverse impact on the Framing Lands, the original functions of the public areas, including the Great Lawn, Hill/Berm, and Great Porch, are maintained.

The proposed Event Centre introduces a new, significant architectural element to Lansdowne Park. While the Event Centre does not inherently isolate the Aberdeen Pavilion, the introduction of a new building in such close proximity may alter the landmark status of the Aberdeen Pavilion as the “heart of the Park.”

The proposed development does not present a direct impact on the adjacent cultural heritage resources of the Rideau Canal, including the Queen Elizabeth Driveway and the Colonel By Drive cultural landscapes.

The proposed development does not present an impact on the Horticulture Building.

Mitigation

Visual impacts on the Aberdeen Pavilion have been mitigated through the siting, placement, and relatively low height of the proposed Event Centre.

The reduction in public space has been mitigated through design measures that enhance the usability of areas within and surrounding the proposed Event Centre while retaining the original intent of key public areas.

Further mitigation is encouraged to better integrate the Event Centre within the Site, including retaining more berm as part of enhancing the ‘greening’ of the Event Centre’s interface with the Great Lawn. Additionally, further consideration should be given to ensure design cohesion with the rest of Lansdowne Park during the subsequent phases of the Lansdowne 2.0 development process.

Conclusion and Next Steps

The proposed development appropriately conserves the cultural heritage value of Lansdowne Park and its adjacent cultural heritage landscapes, while allowing for its continued evolution.

Additional detailed studies are recommended, including a Heritage Interpretation Plan, Heritage Lighting Plan, Heritage Signage Plan, and Heritage Protection Plan.

1 OVERVIEW

1.1 Introduction

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) to accompany the Site Plan Control Application for the Event Centre at Lansdowne Park, Ottawa. While background information is provided on Lansdowne Park, as a whole, this scoped HIA focuses specifically on the proposed new Event Centre (the “Site”).

This report follows ERA’s June 2023 HIA (“June 2023 HIA”), which accompanied the Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBLA”) applications for the overall intensification of Lansdowne Park as outlined in the Lansdowne 2.0 Concept Plan.

1.2 Background

Lansdowne Park, owned by the City of Ottawa, is a major Ottawa destination with over a century of history as a gathering place for both residents and tourists. In 2012, City Council established a 30-year partnership with the Ottawa Sports and Entertainment Group (“OSEG”), which was later extended to 40 years, to revitalize Lansdowne Park. Lansdowne Park was reimagined to include residential, recreational and retail uses, as well as an enhanced public realm.

ERA acknowledges that Lansdowne Park is on the traditional, unceded territory of the Algonquin Nation.

In December 2020, City Council directed that a working group made up of City and OSEG representatives 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 for the continued evolution of Lansdowne Park (Lansdowne 2.0).

In June 2023, the City of Ottawa submitted an Official Plan and Zoning By-law Amendment application for the Lansdowne 2.0 project. This submission was accompanied by the June 2023 Heritage Impact Assessment (HIA), which provided a comprehensive evaluation of potential impacts on existing heritage resources and outlined preliminary conservation design parameters to guide future development phases.

In November 2023, City Council granted approval to proceed to the next stage of planning for Lansdowne 2.0. The Council decision resulted in several Concept Plan approvals, including a new 5,500 seat Event Centre, new North Stadium Stands with 11,200 seats, two residential mixed-use buildings up to 40 stories in height, new retail, and public realm enhancements.

1.3 Report Scope

This HIA has been drafted in accordance with the requirements provided in the “Event Centre Site Plan: Scoped Heritage Impact Assessment” prepared and reviewed by staff from the City of Ottawa, the National Capital Commission (“NCC”), Parks Canada (the Indigenous Affairs and Cultural Heritage Directorate), and the Ontario Heritage Trust (“OHT”) (see Appendix B).

This HIA evaluates the potential impacts of the proposed Event Centre on the cultural heritage resources of Lansdowne Park, including the Aberdeen Pavilion and the Horticulture Building, as well as the adjacent resources of the Rideau Canal, Queen Elizabeth Driveway (“QED”), and Colonel By Drive cultural landscapes. Additionally, it assesses the impact on the parameters identified in the 2012 OHT Heritage Conservation Easement Agreement (“HCEA”), including protected views to and of the cultural heritage resources of Lansdowne Park, particularly the Aberdeen Pavilion, which is adjacent to the Site.

Future stages of the Lansdowne 2.0 development, including the proposed new residential tower components and north stadium stands and retail podium will be detailed in forthcoming Site Plan submissions. Consequently, the graphics and visuals in this report do not depict these additional components of the Lansdowne 2.0 development.

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);
- 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 Planning Statement (2024)
- City of Ottawa Official Plan (2021);
- National Capital Commission Heritage Inventory: Queen Elizabeth Driveway (2022);
- Rideau Canal and Merrickville Blockhouse National Historic Sites of Canada Management Plan (2022);
- Lansdowne Park: Heritage Impact Assessment (2023); and
- Working with Cultural Landscapes: A Guide for the National Capital Region (2023).

1.4 Property Owner and Representative Information

Owner: City of Ottawa

Address: 110 Laurier Avenue West, Ottawa, ON K1P 1J1

Contact Name: Sean Moore

E-mail Address: Sean.Moore@ottawa.ca

2 CURRENT CONDITIONS

2.1 Site Location and Description



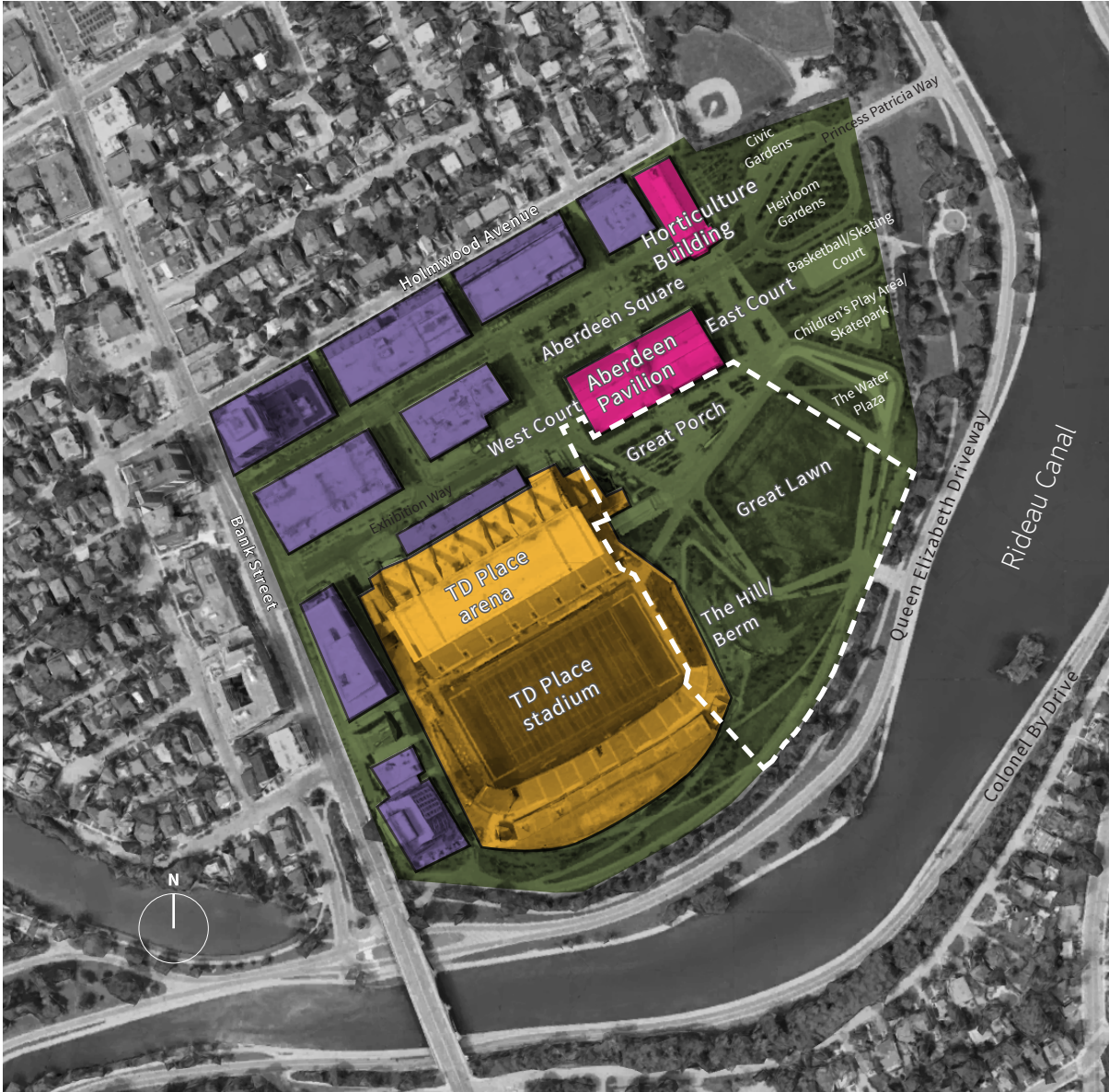
Location map with the Site outlined in a dashed black line (GeoOttawa, 2024; annotated by ERA).

The Site is located within Lansdowne Park. Lansdowne Park is bounded by Bank Street to the west, Holmwood Avenue to the north, and Queen Elizabeth Driveway and the Rideau Canal to the east and south. Lansdowne Park contains a mix of commercial, residential, sports, recreational, and cultural facilities.

Central to the park is the c.1898 Aberdeen Pavilion, which 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. Framing the north side of the East Court and the east side of Aberdeen Square is the c.1914 Horticulture Building.

The northern and western sectors of the park house its built structures, encompassing commercial, residential, and recreational facilities. In contrast, the eastern and southern areas consist of park spaces, hardscaped and softscaped areas, basketball courts, skate park, and access to underground parking.

The Site is located in the southern portion of Lansdowne Park, covering the areas that include the east edge of TD Place Stadium, the Great Porch, the Great Lawn, and the Hill/Berm.



Aerial imagery showing the Site and its surrounding context within Lansdowne Park. The Site is outlined with a dashed white line (Google Earth; annotated by ERA).

- Public Realm
- Designated Heritage Buildings
- Commercial/Residential
- Stadium and Arena

2.2 History

The history of Lansdowne Park, including the area's pre-contact and Indigenous history, is documented in the June 2023 HIA. The history of Lansdowne Park in the context of European settlement is also documented in the Lansdowne Park: Statement of Cultural Heritage Values and Heritage Impact Assessment (2010) prepared by Commonwealth Resource Management Limited.

2.3 Heritage Context

2.3.1 Regulatory Context

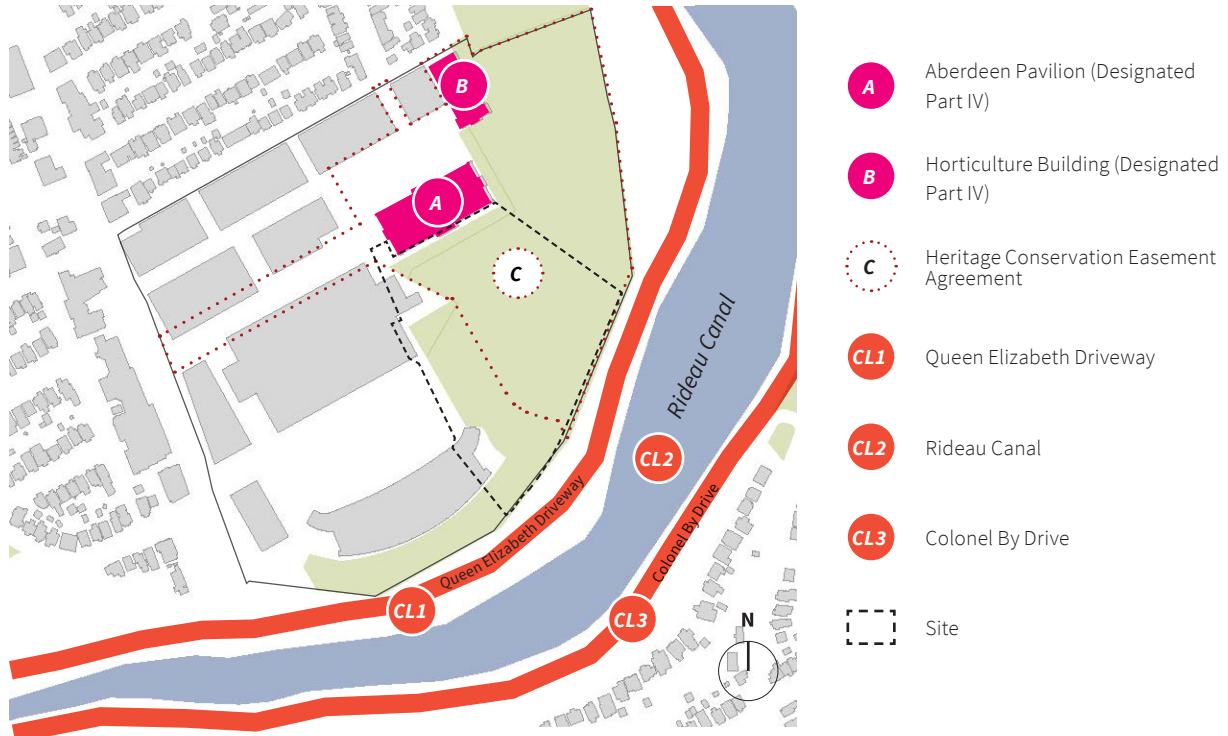
Lansdowne Park contains the Aberdeen Pavilion and Horticulture Building, both of which are designated under Part IV of the Ontario Heritage Act (the “OHA”). The Aberdeen Pavilion was designated a National Historic Site (“NHS”) in 1983.

Parts of Lansdowne Park, including the Aberdeen Pavilion and Horticulture Building are subject to a 2012 HCEA between the City of Ottawa and 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 HCEA recognizes not only the Aberdeen Pavilion and Horticulture Building but also specific views of these buildings, the Setting Lands surrounding them, and the Framing Lands that provide lateral foregrounds to these view as having provincial heritage value.

Lansdowne Park is also subject to the 1993 Parks Canada and City of Ottawa Cost-Share Agreement and accompanying (1990) Aberdeen Pavilion Conservation Report, which identifies the importance of maintaining clear vistas at each of the four entries to the Aberdeen Pavilion.

Beyond these protected areas, Lansdowne Park includes spaces that have been redeveloped for various purposes, including commercial, residential, cultural, recreational, and sports and entertainment functions.

2.3.2 Adjacent and Nearby Heritage Resources



Context map showing adjacent and nearby heritage resources (GeoOttawa, 2023; annotated by ERA).

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).

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.



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



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



Heritage Conservation Easement Agreement

The 2012 HCEA for Lansdowne Park is a legal agreement between the City of Ottawa and the OHT made to ensure that the heritage value of Lansdowne Park will be preserved in perpetuity. The HCEA defines the provincial cultural heritage value of Lansdowne Park as encompassing:

- a) *The lands that surround the Buildings and create the immediate setting (the “Setting Lands”);*
- b) *The lands associated with significant views of the Aberdeen Pavilion (the “Views”);*
- c) *The lands that provide lateral foreground frames of the Views (the “Framing Lands”);*
- d) *The exteriors of the Buildings;*
- e) *The entire interior of the Aberdeen Pavilion and select interiors of the Horticulture Building; and*
- f) *The archaeological value.*



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 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.*



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



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

- 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

CL2 Rideau Canal

The Rideau Canal is a 202 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 2022 Rideau Canal Merrickville Blockhouse National Historic Site of Canada Management Plan specifies:

Parks Canada is responsible for the administration of the Rideau Canal National Historic Site, comprising the bed of the canal up to the upper controlled water elevation limit, as well as the land associated with its lockstations and dams. This responsibility includes but is not limited to protecting the commemorative integrity and outstanding universal value of the site; safe navigation of the waterway; water management; and some aspects of environmental stewardship (p. 6).



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



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



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



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

A 30-metre buffer zone around the Rideau Canal, aligned with municipal zoning bylaws, extends inland from the shoreline to provide an added layer of protection for the Rideau Canal historic site. In the context of Lansdowne Park, this buffer zone falls within the NCC owned QED and Colonel By Drive rights-of-way.

 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 developed by the NCC beginning in the 1920s and completed 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.

2.3.3 Significant Views

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:

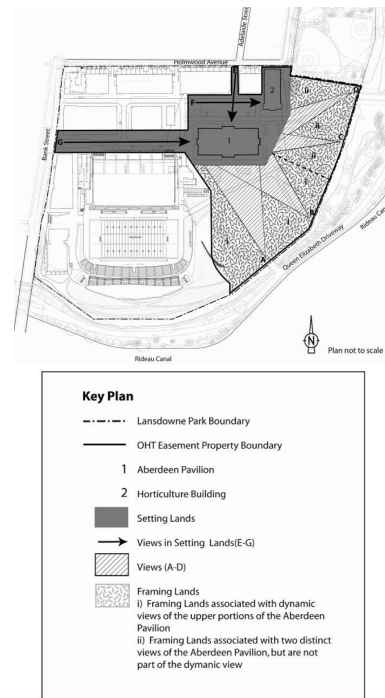
Significant views of the Aberdeen Pavilion include a view from the south of the Property looking north at the south elevation of the Aberdeen Pavilion, a view looking northwest towards the east and south elevations of the Aberdeen Pavilion from the southeast of the Property, a view looking west towards 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



HCEA map depicting its boundaries, protected views, setting and framing lands, and locations of heritage buildings (City of Ottawa, 2012).

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.

1993 Cost-Share Agreement

The 1993 Cost-Share Agreement between the City of Ottawa and Parks Canada 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. These vistas align with 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.

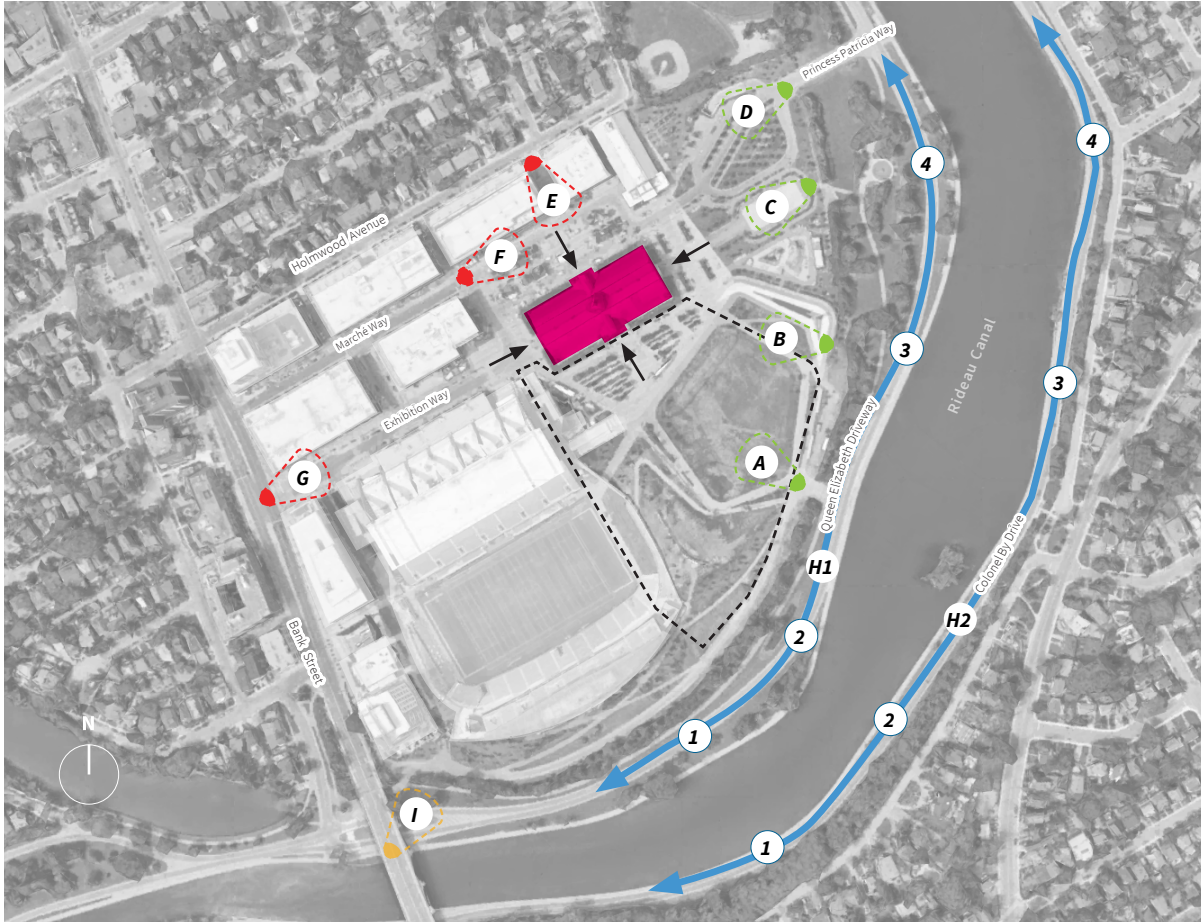
Summary of Additional Views for Evaluation

In addition to assessing the impacts of the proposed Event Centre on the views of the Aberdeen Pavilion defined in the 1993 Cost Share Agreement and the 2012 HCEA, the scoped Terms of Reference also directs this HIA to evaluate impacts on additional dynamic views of the Aberdeen Pavilion from adjacent cultural landscapes and roadways, including:

- Views from the Rideau Canal;
- Views from Bank Street; and
- Views from QED and Colonel By Drive, particularly the high-quality views identified in the NCC 2009 Rideau Canal Visual Assessment.

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, p 45).

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 considered viewpoints (Google Earth; annotated by ERA).

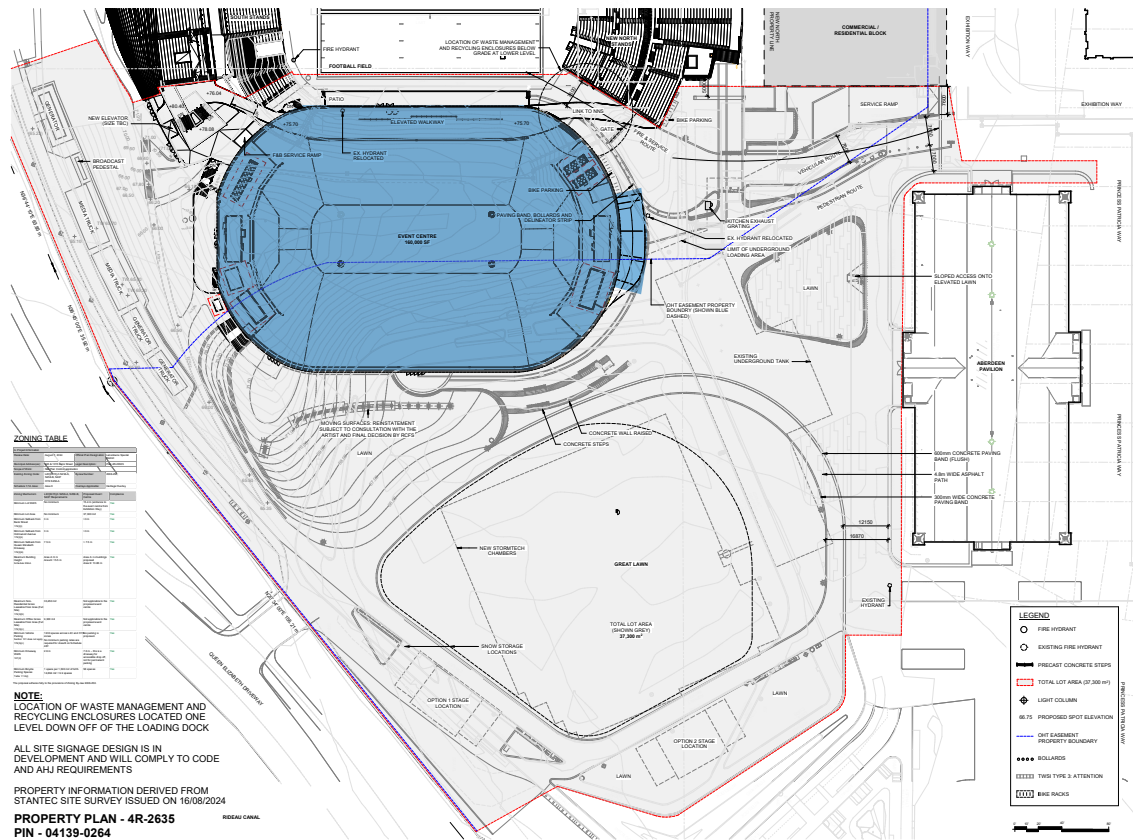
- Aberdeen Pavilion (Designated Part IV and NHS)
- Site
- Applicable views - These viewpoints are relevant to the scope of this HIA and are assessed in this report
- Non-applicable views - These viewpoints are positioned such that they are not impacted by the proposed Event Centre and do not require assessment
- Additional Views**
- Bank Street View
- Rideau Canal Views into Site
- Cost-Share Agreement (1993)**
- Protected Vista to Entry - These vistas align with HCEA Viewpoints A, C, E, G and have been incorporated into their assessment

3 PROPOSED DEVELOPMENT

3.1 Overview

The proposed development consists of a new, state-of-the-art, 5,500-seat Event Centre located in the current location of the berm, adjacent to the eastern edge of TD Place Stadium. The surrounding area features softscaping on the south and east sides of the proposed Event Centre and hardscaping on the north side. A reduced sloped grassy berm is planned on the southeastern side of the Event Centre, with the Moving Surfaces public art installation relocated to the top of the berm.

To the east of the Event Centre, beyond the berm, the Great Lawn will be reshaped to extend closer to the Aberdeen Pavilion, following a curvilinear design for the paths and green spaces. North of the berm, on the northeast side of the Event Centre, tiered steps and terraced seating walls provide a transition between the Event Centre and the adjacent Great Lawn.



Proposed site plan. The Site is outlined in red and the Framing Lands are outlined in blue. The proposed Event Centre is shaded blue (BBB, 2025; annotated by ERA).



Proposed landscape plan showing the new path geometry, vegetation strategy and paving design (CSW, 2025).



East aerial view of the Site within Lansdowne Park. Note: the two proposed towers at the rear of the stands are part of a later phase of development and not in scope for this HIA (BBB, 2025).

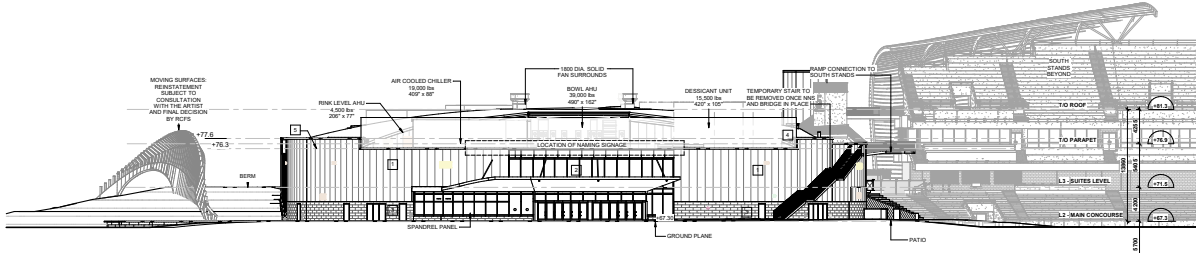
3.2 Event Centre

The proposed Event Centre is oval-shaped with a slightly curved roof, and a floor area of approximately 15 000 square metres. The structure includes two storeys above ground and one below, maintaining a low overall height of approximately 13.5 meters above grade level.

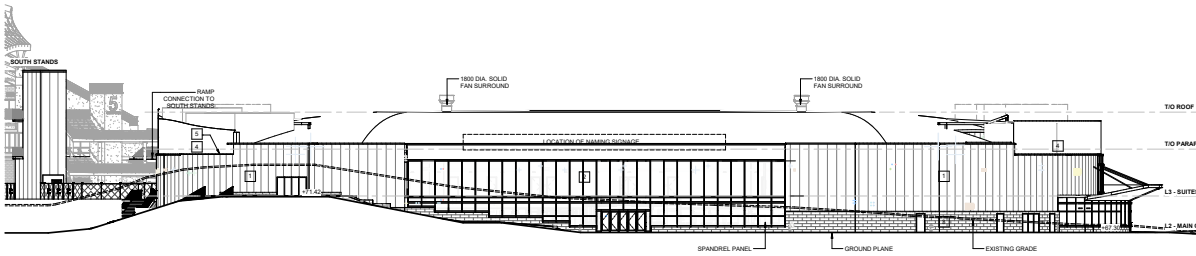
The design intent of the Event Centre is to blend contemporary architecture with earth-toned aesthetics, creating a connection to the surrounding green space. The proposed design features sections of curtain wall glazing centred on all four elevations, interspersed with vertical wood siding to form an alternating pattern around the oval structure. Additional proposed materials include a grey or natural stone masonry base and a green metal patina roof.



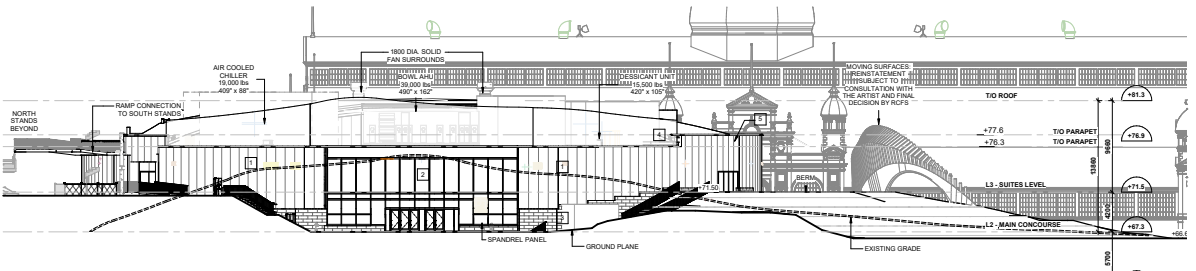
Rendering depicting the proposed Event Centre from the northeast with the relocated 'Moving Surfaces' art installation visible on the reduced berm at the left (BBB, 2025).



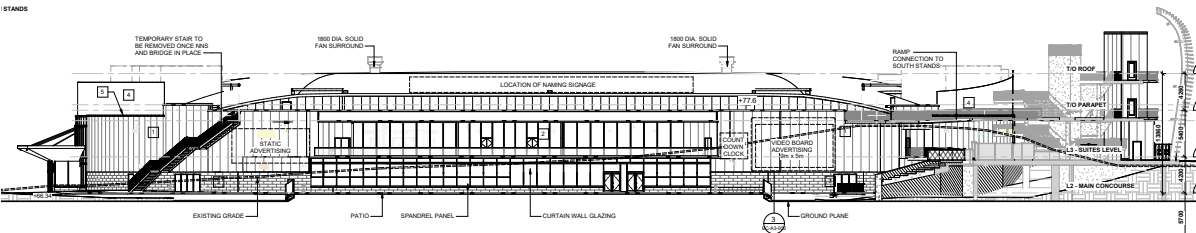
Proposed Event Centre north elevation (BBB, 2025).



Proposed Event Centre east elevation (BBB, 2025).



Proposed Event Centre south elevation (BBB, 2025).

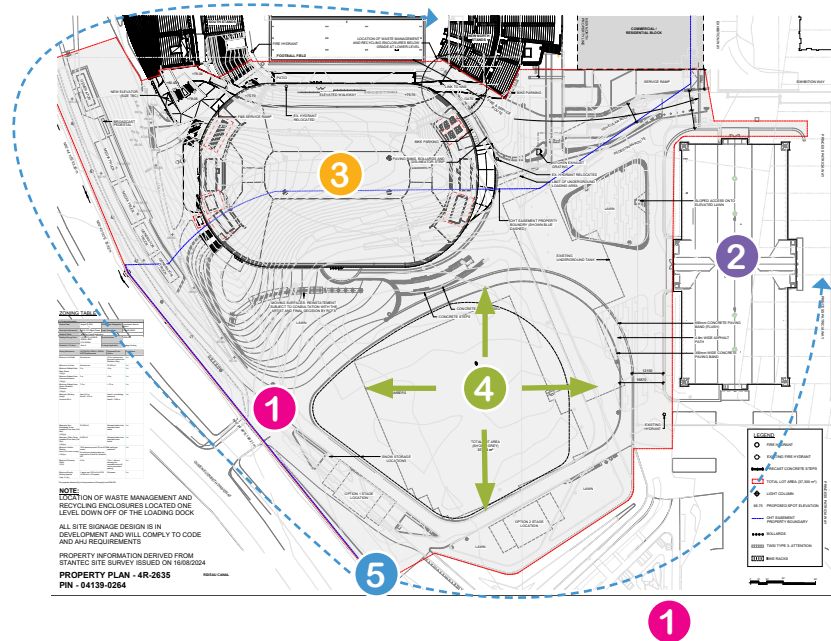


Proposed Event Centre west elevation (BBB, 2025).

3.3 Conservation Design Strategy

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.
- 2 Maintain the Aberdeen Pavilion as a landmark.
- 3 Ensure high-quality design for new construction that complements existing built resources.
- 4 Enhance the quality of place at Lansdowne Park with new year-round programming, activation and public amenities.
- 5 Consider opportunities for commemoration and interpretation across the Site to comprehensively highlight its cultural heritage significance and the narrative of its evolution over time.



4 IMPACT ASSESSMENT

This section evaluates the impacts of the proposed Event Centre on the cultural heritage resources of and adjacent to Lansdowne Park, including the Aberdeen Pavilion and the Horticulture Building, as well as the adjacent and nearby cultural landscapes framing the Rideau Canal. It begins with an overall assessment of the proposed Event Centre on the aforementioned cultural heritage resources and, as directed by the scoped Terms of Reference, proceeds with an in-depth assessment of the potential impact on the Aberdeen Pavilion and the surrounding public realm.

4.1 Overall Impacts Assessment

Horticulture Building

The proposed Event Centre does not present an impact on the Horticulture Building. The proposed Event Centre, located in the southwest quadrant of Lansdowne Park, and the Horticulture Building, situated in the northeast quadrant, are distinctly separated within the park. The proposed Event Centre retains the cultural heritage value of the Horticulture Building and does not impact the existing visual relationship between the Horticulture Building and the Aberdeen Pavilion.

Protected Cultural Landscapes

The proposed Event Centre does not present a direct impact on the adjacent cultural heritage resources of the Rideau Canal, QED and the Colonel By Drive cultural landscapes. The Rideau Canal and the QED are recognized by the HCEA as having a contextual relationship with Lansdowne Park and the proposed Event Centre does not present an adverse impact on this relationship. However, as the contextual value includes visibility of the Aberdeen Pavilion from the banks of the Rideau Canal, and by extension the QED and Colonel By Drive, the impact on these views is addressed in the following section.

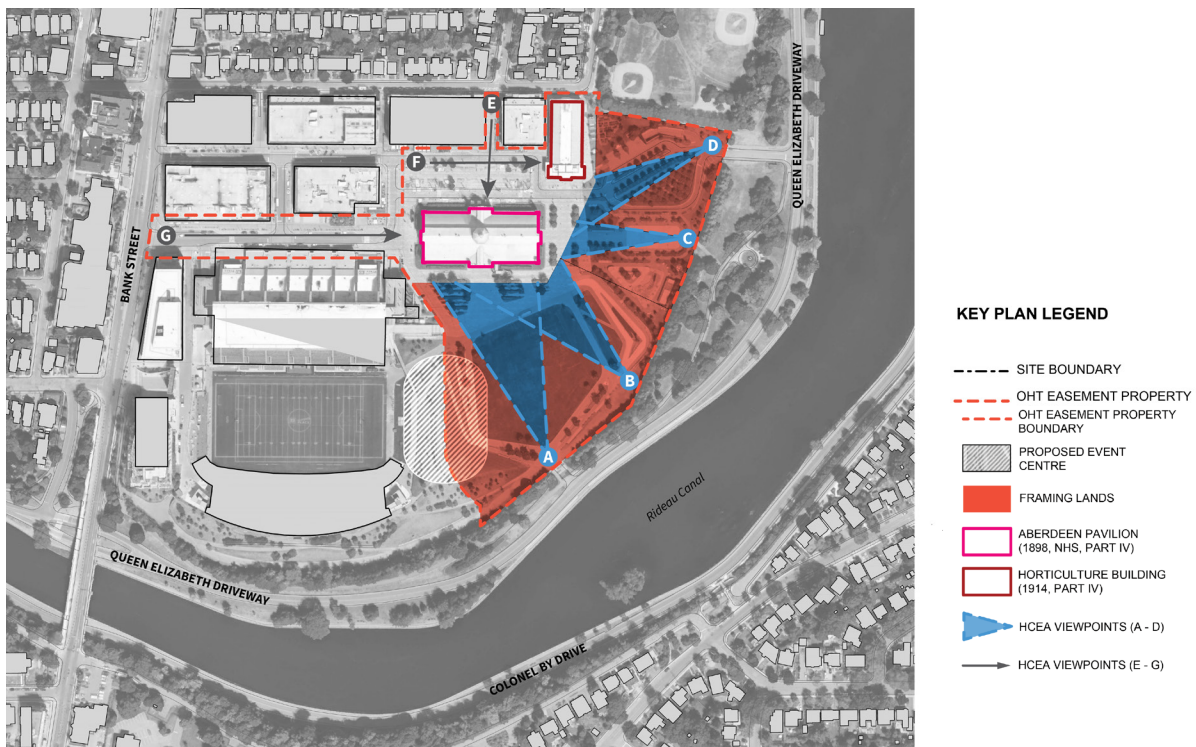
4.2 Aberdeen Pavilion

4.2.1 Significant Views

Views from Within the Lansdowne Park

The HCEA identifies specific views (A-G), the Setting Lands, and the Framing Lands within Lansdowne Park as being of cultural heritage value. The placement of the proposed Event Centre in the southwest quadrant of Lansdowne Park ensures that there is no visual interference with Viewpoints E-G, which are located in the Setting Lands to the north, northwest and west of the Aberdeen Pavilion. Consequently, no further assessment is required for the impact on these three views.

The positioning of Viewpoints A-D, however, necessitates further assessment of impact. These views, which direct sight lines toward the Aberdeen Pavilion from the south, southeast and northeast, have the potential to capture the proposed Event Centre, and are analyzed on the following pages.



Aerial map depicting the HCEA Viewpoints (ERA, 2025).

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

EXISTING



PROPOSED



The visibility of the Aberdeen Pavilion is not impacted as the proposed Event Centre is situated outside the view cone, with the foreground left unobstructed. While only a small segment of the new berm and landscape is visible on the far left (west), the overall view from the south may be impacted with the introduction of the Event Centre at the periphery.

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

EXISTING



PROPOSED



The condition of Viewpoint B remains unchanged: The proposed Event Centre is not visible and has no impact on the view.

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



The visibility of the Aberdeen Pavilion is not impacted, as the proposed Event Centre is primarily situated outside the view cone. The minor portion that is visible on the left appears in an area where other structures are already visible.

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



EXISTING



PROPOSED

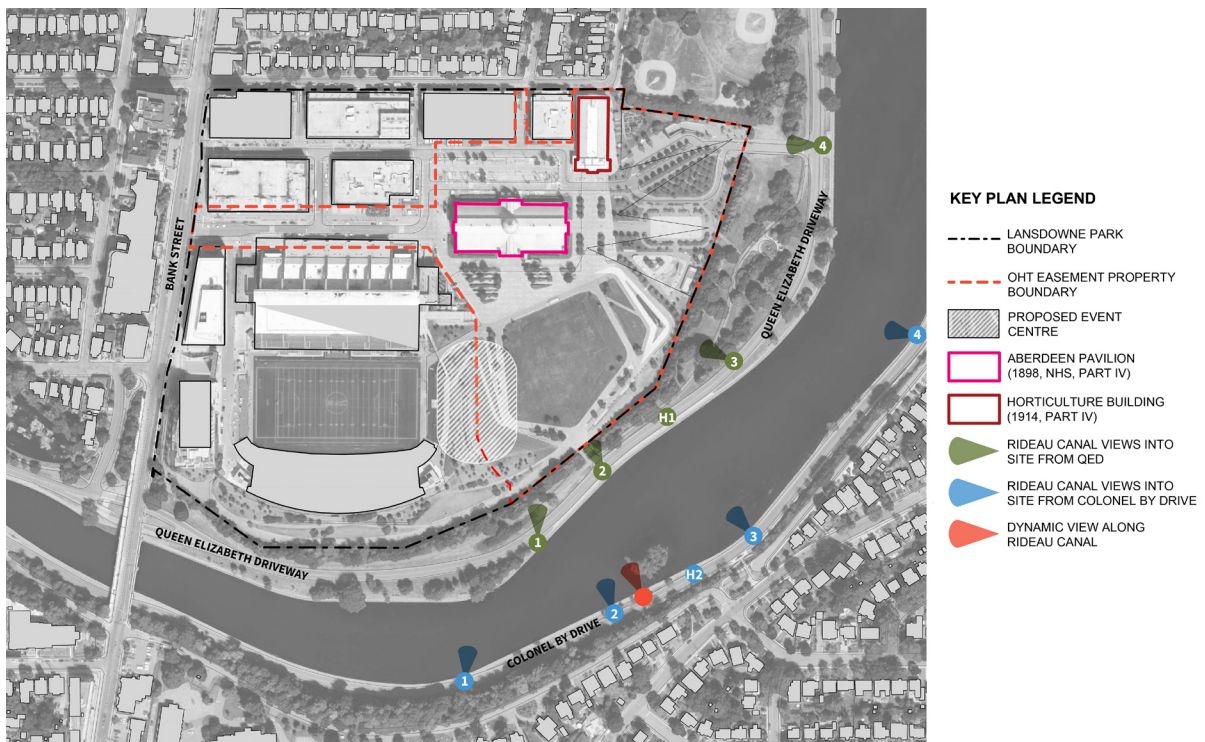
The visibility of the Aberdeen Pavilion remains intact; however, the proposed Event Centre will be partially visible to the left (south) of the Pavilion, resulting in a minor adverse impact on the overall view.

The Event Centre has been strategically positioned and designed to protect the views towards the Aberdeen Pavilion, particularly from the south. As a result, only minor visual impact is anticipated, particularly from Viewpoints A and D as the Event Centre will encroach somewhat into these fields of view. In Viewpoint A, while the foreground is protected and unobstructed, the introduction of the Event Centre to the west will alter this perspective. In Viewpoint D, the Event Centre will be somewhat visible beyond the Aberdeen Pavilion, though its visibility will be somewhat obscured by foliage.

Dynamic Views and Bank Street View

While the HCEA viewpoints offer views from within Lansdowne Park, the scoped Terms of Reference for this report requires an assessment of additional views of the Aberdeen Pavilion from outside Lansdowne Park, including from the Rideau Canal, QED, Colonel By Drive, and Bank Street.

While there will be some adverse impact on certain contextual views of the Aberdeen Pavilion, particularly from the southern perspectives



Aerial map depicting the additional considered views (ERA, 2025).

along Queen Elizabeth Driveway (Viewpoints H1.1 and H1.2), our assessment shows that the impact is minimal. The views from Queen Elizabeth Driveway and Colonel By Drive, which intermittently reveal the Aberdeen Pavilion through breaks in vegetation and at driveways, are not consistently clear, and the minimal encroachment of the Event Centre on the peripheries of these views does not present a significant impact.

Additionally, much of the foliage obstructing the views from the Canal is coniferous, meaning it obstructs views year-round, both in winter and summer. This consistent obstruction further mitigates the impact of the Event Centre on the views of the Aberdeen Pavilion.

There is no impact on the view of the Aberdeen Pavilion from Bank Street at Exhibition Way (HCEA Viewpoint G). The existing view from the Bank Street bridge towards Lansdowne Park is of the back side of TD Place and a parking lot. The Aberdeen Pavilion is not readily legible from this view, and the proposed Event Centre will not alter this condition.

View H1: View of the Aberdeen Pavilion from the Queen Elizabeth Driveway



View H1.1 existing condition.



View H1.1 proposed condition.



View H1.2 existing condition.



View H1.2 proposed condition.



View H1.3 existing condition.



View H1.3 proposed condition.



View H1.4 existing condition.



View H1.4 proposed condition.

View H2: View of the Aberdeen Pavilion from Colonel By Drive



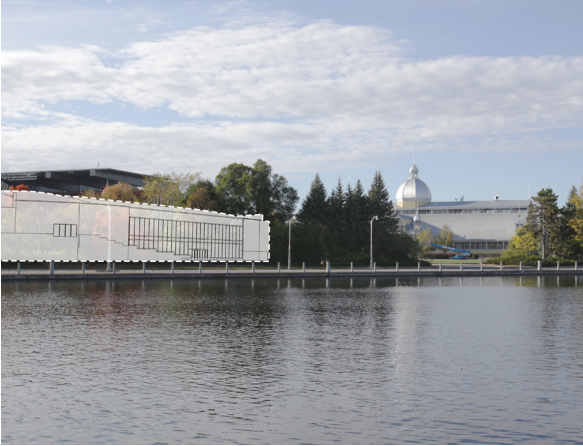
View H2.1 existing condition.



View H2.1 proposed condition.



View H2.2 existing condition.



View H2.2 proposed condition.



View H2.3 existing condition.



View H2.3 proposed condition.



View H2.4 existing condition.



View H2.4 proposed condition.



Dynamic view along the Rideau Canal, existing condition (Rideau Canal Cultural Landscape Study, Matrix Heritage, 2024 DRAFT).



Dynamic view along the Rideau Canal, proposed condition (Rideau Canal Cultural Landscape Study, Matrix Heritage, 2024 DRAFT, annotated by ERA).

4.2.2 Public Realm

The proposed Event Centre presents four types of adverse impact on the public realm surrounding the Aberdeen Pavilion. An assessment of these impacts and their associated mitigation measures is provided below.

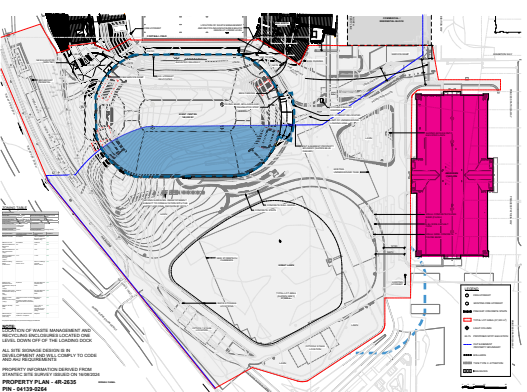
1. ENCROACHMENT ON FRAMING LANDS. The Framing Lands are identified in the HCEA as lands that provide the lateral context to the views of the Aberdeen Pavilion. Since the value and quality of the views are tied to open space, the Framing Lands are currently open and free of buildings and large structures. The introduction of a large structure (in the form of the proposed Event Centre) and shortening of the berm presents an adverse visual impact, altering the existing spatial and visual dynamic.

Mitigation: To address the encroachment on the Framing Lands, the proposed Event Centre has been strategically sited to avoid impacting the (south) axial view of the Aberdeen Pavilion. However, additional retention of the berm would be the most effective solution for integrating the Event Centre within the Framing Lands. Utilizing the berm to blend the new structure into the landscape and extend the Great Lawn would effectively mitigate the redefined spatial and visual composition of the Site.

2. DECREASE IN OPEN PUBLIC SPACE. The shortening of the berm and the siting of the Event Centre on the Framing Lands results in a reduction of open public space in the southwest quadrant of Lansdowne Park. This represents an adverse impact on the quantity of space available. The original functions of the public areas, including the Great Lawn, Hill/Berm, and Great Porch, are maintained.

Mitigation: The reduction in open public space is mitigated through design measures that enhance the opportunity for active use of areas within and surrounding the Event Centre. These measures include adding informal seating opportunities around the Event centre and integrating public restroom access. Additionally, the design retains the original intent of key public spaces such as the Great Lawn, Berm, and Great Porch, ensuring that these areas continue to serve their public recreational purposes.

3. INTRODUCTION OF A NEW DESIGN LANGUAGE. The proposed Event Centre and adjoining new landscape introduces a new curvilinear design language to the Site. The introduction of a new design language may present an adverse impact as it has the potential to affect the



Proposed site plan with the Event Centre outlined in a dashed blue line and the portion of the structure that encroaches into the Framing Lands shaded blue. The Aberdeen Pavilion is shaded pink (BBB, 2025; annotated by ERA).

cohesion between the Aberdeen Pavilion and the remainder of Lansdowne Park, particularly the Framing Lands, and the Great Porch.

Mitigation: Efforts have been implemented to mitigate the impacts of a new design language, including a continuity of materials and landscape features such as raised planters, seating walls, paving materials, lighting, and site furniture, to provide a unified design within the Site. The design of the raised podium at the Event Centre plaza was redesigned to be a curvilinear form. The design aims to create a transition from the urban landscape character of Exhibition Way to the softer landscape spaces surrounding the Event Centre.

As the proposed design moves forward and details of the subsequent development phases are defined, measures to ensure overall design cohesion within Lansdowne Park should be implemented, including a comprehensive wayfinding and interpretation strategy.

4. LANDMARK STATUS AND ISOLATION. While the Aberdeen Pavilion maintains its role as a central feature of Lansdowne Park, the construction of the Event Centre introduces a new, significant architectural element to the Park. Although the Event Centre does not inherently isolate the Aberdeen Pavilion, the introduction of a new built structure in such close proximity may alter the landmark status of the Aberdeen Pavilion as the “heart of the Park.”

Mitigation: The impact of the new building is mitigated through its positioning and relatively low height, which are intended to support the Pavilion’s status as a prominent landmark from most vantage points.

To enhance the integration of the proposed Event Centre with the Aberdeen Pavilion, it is recommended that the design draw inspiration from the Pavilion’s architectural language. This could include referencing its materials, datum lines, and other defining features to create a cohesive visual relationship between the two structures. The design should avoid the inclusion of blank walls or surfaces, particularly those oriented toward the Aberdeen Pavilion.

4.2.3 Construction Impacts

There is a low likelihood of construction-related impacts from the Event Centre that would cause physical damage to the Aberdeen Pavilion. Nonetheless, appropriate construction measures and safeguards should be implemented to ensure ongoing protection.

5 CONSERVATION STRATEGY & FURTHER MITIGATION

The proposed conservation strategy is *rehabilitation*. As part of the June 2023 HIA, ERA prepared a set of Conservation Design Parameters to help guide the design of new construction and mitigate the impacts on the existing and evolving cultural heritage value of Lansdowne Park.

The Conservation Design Parameters relevant to the Site are:

- 1) Prioritize the pedestrian experience at ground level between future development and the Aberdeen Pavilion;
- 2) Integrate new Event Centre, berm and public art sculpture with the Great Lawn, while protecting views to the Aberdeen Pavilion; and
- 3) Explore opportunities to enhance pedestrian access and interface of the Site and the Rideau Canal along the south-eastern edge.

An assessment of the applicable Conservation Design Parameters is provided on the following pages.

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.*

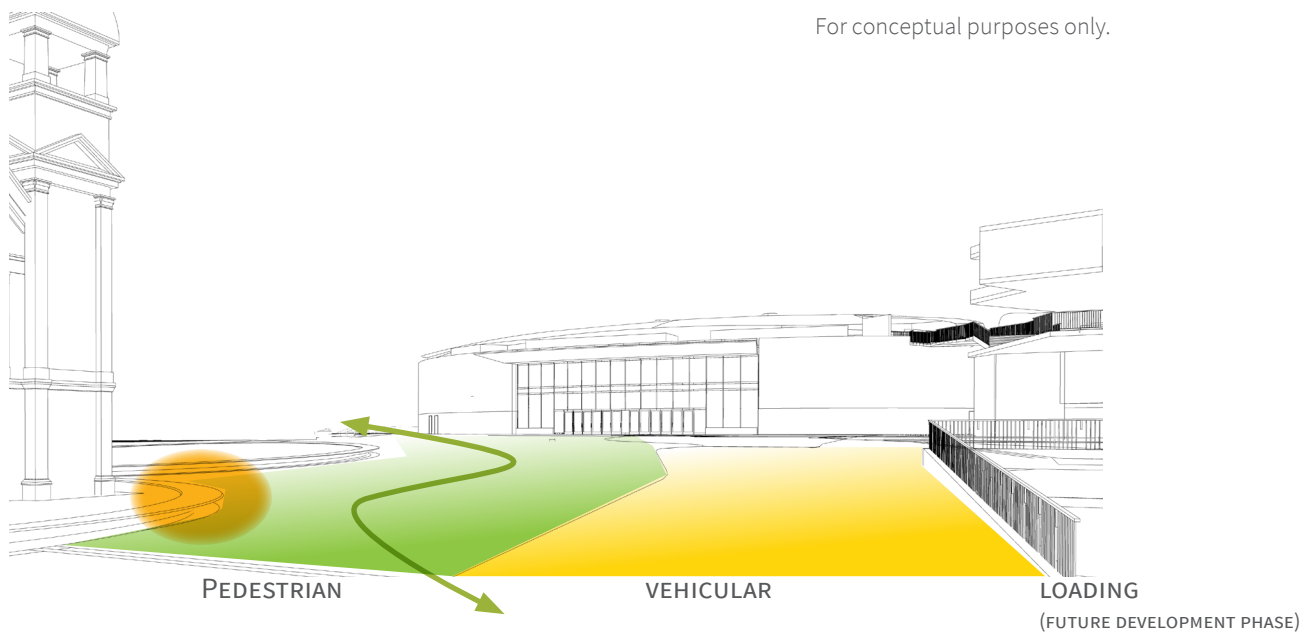
Restoration: *the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

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).

1 Prioritize the pedestrian experience at ground level between future development 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



Discussion

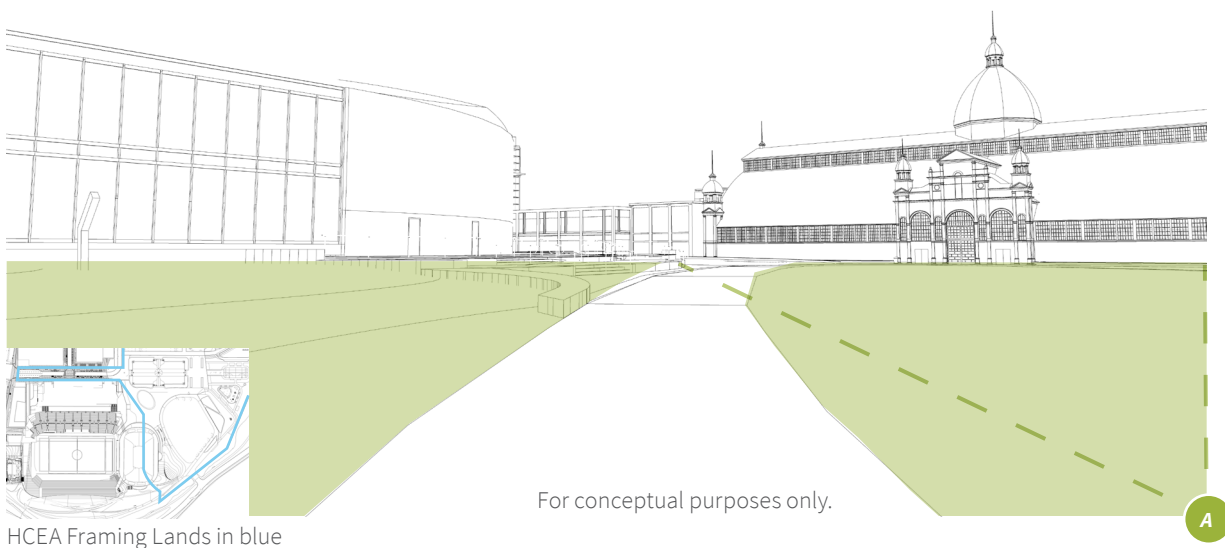
The proposed development and adjoining landscape design effectively separates vehicular and pedestrian uses at the southwest corner of the Aberdeen Pavilion. Careful consideration has been given to ensuring the clear delineation of uses with the implementation of pedestrian markings and design measures to separate pedestrian and vehicular traffic. While a small portion of the perimeter plantings at the southwest corner of the Aberdeen Pavilion will be altered to allow for new pedestrian access, the impact is minimal.

A Heritage Protection Plan is recommended as a condition of approval to ensure the adequate protection of the adjacent Aberdeen Pavilion during construction.

2 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's 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

A Viewpoint A



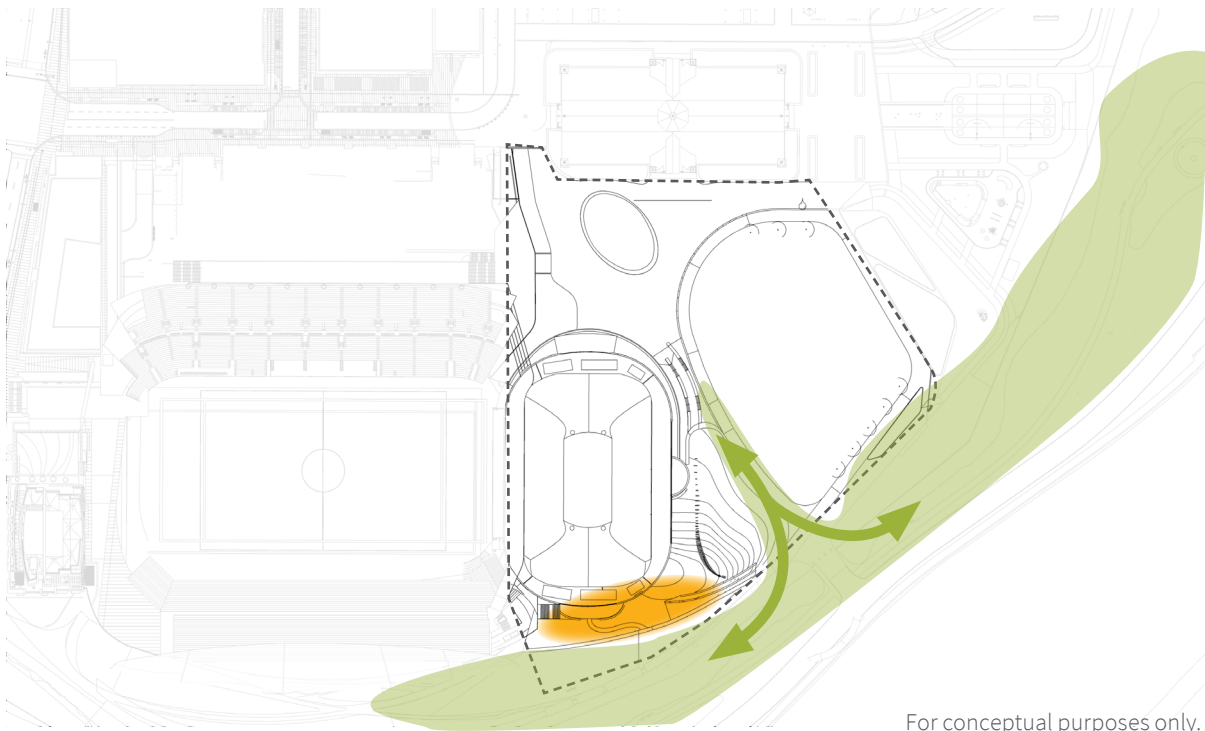
Discussion

The analysis of impacts of the proposed Event Centre on the views of the Aberdeen Pavilion and on the public realm are discussed in 4.2.1 and 4.2.2. The proposed relocation of the Moving Surfaces public art sculpture places it in a proximate position that does not compromise views of the Aberdeen Pavilion from the south.

ERA recommends future mitigation to include retaining more berm as part of enhancing the 'greening' of the Event Centre's interface with the Great Lawn, promoting a more integrated appearance. Additionally, while efforts have been made to establish a unified design within the Site, as the development moves forward further consideration should also be given to ensure overall design cohesion with the rest of Lansdowne Park, considering elements such as pavement, signage, lighting and wayfinding to maintain aesthetic and functional continuity.

3 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



Discussion

While there is some minor visual impact from certain dynamic viewpoints along the Rideau Canal (see section 4.2.1), the green edge along the southeastern edge of the Site is maintained with minimal changes proposed. A public access point has been integrated into the site plan, allowing for enhanced pedestrian access.

Recommendations for further mitigation include softening the edge at the back (south) of the Event Centre to better integrate it into the surrounding environment.

6 PRELIMINARY LIGHTING, SIGNAGE & INTERPRETATION CONSIDERATIONS

6.1 Lighting

It is recommended that a Heritage Lighting Plan be prepared that describes general principles and guidelines for illumination of the Site, such as the hierarchy, direction, levels and locations of new lighting, in consideration of, and commensurate with, the significance of heritage resources on the Site.

At a high-level, the Lighting Plan should consider the following principles:

- Illumination of the Site should be thoughtful and strategic, and should not be continuous and uniform across space and time.
- Lighting should follow environmental best practices, with consideration given to impacts to wildlife, specifically as it relates to the use of up-lighting and contributing to ambient light pollution.
- Lighting should be well integrated with the existing site to ensure visual coherence, with careful consideration given to the location, intensity, and temperature of new lighting installations.
- New lighting should create a clear hierarchy of illumination, showcasing and reinforcing the primacy of key views and moments (such as the Aberdeen Pavilion), while reducing the primacy of subordinate site elements such as parking, servicing, etc.
- New lighting should not overwhelm illumination of views, features, places and symbols of historic significance (such as the Aberdeen Pavilion) or national importance (such as the Rideau Canal).
- Lighting should avoid, to the extent possible, contributing to ambient illumination to the adjacent Rideau Canal.
- All lighting should follow municipal and federal policy and guidelines.

6.2 Signage

It is recommended that a Heritage Signage Plan be prepared that assesses the exterior building signage requirements and provides recommendations for the site-wide implementation, design, composition and locations for the signage throughout the Site.

In general, the Signage Plan should consider the following principles:

- Signs should present information that is clear, simple, and accessible for all users to view and understand, with text information provided in both English and French languages.
- Where possible, preference should be given to conveying information through discreet design cues, such as familiar navigation symbols and icons imprinted or etched on surfaces.
- Signage installations should be kept to a minimum, as required for the site context, with information consolidated to the fewest instances, where appropriate, to reduce visual clutter.
- Signage should be integrated with existing site signage to ensure that together, they form a clear and cohesive system with a common look and feel.
- Signage should not impede, distract from, or clutter key views, such as those of the Aberdeen Pavilion.
- Signage should be installed in strategic locations where they are easily visible to users while not obstructing or impeding movement through or around the site.
- Signage should be constructed of high-quality materials and finishes, while also minimizing the need for maintenance or replacement.
- Signage design should reinforce the character and sense of place through the thoughtful selection of content, location, and materiality.
- Signage, especially where visible from the south and east perimeter of the Site, adjacent to the Rideau Canal, should not include any internal illumination, such as “lightbox”, “cabinet” or “front lit-channel” signs.

6.3 Interpretation

It is recommended that a Heritage Interpretation Plan be prepared that describes strategies to interpret and commemorate the significance of heritage resources on the Site. The report should provide recommendations for the implementation, strategies, and methods of presentation and potential locations for the interpretation of the Site.

In general, the Interpretation Plan should consider the following principles:

- Interpretive elements should consider the unique and diverse historic values of the Site, and commemorate lost features or attributes of significance.
- Key themes, narratives, or other interpretive content should be considered and identified prior to the development of interpretive design elements to ensure that together, they form a compelling and complete composition, rather than disparate and disconnected messaging.
- Themes 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)*.
- Interpretation of the site values should be considered as part of the design process, identifying opportunities to convey interpretative themes and narratives, whether explicit, abstracted, or referential, throughout the proposed design. This may include using materiality that references the Site's history, interpretive plaques or panels that encourage users to learn about the Site, or integration of public art or symbols connected to the area's rich and diverse history.
- Interpretive panels, plaques, or other installations should be integrated with the look and feel of existing interpretative elements installed at the Site. This includes the location, the design of interpretive elements, and composition of narratives, themes, and information.

- Large-scale elevations, or other blank or predominantly unadorned surfaces, visible from the public realm (such as the east elevation of proposed Event Centre), should be considered for featuring interpretive art.

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).

Heritage Lighting Plan

A Heritage Lighting Plan establishes a strategy for site illumination that respects and enhances the significance of on-site and adjacent heritage resources. The recommendations for lighting should be based on the guidelines detailed in Section 6.1, ensuring that each lighting solution enhances the visual and historical integrity of the Site.

Heritage Signage Plan

A Heritage Signage Plan establishes a strategy for exterior site signage. The recommendations for signage should be based on the guidelines detailed in Section 6.2, ensuring that each signage solution enhances the visual and historical integrity of the Site.

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 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 building;
- Management of construction dust, debris etc.; and
- Post-construction building condition survey and documentation.

8 CONCLUSION

The proposal conserves the cultural heritage value of the Site by maintaining views to its significant buildings, preserving the setting of the Aberdeen Pavilion, and appropriately mitigating potential impacts on its heritage value. The proposal also allows for the evolution of the Site to accommodate a new standalone Event Centre.

The proposed Event Centre 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. While the impact on views of the Aberdeen Pavilion is minimal, the introduction of a large structure to the Framing Lands alters the existing condition and decreases the extent and alters the character of the public open space at the southwest quadrant of the Site.

The proposed Event Centre introduces a new, significant architectural element to Lansdowne Park. While the Event Centre does not inherently isolate the Aberdeen Pavilion, the introduction of a new built structure in such close proximity may alter the landmark status of the Aberdeen Pavilion as the “heart of the Park.”

Mitigation measures to minimize the adverse impacts include the siting, placement, and relatively low height of the proposed Event Centre, and design measures that enhance the usability of areas within and surrounding the proposed building while retaining the original intent of key public spaces.

Further mitigation is encouraged to better integrate the Event Centre within the Site, including retaining more berm as part of enhancing the ‘greening’ of the Event Centre’s interface with the Great Lawn. Further consideration should also be given to ensure overall design cohesion with the rest of Lansdowne Park throughout subsequent phases of the Lansdowne 2.0 development process. Additional detailed studies are recommended, including a Heritage Interpretation Plan, Heritage Lighting Plan, Heritage Signage Plan, and Heritage Protection Plan.

APPENDIX A: REFERENCES

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Lansdowne 2.0 - Re-Zoning - March 2024

Event Centre Site Plan: Scoped Heritage Impact Assessment

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

1.0 Summary

This Heritage Impact Assessment (HIA) will focus on the Site Plan for the Event Centre at Lansdowne Park. 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 Heritage Impact Assessments"](#)

2.0 Event Centre Background and Planning Permissions

Background

In November 2023, City Council granted approval to proceed to the next stage of planning for Lansdowne 2.0 through the approval of the report entitled *2023 Lansdowne Partnership Plan – Authorization to Proceed to the Next Steps in the Redevelopment Report* ([ACS2023-PIE-GEN-0009](#)). The Council decision resulted in the following *Concept Plan* approvals:

1. A new, state-of-the-art, 5,500 seat Event Centre;
2. New North Stadium Stands with 11,200 seats;
3. Two residential, mixed-use buildings, up to 40 stories in height along the south side of Exhibition Way within the City's air and subterranean property rights parcel;
4. New retail of up to 49,000 square feet within the podium of the air rights parcel; and
5. City-public realm enhancements.

Planning Permissions

The Event Centre required a Zoning By-law (ZBLA) and Official Plan Amendment (OPA) to permit the use and location. The City Staff report to Council was approved on November 9th (but subsequently appealed to the Ontario Land Tribunal (OLT)). In brief, the ZBLA and OPA approvals included the following approvals:

As it pertains to the amendment to the City's Official Plan:

- Permit the Event Centre within the established areas of greenspace and public space within the Lansdowne Special District (basically allowing the Event Centre's proposed location); and
- Permit an Event Centre within the Lansdowne Special District (being the Policy designation in our Official Plan)

As it pertains to the amendment to the City's Zoning By-law:

- The application was to also to permit the land-use of the new Event Centre within the new location for this building; to permit a 15.5 metre height permission for the Event Centre; to establish a 138 metre height permission (40 storeys) for the residential towers; and other details pertaining to zoning performances and standards.
- A holding provision was proposed until such time as further Heritage analysis was conducted on the design of the Event Centre as it relates to the Aberdeen Pavilion in consultation with the Ontario Heritage Trust

3.0 Event Centre Site Plan Application

City Staff will proceed with internal development of the site plan application and its supporting plans and studies to advance the pre-submission development of matters including, but not limited to:

- Design of the interface of the Event Centre and Great Lawn, including public engagement on these public realm areas
- Design of the public plaza entrance to the Event Centre adjacent to Exhibition Way and the Aberdeen Pavilion
- Reinstatement and relocation of the art installation 'Moving Surfaces'
- Heritage and design considerations related to the design of the Event Centre and the Aberdeen Pavilion.
- Agency consultation with the National Capital Commission, Ontario Heritage

Trust, and Parks Canada

- Internal review of the supporting plans and studies
- Pre-consultation with the City's Urban Design Review Panel (UDRP)
- Review by the City's Accessibility Advisory Committee (AAC)

The site plan application will be formally submitted for review and approval following an OLT decision on the ZBLA and OPA and should that decision permit the new Event Centre. A part of the site, which includes the Aberdeen Pavilion and Horticulture Building, is subject to a 2012 Heritage Conservation Easement Agreement between the City of Ottawa and the Ontario Heritage Trust, with the purpose of conservation of cultural heritage resources on the site. The Easement Agreement includes protected view corridors, and delineated framing and setting lands.

The proposed event centre and the relocated berm will encroach into the framing lands, which will require permission from the Ontario Heritage Trust through an Alteration Request to be submitted with the Site Plan Control Application.

Any archaeological investigations and/or monitoring will be in accordance with Ministry of Citizenship and Multi-culturalism guidelines and will also require permission from the Ontario Heritage Trust.

4.0 Existing Heritage Context

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.

5.0 Heritage Impact Assessment

The Event Centre component of Lansdowne 2.0 has the potential to impact the cultural heritage value of Lansdowne Park. The following items should be considered and addressed as part of the HIA:

- An overall assessment of the impacts of the event centre 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 of the event centre 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

- Assessment of the impact of the event centre on the views of the Aberdeen Pavilion. Consideration should be given to the views:
 - Defined in the Ontario Heritage Trust Easement
 - Defined in the Aberdeen Pavilion Cost-Share Agreement, 1993
 - From the Rideau Canal
 - From Bank Street
 - From Queen Elizabeth Driveway and Colonel By Drive, especially impacts to high quality views identified in the NCC 2009 Rideau Canal Visual Assessment.

- 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;
 - 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 the Conservation Design Parameters identified in the Lansdowne 2.0 Heritage Impact Assessment, which included:
 - Integrate new event centre, berm and public art sculpture with the Great Lawn, while protecting views to the Aberdeen Pavilion

- Explore opportunities to enhance pedestrian access and interface of the Site and the Rideau Canal along the southeastern edge
- Identify interpretations opportunities for the event centre to enhance and promote the cultural heritage value of Lansdowne Park through the public realm design, landscape plan, interpretation plan, and lighting plan.

6.0 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; Aberdeen Pavilion Conservation Report, 1990, Thomas E. Blood, Architect; Supplementary Report, 1992, Julian Smith)
- 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
- Parks Canada Rideau Canal National Historic Site Management Plan? (newly tabled)
- Rideau Canal World Heritage Site Management Plan, UNESCO World Heritage Site, Parks Canada, 2005. Online at: <https://www.pc.gc.ca/en/lhn-nhs/on/rideau/histoire-history/pm-we>.
- National Capital Commission Heritage Inventory Sheets:
 - Rideau Waterway
 - Queen Elizabeth Driveway
 - Colonel By Drive
- Edwinna von Baeyer, "The Cultural Landscape of the Queen Elizabeth Driveway, Ottawa, from 1826 to 2002," Report for the NCC, 2002.
- Rideau Canal Visual Assessment 2009, NCC.
- *Working with Cultural Landscapes – A Guide for the National Capital Region* (NCC, Jan 2023)

- Rideau Canal, UNESCO World Heritage Convention. Online at <https://whc.unesco.org/en/list/1221/>, assessed 5 August 2022.
- Rideau Canal National Historic Site of Canada, Directory of Federal Heritage Designations, Parks Canada. Online at https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=503, assessed 5 August 2022. 3.
- Rideau Waterway, Canadian Heritage Rivers System. Online at <https://chrs.ca/en/rivers/rideau-waterway>, assessed 5 August 2022.
- *The Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2012)
- National Capital Commission Parkways Policy

