NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

<b>No.</b>	2019-P77
<b>To</b>	Board of Directors
<b>Date</b>	2019-06-20

<b>For</b>	DECISION
<b>Subject/Title</b>	
Federal Land Use and Design Approval – Rideau Hall Operations Zone – Maintenance and Storage Garage Building	
<b>Purpose of the Submission</b>	
<ul style="list-style-type: none"><li>To obtain approval for the maintenance and storage garage building and associated landscape within the Operations Zone at Rideau Hall.</li></ul>	
<b>Recommendation</b>	
<ul style="list-style-type: none"><li>THAT the Federal Land Use and Design for the maintenance and storage garage building and associated landscape in the Operations Zone at Rideau Hall be approved, pursuant to section 12 of the <i>National Capital Act</i>, and;</li><li>THAT the signature of all Federal Approvals associated with this project be delegated to the Executive Director, Capital Planning Branch.</li></ul>	

**Submitted by:**Daniel Champagne, Executive Director, Capital Planning Branch  
Name\_\_\_\_\_  
Signature

## 1. Authority

- *National Capital Act, section 12.*

## 2. Project Description

The Operations Zone at Rideau Hall is located within a Federal Heritage Buildings Review Office “Classified” complex and a National Historic Site of Canada. Several structures within this zone have been independently designated by FHBRO, including the Stable Building dating back to Confederation and the Dome Building. Both these structures have been rehabilitated in recent years, and a contemporary addition accommodating an elevator was added to the Dome Building. In 2016 significant changes were made to the buildings in the Operations Zone. The 1860’s Barn building (formerly the NCC Site office) and a series of garage and shed structures were removed. The Dairy Building, a heritage designated structure was restored and relocated across the road to support the Rideau Hall Ice rink. The Chauffeur’s Garage also received a contemporary 3-storey addition in 2016.

Existing NCC accommodations in the Operations Zone are inadequate to properly support the functions of operations and maintenance staff. A shortage of appropriate and efficiently used space for administrative services, grounds operations, equipment storage, repair garages, workshops and change facilities has been identified. Currently, garage spaces are inadequately accommodated in a temporary dome structure in the Sugar Bush and offices are spread across the site in 5 different buildings.

Design of the Operations Zone facilities has undergone many iterations since the Project was initiated in 2013. The Project was presented to FHBRO and Reviews of Intervention Reports were submitted to the NCC. In the fall 2015, the Project was suspended following the Prime Minister’s move to Rideau Cottage which is located adjacent to the Operations Zone. Work was limited to planning, functional programming, civil infrastructure concepts and the abatement and demolition of four structures in 2016.

### **Maintenance and Storage Garage Design**

- The garage main level will accommodate vehicular storage, repair area, working area, tool and parts storage and a wash bay. Direct grade access for vehicles and staff from the Operations Yard is provided by four overhead garage doors.
- The basement level will provide storage and accommodate building support spaces. Access to the lower level will be via a service lift/ elevator and stairs.
- The building will be a semi-conditioned work space, with winter temperatures targeting 14-16 deg. C.
- The proposed garage building is inspired by the original 1860’s Workshop/barn that was demolished including building height, roof pitch, footprint, window patterns and board and batten siding.

- To accommodate functional requirements for vehicle storage space and height required for the operation of the overhead doors, a small secondary flat roof addition is proposed facing the operations yard area. The design intention is to express these two volumes as distinct from each other with separate cladding and fenestration approaches to best suit each function.
- The approach to match the original structure massing aligns with intention that the new garage be subordinate to the neighboring Stable Building and Chauffeur's Garage, while still retaining the integrity of Stable Row's street front character.
- The garage building is targeting the Canadian Green Building Council (CaGBC) Zero Carbon Building footprint, which requires a minimum of 5% site renewable energy generation, a high-performance building envelope and selection of low carbon building materials. Meeting this requirement will require application of solar panels, which are proposed to cover the east side of the roof structure facing the operations yard.

### **3. NCC Staff Analysis / Risks and Mitigations Measures**

- The new garage building is located in Ottawa, within the Core Area on land owned by the NCC and within the National Interest Land Mass;
- The proposed design and materials (zinc and concrete) are low maintenance, durable and appropriate for the utilitarian nature of the Operations Zone. Additionally, they are compatible with both the contemporary additions in the zone and the heritage character of Rideau Hall;
- The new space will provide a single location for the storage and repair of vehicles and equipment and OR staff, improving communication and synergy, as well as overall functionality and efficiency;
- The Rideau Hall NCC Operations Zone building designs will be aligned with the NCC's Workplace Modernization Project;
- The removal of the temporary office trailers and the addition of the NCC Site office will improve the overall aesthetics of the Operations Zone and restore balance to the heritage character of the Rideau Hall landscape;
- NCC FLUDA and Heritage staff support the proposed design and materials of the garage building;
- The proposed design is also generally supported by the FHBRO.

### **4. Strategic Links**

- The NCC mandate "To set the long term urban planning direction for federal lands; and guide and control the use and development of federal lands in Canada's Capital Region."
- NCC 2019-2020 to 2023-2024 Corporate Plan, Corporate Priority 1: "Address the condition of NCC infrastructure and assets, including the official residences, to ensure that they meet the expectations and needs of Canadians."

- NCC Plan for Canada's Capital, 2017-2067 policy: *“strive to protect heritage buildings and sites, and bring them to life with new uses that respect their character, are compatible with the heritage features to be preserved, and have well-integrated accessibility features.”*
- Core Area Sector Plan, 2005: “Promote a comprehensive approach to the preservation of built heritage [...] in the Core Area.”

## 5. Consultations and Communications

- FHBRO Phase 2 – Administrative Building and Landscape: Fall 2019
- ACORC Phase 2 – Administrative Building and Landscape: October 2019, February 2020

## 6. Next Steps

- Complete the developed design of the Garage Building: Summer 2019
- Develop design option for the Administration Building: Summer / Fall 2019
- Start construction of the Garage Building: Fall 2019

## 7. List of Appendices

Appendix A – Project drawings and images

## 8. Authors of the Submission

Daniel Champagne, Executive Director, Capital Planning Branch (CP)  
Isabel Barrios, Director, Federal Approvals, Heritage & Archeological Programs, CP  
Jason Hutchison, Acting Chief, Federal Approvals, CP

# Rideau Hall

Ottawa  
River

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Rideau River

New Edinburgh

2

1

3

Main  
Residence

4

5

Operations Area

## Landscape Zones:

1. Wooded Entrance Park
2. Open Parkland
3. Private Ornamental Gardens
4. Sugar Bush
5. Farmland & Operations Area



# Context – Site Plan

## Existing Buildings

1. Dome Building, Designated
2. Stable Building, Designated
3. Chauffeur's Garage
4. Central Heating Plant
5. Lisgar Offices

## Removed / Relocated

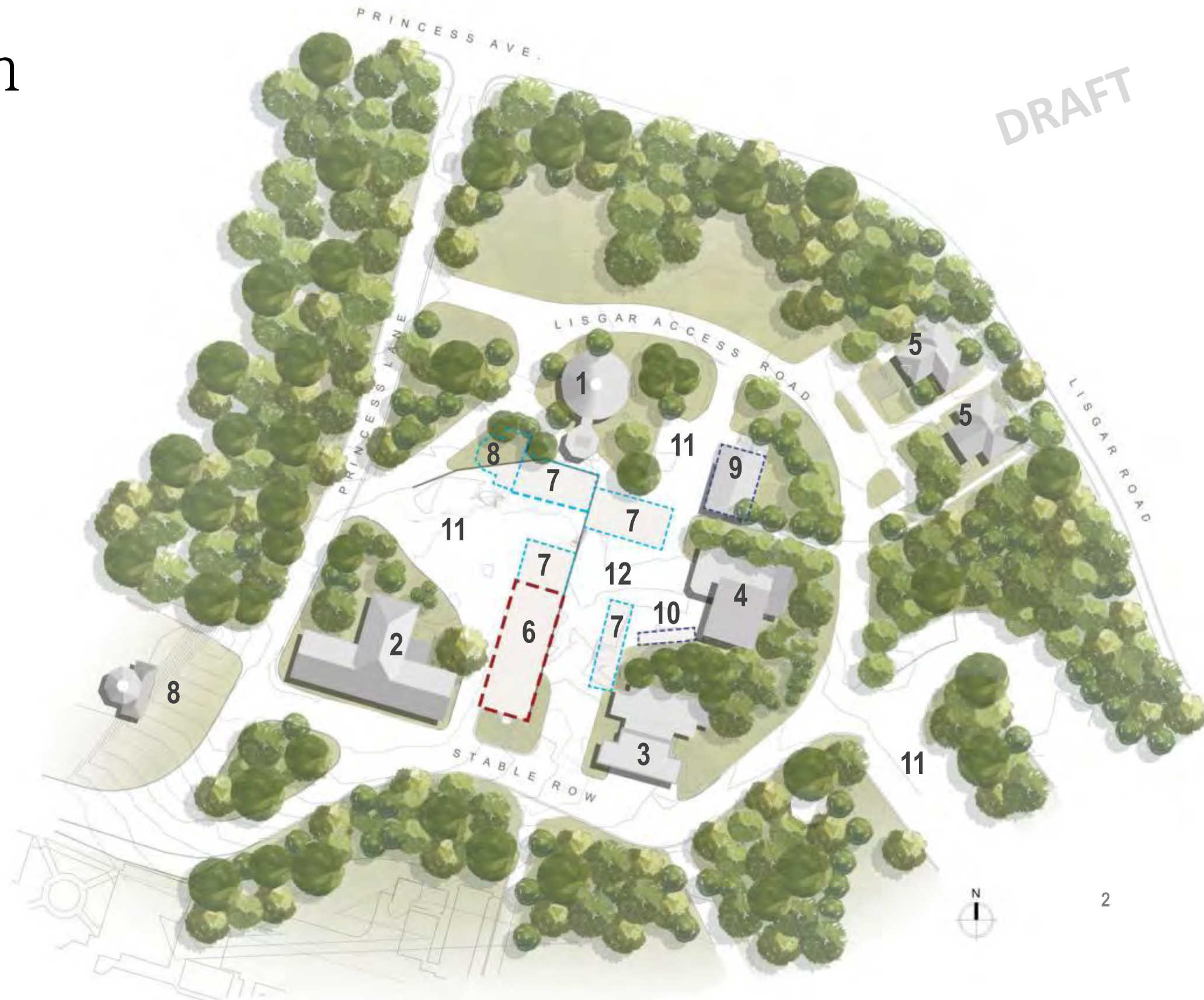
6. 1860's Barn (NCC Site Office)
7. 1940's Sheds & Additions
8. Dairy Building, Designated

## Future Removal / Relocation

9. Former RCMP Building
10. Generator

## Site

11. Parking
12. Operations Yard



# Context –Operations Zone Photos c.2016

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# Context -Operations Zone Photos c.2016

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# Context –Operations Zone Photos

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Stable Row view from Administrative Building Entry c. 2016



Stable Row view from path adjacent to Root Cellar c. 2018

# Project Vision & Design Priorities

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## Vision:

A comprehensive Rideau Hall maintenance and operations facility, that is sensitive to its heritage context, safe, simple and built to high sustainability standards.

## Priorities:

1. Respectful Heritage Conservation Approach
2. Functional Operational Accommodation
3. Aspirational Sustainable Design
4. Longevity and Economy

# Core Design Principle – Context Sensitivity

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Respect remaining elements of the historic farm, domestic scale and patterns of additive development.

Protect visual prominence of the Dome Building and Stable Building Heritage Structures

# Core Design Principle – Architectural Expression

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1860's Barn building (former NCC Site Office) c. 1870's

Draw precedent from built history of the site

Reflective of the service function of the operations area

Reinforce contemporary architectural language established with previous additions to the site



# Core Design Principle – Architectural Expression

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Dome building and elevator addition



Chauffeur's Garage and three storey addition

# Core Design Principle – Architectural Expression

## Contemporary Materials

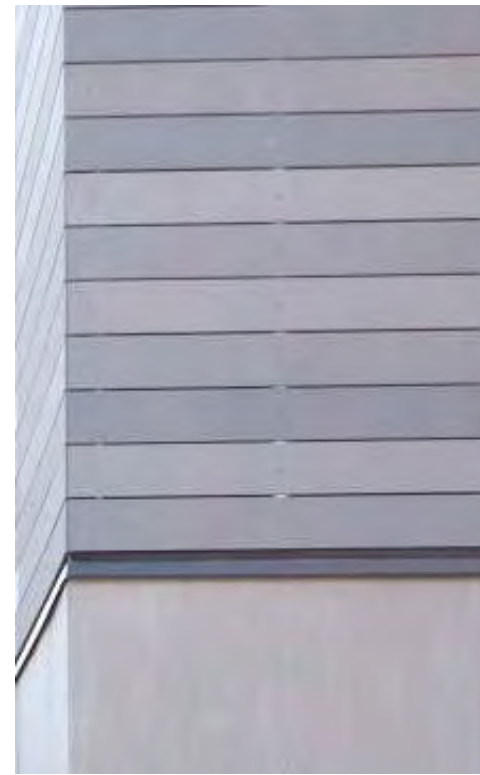
1. Zinc
2. Glassfibre Reinforced Concrete, in grays
3. Concrete

## Heritage Materials

4. Stucco in light beige
5. Painted Wood, in burgundy
6. Red Brick



1.



2.



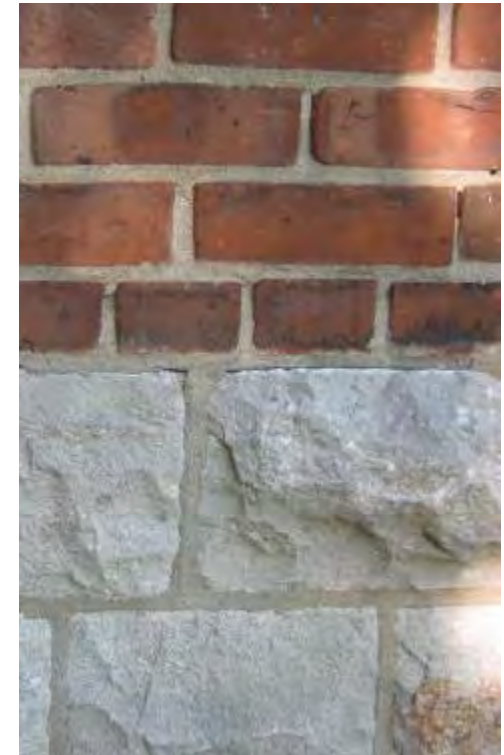
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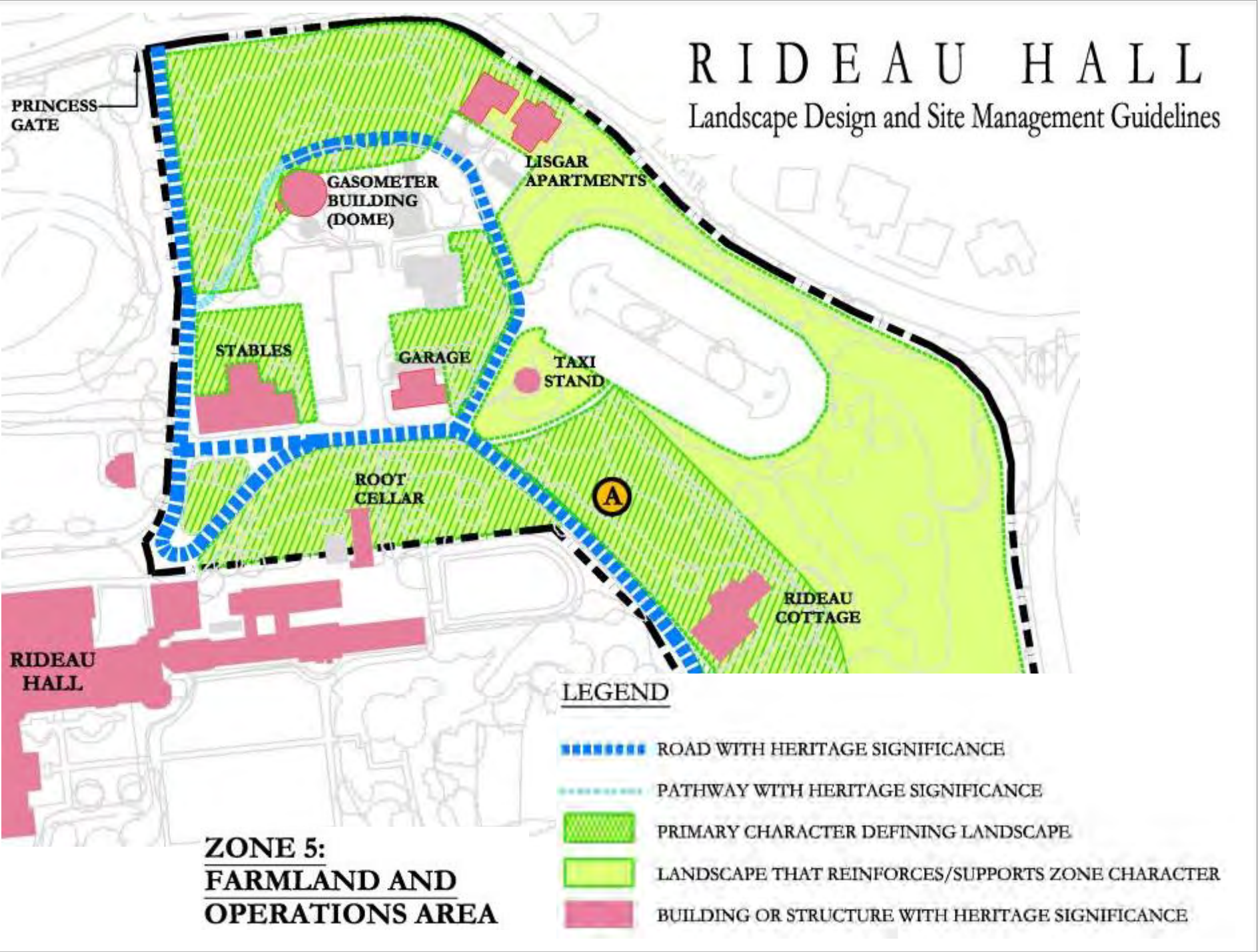
5.



6.

# Core Design Principles – Picturesque Landscape

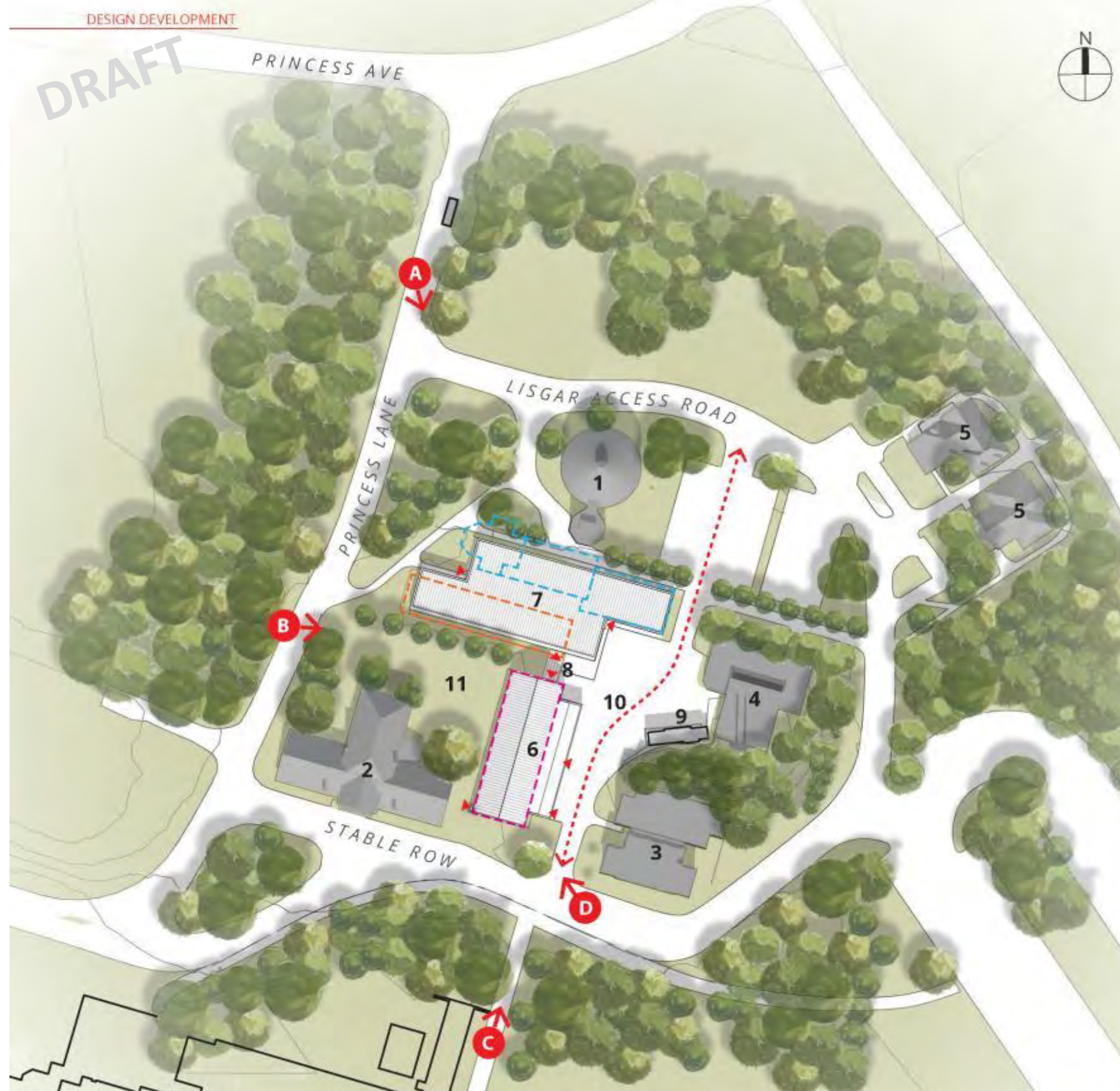
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Develop a comprehensive landscape strategy and plan, aligned with the Rideau Hall Landscape Design and Site Management Guidelines

Protect landscape elements of heritage significance

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# Proposed Site Plan

## Garage (Stage 1)

## Office and Landscape (Stage 2)

### LEGEND

- 1 Dome Building
- 2 Stable Building
- 3 Chauffer's Garage
- 4 Central Heating Plant
- 5 Lisgar Offices
- 6 Proposed Garage (+/- 417 sqm)
- 7 Proposed Office (+/- 760 sqm)
- 8 Covered Building Connection
- 9 Generator
- 10 Operations Yard
- 11 Landscaped Yard

- A** Princess Gate View
- B** Princess Lane View
- C** Stable Row View
- D** Garage View

- 1860's Barn (NCC site office)
- 1910's Cow House & Stores
- 1940's Sheds & Dairy Building
- Vehicle Path of travel through yard

GARAGE – Southeast View

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# GARAGE – Perspectival Section

Dome Cupola Peek +/-78.5m

2015 Design proposal peak +/-77.0m

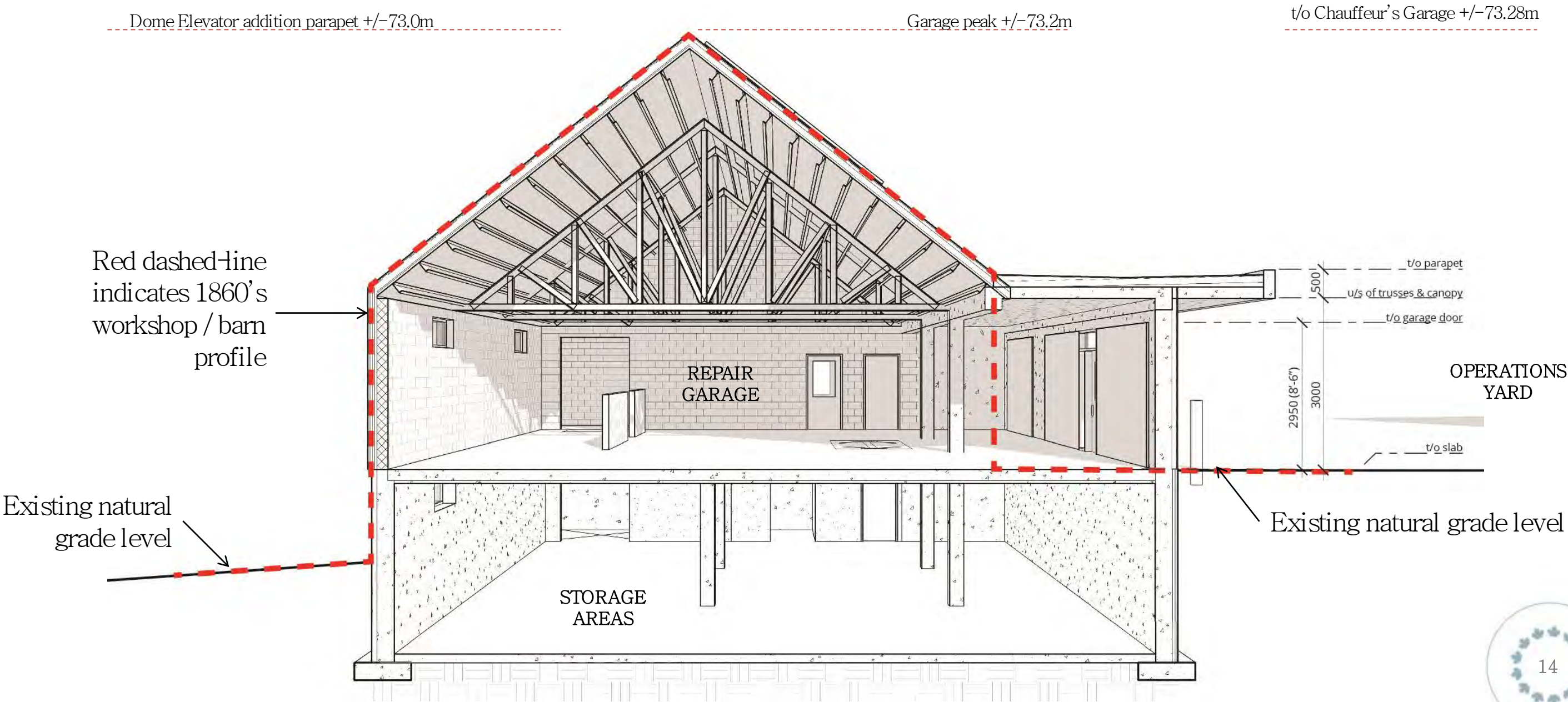
Stable Building Peak +/-75.56m

Dome Elevator addition parapet +/-73.0m

Garage peak +/-73.2m

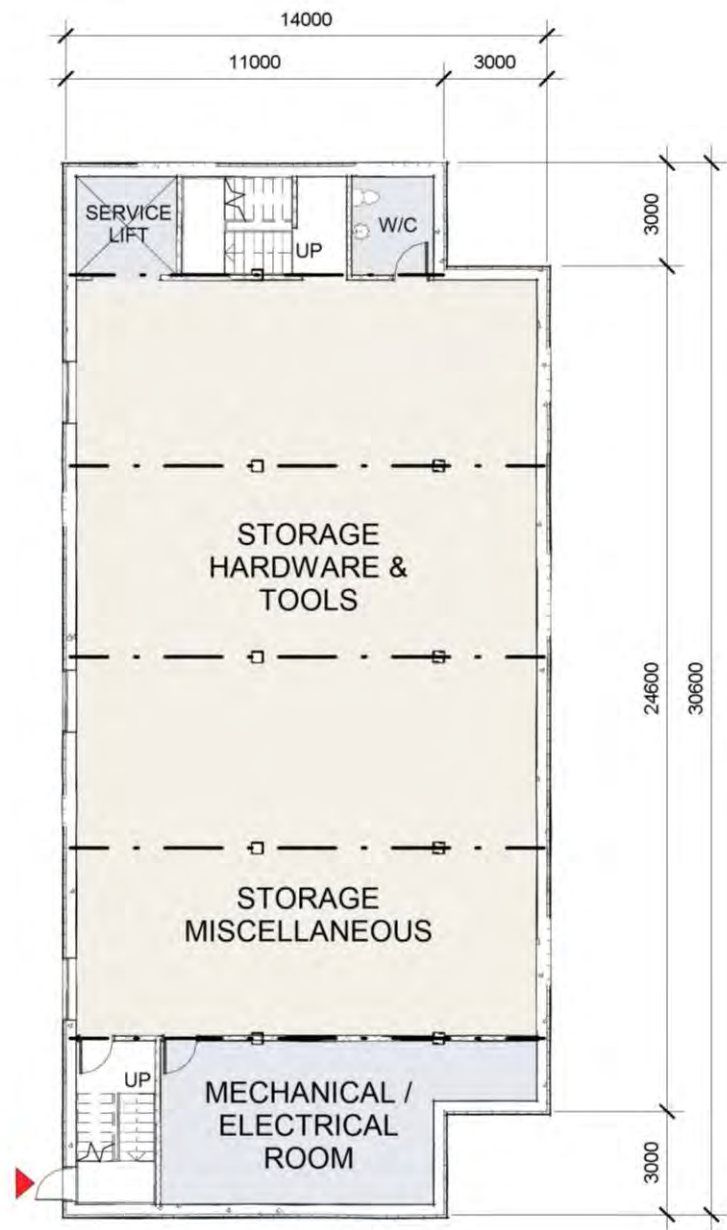
t/o Chauffeur's Garage +/-73.28m

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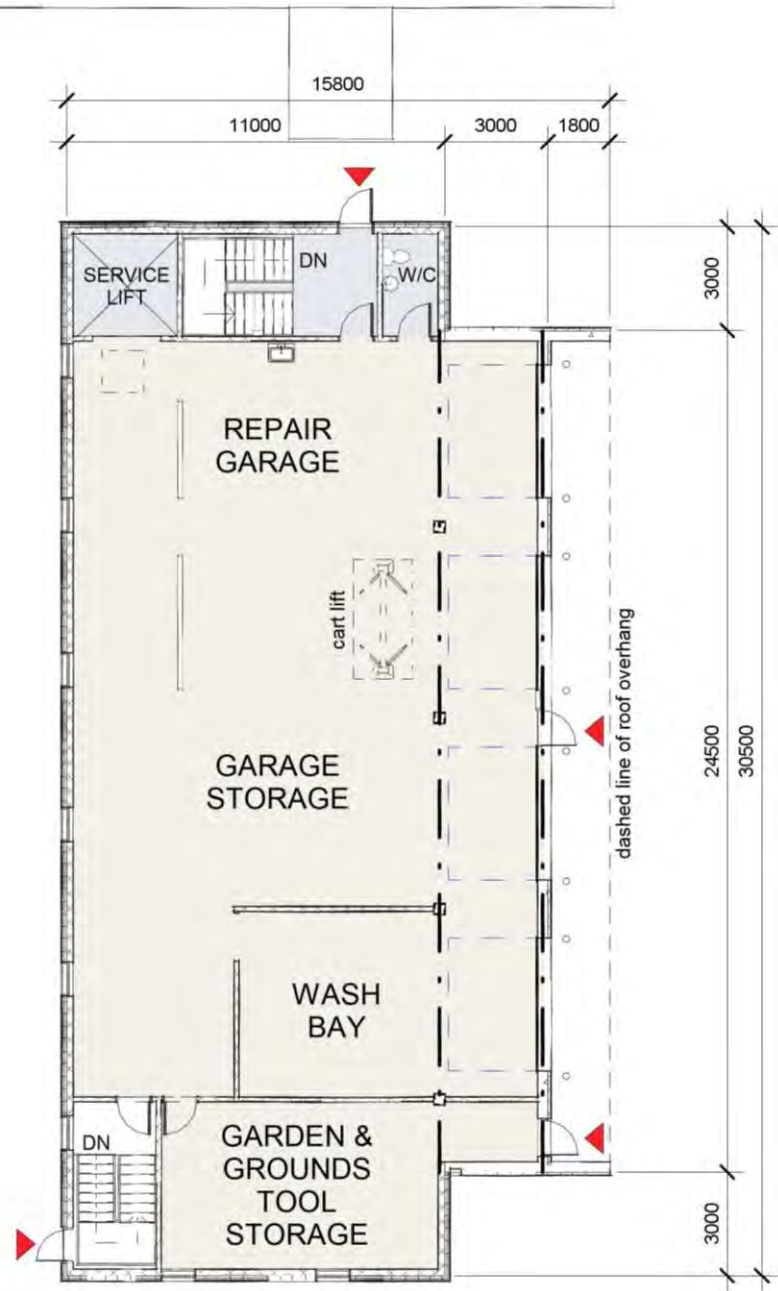


# GARAGE – Floor Plans

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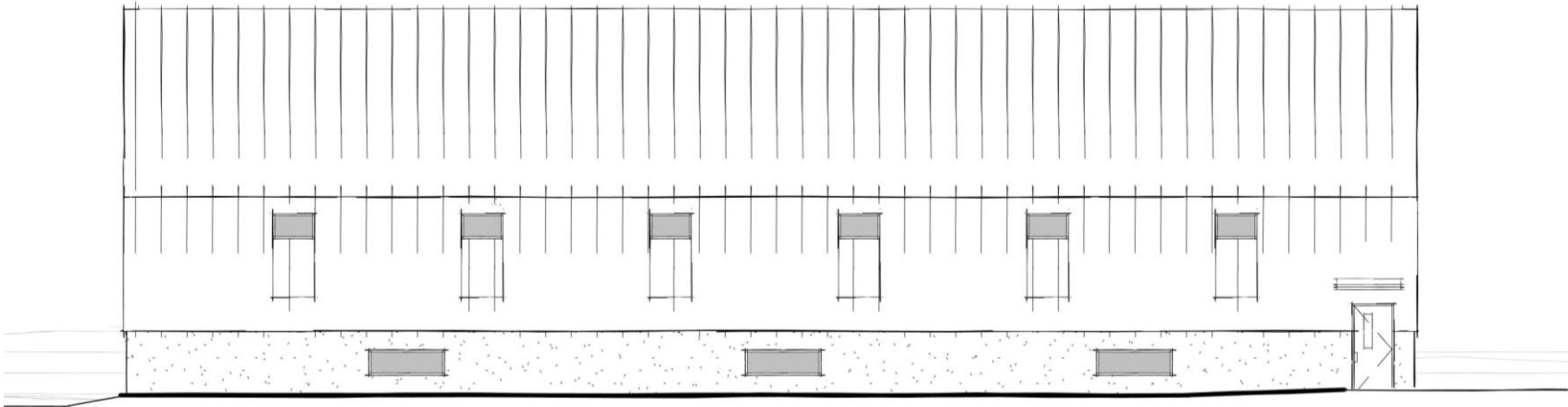
Basement Floorplan



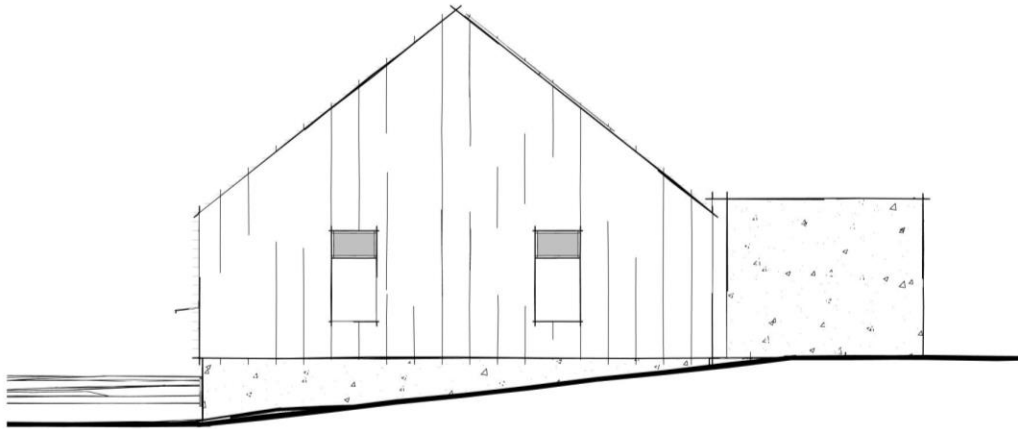
Ground Floorplan

# GARAGE – Elevations

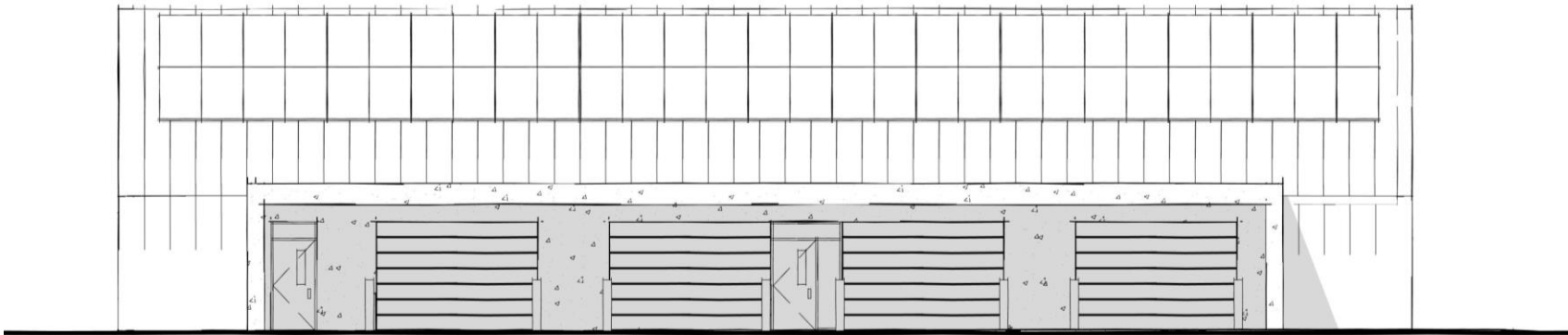
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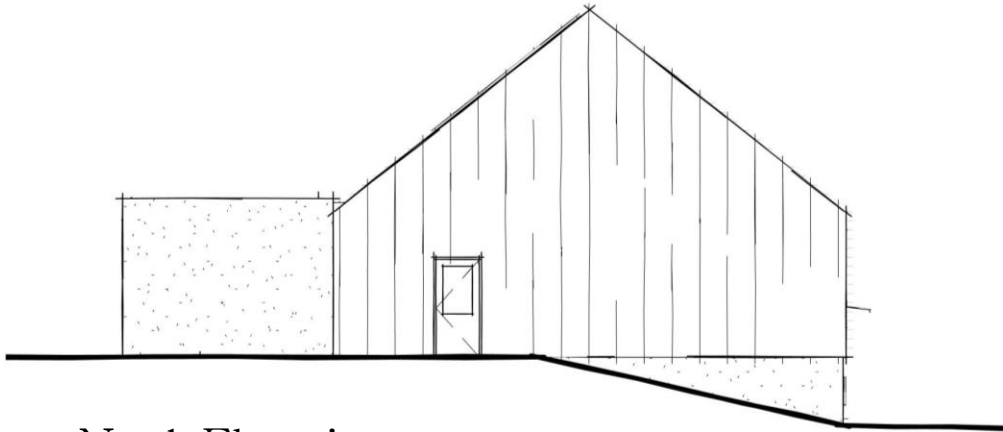
West Elevation (landscaped area)



South Elevation (stable row)



East Elevation (operations yard)



North Elevation

# GARAGE - Stable Row View

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