



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

<b>No.</b>	2017-P67
<b>To</b>	Board of Directors
<b>Date</b>	2017-11-23

<b>For</b>	DECISION
<b>Subject/Title</b>	
Nepean Point Redevelopment – Approval of Winning Concept	
<b>Summary</b>	
<ul style="list-style-type: none"> <li>Following an international design competition, the proposal entitled Big River Landscape, submitted by Janet Rosenberg &amp; Studio Inc., was selected by the Jury as the winning concept for the Nepean Point redevelopment.</li> <li>The selection was consistent with technical committee comments and public comments.</li> </ul>	
<b>Risk Summary</b>	
<ul style="list-style-type: none"> <li>Optional design elements are currently unfunded.</li> <li>A phased approach reduces flexibility to negotiate the additional costs for optional design elements.</li> <li>Jury and ACDPR recommendations are outside the current scope of work for Phase 1.</li> </ul>	
<b>Recommendation</b>	
<ul style="list-style-type: none"> <li>That the proposal entitled Big River Landscape, submitted by Janet Rosenberg &amp; Studio Inc., selected by the Jury as the winning concept for the Nepean Point redevelopment, be approved, subject to a revision of the design and phasing strategy to be presented for Board of Directors' approval in summer 2018.</li> </ul>	

**Submitted by:**

Daniel Champagne, Executive Director, Capital Planning Branch

Name

Signature

## 1. Strategic Priorities

- The NCC 2017-2022 Corporate Plan
- Canada's Capital Core Area Sector Plan (2005)
- Canada's Capital Views Protection (2007)
- Plan for Canada's Capital 2017-2067 – this is one of the 17 milestone projects

## 2. Authority

- *National Capital Act*, section 10
- National Capital Commission By-laws – section 3.2, subparagraphs 3.2.3 and 3.2.5

## 3. Context

- The project budget was approved by the Board in November 2014. A construction budget of \$6.7M was allocated for the first phase of the project.
- In January 2017, NCC launched a two-phase international design competition to redevelop Nepean Point in order to create a lively, 21<sup>st</sup> century green space.
- The Program and Design Guidelines were presented to ACPDR for comments in May 2017.
- A total of 26 proposals were received during the first phase of the international design competition.
- The first phase of the project is Nepean Point itself covering approximately 2.5 hectares of land. The guidelines also requested that all proposals include in their concepts three main additional design elements for future development:
  - Sussex Drive Entrance: A pathway between the Centre for Pluralism and the National Art Gallery buildings enhancing access to Nepean Point;
  - St. Patrick Street Entrance: A pathway along St. Patrick enhancing access to Nepean Point; and
  - The pedestrian bridge: A link between Major's Hill Park and Nepean Point.
- The proposals were evaluated by a Technical Committee and a Jury based on evaluation criteria such as vision, design, selection of concept, program, feasibility, environmental strategy, universal accessibility, cost, and other technical criteria. Please, refer to Appendix B for Jury Biographies.
- In April 2017, the Jury selected the following four design teams, from the 26 proposals received, to participate in the second stage of the selection process:
  - WAA Montréal Inc. with Tectoo Architecture and Milan Ingegneria
  - West 8 Urban Design & Landscape Architecture with Ken Greenberg Consultants, Barry Padolsky Associates and Fotenn
  - Public Work with KPMB Architects, Blackwell and John Beaucage
  - Janet Rosenberg & Studio Inc. with Patkau Architects, Blackwell Structural Engineers and ERA Architects Inc.
- The Jury recommended the design proposal Big River Landscape submitted by Janet Rosenberg & Studio Inc. with Patkau Architects, Blackwell Structural Engineers and ERA Architects Inc.

- The current funding available covers the NCC's portion of Nepean Point, identified as the Priority Site Development area, see Appendix A – Nepean Point Request for Proposal Site Limits. The perimeter fence was not included in the budget and is the subject of a separate funding request.
- The designs developed by the four finalist design teams were presented to ACPDR and the Jury on October 5, 2017 and to the public from October 5 to 18, 2017.
- ACPDR indicated that the pedestrian bridge is a significant element for the success of this project and that the bridge should be included as part of the Priority Site Development. This is consistent with the Board comments when the project was presented for information in January 2017.
- The main recommendations of the jury are: that the pedestrian bridge between Nepean Point and Major's Hill Park including the entrances from St. Patrick Street and Sussex Drive be included in the project scope, and that the amphitheatre be removed from the project scope.
- Over 60% of the public indicated that they were satisfied or very satisfied with the proposed design by the proposal submitted by the Rosenberg team.

#### 4. Financial Details

- From the approved project budget, a construction budget of \$6.7M was allocated for the first phase of the project.

#### 5. Opportunities and Expected Results

- Enhanced visitation of the site by improving the entrances to make them more open and welcoming.
- Decision on the optional design elements and additional funding prior to contract award will provide better value for money.
- While it is recognized that the optional design elements identified in the proposal will further enhance phase 1 of the project, the approval of the refined concept design will be based on funding availability.

#### 6. Risks and Mitigation Measures

Risk	Likelihood	Impact	Planned Response
Optional design elements are currently unfunded.	High	Major	Revise concept design and determine an appropriate implementation strategy.
A phased approach reduces flexibility to negotiate the additional costs for optional design elements.	High	Moderate	Explore different procurement strategies prior to contract award with the successful proponent to ensure best value for money.

Jury and ACDPR recommendations are outside the current scope of work for Phase 1.	High	Moderate	Revise the concept design and determine appropriate implementation strategy.
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## 7. Consultations and Communications

- June 19, 2014: Consultation with stakeholders where ideas and the needs of partners and public were discussed.
- January 19, 2017: NCC Board for information.
- February 2017: City of Ottawa was consulted and is in agreement with potential roadway realignment.
- Ongoing 2017: Consultation with stakeholders (National Gallery of Canada and the Global Centre for Pluralism).
- September and October 2017: NCC staff was asked to review the four finalist concepts and to provide comments related to their field of expertise.
- October 5 to 18, 2017: A public consultation was held to ask for the public’s opinion on the four finalist concepts. Approximately 550 people responded with their comments and suggestions.

## 8. Next Steps

- December 2017 to April 2018: Refine design concept including estimated costs.
- May 2018: Present revised design concept to the Advisory Committee on Planning, Design and Realty.
- June 2018: Present revised design concept and estimated costs to the Board of Directors.
- July 2018 to February 2019: Initiate design development phase (drawings and specifications).
- December 2018: Present 66% design development documents to the Advisory Committee on Planning, Design and Realty.
- January 2019: Presentation to the Board of Directors for Federal Design Approval.
- February to April 2019: Procurement, tendering and construction contract award.
- Summer 2019: Beginning of construction of phase 1.
- Fall 2020: Completion of construction of phase 1.

## 9. List of Appendices

Appendix A: Nepean Point Request for Proposal Site Limits  
 Appendix B: Jury Biographies

## **10. Authors of the Submission**

Daniel Champagne, Executive Director, Capital Planning Branch (CP)

Pierre Vaillancourt, Director, Design and Construction, CP

Yoland Charette, Chief, Landscape Architecture and Industrial Design, CP

Anne-Carole Beauregard, Project Manager, Landscape Architect, CP

Janet McGowan, Program Coordinator, CP

### Appendix A – Nepean Point Request for Proposal Site Limits



## **Appendix B – Jury Biographies**

### *Monica Bittencourt, Landscape Architect and Urban Planner*

Monica Bittencourt is a landscape architect and urban planner. A certified member of the Association des architectes paysagistes du Québec (AAPQ) and the Canadian Society of Landscape Architects (CSLA), she holds a Bachelor's degree in Architecture and Urban Planning, a Certificate in Landscape Architecture and a Master's Degree in Urban Studies.

Concerned about the quality of urban space, Bittencourt has 21 years of professional experience in landscape architecture. She has been a Research Assistant at the Canada Research Chair in Urban Heritage at the Université du Québec à Montréal (UQAM), a Member of the Planning and Conservation Commission of the City of Québec and of the Board of Directors of Mission Design, a professor in Urban planning at the Graduate School of Regional Planning and Development of Université Laval, Member of the Jury for public art projects, and Member of the Regional Committee for the Revision of the Canadian Landscape Standard.

Since 2007, Mrs. Bittencourt has been a person in charge for the implementation of urban design projects of parks and public spaces at the Commission de la capitale nationale du Québec. In 2015, she became a member of the AAPQ Board of Directors.

### *George Dark, Landscape Architect and Urban Designer*

George Dark is a Landscape Architect and Urban Design consultant. He is a member of the Ontario Association of Landscape Architects (OALA), a Fellow of the Canadian Society of Landscape Architects and a member of the College of Fellows of the American Society of Landscape Architects. He was given the Pinnacle Award for Landscape Architecture by the OALA in 2010.

George has been a private practitioner for 40 years, has received numerous national and international awards for project work and is currently Managing Partner of Urban Strategies Inc, based in Toronto. George has extensive experience in community design, large scale re-urbanization, campus master planning and design management. His community involvement includes: Chairman Emeritus of the Evergreen Foundation of Canada and Evergreen Brickworks, Director of the Centre for Social Innovation in Toronto, Past Chair of the Toronto Parks Foundation, Chair of the Willowbank Advisory

Council, Niagara on the Lake, and a member of the Honor Roll of the Toronto Region Conservation Authority.

George was an original member of the Ottawa Design Review Panel and the Chair of the Lansdowne Park Design Competition and the Lansdowne Design Review Panel in Ottawa.

*Marc Mayer, National Gallery of Canada*

On January 19th, 2009, Marc Mayer began his tenure as Director and Chief Executive Officer of the National Gallery of Canada. Marc has held a number of executive positions in prominent art museums and galleries in Canada and the United States. He was Director of the Musée d'art contemporain de Montréal from 2004-2008; Deputy Director for Art at the Brooklyn Museum, in Brooklyn, New York from 2001 to 2004; Director of The Power Plant Contemporary Art Gallery at the Harbourfront Centre in Toronto from 1998 to 2001; and Curator at the Albright-Knox Art Gallery, in Buffalo, New York from 1994 to 1998.

Before embarking on his museum career, Marc was Head of Visual Arts at the Canadian Cultural Centre in Paris, France. Also, while in Paris, he was the local correspondent for the former Rizzoli's The Journal of Art. He has published widely on the subject of art and arts policy.

Marc Mayer has organized over 30 exhibitions, including solo shows on the work of Jean-Michel Basquiat, Judy Chicago, Stan Douglas, Shirley Wiitasalo, Kim Adams, Candida Hofer, and Thomas Nozkowski. Most recently, he co-organized the retrospective exhibition Jack Bush with Dr. Sarah Stanners.

Born in Sudbury, Ontario, Marc holds a degree in art history from McGill University. He is an active member of several national and international professional organizations.

*John McNee, Global Centre for Pluralism*

John McNee joined the Global Centre for Pluralism as its first Secretary General on September 6, 2011. A career diplomat, he served as Canada's Permanent Representative to the United Nations in New York from 2006-2011.



During his career, he also served as Canadian Ambassador to Belgium, Luxembourg, Syria and Lebanon and Canada's representative to the Council of Europe. In addition, he was posted to Tel Aviv, London and Madrid.

John McNee joined the Department of External Affairs in 1978 and worked in various capacities in the Department including as Assistant Deputy Minister for Africa and the Middle East. He also served in the Foreign and Defence Policy Secretariat of the Privy Council Office.

He holds a Bachelor of Arts (Hons.), (Glendon College, York University, 1973) and a Master of Arts in History (Cambridge University, 1975). He was Canada Scholar at Cambridge 1973-1975. In 2016, he was awarded the Meritorious Service Medal (M.S.M.) by the Governor General. Mr. McNee and his wife Susan have two children.

### *Alfred Waugh, Architect*

Alfred Waugh was the first Aboriginal person to graduate with honours from UBC School of Architecture in 1993 and became LEED certified and a registered architect. He specializes in culturally and environmentally sensitive projects and has extensive experience with First Nations, cultural societies, and educational institutions.

Prior to his architecture degree, Alfred acquired a Bachelor of Arts majoring in Urban and Regional Analysis at the University of Lethbridge in 1989. He is influenced by native culture, the northern climate and frontier architecture and his connection to, and respect for, nature is inherent in his work.

His firm, Formline Architecture, is dedicated to developing solutions that reflect the culture, community and geographic regions specific to each project. The designs are a direct response to site context, topography, climate and regional materials. And as part of a sustainable design philosophy, Alfred aims to maximize comfort, longevity, functionality, and energy efficiency.