NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

<b>No.</b>	2019-P191
<b>To</b>	Board of Directors
<b>Date</b>	2019-09-17

**For** DECISION**Subject/Title**

West Memorial Building Rehabilitation

**Purpose of the Submission**

- To obtain Developed Design Approval for the proposed West Memorial Building Rehabilitation, at 344 Wellington Street, in Ottawa.

**Recommendation**

- THAT the Developed Design for the West Memorial Building Rehabilitation be approved, pursuant to section 12 of the *National Capital Act*, subject to :
  1. The subsequent phases of construction and entrance refinements be submitted to the NCC for review and approval as separate Level 2 project(s).
  2. The Memorial Landscape and proposals for the East Memorial Building be presented for NCC review and approval as a separate Level 3 project; and
- THAT the signature of the Federal Approval for the Developed Design of the West Memorial Building be delegated to the Vice President, Capital Planning Branch.

**Submitted by:**Pierre Vaillancourt, Acting Vice President, Capital Planning Branch  
Name\_\_\_\_\_  
Signature

## 1. Authority

*National Capital Act*, section 12

## 2. Project Description

This project will revitalize a memorial building the government built to honour Canadians who served their country during the Second World War. The project will update the building to accommodate the daily operations of all occupants of the Supreme Court of Canada Building during its rehabilitation, who will occupy the West Memorial Building (WMB) from 2023 to 2028. The project, which is being managed by Public Services and Procurement Canada (PSPC) includes:

- The major rehabilitation of heritage fabric, including exterior walls, windows and interior finishes;
- The major rehabilitation of mechanical, electrical and life safety systems;
- A seismic upgrade to current building code requirements;
- The interior fit-up for occupants of the Supreme Court of Canada Building;
- A new building entrance, exterior illumination and landscape updates.

Once the Supreme Court of Canada Building is rehabilitated, the interior of the West Memorial Building will be fit-up as long-term office space for future federal government occupants.

The NCC approved the Concept Design for part of the project within the building footprint in April and the Entry, Landscape, and Exterior Illumination components in June 2019. This submission represents the results of the continued study of these elements by the proponent and their architects and designers. ACPDR reviewed and commented on the developed design for the project in May 2019. Comments are provided in **Appendix B.**

On the sustainability front, the proponent has confirmed they will be meeting commitments that align with green initiatives such as the Energy Services Acquisitions Program and the Federal Sustainable Development Strategy.

The West Memorial Building was designated by the Federal Heritage Building Review Office (FHBRO) as a Classified Federal Heritage Building. A commemorative sculpture by Ivan Mestvovic, to honour the WWII veterans is located in front of the Memorial Colonnade. The two buildings are major components in Jacques Gréber's master plan for the national capital. The proponent has confirmed that the memorial and its landscape will form part of a subsequent project, to be initiated in fall 2019.

The West and East Memorial Buildings are excellent examples of Modern Classicism; the design has elements that are strongly associated with this era, including stepped volumes, flattened details, tall shallow piers between windows and overall austerity of design. The axial symmetry of the buildings' siting, on the other hand, recalls Beaux-Arts design principles, which are evident in the interior planning.

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

#### Federal Heritage Building Committee (FHBC) Review

- The project was reviewed by the FHBC in August 2019, and received the following comments:
  - Support the fact that the Memorial Colonnade and Canadian Phalanx memorial will be addressed in a subsequent project.
  - FHBC thanked the team for bringing design concepts forward that address the memorial complex as a whole, including landscape and lighting.
  - The new main entrance should continue to be refined.

#### NCC Staff Analysis

- While some design details are still under development in alignment with the comments provided by the ACPDR on May 16, 2019 the proponent has fairly addressed the recommendations provided to date.
- These include:
  - Improving the solemn character (hierarchy) of the new public entrance on Lyon St. while maintaining the compatibility of the intervention with the historic character of the West Memorial Building and the overall complex symmetry;
  - Integrating the existing UA access to the staff entrance in the corner of Wellington and Lyon St. into the site design;
  - Reducing the visual impacts of exterior handrails;
  - Improving wayfinding.

### 4. Strategic Links

- 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.
- 2019-2020 to 2022-2024 Corporate Plan – Strategic Directions, Priorities and Guiding Principles: "Foster an inclusive and meaningful National Capital Region of national significance through strong relations with the public, Indigenous peoples and all orders of government." Corporate Priority 4: "Initiate, renew and communicate land use plans, and provide timely and effective coordination of federal land use and design in the National Capital Region."
- NCC Plan for Canada's Capital, 2017 to 2067:
  - *"The NCC will promote the quality of design to ensure the creation of responsive, accessible, enduring and responsible places, buildings, structures and landscapes over time."*
- Core Area Sector Plan, 2005:
  - *"...manage the federal accommodations and facilities that support the administrative functions of the federal government in ways that are sustainable,*

- effective and efficient.”*
  - *“Promote a comprehensive approach to the preservation of built heritage [...] in the Core Area.”*
- Parliamentary Precinct and Judicial Precincts Area Site Capacity and Long Term Development Plan (LTVP) 2006 Update:
  - “Change within the Parliamentary Precinct needs to occur in a way that balances the evolving functional needs of [users] with the overriding commitment to preserve the historic, environmental and symbolic primacy of the site.”

## 5. Consultations and Communications

- FHBRO Review of Intervention has been completed at the committee level.
- City of Ottawa municipal coordination and discussions with Sparks Business Improvement Area have taken place throughout the project.
- Veterans Affairs’ comments were sought and received. They will be further engaged on the upcoming Memorial landscape project.

## 6. Next Steps

- NCC Board for Developed Design Approval – September 2019

## 7. List of Appendices

Appendix A – Location Map

Appendix B – Draft excerpt of the minutes of the ACPDR meeting, May 16-17, 2019

Appendix C – Excerpt from Developed Design Submission Documents

## 8. Authors of the Submission

Pierre Vaillancourt, Acting Vice President, Capital Planning Branch (CP)

Isabel Barrios, Director, Federal Approvals, Heritage & Archaeological Programs, CP

Jason Hutchison, Acting Chief, Federal Approvals, CP



# SCHEDULE "A" / ANNEXE <<A>>

PSPC - SUPREME COURT  
OF CANADA  
SPAC - COUR SUPRÊME  
DU CANADA

PSPC - LIBRARY AND  
ARCHIVES CANADA  
SPAC - BIBLIOTHÈQUE ET  
ARCHIVES CANADA

PSPC - EAST MEMORIAL  
BUILDING  
SPAC - ÉDIFICE  
COMMÉMORATIF DE L'EST

PSPC - WEST MEMORIAL  
BUILDING  
SPAC - ÉDIFICE  
COMMÉMORATIF DE L'OUEST

## Legend / Légende

- PSPC LAND  
TERRAIN SPAC
- NCC LAND
- CONFEDERATION BOULEVARD  
BOULEVARD DE LA CONFÉDÉRATION



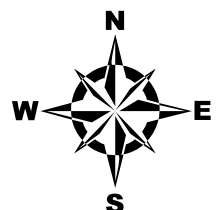
NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

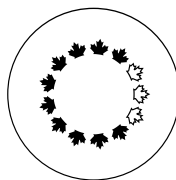
Canada

**Subject - Objet** WEST MEMORIAL BUILDING, 344 Wellington Street, Ottawa, ON  
ÉDIFICE COMMÉMORATIF DE L'OUEST, 344 rue Wellington, Ottawa, ON

**Submitted by - Soumis par** D. CHAMPAGNE, Executive Director / Directeur général  
**Branch - Direction** CP / AC

**Date** 2018-11-09  
**Scale - Échelle** 1:3,500  
**Parcel - Parcelle**





## NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

Excerpt of the Minutes of the

Advisory Committee  
on Planning, Design and Realty

Meeting of May 16 and 17, 2019

2018-P191 - West Memorial Building  
Rehabilitation (C)

Members received a presentation on the West Memorial Building Rehabilitation. They commended the team for a clear and detailed presentation that integrated most of the previous comments. They gave the following advice:

### Entrance

- The character and hierarchy of the new main entrance need to be enhanced.
- Architectural detailing could be added (to mimic what has been done inside for the entrance to the courts) in order to create a grand entrance. Stones that are removed should be numbered and put in storage.
- The staff entrance still feels like the main entrance and signage may not resolve the issue.
- More seating should be provided outside the new entrance, as well as shade for those waiting outside.
- Visitors could be guided across the street towards amenities in the current Supreme Court park.

### Universal Accessibility

- An elegant ramp should be considered

Extrait du procès-verbal du

Comité consultatif  
de l'urbanisme, du design et de l'immobilier

Séance des 16 et 17 mai 2019

2018-P191 - Réhabilitation de l'Édifice  
commémoratif de l'Ouest (C)

Les membres reçoivent une présentation sur la réhabilitation de l'édifice commémoratif de l'Ouest. Ils félicitent l'équipe pour une présentation claire et détaillée qui intègre la plupart des commentaires précédents. Ils donnent les conseils suivants :

### Entrée

- Le caractère et la hiérarchie de l'entrée principale doivent être améliorés.
- On pourrait ajouter des détails architecturaux (pour imiter ce qui a été fait à l'intérieur pour l'entrée vers les cours) afin de créer une entrée grandiose. Les pierres qui seront retirées devront être numérotées et entreposées.
- L'entrée du personnel donne encore l'impression d'être l'entrée principale, et il se peut que la signalisation ne résolve pas ce problème.
- On devrait offrir plus de places assises à l'extérieur de la nouvelle entrée, ainsi que de l'ombre pour ceux qui attendent dehors.
- On pourrait guider les visiteurs de l'autre côté de la rue vers les commodités du parc de l'actuelle Cour suprême.

### Accessibilité universelle

- On devrait envisager une rampe élégante

2018-P191 - West Memorial Building  
Rehabilitation (C)

instead of stairs.

- The existing corner UA access to the staff entrance needs better integration with the new scheme.

Chandelier

- An artist could be commissioned to design the acoustic chandelier.
- The solution should be efficient, elegant, and accessible for required maintenance.

Mechanical Elements

- They should be perfectly integrated to the roof and not be visible from within the building or from neighbouring streets.

Committee Secretary

2018-P191 - Réhabilitation de l'Édifice  
commémoratif de l'Ouest (C)

au lieu d'escaliers.

- L'actuel accès AU à l'entrée du personnel nécessite une meilleure intégration avec le nouveau plan.

Chandelier

- On pourrait commander le design d'un chandelier acoustique à un artiste.
- La solution doit être efficace, élégante, et accessible pour l'entretien nécessaire.

Éléments mécaniques

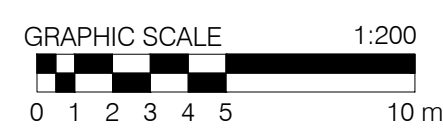
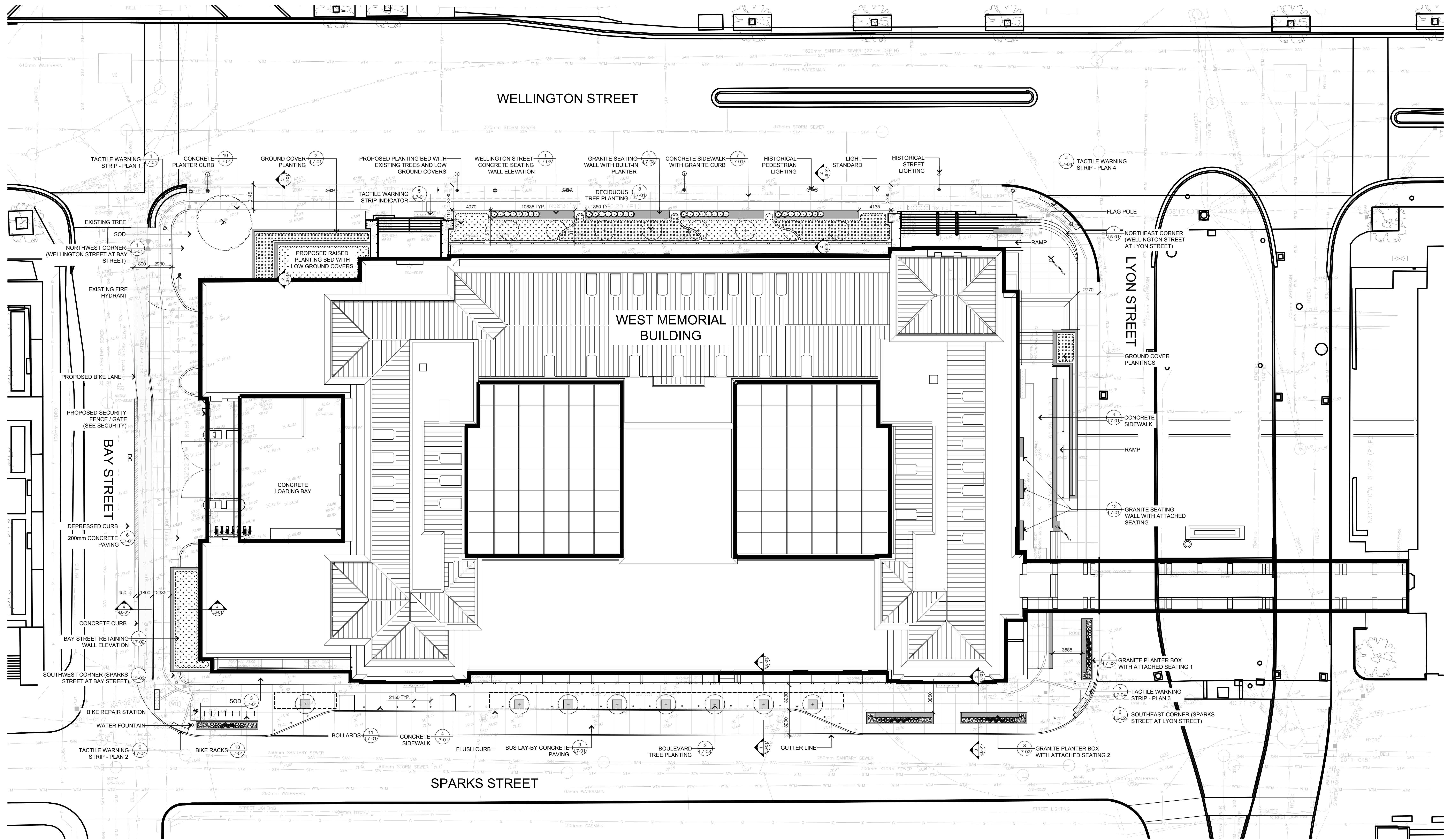
- Ils doivent être parfaitement intégrés au toit et ne pas être visibles de l'intérieur de l'édifice ni des rues avoisinantes.

Secrétaire des comités

*Caroline Bied*

CAROLINE BIED





LEGEND:

- BIKE RACK
- PROPOSED DECIDUOUS TREE
- PROPOSED GROUND COVER / SHRUB PLANTINGS
- GRANITE SEAT WALL WITH PLANTER
- HISTORICAL STREET LIGHT
- HISTORICAL PEDESTRIAN LIGHT
- LIGHT STANDARD
- TACTILE PAVING
- CONCRETE PAVING
- TREE CELL EXTENTS

Public Works and Government Services Canada

Travaux Publics et Services gouvernementaux Canada

architect

REGENERATE 344

Marlene & Teddie Architects + Kavan Architecture in partnership

architecte

GENERAL NOTES

- All general site information and conditions compiled from architect's and engineer's plans and surveys.
- Do not scale this drawing.
- Report any discrepancies prior to commencing work. No responsibility is born by the Landscape Architect for unknown subsurface conditions.
- Contractor to check and verify all dimensions on site and report any errors and/or omissions to the Landscape Architect.
- Reinstate all areas and items damaged as a result of construction activities to the satisfaction of the Landscape Architect.
- Contractor to layout planting beds, pathways etc. to approval of Landscape Architect prior to any excavation.
- Drawing may not be used for construction until signed by Landscape Architect as issued for construction.
- The accuracy of the position of utilities is not guaranteed.
- Individual utility co. must be contacted for confirmation of utility existence and location prior to digging.
- This drawing is an instrument of service and requires the permission of the Landscape Architect for use. Copyright is reserved by the Landscape Architect, David M. Lashley.

Contractor to verify all dimensions & conditions on site and immediately notify the departmental representative of all discrepancies.

5	ISSUED FOR RS4 100% SUBMISSION R1	13AUG19
4	ISSUED FOR RS4 100% SUBMISSION	17JUN19
3	ISSUED FOR RS4 100% SUBMISSION	12APR19
2	ISSUED FOR RS4 90% SUBMISSION	21FEB19
1	ISSUED FOR RS4 50% SUBMISSION	21DEC18

revisions	description	date
A	A detail no. no. du detail	A
C	B location drawing no. lieu dessin no.	B
	C drawing no. dessin no.	C

project

WEST MEMORIAL BUILDING - REHABILITATION PROJECT

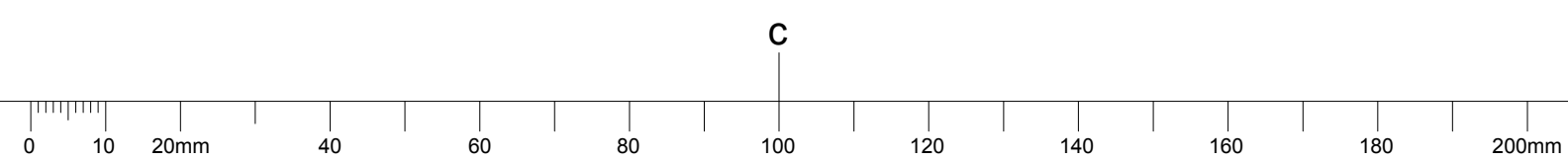
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drawing

dessin

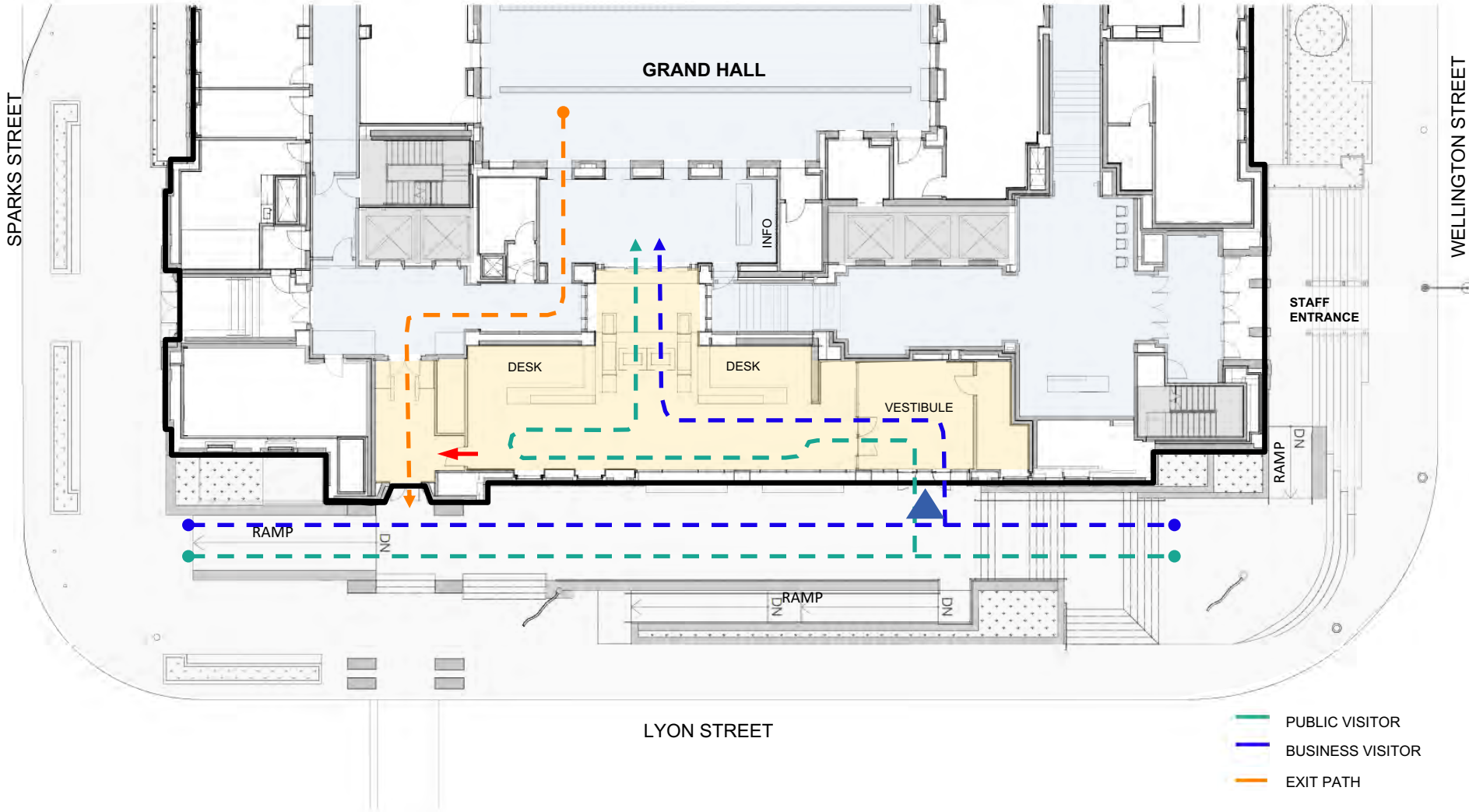
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Drawn By	JC	Dessiné par
Date	11/30/18	(yyyy/mm/dd)
Reviewed By	RC	Examiné par
Date	11/30/18	(yyyy/mm/dd)
Approved By	RC	Approuvé par
Date	11/30/18	(yyyy/mm/dd)
Tender		Soumission

Project Manager	Administrateur de projets
Project no.	No. du projet
R.086471.405	
Drawing no.	No. du dessin
L2-01	





## 7. Entrance Design: Terrace Scheme



## 7. Entrance Design: Ensemble





## 7. Entrance Design: Confederation Boulevard





## 7. Entrance Design: Lyon Street





## 7. Entrance Design: Aerial View





## 7. Entrance Design: Terrace





## 7. Entrance Design: Terrace

