NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

No.	2023-P182
To	Board of Directors
Date	2023-01-19

For DECISION**Subject/Title**

Lester B. Pearson Building Rehabilitation – Landscape and Building Illumination Plan – Federal Design Approval

Purpose of the Submission

- To obtain the Board of Directors' approval for the schematic design for the overall landscape and exterior building illumination plan.

Recommendation

- That the Schematic Design for the Lester B. Pearson Building overall landscape and exterior building illumination plan be approved by the Board of Directors, pursuant to section 12 of the *National Capital Act*, subject to the following conditions:
 - That the Developed Design be submitted to the National Capital Commission (NCC) for review and approval prior to implementation.
 - That approval of the Developed Design be delegated to the Executive Committee of the Board of Directors as a Level 2 project.
- That the preparation and signature of the federal approval letter associated with this application be delegated to the Vice-President, Capital Planning Branch.

Submitted by:Alain Miguelez, Vice-President, Capital Planning Branch
Name

A handwritten signature in black ink, appearing to read "Alain Miguelez", written over a horizontal line.

Signature

1. Authority

- *National Capital Act*, section 12.

2. Project Description

Context:

Managed by Public Services and Procurement Canada (PSPC or the Proponent), the Lester B. Pearson Building (LBP) complex is undergoing a phased rehabilitation to provide a cost effective, modern and efficient workspace for Global Affairs Canada (GAC), while setting a national and international example of Canada's commitment to heritage conservation and environmental sustainability. The complex houses approximately 3,400 employees.

The LBP is a "Classified" federal heritage building that was completed and opened in 1973 (designed by Webb Zerafa Menkes, architects). It was designated by the Government of Canada in 2012 for its historical associations with Canada's international diplomacy and the creation of the former Department of Foreign Affairs (now GAC). Its architectural significance as a late Brutalist and modernist complex is expressed in its tiered massing, strong horizontal lines and sculptural qualities.

The building's four office towers are asymmetrically arranged on a raised podium. They were built using high quality craftsmanship and materials throughout, imparting a dignified and ceremonial quality. The building is a strong marker for those leaving and entering the Capital on Macdonald-Cartier Bridge. The LBP building is sited prominently at 125 Sussex Drive (Confederation Boulevard), located across the British High Commissioner's official residence (Earnscliffe) and the National Research Council's headquarters.

The exterior landscaping provides the setting in which the building interfaces with its surrounding context. It is viewed as integral to the heritage character of the building, as the landscape is integrated with and supports the architecture of the building. Generally, the exterior landscaping is characterized by a simple and clear organization, repetition and simplicity of design materials and details, with an emphasis on horizontality, among other considerations.

Previously, the LBP Building Major Rehabilitation Project was presented to the National Capital Commission's (NCC) Advisory Committee on Planning, Design and Realty (ACPDR) several times over 2018-2019, focused on functional programming, schematic design and developed design for Tower D, the first phase of the rehabilitation of the complex. Federal Land Use and Design Approval (FLUDA) for LBP Building Rehabilitation Tower D (Phase 1) Developed Design was then granted by the NCC Board of Directors in November 2019.

Improvements to the landscape, including landscape lighting, are intended to be delivered in tandem with the implementation of the final two phases of tower rehabilitation beginning with Tower C and ending with Tower A in 2027. Exterior building illumination will be operational in 2027 following completion of the rehabilitation of Tower A.

Project Scope:

Inclusion of Indigenous Engagement:

On the advice provided by NCC staff and the Federal Heritage Buildings Review Office (FHBRO), for earlier iterations of the landscape schematic design, it was concluded that Indigenous engagement was needed to garner input on the schematic design direction for the landscape. As a result, an Indigenous Consultant was retained by the Proponent to work with the project team to assist in facilitating an engagement process. That engagement has informed and guided the current landscape design (see appendices B and C).

Influence of the Landscape Heritage Character:

The landscape design rehabilitation approach is aligned with conserving integral aspects of the landscape's heritage character, including those identified in the FHBRO Heritage Character Statement.

Originally, the landscape design was organized in three main areas:

- **Formal Landscape:** This area includes the frontage area of the building along Sussex Drive and along part of the LBP building's northern edge. Originally designed as a formal planting area defined by gridded blocks of trees and shrubs at the front entrance and open lawn berms, the area currently includes some blocks of large trees, shrubs area and lawns. The Sussex Drive entrance is the main formal entry and drop-off for the building. The scale and size of the symmetrical, horseshoe-shaped drop-off supports the scale of the overall building and provides for pedestrian and motor vehicle access to the building's main entrance. The dense plantings form a welcoming contrast to the paved surface, at both the terracing levels up from Sussex Drive and adjacent to the front door, where gardens are clearly part of the interior experience, through floor-to-ceiling glass. There is also a prominently placed sculpture within the forecourt.
- **Informal Landscape:** This area includes the rear of the site away from Sussex Drive and the sloped and bermed areas that form a green screen between the King Edward Avenue on-ramp, bridge access roads, and the loading and servicing area at the rear of the LBP complex. The area

currently consists primarily of clusters of mature trees and shrub planting with some lawn areas.

- *Courtyards, Terraces and Parapet Planting:* Courtyards and terraces break down the building's massing and allow the surrounding landscape to infiltrate the architecture of the building. They are spatially organized on a ubiquitous (1.5 metres) grid and offer a green respite to the occupants of the building either visually, physically or a combination of the two. Parapet planters with simple green plantings are located at various levels at the end of roof extensions and serve to connect the building to the surrounding landscape and reinforce the horizontality of the LBP complex.

Schematic Design for the LBP Overall Landscape:

The landscape proposal includes (see appendices B and C):

- *King Edward Corner:* The King Edward Avenue/Sussex Drive corner is proposed to be transformed into a visual terminus and focal intervention along the Linden Allee, inspired by the Kiji Sibi confluence. It would allow for the integration of new art or commemoration, trees and landscaping and seating for the public.
- *Employee Courtyard & Linden Patio:* The Employee Courtyard is an original courtyard in the landscape and rehabilitation of the space is a priority. It is intended to be the informal "park" of the site, a place to enjoy lunch or to sit and read under the canopy of the large heritage trees. Additional features proposed for the courtyard include an exercise area, all-season pavilion, a bike parking shelter, an art/water feature, new planting and movable site furnishings. New structures are intended to follow the 1.5 metres grid of the LBP building design. The Linden Patio is a new complementary social space adjacent to the Employee Courtyard at the east terminus to the Linden Allee.
- *Rain Walk & Urban Courtyard:* An interstitial space, the Rain Walk is a feature that will manage stormwater to enhance existing greenspace by weaving a rain garden through a pedestrian walkway to create visual interest and provide a connection between the Employee Courtyard and the neighbouring Urban Courtyard. The Urban Courtyard is a significant new landscape space located in the sunniest location of the site. Features of this courtyard include a new bosque of trees with custom bench seating and movable site furniture, a secondary outdoor exercise area to complement the indoor gym, additional plantings and stormwater management features.

- *Embassy Courtyard & Maple Patio*: The Embassy Courtyard is located at the south end of the complex and is directly associated with the Conference Centre and Lobby in the interior of the LBP building. Mediating between the Conference Centre Lobby and the Embassy Courtyard is a small terrace or porch with a L-shaped stair down into the Courtyard. The terrace above the courtyard will be enhanced with planting and has potential to integrate with an Indigenous cultural center in Tower A. Planting along these roofs provides an opportunity to celebrate plant varieties of significance to various Indigenous nations. Design features for the Embassy Courtyard include adding new vegetation in the form of a feature specimen tree, a new edible berry garden and reinforcement of the existing bosque of Honey Locust trees. Additionally, the Inukshuk art piece will be returned to the outdoors and movable site furnishings will be provided.

Schematic Design for the LBP building Illumination (see Appendix D):

Objectives:

- Highlight and reveal the LBP building's heritage architecture at both urban and human scales.
- Support the functional program and tenant identity.
- Enable site security.
- Consolidate various lighting functions into a minimum amount of locations to reduce visual clutter.

Design Considerations:

- Presence – The façade is revealed and takes an appropriate place in the Capital's skyline.
- Revelation – Allow the built form to dictate the hierarchy, form and scale of the lighting design.
 - Extent – Support key views and respect the built hierarchy.
 - Colour – Illumination will be white, and warm in tones (3000K).
 - Spill – Use controlled light distributions to limit light spill and light trespass.
- Control – Zoning system to be controlled by the Building Management System, with the ability to dim or turn after curfew and during bird migration seasons.
- Fixtures – Luminaries will be discreet and subordinate to built heritage and landscape elements.

3. NCC Staff Analysis / Risks and Mitigations Measures

The LBP overall Landscape and Building Illumination design align with NCC plans and policies and present multiple opportunities to contribute to the public realm and beautification of the Capital's ceremonial route while conserving an iconic and classified federal heritage building:

- The Plan for Canada's Capital, 2017–2067 (2017) calls for the NCC to work with federal and municipal partners to transform existing employment areas into more lively workplaces that are better integrated into their surroundings, with a specific emphasis on all federal landmark institutions like 125 Sussex Drive (LBP).
- The proposal also responds to the NCC's Capital Illumination Plan, 2017–2027 (2017) by proposing a lighting design that works well with the characteristics of the ceremonial route and addresses the LBP building's location as one of the structuring elements of the Capital Illumination Plan, 2017–2027 (2017).
- It also responds to key sustainability objectives in Canada's Capital Core Area Sector Plan (2005).
- NCC staff generally supports the proposed interventions.

PSPC's proposal for LBP overall landscape and building illumination was presented to the NCC's ACPDR on August 25, 2022. The committee encouraged PSPC to further develop their façade lighting concept and balance the interior perimeter lighting with the exterior architectural and landscape lighting. In addition, the committee suggested the landscape design integrate adaptation of use to changing seasons.

Areas to be further developed by PSPC and which NCC staff will continue to monitor in the following design development stage include:

- Enabling flexible controls for the interior perimeter lighting in order to achieve the design intent proposed for the exterior lighting.
- Carry forward the landscape design vision to articulate a simple and clear organization of design ideas with a strong visual and physical connection to the Indigenous design components.
- Detailing of landscape design and lighting of courtyards.
- Final material selection (hard and soft landscape) and furnishings, reconciling durability and compatibility with the heritage character, and integration of Indigenous interests.
- Integration of the increased complexity of landscape design at the King Edward Corner with the heritage character of the place.

4. Strategic Links

- NCC Corporate Plan (2022-2023 to 2026-2027):
 - Priority #2: Plan, rehabilitate and revitalize key assets and transportation networks in the National Capital Region.
- Capital Planning Framework:
 - Plan for Canada's Capital, 2017–2067 (2017)
 - Canada's Capital Core Area Sector Plan (2005)

5. Consultations and Communications

Indigenous Engagement:

PSPC has set three main objectives for the communities to participate in an Indigenous engagement on the project:

- Economic opportunities: jobs, training, contracts etc.
- Land (environmental and archeological opportunities) – consultation, participation in studies, land rights, conservation, and climate change.
- Design opportunities: through engagement and consultation.

FHBRO Review:

In general, the FHBRO was supportive of the approach to the landscape and building illumination and requested follow-up submittals at the design development stage. They did not however support the added programmatic elements and increased complexity of the landscape design at the King Edward Avenue Corner as they believed that it is not compatible with the relatively understated historic design of the landscape in this area.

6. Next Steps

Upon the Board of Directors' approval, if granted:

- PSPC to advance the proposal to design development stage through summer 2023.
- Final Design Approval of Landscape and Building Illumination to be sought via e-vote prior to implementation in 2024 – 2027.

7. List of Appendices

- Appendix A – Location Map
- Appendix B – Landscape Plan
- Appendix C – Landscape Design detailed areas

- Appendix D – Lighting Design
- Appendix E – ACPDR comments from August 2022

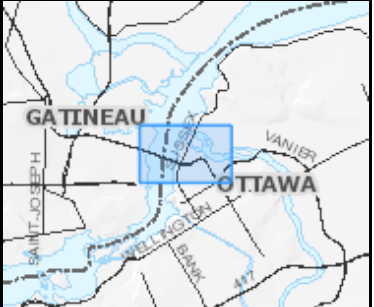
8. Authors of the Submission

Alain Miguelez, Vice-President, Capital Planning Branch (CP)

Isabel Barrios, Director, Federal Approvals and Heritage, and Archeology Programs (FAHA), CP

Jason Hutchison, Chief, Federal Design Approvals, FAHA, CP

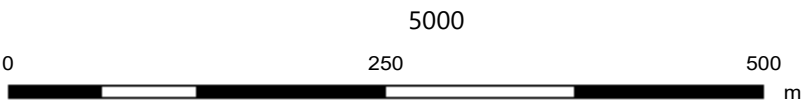
Mazen Kandalaft, Senior Architect, Design Land Use, Federal Design Approvals, FAHA, CP



Legend | Légende



National Capital Commission



Disclaimer: The NCC does not guarantee this geospatial information to be accurate, current or complete. The map is only intended for use as a general reference. Any use to the contrary is the responsibility of the user and such use is at the user's own risk.

Dégagement de responsabilité: La CCN ne garantit pas que l'information géospatiale soit exacte, actuelle ou complète. La carte est pour référence générale seulement. Toutes utilisations contraires est la responsabilité de l'utilisateur et à ses propres risques.

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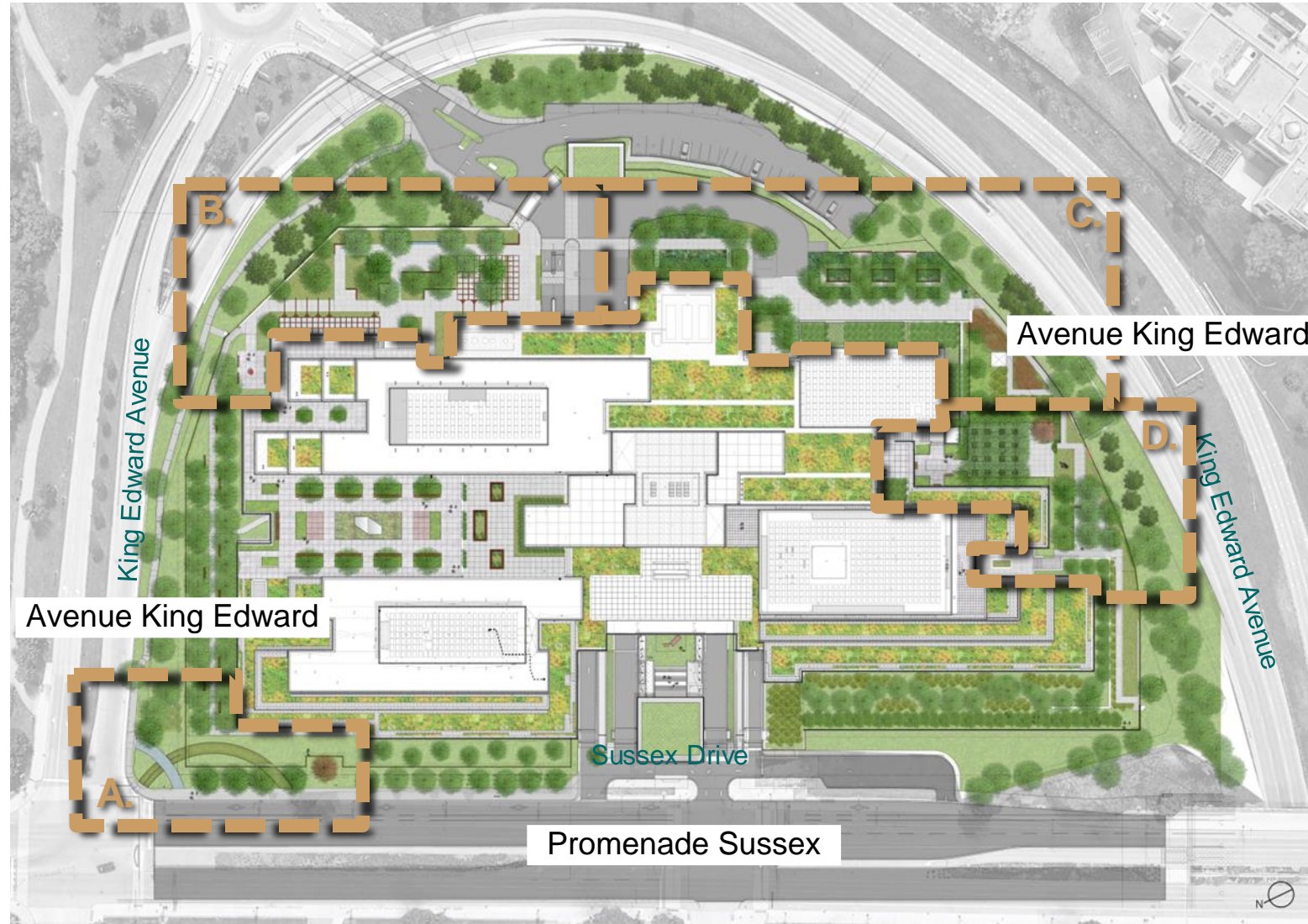
Notes

A Woven Landscape – Focus Areas

Un paysage tissé

Les domaines d'intérêt

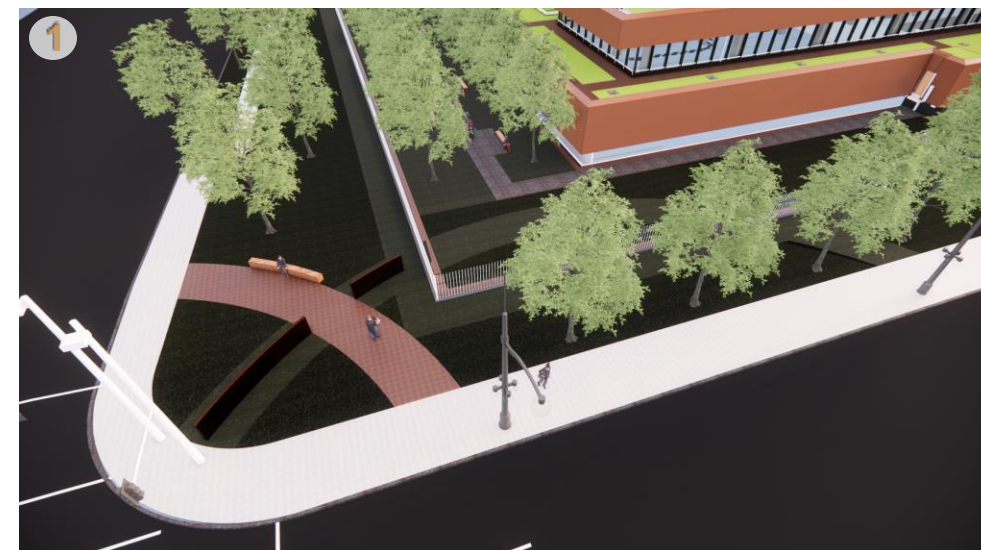
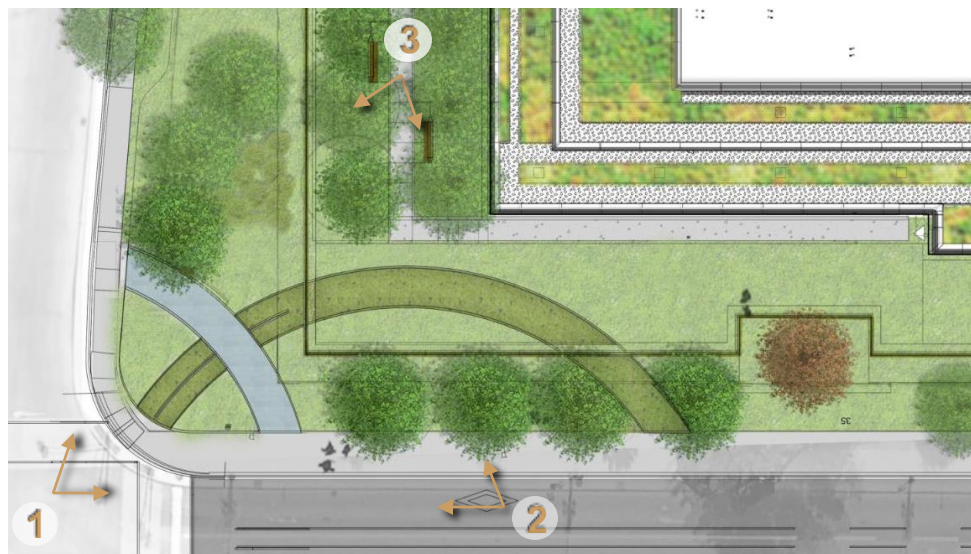
- A. Le carrefour King Edward
- B. La cour des Employés et le patio aux Tilleuls
- C. L'allée Pluviale et la cour Urbaine
- D. La cour des Ambassades et le patio aux Érables



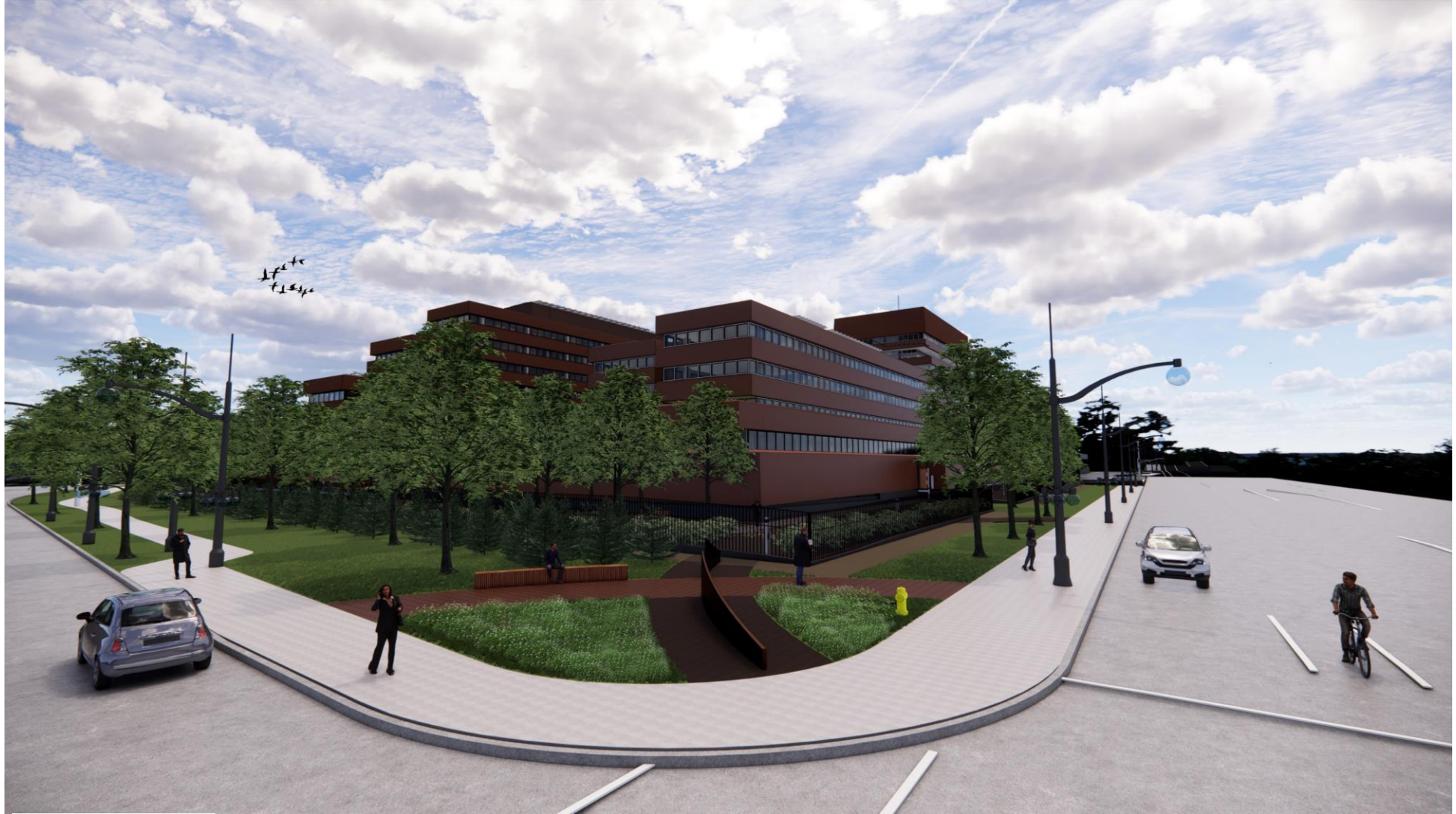
- A. King Edward Corner
- B. Employee Courtyard & Linden Patio
- C. Rain Walk & Urban Courtyard
- D. Embassy Courtyard & Maple Patio



King Edward Corner
Carrefour King Edward



SUSSEX DRIVE | PROMENADE SUSSEX

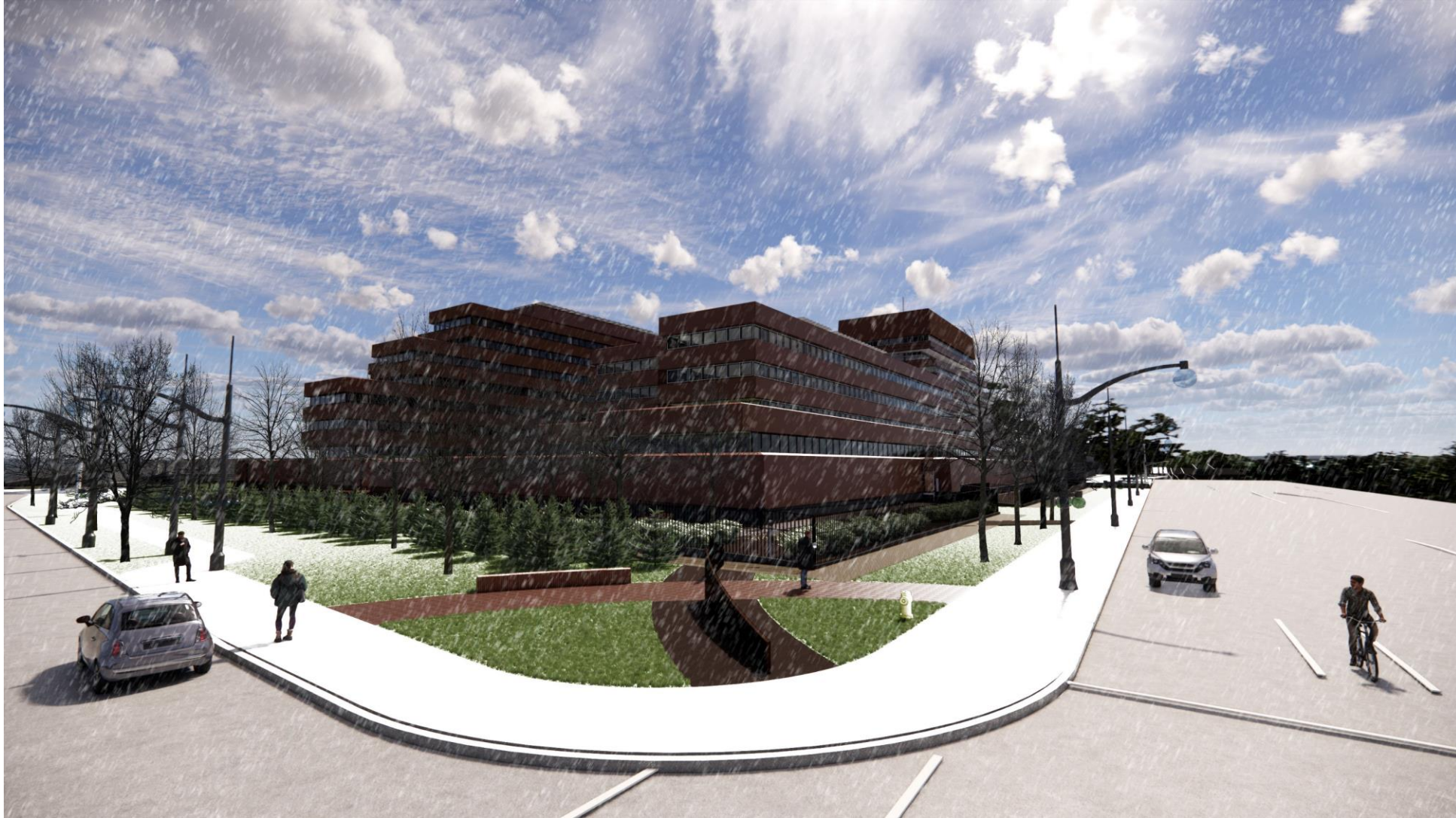


Jour / Été

Day / Summer

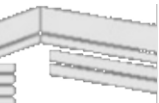


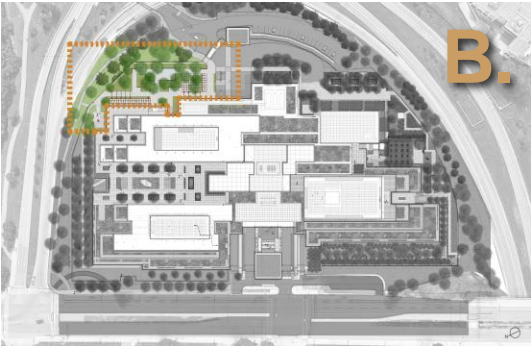
SUSSEX DRIVE | PROMENADE SUSSEX



Jour / Hiver

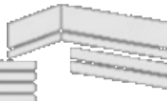
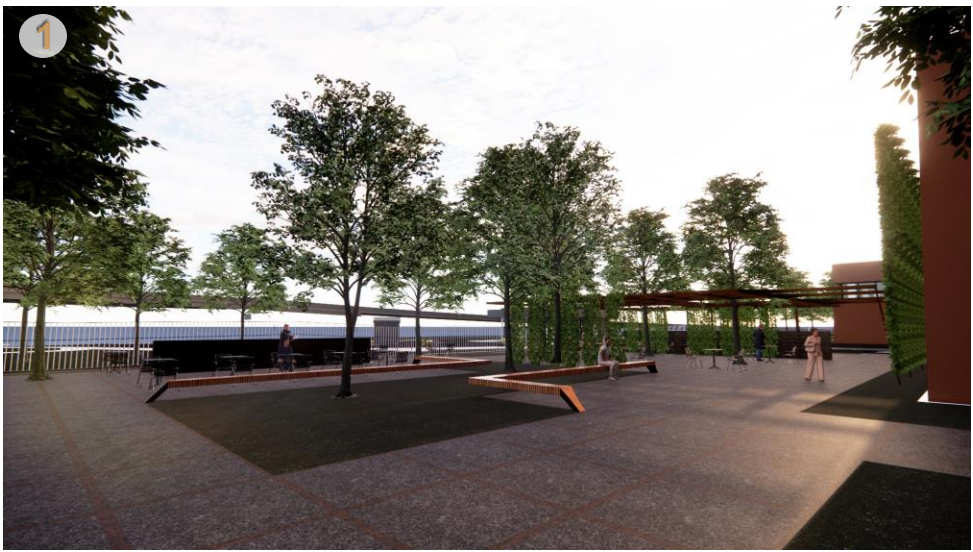
Day / Winter



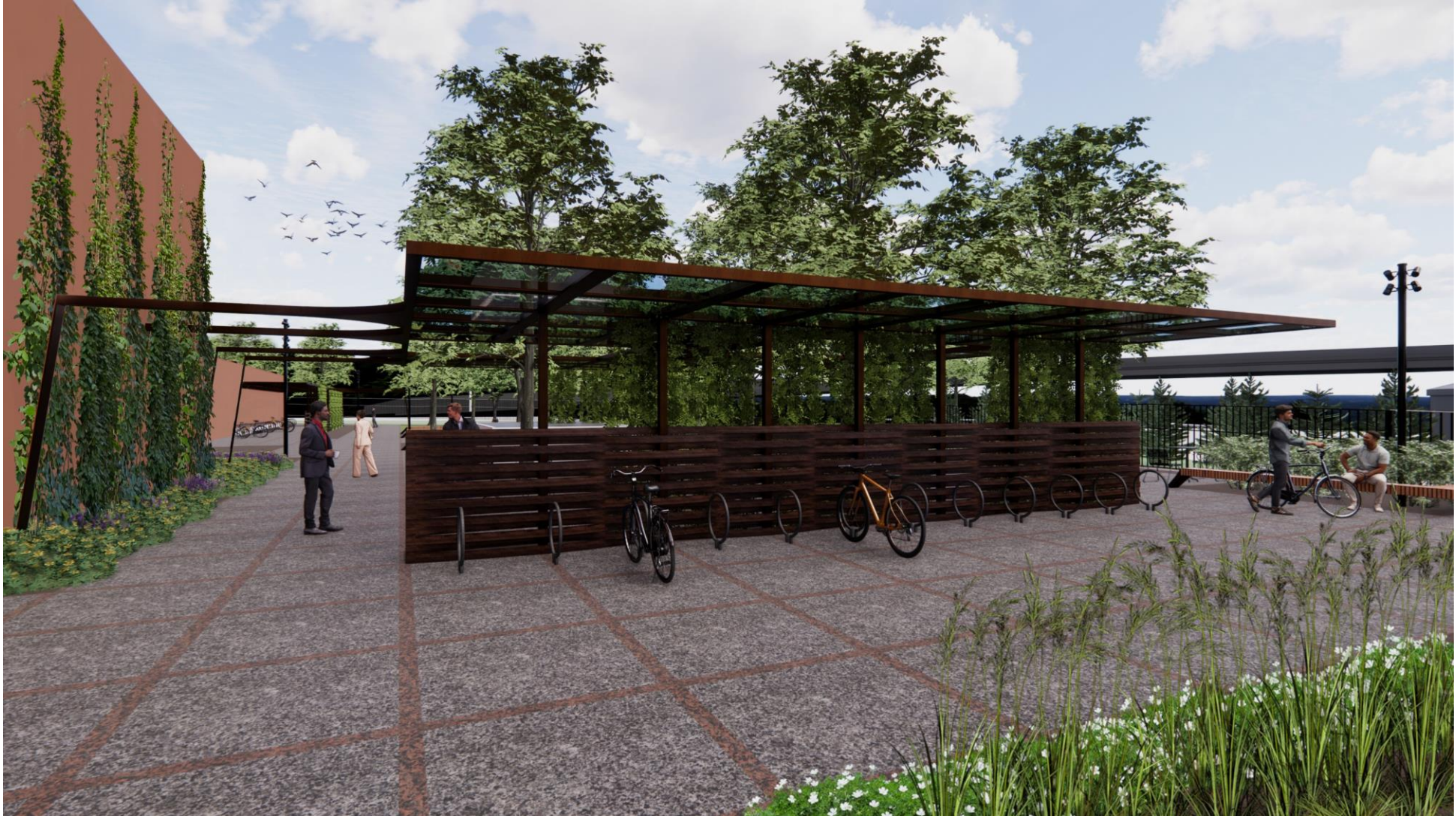


Employee Courtyard & Linden
Patio

La cour des Employés et le
patio aux Tilleuls



EMPLOYEE COURTYARD | COUR DES EMPLOYÉS



Jour / Été

Day / Summer



EMPLOYEE COURTYARD | COUR DES EMPLOYÉS



Jour / Hiver

Day / Winter



LINDEN ALLEE | ALLÉE AUX TILLEULS



Jour / Été

Day / Summer



LINDEN ALLEE | ALLÉE AUX TILLEULS



Jour / Hiver

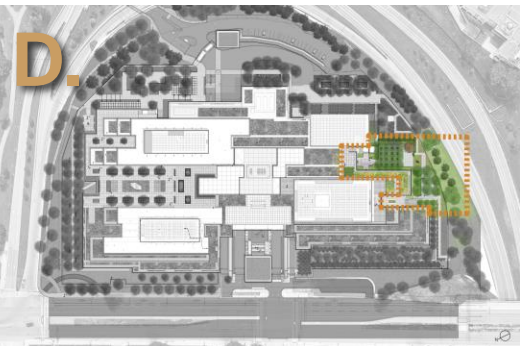
Day / Winter



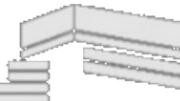
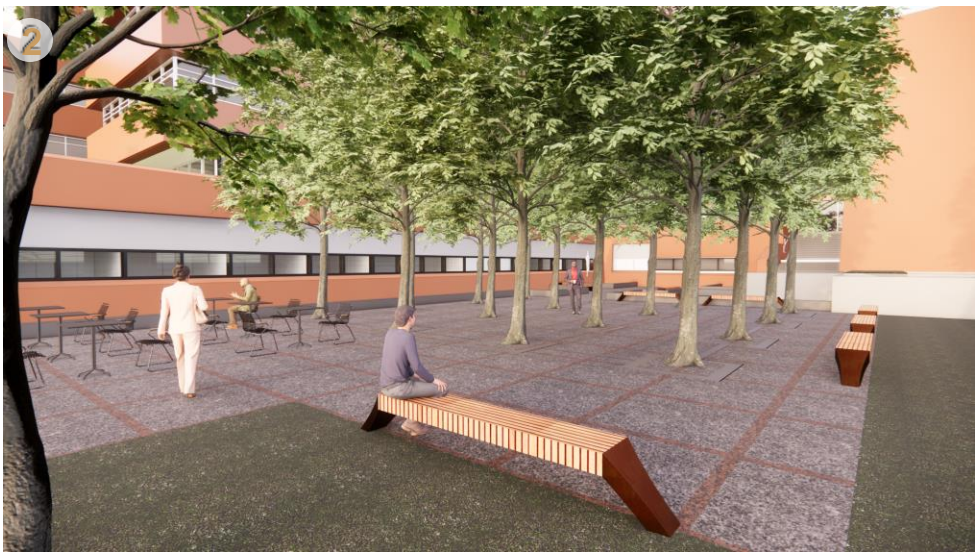


Rain Walk & Urban Courtyard
L'allée Pluviale et la cour Urbaine





Embassy Courtyard & Maple Patio
 La cour des Ambassades
 et le patio aux Érables



EMBASSY COURTYARD | COUR DES AMBASSADES



Jour / Été

Day / Summer



EMBASSY COURTYARD | COUR DES AMBASSADES



Jour / Hiver

Day / Winter



Environmental Features | Caractéristiques environnementales



Interpretive and learning opportunities
Opportunités interprétatives et éducationnelles



Rain Garden

Jardin pluvial



Vegetated Roof Planting

Plantation de toit végétal



Bike Parking Facilities

Équipements pour le stationnement des vélos



Urban Agriculture areas
Zones d'agriculture urbaine



Native/Indigenous plants
Plantes natives autochtones



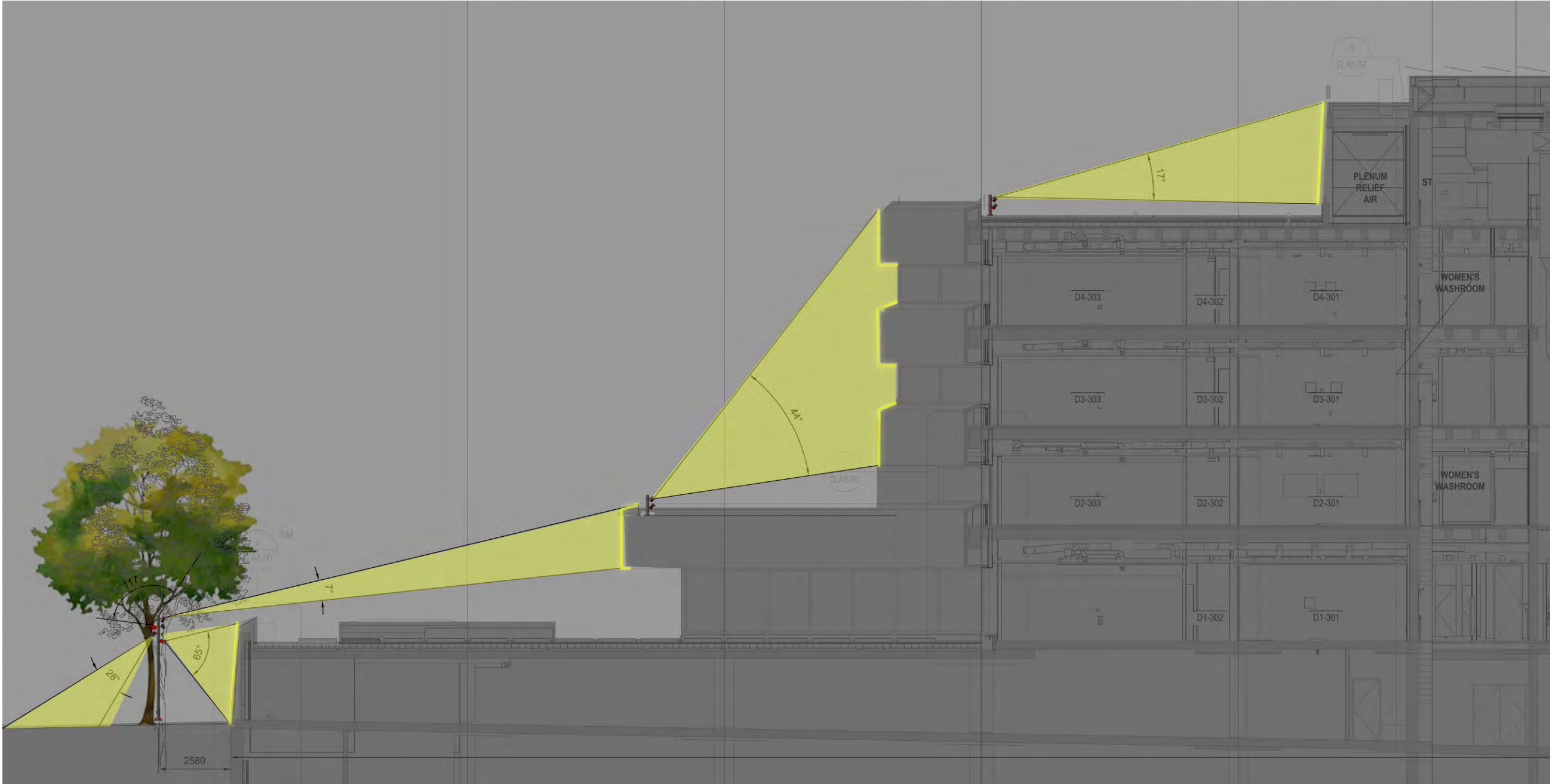
Permeable Paving
Pavement perméable



Bee Apiaries
Ruches d'abeilles

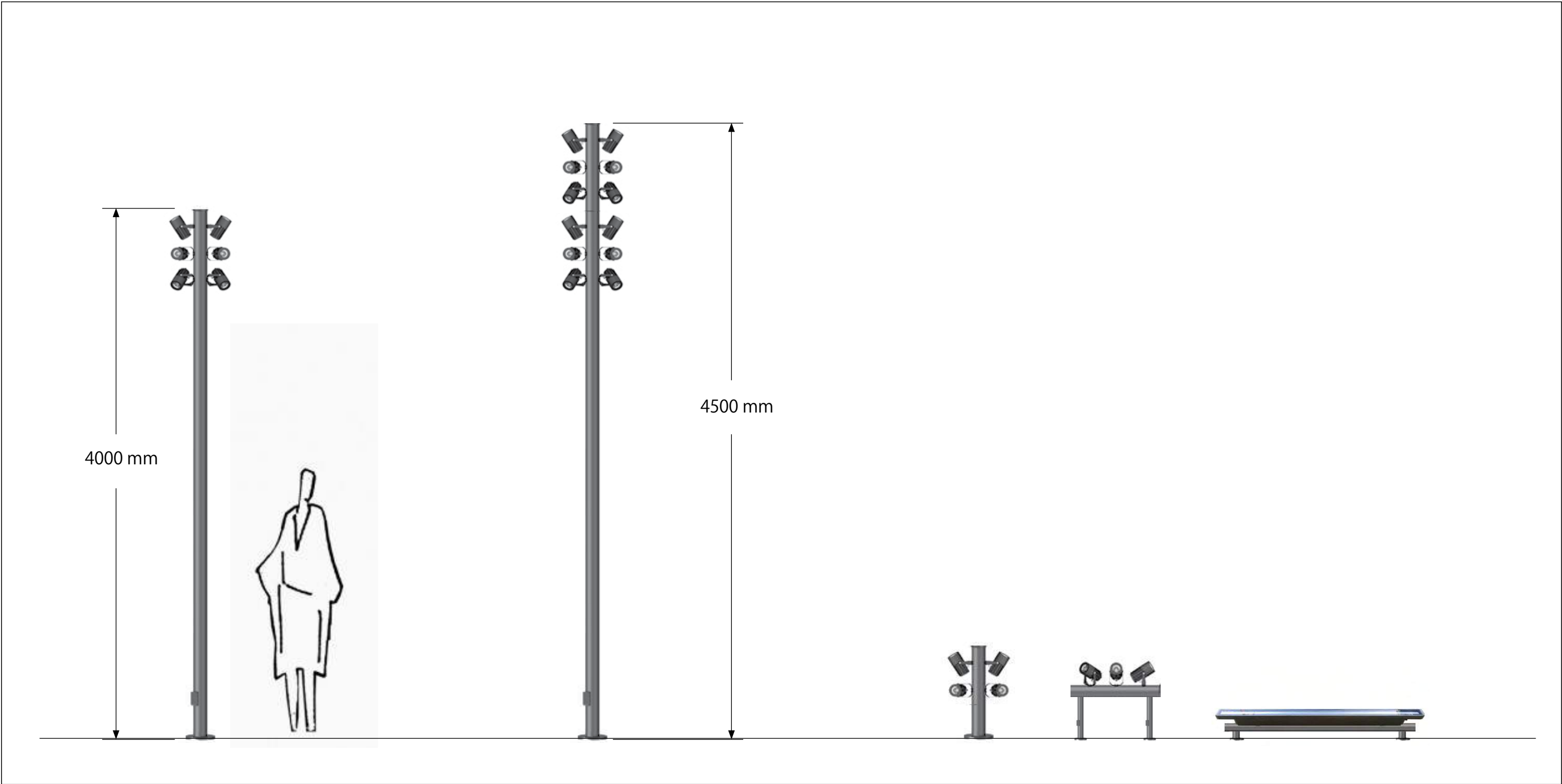
FIXTURE LOCATIONS

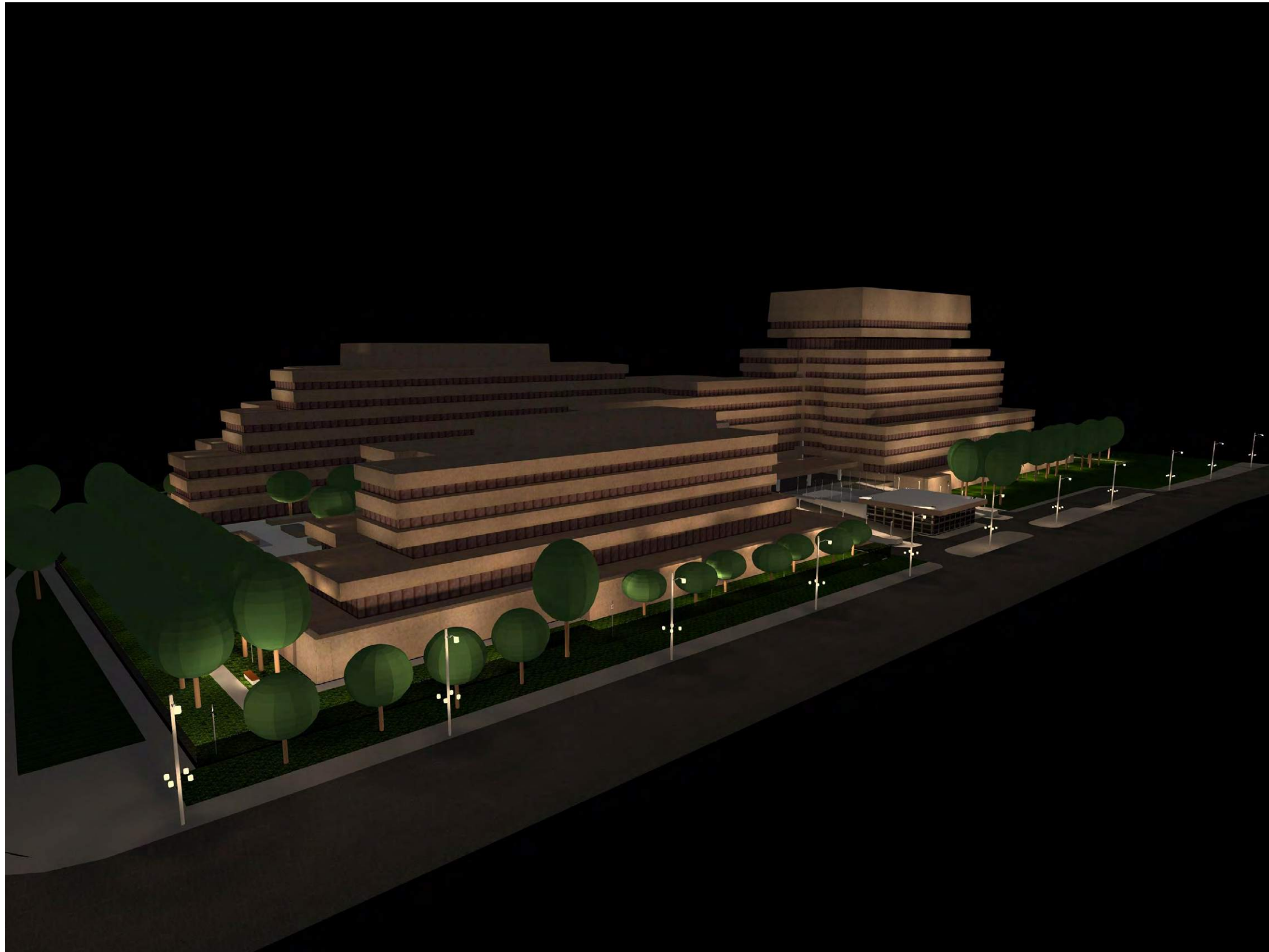
Emplacements des installations



Scale of Lighting Equipment

Échelle de l'équipement d'éclairage





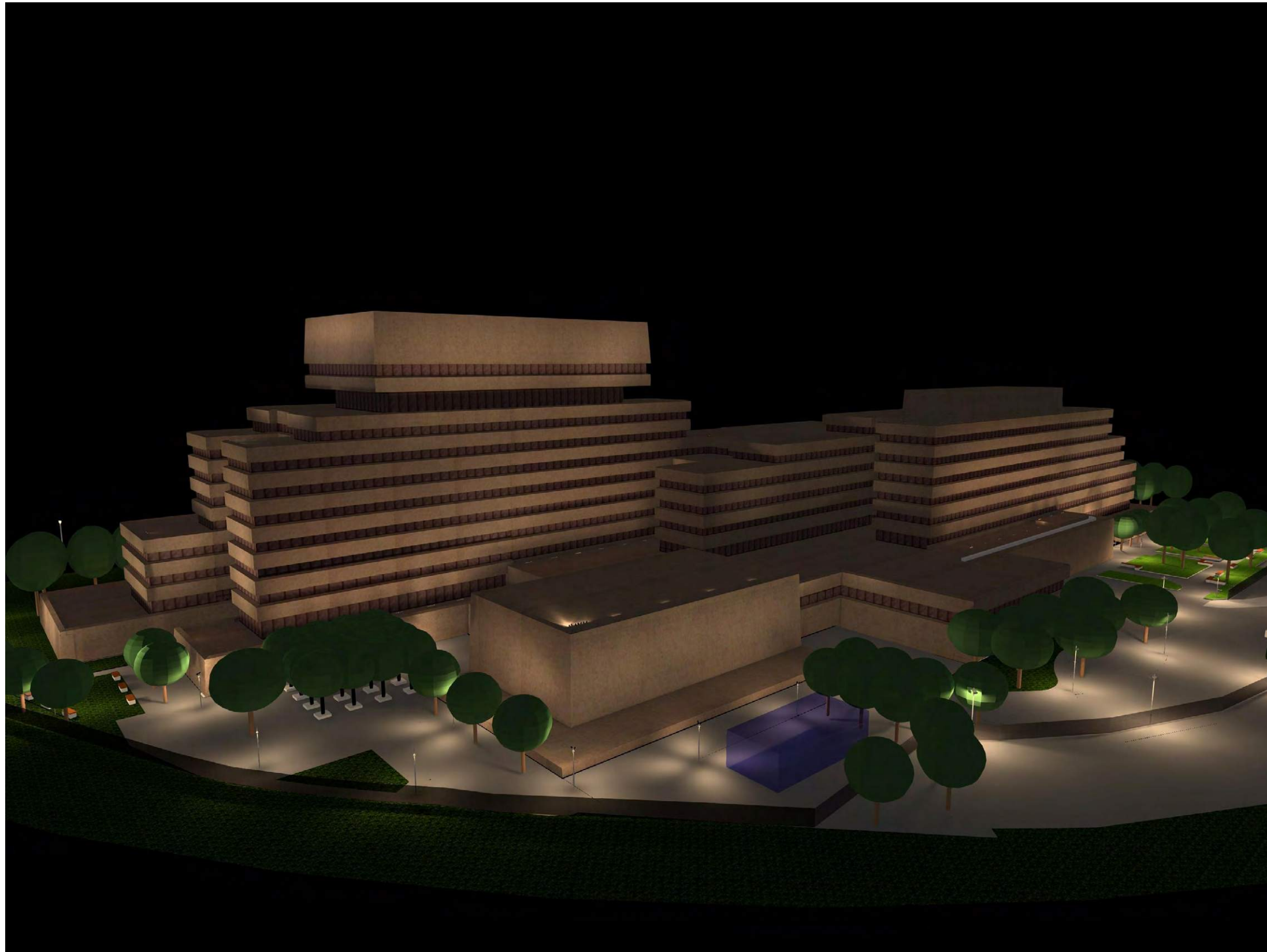
View from Northeast corner (Sussex near King Edward ramp)
Vue du côté nord-est (Sussex près de la bretelle vers King Edward)



Tower A as viewed from near entrance on Sussex
Vue de la tour A près de l'entrée sur Sussex

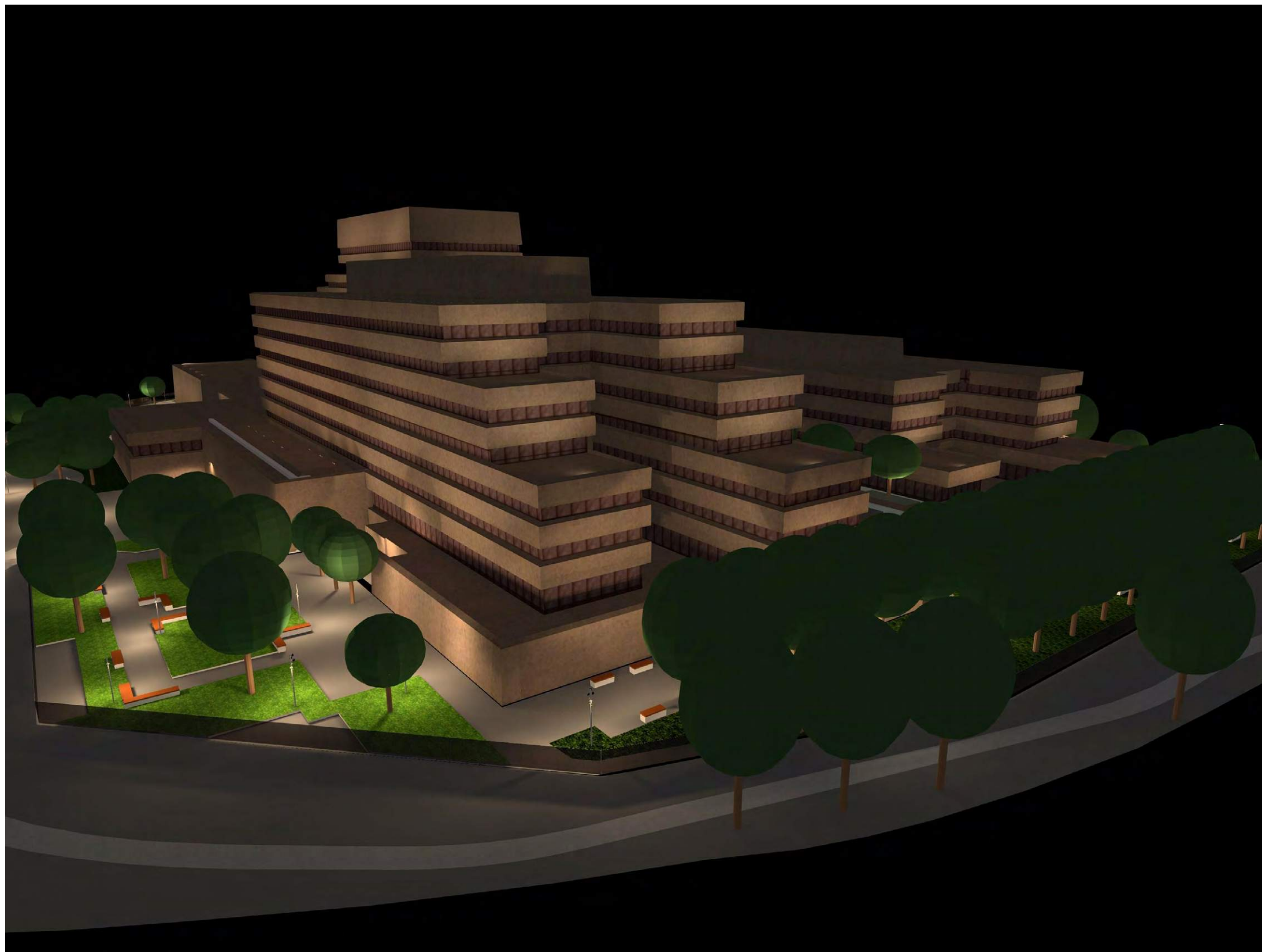


Closeup on Tower A - Ground and Podium Lighting Only
Gros plan sur la tour A - Éclairage du rez-de-chaussée et du podium



Birds Eye view from Southwest - illuminated more softly along the "rear" facade

Vue à vol d'oiseaux depuis le côté sud-ouest - éclairage plus doux de la façade « arrière »



View from Southeast corner (Sussex near King Edward ramp)
Vue du coin sud-est (Sussex près de la bretelle de King Edward)

The building in the landscape | Le bâtiment dans le paysage



Nuit / Actuelle / Vue de la marina de Hull

Night / Current / From Hull Marina



The building in the landscape | Le bâtiment dans le paysage



Nuit / Éclairé / Vue de la marina de Hull

Night / Illuminated / From Hull Marina



EMPLOYEE COURTYARD | COUR DES EMPLOYÉS



Nuit / Éclairé

Night / Illuminated



SUSSEX DRIVE | PROMENADE SUSSEX



Nuit / Courant

Night / Current



SUSSEX DRIVE | PROMENADE SUSSEX



Nuit / Été / Éclairé

Night / Summer / Illuminated



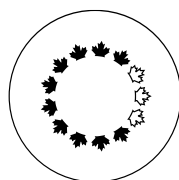
SUSSEX DRIVE | PROMENADE SUSSEX



Nuit / Automne / Éclairé

Night / Autumn / Illuminated





NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

Excerpt of the Minutes of the

Advisory Committee
on Planning, Design and Realty

Meeting of August 25, 2022

2022-P182 Lester B. Pearson Overall
Landscape and Building Illumination
Project – Federal Land Use and Design
Approval (FLUDA)

Members received a presentation on the Lester B. Pearson Overall Landscape and Building Illumination Project – Federal Land Use and Design Approval (FLUDA). They provided the following comments:

Lighting

- The subtlety of the lighting is appreciated given the scale and presence of this building.
- Ensuring a connection between the lighting on this building and the Capital Illumination Plan along Sussex Drive.
- The illusion that the building appears to be gold through lighting is appreciated and should be studied as much as possible through lighting mock-ups on site.
- Important to control lighting spillage at night from office windows to ensure the proposed concept remains elegant.

Extrait du procès-verbal du

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

Séance du 25 août 2022

2022-P182 Projet d'aménagement
paysager et d'illumination d'ensemble de
l'édifice Lester-B. Pearson – Approbation
fédérale d'utilisation du sol et de design
(AFUSD)

Les membres assistent à une présentation sur le projet d'aménagement paysager et d'illumination d'ensemble de l'édifice Lester-B. Pearson – Approbation fédérale d'utilisation du sol et de design (AFUSD). Ils font les commentaires suivants :

Éclairage

- La subtilité de l'éclairage est appréciée compte tenu l'ampleur et la présence de ce bâtiment.
- Assurer une connexion entre l'éclairage de ce bâtiment et le Plan lumière de la capitale le long de la promenade Sussex.
- L'illusion que le bâtiment semble être de couleur doré grâce à l'éclairage est appréciée et doit être étudiée autant que possible à travers des maquettes d'éclairage sur place.
- Important de contrôler les fuites d'éclairage la nuit provenant des fenêtres des bureaux pour assurer que le concept proposé demeure élégant.

2022-P182 Lester B. Pearson Overall
Landscape and Building Illumination
Project – Federal Land Use and Design
Approval (FLUDA)

- The lighting should be embedded within the pathways and integrated in gardens, in contrast with the horizontality of the building.
- Opportunity to project coloured lighting onto the building for ceremonial and seasonality purposes.
- Opportunity to consult with Global Affairs Canada with regards to lighting measures required for emergencies.

Courtyard

- A wind and shadow study should be undertaken to ensure continuous use of the courtyard by employees in cold and warm months.
- Opportunity to add a wind wall for the bicycle parking to protect them from harsh weather conditions.

Landscaping

- Opportunity to include climbing plants on the security fence to incorporate it within the design as it impacts the continuity of the current proposal.
- Consider switching the angle of the arch at the corner of King Edward for wayfinding purposes.

Furnishing

- Suggestion to incorporate diverse types of furnishing, such as comfortable seating options for users to remain and enjoy the area. Furniture colour can be explored in line with the heritage character recommendations.
- The furnishing design should incorporate power outlets for employees or visitors to work outside.

2022-P182 Projet d'aménagement
paysager et d'illumination d'ensemble de
l'édifice Lester-B. Pearson – Approbation
fédérale d'utilisation du sol et de design
(AFUSD)

- L'éclairage doit être encastré dans les allées et intégré dans les jardins, en contraste avec l'horizontalité du bâtiment.
- Possibilité de projeter un éclairage coloré sur le bâtiment à des fins cérémoniale et de saisonnalité.
- Possibilité de consulter les Affaires mondiales Canada en ce qui concerne les mesures d'éclairage requises en cas d'urgence.

Cours

- Une étude du vent et de l'ombre devrait être entreprise pour assurer une utilisation continue de la cour par les employés pendant les mois froids et chauds.
- Possibilité d'ajouter un mur anti-vent pour le stationnement des bicyclettes afin de les protéger des intempéries.

Aménagement

- Possibilité d'inclure des plantes grimpantes sur la clôture de sécurité pour l'intégrer dans la conception en raison de son impact sur la continuité de la proposition actuelle.
- Envisager de modifier l'angle de l'arche au coin de la rue King Edward à des fins d'orientations.

Mobilier

- Suggestion d'intégrer divers types de mobilier, comme des options de sièges confortables pour que les utilisateurs y restent et profitent de l'espace. La couleur du mobilier peut être explorée conformément aux recommandations relatives au caractère patrimonial.
- La conception du mobilier devrait inclure des prises de courant pour que les employés ou les visiteurs puissent travailler à l'extérieur.

2022-P182 Lester B. Pearson Overall
Landscape and Building Illumination
Project – Federal Land Use and Design
Approval (FLUDA)

2022-P182 Projet d'aménagement
paysager et d'illumination d'ensemble de
l'édifice Lester-B. Pearson – Approbation
fédérale d'utilisation du sol et de design
(AFUSD)

Committee Secretary

Secrétaires des comités

ERIKA DOUAIRE