

NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

	No.	2020-P154
	To	Board of Directors

For	DECISION	Date	2020-10-06
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Subject/Title

PSPC Energy Services Acquisition Program (ESAP) – Federal Land Use and Design Approval (FLUDA) for Preliminary Developed Design of Level 3 project components and timeline-critical enabling work

Purpose of the Submission

To seek approval for the Preliminary Developed Design for key ESAP project components requiring Level 3 FLUDA review, including:

- Cliff Plant
- Tunney's Pasture Plant
- River Pump Station
- Preliminary Distribution System Alignment (Sir John A. Macdonald Parkway segment)

To seek approval for timeline-critical enabling construction work including the demolition of the 1951 wing of the existing Cliff Plant.

Recommendation

- THAT the Preliminary Developed Design for ESAP project components requiring Level 3 FLUDA review be approved, subject to the conditions of the Federal Approval letter to be prepared by NCC staff;
- THAT the signature of the Federal Approval letter be delegated to the Vice President, Capital Planning.

Submitted by:

Pierre Vaillancourt, Acting Vice President, Capital Planning Branch
Name

Signature

1. Authority

National Capital Act, section 12

2. Project Description

Overview

- Public Services and Procurement Canada's (PSPC) Energy Services Acquisition Program (ESAP) will modernize the federal District Energy System (DES) that heats and cools 80 buildings in Ottawa. The modernization of the district energy system project will contribute to meeting the Government of Canada's goal to reduce the greenhouse gas emissions produced through its operations by 40% by 2030.
- The scope of works includes the replacement or rehabilitation of four central heating and cooling plants (Cliff, Tunney's Pasture, National Printing Bureau, Confederation Heights), the decommissioning of one plant (National Research Council), and the modernization and extension of the distribution system including connections between the plants at Tunney's Pasture, Cliff and the National Printing Bureau.
- The Program will be delivered through a Public-Private Partnership (P3). The P3 partner, Innovate Energy, will design, build and finance the modernization of the DES and then operate and maintain the system until 2055.
- The first stage of ESAP will convert the heating system from steam to low temperature, low-pressure hot water and the chilling system from steam to electric chillers by 2025. In combination with the use of Smart Building technologies, it is estimated that these measures will reduce the district energy system's emissions by 63% over a 2005 baseline and save the Government of Canada \$750 million over the next 40 years.
- A second stage of ESAP starting in 2025 is envisioned that would further reduce or eliminate greenhouse gas (GHG) emissions by switching from natural gas to low carbon fuel sources, while gradually expanding the distribution system and the number of buildings connected to the system potentially including private sector clients. The Program will be best suited to large buildings near downtown and LRT corridors.

The key first stage ESAP project components that are subject to Level 3 Federal Land Use and Design Approval (FLUDA) review include:

Cliff Plant - Enabling Construction Work

The demolition of the existing Cliff plant facilities is planned to take place in three stages:

- The first stage of demolition involves the removal of the vacant western boiler building (constructed in 1951) which is scheduled to start this fall, subject to this approval by the NCC Board of Directors. The temporary chiller plant, constructed in 1915, will remain operational during this first stage.
- The second stage of demolition work involves the removal of the 1915 chiller plant section of the existing Cliff Plant.

- The third stage involves the removal of the 2009 temporary plant built above the escarpment. The second and third stage demolition work are to be implemented as the new Cliff Plant is constructed, following the granting of a final FLUDA for developed design.

Salvageable limestone from the existing building cladding will be retained for use to construct retaining walls required along the NCC shoreline pathway at the base of the escarpment.

Cliff Plant – Preliminary Developed Design

- The new Cliff Plant building has been designed to house all required boilers and chillers with additional space provided to accommodate new equipment to serve energy demand growth over time.
- The modernized Cliff Plant is proposed to be located mostly within the footprint of the existing plant with some expansion to the west. Innovate Energy's design proposal integrates a visitor centre below the upper escarpment level within the plant, with a partially cantilevered structure over a new public stair.
- The design proposal includes a stairway and elevator providing public access from the NCC's Capital Pathway at the base of the escarpment to the top of the escarpment. This element, called the 'Cliff Climb,' includes three projecting 'theatre boxes' intended to provide framed views towards the Ottawa River.
- Though the new building envelope will not be clad in stone, an undulating architectural screen is proposed to maintain a continuous exterior skin free of ducts, grills and other appurtenances. This metal screen is intended to evoke the natural escarpment and supported by a tube truss structure. A metal mesh or perforated metal panels are being explored. Final finishes will be confirmed as part of the next phase of design development.
- Two stacks located above the escarpment are proposed that consist of mirrored stainless-steel panels with a gradient frit pattern to mitigate the risk of bird strikes. The thin sides of each stack incorporate an inset consisting of patinated brass cladding.
- The landscape design for the upper escarpment is intended to extend the picturesque landscape with curvilinear promenades along the edge of the escarpment of the Parliamentary and Judicial Precincts. The landscape proposal extends over the roof of the plant allowing the public to access new views of the river at the escarpment esplanade, at the edge of the plant's roof. The esplanade includes meadow landforms with integrated benches mounted on several planter's walls.
- The proposal retains a fenced service and staff parking area at the base of the escarpment. Retaining walls consisting of salvaged stone and a naturalized landscape approach will help to visually screen the service area from the river shoreline. A pathway connection is proposed from the Cliff Climb to the NCC's Ottawa River Pathway. Further improvements on NCC property along the pathway connection are being explored in collaboration with PSPC and Innovate Energy. The

final developed design of Cliff Plant will be presented to the NCC Board for approval in 2021 prior to construction.

Tunney's Pasture Plant – Preliminary Developed Design

- The project scope includes the construction of a new plant located at Tunney's Pasture and the decommissioning of the existing plant. The plant relocation is being planned in order to avoid investments in the existing facility that would ultimately be beneficial to relocate. The relocation of the plant will help facilitate the implementation of the transit-oriented mixed-use development near the existing light rail transit station, consistent with the implementation strategy for the Tunney's Pasture Master Plan approved by the NCC Board of Directors in 2014.
- The proposed plant is located towards the northwestern edge of PSPC's federal employment campus south of Columbine Driveway between Goldenrod Driveway and Sir Frederick Banting Driveway.
- The plant is proposed to be partially buried below grade and includes an expansive, landscaped green roof that is to be largely publicly accessible sloping upward from the south.
- The northern elevation features an office block towards the west side of the site and both, the main (public) and staff entrances. The glazing for this part of the plant consists of a vertical curtain wall system. To the east side of the site, the northern and eastern elevations propose a sloped curtain wall system punctuated with large architectural panels. The sloped glazing will allow views down into the Plant from the adjacent sidewalks. Bird-strike protection on glazed elements will be provided by a frit pattern. These two elements are separated by a loading ramp providing access to the basement, where the plants chillers and boilers will be housed.
- Towards the southern edge of the plant site an urban plaza is proposed with a water feature wall integrated on the south elevation of the plant. One stack is proposed on site that is consistent in design and materiality with the two stacks proposed at Cliff Plant.
- The final developed design of Tunney's Pasture Plant will be presented to the NCC Board for approval in 2021 prior to construction.

River Pump Station – Preliminary Developed Design

- A new River Pump Station is proposed to be located on the Gatineau shoreline of the Ottawa River in Jacques Cartier Park. The pump station would draw river water to the site of the existing heating and cooling plant at the National Printing Bureau (NPB). The NPB Plant is intended to be rehabilitated and connected to the modernized DES as part of ESAP.
- The location of the River Pump Station was identified based on several criteria, including proximity to the NPB Plant, proximity to the river, space requirements, construction access, as well as visual impact of the proposed installation from Laurier Street.
- The design proposal embeds the River Pump Station into the shoreline bank and provides a green roof extending seamlessly from the top of the slope, that could

potentially be made accessible to the public. The form of the River Pump Station is punctuated by a continuous curvilinear retaining wall of variable height and width.

- On the riverfront facing façade, an architectural screen will hide mechanical louvres where required for equipment ventilation. Maintenance access is provided via the existing shoreline pathway north of the Macdonald-Cartier Bridge. Service access requirements will be infrequent.
- The final developed design of the River Pump Station will be presented to the NCC Board for approval in 2021 prior to construction.

Distribution System Alignment – Preliminary Developed Design

- The Concept Approval granted by the NCC in June 2018 identified an extension from Cliff Plant to Tunney's Pasture located largely under the Sir John A. Macdonald Parkway and Wellington Street.
- In order to reduce costs and limit construction disruption, an alternative alignment has been proposed that would be located adjacent to the parkway and north of Wellington Street through the LeBreton Flats.
- Collaboration with PSPC and Innovate Energy is ongoing to ensure the proposed routing minimizes impacts on existing NCC infrastructure as well as existing and planned monuments as the design development continues to be advanced.
- Other significant distribution system expansions within the project scope include a connection along the Portage Bridge to Gatineau (rue Laurier) as well as a new connection across the Macdonald-Cartier Interprovincial Bridge to the National Printing Bureau Plant.

Recent Submissions to ACPDR and NCC Board of Directors

- In June 2018, the NCC Board of Directors granted Approval in Principle for the indicative design for the modernization of the Cliff Plant, the underground infrastructure expansion including the use of the Sir John A. Macdonald Parkway, and the regularization of existing underground infrastructure.
- In December 2018, the two bidding P3 teams presented their design submissions to the ACPDR in accordance with the Approval in Principle.
- At the ACPDR meetings of May and August 2020, Innovate Energy presented preliminary designs for the plants at Cliff and Tunney's Pasture, the River Pump Station, and the preliminary distribution alignment along the Sir John A. Macdonald Parkway.

3. NCC Staff Analysis / Risks and Mitigations Measures

- Overall, feedback provided by NCC staff and the ACPDR have been supportive of the project's scope and the design work reviewed so far. For more detail, please refer to Appendix A.

- Both PSPC and the P3 partner, Innovate Energy, have been responsive to the feedback received and have demonstrated an ongoing commitment to make a significant positive contribution to the Capital's public realm as part of this project.
- NCC staff worked closely with PSPC during the indicative design and bid evaluation phases of the project. In general, design requirements are consistent with the NCC's objectives and this has helped to facilitate the review of Innovate Energy's design submittals, especially for components that affect lands of significant importance in the Capital.
- Delays related to the granting of Federal Approvals pertaining to the ESAP scope of work could affect the project's delivery schedule. However, the FLUDA review process and the next steps identified have been coordinated to ensure the NCC's review is responsive to the project's design development and construction schedule.
- The FLUDA Board submission for final approval of Developed Design is being targeted for April 2021 following a February 2021 presentation to ACPDR and pending the resolution of the design details of project components subject to Level 3 FLUDA review.

Cliff Plant

- The inclusion of a public stair and elevator at the Cliff Plant, as well as the integration of the Visitor Centre within the massing of the plant itself are significant design innovations from the Indicative Design that have received strong positive feedback from both ACPDR and NCC staff. Staff are also supportive of the use of reclaimed limestone salvaged from the existing plant's façade to construct retaining walls required along the shoreline pathway.
- Given the prominent location of the plant within foreground views control, additional detail and design resolution is being advanced regarding the form and materiality of the plant's architectural screen and the finishes to be used for the exterior of the two stacks. The durability and maintainability of the materials employed is of key interest. These items, as well as the resolution of the landscape design above and at the base of the escarpment are expected to be finalized as part the next iteration of the developed design.

Tunney's Pasture Plant

- Staff and ACPDR are supportive of the proposed facility design and the effort made to ensure its effective integration with the future mixed-use development envisioned at Tunney's Pasture. The plant has been designed to be partially depressed below grade in a manner that allows it to fit appropriately within its existing and future context while integrating benefits to the public realm. These contributions include the expansive, publicly accessible green roof, the urban plaza and water feature integrated on the plant's south elevation.
- Staff have requested additional detail regarding the material selection employed for the curtain wall systems as well as the proposed architectural panels. These additional details will be confirmed as part of the next iteration of the developed design.

River Pump Station

- In order to achieve alignment with the 2018 Ottawa River North Shore Parklands Plan, NCC staff have consistently supported an approach that minimizes the impact of the proposed pump station on existing parkland by locating it as close to the bridge abutment as possible and by minimizing its built footprint and visual impact.
- Staff are supportive of the design proposal to embed the pump station into the shoreline escarpment and all efforts to maintain the desired naturalized landscape along the shoreline. The design provides opportunity for public access to the proposed green roof over the pump station.
- Pursuant to NCC feedback, the proponent has modified the alignment of proposed river water pipes to limit encroachment on NCC lands identified for potential future use in conjunction with the adjacent Monastery.
- NCC staff will continue to engage with the project team to resolve final design details including proposed retaining structures, the location of required fencing and lighting, prior to the submission for final developed design approval.

NCC Areas of Opportunity

- NCC staff, in collaboration with PSPC and Innovate Energy, has identified possible interventions that could be implemented as part of the ESAP scope of work above and beyond typical site reinstatement. These interventions would result in public realm benefits and enhance NCC lands and assets, consistent with NCC's mandate and Long-Range Plans. These opportunities are being explored based on the high prominence and significance of locations affected by the project and possible efficiencies (single construction mobilization, economies of scale), that could be achieved by carrying out improvements as part of the ESAP scope of works. Staff will continue the collaborative efforts to advance the implementation of these improvements, where feasible.

Environmental Effects Evaluation

- A comprehensive draft Environmental Effects Evaluation (EEE) has been completed for ESAP's scope of work and the EEE must be signed by the NCC and PSPC before works are initiated.

4. Strategic Links

- Federal Government Initiatives
 - Pan-Canadian Framework on Clean Growth and Climate Change
 - Federal Sustainable Development Strategy
 - Greening Government Initiative
- Plan for Canada's Capital (2017-2067)
- Canada's Capital Core Area Sector Plan (2005)
- Capital Urban Lands Plan (2015)
- Ottawa River South Shore Riverfront Park Plan (2018)
- Ottawa River North Shore Parklands Plan (2018)

5. Consultations and Communications

- ESAP is continuing with Indigenous engagement and has met with the Algonquins of Pikwakanagan and with the Algonquins of Ontario.
- ESAP is working with the Private Partner to plan an open house event for the public in May 2021. The date of this event was postponed due to COVID-19 restrictions.
- Regular meetings and ongoing consultations have been held and are planned with key stakeholders, including: NCC, Canadian Heritage, Parks Canada (for FHBRO), Fisheries and Oceans Canada, Transport Canada, Transportation Safety Board of Canada, RCMP and the Cities of Ottawa and Gatineau.
- Internal consultations with all of the NCC Portfolios have been held and will continue as this project advances to ensure the reconciliation of diverse corporate priorities and interests.

6. Next Steps

February 2021

ACPDR presentation of developed design for Cliff Plant and Tunney's Pasture Plant

April 2021

Board of Directors submission for Federal Approval of Developed Design for all Level 3 project components

7. List of Appendices

Appendix A – Excerpts of the ACPDR Minutes – December 2018, May 2020 and August 2020

Appendix B – Excerpt of the Board of Directors Minutes – June 2018

Appendix C – Select Renderings and Drawings

8. Authors of the Submission

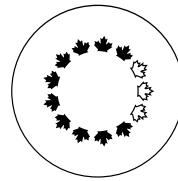
Pierre Vaillancourt, Acting Vice President, Capital Planning Branch (CP)

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

Jason Hutchison, Chief, Federal Design Approvals, CP

Martin Barakengera, Chief, Federal Land Use and Transactions Approvals, CP

Christopher Meek, Senior Land Use Planner, Capital Planning Branch, CP



NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

Excerpt of the Minutes of the

Advisory Committee
on Planning, Design and Realty

Meeting of December 6 and 7, 2018

Extrait du procès-verbal du

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

Séance des 6 et 7 décembre 2018

2018-P154 - Energy Services Acquisition Program (ESAP) – Updated proposed designs (C)	2018-P154 - Programme d'acquisition de services énergétiques (PASE) – Concepts proposés actualisés (C)
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Team Rideau Energy Partners	Équipe Rideau Energy Partners
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Members received a presentation on the updated proposed designs for the Energy Services Acquisition Program from the team Rideau Energy Partners.

General Comments

- The design should not only be functional but also be well integrated in the landscape, and have a clear relationship with other elements already on the site.
- Universal accessibility should be addressed in every site in a practical way.
- Elements that do not need natural light must be underground, which will help integration in the landscape.
- Green roofs should be an extension of the landscape.
- Security should be managed in a subtle way.
- There should be a common design language between the three sites.

Les membres assistent à une présentation sur les concepts proposés actualisés pour le Programme d'acquisition de services énergétiques de la part de l'équipe Rideau Energy Partners.

Commentaires généraux

- La conception devrait être fonctionnelle, mais aussi bien intégrée dans l'aménagement paysager, et avoir une relation claire avec les autres éléments déjà sur le site.
- On devrait traiter de l'accessibilité universelle de façon pratique dans chacun des sites.
- Les éléments qui n'ont pas besoin de lumière naturelle doivent être souterrains, ce qui va permettre une meilleure intégration dans l'aménagement paysager.
- Les toits verts devraient être une extension de l'aménagement paysager.
- On devrait gérer la sécurité de façon subtile.
- Il devrait y avoir un langage conceptuel commun entre les trois sites.

<p>2018-P154 - Energy Services Acquisition Program (ESAP) – Updated proposed designs (C)</p> <p>Team Rideau Energy Partners</p> <ul style="list-style-type: none"> • Connectivity between sites and pathway networks should be obvious. • Public access opportunities between the upper escarpment and the riverfront at the base of the escarpment should be considered. 	<p>2018-P154 - Programme d'acquisition de services énergétiques (PASE) – Concepts proposés actualisés (C)</p> <p>Équipe Rideau Energy Partners</p> <ul style="list-style-type: none"> • La connectivité entre les sites et les réseaux de sentiers devrait être évidente. • On devrait envisager les occasions d'accès public entre le haut de l'escarpement et le rivage au bas de l'escarpement.
<p><u>Cliff Plant</u></p> <p>Landscape</p> <ul style="list-style-type: none"> • The landscape is too sparse, not robust enough. The Parliamentary Precinct landscape elements should be reflected by the design of the upper escarpment. • A transition is needed between the canopy and the lower vegetation on the roof of the plant. • The progression between the romantic landscape, the water, and the front of the building, where lines are straight, is unresolved. • Opportunities should be explored to eliminate bollards in favour of stone walls with wooden bench tops or other alternatives that are better integrated into the landscape design. • The pool does not add to the design, and there are already views to the water. • Naturalization takes place on the urban side of the site, and linearity and formal forms on the side overlooking the river, which should be the opposite. • The oculi looking into the plant are an interesting feature. 	<p><u>Usine Cliff</u></p> <p>Aménagement paysager</p> <ul style="list-style-type: none"> • L'aménagement paysager est trop dispersé, pas assez robuste. Les éléments d'aménagement paysager de la Cité parlementaire devrait se retrouver dans la conception du haut de l'escarpement. • Une transition est nécessaire entre le feuillage des arbres et la végétation plus basse sur le toit de l'usine. • La progression entre le paysage romantique, l'eau, et l'avant de l'édifice, où les lignes sont droites, n'est pas résolue. • On devrait étudier les occasions d'éliminer les bornes et de les remplacer par des murets de pierre avec des dessus en bois pour en faire des bancs, ou d'autres alternatives qui s'intègreraient mieux dans le plan d'aménagement paysager. • Le bassin n'ajoute rien à la conception, et il existe déjà des vues panoramiques vers l'eau. • La naturalisation se place du côté urbain du site, et la linéarité et les formes plus solennelles du côté surplombant la rivière, alors que ce devrait être le contraire. • Les lucarnes donnant vers l'intérieur de l'usine sont un élément intéressant.
<p>Screen</p> <ul style="list-style-type: none"> • The green screen works well. Visitors should have the opportunity to see it from below. 	<p>Écran</p> <ul style="list-style-type: none"> • L'écran vert fonctionne bien. Les visiteurs devraient avoir l'occasion de le voir à partir du bas.

2018-P154 - Energy Services Acquisition Program (ESAP) – Updated proposed designs (C)	2018-P154 - Programme d'acquisition de services énergétiques (PASE) – Concepts proposés actualisés (C)
Team Rideau Energy Partners	Équipe Rideau Energy Partners

- More articulation is needed for the screen to appear as an extension of the natural escarpment.

Visitor Education Centre

- The building is too prominent on the cliff: it should be more subtle, better integrated.
- The roof is not related to other built elements in the vicinity.
- The arrival experience should be integrated better between the building and the pool. The entrance plaza may offer insufficient gathering space.
- Visitors should be able to walk over the pool in the absence of water during the winter months.
- The space feels tight and the edges hard: it needs to be more flexible, more sinuous, in the spirit of the circular skylights on the other side.
- Vertical circulation between the city and the walkway along the water is important.

Gatineau Pumping Station

- The pumping station should be pushed further back from the shoreline and include a vegetated screen.

Tunney's Pasture Plant

- The building does not look like it belongs there. The facility should be refined to fit within the landscape and the planned redevelopment. It should help facilitate connectivity from Tunney's Pasture to the riverfront greenspace.
- The loading dock location next to a planned community facility may be a concern.
- The green roof should be designed carefully for it to be effective.

Committee Secretary

Caroline Bied

- Afin que l'écran paraisse comme un prolongement de l'escarpement naturel, il doit être plus articulé.

Centre d'éducation des visiteurs

- L'édifice est trop saillant sur la falaise : il devrait être plus subtil, mieux intégré.
- Le toit ne s'apparente à aucun élément bâti du voisinage.
- L'expérience de l'arrivée devrait être mieux intégrée entre l'édifice et le bassin. Il se pourrait que la place de l'entrée offre un espace de rassemblement insuffisant.
- Les visiteurs devraient pouvoir marcher au-dessus du bassin en l'absence d'eau pendant les mois d'hiver.
- L'espace semble étroit et les bordures rigides : il doit être plus flexible, plus sinueux, dans le même esprit que les lucarnes circulaires de l'autre côté.
- La circulation verticale entre la ville et le sentier sur le bord de l'eau est importante.

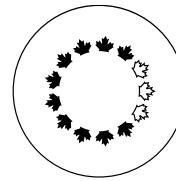
Station de pompage de Gatineau

- La station de pompage devrait être situé plus loin du rivage et inclure un écran de végétation.

Usine du pré Tunney

- L'édifice n'a pas l'air à sa place. L'installation devrait être raffinée pour s'harmoniser à l'aménagement paysager et au réaménagement prévu. Il devrait encourager la connectivité entre le pré Tunney et les espaces verts du rivage.
- Le placement d'un quai d'embarquement à proximité de l'installation communautaire prévue est une préoccupation.
- Le toit vert devrait être conçu avec soin pour qu'il soit efficace.

Secrétaire des comités



NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

Excerpt of the Minutes of the

Advisory Committee
on Planning, Design and Realty

Meeting of May 21, 2020

2020-P154 - Energy Services Acquisition Program (ESAP) – Project Overview and River Pump Station Design Review (C)

Extrait du procès-verbal du

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

Séance du 21 mai 2020

2020-P154 - Programme d'acquisition de services énergétiques (PASE) – vue d'ensemble du projet et examen du concept élaboré de la station de pompage de l'eau de rivière (C)

Members received a presentation on the project including the preliminary design for the Cliff Plant and the Tunney's Pasture Plant and the developed design for the River Pump Station. They provided the following comments:

Overall, the approach to the industrial nature of the buildings combined with the landscape design is well received.

River Pump Station

Architecture

- The pump station is well resolved and fits well in the context. The combination of concrete and wood is elegant.
- Members appreciated the prevalence of landscape over architecture, and the landscaped roof that takes advantage of the topography.
- Access to the green roof should be considered. Access to restricted areas should be resolved with the use of landscape instead of fences.

Les membres assistent à une présentation sur le projet y compris le concept préliminaire pour les centrales Cliff et pré Tunney, et le concept élaboré de la station de pompage de l'eau de rivière. Ils font les commentaires suivants :

Dans l'ensemble, le comité fait bon accueil à la démarche de la nature industrielle du bâtiment combinée à la conception de l'aménagement paysager.

Station de pompage

Architecture

- La station de pompage est bien résolue et s'incorpore bien dans le contexte. La combinaison du béton et du bois est élégante.
- Les membres apprécient la prévalence de l'aménagement paysager par rapport à l'architecture, et du toit paysagé qui tire profit de la topographie.
- On devrait envisager l'accès au toit vert, et résoudre l'accès aux zones réglementées grâce à l'utilisation d'aménagement paysager plutôt que de clôtures.

2020-P154 - Energy Services Acquisition Program (ESAP) – Project Overview and River Pump Station Design Review (C)

2020-P154 - Programme d'acquisition de services énergétiques (PASE) – vue d'ensemble du projet et examen du concept élaboré de la station de pompage de l'eau de rivière (C)

Materials

- Weathering steel may be better suited than wood for durability and resistance to vandalism. Surfaces should be designed to facilitate cleaning if vandalism occurs.
- The addition of vegetation that would cover the building over time would prevent vandalism due to exposed surfaces.
- Screening the service dock with a sliding door should be considered.

Access to River

- More analysis is required on access to water and flooding.
- Balance should be found between access to water and risks associated with flooding: seasonal use with removable docks should be considered.
- The river banks should be left to regenerate naturally.

Cliff Plant

Architecture

- The architectural treatment is strong and positive.
- The stacks are well received. Matte stainless steel would be preferable both from a design perspective and ease of maintenance.

Visitor Experience

- The design lends itself well to the creation of a node for walks along the river.
- More detail is needed on the visitor centre design.

Matériaux

- Il se pourrait que l'acier patinable soit plus adapté que le bois pour la durabilité et la résistance au vandalisme. La conception des surfaces devrait faciliter le nettoyage si elles sont vandalisées.
- L'ajout de végétation qui, avec le temps, recouvrerait le bâtiment, empêcherait le vandalisme dû aux surfaces exposées.
- On devrait envisager de masquer le quai de service à l'aide d'une porte coulissante.

Accès à la rivière

- On a besoin d'une analyse plus approfondie quant à l'accès à l'eau et les inondations.
- On devrait trouver un équilibre entre l'accès à la rivière et les risques dûs aux inondations : on devrait envisager une utilisation saisonnière avec des quais amovibles.
- On devrait laisser les berges de la rivière se régénérer naturellement.

Centrale Cliff

Architecture

- Le traitement architectural est puissant et positif.
- Les cheminées sont bien accueillies. Un acier inoxydable mate serait préférable du point de vue de la conception et pour faciliter l'entretien.

Expérience des visiteurs

- La conception s'apprete bien à la création d'un carrefour pour des promenades le long de la rivière.
- On a besoin de davantage de détails sur la conception du centre des visiteurs.

2020-P154 - Energy Services Acquisition Program (ESAP) – Project Overview and River Pump Station Design Review (C)

2020-P154 - Programme d'acquisition de services énergétiques (PASE) – vue d'ensemble du projet et examen du concept élaboré de la station de pompage de l'eau de rivière (C)

Tunney's Pasture

- Members discussed the landscape approach for the green roof: formalized horticulture or a more naturalized approach.
- Further information is required regarding maintenance and public access during the winter months.

Committee Secretary

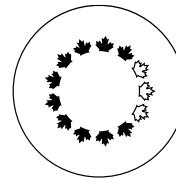
Pré Tunney

- Les membres discutent de la démarche d'aménagement paysager pour le toit vert : horticulture formalisée ou une démarche plus naturelle.
- On a besoin de plus d'information au sujet de l'entretien et de l'accès du public pendant l'hiver.

Secrétaire des comités

Caroline Bied

CAROLINE BIED



NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

Excerpt of the Minutes of the

Advisory Committee
on Planning, Design and Realty

Meeting of August 27, 2020

2020-P154 - Energy Services Acquisition Program (ESAP) Project update including:
 * Cliff Plant (33%DD);
 * Preliminary distribution system alignment; and
 * Areas of opportunity on NCC property (C)

The committee has not approved these minutes yet.

Members received a presentation on the project update for the Energy Services Acquisition Program. They appreciated the concise presentation and the work put into the scheme. They made the following comments:

Cliff Plant

- The proposal should be integrated with the Long Term Vision and Plan's vision and direction.
- In addition to interpretation, the possibility of providing visitors views to the plant's machinery should be considered or the installation of a scale model explored.
- On the upper terrace, the handrail treatment is elegant and appears as a continuation of the veil. Its form should be

Extrait du procès-verbal du

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

Séance du 27 août 2020

2020-P154 - Programme d'acquisition de services énergétiques (PASE) – Mise à jour du projet comprenant :
 * Conception de la centrale Cliff (33% DD);
 * Alignement préliminaire du système de distribution; et
 * Zones d'opportunité sur la propriété de la CCN (C)

Le comité n'a pas encore approuvé ce procès-verbal

Les membres reçoivent une présentation sur la mise à jour du projet du programme d'acquisition de services énergétiques. Ils apprécient la présentation concise et le travail fait sur le projet. Ils font les commentaires suivants :

Centrale Cliff

- Le projet devrait s'intégrer dans la vision et les orientations de la Vision et du plan à long terme.
- En plus de l'interprétation, on devrait envisager la possibilité de fournir aux visiteurs des vues sur la machinerie de la centrale, ou étudier l'installation d'une maquette.
- Sur la terrasse supérieure, le traitement de la main courante est élégant et apparaît comme le prolongement du voile. Les

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detailed with curved glass and a curved handrail.

- A treatment to reduce the risk of reflected solar glare from the chimneys' mirrored steel material should be considered.
- The landscape approach at base of the plant should incorporate native planting to screen the service area.
- More detail is needed regarding the plant's architectural screen (drapery) to ensure the design resolution results in long-term viability and durability.
- Given the visual prominence of the screen, plant material could be integrated (e.g., climbing vines at the base of the plant) to improve views. The screen should be porous to achieve the desired visual effect.
- The public elevator and stair is an important addition. Members emphasized the importance of appropriate winter maintenance to ensure accessibility year-round.
- Members requested additional views including a night view and additional perspectives from the base of the plant, the Portage Bridge, and Gatineau.
- More information should be provided regarding how the theatre boxes and other components of the design will be lit. Lighting will need to be sensitive to the context.

Le comité n'a pas encore approuvé ce procès-verbal

détails devraient inclure du verre courbé et une main courante également courbée.

- On devrait envisager un traitement pour réduire les risques liés à la réflexion du soleil sur l'acier poli des cheminées.
- L'aménagement paysager à la base de la centrale devrait inclure des plantes indigènes pour faire écran à l'aire de service.
- Davantage de détails sont requis sur l'écran architectural de la centrale (draperie) pour s'assurer que la mise en œuvre de la conception soit viable et durable à long terme.
- Étant donnée la prééminence visuelle de l'écran, des plantes pourraient être intégrées (p. ex. des lianes grimpantes à la base de la centrale) pour améliorer la vue. L'écran devrait être poreux pour avoir l'effet visuel attendu.
- L'ascenseur et l'escalier destinés au public sont un ajout important. Les membres insistent sur un entretien hivernal approprié pour assurer l'accessibilité toute l'année.
- Les membres demandent des points de vue additionnels y compris une vue de nuit et des perspectives supplémentaires à partir de la base de la centrale, du pont du Portage, et de Gatineau.
- On devrait fournir davantage de renseignements sur la façon dont les loges de théâtre et les autres éléments de la conception seront éclairés. L'éclairage devra être respectueux du contexte.

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Tunney's Pasture

- Planting and landscaped area should be maximized for this site.
- Trees should be integrated carefully, as tree pits or grates are not the best option.

Committee Secretary

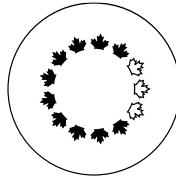
Pré Tunney

- On devrait maximiser la verdure et la zone d'aménagement paysager pour ce site.
- On devrait intégrer les arbres avec soin, étant donné que les fosses et les grilles de rue ne sont pas la meilleure option.

Secrétaire des comités

CAROLINE BIED

Draft/ébauche



NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

Board of Directors	Conseil d'administration
Meeting No. C-201811	Séance n° C-201811
Thursday, June 21, 2018	Le jeudi 21 juin 2018
Friday, June 22, 2018	Le vendredi 22 juin 2018
40 Elgin Street, Ottawa, Room 324	40, rue Elgin, Ottawa, pièce 324
IN CAMERA MEETING	SÉANCE À HUIS CLOS
EXCERPT of the MINUTES	EXTRAIT du PROCÈS-VERBAL
The board of directors approved these minutes on September 18, 2018.	Le conseil d'administration a approuvé ce procès-verbal le 18 septembre 2018.

2018-P154 - Energy Services Acquisition Program – Cliff Heating and Cooling Plant (D)

Having considered a recommendation by Daniel Champagne, it was moved by Aditya Jha, seconded by Bob Plamondon, that:

1. Pursuant to section 12 of the *National Capital Act*, the project components listed above be granted Concept Approval subject to further detailed design development to address NCC Staff and ACPDR comments;
2. Pursuant to section 12.1 of the *National Capital Act*, the proposed grant of an easement for existing infrastructure forming part of the existing district energy system be approved;
3. The preparation and signature of the Federal Land Use, Design and Transaction Approval document be

2018-P154 - Programme d'acquisition de services énergétiques – centrale électrique Cliff (D)

Ayant pris en considération une recommandation de Daniel Champagne, il est proposé par Aditya Jha, appuyé par Bob Plamondon, que :

1. En vertu de l'article 12 de la *Loi sur la capitale nationale*, l'approbation du concept soit accordée aux composantes du projet listées plus haut, à condition que le développement du design détaillé tienne compte des commentaires du personnel de la CCN et du CCUDI.
2. En vertu de paragraphe 12.1 de la *Loi sur la capitale nationale*, l'octroi proposé d'une servitude pour l'infrastructure existante faisant partie du système énergétique de quartier existant soit approuvé.
3. La préparation et la signature du document de l'approbation fédérale d'utilisation du sol, de design et de transaction immobilière soient déléguées

- delegated to the Executive Director, Capital Planning; and
4. The Developed Design of the Proposal be subject to a separate Federal Land Use, Design and Transaction Approval to be granted by the board of directors, once the Executive Director, Capital Planning is satisfied with the advancement of the project.
4. Le design détaillé de la proposition fasse l'objet d'une approbation fédérale d'utilisation du sol, de design et de transaction immobilière distincte à être accordée par le conseil d'administration, lorsque le directeur général, Aménagement de la capitale, sera satisfait de l'avancement du projet.

MOTION CARRIED.

MOTION APPROUVÉE.

Committee Secretary

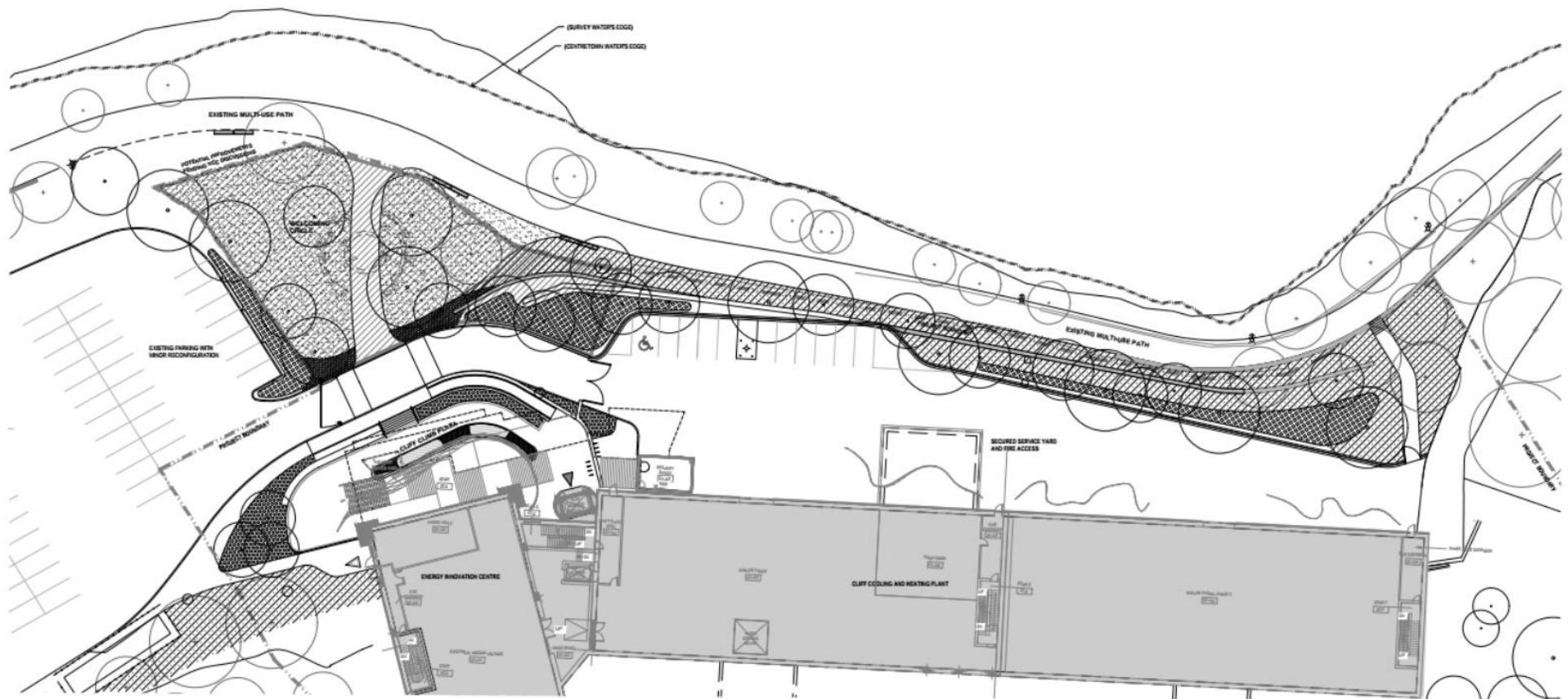
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Secrétaire des comités

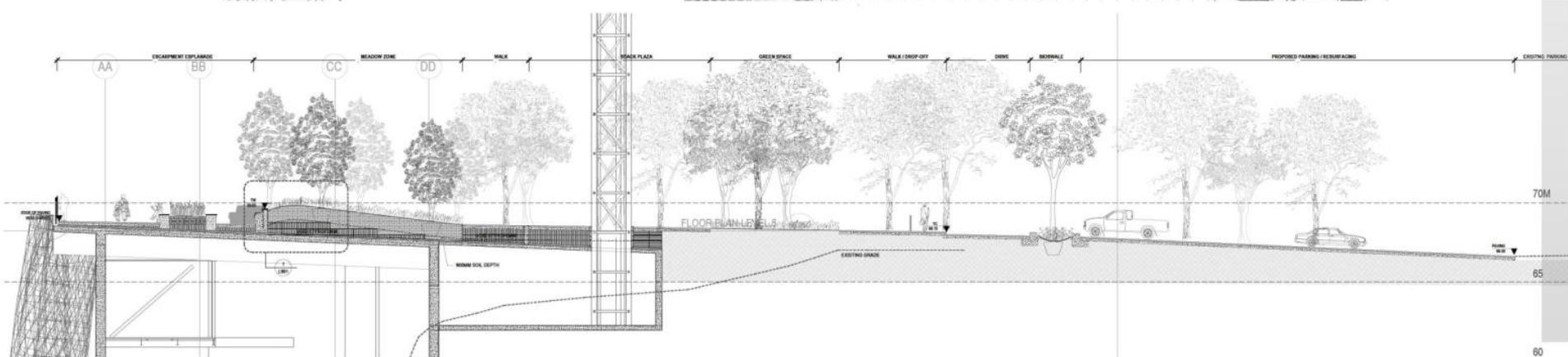
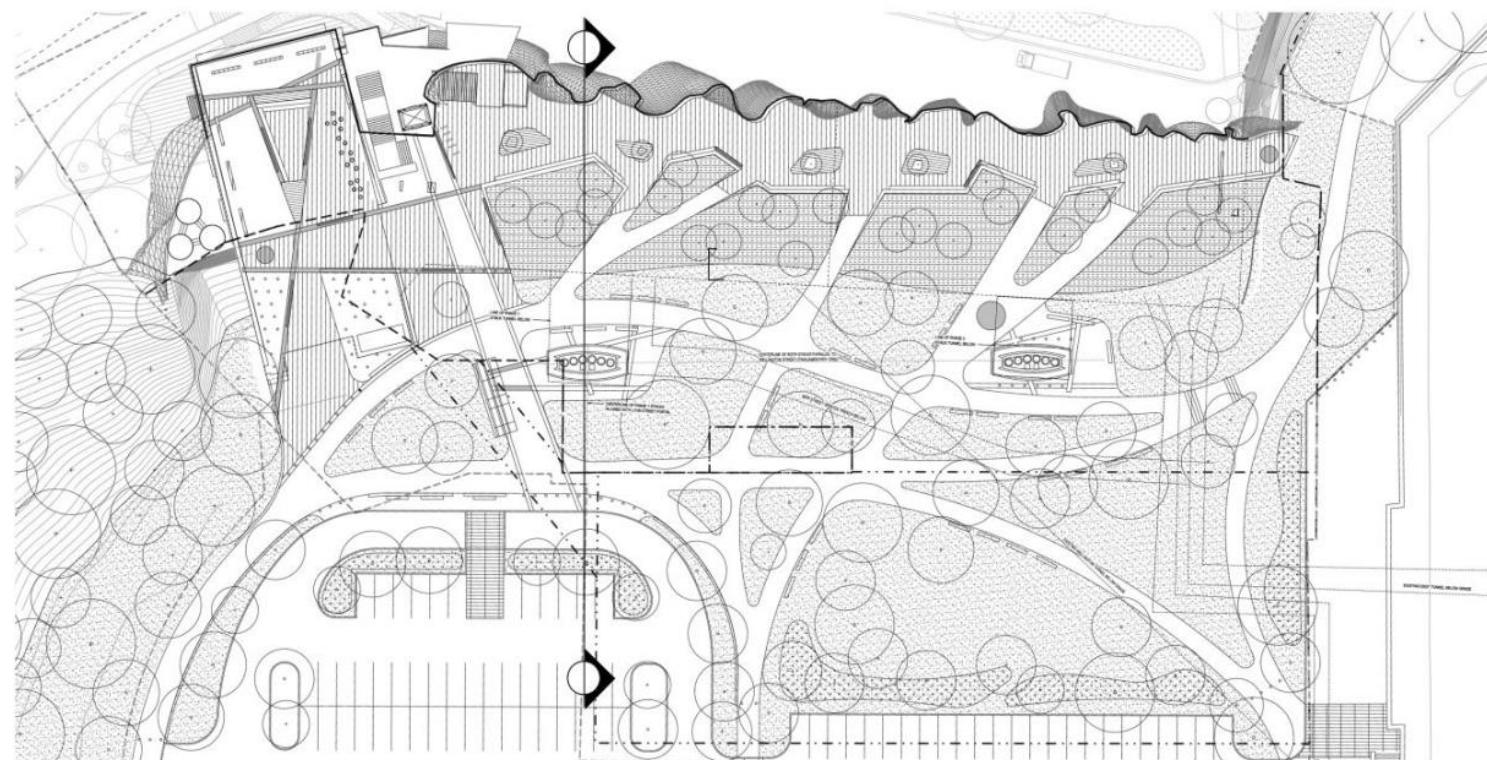
Appendix C / Annexe C – Select Renderings and Drawings / Rendus et dessins choisis

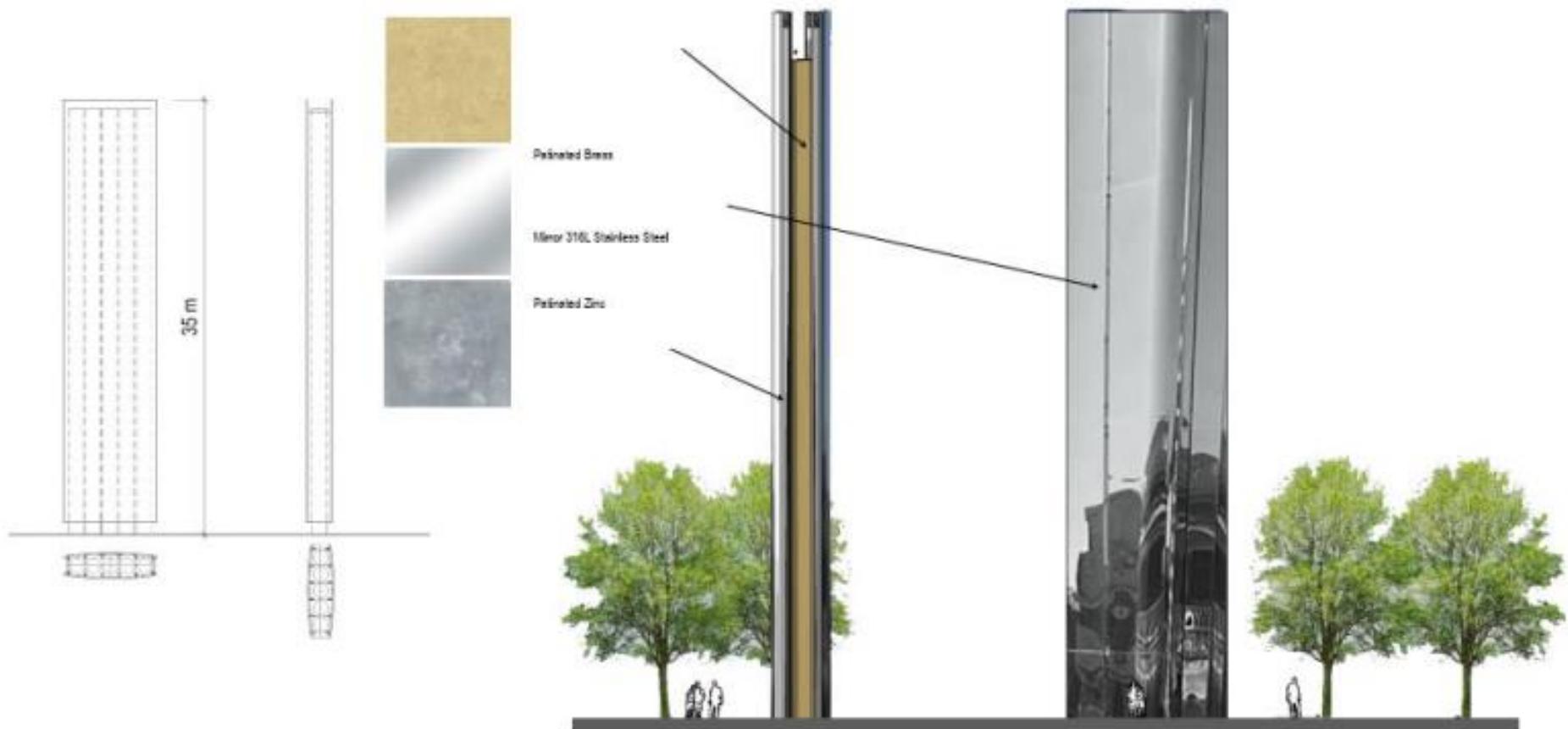
Cliff Plant / Centrale Cliff



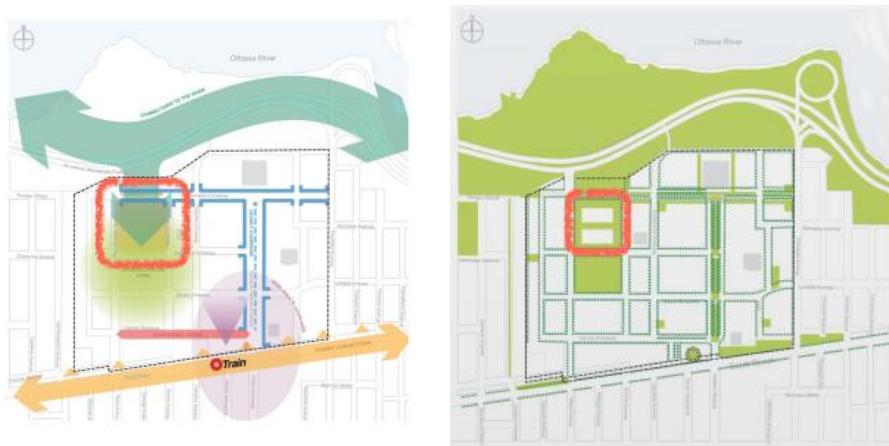




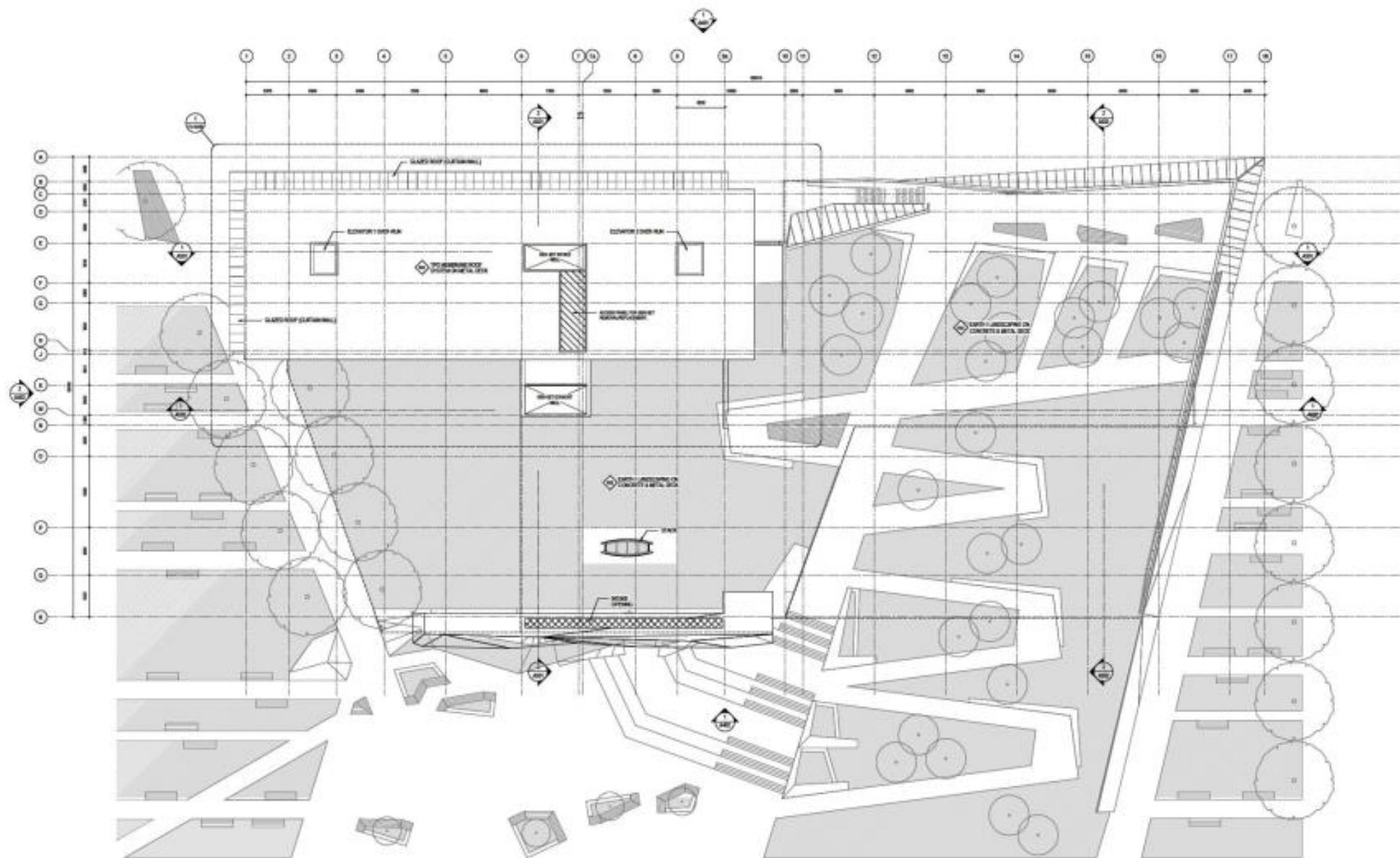




Tunney's Pasture Plant / Centrale du pré Tunney



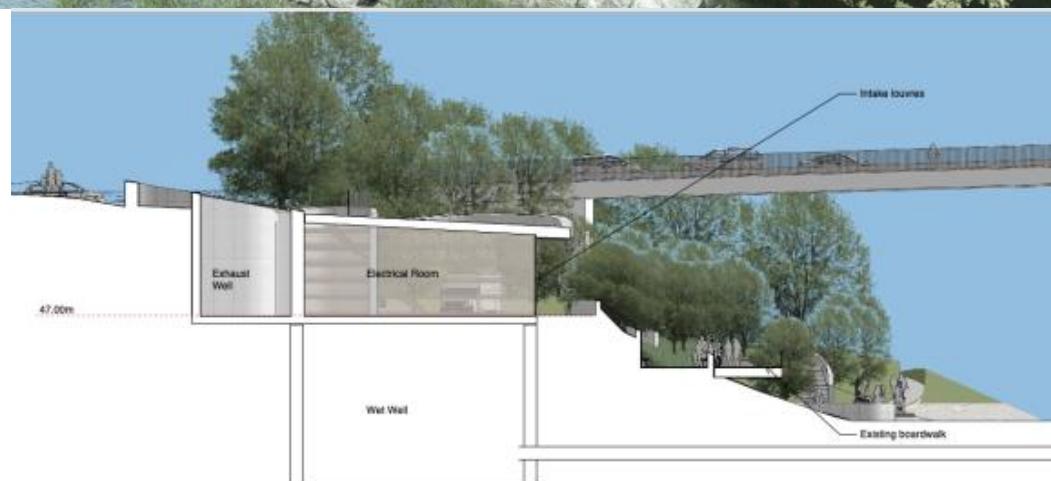


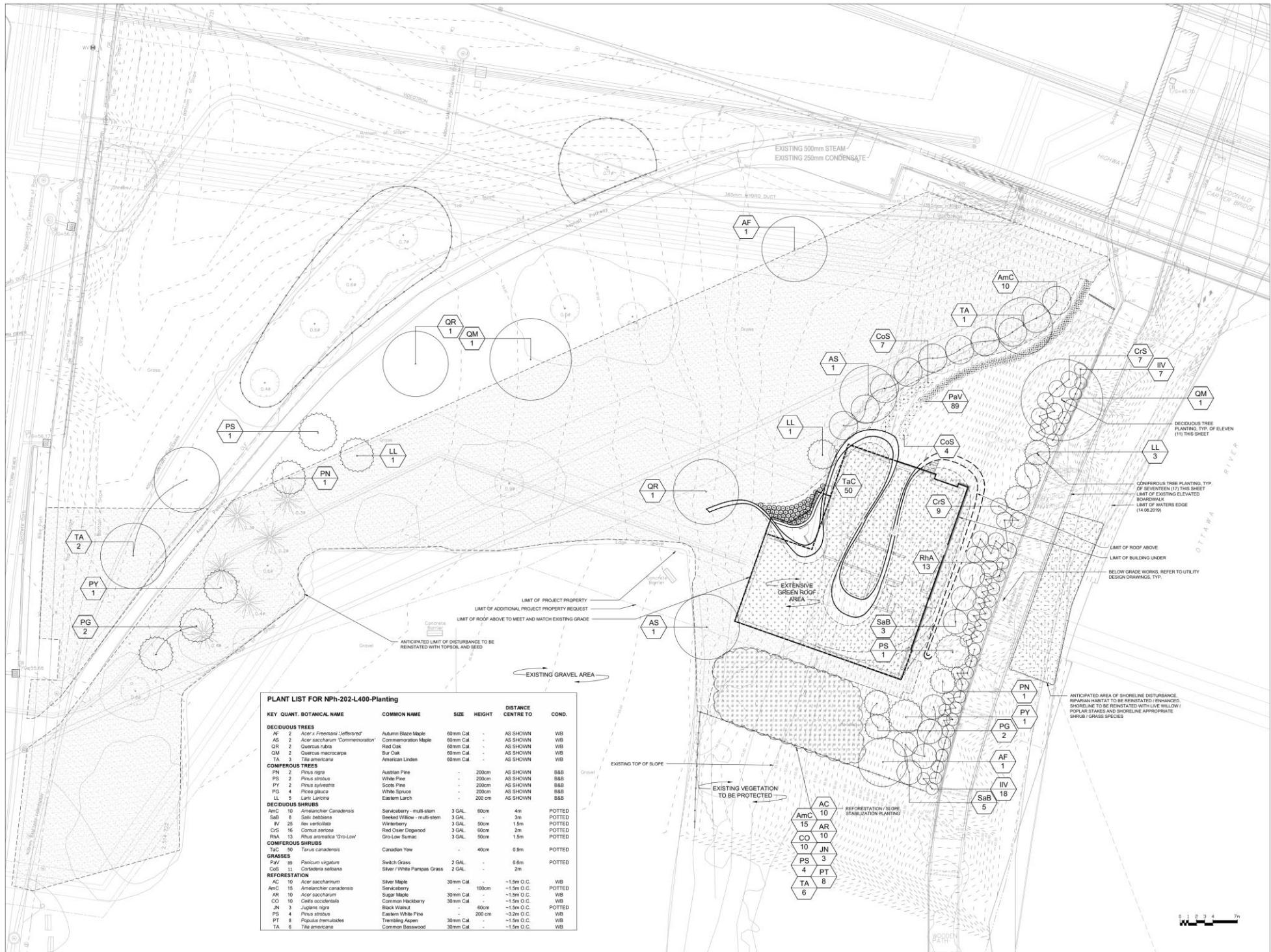


River Pump Station at Jacques Cartier Park / Station de pompage de l'eau de la rivière au parc Jacques Cartier



NCC connectivity drawing





Distribution System Cliff to Tunney's Pasture / Système de distribution Cliff vers le pré Tunney



