NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

	No.	2021-P154	
	To	Board of Directors	
For	DECISION	Date	2021-06-23

**Subject/Title**

PSPC Energy Services Acquisition Program (ESAP) – Federal Land Use and Design Approval (FLUDA) for Final Developed Design of Level 3 project components: Cliff Plant, Tunney's Pasture Plant and River Pump Station

**Purpose of the Submission**

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

- Cliff Plant
- Tunney's Pasture Plant
- River Pump Station

**Recommendation**

- THAT the Federal Land Use and Design Approval (FLUDA) for Final Developed Design for ESAP project components for the Cliff Plant, Tunney's Pasture Plant and the River Pump Station be granted, pursuant to Section 12 of the *National Capital Act*,
- THAT the signature of the Federal Approval document be delegated to the Vice President, Capital Planning Branch.

**Submitted by:**

Kalen Anderson, Vice President, Capital Planning Branch  
Name

A handwritten signature in black ink, appearing to read "Kalen Anderson".

Signature

## 1. Authority

*National Capital Act*, section 12

## 2. Project Description

### ESAP Overview

- The Energy Services Acquisition Program (ESAP) will modernize the District Energy System (DES) operated by Public Services and Procurement Canada (PSPC) that heats and cools over 80 federal buildings in Ottawa.
- The first stage (2017 to 2025) will convert the system from steam to low temperature and low pressure hot water, switch from steam to electric chillers and use Smart Building technology to pinpoint opportunities for increased energy efficiency. It is estimated that this will reduce emissions by 63% (over a 2005 baseline) and save the Government of Canada \$750 million over the same time period.
- A second stage (2025-2027) is envisioned, that would further reduce or eliminate greenhouse gas (GHG) emissions by switching from natural gas to carbon neutral fuels, while gradually expanding the number of buildings connected to the system and allowing for the inclusion of private sector clients.
- A third stage will offer connection to a larger number of buildings (600-800). The Program is best suited to large buildings, close to downtown and to the Ottawa Light Rail Transit (OLRT) corridor.
- The Program will be delivered through a Public-Private Partnership (P3). The P3 partner will design, build and finance the modernization of the DES and then operate and maintain the system for 30 years.
- The scope of work planned during the first stage includes:
  - Construction of a new River Pump Station located near the Macdonald-Cartier Bridge in Jacques Cartier Park and installation of pipes to the Modernized Energy Centre in Gatineau;
  - Installation of distribution piping under the Macdonald-Cartier Interprovincial Bridge;
  - Decommissioning and potential disposal of the National Research Council (NRC) Plant;
  - Modernization of existing distribution piping largely within existing service corridors and tunnels from the Macdonald-Cartier Bridge to the Cliff Plant site;
  - Construction of new service connections to buildings connected to the existing system including the National Capital Commission (NCC) buildings on Sussex Drive;
  - Demolition of the existing Cliff Plant and construction of a new Cliff Plant;
  - Construction of distribution piping supporting future connections to Gatineau office buildings (e.g., Place du Portage) using the Portage Bridge;
  - Extension of distribution piping between Cliff Plant and Tunney's Pasture along the Sir John A. Macdonald Parkway with service connection to LeBreton Flats

- and the new Library and Archives Canada-Ottawa Public Library (LAC-OPL) facility;
- Construction of a new plant at Tunney's Pasture and decommissioning of the existing plant; and
  - Construction of a new Modernized Energy Centre in Gatineau adjacent to 45 Boulevard Sacré-Coeur.

### Federal Approvals Process

- 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, and the regularization of existing underground infrastructure.
- In December 2018, the two bidding P3 teams presented their design submissions to the Advisory Committee on Planning, Design and Realty (ACPDR) in accordance with the Approval in Principle.
- As part of the NCC's FLUDA process for Developed Design, staff have identified Cliff Plant, Tunney's Pasture Plant and the River Pump Station as project components that require Level 3 reviews, including formal presentations to the ACPDR and the Board of Directors. Less significant components of the Program are being managed through the Level 2 FLUDA process.
- Preliminary design of Cliff Plant and Tunney's Pasture Plant were presented to ACPDR in May and August 2020. Final developed design for the River Pump Station was presented to ACPDR in May 2020.
- In October 2020, the Board of Directors issued Preliminary Developed Design approval for Cliff Plant, Tunney's Pasture Plant and River Pump Station.
- In December 2020, PSPC obtained approval and funding for Canada's first fully green energy plant in Gatineau adjacent to the existing National Printing Bureau site at 45 Boulevard Sacré-Coeur. This new ESAP project component also requires a Level 3 review. Design work has commenced with the P3 partner and the Indicative Design will be presented to ACPDR in August 2021.
- In May 2021, the final design of Tunney's Pasture Plant and Cliff Plant were presented to ACPDR for comment. Comments from the ACPDR are summarized below in Section 3 of this submission.

### Cliff Plant – Final Developed Design

- Cliff Plant 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 Ottawa River 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.

- An architectural mesh curtain is proposed to maintain a continuous exterior façade along the escarpment between the upper and lower plateau of the Plant. The curtain will be free of ducts, grills and other appurtenances. The mesh curtain is intended to evoke the natural undulating escarpment and is supported by a triodetic metal structure. The mesh curtain is a tinted stainless steel in a champagne-grey colour. A mock-up of the mesh curtain is being tested by the proponent team. The final pattern, colour and design of the mesh curtain is still under development by the architect team.
- Two exhaust stacks located above the escarpment are proposed to consist of mirrored stainless-steel panels with a gradient frit pattern to mitigate the risk of bird strikes. The base of each stack contains a seating area with pavers and landscaping.
- The landscape design for the ‘upper plateau’ 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. From Wellington Street, accessible pedestrian access provides a direct connection to the ‘upper plateau’.
- In the ‘lower plateau’ the design includes the ‘Cliff Climb’ podium/plaza, a fenced service and staff parking area at the base of the escarpment, and landscaping to provide screening where the mesh curtain and fencing meet the Ottawa River Pathway. Retaining walls consisting of salvaged stone and a naturalized landscape approach will help to visually screen the service area from the river shoreline. A potential pathway connection is proposed from the Cliff Climb to the NCC’s Ottawa River Pathway.
- The lighting of the Plant has been designed to be subdued given the Plant’s positioning in the context of the National Symbols. Lighting will be limited to the stairs, theatre boxes and elevator to ensure a safe and comfortable experience for anyone accessing these public features.
- Demolition of the 1951 Cliff Plant commenced in October 2020. Construction of the new Plant is expected to be completed by 2025.

### **Tunney’s Pasture Plant – Final Developed Design**

- The building has been designed to ensure 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.
- 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.
- Throughout the FLUDA review, staff have continued to express concern with the addition of the angled parking spaces proposed at the northern edge of the site as the proposed parking spaces detract from creating an active façade. PSPC has indicated that the parking spaces are critical to the plant's operations for shift workers, contractors, subcontractors and to facilitate the delivery of goods and services. This location was selected due to the proximity to the plant's entrance. Through the Tunney's Pasture Implementation Plan, Columbine Drive is planned for reconstruction. Following reconstruction, an opportunity exists for enhanced public realm and sidewalk space between the Plant and the angled parking which will improve the building condition edge for pedestrians.
- Construction on the Plant will commence in 2022 and take approximately two years to complete.

### River Pump Station – Final 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 will draw river water to the future site of the Modernized Energy Centre, adjacent to the existing heating and cooling plant at the National Printing Bureau.
- The location of the River Pump Station was identified based on several criteria, including proximity to the National Printing Bureau 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, which 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 will be provided via the existing shoreline pathway north of the Macdonald-Cartier Bridge. Service access requirements will be infrequent.
- Construction of the River Pump Station is planned to begin in March 2022 with pipe distribution networks being installed in July 2021. Completion of the River Pump Station, including landscaping is planned for Fall 2024.

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

#### Response to Staff and ACPDR Feedback

Overall, NCC staff and the ACPDR have been supportive of the project's scope, the design and materials. For more detail, please refer to Appendix A. Since the project commenced in 2018, NCC staff have worked closely with PSPC during the development of the Indicative Design and Schematic Design of the three ESAP components.

The design of each of the components addresses and incorporates key recommendations from NCC staff and ACPDR, including:

- Advancing and fine-tuning the design of the visitor's centre at Cliff Plant.
- Encouraging public access year-round to the plazas, landscaped and seating areas at Cliff Plant and Tunney's Pasture Plant.
- Continuing to refine and perfect the design of the mesh curtain screen at Cliff Plant.
- Reducing the width of the exhaust stacks at Cliff Plant from 11 metres to 7.5 metres.
- Screening the base of the Cliff Plant to ensure a naturalized edge along the Ottawa River Pathway and the use of reclaimed limestone salvaged from the existing plant's façade to construct retaining walls.
- Providing additional renderings and views of Cliff Plant to help with analysis of the Plant within the context of the National Symbols.
- Minimizing the impact of the River 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.
- Embedding the pump station into the shoreline escarpment and all efforts to maintain the desired naturalized landscape along the shoreline.

There remains a small number of items that will be addressed prior to issuance of the FLUDA document. These items are identified in both comments from NCC staff and comments from the ACPDR on the final design presented on May 21, 2021. Any items that are not resolved through design at the time of issuance of the FLUDA document will be included as conditions of approval. The proponent has demonstrated progress and willingness to work with NCC staff on the conditions of the FLUDA document. Those items include:

#### Cliff Plant

- Resolution of the design of the mesh curtain, colour and opaqueness.
- Resolution of the handrail design on the 'upper plateau'.
- Final landscape design of the interface between the Plant and the Ottawa River Pathway, particularly focusing on the retaining wall(s) and landscaping.
- Resolution of the final material finish on the cladding of the two exhaust stacks and required bird fritting.
- Final approval of the cladding for the Cliff Plant.
- Testing of exterior lighting.

## Tunney's Pasture Plant

- NCC staff will review and sign off on the 100% Developed Design drawings for Tunney's Pasture prior to issuing the FLUDA document.
- Review of the 100% Developed Design drawings will focus on remaining elements of the design still to be confirmed by the proponent team, which include the water feature and final landscaping design.
- Resolution of the relationship between the blank wall and the pathway on the east side of the Plant.
- Public realm along Columbine Drive, short-term and long-term.

## 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 the 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. There are two Areas of Opportunity that relate to this approval. The first is the construction of a node at the base of the Cliff Plant to connect the Plant to the Ottawa River Pathway. The second is improvements to the flood resiliency of the NCC boardwalk along the north shore of the Ottawa River between Jacques Cartier Park and Macdonald-Cartier Bridge.

Staff will continue the collaborative efforts to advance the implementation of these improvements, where feasible. The design of the Areas of Opportunity will be subject to separate Level 2 FLUDA approval(s).

## Environmental Effects Evaluation

A comprehensive Environmental Effects Evaluation has been completed for ESAP's scope of work and signed by the NCC and PSPC under the provisions of Canadian Environmental Assessment Act (2012).

## 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 to 2067)
- Capital Urban Lands Plan (2015)
- Canada's Capital Core Area Sector Plan (2005)
- Long Term Vision & Plan – Parliamentary Precinct (2006 Update)
- Canada's Capital Views Protection (2007)

- Capital Illumination Plan (2017)
- Tunney's Pasture Master Plan (2014)
- 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 a public consultation event of materials for the new Modernized Energy Centre in Gatineau.
- 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, the City of Ottawa and Ville de 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

- August 2021 – ACPDR for Preliminary Detailed Design of Modernized Energy Centre in Gatineau
- Construction of River Pump Station (2022-2024)
- Construction of Cliff Plant (2021-2025)
- Construction of Tunney's Pasture Plant (2022-2024)

## 7. List of Appendices

Appendix A – Excerpts of ACPDR Minutes – May 2020, August 2020 and draft excerpt of the minutes of May 21, 2021 meeting

Appendix B – Excerpt of the minutes of the Board of Directors meeting – October 2020

Appendix C – Select Renderings and Drawings

## 8. Authors of the Submission

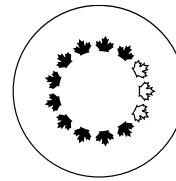
Kalen Anderson, Vice President, Capital Planning Branch (CP)

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

Kate Goslett, 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 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

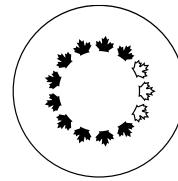
Pré Tunney

- 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)

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)

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 detailed with curved glass and a curved handrail.

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

2020-P154 - Energy Services Acquisition Program (ESAP) Project update including:

- \* Cliff Plant (33%DD);
- \* Preliminary distribution system alignment: and
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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)

- 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.

#### Tunney's Pasture

- Planting and landscaped area should be maximized for this site.

- 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.

#### Pré Tunney

- On devrait maximiser la verdure et la zone d'aménagement paysager pour ce site.

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)

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)

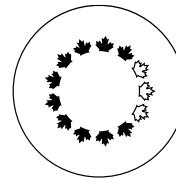
- Trees should be integrated carefully, as tree pits or grates are not the best option.

Committee Secretary

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 May 20 and 21, 2021

2021-P154 - Energy Services Acquisition Program (ESAP) – Project Overview and Final Developed Design of Cliff Plant and Tunney's Pasture Plant (C)

The committee has not approved these minutes yet

Members received a presentation on the final developed design of Cliff Plant and Tunney's Pasture Plant of the Energy Services Acquisition Program. Members expressed the following observations:

### Overall Context

- The project has improved significantly and is a lot more interconnected and logical. The iterations are more satisfying and are giving utilities the attention that they deserve.
- The designs of both Plants have been fully integrated with complex landscape design.
- The same architectural vocabulary could be used throughout the sites (colours, materials, styles) to bring unity to the design.

### Cliff Plant

#### Visitor Centre

- The orthogonal boxes bring a different style and are difficult to follow. The curve

Extrait du procès-verbal du

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

Séance des 20 et 21 mai 2021

2021-P154 - Programme d'acquisition de services énergétiques (PASE) – Aperçu du projet et avant-projet détaillé et définitif pour les centrales Cliff et du pré Tunney (C)

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

Les membres assistent à une présentation sur l'avant-projet détaillé et définitif pour les centrales Cliff et du pré Tunney dans le cadre du Programme d'acquisition de services énergétiques. Les membres font les observations suivantes :

### Contexte général

- Le projet a progressé de façon significative et est plus interrelié et logique. Les itérations sont plus satisfaisantes et donnent aux services l'attention qu'ils méritent.
- Les concepts des deux centrales ont été entièrement intégrés avec des conceptions d'aménagement paysager complexes.
- Le même vocabulaire architectural pourrait être utilisé dans tous les sites (couleurs, matériaux, styles) afin d'apporter de l'unité à la conception.

### Centrale Cliff

#### Centre des visiteurs

- Les boîtes orthogonales apportent un style différent et sont difficiles à suivre. Le

**2021-P154 - Energy Services Acquisition Program (ESAP) – Project Overview and Final Developed Design of Cliff Plant and Tunney's Pasture Plant (C)**

The committee has not approved these minutes yet

language should dominate. The colour could be closer to the cliff's than to the Supreme Court.

**Stalks**

- The width reduction from 11 metres to 7 metres is appreciated.
- Some concerns were expressed about the shiny material which could be a hazard for birds. It should be a more discreet and contemporary finish and have a bird-friendly design.
- Solar panels could be considered on stalks to support night lighting (symbolic value, future of energy).

**Screen**

- Vegetation to soften the screen's appearance should be considered.

**Esplanade**

- The handrail is visually complicated and difficult to follow. Glass will be difficult to maintain and could be a hazard for birds.

**Parking**

- At-grade parking should be removed in the long-term.

**Visitor Experience and Connectivity**

- The walkway should be connected throughout the Parliamentary Precinct, behind the buildings to enhance the visitor experience.
- Proper connection and signage should draw people to the site from Wellington Street.

**2021-P154 - Programme d'acquisition de services énergétiques (PASE) – Aperçu du projet et avant-projet détaillé et définitif pour les centrales Cliff et du pré Tunney (C)**

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langage de la courbe devrait dominer. La couleur pourrait être plus proche de celle de la falaise que de celle de la Cour Suprême.

**Cheminées**

- La réduction de la largeur de 11 mètres à 7 mètres est appréciable.
- Des inquiétudes sont exprimées à propos du matériau réfléchissant qui pourrait poser un danger pour les oiseaux. La finition devrait être plus discrète et contemporaine, et sécuritaire pour les oiseaux.
- On pourrait envisager des panneaux solaires sur les cheminées pour alimenter l'éclairage de nuit (valeur symbolique, avenir de l'énergie).

**Treillis**

- On devrait envisager de la végétation pour adoucir l'apparence du treillis.

**Esplanade**

- La main courante est visuellement compliquée et difficile à suivre. Le verre va être difficile à entretenir et pourrait poser un danger pour les oiseaux.

**Stationnement**

- Le stationnement devrait être retiré à long terme.

**Expérience des visiteurs et connectivité**

- Le sentier devrait être connecté à travers toute la Cité parlementaire, derrière les bâtiments, afin d'améliorer l'expérience des visiteurs.
- Un lien et une signalisation appropriés devraient attirer les gens sur le site à partir de la rue Wellington.

2021-P154 - Energy Services Acquisition Program (ESAP) – Project Overview and Final Developed Design of Cliff Plant and Tunney's Pasture Plant (C)

The committee has not approved these minutes yet

**Tunney's Pasture Plant**

- The parking and sidewalk along Columbine Driveway should be resolved and be made as attractive as the rest of the project.
- The eastern blank wall could be softened by vegetation, and the condition for pedestrians along the sidewalk improved.

Committee Secretary

2021-P154 - Programme d'acquisition de services énergétiques (PASE) – Aperçu du projet et avant-projet détaillé et définitif pour les centrales Cliff et du pré Tunney (C)

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

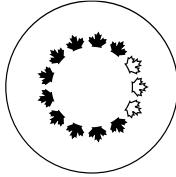
**Centrale du pré Tunney**

- Le stationnement et le trottoir le long de la promenade Columbine devraient être résolus et devenir aussi attrayants que le reste du projet.
- On pourrait adoucir le mur aveugle du côté est par de la végétation, et améliorer l'expérience des piétons le long du trottoir.

Secrétaire des comités

CAROLINE BIED

Draft/ébauche



## NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

<b>Board of Directors</b>	<b>Conseil d'administration</b>
Meeting No. C-202010	Séance n° C-202010
<b>Tuesday, October 6, 2020</b>	<b>Le mardi 6 octobre 2020</b>
PUBLIC MEETING BY VIDEOCONFERENCE	SÉANCE PUBLIQUE PAR VIDÉOCONFÉRENCE
EXCERPT of the MINUTES	EXTRAIT du PROCÈS-VERBAL

**2020-P154 - PSPC Energy Services Acquisition Program – Federal Approval of Preliminary Developed Design of level 3 project components and timeline-critical enabling work (D)**

Having considered a recommendation by Pierre Vaillancourt, it was moved by Denis Vaillancourt, seconded by Deborah Morrison, that:

1. 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; and
2. The signature of the Federal Approval letter be delegated to the Vice President, Capital Planning.

MOTION CARRIED.

**2020-P154 - Programme d'acquisition de services énergétiques de SPAC – Approbation fédérale d'utilisation du sol et de design pour l'avant-projet sommaire des composantes du projet justifiant un examen de niveau 3 et les travaux préalables à la construction et critiques sur le plan du temps (D)**

Ayant pris en considération une recommandation de Pierre Vaillancourt, il est proposé par Denis Vaillancourt, appuyé par Deborah Morrison, que :

1. L'avant-projet sommaire des composantes du projet du PASE justifiant un examen de niveau 3 aux fins de l'AFUSD soit approuvé, sous réserve des conditions énoncées dans la lettre d'approbation fédérale que doit préparer le personnel de la CCN; et
2. La signature du document de la lettre d'approbation soit déléguée au vice-président, Aménagement de la capitale.

MOTION APPROUVEE.

Committee Secretary

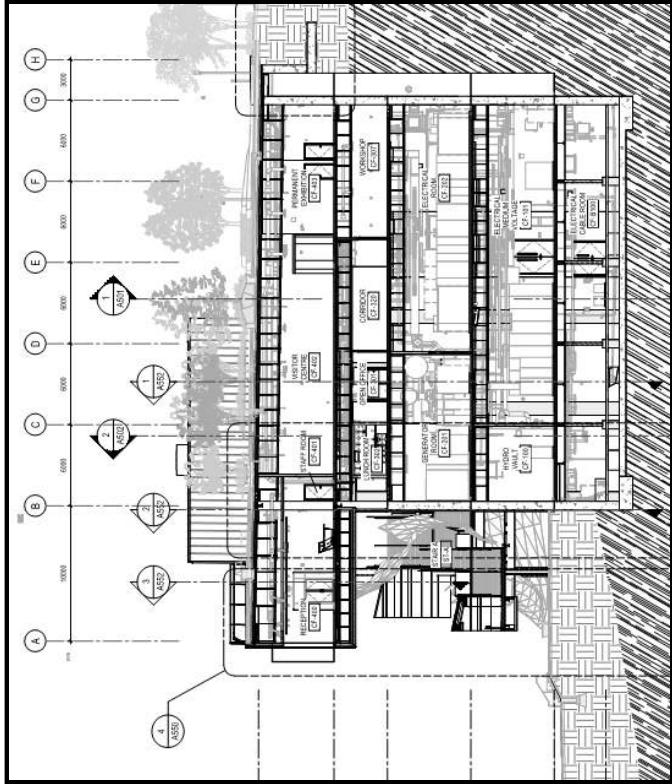
*Caroline Bied*

CAROLINE BIED  
Secrétaire des comités

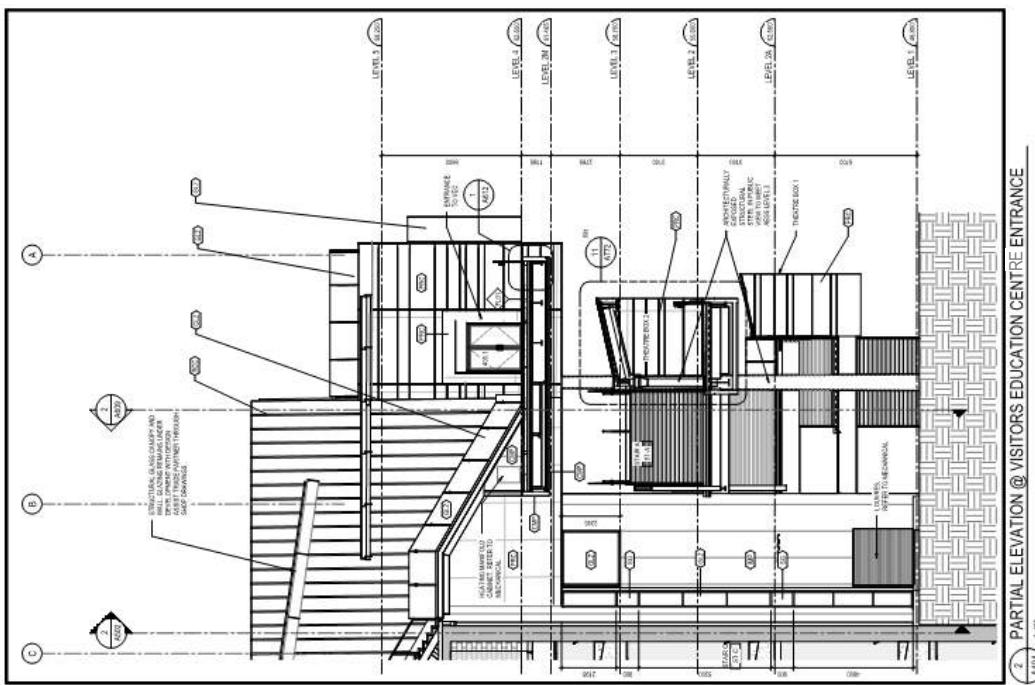


**CLIFF PLANT/CENTRALE CLIFF**  
Théâtre Boxes/Les Loges du Théâtre





**CLIFF PLANT/CENTRALE CLIFF**  
Theatre Boxes/Les Loges du Théâtre





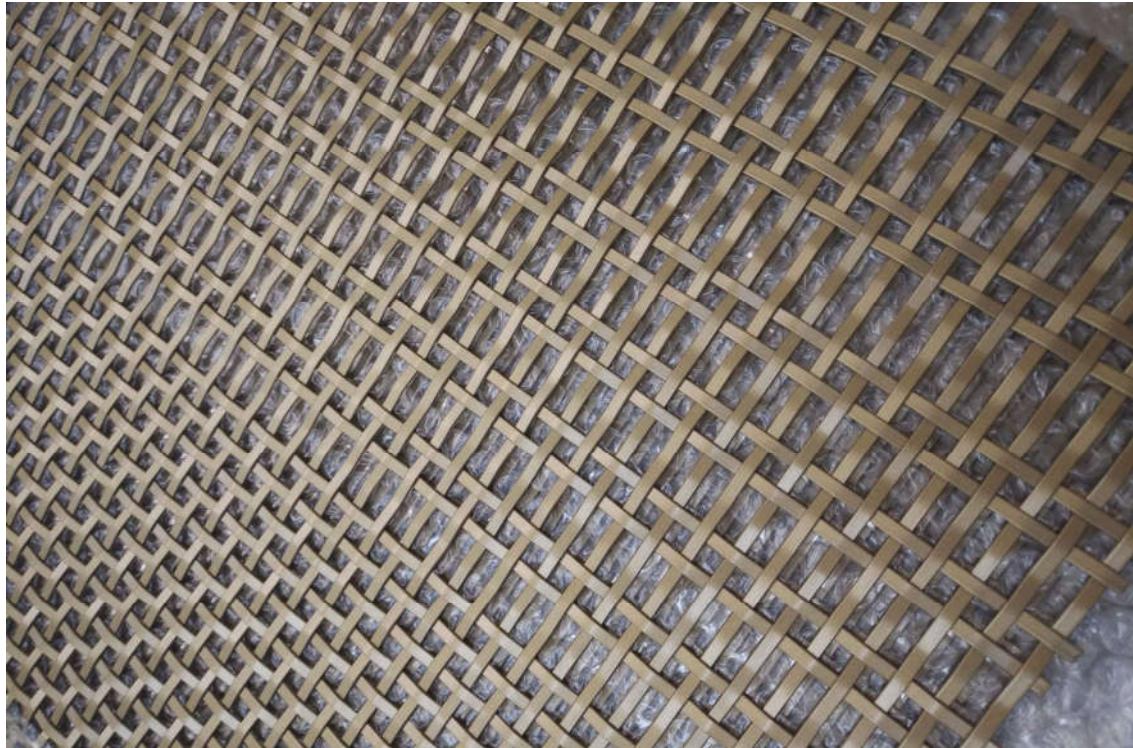
# CLIFF PLANT/CENTRALE CLIFF

Plant in context of National Symbols/Image dans le contexte des symboles nationaux

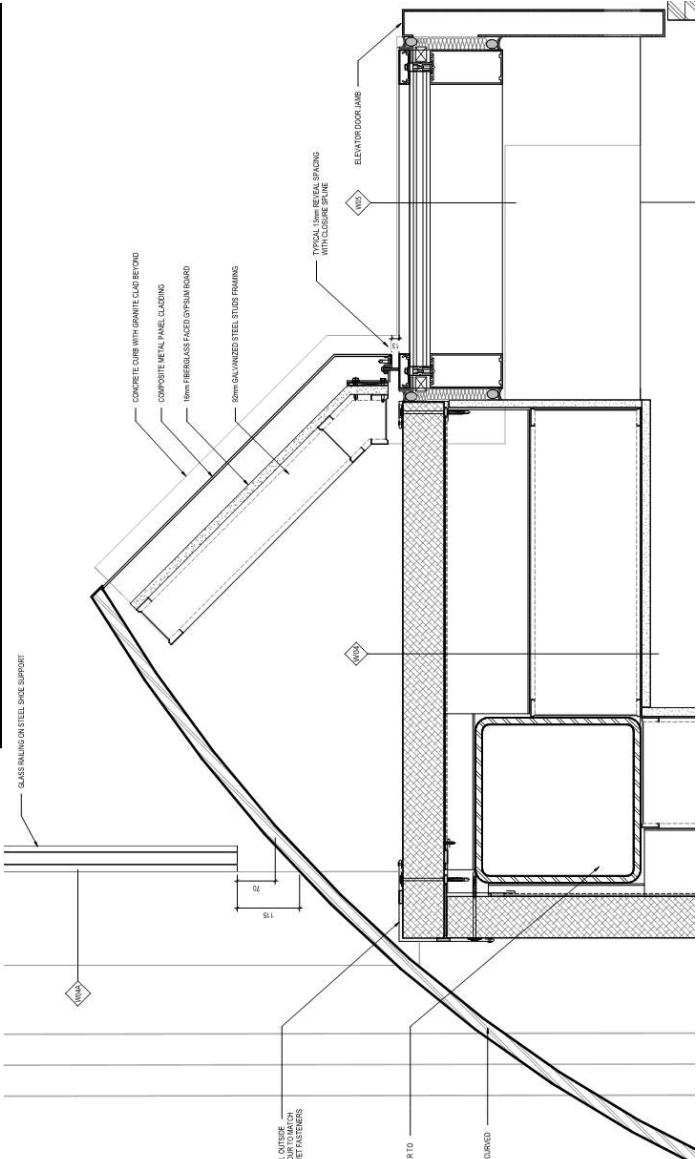
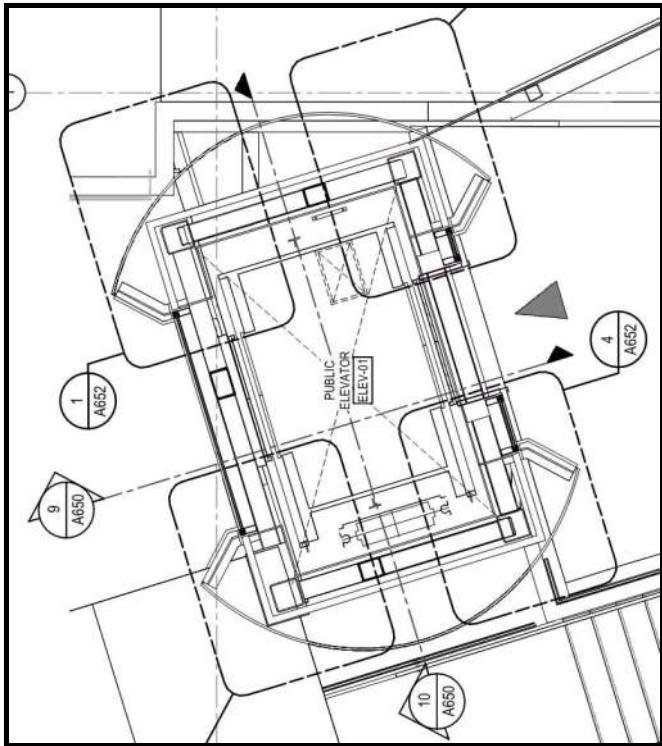


# CLIFF PLANT/CENTRALE CLIFF

Triodetic curtain/  
Rideau Triodétique



Tinted Stainless Steel Mesh sample and Mock-up (top left)



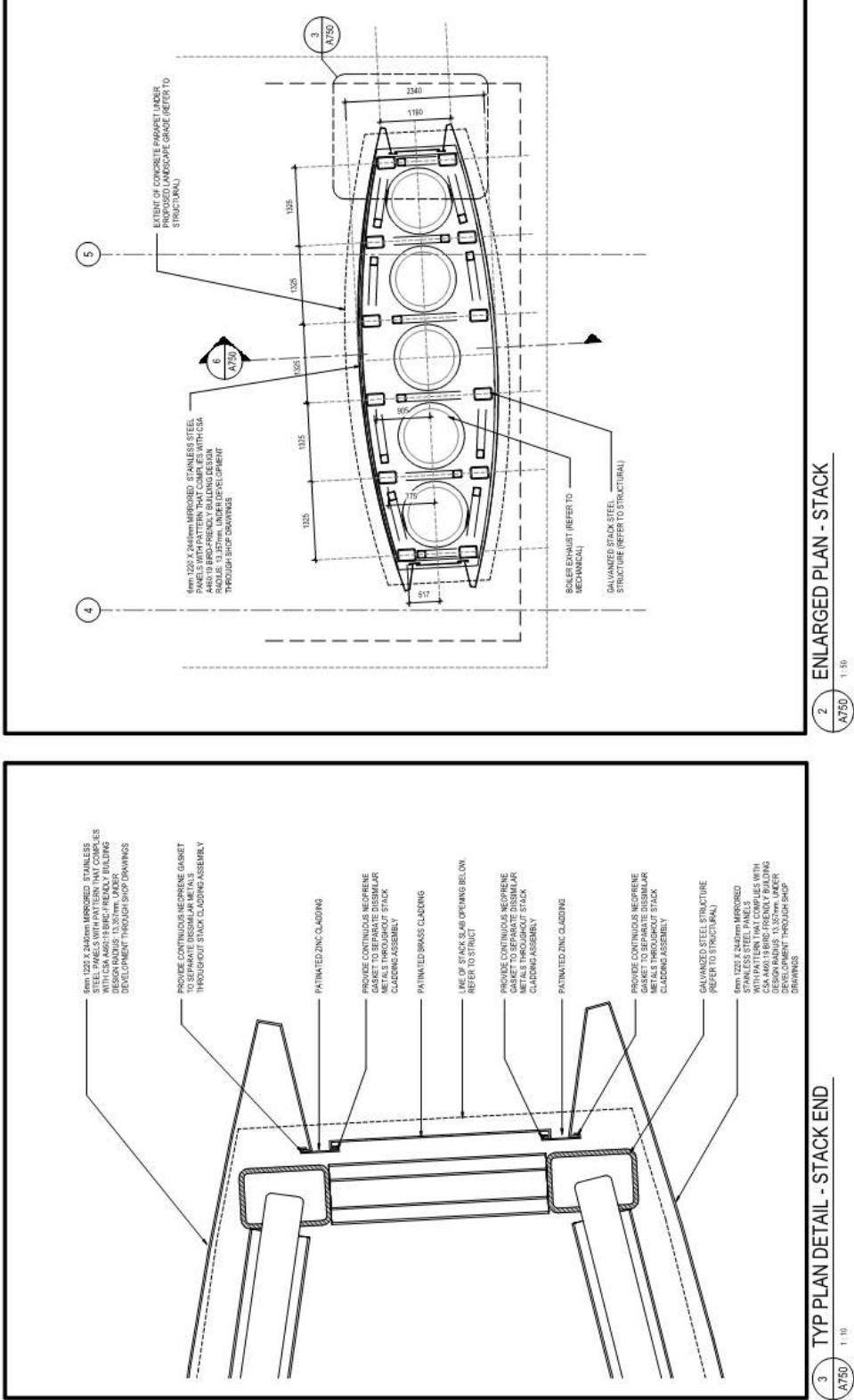
# CLIFF PLANT/CENTRALE CLIFF

Public Elevator Details/Détails de L'ascenseur Public



# CLIFF PLANT/CENTRALE CLIFF

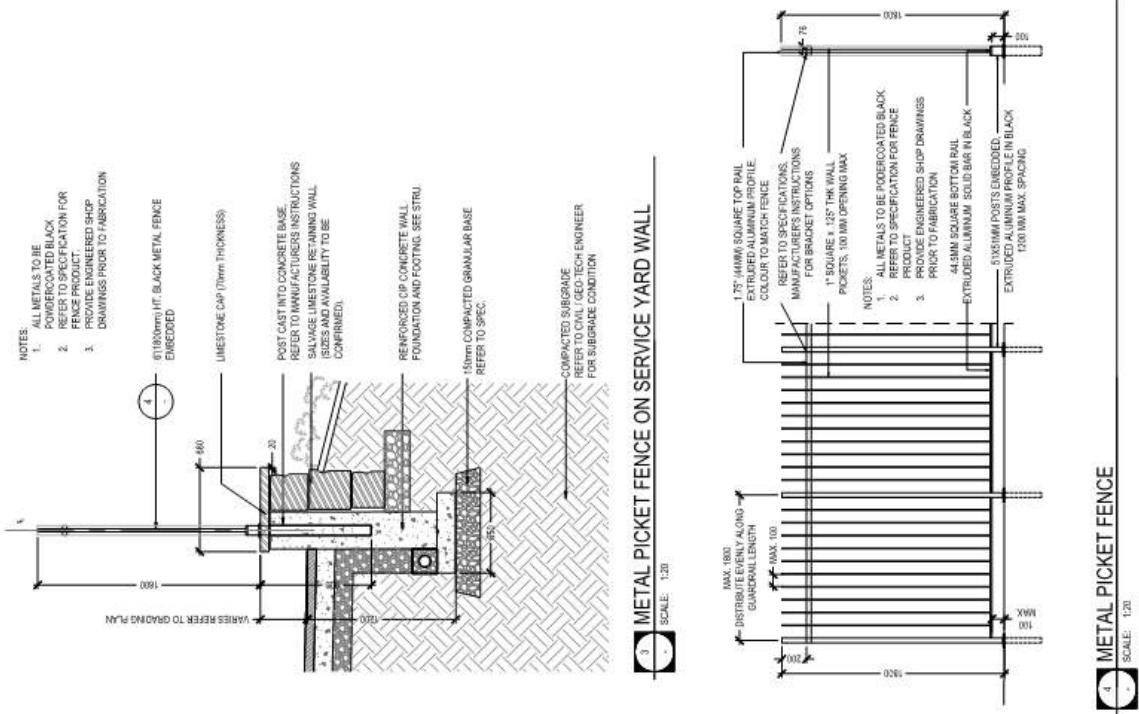
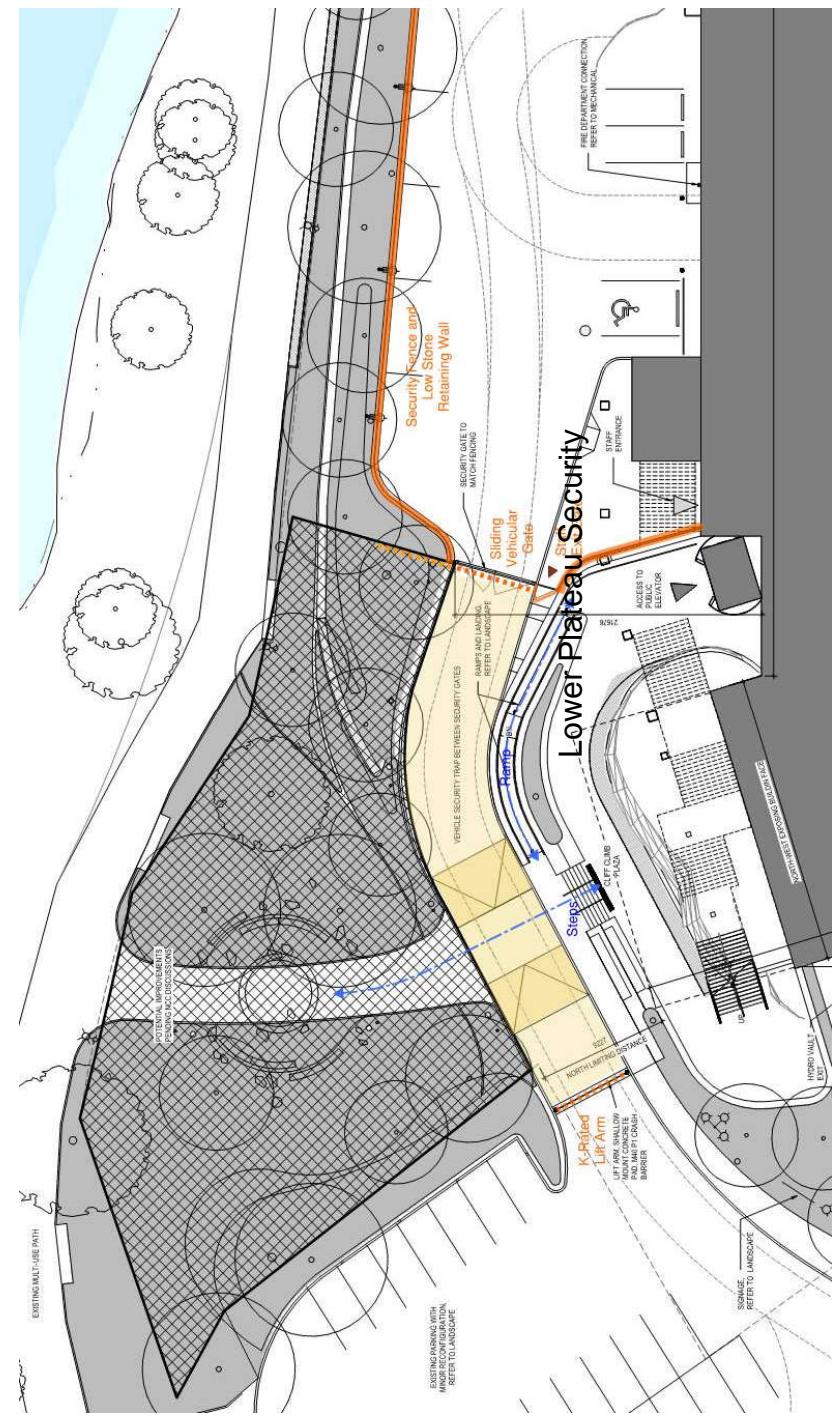
## Stack Details/Détails des Piles



Stack Views at Upper Plateau/Piles au Cliff Plateau Superior

# CLIFF PLANT/CENTRALE CLIFF

Lower Plateau Security/Sécurité du plateau inférieur

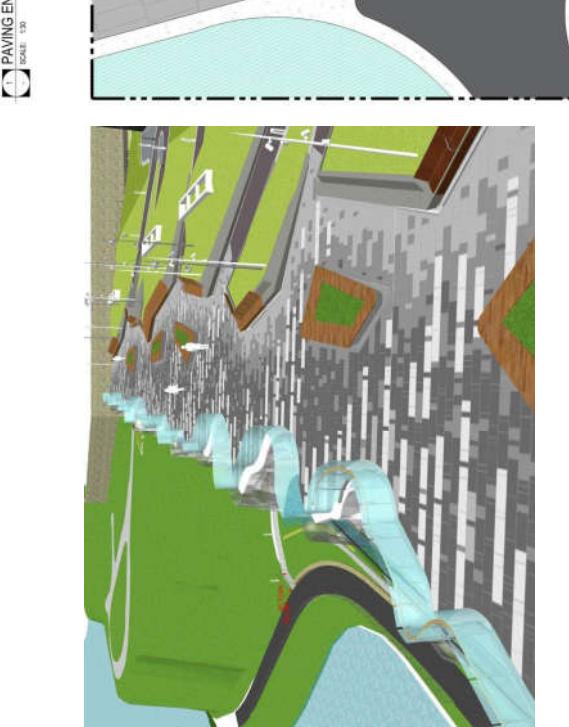


# CLIFF PLANT/CENTRALE CLIFF

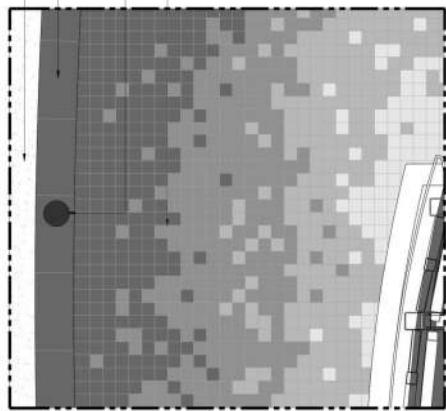
Landscape Materials/Matériaux de Paysage



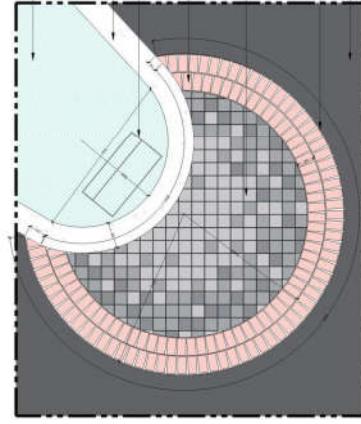
**PAVING ENLARGEMENT #1 - ESPLANADE (TYPE A)**



**PAVING ENLARGEMENT #2 - ENTRY WALK (TYPE B)**



**PAVING ENLARGEMENT #3 - STACK PLAZA (TYPE C)**



**PAVING ENLARGEMENT #4 - OLD STACK**