

NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

No.	2023-P261
To	Board of Directors
Date	2023-06-22

For DECISION

Subject/Title

Sussex Heritage Courtyards Schematic Design – Federal Land Use and Design Approval

Summary

- The purpose of this submission is to seek Federal Land Use and Design Approval (FLUDA) for the Schematic Design and Design Guidelines for the Sussex Heritage Courtyards project.

Risk Summary

- No significant risks have been identified in relation to this submission's recommendation.

Recommendation

- That FLUDA for the Sussex Heritage Courtyards Schematic Design be granted by the Board of Directors, pursuant to Section 12 of the *National Capital Act*, subject to the following conditions:
 - No construction work is being approved at this time. Subsequent project phase(s), including but not limited to Design Development, will be subject to separate Level 2 National Capital Commission (NCC) review and approval prior to construction.
 - The Proponent is to evolve the Developed Design for Clarendon and York Courts and Clarendon Lane as a Level 2 project, in accordance with the Schematic Design and Design Guidelines in accordance with Board of Directors direction as provided on January 18, 2023, and in consultation with the Regulator.
 - All future interventions in the Sussex Heritage Courtyards will be subject to separate Level 2 approvals and must be consistent with the Schematic Design and Design Guidelines.
- That the preparation and signature of the FLUDA letter be delegated to the Vice-President, Capital Planning Branch.

Submitted by:

Alain Miguelez, Vice-President, Capital Planning Branch
Name

Signature

1. Strategic Priorities

- NCC Corporate Plan 2023-2024 to 2027-2028 – Strategic Direction #3:
 - Contribute to a thriving, connected and sustainable National Capital Region that inspires Canadians, through the planning, development, and improvement of the NCC’s assets.
- NCC Corporate Plan 2023-2024 to 2027-2028 – Priority #2:
 - Plan, rehabilitate and revitalize key assets and transportation networks in the National Capital Region.

2. Authority

- *National Capital Act*, Section 12.

3. Context

Background:

The Sussex Heritage Courtyards were created by the National Capital Commission (NCC) as designed public spaces as part of the Commission’s “Mile of History” project. Beginning in the 1960s and spanning into the 1980s, this initiative sought to acquire and restore some of Ottawa’s oldest and most significant buildings along Sussex Drive between George and St. Patrick streets.

The “Mile of History” was launched by the NCC as a Centennial project with the intent of preserving a continuous strip of historically significant buildings on the east side of Sussex Drive and return them to their Confederation-era appearance. The interior spaces were also restored to support commercial and office leases. The project was informed by the expertise of Peter Stokes, a pioneer in the field of Canadian restoration architecture, and historian Lucien Brault. As the project evolved and properties were acquired, the opportunity to create interconnections of pedestrian systems through the rear of the Sussex Drive properties was identified. The spaces directly behind these properties were transformed into Clarendon and York Courts (between George and York streets), Jeanne d’Arc Court (between York and Clarence streets), the Tin House Court (between Clarence and Murray streets) and the Beaux-Arts Court (between Murray and St. Patrick streets).

Today, the Sussex Heritage Courtyards continue to provide a unique urban experience in Canada’s Capital. There are, however, both challenges and opportunities for improvement within the courtyard spaces due to various modifications and repairs that were implemented over time in a piecemeal manner. Rehabilitation work is required to

address ongoing safety concerns in the Sussex Courtyards, as well as ensure that they remain vibrant and attractive to existing and future tenants.

Understanding and Planning Documents:

To ensure that any immediate or future interventions in the Sussex Heritage Courtyards positively contribute to their historic character significance and unique identity while embracing evolving urban needs, the NCC's Capital Planning Branch has carried out a historic research and heritage analysis and developed a set of Vision Statements and Design Guidelines.

Historic Research and Heritage Analysis

- Identification and evaluation of heritage character-defining elements of each individual courtyard, and of the ensemble of courtyards.

Vision Statements

- General planning and design vision statement for the ensemble of the courtyards.
- Individual vision statements for each courtyard to guide future interventions.
- Identification of character-defining elements to be conserved in current and future placemaking initiatives.

Design Guidelines

- Design guidelines regarding topics including materiality, planting schemes, lighting, wayfinding, furniture, user experience, accessibility, and sustainability.

Combined, these documents provide holistic understanding and guidance to bring continuity to the courtyards and set a clear framework for future projects, which can be summarized as follows:

- Showcase the Sussex Heritage Courtyards by providing a unique heritage and cultural experience to the public who visit and utilize these distinctive spaces.
- Maintain the courtyards as intimate, secluded, visually pleasing pedestrian public spaces that will support the surrounding businesses and tenant requirements.
- Address safety issues stemming from end-of-lifecycle of materials and structures in the courtyards (pavers, poor lighting, etc.) as well as illicit activity and incompatible uses.

Project Scope:

The draft Federal Land Use and Design Approval (FLUDA) for the Sussex Heritage Courtyards Schematic Design was granted in principle by the Board of Directors in January 2023. This draft approval allowed the detailed design for Clarendon and York Courts and Clarendon Lane to proceed based on specific design direction provided in the approval submission dated January 19, 2023, in order to meet construction timelines.

In addition to the Vision Statements and aligned with the Design Guidelines and the design directions approved in January 2023, the NCC's Capital Planning Branch has revised the proposed Schematic Design and prepared a revised Schematic Plan and more detailed Demonstration Plans to inform the completion of future design work all five heritage courtyards.

Revised Schematic Plan

- Definition of outdoor space organization and functions across all five courtyards.
- Connection of the courtyards as a network of spaces with different and unique character.
- Determination of land use gaps (such as public washrooms) and locating potential opportunities to address these gaps.

Demonstration Plans

- Illustration of how the Schematic Plan could be applied to each courtyard.
- Illustration of visual cues and examples of potential interventions to be further explored and tested during the Detailed Design phase.

4. Options Analysis / NCC Staff Analysis

Planning:

From a planning perspective, the proposed Schematic Design for the Sussex Heritage Courtyards responds to two of the key goals of the Plan for Canada's Capital, 2017–2067 (2017) to “support a liveable, attractive, resilient, accessible and economically competitive Capital Region”; and to “conserve and enrich cultural heritage through design excellence and exemplary stewardship.” It also addresses key policy directions related to *Living Culture*, and *Heritage and Promoting Design Excellence*.

The proposal seeks to address the issues and opportunities related to the Sussex Courtyards identified in Canada's Capital Core Area Sector Plan (2005), such as highlighting access points into the courtyards, creating opportunities for animation and programming, and improving universal access and public safety while addressing maintenance challenges and conserving character-defining heritage attributes. It also addresses policies related to *Confederation Boulevard*, *Capital Experience*, *Capital Open & Public Spaces*, and the *ByWard Market*.

The proposal also considers lighting guidelines set out for the Sussex Courtyards under Section 5 of the Capital Illumination Plan, 2017-2027 (2017), *ByWard Market and Lowertown*.

Previous ACPDR Comments (for reference):

The Sussex Courtyards Schematic Design was presented to the NCC's Advisory Committee on Planning, Design, and Realty (ACPDR) on August 25, 2022, for review and comments. The committee supported the objectives of the schematic design and made recommendations including the following (an excerpt of the ACPDR Meeting Minutes is included in Appendix E):

- It is important for each courtyard to maintain its own unique identity, while still being connected and/or related to allow people to walk through and experience all five courtyards.
- The distinctness of each courtyard is part of the character and gives interest to the spaces. Different eras of history are represented through the existing materiality and should not be completely renovated to avoid losing its historic value.
- With regards to the goal of connecting the five courtyards, the emphasis should be on the connections between the courtyards (i.e., crosswalks) rather than a pathway thorough the courtyards themselves.
- The existing globe lighting serves as a linking element across all five courtyards and could serve to reinforce the continuity between the different courtyards if retained.
- The design guidelines related to the paving should indicate noble materials – granite, stone, etc. – rather than concrete, that will address universal accessibility and will also be more durable.

Previous ACUA Comments (for reference):

The draft schematic design proposal was presented to the Advisory Committee on Universal Accessibility (ACUA) on August 30, 2022. Committee comments included the following (an excerpt of the ACUA Meeting Minutes is included in Appendix E):

- Opportunity to incorporate QR technology in wayfinding and interpretation (i.e., videos with sign language, both official languages, text material, etc.).
- Ensuring wayfinding is at an appropriate height for all individuals to view.
- Ensure lighting along path of travel is sufficient.
- Ensure paving is UA (Universal Accessibility) compliant.
- Opportunity for guided site visits to promote the heritage of the courtyards, accessibility, tourism, etc.

5. Financial Details

- Not Applicable.

6. Opportunities and Expected Results

- The understanding and planning documents described above and, in the appendices, will guide the design development for the rehabilitation of each of the courtyards as funding for implementation becomes available.

7. Alignment with Government and NCC Policies

As part of the public consultation, the project team applied a Gender-based Analysis Plus (GBA Plus) lens to understand how the Sussex Courtyards Schematic Design might impact diverse groups, as well as find solutions to address differential impacts that may result from the project. Some initial observations related to project impacts on diverse groups include:

- The NCC has a responsibility to collaborate with Indigenous peoples to share their stories, as the Courtyards are situated on the unceded territory of Indigenous peoples.
- The project team should consider the effect of the project for people experiencing homelessness (for example, by considering access to public washrooms).
- The built environment of the Courtyards could be a barrier for individuals with mobility issues (for example, the existing paver condition and the connections between the Courtyards).
- The project team should consider safety concerns related to illicit behaviour, potentially linked to housing insecurity.

- The project team should consider the requirement for adequate lighting in relation to safety concerns of women or other vulnerable communities walking through the Courtyards at night.

8. Risks and Mitigation Measures

Risk	Likelihood	Impact	Mitigation Measure
Delay in receiving approval could affect start of the next design phase	Low	Moderate	Federal Approvals staff continue to work closely with the NCC's Design & Construction Branch to understand intended timelines. Work will be carried out in a phased approach, starting with Clarendon Court & Lane and York Court, which is already in the design development phase.

9. Public Engagement and Communications

- Public Consultation:
 - Walking tour – June 14, 2022
 - Online consultation – June 15-29, 2022
- City of Ottawa: November 2, 2021
- NCC:
 - Internal Land Use Review Committee (ILURC) – March 22, 2022
 - ACPDR – August 25, 2022
 - ACUA – August 30, 2022
- Other:
 - Lowertown Community Association – May 9 and May 16, 2022
 - ByWard Market BIA – May 10, 2022
 - Department of Canadian Heritage – May 16, 2022
 - Historical Society Ottawa – May 18, 2022
 - Capital Heritage Connection – May 18, 2022
 - Ottawa Tourism – June 21, 2022

10. Next Steps

- The subsequent developed designs for individual courtyard construction projects will be approved as Level 2 projects by the Board of Directors.

11. List of Appendices

- Appendix A – Vision Statements and Character-Defining Elements, prepared by the Capital Planning Branch (May 3, 2023)
- Appendix B – Updated Design Guidelines, prepared by the Design & Construction Branch (revised May 3, 2023)
- Appendix C – Revised Schematic Plan, prepared by the Capital Planning Branch (May 15, 2023)
- Appendix D – Demonstration Plans, prepared by the Design & Construction Branch in collaboration with the Capital Planning Branch (revised May 3, 2023)
- Appendix E – ACPDR Meeting Minutes (August 25, 2022) and ACUA Meeting Minutes (August 30, 2022)

12. Authors of the Submission

- Alain Miguelez, Vice-President, Capital Planning (CP)
- Isabel Barrios, Director, Federal Approvals and Heritage, and Archaeology Programs (FAHA), CP
- Jason Hutchison, Chief, Federal Design Approvals, FAHA, CP
- Amanda Conforti, Senior Architect, Federal Approvals, FAHA, CP

SECTION 7.0

VISION

The Sussex Heritage Courtyards will be designed to be a sequence of **INTIMATE PUBLIC SPACES** that provide a **CURATED WALK THROUGH TIME**, showcasing Ottawa's layered history. They will create memorable moments of **BUSTLING MODERN LIFE** amidst an **AUTHENTIC HERITAGE SETTING**. Their unique and individual character will be woven through a **COHESIVE, HIGH-QUALITY** and **RICHLY DESIGNED MIXED-USE PUBLIC REALM**.

The design vision provides inspiration and guidance for the design team throughout the phases of the project. It encourages a unified approach, and reinforces the value of design for all stakeholders. It acts as a consistent reference to which the design team can periodically refer to foster innovation and push ideas forward by aiming consistently towards a common goal.

The character-defining elements of the Sussex Heritage Courtyards are:

- The intimate scale of the Courtyard spaces delimited by two- to five-storey building heights.
- The inter-connected pedestrian-system linking the NCC's 'Mile of History' properties along Sussex Drive.
- The mix of commercial, residential and public spaces.
- The globe lights, also found along Sussex Drive and throughout the ByWard Market, which were inspired by early 20th century electric globe lamp posts in Lower Town.
- The public artworks, both permanent and temporary.
- The scaling, massing, and materiality of the historic buildings and more recent infill.
- The diverse plant material and tree canopies that provide greenery and park-like spaces.

7.1 INDIVIDUAL COURTYARD VISION STATEMENTS

As a collection of treasured spaces within the city's oldest neighbourhood, the Sussex Heritage Courtyards weave together a mix of old and new creating a unique urban Capital experience for residents and visitors alike.

CLARENDON COURT & LANE

Clarendon Court and Lane will be designed as a lively meeting place. It will provide an opportunity to step back in time into a courtyard surrounded by arched stone passageways and windows providing glimpses into cafes and boutiques. People will spill out from retail and restaurants into a space punctuated by intimate public seating areas and greenery. Visitors will feel welcome to explore the space while admiring public art and appreciating the vibrant urban atmosphere. Public animation will be well-balanced with residential uses.

The character-defining elements that we aim to conserve in this courtyard are:

- The arched stone porte cochere into York Court
- The scalloped patterned cobblestone paving
- The walls enclosing the Courtyard of irregularly coursed limestone, with dressed stone window surrounds, sills, string coursing and corner quoins
- The reconstructed two-story, freestanding stone wall separating Clarendon Court and Lane with large arched openings featuring quoins and voussoirs providing access to, and framing views into, the Courtyard
- The slightly irregular and leaning quality of the "Mines Annex," along with its mix of stone and red brick material at the threshold between Clarendon Lane and George Street
- The view west out of the Courtyard overlooking the top of the Connaught Building National Historic Site



YORK COURT

York Court will be an intimate urban room tucked away from Clarendon Court and Lane. This hidden gem will be ready to be discovered and will offer space for admiring art and for convivial group gatherings on cozy restaurant patios.

The character-defining elements that we aim to conserve in this courtyard are:

- The arched stone porte cochere into York Court
- The roughly squared, coursed grey limestone with rough-cut voussoirs and plain sills of the two-storey commercial structure known as the "Potter Building" (10 A & 10B York Street)
- The three large, vertical two-storey shop windows with rounded detailing along the top which echo the commercial ground-level spaces facing Sussex Drive
- The large, central tree providing greenery and a shaded canopy in warmer months



JEANNE D'ARC COURT

The Jeanne d'Arc Court will be the quietest and most restful of the Courtyards and will have a contemplative identity. This intimate courtyard will provide space for relaxing, shady silence amongst art installations and generous vegetation. Programming in this courtyard will complement its calm and sanctuary-like character. Adequate sightlines will provide a feeling of safety within the Courtyard.

The character-defining elements that we aim to conserve in this Courtyard are:

- The stylistic wrought iron gates demarcating the entrances
- The four-storey massing and material of the Jeanne d'Arc Institute, consisting of a grouping of attached rough-faced limestone and brown brick 19th century commercial buildings, and the Grant Wholesale House (17-19 York) with stone walls
- The narrow passageways and gates that create an intimate transition from the street and opening into the Courtyard
- The central "Dancing Bear" sculpture by Pauta Saila
- The 'ghost' commercial sign high up a brick wall forming one of the entrances into the Courtyard
- The fleurs de lys motifs



TIN HOUSE COURT

The Tin House Court will have a dynamic identity. It will be characterized by an unusual work of art created by tinsmith Honoré Foisy, along with shady trees and a water feature. The Courtyard will be designed to have an element of playfulness and surprise and will be an ideal place for interactive and ephemeral programming and performances.

The character-defining elements that we aim to conserve in this courtyard are:

- The Tin House façade
- Unobstructed view within the Courtyard of the Tin House façade and through to the Beaux-Arts Courtyard
- The aesthetics of the three-storey massing with a flat roof and walls of ashlar masonry of the Laroque-Lafortune College (445-447 Sussex Drive)
- The three-storey stone structure with a gable roof and dormer windows in the rear overlooking the Courtyard of the Commercial Building at 457-459 Sussex Drive
- The light-coloured brick finish on the rear of the former Castor Hotel (449-454 Sussex Drive)
- The Second Empire derived design elements and a red brick exterior of the Commercial Building at 13-15 Clarence Street



BEAUX ARTS COURT

The Beaux-Arts Court is where the spirit of old Lower Town meets the grandeur of the Capital, connecting the Courtyards to the Notre Dame Cathedral and the National Gallery of Canada. The Courtyard will be interspersed with patios spilling out from commercial establishments and quiet public spaces for rest and admiration of the views.

The character-defining elements that we aim to conserve in this courtyard are:

- The visual link made by the framed and unobstructed views from the Courtyard north to the National Gallery and Notre Dame Basilica
- The three-story massing and exterior rear walls of red and yellow brick with stone detailing of 419-423 Sussex Drive
- The "Angel" sculpture



Appendix B – Updated Design Guidelines

Prepared by the Design & Construction Branch

Revised by Capital Planning (May 3, 2023)

1. Stone Pavers

- 1.1. Existing stone pavers are to be retained or reintroduced, where possible. Universal Accessibility (UA) and health and safety improvements will be achieved with the appropriate size, levelling and spacing of the stone pavers to ensure the smoothest possible surface while remaining compatible with the heritage pattern and character of each courtyard.
- 1.2. Each courtyard will have distinct patterns and character that reflects its history and are adapted to its contemporary function (patio, residential entrance, UA considerations, programming area etc.).
- 1.3. Coordinate with City of Ottawa for materiality choices for the Entry Points and Connections.
- 1.4. Use of concrete will be limited.

2. Planting

- 2.1. Repetition of select plant materials to create a framework to promote landscape cohesion.
- 2.2. Selection of specimen plants unique to each courtyard to reflect each courtyard's distinctiveness.
- 2.3. Plant appropriate plants for existing conditions to ensure good performance.
- 2.4. Consider four-season enjoyment in plant selection.
- 2.5. Plan for tree succession and increase tree planting where possible.

3. Lighting

- 3.1. In keeping with the Capital Illumination Plan, 2017–2027 (2017), evaluate the courtyard lighting to allow for the integration of technologies that respond to the National Capital Commission's (NCC) planning vision. Conduct a photometric study and evaluate appropriate lighting options that consider a combination of retention, additional contemporary lighting, and/or relocation of the existing globe lights.
- 3.2. Use lighting hierarchy to define spaces.
- 3.3. Design lighting infrastructure to address user needs and experiences from a safety and UA perspective.
- 3.4. Include an evaluation of the existing ambient lighting in the photometric study to ensure a balanced lighting approach throughout the courtyards.
- 3.5. Highlight key heritage architectural features using light standards, when possible, to minimize anchoring to historic buildings and creating visual clutter. Use clear light to highlight building features.
- 3.6. Integrate the lighting of public art in the overall lighting scheme.
- 3.7. Consider proximity to residential windows in the lighting scheme.
- 3.8. Evaluate the need for security lighting in problem areas. These elements should be as discreet as possible.

- 3.9. Adapt lighting within the 'Apron' to create an appropriate evening ambiance where commercial patios are situated.
- 3.10. Consider open sightlines in the placement of lighting standards.

4. Wayfinding

- 4.1. Create clear wayfinding, through paving, city street connections, lighting, public art, planting and retrofitting the wayfinding features.
- 4.2. Coordinate wayfinding technology, such as QR codes, mobile applications, and beacons with joint NCC and City of Ottawa project.

5. Furniture

- 5.1. Integrate custom node furniture into site structures (retaining walls, planters) to provide public seating and promote efficient use of space. Selective use of movable furniture can be considered where appropriate. NCC core park furniture can be considered for street interface.

6. Social Cohesion

- 6.1. Promote social cohesion through design by creating positive experiences for all users. Assure public seating is well integrated and accessible. Provide a framework for inclusive and versatile programming and public artwork.

7. Universal Accessibility

- 7.1. Ensure that the courtyards are inclusive and accessible to everyone.
- 7.2. Add additional UA features for entry points and street crossings (in collaboration with City of Ottawa).
- 7.3. Fully integrate existing ramps to avoid segregation from main path of travel and provide a barrier-free unobstructed path of travel.
- 7.4. Coordinate with the City of Ottawa to ensure that accessible curb depressions are limited to the width of a mobility device, to further prevent access by motor vehicles.

8. Sustainable Design

- 8.1. Use timeless and durable materials and consider maintenance requirements.

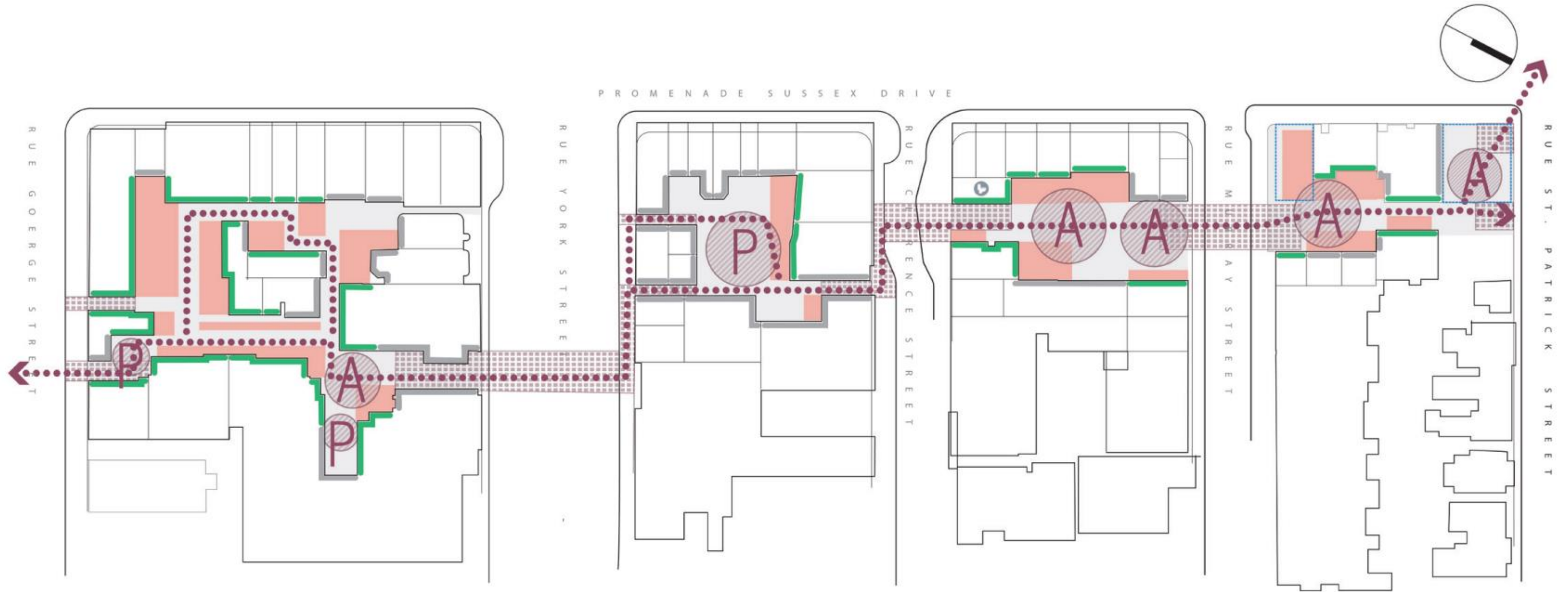
9. Spatial Organization & Heritage Elements

- 9.1. Consider the historical character and character-defining elements of each courtyard using the historical information provided by the NCC.
- 9.2. Consult the *Standards and Guidelines for the Conservation of Historic Places in Canada*, specifically chapter 4.1 *Guidelines for Cultural Landscapes*, including *Heritage Districts*.
- 9.3. In keeping with the *Standards and Guidelines*, preserve and support the spatial organization (4,1,4) of the courtyards as a character defining element. Reinforce the human scale of the courtyards with a focus on the relationship between the open space and the architectural elements and buildings that surround it.
- 9.4. Preserve and reinforce dominant visual axes and sightlines within the courtyards.

- 9.5. Provide a strong framework for programming and showcasing the history of each individual courtyard within public art, artistic lighting and in the materiality itself (pavers, site furnishings, vegetation etc.). Refer to the relevant heritage documentation for historical context.

Appendix C – Revised Schematic Plans

Prepared by the Capital Planning Branch (May 15, 2023)



Legend:

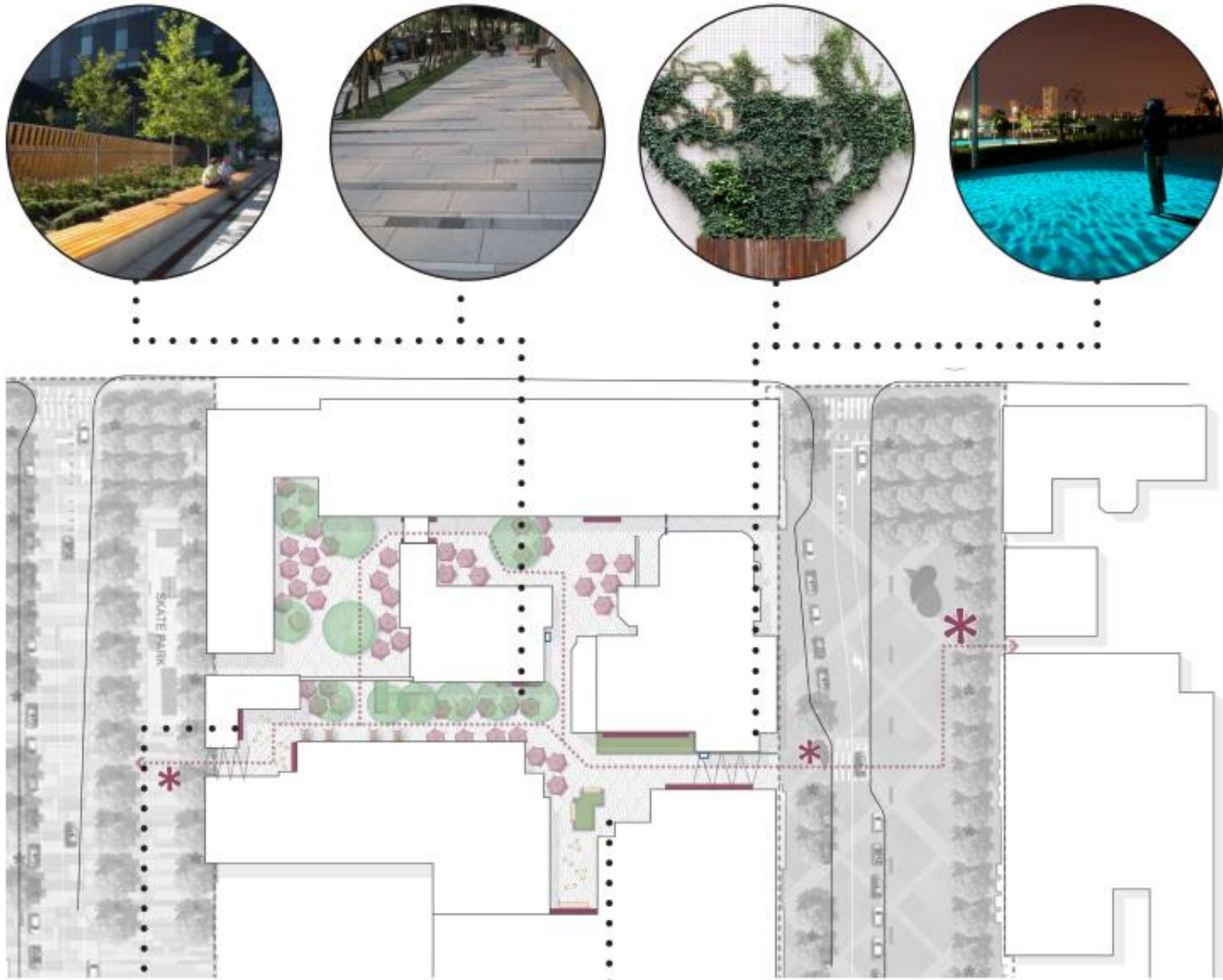
	Active Frontage		Public Washroom
	Inactive Frontage		Not NCC-owned buildings
	Potential Future Infill Area		

	The Path of Discovery
	Building Apron
	Entry Points & Connections
	Public Nodes (A: Active, P: Passive)

Appendix D – Demonstration Plans

Prepared by the Design & Construction Branch in collaboration with the Capital Planning Branch (revised May 3, 2023)

Clarendon Court & Lane and York Court



Legend:

ByWard Market Public Realm Plan

The Path of Discovery

Mural

Art Installations

Existing Trees

Utility/Garbage Enclosure

Commercial Patio Seating

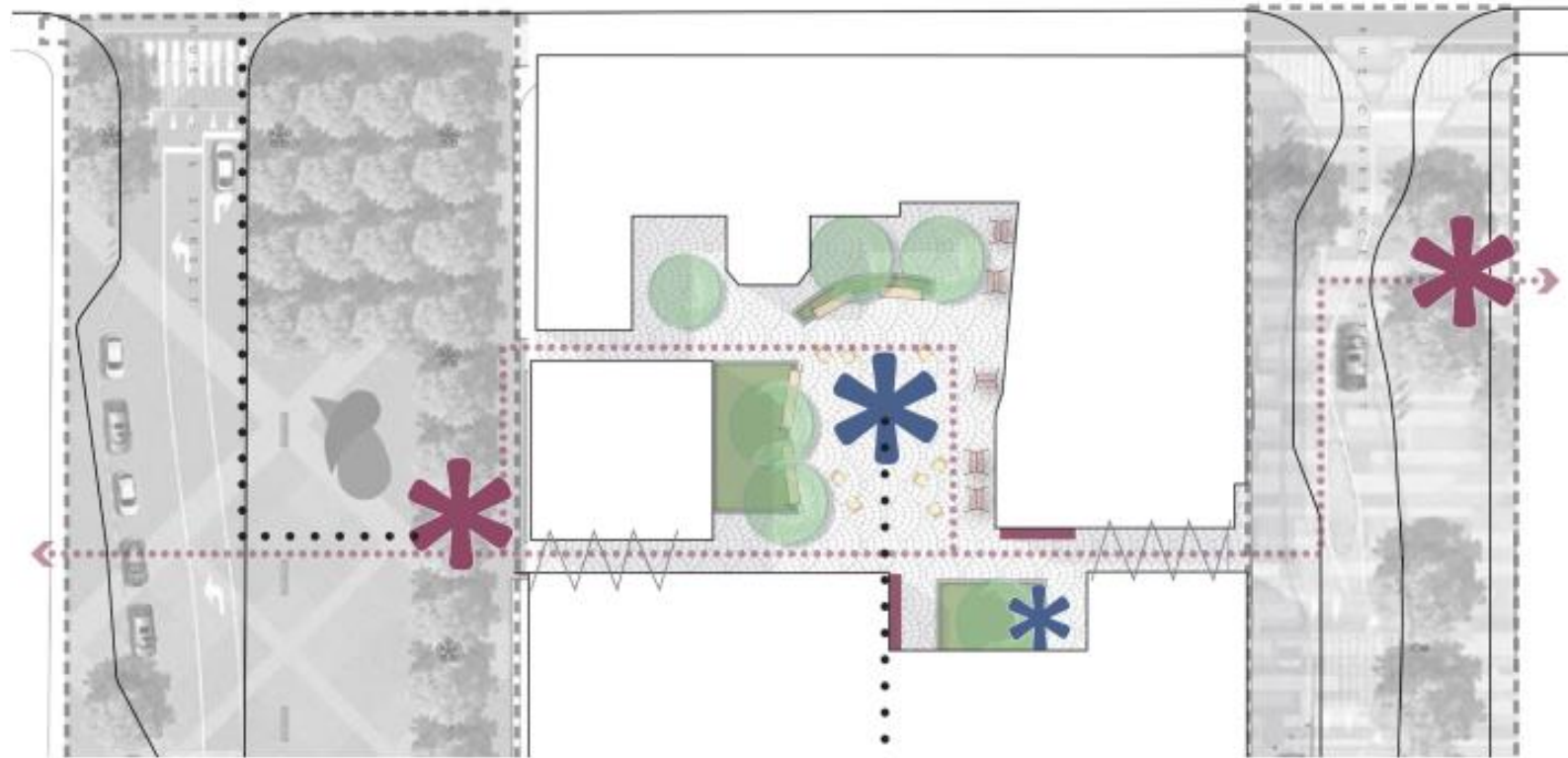
Bench on Seatwall

Flexible Seating











Entry Features (e.g. lighting, gateways)

Locked Gate

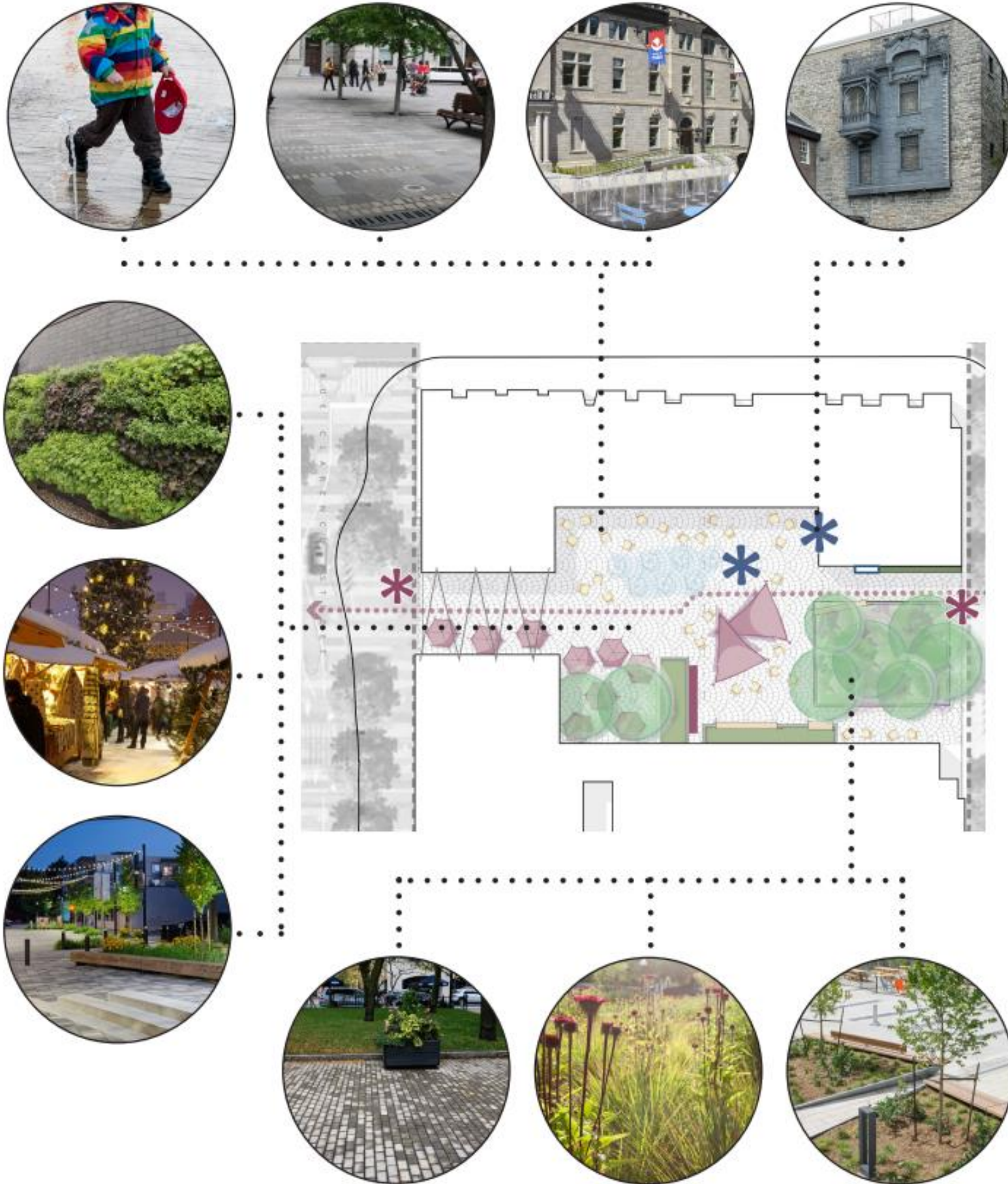
Jeanne d'Arc Court



Legend:

-  ByWard Market Public Realm Plan
-  The Path of Discovery
-  Bench on Seatwall
-  Flexible Seating
-  Entry Features (e.g. lighting, gateways)
-  Art Installations
-  Existing Art Installation
-  Mural
-  Outdoor Retail Display
-  Existing Trees

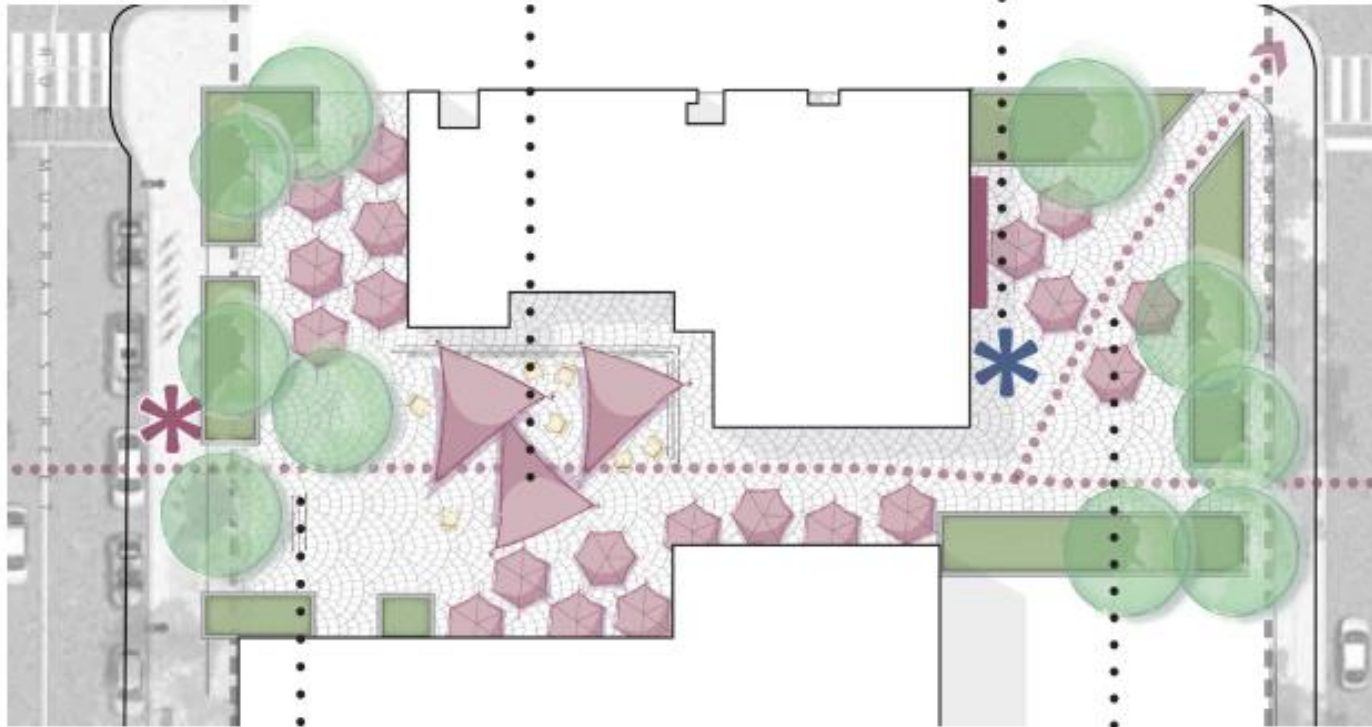
Tin House Court













Legend:

-  ByWard Market Public Realm Plan
-  The Path of Discovery
-  Mural
-  Art Installations
-  Existing Art Installation
-  Shade Sail Seating Area
-  Utility/Garbage Enclosure
-  Commercial Patio Seating
-  Bench on Seatwall
-  Flexible Seating
-  Flush Mount Ground Spray Fountain
-  Entry Features (e.g. lighting, gateways)
-  Existing Trees

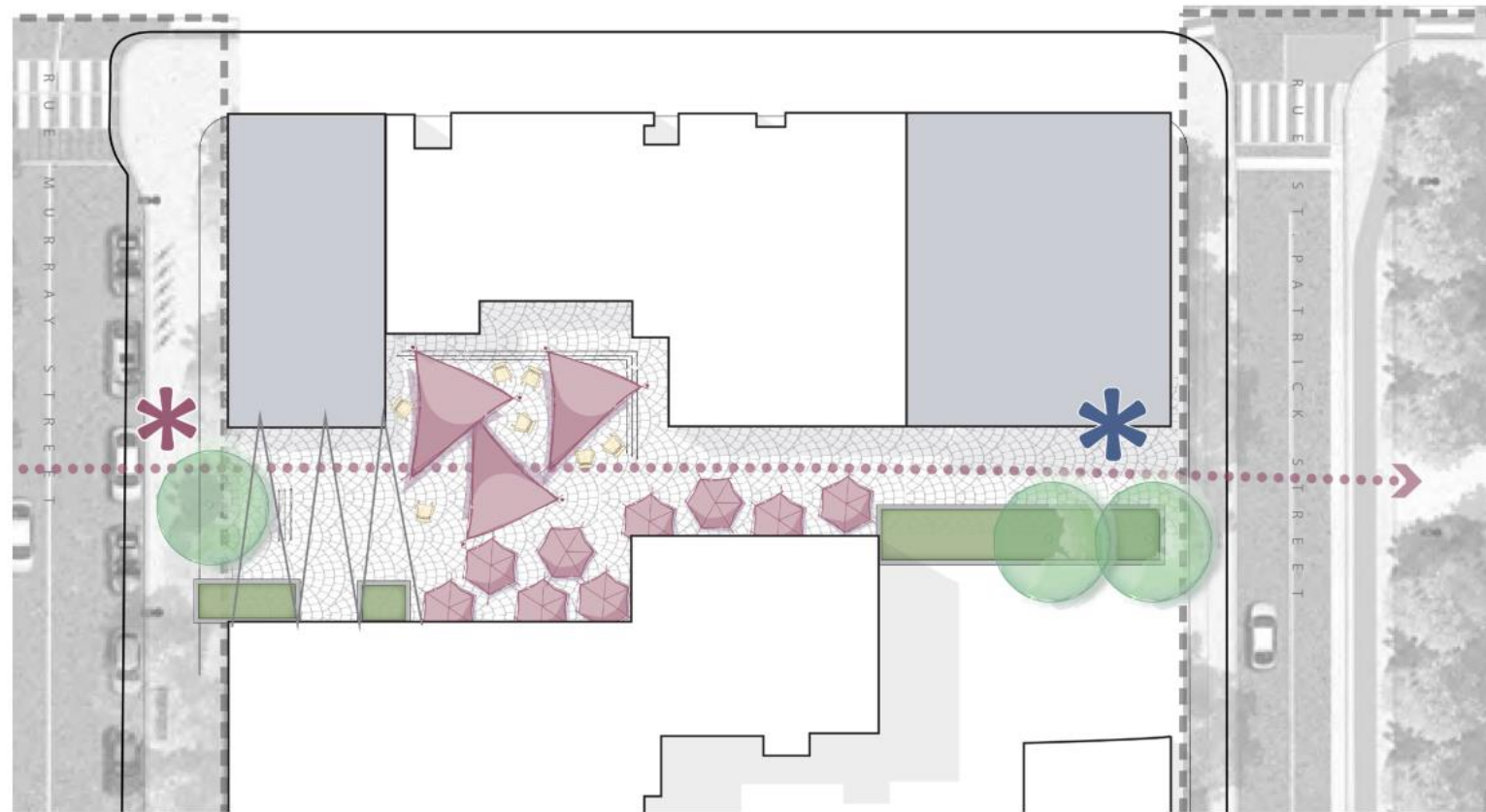
Beaux-Art Courtyard
 Option 1 – Status Quo



Legend:

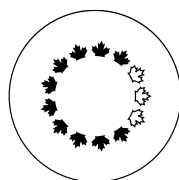
-  ByWard Market Public Realm Plan
-  The Path of Discovery
-  Flexible Seating
-  Commercial Patio Seating
-  Bench on Seatwall
-  Art Installations
-  Existing Art Installation
-  Mural
-  Shade Sail Seating Area
-  Existing Trees

Beaux-Art Courtyard
Option 2 – Potential Building Infill



Legend:

- | | |
|---------------------------------|--|
| ByWard Market Public Realm Plan | Art Installations |
| The Path of Discovery | Existing Art Installation Relocated |
| Flexible Seating | Mural |
| Commercial Patio Seating | Shade Sail Seating Area |
| Bench on Seatwall | Entry Features (e.g. lighting, gateways) |
| Potential Infill Building | Existing Trees |



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-P261 Sussex Courtyards
Schematic Design – Federal Design
Approval

Members received a presentation on the Sussex Courtyards Schematic Design – Federal Design Approval. They provided the following comments:

Spine

- Unifying all five courtyards through the ‘spine’ element will be complex, given that each courtyard should maintain its unique identity.
- Creating continuity through the public space between the courtyards as opposed to the spine itself should be considered.
- The globe lights or an alternative type of lighting that is distinctive to Ottawa or to the courtyards could also serve as a unifying element within the courtyards.
- The spine should be user friendly and accommodate individuals with reduced mobility.

Climate change

- Climate change adaptation measures for extreme weathers should be incorporated, i.e., using permanent structures with cooling mist and shaded areas.

Extrait du procès-verbal du

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

Séance du 25 août 2022

2022-P261 Avant-projet sommaire pour les
cours Sussex – Approbation fédérale de
design

Les membres assistent à une présentation sur l’avant-projet sommaire pour les cours Sussex – Approbation fédérale de design. Ils font les commentaires suivants :

Traversée

- Unifier les cinq cours à travers l’élément de « traversée » est complexe, étant donné que chaque cour devrait conserver son identité unique.
- La création d’une continuité à travers l’espace public entre les cours plutôt que la traversée elle-même devrait être envisagée.
- Les lampadaires en globe ou un autre type d’éclairage propre à la ville d’Ottawa ou aux cours pourraient aussi servir d’élément unificateur dans les cours.
- La traversée doit être conviviale et accommodante aux personnes à mobilité réduite.

Changement climatique

- Des mesures d’adaptation au changement climatique pour les conditions météorologiques extrêmes doivent être incorporées, c’est-à-dire en utilisant des

2022-P261 Sussex Courtyards Schematic
Design – Federal Design Approval

- Ensuring snow removal and disposal of snow is well studied to allow for year-round usage.

Pavers

- The existing pavers are part of the character of the place; therefore, a careful approach should be undertaken to avoid removing and replacing too many.
- The design guidelines should indicate noble materials, i.e., granite, stone, etc., rather than concrete, to address universal accessibility and durability.

Equity

- Ensuring safety and accessibility throughout the courtyards should be key component of this project.
- Consider the use of empty buildings to build public washrooms.

Identity

- Important for each courtyard to have its own identity, while still being connected to allow people to experience the courtyards.
- The inconsistency is part of the character and gives interest to each courtyard. Different eras of history are represented through the existing materiality and should not be completely renovated to avoid losing its historic value.
- Important to conserve the quaintness and avoid contemporary furnishing.

2022-P261 Avant-projet sommaire pour les
cours Sussex – Approbation fédérale de design

structures permanentes avec un brouillard rafraichissant et des zones ombragées.

- Assurer que le déneigement et l'élimination de la neige sont bien étudiés pour permettre une utilisation tout au long de l'année.

Pavés

- Les pavés existants font partie du cachet du lieu; toutefois une approche prudente doit être entreprise pour éviter de retirer et de remplacer un trop grand nombre de pavés.
- Les lignes directrices de conception devraient inclure des matériaux nobles, c'est-à-dire le granit, la pierre etc., plutôt que le béton, afin d'assurer une accessibilité universelle et une durabilité.

Équité

- Assurer la sécurité et l'accessibilité dans toutes les cours doit être un élément clé de ce projet.
- Possibilité d'utiliser les bâtiments inoccupés pour construire des toilettes publiques.

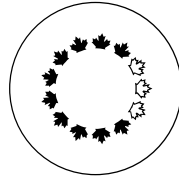
Identité

- Il est important que chaque cour ait sa propre identité, tout en restant connectée pour permettre aux gens de vivre l'expérience des cours.
- L'incohérence fait partie du caractère et donne de l'intérêt à chaque cour. Différentes époques de l'histoire sont représentées à travers la matérialité existante et ne doivent pas être entièrement rénovées pour ne pas perdre sa valeur historique.
- Important de conserver l'originalité et d'éviter le mobilier contemporain.

Committee Secretary

Secrétaires des comités

ERIKA DOUAIRE



NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

Excerpt of the Minutes of the

Advisory Committee
on Universal Accessibility

Meeting of August 30, 2022

Extrait du procès-verbal du

Comité consultatif
sur l'accessibilité universelle

Séance du 30 août 2022

2022-P261 Sussex Courtyards

Members received a presentation on the Sussex Courtyards. They provided the following comments:

Wayfinding

- Opportunity to incorporate a tactile surface on the ground as wayfinding.
- Encourage technology, such as QR codes, mobile applications, and beacons to move individuals through the space.
- The implementation of sign language QR codes, and in both official languages should be considered.
- Ensuring wayfinding signs are at a reasonable height to allow for all individuals to locate them.
- An unobstructed spine is appreciated from a UA perspective.

Lighting

- Avoiding artistic lighting within the path of travel that may cause disorientation.
- Concerns regarding the warm lighting. It should be bright enough for people to manoeuvre safely in the evening.

2022-P261 Les cours Sussex

Les membres assistent à une présentation sur les cours Sussex. Ils font les commentaires suivants :

Orientation

- Possibilité d'intégrer une surface tactile au sol à des fins d'orientation.
- Encourager la technologie, comme les codes QR, les applications mobiles et les balises, afin de faire déplacer les gens dans l'espace.
- La mise en œuvre des codes QR en langue des signes, ainsi que dans les deux langues officielles devrait être envisagée.
- Assurer que les panneaux d'orientation sont à une hauteur raisonnable pour permettre à tous de les localiser.
- Une traversée dégagée est appréciée du point de vue de l'AU.

Éclairage

- Éviter l'éclairage artistique dans le chemin de déplacement qui peut causer une désorientation.
- Préoccupations concernant l'éclairage chaleureux. Il doit être suffisamment lumineux pour que les personnes puissent manoeuvrer en sécurité le soir.

2022-P261 Sussex Courtyards

Furnishing

- Ensuring the moveable furniture are maintained to avoid obstruction if they are left in the spine.
- Three-dimensional art should not impede in path of travel and their presence should be signalled.
- Opportunity to add arms to the benches as a leverage to stand up.
- Recommendation to use cobblestone along the edges of the courtyard as opposed to the middle. Cobblestone and other rough or heavily textured surfaces are the most difficult to navigate.

Experience

- Opportunity for guided site visits to promote the Canadian heritage within the courtyards for accessibility and tourism purposes
- Consider tactile nature of art to increase the experiential quality for all users in a more inclusive way.

2022-P261 Les cours Sussex

Mobilier

- Assurer que le mobilier est entretenu pour éviter toute obstruction, s'ils sont laissés dans la traversée.
- L'art tridimensionnel ne doit pas entraver le chemin de déplacement et sa présence doit être signalée.
- Possibilité d'ajouter des bras aux bancs comme levier pour se lever.
- Recommandation d'utiliser du pavé le long des bords de la cour plutôt qu'au milieu. Le pavé et autres surfaces rugueuses et ou fortement texturées sont difficile à naviguer.

Expérience

- Possibilité de visites guidées du site pour promouvoir le patrimoine canadien dans les cours à des fins d'accessibilité et de tourisme.
- Tenir compte de la nature tactile de l'art pour augmenter la qualité expérientielle pour tous les utilisateurs d'une manière plus inclusive.

Committee Secretary

Secrétaires des comités

ERIKA DOUAIRE