NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

<b>No.</b>	2021-P50
<b>To</b>	Board of Directors
<b>Date</b>	2021-06-23

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

Interface of proposed Fairmont Château Laurier Hotel addition with surrounding NCC lands

**Purpose of the Submission**

- To obtain approval for the Concept Design of the interface between the proposed addition to the Fairmont Château Laurier Hotel and the surrounding federal NCC lands including Major's Hill Park, the Rideau Canal Terrace, and Mackenzie Avenue / Rideau Street (Confederation Boulevard).

**Recommendation**

- THAT the Federal Design Approval for the Concept Design of the interface between the proposed Fairmont Château Laurier Hotel addition with surrounding NCC lands be granted, pursuant to Section 12 of the *National Capital Act*, subject to;
  - a) The final Developed Design being presented for NCC review and approval as a separate Level 2 project; and
- THAT the signature of the Federal Design Approval documents be delegated to the Vice-President, Capital Planning Branch.

**Submitted by:**Kalen Anderson, Vice President, Capital Planning Branch

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

Signature

## 1. Authority

- The Fairmont Château Laurier Hotel and the proposed addition are located on private lands that are not subject to the *National Capital Act*. However, the project site is surrounded by NCC lands on the north, east and west sides.
- Given the project location within the Capital Core Area, adjacent to Confederation Boulevard (Mackenzie Avenue and Rideau Street), Major's Hill Park and the Rideau Canal, and that the proposed addition will entail changes to these significant federal lands on either a temporary or permanent basis, the NCC seeks to ensure optimum integration, coordination and design excellence of the interface between these sites.
- As such, the NCC has determined that the interface between this project and adjacent NCC lands is subject to Federal Land Use, Design and Transaction Approval pursuant to the *National Capital Act*, section 12.
- The design of the addition is not subject to NCC federal approval.

## 2. Project Description

### Context

Located at 1 Rideau Street, the Fairmont Château Laurier Hotel is a National Historic Site of Canada, occupying a prominent position in the skyline of the Capital Core Area as one of the major symbols in Canada's Capital Views Protection Plan (2007). Under the ownership of Capital Hotel L.P., the hotel is situated adjacent to Major's Hill Park, Mackenzie Avenue and Rideau Street (Confederation Boulevard) and the Rideau Canal Terrace, which are NCC-owned and part of the National Interest Land Mass (NILM). Additionally, the building plays a key role in Capital Views associated with the Rideau Canal, a UNESCO World Heritage site. Please refer to Appendix A for site location and land ownership.

### Project History and Municipal Approvals

An addition to the Château Laurier Hotel was proposed by Capital Hotel L.P (the proponent) in 2016 to improve the marketability of the existing facilities and address the deteriorating condition of a 1960s parking garage to the north side of the hotel. The design was approved by City of Ottawa Council in June 2018 with conditions. To fulfill these, the proponent revised the design and obtained approval in 2019 from the City's Planning Committee, acting on the delegated authority of City Council.

The design was deemed to require a variance to the City's Zoning By-law by the City's Committee of Adjustment. This decision was appealed to the Local Planning Appeals Tribunal (LPAT) by the project proponent separately, and for different reasons, by Heritage Ottawa in Fall 2019.

Since then, both parties have worked together on design changes resulting in the current proposal. The present design has required and received municipal approvals from the City of Ottawa including a new heritage permit application, and revision to the previous Site Plan Approval application and an approval of the zoning variances. Currently, the

building permit is the only outstanding municipal approval required prior to construction of the addition.

In parallel to the municipal approvals process, NCC federal approval is required for the design of the surrounding federal lands and for temporary occupation during construction. The treatment of protected views and exterior lighting are also subject to NCC review under the provisions of the Capital Views Protection Plan (2007) and the Capital Illumination Plan (2017).

The 1960s parking structure at the north end of the hotel was demolished in 2018 with the approval of both the NCC and City of Ottawa. At present, this area is occupied by a temporary surface parking lot enclosed within the original walls.

### **Current Design of the Addition and Impacts to NCC Lands**

The current design proposal for the addition provides 159 new long term stay suites, along with meeting rooms and associated lobby, and proposed café/bistro at grade.

The proposal includes the following elements:

- Removal of the existing surface parking lot and replacement with a building addition composed of an Eastern Pavilion of 10 storeys and a Western Pavilion of 11 storeys linked by a two-storey section.
- Improvements to Mackenzie Avenue, adjacent to the entrance of the new addition, existing porte cochère, new forecourt and loading dock/bus drop-off area.
- Construction of an exterior walkway aligned on an east-west axis along the back of the property which links Mackenzie Avenue with the Rideau Canal Terrace.
- Integration of a new primary public entrance in the new addition which connects Major's Hill Park with Rideau Street through the public spaces on the main floor (the "Adam Room Corridor").
- Construction of a new interior courtyard between the existing hotel and the addition, enhancing the existing ballroom facilities with a grand staircase connecting down to the lower level of the Rideau Canal Terrace.
- Implementation of a new five-level underground parking garage containing 301 spaces.

Please see Appendix B for plans and images of the proposed design.

While the majority of the work will be situated within the existing Château Laurier Hotel property limits, there will be implications on the adjacent NCC lands and assets, which surround the proposed addition on the east, north and west sides. Permanent impacts include:

1. Alterations to Mackenzie Avenue (Confederation Boulevard), as described above;
2. Alterations to Major's Hill Park, including soft and hard landscape, to provide direct pedestrian access and facilitate the link to/from the publicly-accessible main floor of the hotel (the "Adam Room Corridor" and lobby);
3. Removal of a small portion of the north end of the upper Rideau Canal Terrace (building shell behind 1 Wellington Street) to allow for an improved link between

the upper and lower terraces via the grand staircase and new interior courtyard;  
and

4. Installation of new sewer lines below Major's Hill Park to connect the new addition with the municipal system and a watermain connection under the forecourt on Mackenzie Avenue.

The addition would also entail temporary impacts on NCC lands required during the construction phase for construction access, staging and hoarding. The temporary use of these lands will be reviewed by the NCC as a separate Level 2 FLUDTA, along with the requested easement for the new service lines (Item #4 above).

### **Major's Hill Park: Vision and South Interface Works**

The proposed hotel addition, along with several other major projects under development within the vicinity, have prompted the NCC to consider the vision for Major's Hill Park. This exercise is being undertaken as part of the NCC's renewal of the Core Area Sector Plan by the Long-Range Planning and Transportation team. This initiative is progressing in parallel with this file and will be brought for Board approval in the coming years.

To enable the execution of the hotel addition, and in advance of a Plan for Major's Hill Park, NCC staff have organized a series of workshops to provide design guidance and advice to the proponent and their consultants for the concept landscape design adjacent to the addition. This advice provided by NCC staff is based on high-level principles currently guiding the vision for Major's Hill Park, with a particular focus on the following elements:

- The interface between the Château Laurier Hotel addition and its public entrance to Major's Hill Park and the ByWard Market.
- The vibrancy of the pedestrian connection through and around the hotel.
- Universal Accessibility and the flow of pedestrian circulation at-grade.
- Cycling connectivity.
- Exterior lighting and protected views.

This proposal seeks to provide a seamless experience between the park and the hotel, to mediate the transition between these two iconic sites, and to enhance the new building frontage without compromising the welcoming character or public function of this key core area park.

The three high-level principles guiding the vision for Major's Hill Park are:

1. Renew the Picturesque legacy of the park, including an emphasis on lush vegetation, the promenade, and dramatic panoramas and vistas.
2. Enhance the verdant setting and canopy cover of the riverfront landscape, a green ribbon from which the important Capital landmarks and federal institutions stand out.
3. Reinforce the unique and distinctive character of the region's natural, rugged landscape – the escarpment overlooking the river which is at the origin of the Capital.

Within the landscape plan, the Château Laurier Hotel is treated as a pavilion in the park. The transverse pathway originally proposed by Larco on the hotel property is extended into the park by up to a total of seven metres width at certain locations to provide a more generous, yet meandering circulation space. The change in grade between the two sites is accommodated through the integration of rockery to recall the unique, rugged escarpment of the Capital Landscape, blended with more architectural retaining walls to be clad in Indiana limestone salvaged from the former parkade structure. These landscape walls, along with the building's columns, steps, planters and plantings help to create an informal sense of boundary and establish an intermediary threshold between the public areas of the park and the semi-public realm of the hotel. The transverse walkway and the connecting door into the hotel are to remain open during the park's established hours of operation throughout the year.

Existing pathways within Major's Hill Park are reconfigured to provide a clear and direct connection through to the hotel and onto Rideau Street. Additionally, the addition's architecture is articulated through the inclusion of a bronze-clad vestibule to allow visitors to easily locate and access this entrance.

Vegetation within the park will be improved and includes a variety of new tree plantings to visually frame and articulate the pathway connection. A mix of native deciduous and coniferous trees will compliment the rectilinear character of the addition but also frame stunning views outward from the addition's glass interior to lend the impression of being immersed in an urban forest. Ultimately, this portion of Major's Hill Park will showcase a wooded landscape with understory planting, and will allow for a more elegant and gradual transition between the verticality of the hotel addition and the horizontality of the large open central lawn of the park. Although a number of trees will be impacted by the construction process, the NCC has required the protection and preservation of several mature trees as well as a robust compensation strategy within the proposed plan.

Access to Major's Hill Park from the north corner of the Rideau Canal terrace is also improved with a grander, more welcoming and universally accessible entrance. This feature will include an expansion of the existing lower terrace to accommodate new infrastructure with steps and a ramp, with the potential of creating a connection down to Pioneers Road in a future phase, as determined by the upcoming park development plan. In addition, the NCC is currently in discussions with PSPC to improve universal access down to the lower Canal Terrace from Rideau Street.

The intent of this submission is to seek approval of the concept landscape design for the park interface, with approval of the detailed design to be captured under a separate Level 2 FLUDTA targeted for Fall 2021. Ultimately, the NCC will be looking for the changes within the park to be implemented as part of the proponent's work associated with the addition. This approach will enable the NCC to address impacts from the construction of the addition while leveraging partnership opportunities to ensure that the park continues to provide a consistent, high-quality landscape experience.

Materials and finishes within the proposed interface will be high quality and finalized through the detailed design captured in the subsequent Level 2 FLUDTA. Similarly, lighting will be elegant, context-sensitive and adjustable, in keeping with the Capital

Illumination Plan, and serve to showcase the new design features of the park in a subtle manner.

### **Project Timeline**

The Château Laurier Hotel addition project is targeting the start of implementation in Fall 2021.

In parallel, the proponent will continue working on the landscape interface between the addition and adjacent NCC lands in collaboration with NCC staff under a separate and subsequent Level 2 FLUDTA. The completion of this approval is anticipated in late Fall 2021.

With a 36-month construction program, the Château Laurier Hotel addition project including proposed works on adjacent NCC lands will aim for completion in 2024.

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

### **3.1 Positive elements of the proposal for the addition and interface**

- The architectural design is consistent with the advice provided by City of Ottawa staff.
- In the opinion of NCC staff, the proposed design for the Mackenzie Avenue forecourt includes sufficient space for a tour bus drop-off area on Château Laurier Hotel lands for passenger and luggage loading/unloading. Drop-off at the main front door of the Hotel would otherwise entail some level of conflict between buses and cyclists due to the City of Ottawa's proposed bike lane (a separate Federal Approval file currently under review/development).
- The provision of a link between the Château Laurier Hotel and Major's Hill Park, allows both sites to capitalize on synergies provided by this connection (i.e. drawing visitors from the park into the hotel, and vice-versa). Park users will benefit from amenities such as a café and washrooms, whereas hotel guests and other visitors can enter directly into the park to enjoy the greenspace and respite from the City. The direct link between Rideau Street and Major's Hill Park will be appreciated by all passersby through this area.
- The new grand staircase and courtyard will provide an additional means of access from the lower terrace of the Rideau Canal, to the upper level and Rideau/Wellington Street. An elevator connecting these two levels is provided in the addition and it will be publicly accessible during business hours.

### **3.2 Risks and Mitigation Measures**

- In order to ensure that the design of the interface with Major's Hill Park is completed and implemented at the same time as the hotel addition, the detailed design of the interface within the designated site limits (Appendix A) will be handled by the consultants of the proponent, rather than the NCC. To mitigate this risk, NCC staff will provide oversight through fundamental parameters, an initial concept design and further regular design reviews, to ensure that design development is consistent with the initial vision as well as NCC standards.

- This arrangement will be formalized through an agreement between the NCC and Larco (the terms of which will be included in a separate submission to the Board of Directors), and the final Detailed Design will be subject to a subsequent Level 2 Federal Design Approval via e-vote.

### 3.3 ACPDR Comment Resolution

- At the February 25, 2021 Advisory Committee on Planning, Design and Realty (ACPDR) meeting (see excerpt of the minutes at Appendix G), the Committee expressed support for the **proposed connection** between Major's Hill Park and the Château Laurier Hotel, and the back hotel entrance, but requested clarification on access and the different public, semi-public and private spaces in the interface. This elaboration has been captured in the proposed concept design and will be addressed in the presentation to the Board of Directors.
- Additionally, further details on **connectivity and Universal Accessibility** from Rideau Street via the Canal Terraces were sought: these were addressed in a reconfiguration of the southwest park access (sloped pathway) and are also being followed up by the NCC in discussions with PSPC to reopen public access to the elevators at 1 Wellington Street.
- The committee also requested further consideration of the **mediation between the discrete landscape styles** of the park and the hotel: the concept design of the proposed interface picks up on design elements of the existing park (rugged escarpment, rockery, curving geometry, mature canopy trees) and blends this in with the more formal features of the addition (rectilinear architecture, geometric/flat parterre). The resulting proposal suggests a blending of the two styles but an overall predominance of the park, as suggested by the committee members.
- Committee members requested a **review of the transverse pathway** – this element was widened from 3m to a varying width of up to 7m to provide a more generous circulation experience.
- Specific comments on **vegetation** (existing and proposed), and the **Mackenzie Avenue treatment** (paving maintenance/durability) were noted and taken under consideration within the proposed concept plans and will be addressed at the Board presentation.

## 4. Strategic Links

- NCC Corporate Plan 2021-2022 to 2025-2026:  
Strategic Directions:
  - Ensure a picturesque and natural National Capital Region, through conserving and enhancing natural assets, cultural landscapes and built heritage under the NCC's stewardship.
  - Contribute to a thriving, connected and sustainable National Capital Region that inspires Canadians, through the planning, development and improvement of the NCC's assets.

**Corporate Priorities:**

3. Pursue strategies to achieve financial sustainability.
  4. Develop and communicate land use plans and provide timely and effective coordination of federal land use and design in the National Capital Region.
  5. Provide leadership in achieving an environmentally sustainable and resilient National Capital Region and exemplary stewardship of federal lands and assets.
- NCC Policy Documents:
    - Canada's Capital Views Protection (2007)
    - Canada's Capital Core Area Sector Plan (2005)
    - NCC Confederation Boulevard Guidelines (2011)

**5. Consultations and Communications**

- The current design was presented for pre-consultation to City of Ottawa staff on October 21, 2020. This meeting was also attended by NCC staff and representatives from the Lowertown Community Association.
- The revised Site Plan Approval is subject to the City of Ottawa's Urban Design Review Panel (UDRP) process, as the property is within a Design Priority Area of the City's Official Plan. A public formal review meeting was held virtually on December 3, 2020. Comments primarily related to architectural aspects but included feedback on building massing with regard to views and materiality (please refer to Appendix D for further details).
- A virtual public information session on the revised proposal was held by the City of Ottawa and the proponent on January 13, 2021.
- Parks Canada (PCA) reviewed the proposed addition with regard to impacts on the Rideau Canal National Historic Site and UNESCO World Heritage Site. PCA supports the project but raised concerns about impacts of the proposed addition on the key views from the Ottawa Locks, as well as drainage vis-à-vis the stability or integrity of the Rideau Canal/Ottawa Lock's cultural resources, specifically the existing retaining wall or the function of lock operations (please refer to Appendix E for further details). Follow up information on views was provided by the proponent, who also agreed to collaborate with PCA to ensure that the new construction imposes no adverse effects on the Rideau Canal or Ottawa Locks in terms of drainage.
- A joint meeting between the City of Ottawa Built Heritage Sub-Committee and Planning Committee for consideration of the heritage permit under the Ontario Heritage Act and the Site Plan Approval application was held on February 5, 2021, whereby the proposal received committee approval (please refer to Appendices F-H for further details).
- The City of Ottawa Council approved the heritage permit under the Ontario Heritage Act on February 24, 2021.
- The required minor zoning variances were approved by the Local Planning Appeal Tribunal (LPAT) on April 19, 2021.



- The site plan approval agreement with the City of Ottawa is to be executed and registered in July-August 2021.
- The building permit is anticipated in September 2021, in advance of construction commencement.

## 6. Next Steps

- Spring/Summer 2021 – Application for Level 2 FLUDTA: Temporary hoarding/staging and below-grade site servicing, including execution of easement and license of occupation agreements.
- Fall 2021:
  - Targeted onset of works for Château Laurier Hotel addition.
  - Presentation of Major's Hill Park Masterplan to ACPDR.
  - Application for Level 2 FLUDTA: Detailed Design of interface between Fairmont Château Laurier Hotel and surrounding NCC lands.
- Fall 2024 – Anticipated project completion.

## 7. List of Appendices

Appendix A – Land Ownership Map and Project Limits

Appendix B – Concept Plans/Renderings

Appendix C – Parks Canada Letter

Appendix D – Action Summary from the Joint Planning Committee / Built Heritage Sub-Committee Meeting (Feb.5, 2021)

Appendix E – Action Summary from the Planning Committee Meeting (Feb.5, 2021)

Appendix F – Action Summary from the Built Heritage Sub-Committee Meeting (Feb.5, 2021)

Appendix G – Excerpt of the ACPDR minutes of February 2021 meeting

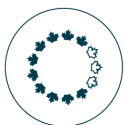
## 8. Authors of the Submission

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

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

Jason Hutchison, Chief, Federal Design Approvals (CP)

Kelly Wojnarski, Senior Landscape Architect, Federal Design Approvals (CP)



COMMISSION DE LA CAPITALE NATIONALE  
NATIONAL CAPITAL COMMISSION

Canada

*Subject - Objet*

CHÂTEAU LAURIER - NCC LAND OWNERSHIP /  
CHÂTEAU LAURIER - TERRAIN APPARTENANT À LA CCN  
OTTAWA, ONTARIO

*Date*

2021-02-01

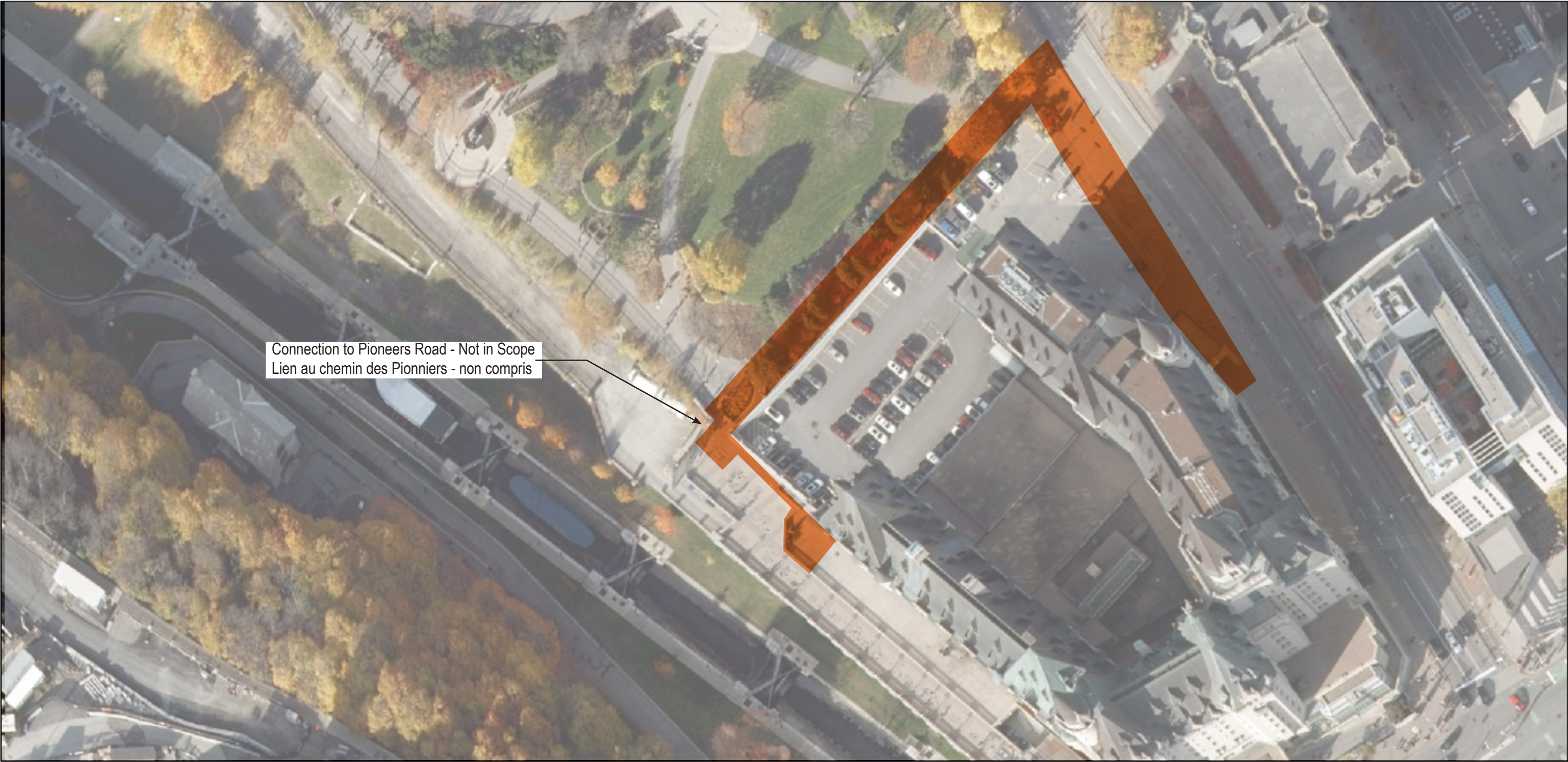
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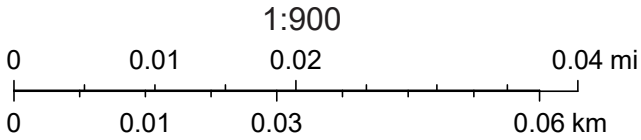
Château Laurier - Interface with NCC Lands | Château Laurier - Interface avec les terrains de la CCN



6/15/2021, 11:00:37 AM



Approximate Zone of Influence on NCC lands  
Zone d'influence approximative sur les terrains de la CCN



National Capital Commission





Rideau Canal National Historic Site of Canada  
34 Beckwith Street South  
Smiths Falls, ON K7A 2A8

18 January 2021

Attention: Allison Hamlin, Planner  
Planning, Infrastructure and Economic Development Department  
City of Ottawa  
110 Laurier Avenue West, 4<sup>th</sup> floor  
Ottawa, ON K1P 1J1  
Email: Allison.hamlin@ottawa.ca

**Subject:        Site Plan Control Application - Revision**  
**File: D07-12-20-0158**  
**Addition to Chateau Laurier Hotel**  
**1 Rideau Street, Ottawa**

Dear Ms. Hamlin,

Parks Canada appreciates the opportunity to provide feedback on the revised Site Plan Control application submitted to the City of Ottawa, which proposes a new design for the rear addition to the Chateau Laurier Hotel.

Parks Canada's perspective on this project reflects three distinct roles that we play. First, we are the federal government's lead on the protection and presentation of nationally significant examples of Canada's natural and cultural heritage, including national historic sites, a designation held by the Chateau Laurier. Secondly, we are responsible for the management of the Rideau Canal National Historic Site and World Heritage site. A key component of this property is the Ottawa Locks, located immediately adjacent to the proposed development. Finally, as the government agency responsible for coordinating implementation of the World Heritage Convention in Canada, Parks Canada has a lead role in addressing any concerns the UNESCO World Heritage Committee and its advisors may raise concerning World Heritage sites in Canada.

With respect to the current proposal, Parks Canada appreciates the work done by Larco Investments in collaboration with Heritage Ottawa to create a new design for the development. Heritage Ottawa concluded that the preponderance of Indiana limestone cladding with copper



and bronze elements in the new design is in keeping with the materials of the historic hotel, which, along with the opening up of views into the courtyard and the subtle delineation of the massing of the two pavilions into three sections that align with the hotel, form a contemporary design that meets the requirements set out in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Similarly, Parks Canada finds that the work undertaken to date responds to many of the concerns raised previously regarding the potential impacts to the heritage value of the property. The new design is more consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, a key guiding tool for heritage conservation.

In its role as advisor to the World Heritage Committee on cultural heritage, the International Committee on Monuments and Sites (ICOMOS) has raised concerns in correspondence with Parks Canada on the potential impact of the new development on the views from Ottawa Locks. A Cultural Heritage Impact Statement, dated November 2020, has been completed by ERA Architects Inc. for the new design proposal. However, this statement does not clearly articulate how the new design will impact the dominating view of the Château Laurier at the Ottawa Locks location. It would be warranted to have this key view of the Château Laurier included in an updated visual impact assessment to gain greater understanding of the impact of the addition within the setting of the Rideau Canal property. Parks Canada would be pleased to assist with this work.

Based on the material available for review, Parks Canada was not able to confirm what impact the development would have on drainage. Alterations to the site should not result in changes in water drainage towards the Ottawa Locks that could potentially threaten the stability or integrity of its cultural resources, in particular the retaining wall on the property boundary between Ottawa Locks and the Château Laurier, or the functioning of lock operations. We would appreciate having confirmation on this point.

Thank you for the opportunity for Parks Canada to provide comments on this revised application.

If you have any questions or concerns in relation to Parks Canada's input on this application, please do not hesitate to contact me directly at [patricia.kell@canada.ca](mailto:patricia.kell@canada.ca).

Sincerely,

Patricia Kell  
Executive Director, Cultural Heritage  
Parks Canada Agency



**Special Joint Meeting of the  
Planning Committee and Built Heritage Sub-committee**

**Friday, February 5, 2021**

**Electronic Participation**

This Meeting was held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

**9:00 am**

**Disposition 1**

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- Note:*
1. *Underlining indicates a new or amended recommendation approved by Committee.*
  2. *Except where otherwise indicated, reports requiring Council consideration will be presented to Ottawa City Council on February 24, 2021.*
  3. *Please note that the recorded votes and dissents contained in this Disposition are to be considered DRAFT until the Minutes of the meeting are confirmed by Committee.*

**Declarations of Interest**

Chair R. King indicated that Member J. Halsall wished to declare a potential, deemed indirect pecuniary interest on both agenda items listed below, as her employer, the National Capital Commission, is the neighbouring landowner and an approval authority over the proposed new addition. Member Halsall was not present for this meeting to participate in discussion or vote on this item. She will formally provide her Declaration statement at the next Built Heritage Sub-committee meeting.

## **Planning, Infrastructure and Economic Development**

1. Receipt of Public Submissions on the Application to Alter the Château Laurier, 1 Rideau Street, a Property Designated Under Part IV of the *Ontario Heritage Act*  
  
ACS2021-PIE-RHU-0004 Rideau-Vanier (12)
- 

*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on March 7, 2021.*

The Planning Committee and Built Heritage Sub-committee received public delegations on report ACS2021-PIE-RHU-0004. The report recommendations, outlined below, were considered by each committee separately at subsequent meetings on February 5, 2021.

### **Report recommendations**

**That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:**

1. **Approve the application to alter the Château Laurier, 1 Rideau Street, a property designated under Part IV of the Ontario Heritage Act, based on plans received on January 15, 2021 prepared by Architects Alliance Inc. and attached as Documents 6 and 7, conditional upon the submission of:**
  - a. **Material samples prior to the issuance of a building permit;**
  - b. **A conservation plan detailing proposed alterations to the Château Laurier prior to the issuance of a building permit; and**
  - c. **A lighting plan to ensure that the Château Laurier's heritage attributes are protected and highlighted and that the proposed lighting scheme meets the National Capital Commission's Capital Illumination Plan;**
2. **Delegate authority for minor design changes to the General Manager**

**of Planning Infrastructure and Economic Development Department;**

- 3. Issue the heritage permit with a four-year expiry date from the date of issuance.**
  2. Receipt of Public Submissions on the Revision to Site Plan Approval – 1 Rideau Street  
  
ACS2021-PIE-EDP-0006 Rideau-Vanier (12)
- 

The Planning Committee and Built Heritage Sub-committee received public delegations on report ACS2021-PIE-EDP-0006. The report recommendation, outlined below, was considered by Planning Committee at a subsequent meeting on February 5, 2021.

**Report recommendation**

**That Planning Committee approve a revision to the Site Plan Control application approved in June 2019 for the construction of an addition to the Château Laurier at 1 Rideau Street, as detailed in Documents 5 and 6.**





**Planning Committee  
Special Meeting**

**Friday, February 5, 2021**

**Electronic Participation**

This Meeting was held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

**11:28 AM**

**Disposition 36**

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- Note: 1. Underlining indicates a new or amended recommendation approved by Committee*
- 2. Except where otherwise indicated, reports requiring Council consideration will be presented to Council on February 24, 2021 in Planning Committee Report 36.*
- 3. Please note that the recorded votes and dissents contained in this Disposition are to be considered DRAFT until the Minutes of the meeting are confirmed by Committee.*

**Declarations of Interest**

There were no declarations of interest

## **Planning, Infrastructure and Economic Development**

1. Application to Alter the Château Laurier, 1 Rideau Street, a Property Designated Under Part IV of the *Ontario Heritage Act*

ACS2021-PIE-RHU-0004

Rideau-Vanier (12)

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*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on March 7, 2021.*

### **Report recommendations**

**That Planning Committee recommend that Council:**

1. **approve the application to alter the Château Laurier, 1 Rideau Street, a property designated under Part IV of the *Ontario Heritage Act*, based on plans received on January 15, 2021 prepared by Architects Alliance Inc. and attached as Documents 6 and 7, conditional upon the submission of:**
  - a. **material samples prior to the issuance of a building permit;**
  - b. **a conservation plan detailing proposed alterations to the Château Laurier prior to the issuance of a building permit; and**
  - c. **a lighting plan to ensure that the Château Laurier's heritage attributes are protected and highlighted and that the proposed lighting scheme meets the National Capital Commission's Capital Illumination Plan;**
2. **delegate authority for minor design changes to the General Manager of Planning Infrastructure and Economic Development Department;**
3. **issue the heritage permit with a four-year expiry date from the date of issuance.**

**Motion N° PLC 2021-36/1**

Moved by Councillor R. Brockington

**WHEREAS the report for the Application to Alter the Château Laurier, 1 Rideau Street, A Property Designated Under Part IV of the *Ontario Heritage Act* (ACS2021-PIE-RHU-0004) details a rear addition of two towers of 10 (east) and 11 (west) storeys connected at grade by a two-storey base to the Chateau Laurier;**

**WHEREAS staff discussed the application and the Cultural Heritage Impact Statement (CHIS) with Parks Canada, which requested that the CHIS be updated to more clearly analyze potential impacts of the proposed addition on the Rideau Canal World Heritage Site;**

**WHEREAS as a result of these conversations with, and revisions requested by, Parks Canada, the applicant's heritage consultant has revised the CHIS on February 2, 2021, after the publication of the agenda on January 26, 2021 for this Special meeting;**

**WHEREAS these revisions have no implications on the content of the staff report or the recommendations;**

**THEREFORE BE IT RESOLVED THAT the Cultural Heritage Impact Statement listed as Document 10 of the report for the Application to Alter the Château Laurier, 1 Rideau Street, A Property Designated Under Part IV of the *Ontario Heritage Act* (ACS2021-PIE-RHU-0004) be replaced with the Cultural Heritage Impact Statement dated February 2, 2021 on file with the City Clerk.**

CARRIED

The report recommendations, as amended by Motion 36/1, CARRIED on a division of 7 yeas and 2 nays and, as follows:

YEAS (7): Councillors L. Dudas, A. Hubley T. Tierney, C. Kitts, S. Moffatt, Vice-Chair G. Gower, Chair J. Harder

NAYS (2): Councillors R. Brockington, J. Leiper

2. Revision to Site Plan Approval – 1 Rideau Street

ACS2021-PIE-EDP-0006

Rideau-Vanier (12)

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**Report recommendation**

**That Planning Committee approve a revision to the Site Plan Control application approved in June 2019 for the construction of an addition to the Château Laurier at 1 Rideau Street, as detailed in Documents 5 and 6.**

CARRIED on a division of 9 yeas and 1 nay and, as follows:

YEAS (9): Councillors L. Dudas, A. Hubley T. Tierney, J. Leiper, C. Kitts, S. Moffatt, E. El-Chantiry (ex-officio), Vice-Chair G. Gower, Chair J. Harder

NAYS (1): Councillor R. Brockington



**Built Heritage Sub-Committee  
SPECIAL MEETING**

**Friday, February 5, 2021**

**10:26 am**

**Electronic Participation**

This Meeting was held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

**Disposition 20**

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- Note: 1. Underlining indicates a new or amended recommendation approved by Committee.*
- 2. Except where otherwise indicated, reports requiring Council consideration will be presented to Ottawa City Council on February 24, 2021.*
- 3. Please note that the recorded votes and dissents contained in this Disposition are to be considered DRAFT until the Minutes of the meeting are confirmed by Committee.*

**DECLARATIONS OF INTEREST**

Chair R. King indicated that Member J. Halsall wished to declare a potential, deemed indirect pecuniary interest on the agenda item listed below, as her employer, the National Capital Commission, is the neighbouring landowner and an approval authority over the proposed new addition. Member Halsall was not present for this meeting to participate in discussion or vote on this item. She will formally provide her Declaration statement at the next Built Heritage Sub-committee meeting.

## **PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT**

### **RIGHT OF WAY, HERITAGE AND URBAN DESIGN SERVICES**

1. APPLICATION TO ALTER THE CHÂTEAU LAURIER, 1 RIDEAU STREET, A PROPERTY DESIGNATED UNDER PART IV OF THE *ONTARIO HERITAGE ACT*

ACS2021-PIE-RHU-0004

RIDEAU-VANIER (12)

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*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on March 7, 2021.*

#### **Report recommendations**

**That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:**

1. **Approve the application to alter the Château Laurier, 1 Rideau Street, a property designated under Part IV of the Ontario Heritage Act, based on plans received on January 15, 2021 prepared by Architects Alliance Inc. and attached as Documents 6 and 7, conditional upon the submission of:**
  - a. **Material samples prior to the issuance of a building permit;**
  - b. **A conservation plan detailing proposed alterations to the Château Laurier prior to the issuance of a building permit; and**
  - c. **A lighting plan to ensure that the Château Laurier's heritage attributes are protected and highlighted and that the proposed lighting scheme meets the National Capital Commission's Capital Illumination Plan;**
2. **Delegate authority for minor design changes to the General Manager of Planning Infrastructure and Economic Development Department;**
3. **Issue the heritage permit with a four-year expiry date from the date**

**of issuance.**

The following motion was put before the Sub-Committee:

**Motion**

Moved by Councillor R. Brockington

**WHEREAS the report for the Application to Alter the Château Laurier, 1 Rideau Street, A Property Designated Under Part IV of the *Ontario Heritage Act* (ACS2021-PIE-RHU-0004) details a rear addition of two towers of 10 (east) and 11 (west) storeys connected at grade by a two-storey base to the Chateau Laurier;**

**WHEREAS staff discussed the application and the Cultural Heritage Impact Statement (CHIS) with Parks Canada, which requested that the CHIS be updated to more clearly analyze potential impacts of the proposed addition on the Rideau Canal World Heritage Site;**

**WHEREAS as a result of these conversations with, and revisions requested by, Parks Canada, the applicant's heritage consultant has revised the CHIS on February 2, 2021, after the publication of the agenda on January 26, 2021 for this Special meeting;**

**WHEREAS these revisions have no implications on the content of the staff report or the recommendations;**

**THEREFORE BE IT RESOLVED THAT the Cultural Heritage Impact Statement listed as Document 10 of the report for the Application to Alter the Château Laurier, 1 Rideau Street, A Property Designated Under Part IV of the *Ontario Heritage Act* (ACS2021-PIE-RHU-0004) be replaced with the Cultural Heritage Impact Statement dated February 2, 2021 on file with the City Clerk.**

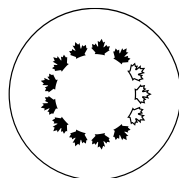
CARRIED

The report recommendations were LOST, on a division of 3 yeas and 3 nays, as follows:

YEAS (3): Councillor S. Moffat, Member A. Conforti, Member B. Padolsky

NAYS (3): Councillors R. Brockington, R. King, C. McKenney





## NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

Excerpt of the Minutes of the

Advisory Committee  
on Planning, Design and Realty

Meeting of February 25, 2021

2021-P50 - Interface of Proposed Fairmont  
Château Laurier Addition with Surrounding  
NCC Lands (C)

Members received a presentation on the interface of the proposed Fairmont Château Laurier addition with the surrounding NCC lands. They provided the following comments:

### Vision for Major's Hill Park

- The vision and design for Major's Hill Park must come first; the park should not read as a private yard of the hotel.
- The principle of porosity between the building and adjacent NCC lands is commendable.

### Connection and Entrance

- The inclusion of a connection between the proposed hotel addition and Major's Hill Park was supported, to establish a sense of porosity, and to make the park more comfortable for visitors.
- The proposed entrance opening onto the park should be open 24/7 and year-round (an agreement is suggested).
- Entrances should be inviting, well-lit, and easily accessible (not closed off).

Extrait du procès-verbal du

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

Séance du 25 février 2021

2021-P50 - Relations de l'annexe de l'hôtel  
Fairmont Château Laurier proposée avec les  
terrains de la CCN avoisinants (C)

Les membres assistent à une présentation sur les relations de l'annexe de l'hôtel Fairmont Château Laurier proposée avec les terrains de la CCN avoisinants. Ils font les commentaires suivants :

### Vision pour le parc Major's Hill

- La vision et la conception du parc Major's Hill doit primer; le parc ne devrait pas être perçu comme la cour privée de l'hôtel.
- Le principe de porosité entre le bâtiment et les terrains de la CCN adjacents est appréciable.

### Connexion et entrée

- L'inclusion d'un lien entre l'agrandissement prévu de l'hôtel et le parc Major's Hill est appuyée, afin d'établir une certaine porosité, et pour rendre le parc plus agréable pour les visiteurs.
- L'entrée prévue donnant sur le parc devrait être ouverte 24h/24 et 7 jours/7 toute l'année (on suggère qu'une entente soit signée).
- Les entrées devraient être bien éclairées et faciles d'accès (pas fermées).

2021-P50 - Interface of Proposed Fairmont Château Laurier Addition with Surrounding NCC Lands (C)

Relationship between Public and Private Space

- It is important to respect the hotel's operational requirements while balancing the NCC's desire for the public use of the space.
- The distinction between private, semi-private, and public space should be deliberate through different design cues including signage, lighting, security, and paving materials.
- The creation of "intermediate" zones which can go public or private depending on the situation and public amenities (café, washrooms) may help to create this desired sense of porosity (e.g. Château Frontenac in Quebec City).
- Closure of semi-public spaces during events should be clarified (temporary fences, signage).
- Public access to the canal terraces should be considered: the upper West terrace could be private, while the lower part must be publicly-accessible.
- Current agreements, easements and uses for these spaces should be reviewed.

Connectivity and Universal Accessibility

- Universal accessibility around the hotel and park requires further consideration, especially with the topography and technical challenges in this location.
- A continuous, convenient, and obvious connection is needed between Wellington Street and the park via the Rideau Canal terraces.
- Signage and wayfinding are important considerations so that users are directed to the proper routes.
- Access should be logical as well as comfortable – a separated UA route is not

2021-P50 - Relations de l'annexe de l'hôtel Fairmont Château Laurier proposée avec les terrains de la CCN avoisinants (C)

Relation entre espace public et espace privé

- Il est important de respecter les exigences opérationnelles de l'hôtel en harmonie avec le souhait de la CCN que l'espace soit utilisé par le public.
- La distinction entre espaces privés, semi-privés, et publics devrait être intentionnelle grâce à des repères dans la conception tels que la signalisation, l'éclairage, la sécurité et les matériaux de revêtement de la chaussée.
- La création de zones « intermédiaires » de nature publique ou privée en fonction de la situation et des installations publiques (café, toilettes) pourrait contribuer à créer cette impression de porosité (p. ex. Château Frontenac à Québec).
- La fermeture des espaces semi-publics pendant certaines activités devrait être claire (barrières temporaires, signalisation).
- L'accès public aux terrasses du canal devrait être envisagé : la terrasse ouest supérieure pourrait être privée, alors que la partie inférieure doit être accessible par le public.
- On devrait réviser les ententes, servitudes et utilisations actuelles pour ces espaces.

Connectivité et accessibilité universelle

- L'accessibilité universelle aux abords de l'hôtel et du parc requiert une réflexion plus approfondie, en particulier avec les défis techniques et topographiques du lieu.
- Une connexion continue, pratique et évidente est nécessaire entre la rue Wellington et le parc via les terrasses du canal Rideau.
- La signalisation et l'orientation sont des questions importantes pour que les usagers soient dirigés vers les itinéraires appropriés.
- L'accès devrait être logique et confortable – il n'est pas conseillé d'avoir un itinéraire

2021-P50 - Interface of Proposed Fairmont  
Château Laurier Addition with Surrounding  
NCC Lands (C)

advisable (e.g. families should be able to move together).

- The Grand Staircase on the west side should be clearly differentiated between stairs and seating, especially for people with visual impairments.

Mediation between Landscape Styles

- Mediation is required between the formal geometric style of the hotel addition and the romantic Picturesque style of the park.
- Topography is a major consideration: the creation of flat areas for parterre (French style) is opposite of embracing the natural topography and escarpment of the site (English style) – these different styles must be reconciled in a harmonious manner.
- The dominant linear connecting pathway is too formal in relation to the romantic and Picturesque design language of Major's Hill Park, creating a sense that the hotel is imposing itself into the park. Further reflection is recommended to ensure a better integration of these different styles.

Tree Conservation and Planting

- Trees within 6 metres or less of the excavation will not survive because of lesions, slower growth, and added vulnerability – this should be taken into consideration with the proposed park design.
- Water pumped from the excavation may affect the level of the water table under Major's Hill Park, which can be monitored by piezometers. The water should be redistributed to the ground around the trees rather than to the water mains.
- Also, soil within the park is shallow and ensuring tree resilience during construction will be challenging.

2021-P50 - Relations de l'annexe de l'hôtel  
Fairmont Château Laurier proposée avec les  
terrains de la CCN avoisinants (C)

séparé pour l'AU (p. ex. les familles devraient pouvoir se déplacer ensemble).

- Le grand escalier du côté Ouest devrait permettre la différenciation claire entre marches et places assises, en particulier pour les personnes ayant une déficience visuelle.

Conciliation entre les styles d'aménagement paysager

- On doit concilier le style géométrique formel de l'agrandissement de l'hôtel et le style romantique pittoresque du parc.
- La topographie est un facteur important : la création de zones planes pour des parterres (style français) s'oppose à l'inclusion de la topographie naturelle du site et de l'escarpement (style anglais) – on doit concilier ces styles différents de façon harmonieuse.
- Le sentier linéaire principal est trop formel par rapport au langage de conception romantique et pittoresque du parc Major's Hill, ce qui donne l'impression que l'hôtel s'impose sur le parc. On recommande une réflexion plus approfondie pour s'assurer que les différents styles sont bien intégrés.

Conservation et plantation d'arbres

- Les arbres situés à moins de 6 m de l'excavation ne vont pas survivre en raison des lésions, de la croissance plus lente, et d'une vulnérabilité additionnelle – cela devrait être pris en compte dans la conception prévue pour le parc.
- Il se pourrait que l'eau pompée de l'excavation affecte le niveau de la nappe phréatique sous le parc Major's Hill, ce qui peut être contrôlé par des piézomètres. L'eau devrait être distribuée dans le sol aux abords des arbres plutôt que dans les égouts collecteurs.
- De plus, le sol dans le parc est peu profond, donc assurer la résilience des arbres pendant les travaux présente un défi.

2021-P50 - Interface of Proposed Fairmont  
Château Laurier Addition with Surrounding  
NCC Lands (C)

- The use of vegetation to mediate the effect of the new addition on the park was supported.
- The proposed planting plan should include a balance between coniferous and deciduous trees, while considering site safety and security (sightlines).

Proposed Transverse Pathway

- Emergency exits and access requirements for the new addition should be verified in relation to this proposed pathway.
- A 3-metres pathway seems narrow. A more convenient width should be considered, to offer a more generous experience, while providing a buffer to help the transition between the new addition and the established landscape of the park.

Mackenzie Avenue Treatment

- The incorporation of trees and planters along this edge helps extend a sense of the park into the street.
- With the proposed parkade entrance and bus layby on Mackenzie Avenue, the space will be heavily used by vehicles. The paving pattern should thus be simplified for ease of maintenance, and more robust materials used to withstand heavy wear and tear (no large pavers).

2021-P50 - Relations de l'annexe de l'hôtel  
Fairmont Château Laurier proposée avec les  
terrains de la CCN avoisinants (C)

- On appuie l'utilisation de végétation pour compenser les effets du nouvel agrandissement sur le parc .
- Le plan de plantation devrait inclure un équilibre entre conifères et feuillus, tout en tenant compte de la sécurité du site (visibilité).

Sentier transversal proposé

- On devrait vérifier les sorties de secours et les exigences d'accès pour le nouvel agrandissement par rapport au sentier proposé.
- Un sentier de 3 mètres semble étroit. On devrait envisager une largeur plus pratique, pour offrir une expérience plus généreuse tout en assurant une zone tampon entre le nouvel agrandissement et l'aménagement paysager bien établi du parc.

Interventions sur l'avenue Mackenzie

- L'ajout d'arbres et de jardinières le long de cette bordure contribue à donner l'impression que le parc se prolonge sur la rue.
- Avec l'entrée du stationnement et le débarcadère d'autobus sur l'avenue Mackenzie, l'espace va être abondamment utilisé par les véhicules. Par conséquent, le motif du revêtement de chaussée devrait être simplifié pour un entretien plus facile, et des matériaux robustes utilisés pour supporter l'usure (pas de grandes dalles).

Committee Secretary

Secrétaire des comités

*Caroline Bied*

CAROLINE BIED