NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

No.	2019-P144
To	Board of Directors
Date	2019-11-21

For DECISION**Subject/Title**

Library and Archives Canada (LAC) – Gatineau 2 – Final Design

Purpose of the Submission

- To obtain Federal Land Use and Design Approval for the Final Design of the new Library and Archives Canada (LAC) Preservation Centre – (Gatineau 2).

Recommendation

- THAT the Federal Land Use and Design Approval, for the Final Design for the new Library and Archives Canada Preservation Centre (Gatineau 2) be approved, pursuant to section 12 of the *National Capital Act*.
- THAT the signature of the Federal Approval be delegated to the Vice President, Capital Planning Branch.

Submitted by:Pierre Vaillancourt, A/Vice President, Capital Planning Branch
Name_____
Signature

1. Authority

- *National Capital Act*, section 12

2. Project Description

- The proposal is for the construction of a new Preservation Centre (Gatineau 2) to enable the consolidation of the archival holdings of Library and Archives Canada (LAC) at its Gatineau campus. It will also provide the LAC with appropriate accommodation for its holdings' long-term preservation and the means to sustain its renewed real property portfolio for the foreseeable future.
- Gatineau 2 will be located north of the existing Preservation Centre facility built in 1997 and dedicated to the preservation of Canada's archival heritage (Appendix A).
- The proposed facility is located in Gatineau, within the capital urban lands, on a site owned by LAC and designated in the NCC Capital Urban Lands Plan as a federal facility.
- Gatineau 2 is part of the LAC's Long Term Real Property Plan.
- Although not located in the Core Area or within the National Interest Land Mass, the project is part of a national cultural institution in the National Capital's landscape.
- LAC, with PSPC as the procurement and contracting authority, have through a single design, build, finance, operate and maintain public-private partnership contract, entered into an agreement with Plenary Properties Gatineau LP to deliver the design and construction of the new facility.
- The functional requirements of the automated collection storage system limit the flexibility of the design.
- Due to the presence of species at risk on the western part of the site left undeveloped, any further proposed expansion on the site will require environmental mitigation measures.
- The presence of an existing hydro corridor right-of-way cutting through the site, poses a constraint on future planning and design.

Project Scope

- A modern, purpose-built facility with a gross area of approximately 11,920 m² including:
 - Automated collection storage component capable of storing 617,000 archival containers – or approximately 6,600 m² and 18.3 m high in an archival standard environment;
 - Physical connection to the existing Preservation Centre;
 - Building and site development that consider its context and built heritage character.

LAC provided the following project guiding principles:

- *Capacity*: Appropriate, secure, and state-of-the-art archival preservation and access capacity.

- *Centre of Excellence*: Reinforces its role as a leader in the archival community.
- *Flexibility*: Spaces that may be easily altered to meet future LAC needs.
- *Sustainability*: Maximize building sustainability while respecting collection and access requirements. The proposal will meet (LEED) silver standard.
- *Innovation*: Improve program delivery and facility performance through creative, yet tested, solutions in design, construction and operation.

Project Approval Summary

- March 2017 – The Indicative Design and Design Drivers for the project were presented to the ACPDR.
- April 2017 – The NCC Board of Directors approved the Indicative Design and NCC's Capital Principles (Appendix B).
- August 2018 – The Selected Proponent's conceptual design was presented to the ACPDR.
- May 2019 – The schematic design was presented to the ACPDR.
- June 2019 – The NCC Board of Directors approved the Excavation, Building Foundation and Schematic Design.
- October 2019 – The Developed Design was presented to the ACPDR for the last time. The Committee provided positive comments to the NCC staff for project approval. The Committee's comments are attached as Appendix C.

3. NCC Staff Analysis / Risks and Mitigations Measures

- The Proponent has successfully integrated the NCC advice and recommendations related to the design and land use of the proposal including;
 - Incorporation of a berm and landscape buffer to screen the loading area and mechanical annex;
 - Landscape additions to frame the main entry and improve the design of the staff court;
 - Use of full scale mock-up to demonstrate that the textured pattern on the precast concrete panels could be achieved.

4. Strategic Links

- NCC Mandate: to set the long-term urban planning directions for federal lands, to guide and control the use and development of federal lands in Canada's Capital Region.
- NCC 2019-2020 to 2023-2024 Corporate Plan, Corporate priority 4: Initiate, renew and communicate land use plans, and provide timely and effective
- coordination of federal land use and design in the National Capital Region.
- NCC Plan for Canada's Capital (2017-2067)
- NCC Capital Urban Lands Plan (2015)
- LAC Long Term Real Property Plan (LTRPP) identifies the proposal as its centerpiece.
- LAC Three-Year Plan (2016-2019) identifies the proposal as one of its priorities.

5. Consultations and Communications

- LAC has engaged in consultations with the Ville de Gatineau and Hydro Québec. They do not intend to do public consultations for this proposal.

6. Next Steps

- Start of Construction – Winter 2020

7. List of Appendices

Appendix A — Land Ownership Map

Appendix B — NCC Capital Principles, Dec. 9th, 2016, approved by the Board in April 2017

Appendix C — Draft excerpt of the ACPDR meeting of October 03-04, 2019

8. Authors of the Submission

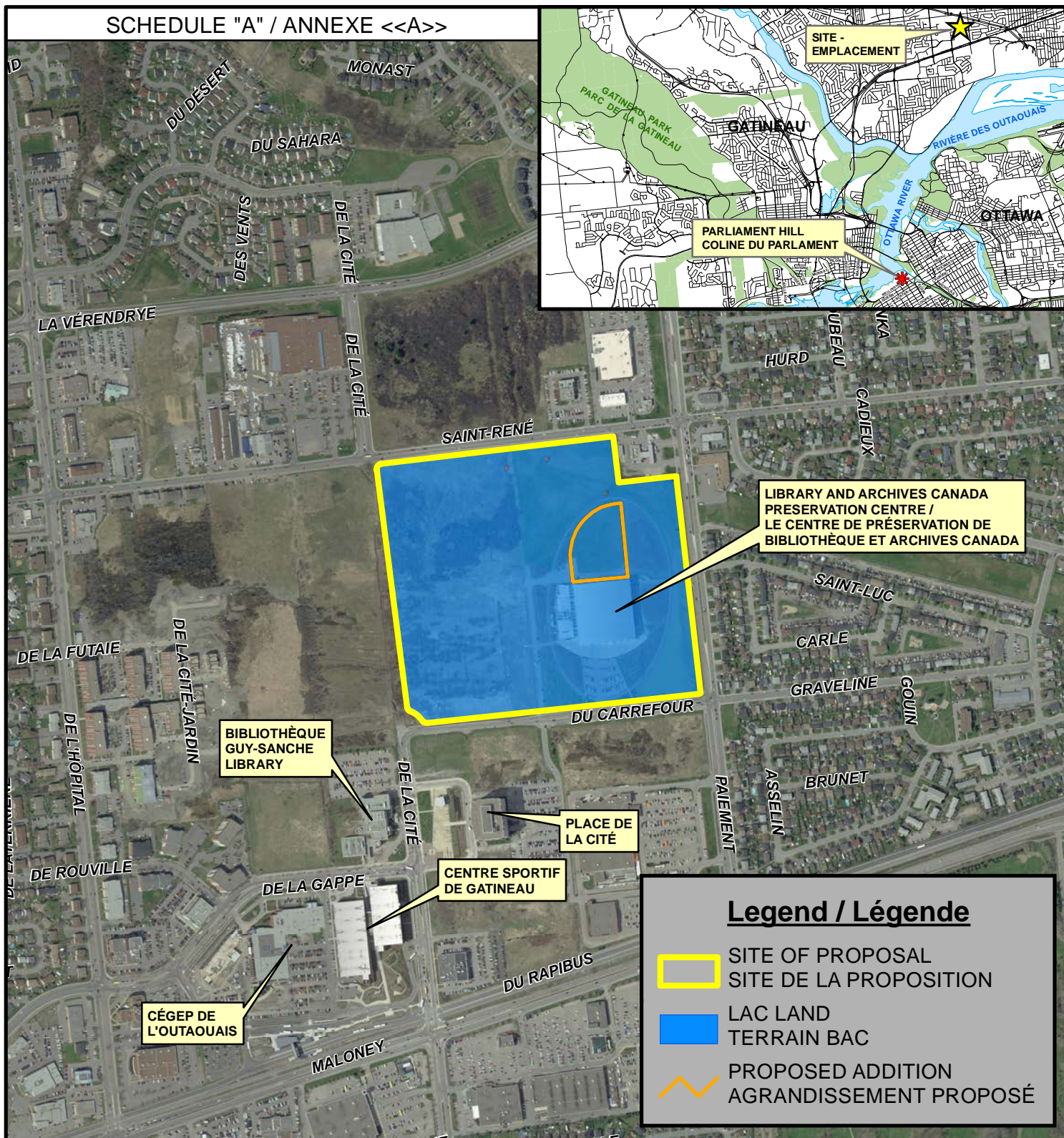
Pierre Vaillancourt, Acting Vice President, Capital Planning Branch (CP)

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

Jason Hutchison, Chief, Federal Design Approvals, CP

Kate-Issima Francin, Senior Land Use Planner, Federal Approvals, CP

SCHEDULE "A" / ANNEXE <<A>>



PREPARED BY THE GEOMATICS SECTION / PRÉPARÉ PAR LA SECTION DE LA GÉOMATIQUE



Canada

Subject - Objet LIBRARY AND ARCHIVES CANADA, 625 boul. du Carrefour, Gatineau, QC
BIBLIOTHÈQUE ET ARCHIVES CANADA, 625 boul. du Carrefour, Gatineau, QC

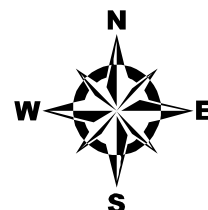
Submitted by - Soumis par
D. CHAMPAGNE, Executive Director / Directeur exécutif

Branch - Direction
CP / AC

Date
2017-02-08

Scale - Échelle
1:9,000

Parcel - Parcelle



CAPITAL PRINCIPLES

December 09, 2016

PROJECT: Library and Archives Gatineau 2 Project

The following Capital Principles align with NCC policies and guidelines for design excellence and are identified to the LAC as priority elements to be addresses and benchmarked throughout development of the Gatineau 2 project throughout the various approval stages for the architecture and landscape design.

1. High Level Principles

- 1.1. Plan and manage the new buildings to enhance the Capital's symbolism, dignity and prestige.
- 1.2. Maintain a high level of quality and innovation in urban design, architecture and landscaping appropriate its location and context sensitive.
- 1.3. Promote the use of integrated design approaches to foster the best outcomes, and ensure that design and land-use planning specialists in a variety of fields contribute in order to achieve high-quality projects that enhance the recognition of the Capital region as an inspiring place to be.
- 1.4. Explore opportunities to create cultural experiences based on archaeological, historical and other cultural resources while ensuring their protection for future generations.

2. Planning and Framework Compliance

- 2.1. Affirm compliance with Federal and NCC Plans and Policies applicable to the site:
 - i. NCC 2017 *Plan for Canada's Capital*
 - ii. NCC 2015 *Capital Urban Lands Plan*
- 2.2. **Urban Context.** Locate the project on the site in a manner that contributes positively to and improves interaction with the surrounding urban context and works in a manner that protects natural features and urban green spaces. This can be achieved by addressing views, built form relationships, and street character.
- 2.3. **Public Realm.** Preserve the quality of the visitor experience, the public life of the site and the sense of place for an active, animated, dignified and climatically comfortable public realm.

3. Design Excellence - Architecture

- 3.1. **Built form for above ground interventions.** Demonstrate a positive integration with the existing building and its surroundings in matters of scale, proportions and materiality while keeping the footprint of the intervention as efficient as possible, without wasted space.
- 3.2. **Complementarity with the existing.** Complement and enhance the existing building by maintaining or continuing the existing fabric of the building or by introducing contrast through the new intervention.
- 3.3. **Location and Orientation.**
 - i. Minimize tree removal and take advantage of solar access and take into account prevailing winds, in order to avoid harsh wind effects and wind tunneling.
 - ii. Relate the new entrances to the location of public transportation connections.
 - iii. The main entrance of existing building should remain in its original location.
- 3.4. **Technical Equipment.**

- i. Avoid the conspicuous siting of required support infrastructure such as loading bays, maintenance and storage areas, waste processing facilities, emergency generators, mechanical equipment, etc. Provide visual screening, where appropriate.
- ii. Adhere to the following requirement for all components of antennas, vents and other visible or projecting installations, whether on roofs, other areas of buildings or in landscape settings:
 - Be discretely located and designed
 - Comply with municipal plans and by-laws
 - Be as few in number and as small in size as possible, finished in colours to match and blend into their surroundings (dark colours may be the most appropriate in the majority of locations)
 - Be placed at an appropriate setback from the edge of the roof to reduce their visibility and visual impact

3.5. **Materials.**

- i. Select materials on the basis of good quality, appearances, durability over time
- ii. Demonstrate harmony with the textures and colour hues of existing structure, and achieve a cohesive palette.

3.6. **Green roofs.** Considered the use of a green roof to reduce the urban heat island effect.

4. **Design Excellence – Landscape**

- 4.1. **Landscape.** Achieve design excellence through a landscape design that is in keeping with the cultural significance of the existing and be commensurate with the location.
- 4.2. **Existing Condition.** Consider sun, shadows surface existing drainage, slope and other site information that may impact planting design.
- 4.3. **Special Features.** Highlight features of special interest and other characteristics that help define the cultural character of the site.
- 4.4. **Parking.** Reduce or eliminate parking substantially, or place parking underground. Minimize roadways and paved areas and develop creative off-site parking strategies when possible.
 - i. Create and/or provide functional, safe, secure, and accessible parking for all users.
 - Organize parking spaces and rows to provide consolidated soft landscaped areas and opportunity for on-site stormwater management. Retain and protect existing trees, vegetation, natural slopes and native soils and integrate these features into the overall landscape plan.
 - Install decorative paving or a change in paving material/colour to emphasize edges, pedestrian routes and crossings, entrances, loading areas and other special features within the parking lot
 - ii. Mitigate the urban heat island effect by limiting the use of dark, impervious surfaces within the parking lot. Use light-coloured materials, such as concrete, white asphalt or light-coloured pavers, in the hardscape to reduce surface temperatures and contribution to the urban heat island effect. Install permeable/porous pavement, such as open-jointed pavers, porous concrete/ asphalt, or turf/gravel grids, as appropriate to parking lot use and condition.
 - iii. Manage stormwater quality and quantity on-site by distributing landscaping throughout the site to soften and screen parking lot edges, reinforce circulation routes, create pleasant pedestrian conditions and maximize shade and stormwater benefits.

4.5. **Planting.**

- i. Ensure context sensitive landscape design with a balance of deciduous and coniferous species to provide seasonal interest;
 - ii. Implement planting specific to the local conditions and use of the site, attractive and interesting year-round,
 - iii. Minimize water requirements by promoting local indigenous species.
 - iv. Preserve existing trees as much as possible.
 - v. Use native species and local hybrids. Invasive species are forbidden, and the use of species that tend to be threatened by pest infestation is discouraged.
- 4.6. **Exterior Lighting.**
 - i. Combine functional safety, aid in wayfinding, contribute to a special sense of place and promote visual excellence to create an attractive nightscape with exterior lighting when required.
 - ii. Ensure that the quality of night light be in a warm colour range with minimal colour distortion.
- 4.7. **Winter Considerations.** Design and provide infrastructure that supports desired winter life and improves comfort in cold weather:
 - i. Incorporate design strategies to block wind, particularly prevailing winds and downdrafts.
 - ii. Maximize exposure to sunshine through orientation and design.
- 4.8. **Stormwater Management.**
 - i. Integrate best management practices for a sustainable Stormwater management on site.
 - ii. Achieve improved water quality by controlling rainwater at its point of impact, managing infiltration and conveying any excess off-site by systems (such as swales/ditches and storm sewers)
 - iii. Respect the hydraulic capacity and erosion thresholds of receiving watercourses with an appropriate water quantity peak flow discharge rates
 - iv. Adhere to the following design strategies when possible:
 - Infiltration: infiltration trenches, porous paving, grass swales with perforated pipes, reduced paving areas.
 - Bioretention/biofiltration: vegetated filter strip of non-invasive, preferably native species, rain gardens, bioswales, green roofs, constructed wetlands
 - Rainwater harvesting: cisterns, rain barrels
 - Water quality enhancement: oil and grit separators, continuous deflection separators
 - Detention ponds and permanent check dams in swales
 - Wet ponds (for larger sites)
 - Green roofs, rooftops gardens and green walls: reduce surface runoff, while modulating heat extremes within a building.
- 4.9. **Permeable surfaces:** Use porous asphalt or concrete, reinforced turf or permeable unit paving when possible to allow rainfalls to percolate into an underlying granular reservoir for on-site storage or to be ex-filtrated to underlying soils or off-site conveyance systems.
- 4.10. **Signage and Wayfinding.** Facilitate wayfinding by providing clear, easy-to-read and easy-to-find information. Transmit information on interpretation, wayfinding or on safety/security in a clear and legible fashion. Favour the use of standardized pictograms.
- 4.11. **Public Art.** Encourage the inclusion of public art and interpretation; demonstrate a strong integration to the building and/or site and contribute to a diverse range of artistic expression in the Capital.

5. Sustainability

- 5.1. Ensure implementation of the *Federal Sustainable Development Strategy for Canada 2013–2016*.
- 5.2. Demonstrate a commitment to sustainability that reflects an understanding of, and a respect for, the cultural and natural heritage and environment of the site in the building design, construction and operations.
- 5.3. **Mobility and Access.** Support sustainable and active mobility as a means to access the site and prioritize pedestrian, cycling and transit-supportive improvements.

6. Universal Accessibility

- 6.1. Demonstrate best practices for universal accessibility for equal access, use and enjoyment of the building and site, meeting (and, where possible, exceeding) nationally accepted standards and guidelines for universal accessibility.
- 6.2. Comply with CAN/CSA-B651 Universal Accessibility Standard for all buildings.

If you have any questions or require further clarification, please do not hesitate to contact me.

My best regards,

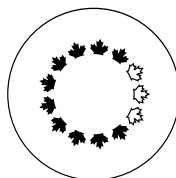
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NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

Excerpt of the Minutes of the

Advisory Committee
on Planning, Design and Realty

Meeting of October 3 and 4, 2019

2019-P144 - Library and Archives Canada –
Gatineau 2 – Final Design (C)

These minutes have not been approved yet.

Members received a presentation on the final design for the Library and Archives Canada's project, Gatineau 2. They commended the team for a clear and articulate presentation, and a great achievement in the context of a P3 project. They gave the following advice :

Site Master Plan

- A master plan should be developed for this site to plan for future uses.
- A parking lot in front of a building is not consistent with NCC's transit-oriented and active mobility targets. Less parking would be best.

Landscape

- The refinements to the landscape, including the addition of a berm, are appreciated.
- The human scale and the winter views are commended.

Materials

- The project's success will depend on the detailing of concrete: texture, colour, highlighting of relief, etc.

Extrait du procès-verbal du

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

Séance des 3 et 4 octobre 2019

2019-P144 - Bibliothèque et Archives Canada –
Gatineau 2 – Design final (C)

Ce procès-verbal n'a pas encore été approuvé.

Les membres assistent à une présentation sur le design final du projet Gatineau 2 de Bibliothèque et Archives Canada. Ils félicitent l'équipe pour une présentation éloquente et claire, et un grand accomplissement dans le contexte d'un projet P3. Ils donnent les conseils suivants :

Plan directeur du site

- On devrait élaborer un plan directeur du site pour planifier les utilisations futures.
- Un stationnement devant un édifice n'est pas en accord avec les objectifs de la CCN axés sur le transport en commun et la mobilité active. Moins de stationnement serait préférable.

Aménagement paysager

- Les raffinements de l'aménagement paysager, y compris l'ajout d'un talus, sont appréciés.
- Les membres font l'éloge de l'échelle humaine et des vues d'hiver.

Matériaux

- Le succès du projet va dépendre des détails du béton : texture, couleur, mise en valeur du relief, etc.

2019-P144 - Library and Archives Canada –
Gatineau 2 – Final Design (C)

2019-P144 - Bibliothèque et Archives Canada
– Gatineau 2 – Design final (C)

These minutes have not been approved yet.

Ce procès-verbal n'a pas encore été approuvé.

- A ledge could be added so the snow could accumulate and highlight the texture.

- On pourrait ajouter une saillie sur laquelle la neige pourrait s'accumuler et mettre la texture en valeur.

Sustainability

- Maintenance will be key to ensure the concrete ages gracefully. A water recovery system should be explored to collect and reuse the water.
- The project should aim at carbon neutral. Glazing should be triple in order to lower energy bills and increase the occupants' comfort.

Pérennité

- L'entretien va être crucial pour s'assurer que le béton vieillisse élégamment. On devrait étudier l'installation d'un système de récupération des eaux pour recueillir et réutiliser l'eau.
- Le projet devrait viser la neutralité carbone. Le vitrage devrait être triple de façon à réduire les factures d'énergie et accroître le confort des occupants.

Lighting and Furniture

- The initial design element on the façade (strata) should be explored further.
- Lighting will be important to enhance the building.
- Furniture should be at different heights to accommodate the diversity of abilities.

Éclairage et mobilier

- On pourrait étudier davantage l'élément de design sur la façade (strates).
- L'éclairage va être important pour mettre l'édifice en valeur.
- Le mobilier devrait avoir différentes hauteurs pour accommoder la diversité des capacités.

Committee Secretary Caroline Bied Secrétaire des comités