NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

No.	2019-P182
To	Board of Directors
Date	2019-11-21

For DECISION**Subject/Title**

Lester B. Pearson Building Rehabilitation, 125 Sussex Drive, Ottawa

Purpose of the Submission

- To obtain approval for the Tower D Developed Design, including glazing detail, and associated landscape components for the Lester B. Pearson (LBP) Building Rehabilitation.

Recommendation

- That the Tower D Developed Design including glazing detail and associated landscape components for the Lester B. Pearson Building Rehabilitation approval be granted, pursuant to Section 12 of the *National Capital Act*, subject to the following conditions:
 1. That the refinement and adjustment of the interior design finishes and the monitoring of the exterior wall assembly for Tower D, be submitted to the NCC staff for review;
 2. That all subsequent phases of planning and Developed Design be submitted to the NCC for review and approval as separate level 3 projects.
- That the signature of the federal approval for the Developed Design of Tower D, including glazing detail and associated landscape components 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 LBP building is sited prominently on Confederation Boulevard located across from the British High Commissioner's official residence (Earncliffe) and the National Research Council's headquarters.
- This project is for the rehabilitation of the Lester B. Pearson (LBP) Building to provide a cost effective, modern and efficient workspace for Global Affairs Canada (GAC), while also setting a national and international example of Canada's commitment to environmental sustainability in the treatment of a federal heritage building. The building houses approximately 3,400 employees.
- The project is to be developed in Phases from 2020 until 2027. The first phase will be the rehabilitation of Tower D and its immediate landscape.
- The proponent defined the project's intent as: "... meet[ing] [GAC's] required program while protecting the building's heritage value and character-defining elements. ... [The] outcome of the project will be functional modern spaces with reduced carbon footprint while maintaining its key heritage values and ongoing use."
- The concept design of the project was approved by the NCC Board of Directors in June 2019 under certain conditions pertaining to the glazing design details that were subject to a specific review by the FHBRO and NCC staff and are included in the present submission.
- Tower D Developed Design was presented to ACPDR in October 2019 (Appendix B) and the committee commented favorably on the project presentation. A site visit by NCC and FHBRO staff was conducted on October 17 to review the revised window mock-up.

Perimeter Security Project

- Other major projects are being completed on the Lester B. Pearson site, including the perimeter security project which was approved by the NCC in July of 2017.

Federal Heritage Building Review Office (FHBRO) Reviews

- Lester B. Pearson Building (LBP) is a Classified Federal Heritage Building that was completed and opened in 1973 (designed by Webb Zerafa Menkes, architects). It was designated by the Government of Canada in 2012 for its historical associations with Canada's international diplomacy and the creation of the former Department of Foreign Affairs (now Global Affairs Canada). Its architectural significance as a late Brutalist and modernist complex is expressed in its tiered massing and strong horizontal lines and sculptural qualities.
- The rehabilitation project was presented to the Federal Heritage Building Committee (FHBC) in October 2018, April and August 2019; this last review was focused on the

window's mock-up (site visit conducted June 5th) and response to the FHBC previous comments, as well as the development of landscape design. A fourth review and site visit was held on October 17, 2019.

3. NCC Staff Analysis / Risks and Mitigations Measures

Landscape and Roofscares within the Complex

- Further development of the landscape (roofs and ground level) was presented to the FHBC in August 2019 and to the ACPDR in October 2019. Some elements still under study will be reviewed another time by the FHBC. The approval for the overall landscape design will be done in conjunction with the approval of the Developed Design of Tower B, scheduled for 2021.
- Landscaping of roof terraces will respect the original design intent and offer pleasant views for the occupants.
- The design will ensure universal accessibility to the roof terraces.
- The revised design of the photovoltaic panels tilted at a 10 degree angle has reduced their presence and visibility when viewed from a distance. Their reversibility facilitates their eventual replacement as technology improves.

Site Logistics

- A staging and site logistics approval was completed in summer 2019 and a satisfactory solution was developed to save trees and minimize adverse impacts on existing vegetation with guidelines for site construction protection and a phased construction site plan.

Glazing and pre-cast panels

- The glazing options and mock-up presented to the FHBRO were discussed with the ACPDR with the recommended bird-friendly treatment with a wider spacing for the etching.
- The ACPDR commented on the potential use of silicone joints, however, their use is not recommended, for reasons of safety and long term stability as well as to respect the original detail that had metal vertical mullions for structural reasons.

Illumination and lighting

- Approval of the illumination concept and design is to be postponed and done in conjunction with the approval of the design for Tower B, and the overall landscape design. The illumination concept will be presented to both the FHBC and ACPDR.

Building interior

- Elements of biophilic design have been incorporated in the interior and have a compatible design with the vegetated roof terraces.
- The efforts to keep the spirit of the original interior furniture and finishes have been well received.

4. Strategic Links

- NCC Mandate
- 2019-2020 to 2023-2024 Corporate Plan, Strategic Direction
 - Corporate priority 5: Provide exemplary leadership in achieving an environmentally sustainable and resilient National Capital Region, and continue to be recognized as the steward of federal lands and assets.
- NCC Plan for Canada's Capital (2017-2067)
- NCC Core Area Sector Plan, 2005

5. Consultations and Communications

- FHBRO Review of Intervention in progress.
- Municipal Coordination has begun with the Site Logistics team.
- Close collaborative work by all partners was key to enabling critical elements related to the proponent's tight timelines in resolving design issues for this important complex.

6. Next Steps

- ACPDR, for review and comments on illumination, landscape, Tower B Developed Design – Autumn 2020
- NCC Board for approval of illumination, landscape, Tower B Developed Design – Spring 2021
- Further reviews and approvals of subsequent phases, as required.

7. List of Appendices

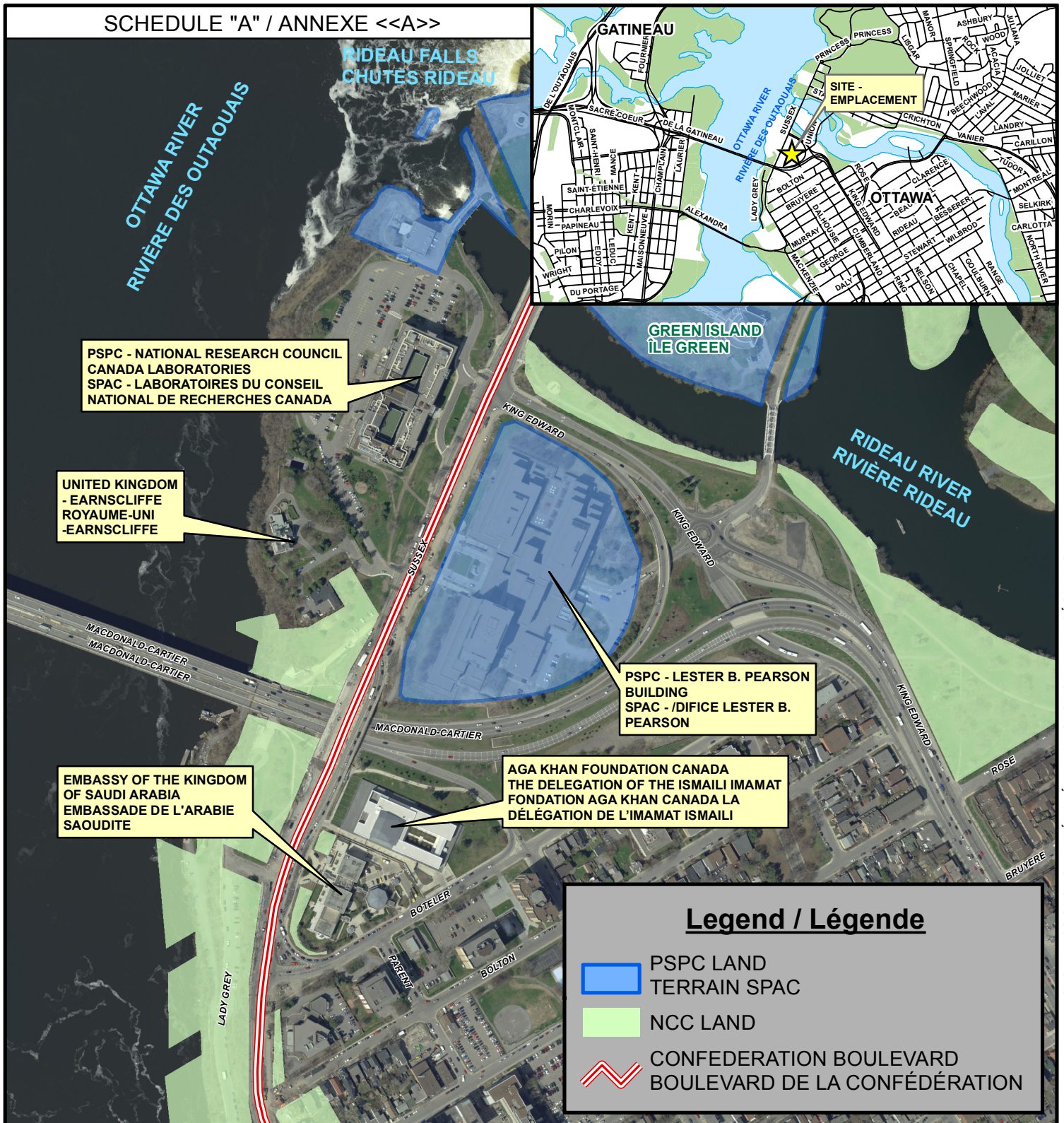
Appendix A – Location Map

Appendix B – Draft excerpt of the minutes of ACPDR meeting – October 2019

8. Authors of the Submission

Pierre Vaillancourt, Acting Vice president, Capital Planning Branch (CP)
Isabel Barrios, Director, Federal Approvals, Heritage & Archeology Programs, CP
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SCHEDULE "A" / ANNEXE <<A>>

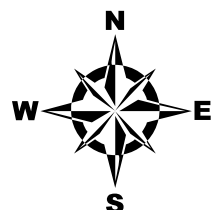


PREPARED BY THE GEOMATICS SECTION / PRÉPARÉ PAR LA SECTION DE LA GÉOMATIQUE



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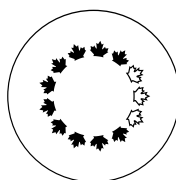
Canada



Subject - Objet LESTER B. PEARSON BUILDING, 125 Sussex Drive, Ottawa, ON
ÉDIFICE LESTER B. PEARSON, 125 promenade Sussex, Ottawa, ON

Submitted by - Soumis par D. CHAMPAGNE, Executive Director / Directeur général
Branch - Direction CP / AC

Date 2018-11-09
Scale - Échelle 1:5,000
Parcel - Parcelle



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-P182 - Lester B. Pearson Building
Rehabilitation (C)

These minutes have not been approved yet.

Members received a presentation on the Lester B. Pearson Building rehabilitation project. They were delighted by the presentation and appreciated the team having considered their previous advice. They made the following comments:

Overall

- This project is a careful adaptation of a modern movement building, and is very important for precedent setting.
- Members appreciated that a landscape architect had been involved from the beginning.

Glazing

- The team should work with professionals who specialize on glazing, modeling and finding solutions locally.
- Structural silicone joints should be explored, as it will give a more authentic look in keeping with the original design intent.

Envelope

- In order to preserve the building, micro cracking should be monitored in addition

Extrait du procès-verbal du

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

Séance des 3 et 4 octobre 2019

2019-P182 - Réhabilitation de l'édifice Lester
B. Pearson (C)

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

Les membres assistent à une présentation sur le projet de réhabilitation de l'édifice Lester B. Pearson. Ils sont enchantés par la présentation et apprécient le fait que l'équipe ait pris en compte leurs conseils précédents. Ils font les commentaires suivants :

Vue d'ensemble

- Ce projet est l'adaptation méticuleuse d'un édifice du mouvement moderne, et crée un précédent très important.
- Les membres apprécient le fait qu'un architecte de paysage soit impliqué depuis le début.

Vitrage

- L'équipe devrait travailler avec des professionnels locaux qui se spécialisent en vitrage, modélisation et recherche de solutions.
- On devrait étudier la possibilité des joints structuraux de silicone, car ils donneront une apparence plus authentique dans l'esprit de l'intention de design originale.

Enveloppe

- Afin de préserver l'édifice, on devrait surveiller les microfissures en plus des

2019-P182 - Lester B. Pearson Building Rehabilitation (C)

These minutes have not been approved yet.

to moisture sensors.

Sustainability

- To increase the performance of the photovoltaic panels on the roof, they could be installed at a steeper angle. Orientable cells similar to shutter blades could be developed with the industry.

Landscape

- The character-defining features, like horizontality, have been captured adequately.
- Some members felt that the original strong grid on rooftops could be respected, as to not lead to monotony. Others found the proposed rhythm of roof planting pleasant and relaxing.
- The continuity between interior and exterior spaces should be pushed further, with lighter barriers and adequate window height to see outside.
- The notion of an exterior greenhouse is an interesting feature. The design should be respectful of the original design intent.

Other Considerations

- Operable windows would add to the occupants' comfort.
- Patios should be universally accessible, and equipped with automated door openers.
- Office furnishing will enable the proponent to keep key features, while maintaining an open and inclusive work environment.

2019-P182 - Réhabilitation de l'édifice Lester B. Pearson (C)

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

capteurs techniques.

Pérennité

- Afin d'augmenter le rendement des panneaux photovoltaïques sur le toit, on pourrait les installer de façon oblique. On pourrait mettre au point avec l'industrie des cellules orientables semblables à des lames de persiennes.

Aménagement paysager

- Les éléments caractéristiques, comme l'horizontalité, sont rendus de façon adéquate.
- Certains membres pensent qu'on pourrait respecter le quadrillage original sur la toiture, afin de briser la monotonie. D'autres trouvent le rythme des plantations prévues sur les toits plaisant et reposant.
- La continuité entre les espaces intérieurs et extérieurs pourrait être davantage exploitée, avec des barrières plus légères et une hauteur de fenêtre adéquate pour voir à l'extérieur.
- La notion de serre extérieure est un élément intéressant. Le design devrait respecter l'intention de design originale.

Autres considérations

- Des fenêtres ouvrantes ajouteraient au confort des occupants.
- Les patios devraient être universellement accessibles et équipés de dispositifs d'ouverture automatiques des portes.
- Le mobilier de bureau va permettre au requérant de conserver les éléments clé, tout en maintenant un environnement de travail ouvert et inclusif.

Committee Secretary Caroline Bied Secrétaire des comités