NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

No.	2021-P196
To	Board of Directors

For	DECISION	Date	2021-01-21
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Subject/Title

Westboro Beach Pavilion and Landscape Schematic Design

Purpose of the Submission

- To seek a Federal Land Use and Design Approval (FLUDA) for the proposed schematic design for the Westboro Beach Pavilion and Landscape.

Recommendation

- THAT the proposed schematic design for the Westboro Beach Pavilion and Landscape be approved, pursuant to Section 12 of the *National Capital Act*, subject to the following condition:
 - That the design development stage be subject to separate federal review and approval as a level 3 project.
- THAT the preparation and signature of the FLUDA document for the schematic design 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".

Signature

1. Authority

National Capital Act, section 12

2. Project Description

Context

- Based on the recommendations of the *Ottawa River South Shore Riverfront Park Plan* (ORSSRPP), approved by the Board in June 2018, the purpose of this project is to rehabilitate the existing Westboro Beach site and Pavilion in order to improve recreational opportunities, provide a wider range of year-round public services and amenities, create an attractive destination for the Capital Region and celebrate the natural and cultural history of the site.
- Last year, the NCC launched a public consultation and an internal design challenge to invite teams of NCC professionals in the fields of architecture, landscape architecture, design and planning to develop a thoughtful and innovative design that showcases NCC's promotion of sustainability and design excellence.
- The design that was the most successful at responding to the many site constraints and functional program requirements while achieving design excellence was selected and refined by the core project team. Ideas from other teams' proposals such as the landscape design concept were integrated into the project at the schematic design stage.
- The schematic design was developed in-house and a class D estimate for the Westboro Beach redevelopment has led to a reduction of the scope of works.

Scope

The project includes the rehabilitation and extension of the James Strutt heritage building, referred to as the Strutt Pavilion or Upper Pavilion, as a seasonal facility. The project also includes the construction of a new 4-season Zero-Carbon Building behind the Strutt Pavilion, referred to as the Park Pavilion or Lower Pavilion. The landscape scope is aimed at improving the park amenities, access, circulation, shoreline views and habitat.

The project's Guiding principles are:

- Uplift public appreciation of the Strutt Pavilion through creative adaptive re-use.
- Allow the unique geometries of the Strutt Pavilion to guide the new design.
- Maximize river views.
- Preserve and celebrate the site's natural assets and history.
- Animate the park as a key riverfront activity node.

The Strutt Pavilion

The Strutt Pavilion, designed by James Strutt and built in 1967 in a Brutalist style, received the *Recognized* designation by the FHBRO in June 2019.

The Lower Pavilion program includes: a café, gender-neutral washrooms, storage space and lifeguard/camp office space. Following feedback received from the public, the existing patio space will be expanded, capitalizing on magnificent views of the river.

While iconic in form, public perception of the Strutt Pavilion is generally unfavorable. The ceiling height in the buried portion of the building is oppressive, the interior layout does not support modern UA standards and the two outside towers no longer serve their original purpose and are used as storage areas.

In order to increase public perception of the heritage structure and transform an NCC asset to support highest and best use of the site, several strategies are proposed:

- Re-instate glass roofs on the concrete towers to introduce natural daylight to interior spaces while adding delicacy to the exterior aesthetic.
- Create new entries into all three towers to allow the public access to the towers individually.
- Introduce vibrant public art into the towers (currently painted white).
- Reconfigure the buried portion of the building, increase its ceiling height, while maintaining as much of the original structure as possible.
- Introduce natural daylight to the public washrooms with a new skylight.

James Strutt developed a unique triangular structural grid, and hexagonal forms for the original Pavilion design. These geometries have been adopted for the expansion of the lower level, the new Upper Pavilion structure and many of the landscape features.

The Park Pavilion

The proposed Park Pavilion is approximately 372 m² (4'000 sq.ft.) which includes a new restaurant (2'500 sq.ft.), community multi-purpose room (480 sq.ft.) and a lobby space with washrooms. This portion of the building, while visually distinct from the Strutt Pavilion, is derived from the same geometries.

The gap between the Park and Strutt Pavilions is meant to preserve the silhouette of the towers when viewed from the parkway and beach, while still allowing the new restaurant to benefit from the proximity to the beach and river views.

Access and Circulation

Following the Riverfront Park Plan which calls for parking lots adjacent to the shoreline to be relocated away from the river, a 91-car parking lot will be built on the other side of the parkway and the existing 65-car parking lot along the shoreline will be vegetated.

A new signalized intersection will be built and a short stretch of the parkway either side of the intersection will be reconfigured¹. A new vehicular route for emergency access and

¹ The parkway, intersection and Atlantis parking lot projects are not part of this submission and are subject to separate Level 2 FLUDAs.

waste management, as well as four UA parking spots and a drop-off area are integrated into the project on the river side of the parkway.

The current multi-use pathway will be replaced by a pathway for cyclists and a separate one for pedestrians, placing pedestrians closest to the shoreline. This will help reduce the high accident rate where the pathway at the underpass meets the beach. Pedestrian pathways are designed for universal access to all areas of the site. Bike racks for roughly 70 bikes will be spread across four locations adjacent to the cycling pathway.

Park Amenities

The project's design capitalizes on the site's existing assets. Almost all the existing trees will be preserved. The sand beach functions well as-is and the adjacent grass slope will continue its current dual function as an extension of the beach in summer and as a toboggan hill in winter.

The proposed parkland amenities focus on the north side of the Pavilion including a central lawn and picnic area, play features, volleyball courts and a series of shoreline lookouts. Invasive plants that block views to the river will be removed and replaced with native ones, arranged to open-up views. A central lookout will be nestled into the slope and feature a native-plant garden.

Two lookout/interpretation areas will celebrate the site's history. One will be at the far north end beside stone foundations which are the remains of Skead's Mill that burned in 1888. The adjacent play area includes water-play features that evoke the site's history and a tall berm that will provide further view opportunities. Another viewpoint will be between the existing and proposed Pavilion, which will feature interpretive panels about the Strutt Pavilion and public use of the beach.

As a four-season amenity, the park will integrate a groomed winter trail and tobogganing. The Park Pavilion will enhance the winter experience by allowing the public to warm-up in the community space and restaurant. Pedestrian pathways to these interior spaces from the parking lots will be snow-cleared and space for snow storage has been integrated into the design.

Sustainability

Sustainability strategies have been implemented site-wide including but not limited to the following:

- Adaptive Re-Use of the heritage Pavilions to minimize waste.
- Lower level heritage structure remains seasonal use only, limiting additional energy requirements.
- New park level building will target Zero-Carbon certification with the CaGBC.
- Photovoltaic Panels to generate on-site energy.
- Bird friendly glass will mitigate avian collisions.
- Dark sky compliant lighting.

- Preservation of existing mature trees and improvement of the site's habitat by creating pollinator meadows and replacing invasive plants with native ones.

Indigenous and Public Engagement

The NCC held a series of public consultations and workshops between 2014 and 2019 during the development of the *Ottawa River South Shore Riverfront Park Plan* (ORSSRPP) and the Pre-Design stage of the Westboro Beach Project. The majority of participants in the process expressed their satisfaction with the proposed plans and the wishes expressed during the process were integrated to the project (see Appendix C for a detailed description).

In addition, the NCC conducted another public consultation in December 2020 to obtain comments on the proposed schematic design. A detailed report will be prepared by Public Affairs and made public in 2021.

Members of First Nations including the Algonquins of Pikwakanagan and Kitigan Zibi communities, have also participated in meetings with NCC staff in March and November 2017 as part of the development of the ORSSRPP. Current community priorities and engagement capacity limit the ability to actively participate in this project. NCC staff are following archeological protocols in consultation with the communities and the Indigenous Liaison Officer will continue to share information about the project.

3. NCC Staff Analysis / Risks and Mitigations Measures

NCC Staff Analysis:

- The proposed schematic design for the Westboro Beach Pavilion and Landscape represents an important step in achieving NCC's goals of animating the Capital's shorelines through the rehabilitation and enhancement of a major activity node along the Ottawa River South Shore Riverfront Park.
- The project supports and responds to one of the key objectives of *the Plan for Canada's Capital* (2017-2067) to "Foster new ways to access and animate the Capital's shorelines, waterways and green space networks" and aligns with NCC's leadership role in promoting "inspiring quality projects that are context-sensitive, responsive to users, aesthetically engaging, durable, universally accessible, and energy-efficient".
- The project is an important component of the *Ottawa River South Shore Riverfront Park Plan* (ORSSRPP) that aims at creating an iconic Capital park that will strengthen the relationship of people to the nature and culture of the Ottawa River.
- As part of the plan to implement the ORSSRPP, the proposed rehabilitation of the Westboro Beach site aligns with the objectives of this larger plan that include:
 - Capitalize on existing site assets, such as views of the river, the shoreline, the heritage and archeological features, the existing mature trees, the beach and waterfront activities.
 - Maintain and rehabilitate a unique Heritage Pavilion that is part of a valued designed cultural landscape and an iconic marker on the site for over fifty years.

- Retain Westboro Beach's character and function while integrating recreation and wellness amenities accessory to the park.
- Provide year-round public and park-related services such as washrooms, restaurants, rentals, repairs and community space.
- Integrate the built heritage of the former Skead's Mill as part of the park's interpretive strategy.
- Revegetate the area providing habitat, educational and play components in a context sensitive manner.
- Relocate parking away from the shoreline.
- Improve pathways including segregating cyclists and pedestrians.

ACPDR comments:

- The schematic design was presented to the ACPDR for comments in November 2020 (see Appendix B for an excerpt of the meeting minutes).
- Generally, ACPDR's comments were favorable to the design and commended the analysis that formed the basis for the concept. Some members recommended creating a shorter UA pathway between the Park and Strutt Pavilions and patios while others underlined the importance of simplifying the architectural details and materials of the new Pavilion as well as increasing the contrast between the new and the existing Pavilions.
- Generally, all the comments have been taken under consideration and will be addressed appropriately through the design development stage.

ACUA comments:

- The schematic design was presented to the ACUA for comments in December 2020.
- The ACUA members were appreciative of the addition of a shorter UA pathway connecting the upper and lower levels of Pavilions and patios in response to the ACPDR recommendations. Some comments related to adding a lift or LULA to ensure a more direct connection between the two levels; increasing the number of UA stalls in the washrooms; adding a new UA path on the beach (e.g. using beach mats, instead of using balloon tire wheelchairs); integrating tactile directional indicators to UA pathways to aid orientation to entrances; and finally, ensuring all elements of the UA design are implemented during the construction phase as designed.
- Generally, all the comments have been taken under consideration and will be addressed appropriately through the design development stage.

4. Strategic Links

- **NCC Mandate** for managing, conserving and protecting NCC assets.
- **NCC Corporate Plan Priority #2** Facilitate the redevelopment of LeBreton Flats and revitalize the islands and shorelines to become destinations of national significance.
- **NCC Plans:**
 - Plan for Canada's Capital (2017-2067)
 - Ottawa River South Shore Riverfront Park Plan, 2018
 - Sustainable Development Strategy (2018-2023)

5. Consultations and Communications

- March 2019 and June 2020: Stakeholder consultations with the existing tenant and City of Ottawa Parks and Recreation staff to establish the project's functional program.
- April and June 2019: Two public consultation sessions attended by 179 participants and an on-line survey completed by 1,107 participants.
- October 2019: Jury feedback during the Internal Design competition informed the current design concept.
- December 2020: On-line public consultations.
- January 2021: Meeting with representatives from local community associations in the area.
- Other consulted groups include: Beach Lands Committee, Westboro Beach Community Association, the Rideau Valley Conservation Authority and Bike Ottawa.

6. Next Steps

August 2021	Second presentation to the ACPDR at 90% Design Development
November 2021	Presentation to the Board for Federal Land Use and Design Approval of 100% Design Development
April 2022	Construction start
April 2023	Construction completion

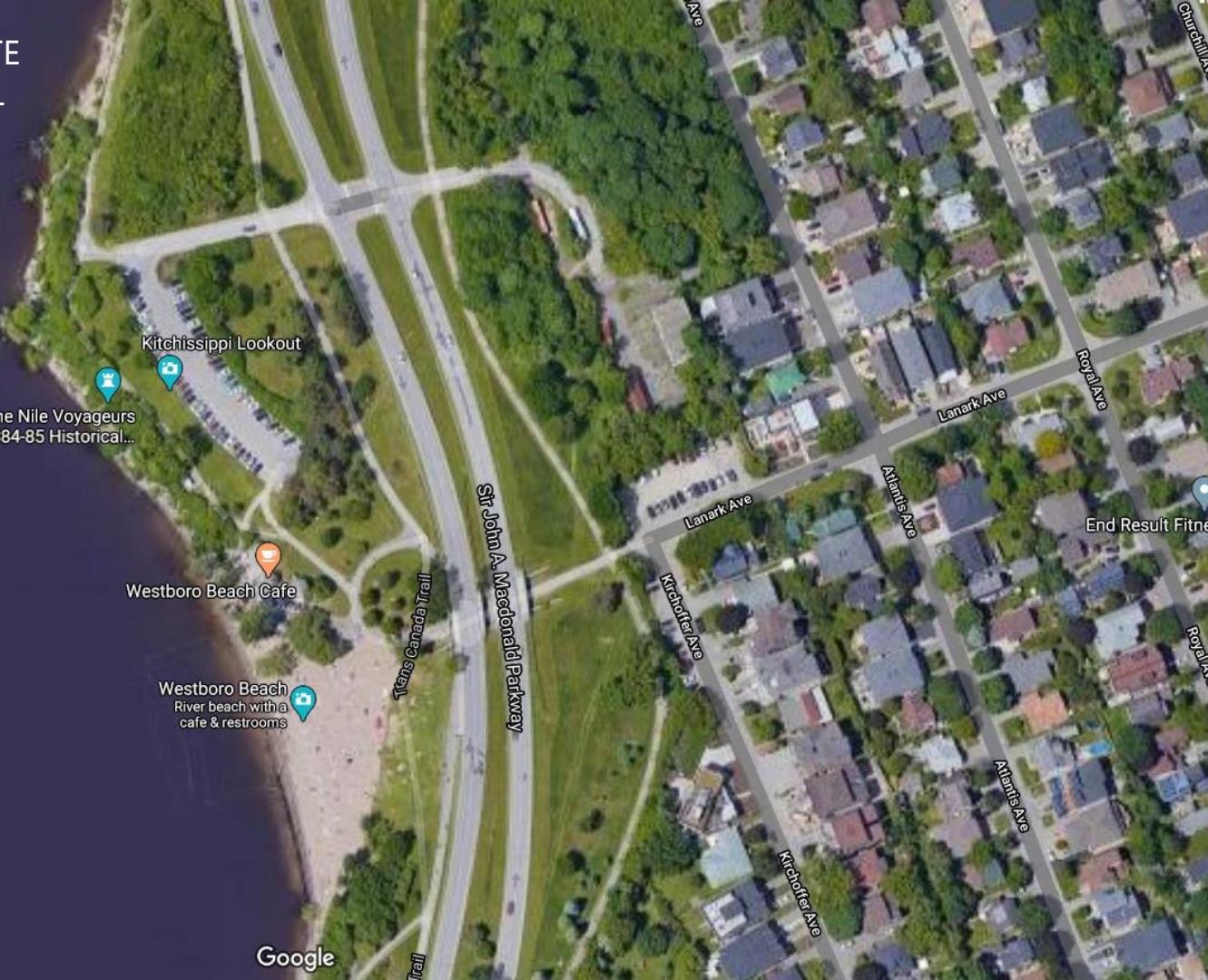
7. List of Appendices

- Appendix A – Selection of project plans and illustrations
Appendix B – Excerpt of the Minutes of the ACPDR meeting of November 26-27, 2020
Appendix C – NCC Response to Public Consultation comments

8. Authors of the Submission

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Marie Poirier, Senior Architect, Design and Construction
Susan Fisher, Senior Landscape Architect, Design and Construction

WESTBORO BEACH EXISTING SITE PLAGE WESTBORO SITE ACTUEL



Google

WESTBORO BEACH LANDSCAPE PLAN

PLAN DU PAYSAGE DE LA PLACE WESTBORO



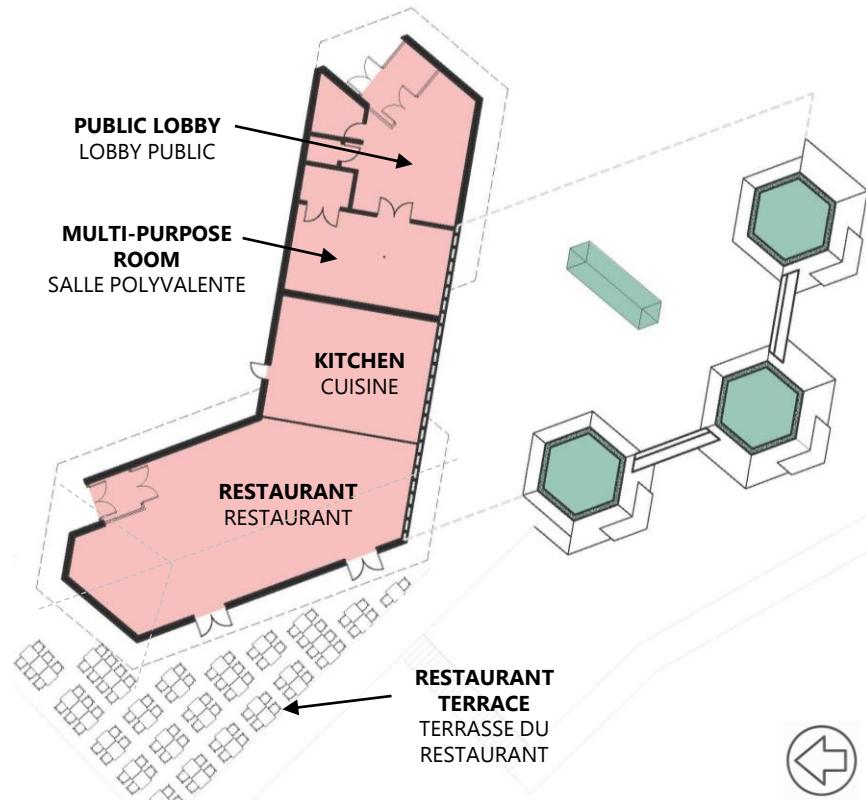
"STRUTT PAVILION" and "PARK PAVILION"
«PAVILLON STRUTT» et «PAVILLON DU PARC»



WESTBORO BEACH "STRUFT PAVILION"
«PAVILLON STRUTT» DE LA PLAGE WESTBORO



WESTBORO BEACH "PARK PAVILION" «PAVILLON DU PARC» DE LA PLAGE WESTBORO



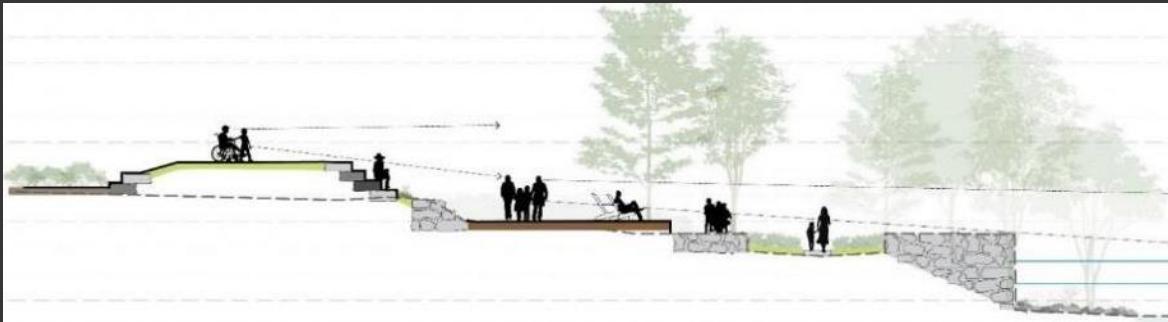
CROSS SECTION THROUGH PAVILIONS
COUPE TRANSVERSALE À TRAVERS LES
PAVILLONS



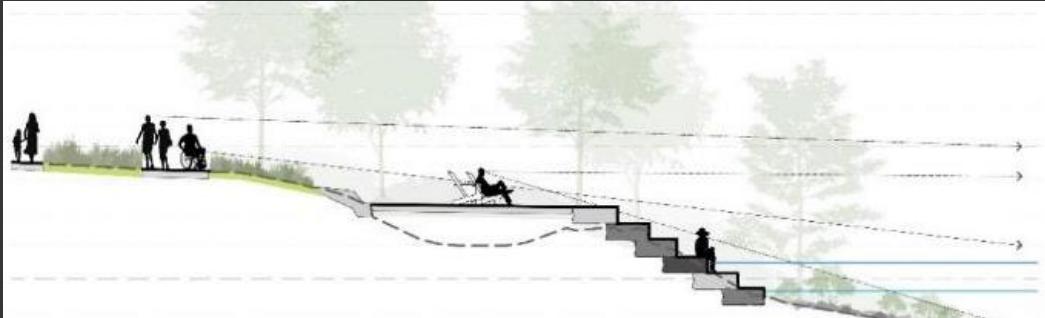
PATHWAYS TO THE BEACH SENTIER D'ACCÈS À LA PLACE



SKEAD MILL INTERPRETIVE LOOKOUT AND PLAY FEATURE
POINT D'OBSERVATION ET JEUX INTERPRÈTATIFS DU
MOULIN SKEAD

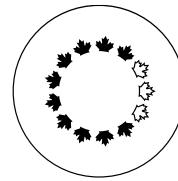


CENTRAL LOOKOUT POINT D'OBSERVATION CENTRAL



WINTER PLAN PLAN D'HIVER





NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE

Excerpt of the Minutes of the

Advisory Committee
on Planning, Design and Realty

Meeting of November 26 and 27, 2020

2020-P196 - Westboro Beach Pavilion and
Landscape Schematic Design (C)

Extrait du procès-verbal du

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

Séance des 26 et 27 novembre 2020

2020-P196 - Conception schématique du
pavillon et de l'aménagement paysager de la
plage Westboro (C)

The committee has not approved these minutes yet.

Members received a presentation on the Westboro Beach pavilion and landscape schematic design. They provided the following comments:

Overall

- The presentation and site analysis were excellent.
- A three-season use of the beach and Strutt Pavilions is supported, which could benefit the users if financially feasible.
- The concept of the Strutt pavilions being seasonal and the new building being open year-round is commended, as the historic building is fragile and new interventions should be limited.
- A land-use plan with legend showing the project in relation to surrounding neighbourhoods would be beneficial for future presentations in order to better understand the broader context.

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

Les membres assistent à une présentation sur la conception schématique du pavillon et de l'aménagement paysager de la plage Westboro.

Ensemble

- La présentation et l'analyse du site sont excellents.
- On appuie une utilisation de la plage et du pavillon de Strutt sur trois saisons, ce qui pourrait être avantageux pour les usagers, si c'était possible financièrement.
- On applaudit la notion selon laquelle les pavillons de Strutt seront saisonniers et le nouveau bâtiment ouvert toute l'année, puisque le bâtiment historique est fragile et qu'on devrait limiter les nouvelles interventions.
- Il serait bénéfique d'avoir un plan d'utilisation du sol accompagné d'une légende pour les prochaines présentations afin de montrer le projet en relation avec les quartiers avoisinants pour une meilleure compréhension du contexte global.

2020-P196 - Westboro Beach Pavilion and Landscape Schematic Design (C)

2020-P196 - Conception schématique du pavillon et de l'aménagement paysager de la plage Westboro (C)

The committee has not approved these minutes yet.

Strutt Pavilions

- The heritage character and the original architecture of the pavilions have been respected.
- Consideration should be given to integrate the new entries in a way that doesn't compromise the structural expression of the pavilions by exploring the possibility of placing openings on one wall instead of between two in each pavilion. These openings could create more interesting subspaces on the lower terrace.

New Pavilion

- The contrast between the new pavilion's architecture and the Strutt pavilions' brutalist architecture is key. The use of darker colours that contrast with the existing pavilion could offer greater distinction between the new and the old.
- The new pavilion should be simplified further by reducing the number and variety of finishing materials to a minimum.
- The new pavilion should be timeless, open to the landscape, and transparent with more glazing. Automatic blinds could be used for sun protection.
- A simplified roof line should be explored.

Landscape

- The use of wooden boardwalks is questioned both in terms of maintenance and risks associated with the sand filling in the gaps between boards. Other suitable materials and the addition of a transition area between the sand and the pathway

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

Pavillons de Strutt

- Le caractère patrimonial et l'architecture originale des pavillons ont été respectés.
- On devrait envisager d'intégrer les nouvelles entrées de façon à ne pas compromettre l'expression structurale des pavillons en étudiant la possibilité de placer les ouvertures sur seul mur dans chaque pavillon au lieu de la placer entre les deux pavillons. Ces ouvertures pourraient créer des espaces résiduels plus intéressants sur la terrasse inférieure.

Nouveau pavillon

- Le contraste entre l'architecture du nouveau pavillon et l'architecture brutaliste des pavillons de Strutt est essentielle. L'utilisation de couleurs plus foncées qui contrastent avec les pavillons actuels pourrait offrir une plus grande distinction entre le neuf et l'ancien.
- Le nouveau pavillon devrait être simplifié davantage en réduisant au minimum le nombre et la variété des matériaux de finition.
- Le nouveau pavillon devrait être intemporel, ouvert sur le paysage, et transparent, avec plus de fenestration. Des stores automatiques pourraient être utilisés pour protéger du soleil.
- On devrait étudier la possibilité d'une ligne de toit plus simple.

Aménagement paysager

- L'utilisation de trottoirs de bois est remise en question pour des questions d'entretien et de risques associés au remplissage de sable entre les planches. On devrait envisager l'utilisation de matériaux plus appropriés et l'ajout d'une zone de transition

2020-P196 - Westboro Beach Pavilion and Landscape Schematic Design (C)

2020-P196 - Conception schématique du pavillon et de l'aménagement paysager de la plage Westboro (C)

The committee has not approved these minutes yet.

should be considered to address these issues.

- Additional bioretention features such as a rain garden, rather than permeable pavers, should be created in the parking lot area, to enhance stormwater infiltration and treatment.
- Accessories, handrails, and other furniture should be thought out from the onset and be consistent in terms of design and materials.

Accessibility

- Additional measures should be considered to increase universal accessibility between lower and upper levels such as a lift or a Limited Use / Limited Application (LULA) elevator. A ramp or stamp instead of stairs should also be considered.
- It was also recommended to enlarge the boardwalk adjacent to the lower terrace.

Committee Secretary

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

entre le sable et le sentier pour pallier ces problèmes.

- On devrait créer des éléments de biorétenzione dans le stationnement comme un jardin de pluie, plutôt que des pavés perméables, pour améliorer l'infiltration et le traitement des eaux pluviales.
- On devrait réfléchir aux accessoires, mains courantes, et autre mobilier dès le début et être constant du point de vue de la conception et des matériaux.

Accessibilité

- On devrait envisager des mesures supplémentaires pour améliorer l'accessibilité universelle entre les étages inférieur et supérieur, tel qu'un monte-chargement ou un ascenseur à utilisation limitée et à usage limité (ULUL). On devrait envisager une rampe ou une rampe-escalier à la place des escaliers.
- On recommande également d'élargir le trottoir adjacent à la terrasse inférieure.

Secrétaire des comités

CAROLINE BIED

Westboro Beach Development Public Consultations

NCC responses to comments and concerns

Topics	Comments	Response
Outdoor amenities	<p>Provide spaces for people to gather, eat, relax, and enjoy the scenic river views.</p> <p>Suggestions: picnic areas, fire pits, barbecues, patios and open-air seating with chairs, benches, outdoor fitness stations and spaces for children to play outside, beachside staples as volleyball, boat rentals, cross-country skiing and snowshoeing</p>	<p>Preliminary plans feature several new public amenities:</p> <p>At the beach level:</p> <ul style="list-style-type: none"> -shade devices, seating/hammocks, fire pits, patio <p>Other parts of the site:</p> <ul style="list-style-type: none"> -historic interpretation areas, shaded picnic areas with tables and b-b-ques, lookouts, play/fitness amenities, splash pad (all include seating) - storage for beach equipment -space for rentals such as boats, x-country skis, snowshoes -integration of winter trail
Shade	<p>Provide shade either by tree cover or artificial structures over and around seating areas.</p>	<p>The design will prioritize protection of existing trees. Where we are unable to maintain existing trees the tree canopy will be increased with additional trees. Shade devices will be added at the beach, such as fixed umbrellas.</p>
Location of the building	(83%) preferred near the parking lot, against 17% near the beach.	<p>The design for new amenity space at Westboro beach will be an extension of the existing beach pavilion. This will allow the building to benefit from the proximity of the existing building to the beach while allowing a below grade connection which extends towards the parking lot. Despite this proximity to the heritage designated beach pavilion, the new portion of the building which is visible above grade will be set back enough to respect the sculptural forms of the existing towers along the edge of the beach.</p>
Design of the pavilion	<p>Unobtrusive design that would be subordinate to the building's surroundings.</p>	<p>The design will follow several principles that ensure the new building extension will be subordinate to the heritage structure and compatible its surroundings. Some of these principles include</p> <ul style="list-style-type: none"> • Preserve views of the river • Protect mature trees the best extent possible • Minimize overall building height, with an intent not to exceed the Strutt Pavilion height • Maximize open space on the site • Protect existing natural and archaeological features • Allow the unique geometries of the heritage designated Strutt pavilions to guide the new extension
	<p>Provide open spaces with natural light and views of the river.</p>	<p>The building extension will prioritize natural light, open spaces and river views through minimizing it's footprint, and maximizing full height glazed views of the river and parkland which surround it.</p>

	<p>Provide Open-air platforms such as patios or decks with views of the river.</p>	The building extension will maintain the beachfront patio which surrounds the South and West sides of the Strutt pavilions as well as developing a second level restaurant with patio which will provide panoramic views of the river, beach and parkland.
	<p>Sustainability should be a guiding principle. Suggestions: LEED, harnessing solar and geothermal energy, building a green roof, dropping air conditioning in favour of cross winds and ceiling fans, and installing composting toilets.</p>	While the sustainability target for the building extension has yet to be finalized, it is expected that the design will pursue a LEED or Net Zero goal. As the design is developed further, each aspect of the building and site will be thoroughly examined in order to make best use of site conditions and minimize resource consumption. It is expected that the lower level of the building will only be used seasonally, thus limiting energy and water consumption during off season periods, while the new building extension at the upper level will be designed to a much higher level of sustainability.
	<p>Unanimous concern that the pavilion's footprint not be too large.</p> <p>Some participants volunteered specific size preferences (which, for the most part, indicated that it should occupy 10,000 square feet or less), Some participants opposed building a new pavilion altogether</p>	The current design for the expansion of the Strutt pavilions places approximately half of the floor area below grade, with access directly to the beach through the new Strutt entrance pavilion. The visible portion of the building above grade will be a single storey expression of approximately 6-9,000sf.
Office	Several participants indicated that they would support office space on the condition that it was rented to organizations that are involved in the building's programming or that are somehow relevant to the waterfront area	RED to respond
Retail	Pronounced lack of support for retail and office space. Retail space was deemed acceptable by many, however, if it was immediately relevant to outdoor activities. These sentiments were echoed in comments made online and in person.	RED to respond
Change rooms	Overwhelming support for change rooms	The new facility will include change rooms, showers and washrooms at the beach level which will be accessed through a redesigned Strutt entrance pavilion. There are also plans for an outdoor shower area.
Restaurant	There was significant support across the board for new and improved food and drink options at Westboro Beach. Among in-	The current design plans for a year-round restaurant/pub/micro-brewery etc. to be located at the upper level of the building, with the seasonal café

	<p>person consultation participants, a restaurant was the second most popular use for the pavilion, while over 60% of online participants were supportive of a café, snack bar, and pub. A number of participants left comments in which they reiterated their interest in new dining options. In particular, participants were keen on:</p> <ul style="list-style-type: none"> • A beach-level location with a view • Patio space • Interesting, healthy food • Open year round • Not too upscale or large • Sustainably run 	located at the beach level, both overlooking the Ottawa River.
High end restaurant	Only 15% of online participants said they would want a high end restaurant in the new pavilion.	RED to respond
Fitness and wellness	The most popular use of the pavilion among online participants was as a fitness and wellness space (20% of allocated points—see Figure 4). Suggestions: gym, spin classes, a yoga or dance studio, a pool, and a play area for children.	RED to respond
Sports equipment rentals	Sports equipment rentals were the fourth most popular proposed use at the in-person consultation. Suggestions: rent cross-country skis, bicycles, snowshoes, kayaks, canoes, and paddle boards.	A location will be provided on site for a mobile rental location. Using a mobile format will allow for increased flexibility for changing out equipment or for accommodating other functions such as food vendors.
Educational and/or interpretive space.	<p>The second most popular use for the pavilion among online participants was as an educational and/or interpretive space.</p> <p>Suggestions:</p> <ul style="list-style-type: none"> • Oriented toward educating visitors about conservation, local ecology and regional history; • Offering a variety of courses or workshops ranging from dance and yoga to painting and music. 	<p>Preliminary plans feature interpretive areas that will include information, images and design references such as paving and seating materials and a play structure. Two key historic interpretation area will focus on the Skead Mill Ruins and the Strutt pavilions, with information about the public use of the beach for recreation.</p> <p>The interior of the building will provide additional opportunities for educational and interpretive use as well as programming for recreational/community related uses.</p>

Parking	Feelings about parking were more divided. Some participants feared that there would be insufficient parking, while others outright opposed expanding parking on site.	The site plan includes a 91-car parking lot between the parkway and Atlantis Avenue with a signalized at-grade intersection across the parkway and a pathway to the underpass. Preliminary plans include a small parking lot with 5 UA spots and 17 priority parking spots, plus a drop-off. Existing parking is 65 spots, so with the expansion of the building and site amenities, it was felt that additional spot would be required. By placing the vast majority of them away from the river, the landscape between the parkway and the river is maximized for greenspace.
Universal Accessibility	Participants also spoke to the importance of making the site and new facilities universally accessible. Suggestion: mat from the pathway to the water that would allow visitors in wheelchairs to access the beach and go swimming.	Accessibility is a priority for this design. Preliminary plans include UA water access and reduction of slopes in the pathway circulation, segregation of pedestrians and cycling pathways and other circulation improvements. 5 UA parking spots closest to the building and the remaining spots on the river side parking lot will all be for priority parking for a range of mobility challenges.
Strutt Pavilions	A number of participants would like to see the pavilions returned to their former glory. Suggestions: Restoring the glass roofs, invite local artists to paint murals over the pavilions.	A key objective of this project is to uplift the public appreciation of the Strutt pavilions. Some strategies to do this will include reinstatement of the glass roofs, improving the indoor space through increased ceiling heights, introduction of natural daylight and a public art installation inside the rehabilitated Strutt entrance pavilion.
Skead Mill ruins	Several participants suggested including the Skead Mill ruins in plans to highlight the history and heritage of Westboro Beach. Suggestions: interpretative signs on the history of the site and of the Ottawa River.	Preliminary plans include an interpretive area integrating the Skead Mill ruins with interpretive panels, materials, seating and structures that reference the mill, including a sawmill-oriented play-structure.
Indigenous history and culture	Some participants stressed the importance of ensuring that Indigenous history and culture is represented at Westboro Beach. Suggestions: creating a space where Indigenous Peoples can hold ceremonies, showcasing Indigenous art, and educating visitors.	Plan to engage with Algonquin Anishnabee communities for their input on archeological resources on-site as well as historic/cultural references.
Loss of Character	Concern that the beach area would be compromised (shrunk or expanded beyond comfortable bounds, treated as an afterthought or as subordinate to other features such as the pavilion)	The beach has been identified as a key aspect of the functional program, and as such the existing beach area will not be reduced. Some shade devices, seating and other beach-oriented amenities will be added.
Location and size of the pavilion	Concern over the location and size of the pavilion: that it would require the felling of trees, the	The building size has been greatly reduced from what was discussed at the public consultation. Original building size was 20,000sf, however this has been

	occupation of existing natural spaces, or simply that it would detract from the landscape and overall atmosphere of the beach.	reconsidered and is now somewhere between 10-15,000sf. The beach level of the building, which is primarily underground, will call for the rehabilitation of the Strutt pavilions for re-use as well as expand the footprint from approximately 3,000sf to 6,000sf towards the existing parking lot. The upper level of the building, and the only new visible portion of the building, will be set back from the Strutt towers, and will be approximately 6-9,000sf. The approach of adaptive re-use, and expansion of the Strutt building will greatly reduce the visual impact of new development on the site, reduce the tree loss and maximize usable open space on the site.
Hill above the beach	Concerns that the new pavilion might be placed on or a top the hill above the beach, thus preventing it from being used as a tobogganing hill in the winter and as a place to sit and enjoy the view in the summer.	The toboggan slope will remain intact. Some vegetation will be added at the top of the slope to screen views to the parkway.
Overcrowding	Concern over overcrowding that could undermine the ability of visitors to enjoy themselves: Loss of tranquility, noise pollution, waste generation, and increased motor traffic in neighbouring streets were seen as possible consequences of the redesign.	RED to respond
Commercialization and development	Concerns over the commercialization and development. Strong opposition for turning the beach into a destination for shopping or any other pursuit unrelated to outdoor recreation.	RED to respond
Inaccessible during construction	Concerns that the site would be inaccessible for lengthy periods during construction.	We can't answer this at the moment.
Views of the river	Concerns that the redesign of the beach would compromise existing views of the river.	Preliminary plans include lookouts and other enhancements of views from the site to the river, including removing invasive eye-level shrubs along the shoreline.
Flooding	Concerns that flooding would continue to threaten both the environment and facilities on site.	New structures will be located outside the 100-year floodplain. Design features located in the 100-year floodplain will be designed for flood resilience.
Maintenance	Concerns that the beach would not be properly maintained.	OUL response
Crimes and accidents	Concerns that visitors would feel or be unsafe, especially with regard to crime and accidents involving collisions.	Segregation of cycling and pedestrian pathways. Where they cross, pedestrian priority areas will be designed to indicate to cyclists that they must yield to pedestrians.

	Lighting will be added.
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