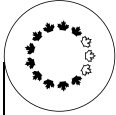
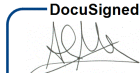


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 NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE	<b>No.</b> 2025-P221
	<b>To</b> Board of Directors
<b>For</b> DECISION	<b>Date</b> 2025-06-19
<b>Subject/Title</b> Public Services and Procurement Canada (PSPC) - Block 2 - Site Redevelopment - 50% Schematic Design (SD)	
<b>Summary</b> The purpose of this submission is to obtain Board of Directors approval for the 50% Schematic Design for the PSPC Block 2 - Site Redevelopment in the block bounded by Wellington, Metcalfe, O'Connor and Sparks streets. Subsequent Level 2 and 3 approvals will be sought at further levels of development, including the next Level 3 milestone at 100% DD.	
<b>Risk Summary</b> The Block 2 project is at an early stage of Schematic Design where the client's requirements from the pre-design and design competition phases are translated into a physical architectural form. There are no risks associated with this approval as it will not enable implementation of new works. Subject to this approval, only enabling works (such as façade stabilization, selective demolition and excavation) that are in the critical path for fast-track implementation will be submitted for approval as L2 project(s). The approval of enabling works will not compromise future design Board approvals.	
<b>Recommendation</b> THAT Federal Land Use and Design Approval for the PSPC – Block 2 – Site Redevelopment - 50% Schematic Design be granted, pursuant to Section 12 of the <i>National Capital Act</i> , subject to the following conditions: <ul style="list-style-type: none"> <li>• Only enabling works on the critical path (such as façade stabilization, selective demolition and excavation) will be subject to a separate Level 2 federal review and approval process, prior to construction in advance of the next Level 3 Design Approval.</li> </ul> THAT the preparation and signature of the FLUDA letter for the PSPC – Block 2 – Site Redevelopment – 50% Schematic Design be delegated to the Vice-President, Capital Planning Branch.	

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**Submitted by:**

DocuSigned by:



Alain Miguelez, Vice President of Capital Planning

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## 1. Strategic Priorities

*The strategic directions listed below are taken from the 2025-2026 to 2029-2030 Corporate Plan which was approved by the NCC's Board of Directors in January 2025. This corporate plan will be reviewed by the Minister for submission to the Treasury Board in Fall 2025*

- NCC Corporate Plan 2025-2026 to 2029-2030 – Strategic Direction #1:
  - Foster an inclusive and meaningful National Capital Region of national significance reflective of all Canadians, including Indigenous peoples.
- NCC Corporate Plan 2025-2026 to 2029-2030 – Strategic Direction #2:
  - Ensure a picturesque and natural National Capital Region, through conserving and enhancing natural assets, cultural landscapes, and built heritage under the NCC's stewardship.

Federal Government initiatives:

- Greening Government Strategy: A Government of Canada Directive (2020)
- Federal Sustainable Development Strategy, 2022–2026 (2022)

## 2. Authority

*National Capital Act Section 12.*

## 3. Context

Block 2 is federally owned property south of Wellington Street facing the Parliamentary Triad, bounded by Metcalfe, Sparks and O'Connor streets. Public Services and Procurement Canada (PSPC) initiated a project for the block's redevelopment to provide long-term Parliamentary accommodations and short-term swing space in the Parliamentary Precinct. The central north-south axis of the site has been dedicated as the Indigenous People's Space (*refer to Appendix B for location of Block 2*).

The Block consists of 11 buildings built between 1859 and 1972. Seven are "Recognized" federal heritage buildings, and two are "Classified" federal heritage buildings. The site also includes two vacant land parcels. The project is a key component of the Long-Term Vision and Plan (LTVP) and will enable the future rehabilitation of the Confederation Building and East Block. Many assets on the site, including buildings and public spaces, require major rehabilitation and modernization to meet current building codes and accommodation standards. There are also two main areas identified for infill development: the public plaza at the corner of Metcalfe and Wellington streets, and the vacant parcel located between the Union Bank Building and the Indigenous People's Space (former US Embassy). The latter is not part of the project scope.

### Redevelopment Scope

The Block 2 Redevelopment project will create two new complexes (Block 2 East and Block 2 West) and preserve retail use on Sparks Street. Block 2 East consists of the

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adaptive reuse and extension to the existing Marshall, Canada's Four Corners, Birks, Bate, and Fisher buildings. Block 2 West consists of a new building and atrium at the center of the existing Victoria, Valour, Bank of Nova Scotia, and Union Bank buildings. The new Blocks will house a program to support parliamentary functions totaling 56,000 m<sup>2</sup> on a footprint of 5,000 m<sup>2</sup>, including the following primary spaces:

- 148 Parliamentary Office Units (POUs) & related support spaces
- Three Committee Rooms
- Two cafeteria spaces
- Archives, health services, and a press gallery
- Retail on Sparks Street
- An outdoor, public square (People's Place)
- Operational services
- New entry points/public access and protective services
- Library of Parliament functions

While the rehabilitation of the Indigenous People's Space building and its potential site infill are outside the scope of the Block 2 Redevelopment, the adjacent outdoor public space (People's Place) and pedestrian areas are part of the project. The design of physical security infrastructure has been removed from the project.

### **Design Competition**

In May 2021, PSPC launched a design competition to redevelop Block 2. The two-stage process was supervised by the Royal Architectural Institute of Canada (RAIC). As part of the competition, an independent jury comprised of parliamentarians, academia, Canadian civil society, and design professionals was assembled to evaluate design proposals with the support of technical experts.

### **Winning Design**

In May 2022, PSPC selected Zeidler Architecture Inc. (Toronto, Canada) in association with David Chipperfield Architects (London, United Kingdom) as the winning team in the design competition, considered by the competition jury to best respond to the client department's programmatic needs and the historical considerations of the block, which sits at the heart of Canada's Parliamentary Precinct. The winning design integrates heritage-designated buildings with new buildings, modern landscaped courtyards and a public square facing the Peace Tower (*refer to Appendix D for a visual representation*).

### **50% Schematic Design**

The following is a summary description of design changes made to the competition scheme to accommodate functional requirements within the constraints of existing conditions, assessed during site inspections and investigations following contract award (*refer to Appendix C for a visual representation*):

- The People's Walk across Wellington Street has been removed.

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- The grade level elevations of the new East and West buildings incorporate a greater amount of glazing and include primary entrances on the Wellington Street façade.
- The landscape design for People's Place has been modified in consultation with various stakeholder groups, including the Algonquin Anishinabeg Nation Tribal Council (AANTC).
- The exterior architectural design of the new East and West buildings have been considerably modified and incorporate stone across all facades.
- The vertical additions to the Bate, Birks, Canada's Four Corners, Marshall, and Union Bank buildings have been refined.
- The design for the new building replacing the Fisher Building has been modified.
- The reinstatement of interior spaces within the Birks and Union Bank buildings will retain historic elements as prominent design features.
- The O'Connor Street elevation of the Victoria Building has been modified at ground level to accommodate new openings for access to loading, service, and underground parking.

### **Project Status**

Following contract award in spring 2023, the Consultant Team immediately commenced pre-design activities, including a review of existing documentation, site visits, and investigations with the intent to further their understanding of existing conditions.

Milestones completed to date are as follows:

- Prime Consultant Contract awarded in May 2023.
- Site investigations commenced in September 2023.
- Construction Manager Contract awarded to Pomerleau in December 2023 for mobilization and enabling projects.
- Block 2 – Site Redevelopment was presented to the ACPDR as a project update for information on March 21<sup>st</sup>, 2024.
- Federal Design Approval issued for Construction Site Concept (Phase 1 & 2) on October 21, 2024 as a Level 2 project to enable mobilization.
- Block 2 – The 50% Schematic Design was presented to the ACPDR for comment on December 12<sup>th</sup>, 2024.

## **4. Options Analysis / NCC Staff Analysis**

### **Policy Framework Analysis:**

Federal Approvals staff have advised the Proponent to ensure the proposal is compatible and in alignment with the strategic framework and policies of the following NCC plans, including:

- Plan for Canada's Capital, 2017–2067 (PFCC, 2017)
  - Milestone 1, The Parliamentary and Judicial Precincts:

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- Policy c. “The redevelopment of the blocks on the south side of Wellington Street will provide additional office space for parliamentary and federal government functions and will ensure adaptive reuse of prominent buildings to enhance the visitor experience in that area.”
  - Milestone 2, Improved Urban Integration of Federal Employment Areas
    - Policy a. “The NCC will strive to protect heritage buildings and sites, and bring them to life with new uses that respect their character.”
    - Policy b. “The NCC will promote the quality of design to ensure the creation of responsive, accessible, enduring and responsible places, buildings, structures and landscapes over time.”
- Core Area Sector Plan (2005)
  - The site is designated as Federal Accommodations
  - Plan policies support:
    - Maintenance of “a high standard for architecture and planning in the Capital.”
    - Preservation of “views to the national symbols.”
    - Security of “the Precincts in the event of a threat or crisis.”
    - “Maintaining an openness and accessibility to the site for visitors and residents.”
- Parliamentary and Judicial Precincts Area Site Capacity and Long Term Development Plan (LTVP, 2006)
  - The site is designated as the area South of Wellington.
  - Plan policies support:
    - Blocks 1, 2 and 3 Infill Buildings.

Additionally, PSPC has developed the LTVP Update: Integrated Parliamentary Precinct Campus (2024), a strategic guide for modernizing and rehabilitating the Parliamentary Precinct Campus, expecting Parliamentary endorsement this Summer/Fall. The National Capital Commission has updated its Core Area Plan and Confederation Boulevard Guidelines in consultation with PSPC to align with the 2024 LTVP, which will replace the 2006 version. NCC planning documents will continue to provide applicable policy direction and guide the Federal Approval review process under the National Capital Act.

Following selection of the winning proposal, Federal Approvals staff provided preliminary comments to PSPC regarding merits of the design concept and requirements to meet the NCC Capital Interests for the Redevelopment of Block 2 (*refer to Appendix A*), approved by the Board of Directors in October 2020. The NCC provided further advice to PSPC following a presentation of the 50% SD concept to the ACPDR in December 2024. The proposal has since been revised to incorporate advice provided after both milestones, and project documents have been submitted to the NCC at a 50% SD level of development.

### **ACPDR Advice:**

Comments from the advisory committee that the project team is being asked to integrate or have influenced the evolution of the schematic design proposal include:

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- The spatial organisation and urban design of the People's Place should integrate with the design elements that define Confederation Boulevard. The space should encourage year-round animation and activity.
- Design excellence should be pursued while balancing heritage and modernity.
- Ensure that the proper heritage conservation advice is being integrated into the proposal.
- The selection of appropriate high-quality materials is important, and the reuse of copper is encouraged.
- Block 2 has a variety of architectural styles, and the project team is encouraged to integrate contemporary and historic buildings into a cohesive whole.
- Universal accessibility is an essential aspect of the project and the project's aspirations should be maintained.
- The primary entrances along Wellington Street in the contemporary buildings are supported.

The remarks below summarize the project status under Capital Interests headings:

- **Cultural Inclusion/Indigenous Peoples:**

- Design decisions for the public open space (People's Place) are being made through the Block 2 project in advance of the Indigenous People's Place project (rehabilitation and infill). PSPC is consulting with and integrating the perspectives of the Algonquin Anishinabeg Nation Tribal Council. There is a risk that the urban design for this space will not be well integrated with the Indigenous People's Place.
- As currently iterated, the design of this public open area offers visual connection between open and enclosed space along the adjacent three buildings. This presents an opportunity to promote visible publicness of neighboring building interiors.

- **Design Excellence:**

The initial proposal has evolved to incorporate recommendations made by the ACPDR and Federal Approvals staff. Changes include the items below:

- The architectural expression of the new East and West buildings has corrected the street-level interface of the original submission and introduced street-level functional entrances and glazing, including entrances on Wellington Street instead of blank walls.
- The design of additions to the historic buildings have been further adapted to the individual character of each structure.
- The design of new building architecture along Sparks Street has been modified to suit the scale and character of existing buildings.

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The remarks below include recommendations from Federal Approvals staff for further development:

- The NCC considers the new Block 2 East building design to be more successfully developed than that of Block 2 West. We encourage the proponent to continue refining the expression of its facades particularly with regards to visual balance or symmetry, structural logic, and strong horizontal features that distinguish between the various building levels, with an emphasis on the relationship between the ground and upper floors.
  - The landscape design should create an attractive pedestrian realm, contributing to the Core Area and downtown identity as a desirable destination with diverse uses, high-level programming, visitor amenities, and a sense of place and history.
  - In its current configuration People's Place obstructs views and movement across its footprint which is incompatible with intended programming for the space. Furthermore, the three-meter-deep stand-off distance created by the 'L' shaped bench takes up a significant area of the Plaza and encumbers its function and visual appeal.
- **Heritage and Cultural Landscapes:**
    - The revised design options for the Canada's Four Corners building offer novelty that are evocative of its historic condition while being compatible, distinct and subordinate to the existing structure. Both iterations proposed by the design team are recommended for further development during the project's subsequent phases.
- **Confederation Boulevard:**
    - There are unknowns outside of the scope of Block 2 that will impact its urban integration, namely the future of Wellington Street in terms of its ownership, the shift in its functional requirements as a mobility corridor, the shift in its physical security requirements due to its proximity to Parliament Hill, and a change of vocation within the redefined boundary of the Parliamentary Precinct (LTVP Update).
    - Considering the potential future reconfiguration of Confederation Boulevard along Block 2 there is meaningful opportunity to create an attractive public realm that integrates landscape and building architecture with a less severe security posture (see Capital Interests, page 2: *The Parliamentary and Judicial Precincts shall offer a secure environment, while maintaining a high level of openness, so that Canadians can continue to access and understand the significance of its symbols, appreciate the relationship to their own lives and witness democracy close at hand*)
- **Mobility and Parking:**
    - The possibility of expanding below-grade vehicular parking in Block 2 to support functional requirements of the entire Parliamentary Precinct should be explored, thereby reducing the pressure for surface parking on Parliament Hill. The current

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scope only retains the existing parking at the Valour Building but does not include additional parking below-grade.

## 5. Financial Details

Not Applicable – external project.

## 6. Opportunities and Expected Results

- Board approval for Block 2 – Site Redevelopment - 50% SD will allow the project to continue to develop through sequential approval process and allow for the implementation of early construction works subject to separate review and Level 2 approvals.
- To provide accommodation for parliamentary functions built to modern standards while respecting adjacent and surrounding context consisting of historic structures, national institutions, and significant streetscape. The program includes space essential for functions of the Canadian government, while it is expected to seamlessly integrate security measures within the landscape and building architecture.
- To meaningfully integrate with the surrounding urban fabric and pedestrian realm, including Confederation Boulevard (Wellington Street), the capital’s preeminent ceremonial route; along Sparks Street, a historically significant pedestrian mall within the parliamentary precinct that forms part of the Sparks Street Heritage Conservation District, designated by the City of Ottawa under the Ontario Heritage Act.

## 7. Alignment with Government and NCC Policies

- Sustainable development considerations:
  - Greening Government Strategy: A Government of Canada Directive (2020)
  - Federal Sustainable Development Strategy, 2022–2026 (2022)
  - A Gender-based Analysis Plus assessment is required and will be completed for this project as it develops through the 90% SD and subsequent DD phases.

## 8. Risks and Mitigation Measures

Risk	Likelihood	Impact	Mitigation Measure
The site is subject to background height controls, and foreground views control under the	Low	Moderate	The design of the new Block 2 East structure has been optimized to preserve the sightline along Metcalfe Street to the Peace Tower.

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Canada's Capital Views Protection regulation to protect sightlines to National Symbols, specifically Center Block from Viewpoint 2.			
Landscape Design for the public realm surrounding the site is not yet developed.	Low	Moderate	The landscape scope has been removed from this FLUDA and will be incorporated in a forthcoming application to better engage stakeholders during design development.
Protective Design for the public realm surrounding the block is not yet developed.	Low	Moderate	The protective design scope has been removed from this FLUDA and will be incorporated in a forthcoming application to better engage stakeholders during design development.

## 9. Public Engagement and Communications

- PSPC is responsible for developing and implementing the engagement and communications plan and managing all communications including public consultations, Indigenous engagement and media relations throughout the duration of the project.
- PSPC continues to provide the public with project updates regarding the Block 2 Site Redevelopment on their website, found at the link below:
  - <https://www.canada.ca/en/public-services-procurement/services/infrastructure-buildings/parliamentary-precinct/projects-in-parliamentary-precinct/block2-redevelopment.html>
- Following the conclusion of the design competition the jury produced a formal report summarizing the review of each proposal. The report is found at the link below:
  - [https://raic.org/sites/raic.org/files/ppr\\_docu\\_230215\\_en.pdf](https://raic.org/sites/raic.org/files/ppr_docu_230215_en.pdf)
- PSPC is engaged with internal and external stakeholders including Authorities Having Jurisdiction to obtain necessary approvals at various project stages.
- Indigenous engagement will continue throughout the duration of the project. Planned engagement activities are ongoing and include visioning sessions and workshops.

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- There is no planned public consultation.

## **10. Next Steps**

- 100% Developed Design
  - ACPDR – Spring 2026 (dates TBC)
  - Board Approval – Fall/Winter 2027 (dates TBC)

## **11. List of Appendices**

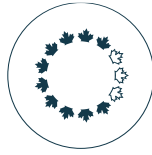
- Appendix A – NCC Capital Interests – Block 2 Site Redevelopment
- Appendix B – Block 2 Location Plan & Existing Context
- Appendix C – Proposed Design Concept, 50% SD
- Appendix D – ACPDR Minutes

## **12. Authors of the Submission**

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

## **Appendix A**

NCC Capital Interests – Block 2 Redevelopment



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

# Capital Interests

BLOCK 2 SITE REDEVELOPMENT

OCTOBER 2020

Canada



## Preamble

The National Capital Commission (NCC) is responsible for the planning, development, conservation and improvement of the National Capital Region (NCR) in order that the nature and character of the seat of Government of Canada may be in accordance with its national significance. To achieve its mandate, the NCC applies a framework of policy plans to guide the long-term improvement and implementation of the Capital. The design competition for the redevelopment of Block 2 is subject to several NCC plans and policies (namely the *Plan for Canada's Capital (2017-2067)*, the *Core Area Sector Plan (2005)* and the *Parliamentary and Judicial Precincts Area Site Capacity and Long Term Development Plan 2006* (known as LTVP, currently under review).

The following **Capital Interests** are derived from the existing Capital Planning Framework. These requirements would be benchmarks against which an eventual Block 2 redevelopment project would be assessed for Federal Approval.

### General Policy Requirements:

- **Symbolism:** The Parliamentary and Judicial Precincts Area shall be planned, protected and interpreted as the symbolic and democratic heart of the nation, as the prime focus of the Nation's Capital and the Core Area, as a national and international landmark, and as the centre stage for national celebrations. The precincts serve as an area for collective celebration, ceremony, protest and other forms of democratic expression.
- **Cultural Inclusion:** The Capital shall reflect the social and cultural diversity of Canada, and its built form must express the rich identity carved over the centuries by successive waves of immigrants who chose Canada as a place to live. Canadians from diverse backgrounds will recognize themselves in the symbols and institutions that define Canada as a land of democracy.
- **Indigenous Peoples:** The Capital shall be known as a welcoming place for Indigenous peoples of Canada and, most particularly, for the Algonquin Anishinabeg who host Canada's Seat of Government on their traditional territory. Planning for the Parliamentary and Judicial Precincts must engage with Indigenous peoples to provide opportunities for the culture and presence of Indigenous peoples to be recognized. This may include expressions such as indigenous toponymy, national commemorations, and the showcasing of indigenous arts in the landscape and the architecture of the capital.
- **Security:** The Parliamentary and Judicial Precincts shall offer a secure environment, while maintaining a high level of openness, so that Canadians can continue to access and understand the significance of its symbols, appreciate the relationship to their own lives and witness democracy close at hand.
- **Design Excellence:** The development of federally-owned or leased accommodations must achieve a high standard of design that contributes to the beauty of the Core Area and revitalizes the urban fabric and landscape through high quality design and development of buildings and streetscapes. New works must be designed to be both of their own time and compatible with the existing architecture and cultural landscapes.

- **Heritage and Cultural Landscapes:** The quality and heritage character of significant heritage buildings and cultural landscapes must be preserved in a comprehensive manner, in keeping with the reports and recommendations of the Federal Heritage Building Review Office (FHBRO).
- **Confederation Boulevard:** Confederation Boulevard’s role as the Core Area’s primary ceremonial route and visitor experience “Spine” must be preserved. New development shall reinforce the role of, and activity along Confederation Boulevard with appropriate scale and uses; while attaining the highest standards in terms of building design, heritage conservation and adaptive re-use, urban design, streetscape, wayfinding & signage and programming.
- **Illumination:** The Parliamentary and Judicial Precincts must be treated as the focal point for illumination initiatives, in keeping with the Capital Illumination Plan. A comprehensive illumination strategy should be implemented throughout the Precincts to accentuate the historic features of heritage structures and to develop compatible pedestrian level lighting, in alignment with the approved *Parliamentary Precinct Exterior Lighting Master Plan*.

#### **Requirements for Block 2:**

- **Views:** The visual and symbolic pre-eminence of Parliament Hill must be retained within the precincts and within Canada’s Capital Region in such a way that the silhouette of Parliament Hill, overlooking the Ottawa River, remains evocative and the best-known symbol of the Capital. Views to and from the national symbols along Confederation Boulevard and the river’s edge must be preserved and enhanced in keeping with the picturesque legacy of the Capital. The view of Parliament Hill along Metcalfe and O’Connor must also be protected. Height controls and view protection guidelines, developed in close co-operation with municipal partners, are the key methods of view protection.
- **Placemaking & Identity:** Federal properties shall contribute to the Core Area and downtown identity as a desirable destination, with a diversified and interesting mix of uses, a high level of programming and visitor amenity, and a sense of place and history. Create a sense of place and assembly reinforced by excellence of architecture and public streets and spaces.
- **Infill:** The redevelopment of blocks south of Wellington Street shall provide additional office space for parliamentary and federal government functions and must ensure adaptive reuse of prominent buildings to enhance the visitor experience in the Core Area. A continuous set of building façades (referred to as the “Town wall”) shall be reinstated along the south side of Wellington, to contain and contrast with the pavilion setting of the Parliamentary and Judicial Precincts to the north. However, the redevelopment of Block 2 should nonetheless consider the need and benefits of accommodating public open space along Wellington Street
- **Land Use/Functional Program:** Block 2 should enable a careful mix of Parliamentary accommodation with ancillary public uses, as well as visitor, cultural and support facilities over the long-term on this important section of Confederation Boulevard to encourage at-grade public activity and street-level animation, while

also providing appropriate transition between Capital and civic realms. The redevelopment must support the City of Ottawa's mandate to strengthen and enhance the downtown area. At minimum, ensure commercial or cultural spaces are to be provided and effectively leased in ground floor units along Sparks Street, to support and animate the public realm.

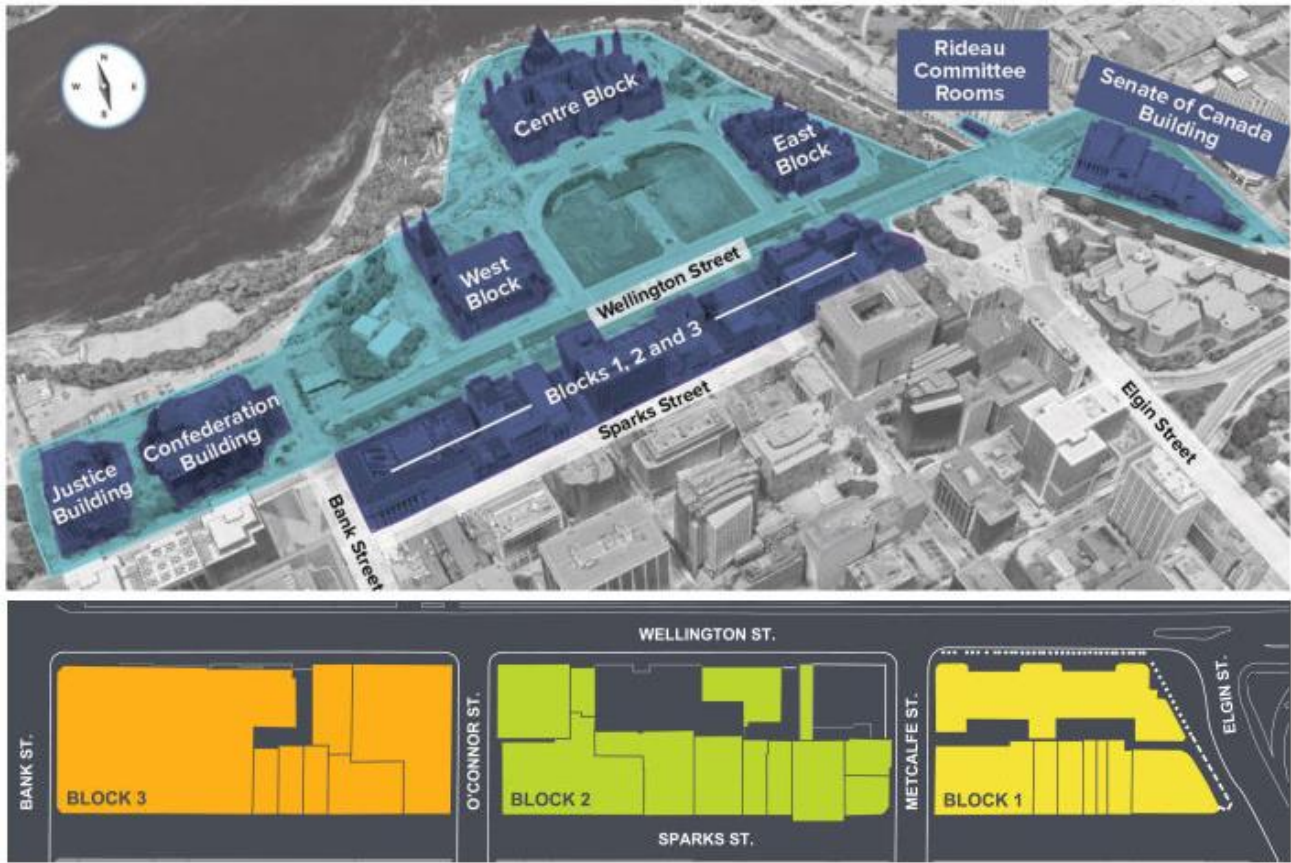
- **Urban Form:** Federal accommodations must provide active street frontages and promote a public face for federal government activities reflecting their location in the Capital Core Area. A collective approach amongst local agencies must be developed to accommodate visitor needs, including addressing availability of washrooms and refreshment services etc. in the downtown area.
- **Security:** Integrate security requirements into building envelopes wherever possible. Where security measures are required within the public realm, ensure exceptional design and contextual integration to minimize their perceived impact, support a positive contribution to the public realm, and maintain environments that communicate Canadian respect for human rights, equity, international cultures and other values. Crime Prevention Through Environmental Design (CPTED) could be an appropriate principle/approach to achieve these goals.
- **Mobility and Parking:** Improve linkages and connectivity to facilitate the mobility of both residents and visitors, including enhanced pedestrian linkages and connections between the Capital and civic realms. Support active modes and transit to meet sustainability objectives and improve the capital experience. Integration with the municipal transit systems should exemplify superior design in order that it may contribute to increased ridership and reduce vehicular traffic in the Core Area while maintaining optimal Parliamentary operations. Required parking should be accommodated underground.
- **Experience and Animation:** Enhance levels of participation, appreciation, animation and safety in the offering of memorable and meaningful experiences to all visitors in their exploration and discovery of the Core Area of the Capital.
- **Streetscapes:** The Block 2 redevelopment must support partnership with the City of Ottawa to strengthen the physical relationship between the downtown area, Parliamentary and Judicial Precincts and Confederation Boulevard.
  - **Sparks Street** – Enable the renewal and animation of Sparks Street as envisioned in the *Sparks Street Public Realm Plan, 2019*.
  - **Confederation Boulevard** – The design should support achievement of Confederation Boulevard guidelines which include: projecting a memorable image, creating a vibrant public place, putting pedestrians first, ensuring universal accessibility, and demonstrating leadership in sustainability. In particular, it will be important to protect and enhance Confederation Boulevard's natural setting, by completing landscape components and protecting its street trees.
  - **Downtown Streets** – support the City's efforts to beautify downtown streets by enhancing the streetscape treatments of O'Connor and Metcalfe

with appropriate design features, while also protecting and enhancing the views towards Parliament Hill.

- **Sustainability:** The project should meet, and where possible exceed, Federal Sustainable Development Strategy targets to serve as an exemplary project for heritage rehabilitation and infill development across Canada.
- **Universal Accessibility:** The project must meet Federal accessibility requirements, and where possible go above and beyond to ensure equitable experiences and opportunities for persons of various situations and abilities to access and experience the national institutions and their surroundings. Applying the tenets of “Universal Design” would be a suitable approach to meet these requirements.

## **Appendix B**

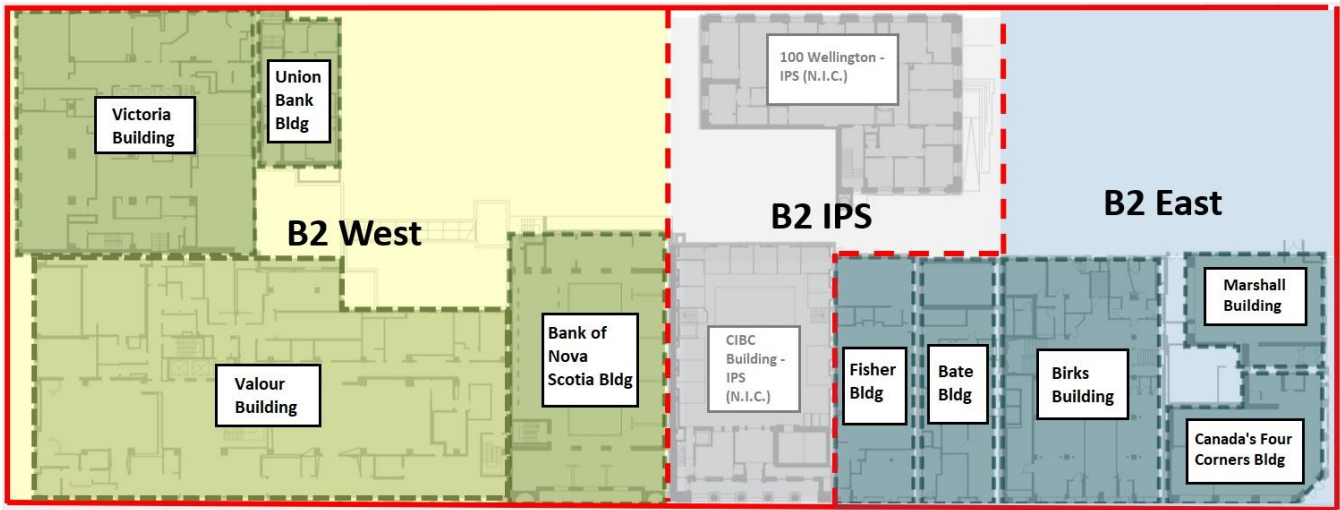
### Block 2 Location Plan and Existing Context



Parliamentary Precinct and South Block (Blocks 1, 2 & 3)



Block 2 competition site. Site boundary outlined in red; Block 2 West shown in yellow; Block 2 East shown in blue. Indigenous People's Space (not in scope) shown inside dashed green line.



Existing site plan showing site boundary (outlined in red) and building names. The Indigenous Peoples Space (buildings and site) is shown in grey and outlined in dashed red line (out of scope)



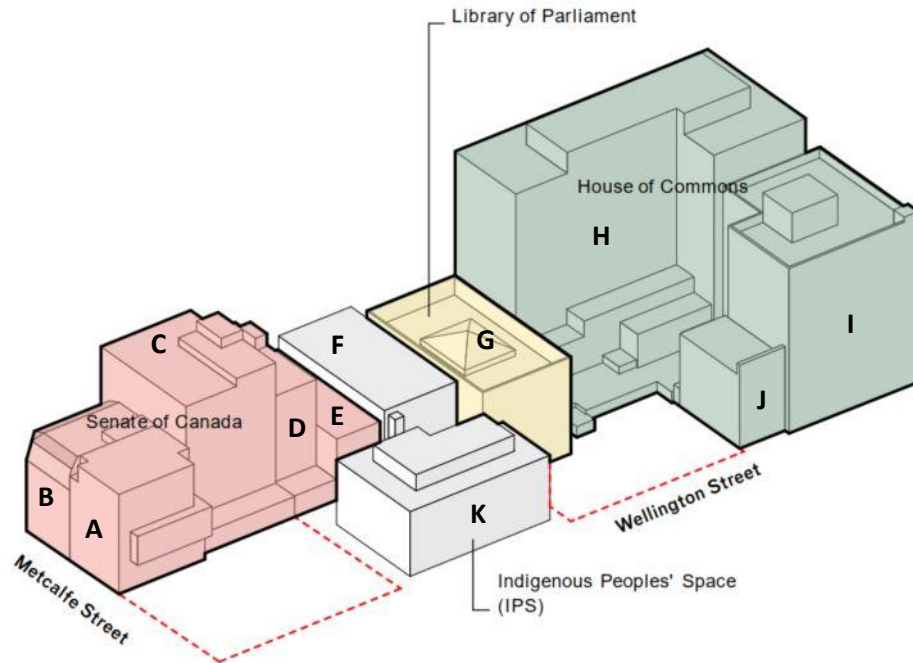
View of Block 2 Looking South

**B2 – East** and **B2 – West**: In scope for Block 2 Redevelopment Project

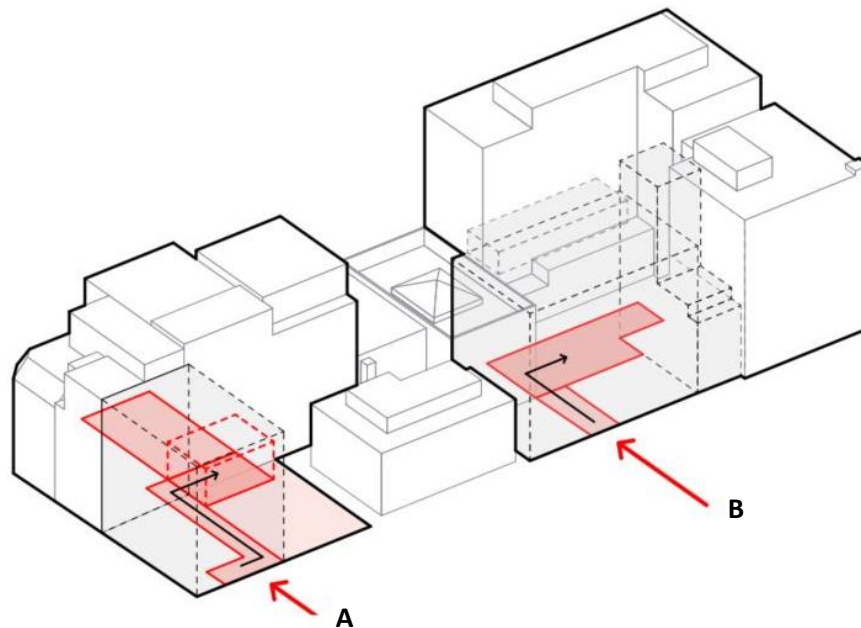
**B2 – IPS**: The Indigenous People’s Space is not within the scope of the Block 2 Redevelopment project

## **Appendix C**

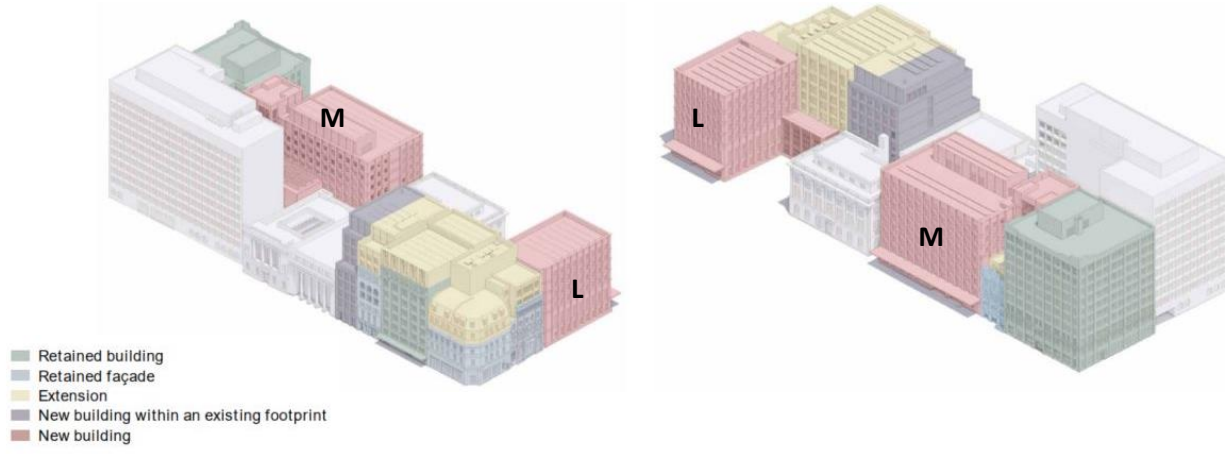
Proposed Design Concept – 50% Schematic Design



Axonometric drawing of Block 2 existing condition looking southwest. **(A)** Marshall Building; **(B)** Canada's Four Corners Building; **(C)** Birks Building; **(D)** Bate Building; **(E)** Fisher Building; **(F)** CIBC Building (part of IPS, not in scope); **(G)** Bank of Nova Scotia Building; **(H)** Valour Building (not in scope); **(I)** Victoria Building; **(J)** Union Bank Building; **(K)** 100 Wellington (part of IPS, not in scope).



Axonometric drawing of proposed design concept (new spaces created). **(A)** An outdoor, public Indigenous People's Square is proposed on the important axis of the Centennial Flame and the Peace Tower and will be shared with the Indigenous People's Space; **(B)** The new Garden Atrium will be a secure common arrival space for the Block 2 West buildings. It will provide new security and arrival for the existing Library of Parliament functions.



Axonometric drawings of proposed design concept (new construction, extension, building retention, and façade retention identified per legend above). **(L)** A new building is proposed at the corner of Metcalfe and Wellington streets; **(B)** The Marshall Building will be rebuilt to facilitate adjusted floor levels, with the façade retained in-situ. A two-storey extension is also planned; **(C)** The Canada's Four Corners Building will have a two-storey extension and will be interconnected with the Birks and Marshall buildings; **(D)** The Birks Building will also connect to a proposed new building to the north to create one large complex. The Birks Building will also have a one-storey extension; **(E)** The Fisher Building will be demolished. Its replacement building will be combined with the existing Bate Building, creating one large structure. A three-storey extension to the Bate Building is also proposed; **(F)** The Bank of Nova Scotia Building will be connected to the new building from the North at basement level and the annex will be removed; **(G)** A new Garden Atrium is proposed to connect the north and south buildings of Block 2 West. It will also provide new security access for the Bank of Nova Scotia building (Library of Parliament functions); **(I)** The Victoria Building will have a new core inserted into its footprint and will be combined with the new build to the east, creating one large complex; **(M)** A new building is proposed on Wellington Street on the current vacant parcel of land located mid-block.



Elevation - proposed design along Sparks Street



Elevation - proposed design along Wellington Street



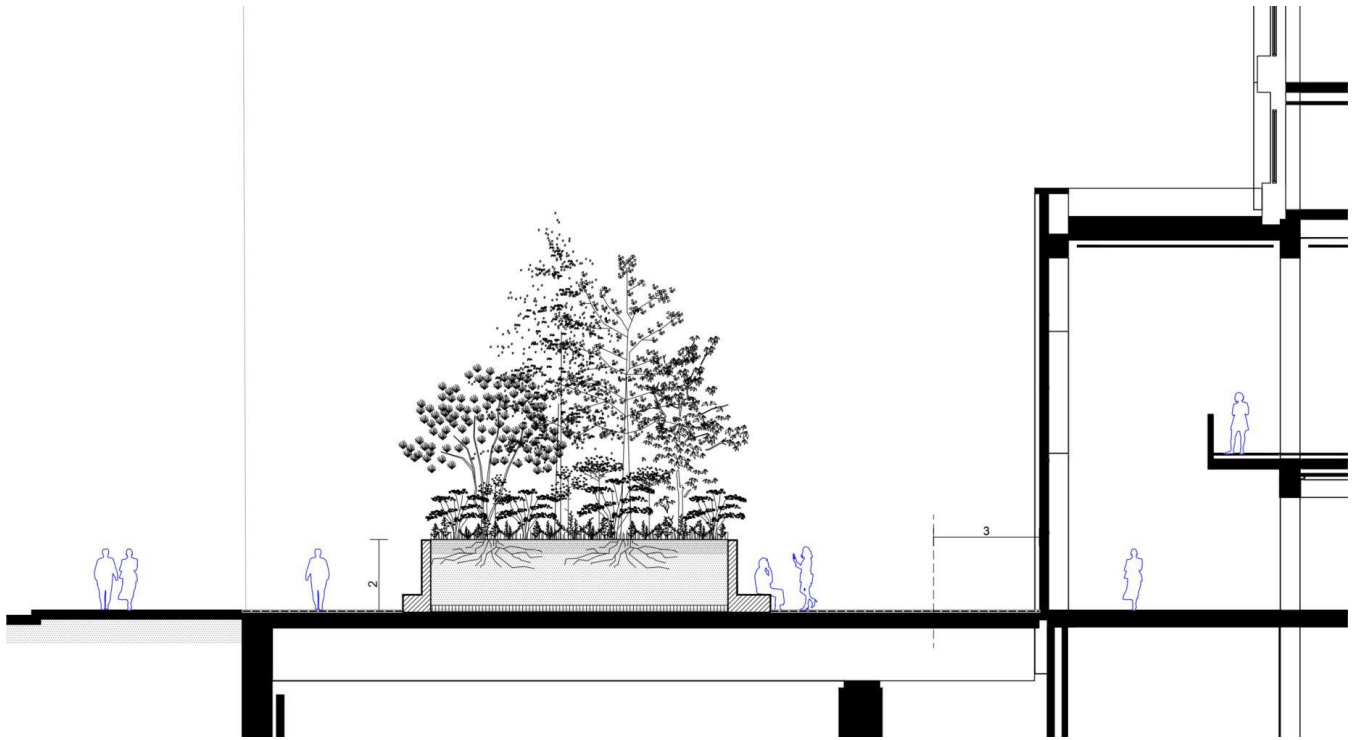
Elevation – proposed design along Metcalfe Street



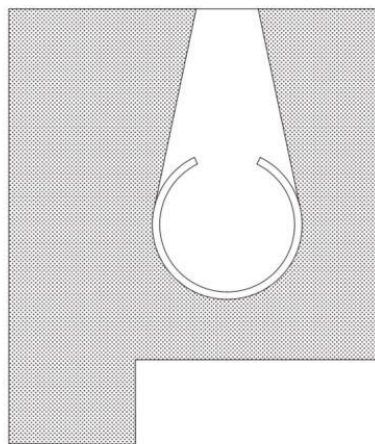
Elevation – proposed design along O'Connor Street



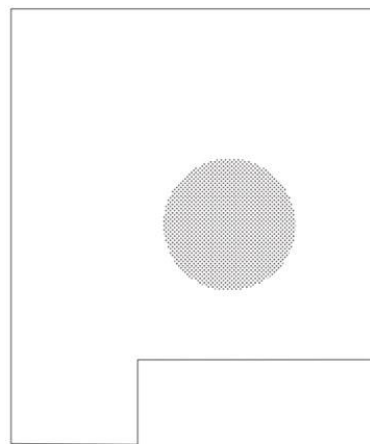
Proposed Ground Floor Plan of Block 2, with out-of-scope portions hatched in diagonally



East-West Section of Peoples Place facing north toward Centre Block

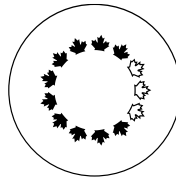


landscape as a clearing



landscape as sacred nature

Conceptual Plan of Peoples Place



**NATIONAL CAPITAL COMMISSION**  
**COMMISSION DE LA CAPITALE NATIONALE**

**Advisory Committee  
on Planning, Design and Realty**

**Thursday, December 12, 2024**

IN CAMERA MEETING  
40 Elgin Street, Ottawa, Room 324  
MINUTES

The committee has approved these minutes on May 29,  
2025.

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

**Jeudi 12 décembre 2024**

SÉANCE À HUIS CLOS  
40, rue Elgin, Ottawa, pièce 324  
PROCÈS-VERBAL

Le comité a approuvé ce procès-verbal le 29 mai 2025.

**PSPC - Block 2 Redevelopment -** 9  
**50% Schematic Design** Refinement of  
Design Options

Alain Miguelez introduced the discussion of the Block 2 Redevelopment Project.

The presenters responded to member questions, and the members provided the following comments:

**Concept improvement**

- The importance of the spatial organization and its coherent link with the design and functioning of the significant landmarks of Confédération Boulevard, to ensure the proper integration of the People's Place into its environment and its suitability to all seasons.
- The story of architectural evolution and the need for generous and accessible interior spaces are encouraged, as is the

**SPAC - Projet de renouvellement de l'îlot 2 -** 9  
**50% de la conception schématique**  
Affinement des options de conception

Alain Miguelez introduit la discussion sur le projet de renouvellement de l'îlot 2.

Les présentateurs répondent aux questions des membres, et les membres font les commentaires suivants :

**Amélioration du concept**

- L'importance de l'organisation spatiale et de son lien en cohérence avec la conception et le fonctionnement des points de repères significatifs du boulevard de la Confédération, afin de garantir une bonne intégration de la Place du Peuple dans son environnement et son adéquation à toutes les saisons.
- Le récit de l'évolution architecturale et le besoin d'espaces intérieurs généreux et accessibles sont encouragés, de même

importance of distinguishing between old and new structures.

- The pursuit of excellence, with a focus on the balance between heritage and modernity.
- Several members suggested that the architects should be given the scope to realize their design with integrity and excellence, as the Block 2 Design is the result of an international design competition.
- The need for specialized assessments and advice on heritage environments, as well as the integration of significant public art.
- The preliminary title of “People’s Place” requires further consideration.
- The relationship between the People’s Place in winter and summer must be well articulated, particularly regarding the rear façade, and any possibility of animation.
- The need to reuse historical elements.
- The choice of materials, particularly the use of copper, is important to ensure consistency of design and to consider their durability over time. The use of recycled copper is encouraged.
- It was proposed by several members that one of the inherent characteristics of Block 2 is architectural variety, and the architects selected have shown skill in past projects in integrating modern and historic buildings into a cohesive whole. This perspective suggests that there may be no need to directly reference heritage components in the modern insertions.

que l'importance de distinguer les anciennes et les nouvelles structures.

- La recherche de l'excellence, en se focalisant sur l'équilibre entre patrimoine et modernité.
- Plusieurs membres ont suggéré que les architectes devraient avoir la possibilité de réaliser leur projet avec intégrité et excellence, étant donné que le projet de l'îlot 2 est le résultat d'un concours international de design.
- La nécessité d'examens et d'avis spécialisés sur les environnements patrimoniaux, de même que l'intégration d'œuvres d'art public significatives.
- Le titre préliminaire « Place du peuple » doit faire l'objet d'une réflexion plus approfondie.
- La relation entre la Place du peuple en hiver et en été doit être bien articulée, en particulier en ce qui concerne la façade arrière, et toute possibilité d'animation.
- La nécessité de la réutilisation des éléments historiques.
- Le choix des matériaux, en particulier l'utilisation du cuivre, est important, afin d'assurer la cohérence de la conception et réfléchir à la manière dont les matériaux subissent l'usure du temps. L'utilisation de cuivre recyclé est encouragée.
- Plusieurs membres ont fait valoir que l'une des caractéristiques inhérentes à l'îlot 2 est la variété architecturale, et que les architectes sélectionnés ont démontré leur habileté dans des projets antérieurs à intégrer des bâtiments modernes et historiques en un tout cohérent. Cette perspective suggère qu'il n'est peut-être pas nécessaire de faire directement référence aux éléments patrimoniaux dans les insertions modernes.

Connectivity and Accessibility

- Maintain aspirations in terms of universal accessibility.
- The universal accessibility of all entrances and toilets must be considered an essential aspect of the project.
- The relationship between the new and existing structures in the People's Place is crucial, with the focus on proper coordination to avoid dark and unattractive areas.

Structure and Design

- Ensure transparency and openness in the design. Concerns regarding the design of the windows and the need to achieve architectural excellence through appropriate procurement procedures
- The importance of preserving buildings without presenting modern buildings as heritage, and of avoiding repetitive office designs in favor of transparency and connectivity.
- Reconsideration of the windows in the diagonal sections.
- The interior of the buildings should be given a more important role in the future.
- Support for the entrances added to the new buildings along Wellington Street.

Connectivité et accessibilité

- Maintenir les aspirations en matière d'accessibilité universelle.
- L'accessibilité universelle de toutes les entrées et des toilettes doit être considérée comme un aspect essentiel du projet.
- La relation entre les nouvelles structures et les structures existantes dans la Place du Peuple est cruciale, l'accent étant mis sur une bonne articulation afin d'éviter les zones sombres et peu attrayantes.

Structure et conception

- Assurer la transparence et l'ouverture dans la conception. Des préoccupations concernant la conception des fenêtres et la nécessité d'atteindre l'excellence architecturale grâce à des procédures d'achat appropriées.
- L'importance de conserver les bâtiments sans faire passer les bâtiments modernes pour du patrimoine, et d'éviter les conceptions de bureaux répétitives au profit de la transparence et de la connectivité.
- Reconsidération des fenêtres dans les parties diagonales.
- L'intérieur des bâtiments devrait jouer un rôle important à l'avenir.
- Support pour les entrées ajoutées aux nouveaux bâtiments le long de la rue Wellington.

Committee Secretary

Secrétaire des comités

Hinda Mounir  
Alanna Yee