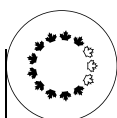


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NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

No.	2025-P309
To	Board of Directors
Date	2025-01-23

For DECISION

Subject/Title

Tunney's Pasture Master Plan amendment and Federal Land Transaction Approval for the disposal of select parcels from Public Services and Procurement Canada (PSPC) to Canada Lands Company (CLC).

Summary

- In 2014 the NCC approved the Tunney's Pasture Master Plan (TPMP).
- The purpose of this submission is to obtain approval from the Board of Directors for an amendment of the 2014 TPMP and for the disposal of parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 West, 10 East, 11, 12, 12a, 12b, 12d, 13 and 14 from PSPC, on behalf of PSPC and Health Canada (HC), to Canada Lands Company (CLC).
- The proposed Plan amendment retains the intent and essence of the 2014 TPMP while reflecting current housing needs, market conditions, and reduced federal office space requirements.
- The Plan amendment provides an updated planning framework for Tunney's Pasture and allows for the disposal of land parcels to enable the development of a new mixed-use community and contribute to the Canada Housing Plan.
- Upon approval, CLC will undertake infrastructure upgrades before transferring the roadways to City of Ottawa and will obtain approval of a municipal plan of subdivision before selling individual parcels for redevelopment by the private sector.

Risk Summary

- No planning risks that could impact the National Capital Commission (NCC) have been identified in relation to this submission's recommendation, however, a delay in receiving NCC approval will impact the Proponent's timelines for Treasury Board approval, ultimately impacting the government priority for accelerating housing development.

Recommendation

- That federal approval for the amendment of the 2014 Tunney's Pasture Master Plan and the Federal Land Transaction for the disposal of select parcels (1, 2, 3, 4, 5, 6, 7, 8, 9, 10 West, 10 East, 11, 12, 12a, 12b, 12d, 13 and 14) - be granted by the NCC Board of Directors, pursuant to sections 12 and 12.1 of the National Capital Act
- The preparation and signature of the Federal Approval letter be delegated to the Vice-President, Capital Planning Branch.

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Submitted by:
DocuSigned by:

8E8319D91759427
Alain Miguélez, Vice-President, Capital Planning Branch

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1. Strategic Priorities

- National Capital Commission (NCC) Corporate Plan 2024-2025 to 2028-2029
 - Strategic Direction #1: Foster an inclusive and meaningful National Capital Region of national significance reflective of all Canadians, including Indigenous peoples, and all levels of government.
 - Priority #2: Plan, rehabilitate and revitalize key assets and transportation networks in the National Capital Region.
 - Priority #4: Demonstrate national leadership in achieving an environmentally sustainable and climate-resilient National Capital Region.
- Federal Government Initiatives
 - Solving the housing crisis: Canada's Housing Plan (2024)
 - Treasury Board's Directive on the Management of Real Property (2024)
 - PSPC 2024 to 2025 Departmental Plan (2024)
 - PSPC's Office Long-Term Plan (2022)
 - Federal Sustainable Development Strategy, 2022-2026 (2022)
 - Canada Mortgage and Housing Corporation's (CMHC) Federal Lands Initiative (2018)
 - CMHC's National Housing Strategy (2020)

2. Authority

- *National Capital Act*, sections 12 and 12.1

3. Context

Approval Scope

This submission is for the amendment of the 2014 Tunney's Pasture Master Plan and for the disposal of select parcels (twelve (12) owned by PSPC and three (3) parcels owned by Health Canada) to Canada Lands Company (CLC) as identified in Appendix E.

A complete planning background and rationale appears at Appendix A.

Proposed Federal Land Transaction

The proposal includes the disposal of the fifteen (15) parcels at Tunney's Pasture. Subject to the NCC's Board approval, these parcels will be submitted to the Treasury Board in spring 2025 as part of an omnibus submission for the disposal of surplus federal lands.

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A total area of 27.39-hectares (273,903 m²) of land is included in the disposal. Of that, 10.99-hectares (109,852 m²) are currently streets. The other 16.41hectares (164,051 m²) include vacant open space, former buildings sites (demolished), existing buildings, and parking areas. A detailed list of properties to be disposed is included in Appendix F.

The scale of the disposal is in alignment with the PSPC's Office Portfolio Long Term Plan which seeks to reduce the amount of PSPC administered office space by 50% over the next 10 years.

4. Options Analysis / NCC Staff Analysis

Policy Framework Analysis:

In its review of the proposal, staff has worked to ensure the proposal is compatible and in alignment with the strategic framework and policies of the following NCC plans:

- Plan for Canada's Capital, 2017–2067 (2017)
 - Goals:
 - Thriving and Connected: Support a liveable, attractive, resilient, accessible and economically competitive Capital Region. Promote sustainable mobility, and support transit-oriented development in the Capital Region.
 - Milestones:
 - Milestone 14: Improved Urban Integration of Federal Employment Areas. The NCC will work with federal and municipal partners to transform existing employment areas such as Tunney's Pasture into more lively workplaces that are better integrated into their surroundings and will locate new facilities to support use of public transit and active modes of transportation. This will contribute to the development of complete neighbourhoods, urban densification and improvement of the interface between federal employment areas and the public domain.
- Capital Urban Lands Plan (2015)
 - Key Planning Principles: work towards sustainable urbanism and context-sensitive design that respects the spirit of the place; contribute to the quality of life and sustainability of the Capital Region; implement shared regional planning principles prioritizing sustainable urbanism.
- Ottawa River South Shore Riverfront Park Plan (2018)
 - Planning Principles: promote access and connectivity to and along the waterfront.
 - Planning Principles: promote a sense of integration within and between the sites by permitting complementary uses and requiring harmonious urban design

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FLUDTA Staff Analysis

PSPC has undertaken several projects to realize the 2014 Plan's vision. Significant changes in the fundamental assumptions around federal office accommodation and housing needs have made a plan amendment necessary for the site to reach its full potential of contributing to the National Capital Region. The implications of other large projects such as Stage 2 of the O-Train and the new ESAP network and heating/cooling plant have been considered and integrated in the proposed Plan amendment.

The Plan amendment is best characterized as an evolution that retains the vision and essence of the 2014 Plan and supports the associated federal land transaction application for approval.

- The Tunney's Pasture Redevelopment is based on three considerations: first, the divestiture of surplus properties which will contribute to the reduction of the PSPC portfolio; second, opportunities for the Indigenous engagement including the potential creation of an urban reserve; third, addressing the housing crisis and housing affordability by committing to a minimum 20% affordable housing.
- The increase in housing units within Tunney's Pasture adequately responds to the increased need for housing and the reduced need for federal office space.
 - The elimination of public street extensions maintains flexibility in the design development of mixed use blocks, connectivity and the integration of public amenities while reducing capital investment. The introduction of midblock connections will preserve the fine-grained street network envisioned in the 2014 Plan to prioritize pedestrians, transit users, and active mobility flows.
- The increased density is appropriate for a Major Transit Station Area and is consistent with the City of Ottawa's planning framework.
- The height profiles of the proposed buildings provide appropriate transitions to the surrounding neighbourhoods.
- The Brooke Claxton Building, Tunney's Pasture Driveway, and Columbine Driveway remain prominent site features that will conserve the unique sense of place and understanding of the site's history and preserve the federal planning legacy of this prominent node within the National Capital Region.
- The increase in greenspace exceeds the City of Ottawa's requirements and is linked to the increase in residential units.
- The addition of greenspace to the west of the Brooke Claxton Building improves the transition to the KZM Parkway lands.
- Mixed-use zoning will allow greater flexibility for a phased development of the site.
- The proposal aligns with PSPC's 50% portfolio reduction target by disposing of 42% of the developable land within the campus (56% of total area when street parcels are included).
- The Proponent has completed a FHRO Best Efforts process for the heritage designated properties which informed the transition of these assets out of the federal portfolio.
 - The disposal of the historic Central Heating Plant has the potential for adaptive reuse for community uses.

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- The disposal of the Brooke Claxton Building has the potential for adaptive reuse for residential while preserving its heritage significance and landmark character from vantage points.
- The Proponent has established an engagement process to be followed by CLC for the integration of interests from Indigenous communities.

5. Financial Details

- Not Applicable.

6. Opportunities and Expected Results

- The redevelopment of Tunney's Pasture is a key milestone within the Plan for Canada's Capital and integral to addressing the housing crisis in Ottawa.
- Redevelopment of the site will create a significant number of housing units and new commercial and community spaces that are well served by transit.
- The introduction of mixed-use will improve the experience for employees of the federal departments that continue to operate out of Tunney's Pasture.

7. Alignment with Government and NCC Policies

- The Proponent has undertaken or developed the following as part of the Plan Amendment Process:
 - A strategic Environmental Assessment
 - A Universal Accessibility Strategy
 - A Gender Based Analysis Plus
 - A Sustainability Charter and the Plan amendment is aligned with the Federal Sustainable Development Strategy, 2022–2026 (2022)

Divestiture Powers and Initiatives that support PSPC Decision to Dispose of lands at Tunney's Pasture:

- In response to the housing crisis, Budget 2024 directed PSPC to reduce its Government of Canada office portfolio (GC-OPRP) by 50% over the next 10 years with a component aimed at making surplus assets available to meet housing and community needs, such as hospitals and other infrastructure.
- Under the Treasury Board Directive on Real Property Management, PSPC was given the authority to dispose of surplus real property.

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- In PSPC's 2024-2025 Departmental Plan, "housing" was identified as a top priority for the department and Tunney's Pasture as a key redevelopment site.
- Tenant departments have been and will continue to be consolidated in more modern, carbon-neutral and accessible spaces, equipped with the technology required to provide services to Canadians.
- Disposal of older, capital-intensive assets contributes to a carbon-neutral portfolio.
- In May 2024, PSPC included the Brooke Claxton building in the disposal list and in August 2024 the government launched the Canada Public Land Bank which included the building for housing development.

8. Risks and Mitigation Measures

Risk	Likelihood	Impact	Mitigation Measure
Full implementation of Master Plan vision and alignment with NCC policy framework.	Low	Low	<ul style="list-style-type: none"> • Ensure coordination with City of Ottawa on the Scott Street Secondary Plan • Include conditions within the NCC's Federal Approval letter that require development be in accordance with the approved plan.
A delay in receiving NCC approval will impact the Proponent's timelines for Treasury Board approval, ultimately impacting the government priority for accelerating housing development.	Low	High	<ul style="list-style-type: none"> • The proposed Plan amendment and federal land transaction has been thoroughly evaluated by FLUDTA staff in collaboration with the City of Ottawa and other stakeholders, and approval by the NCC Board of Directors is recommended.
Loss of classified heritage property	Medium	High	<ul style="list-style-type: none"> • The Proponent has completed a FHRO Best Efforts process for the heritage designated properties which informed the

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			<p>transition of these assets out of the federal portfolio.</p> <ul style="list-style-type: none"> • Include conditions within the NCC's Federal Approval letter that require that the Proponent submit the designated properties for municipal evaluation and if applicable, designation.
Interface with NCC lands	Low	Medium	<ul style="list-style-type: none"> • Continued coordination with Proponent and City of Ottawa regarding access to KZM Parkway • Continued engagement with proponent regarding alignment with future NCC development plans and Policy Framework.

9. Public Engagement and Communications

- As part of the 2014 Plan development, the Proponent undertook significant public and stakeholder consultation and continued consulting with key stakeholders, federal tenants and the community during the process to amend the plan.
- Since 2020, the Proponent has reengaged with indigenous groups including Kitigan Zibi, the Algonquins of Pikwakanagan First Nation, the Algonquins of Ontario, the Algonquin Anishinabeg National Tribal Council, and Indigenous persons in the urban community.
- The Proponent has engaged with the City of Ottawa on the proposed changes. City planning staff indicate that the proposed changes are consistent with the updated municipal land use policy.
- CLC will continue engagement with the City of Ottawa to advance a Plan of Subdivision to allow for the sale of individual development parcels.
- PSPC has met federal policy requirements on the Duty to Consult. CLC will continue the process for the transferred parcels before selling the lands to the private sector.

10. Next Steps

- Treasury Board approval for Disposal Spring 2025

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- Disposal of ROW parcels to CLC Spring 2025
- Disposal of PSPC and HC parcels to CLC starting Summer 2025.
- Draft Plan of Subdivision Approval Spring 2026
- Site Plan Approvals for individual parcels starting in 2027/2028
- Phasing implementation 2026-2044

11. List of Appendices

- Appendix A: Planning Background and Rationale
- Appendix B: Location Map Tunney's Pasture Campus
- Appendix C: Tunney's Pasture Transaction Parcels Map
- Appendix D: TPMP Amendment Demonstration Plan
- Appendix E: TPMP Amendment Land Use Plan
- Appendix F: Heritage Building Character Statement Summary

12. Authors of the Submission

Alain Miguelez, Vice-President, Capital Planning Branch (CP)

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

Kate-Issima Francin, Chief, Federal Land Use and Transactions, FAHA, CP

Mark Gordon, Senior Planner, Land Use and Transaction Approvals, Federal Land Use and Transaction Approvals, FAHA, CP

Appendix A

Planning Background And Rationale

Site Background

Tunney's Pasture is a 49-hectare single-use federal employment node located approximately four kilometres west of downtown Ottawa. To the north is the NCC's Kichi Zībī Mīkan (KZM) Parkway and the Ottawa River. The surrounding neighbourhoods include Mechanicsville and Hintonburg to the east, Champlain Park to the west, and Wellington Village to the south.

The result of a 1950s plan by Jacques Gréber, the campus is fully owned by the federal government under two custodians, PSPC and Health Canada. Over its history, numerous departments operated out of the campus including Health Canada, Statistics Canada, National Defence, Library and Archives Canada, and Measurement Canada (an agency of Industry Canada).

The street network within the site is organized on two primary axes, Tunney's Pasture Driveway (north-south) and Columbine Driveway (east-west), both of which feature wide central turf medians. Additional north-south streets include Sir Fredrick Banting Driveway and Goldenrod Driveway. Additional east-west streets include Yarrow Driveway, Sorrel Driveway, and Eglantine Driveway. The site is accessed from the municipal street network at a single connection to Parkdale Avenue and three connections to Scott Street. An additional single access to the KZM Parkway also exists at the north end of the site.

The site hosts several FHRO designated buildings including the classified Brooke Claxton Building, which is a visually prominent feature of the site as it sits at the northern terminus of Tunney's Pasture Driveway and can also be seen from the KZM Parkway.

2014 Master Plan

In 2014 the NCC Board of Directors approved the Tunney's Pasture Master Plan ("2014 Plan") which envisioned introducing mixed land uses within denser built form to the existing single use federal office campus. The increased development density would be supported by the introduction of Light Rail Transit (LRT). Under the 2014 Plan, federal office accommodation was intended to remain the primary land use.

In the following decade, PSPC has undertaken several projects to begin the plan's implementation including the demolition of disused buildings, the construction of a new Energy Service Acquisition Program (ESAP) heating and cooling plant, and the relocation/replacement of utilities to be within future roadways.

Several major changes have occurred since the approval of the 2014 Plan which requires an amendment to the planning framework prior to the divestitures. The changes include:

- The significant reduction of the federal office space requirements.
- The federal government priority for accelerating housing projects.
- An increase in the density permitted by the City of Ottawa's planning framework.
- An increase in the number of residents and jobs required per net hectare surrounding Major Transit Station Areas set out in the 2024 Provincial Policy Statement (2024).
- A commitment to provide 20% affordable housing established by the 2024-2025 ministerial letter of expectations to CLC to support the Government of Canada's efforts to address the housing crisis. The same commitment was defined in City of Ottawa's 2021 Official Plan.

The proposed amendment to the 2014 Plan will provide the required planning framework to enable the disposal of select parcels to CLC. In turn CLC will convey the public rights of way to the City of Ottawa, and the development blocks through real estate solicitation processes. PSPC has met federal policy requirements on the Duty to Consult. CLC will continue engagement with Indigenous Peoples for the transferred parcels before selling the lands to the private sector.

The City of Ottawa's Official Plan (2021) includes the Scott Street Secondary Plan which defers to the TPMP for guiding development within Tunney's Pasture. As such, the amended Plan will continue to guide the development of parcels after they leave federal ownership.

Proposed Plan Amendment

Vision Statement and Principles

The Plan will retain the essence of the 2014 TPMP's vision and guiding principles but shifts the emphasis from federal office accommodations in favour of a more balanced community focused development. The amended vision and principles aim to create a landmark environmentally sustainable mixed-use community that effectively responds to, and integrates with, an existing urban fabric, adapts to long-term changing market conditions, provides development flexibility, and creates an intensified, active and mixed-use, transit-oriented community.

Key Changes

The Plan amendment includes:

- Reduction of federal office space from 275,000 square metres to 94,000 square metres to reflect PSPC's latest disposal strategy.
- Introduction of 7,000 – 9,000 new housing units on the site, whereas 3,400 – 3,700 were previously proposed.
- Increase of public greenspace from an estimated 24,000 square metres to approximately 79,500 square metres.
- A greater increase of lands designated as mixed use to accommodate a breadth of residential, commercial, office, and community uses such as schools to support a 15-minute complete community.
- Revisions to the proposed street network to allow for the transfer to the City of Ottawa, ensure greater active transportation connections to surrounding neighbourhoods, and reduce number of proposed roundabouts.

The plan will result in a residential density of 270 units per net hectare overall, and 460 units per net hectare on the lands currently proposed for disposal to CLC.

Land Use

The Plan amendment provides for a land designation change from “federal accommodation” to “mixed-use” for the majority of the site. This land use change will permit the development of residential, office, retail, and community use. The remaining federal buildings are designated as “labs/office/utilities”. Greenspaces and pathways are designated as “open space” while the O-Train station is designated “transit station”. The street network is designated as “public right-of-way” as it will be transferred to the City of Ottawa.

Affordable Housing

The Plan amendment introduces a commitment for a minimum requirement of 20% affordable housing units as established by the 2024-2025 ministerial letter of expectations to CLC to support the Government of Canada's efforts to address the housing crisis. The same commitment is defined in City of Ottawa's Official Plan. This commitment was not considered in the 2014 Plan.

Five parcels within the Tunney's Pasture site were identified by PSPC on the Canada Public Lands Bank as possible sites for residential development including 50 Colombine Driveway, 70 Colombine Driveway, and parcels on Sir Frederick Banting Driveway, Colombine Driveway, and Tunney's Pasture Driveway.

Building Heights

The Plan amendment proposes an increase in height from that of the 2014 Plan. Buildings up to four (4) storeys are proposed abutting the Champlain Park neighbourhood to the West. Building heights of ten to twenty (10-20) storeys are present throughout the core of the site, rising to twenty-one to forty (21-40) storeys near the O-Train station. The building heights step down again to five to nine (5-9) storeys at the Parkdale Avenue edge to ease the transition to the Mechanicsville neighbourhood.

Building heights north of Columbine Driveway have been arranged to preserve the Brooke Claxton Building's visual prominence and reduce impacts on the KZM Parkway lands. New buildings to the west will be limited to a maximum of nine (9) storeys, while to the east, they may reach up to twenty (20) storeys at the Parkdale edge matching the surrounding development.

Greenspace

The Plan amendment approximately triples the greenspace to 79,500 square metres to support the increase in residential units proposed.

A neighbourhood park is proposed at Sorrel Driveway between Sir Fredrick Banting Driveway and Goldenrod Driveway. Parkettes are proposed at the southwest corner of Eglantine Driveway and Chardon Driveway, northwest of Columbine Driveway and Goldenrod Driveway, and at Scott Street between Sir Fredrick Banting Driveway and Goldenrod Driveway.

An urban parkette is proposed south of Eglantine Driveway between Chardon Driveway and Goldenrod Driveway. An additional urban parkette is proposed adjacent to the O-Train station, north of the woonerf portion of Yarrow Driveway.

Linear open space will also be provided along both sides of Tunney's Pasture driveway and the north side of Columbine Driveway.

Mobility

The 2014 Plan included full extensions of Eglantine Driveway and Yarrow Driveway to intersect with Sir Fredrick Banting Driveway. Roundabouts were proposed at internal intersections and tertiary streets were proposed east of Sir Fredrick Banting and within the larger blocks east of Goldenrod Driveway

The Plan amendment maintains the site's existing street network. All streets will be upgraded by CLC to municipal standards before being transferred to the City of Ottawa.

To improve the site's human scale, medians on Tunney's Pasture Driveway will be reduced while those on and Columbine Driveway will be removed entirely.

The Plan amendment also replaces the proposed street extensions with midblock pedestrian connections, allowing for planning flexibility whereby the alignment of fine-grained connections will be determined through the municipal planning process. The roundabouts proposed in the 2014 Plan have been removed to allow for more compact human focused intersections.

The Plan amendment recognizes Tunney's Pasture Driveway and Columbine Driveway as "Legacy Collectors" which are the highest order streets. Both will maintain wider rights-of-ways that include a double row of trees and maintain corridor views wherever feasible. In-boulevard cycling and pedestrian facilities will afford elevated comfort and safety for vulnerable road users.

Sir Frederick-Banting Driveway will act as a secondary gateway, and Yarrow Driveway as a commercial street with a woonerf layout (pedestrianized roadway). Both streets will be designated as Collectors.

All other streets are designated as Local Streets, with sidewalks on both sides and on-road cycling. Additionally, the Kichi Sibi Winter Trail that runs north-south along the western edge of the site will be formalized into an all-season active transportation route connection into the KZM Parkway lands.

At the edge of the site, the intersections of Scott Street and Sir Frederick Banting Driveway/Ross Ave are proposed to become protected intersections to improve safety. The pedestrian crossing currently near Parkdale Avenue and Columbine Driveway is proposed to be realigned to the intersection to improve the connection.

Heritage

There are four federally designated heritage properties on the site. Only two (2) of them will be disposed of at this time:

- Brooke Claxton Building (Classified) – for disposal
- Central Heating and Cooling Plant (Recognized) – for disposal
- Statistics Canada Main Building (Recognized)
- RH Coats (Recognized)

The Brooke Claxton Building is a "Classified" Federal Heritage Property because of its historical associations and its architectural and environmental values. It was designed in

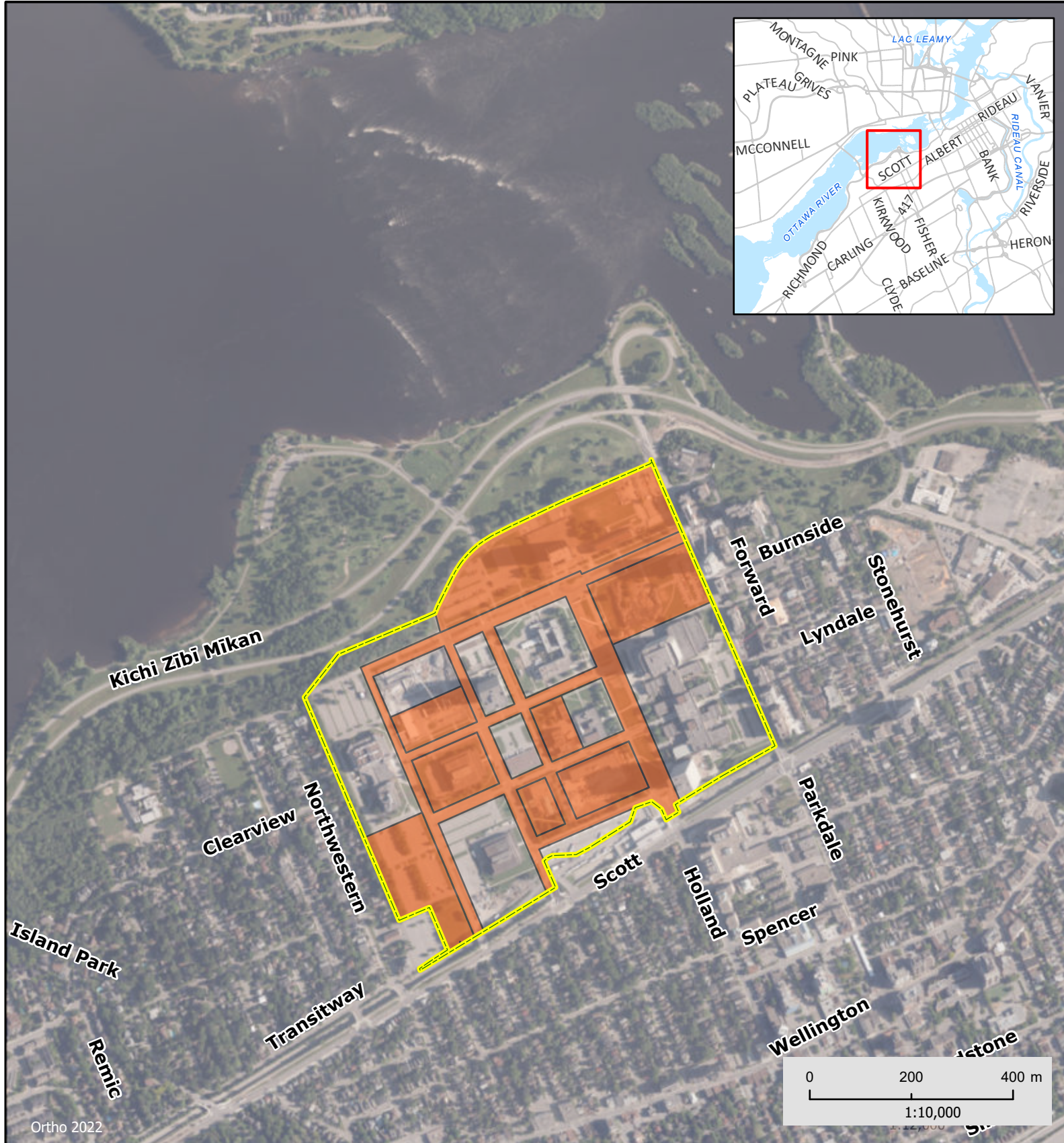
the Modern International style with aspects of Brutalism and was planned specifically to become the focal point of Tunney's Pasture and to house a major federal department. The Brooke Claxton Building was deemed surplus by PSPC with an anticipated disposal date of 2028 or later.

The Central Heating Plant (CHP) was designed by the Montréal firm of Ross, Patterson, Townsend & Heughan. The CHP is a very good example of a utility building that has evolved in a careful and sensitive manner.

Both the Brooke Claxton Building and Central Heating Plant may be designated by the City of Ottawa through the *Ontario Heritage Act* (1990) as identified in Step 3 of the FHRO Best Efforts Report. The Proponent has provided the City of Ottawa with advanced notice for evaluation.

The Statistics Canada Main Building (SCMB) is an imposing office building composed of a four-storey central spine abutted by eight symmetrically placed, lower, three-storey wings creating several courtyards. The R.H. Coats Building is a good example of high-rise commercial architecture in the late International Style, influenced by Brutalism. The disposal dates and potential future uses of these two other designated properties, the RH Coats Building and the Statistics Canada Main Building, are not yet known.

The axial alignment created by Tunney's Pasture Driveway and Columbine Driveway was identified as a "character-defining element of the landscape. Both driveways are maintained in the proposed Plan amendment.



Location Map: Tunney's Pasture Campus
Carte de localisation: Campus Pré Tunney



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

Préparé par les Services Géomatiques / Prepared by the Geomatics Services



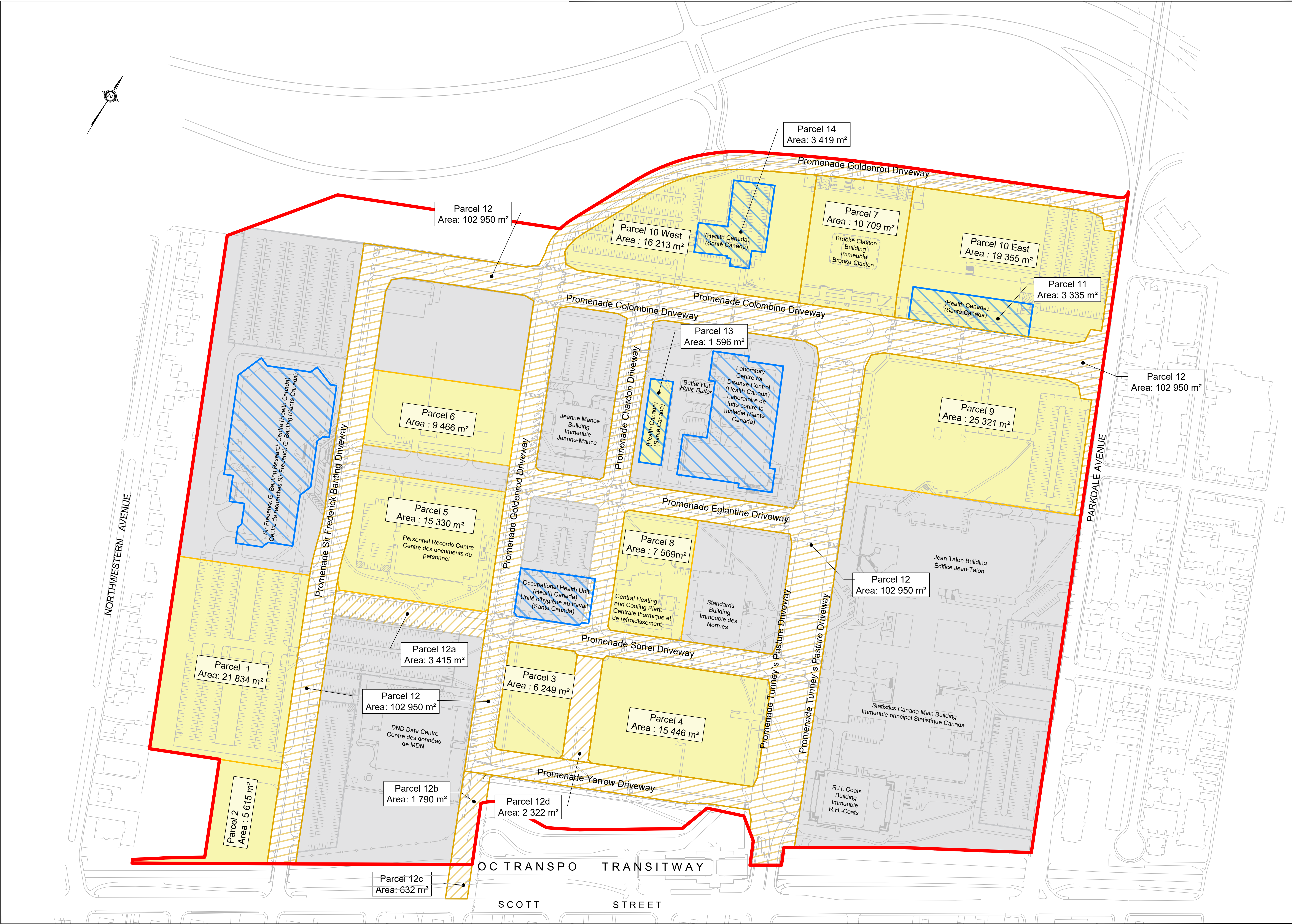
Property Boundary
Limites de la propriété




Parcels Subject to Transaction
Parcelles faisant l'objet de la transaction


12/9/2024







Public Services and Procurement Canada
Real Property Branch
Technical Services - Geomatics



Services publics et Approvisionnement Canada
Direction générale des biens immobiliers
Services techniques - Géomatique

Legend / Légende:

PSPC property boundary /
Limite de propriété de SPAC

Health Canada property boundary /
Limite de propriété de Santé Canada

Proposed Disposal lands /
Terres proposées pour la cession

Proposed Disposal Roadways
Chemins proposés pour la cession

Lands that will remain in the portfolio in
the short term /
Les terres qui resteront dans le
portefeuille à court terme

1 : 1500

300

0

300

600

m

10	Removed property boundary of New Tunney's Pasture CHCP Site	2024-12-09
9	Modified all Parcels except Parcel 11, 13 and 14 as file:139833 - Draft Plan of Subdivision_2024-12-03-EXPORT.dwg	2024-12-04
8	Removed demolished buildings, modified the property limit and changed the legend.	2024-12-02
7	Added Part of R-Plan 4R-36418 (HC Building)land replaced property limits as shown on 4R-36418.	2024-10-29
6	Modified the area for Parcel 10 East	2024-05-24
5	Removed the Parcels 10, 10b, 10c and 12e, modified Parcel 7 and added Parcels 10 East and 10 West.	2024-05-16
4	Added Parcel 10 as an option , modified the Parcels 10, 10b and 10c and added Parcels 11 and 14.	2024-04-11
3	Modified the Parcels according to the proposed road plan (Cadd File 139833Roads Concept2024-01-26.dwg) and added Parcels 12e and 13.	2024-04-04
2	Removed Parcel 10, created Parcels 10b and 10c and modified Parcel 12	2024-01-31
1	Finance Building and Finance Annex Building are demolished.	2023-07-04
revisions	description	date

This compiled plan is not a legal plan of survey or a legal document and was prepared for illustration purposes only.
Ce plan de compilation n'est pas un document légal ou un plan d'arpentage et a été préparé pour des fins d'illustration seulement.

Sketch Showing
Disposal plan at
Tunney's Pasture /
Croquis montrant
Plan de cession à
Pré Tunney

Drawn By	I.F-LAFRANCE	Dessiné par
Date	2022-12-14	(yyyy/mm/dd)
Approved By	D.WYLIE	Approuvé par
Date	2022-12-14	(yyyy/mm/dd)
Tender		Soumission
Project Manager		Administrateur de projets
Project no.		No. du projet

Drawing name

PRS-22-0083-10_Sketch_Disposal_2024-12-04.dwg

Nom du dessin

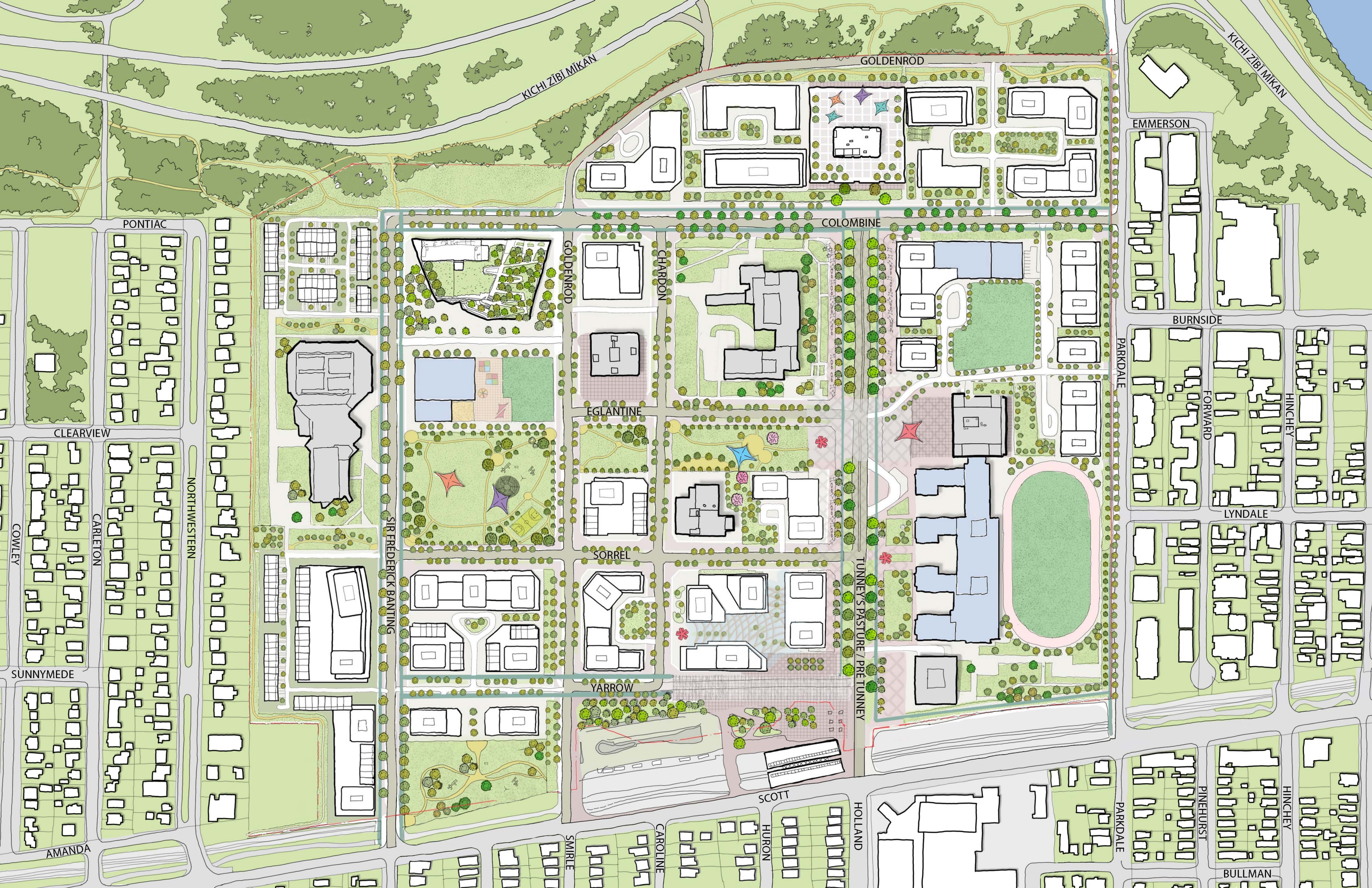
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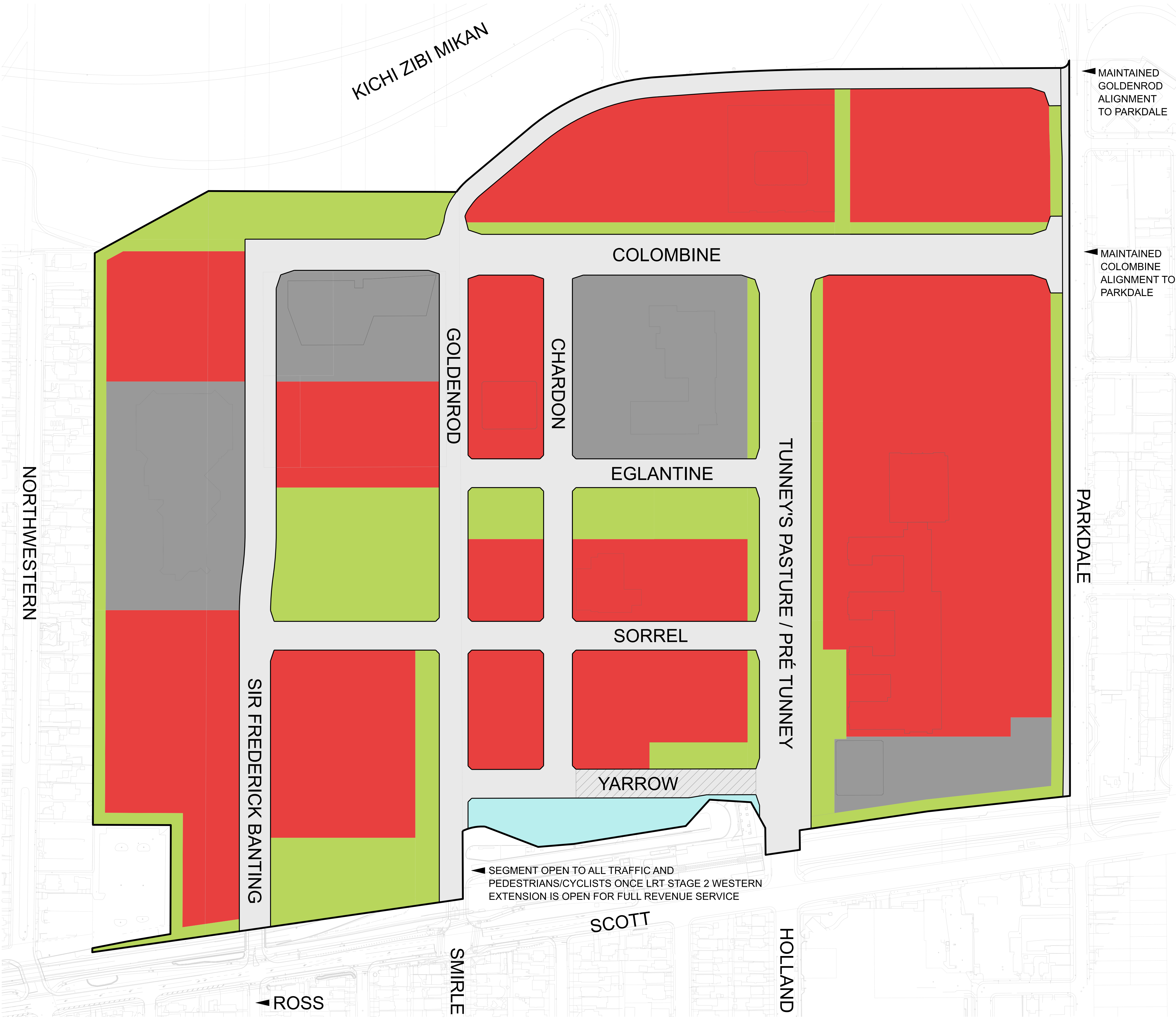
PRS-22-0083

No. du dessin

Rev #:

10





Proposed Land Use

- Site Boundary
- 22-24m ROW - Yarrow Woonerf

Proposed Land Use Designations		Area (ha)
Mixed-Use (Residential, Office, Retail, Community Use)		22.670
Open Space		7.935
Lab/Office/Utility		6.671
Transit Station		0.636
Public Right-of-Way		11.217
TOTAL:		49.129

Notes:
- Proposed road pattern by Arcadis IBI Group, July 2024.
- Plans are subject to change following NCC Board approvals.

Location
TUNNEY'S PASTURE

Date
2024-12-03

Drafted By
SD

Scale

0 100m

1:1500

North

ARCADIS

Appendix F

Heritage Building Character Statement Summary

Brooke Claxton Building

The Brooke Claxton Building is a "Classified" Federal Heritage Property because of its historical associations and its architectural and environmental values. It was designed in the Modern International style with aspects of Brutalism and was planned specifically to become the focal point of Tunney's Pasture and to house a major federal department. This tower is the dominant feature of Tunney's Pasture and is prominently located at the main intersection of the campus at Columbine Driveway and Tunney's Pasture Driveway, which is an extension of Holland Avenue. It is visible for a long distance along the scenic Kichi Zībī Mīkan. *"The Brooke Claxton Building is one of the best examples of the increased role of the federal government in ensuring health standards for Canadians in the post Second World War period, directly associated with several flagship plans and Acts in the area of health and welfare, including: the Canada Pension Plan, the Canada Assistance Plan, Medicare and the Canada Health Act."*

The Brooke Claxton Building was deemed surplus by PSPC with an anticipated disposal date of 2028 or later. Possible future use include continues use office space or conversion to residential units. A Best Efforts process pursuant to the Federal Heritage Review Office (FHRO) guidelines for the conservation of the Brooke Claxton building was undertaken by PSPC. This process included the development of *Brooke Claxton Conservation Guidelines* (2017-2018) and a *FHRO Property History and Options Analysis for the Brooke Claxton Building* (2024). The Best-Efforts Report recommendation is preservation and rehabilitation with minor restoration of finishes as required.

Central Heating Plant (CHP)

The Central Heating Plant (CHP) was designed by the Montréal firm of Ross, Patterson, Townsend & Heughan. The CHP is a very good example of a utility building that has evolved in a careful and sensitive manner. Its form clearly expresses its function but exceeds a purely utilitarian character through an elegant play of interconnected rectilinear shapes, strong horizontal lines and intersecting planes. The plant is very functional and adaptable, as demonstrated by two additions harmoniously integrated into the building. The CHP is planned for disposal, once the new ESAP plant comes online in 2025, and may potentially become a community centre. The *FHRO Property History and Options Analysis for the 13/Central Heating Plant* (2024), and the *Central Heating Plant Conservation Guidelines 2023-2024 Draft* recommends a combination of preservation and rehabilitation.

Statistics Canada Main Building (SCMB)

The Statistics Canada Main Building (SCMB) is an imposing office building composed of a four-storey central spine abutted by eight symmetrically placed, lower, three-storey wings creating several courtyards. The generous setbacks and lawns, and the building's location at the head of a perpendicular street combine to make it a prominent address along the main axis of the Tunney's Pasture campus, despite its overall restrained expression. The eight-wing, double-H plan of the SCMB is one of the building's most prominent features. It was constructed during the initial development phase of Tunney's Pasture between 1950–1953 and was purpose built to house the headquarters of the Dominion Bureau of Statistics, now Statistics Canada. It is designated as a "Recognized" Federal Heritage Property. *"The Statistics Canada Building is one of the best examples of a purpose-built national headquarters, in this case following a significant expansion of the Department's mandate in support of new social and economic programs. As the first of many office buildings to be constructed at Tunney's Pasture, the Statistics Canada Building is also a very good example of the initial development phase of this campus and represents the consolidation of federal departments into suburban governmental nodes. It is moreover associated with Herbert Marshall, Dominion Statistician from 1948 to 1956, who played a key leadership role in transforming the Dominion Bureau of Statistics to meet the new challenges of the post-war period, increasing the profile of this organization in the international community, and more specifically ensuring the completion of the Statistics Canada Building".*

R.H. Coats Building

The R.H. Coats Building is a good example of high-rise commercial architecture in the late International Style, influenced by Brutalism. While from a distance the tower presents a taut, gridded Modernist geometry, in detail it reveals itself to be composed of strictly repeating bays, with concrete spandrels and horizontal glazing set well back from the outer face of concrete ribs which rise uninterrupted nearly the full height of the building. The R.H. Coats Building was purpose-built as the national headquarters of Statistics Canada. It is historically significant through its role in the interrelationship between the federal mandate for the collection and analysis of socioeconomic statistics and the proliferation of federal social programs in Canada following the Second World War. From the end of the war up to the 1970's, the federal government took on new roles in the economy and social welfare of the country, and it was from this building that the supporting data were collected and analyzed.