



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

# Design Improvements at Westboro Beach

PUBLIC CONSULTATION REPORT  
APRIL 29 TO JUNE 28, 2019

Canada

## Table of Contents

I.	Project description .....	2
A.	Background.....	2
B.	Project overview and timeline.....	2
C.	Objectives .....	3
II.	Public consultation process .....	4
A.	Overview.....	4
a.	Objectives .....	4
b.	Logistics.....	4
c.	Format.....	4
B.	Consultation procedure and tools.....	5
a.	Workshops .....	5
b.	Questionnaire.....	6
C.	Invitation and promotion .....	7
D.	Participants.....	7
a.	Workshop.....	7
b.	Online consultation .....	8
III.	Public consultation highlights .....	8
IV.	Analysis of results .....	8
A.	What we heard .....	8
a.	Outdoor amenities .....	9
b.	New pavilion.....	10
c.	Accessibility.....	15
d.	Access.....	15
e.	Site heritage.....	15
f.	Concerns.....	17
V.	Integration of results.....	18
a.	Outdoor amenities .....	18
b.	New pavilion.....	18
c.	Access.....	20
d.	Accessibility.....	20
e.	Heritage.....	21
f.	General concerns .....	21
VI.	Next steps .....	22
VII.	Appendices.....	23
a.	Online survey .....	23

## I. Project description

### A. Background

The National Capital Commission (NCC) is in the process of designing a new and revitalized pavilion and surrounding landscape at Westboro Beach, as part of its plan to revitalize the south shore of the Ottawa River. This project is an important part of the NCC's ongoing efforts to ensure that Canada's Capital is a dynamic and inspiring source of pride for all Canadians.

This project fits within two of the NCC's broader planning initiatives: the [Plan for Canada's Capital, 2017–2067](#), the Capital Urban Lands Plan (2015) and the [Ottawa River South Shore Riverfront Park \(ORSSRP\) Plan](#).

The ORSSRP Plan is the fruit of numerous consultations with the Algonquin Anishinabe community, members of the public and various community stakeholders. It aims to revitalize a nine-kilometre stretch of the city's shoreline between LeBreton Flats and Mud Lake, and to reconnect people and communities to the Ottawa River. In keeping with these objectives, it provides guidance about the necessary facilities, amenities and design improvements at Westboro Beach.

As part of the Stage 2 light rail transit (LRT) agreement between the City of Ottawa and the NCC, the City is providing funding for parkland improvements along the ORSSRP from Westboro Beach to Woodroffe Avenue, including a proposed renovation and expansion of the pavilion at Westboro Beach.

### B. Project overview and timeline

The Westboro Beach Area Redevelopment project will be one of the first steps in making the ORSSRP Plan a reality. The ORSSRP Plan's proposals for Westboro Beach include new amenities, design improvements, and facilities, the most significant of which is a new multi-purpose pavilion.

Public consultations are woven into the timeline ahead of important junctures to ensure that public feedback can be integrated effectively into the decision-making process. The consultations include the following:

- A meeting held in September 2017 with members of the communities adjacent to Westboro Beach to discuss upgrades required for the parking lot at 234 Atlantis Avenue in advance of planned works for Stage 2 of the Ottawa LRT project. A report that summarizes the feedback received at this meeting is available on the NCC's [website](#).

- Two workshops and an online consultation on site design and uses, held in April and May 2019.
- A final round of public consultations on the proposed designs which will be held in fall 2020.

The NCC also intends to engage in a separate dialogue with members of the Algonquin Nation regarding the project.

Public consultations in turn feed into an iterative design process that extends from March 2019 to fall 2020. Its principal milestones are as follows:

- An internal design competition held between March and October 2019, whose winner is selected by a jury composed of members of the Advisory Committee on Planning, Design and Realty (ACPDR) and representatives from the local community and the Algonquin Nation.
- Design review by the full ACPDR committee in fall 2020.
- Approval of the design by the NCC's Board of Directors in fall 2020.

The project, which will be implemented in several phases starting in summer 2020, has the following expected milestones:

- Demolition of two derelict buildings at 234 Atlantis Avenue in June 2020.
- Service upgrades made to the Westboro Beach site by February 2021.
- Construction of the Atlantis parking lot in 2021.
- Construction of the new and revitalized Westboro Beach pavilion and landscape in spring 2022.

### C. Objectives

The present stage of the project focuses on the following:

- Building a new pavilion that will offer space for beach and community amenities and commercial operations in the form of office space, retail space and food services.
- Providing enhanced, year-round experiences for beachgoers and site users.
- Identifying opportunities to revitalize and celebrate the beach's built heritage and archaeological features, including the existing pavilions and the former Skead Mill.

This project will ultimately create a more vibrant, active area that will improve residents' quality of life, and enhance visitors' experience in the nation's capital.

## **II. Public consultation process**

### **A. Overview**

The present round of public consultations for this project included the following initiatives:

- A meeting with the leadership of local community associations.
- Two in-person workshops with members of the public.
- An online questionnaire.

#### **a. Objectives**

The objective of the consultations for this first phase of the project was to provide an opportunity for stakeholders and members of the public to provide feedback on the proposed design improvements at Westboro Beach, and to share their aspirations for—and concerns about—the site.

#### **b. Logistics**

##### Workshop 1

- Location: Hintonburg Community Centre
- Date: April 29, 2019
- Time: 6:30 pm to 8:30 pm

##### Workshop 2

- Location: Churchill Seniors Centre
- Date: May 28, 2019
- Time: 6:30 pm to 8:30 pm

##### Online questionnaire

- Available from April 29 to June 28, 2019

#### **c. Format**

The in-person public consultations consisted of two workshops. Only one workshop was originally scheduled, but it took place during a period of record-breaking flooding along the Ottawa River. To ensure that any community members who may have missed the April workshop as a result of the flooding could participate, the NCC decided to hold a second workshop a month later.

These workshops provided opportunities for participants to discuss and give their feedback on the following issues:

- Activities
- Landscape and site features
- Things to preserve
- Things to avoid
- Pavilion location
- Pavilion scale and overall design
- Potential uses for the pavilion
- Heritage revitalization

The online consultation took the form of a questionnaire created with QuestionPro. It gave respondents an opportunity to provide feedback on the following issues:

- Cherished site features
- Outdoor amenities
- Pavilion location
- Food and beverage options
- Retail
- Indoor amenities
- Heritage revitalization
- Concerns

## **B. Consultation procedure and tools**

### **a. Workshops**

All tables were furnished with activity sheets, pens, markers, Post-its, stickers and labels indicating the language in which the activities at that table would take place. Upon arrival, participants were invited to take a seat at a table according to their preferred language.

The session began with a presentation by NCC Planning and Real Estate Management staff on the ORSSRP Plan and how Westboro Beach fits in with the bigger picture. Participants, led by a moderator at each table, were then invited to begin discussing a variety of issues pertaining to the redesign of the beach.

To prompt the conversation, moderators invited participants to refer to the activity sheet (*see below*). Each sheet featured topics of discussion and space on which to write or post comments.



The first sheet also included a map of the site on which participants were invited to indicate their preferred location and size for the new pavilion. Participants were provided with small cut-outs that reflected the scale of different options.



The second sheet included a voting exercise in which participants could indicate whether or not they supported different proposed uses. Participants were given 30 minutes per sheet to discuss and provide feedback. At the end of both activities, a member of each table was invited to take the microphone and share some of the highlights from the conversation at their table with the rest of those assembled.

## b. Questionnaire

The NCC published a web page on the redesign of Westboro Beach which included background information on the project and a link to an online questionnaire. The questionnaire was programmed using QuestionPro, and was divided into four main parts: indoor experience, outdoor experience, heritage and general feedback.

In the first section, participants were invited to share the three things they like most about Westboro Beach as it is now. They could also allot a total of 100 points to a series of outdoor amenities to indicate which they preferred. A follow-up open-text question allowed them to suggest any other outdoor amenities that they felt should be considered.

In the second section, participants were presented with two possible locations for the new pavilion, and were invited to select the one they liked best. They could also indicate which type of food and beverage options they would like to see offered in the new pavilion, and what kind of retail products they would like to be able to purchase at Westboro Beach. In the final question, participants were—in a manner identical to that of the previous section—invited to allot 100 points to a series of indoor amenities and suggest any others they felt were missing.

In the third section, participants were asked to consider how the existing pavilions designed by James Strutt could be repurposed.

In the final section of the questionnaire, participants were asked to share the three things that they are most concerned about with respect to the redesign of Westboro Beach. They were also invited to share any additional feedback they had for the NCC.

## **C. Invitation and promotion**

An email invitation for the online consultation was sent using Public Affairs distribution lists, which include the following stakeholders:

- interest groups, user groups and heritage groups
- residents' associations
- members of the general public registered to receive public engagement messages

Messages were also posted on the NCC's social media accounts (Facebook and Twitter), soliciting the participation of all interested members of the public. A paid digital advertising campaign was also launched on Facebook, Google Ads, and the websites of the *Ottawa Citizen*, *Le Droit* and *Kitchissippi Times*.

## **D. Participants**

### **a. Workshop**

A total of 179 individuals participated in the workshops.

## **b. Online consultation**

A total of 1,943 individuals participated in the online consultation, 1,107 of whom completed the questionnaire.

## **III. Public consultation highlights**

Participants greeted the proposals to redesign Westboro Beach with enthusiasm. Nearly all were excited about opportunities to improve the experience of site users. Ideas were not in short supply, but neither were caveats and concerns. A thorough analysis of the feedback received as part of the public consultations revealed the following trends.

- By and large, participants would like to see Westboro Beach enhanced rather than transformed. While some prefer the status quo, many participants are highly supportive of plans to create a new pavilion and offer a broader range of amenities, but favour change on a smaller scale that will not compromise the existing character of the site.
- There is significant demand for basic features like washrooms, change rooms, showers and fountains. Cleanliness, safety and convenience were all highly valued within this context.
- While participants are excited about the prospect of new food and drink options, there is a marked preference for smaller-scale and unpretentious offerings that capitalize on the beauty of the surrounding area. Here again, participants saw better food and drink options as a means of enhancing the beach experience, rather than as an end or attraction in its own right.
- Participants highly value the ecological and aesthetic integrity of the site. Many emphasized the importance of making design and programming choices that foster sustainability, respect the area's natural environment, preserve and enhance views, and dovetail with the overall appearance and atmosphere of the area.
- The vision put forward by many participants for the new facilities was an all-season one. There was significant enthusiasm for spaces where site users could change, warm up and purchase food during the winter season.
- Ease of access to the site is one of its most cherished features. Participants would like to see design changes (more bike racks, improved parking, better integration with the public transit system) that would enhance access and ensure that it scales with the growth of site usership.

## **IV. Analysis of results**

### **A. What we heard**

**a. Outdoor amenities**

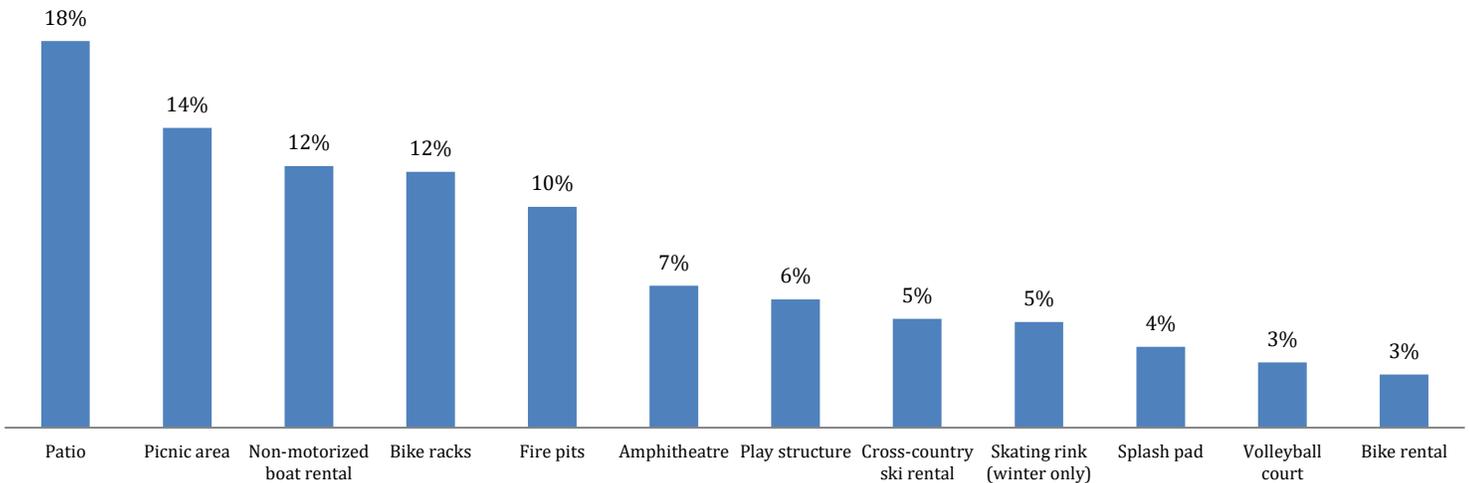
The outdoor space at Westboro Beach is—more than any other existing feature of the site—what draws people to it. To many participants, the plans to improve the design of the beach is an exciting opportunity, but one that must be tempered and shaped by knowledge of the ways in which the area already meets the needs of its users. In keeping with this, the conversation about outdoor amenities (and nearly everything else, for that matter) largely centred on ways to support and enhance what Westboro Beach already has going for it.

There was a widely shared desire among participants to see Westboro Beach outfitted with modern, clean and all-season facilities that would make it into a more attractive site for outdoor recreation. Specifically, participants frequently mentioned the need for change rooms, showers, washrooms, foot washing stations and drinking fountains. Existing sanitary facilities are considered by a number of participants to be in dire need of an upgrade—in terms of both their quality and their ability to accommodate a larger number of users.

In addition to these core facilities, participants expressed significant interest in a range of outdoor amenities that would provide spaces for people to gather, eat, relax and enjoy the scenic river views. Suggestions in this vein included picnic areas, firepits, barbecues, patios, and open-air seating with chairs and benches. These were among the most popular options in an online voting exercise in which each participant was allotted 100 points to distribute to a set of outdoor amenities according to their preferences (see Figure 1). Many participants also highlighted the need for shade provided either by tree cover or by artificial structures over and around seating areas.

**Figure 1**

**Point allocation for outdoor amenities (online)**



In addition to installations that would secure greater comfort and convenience for site users, participants envisioned a space rendered more dynamic and exciting by new or enhanced activities. Suggestions included such beachside staples as volleyball and boat rentals, but also more winter-oriented activities like cross-country skiing and snowshoeing. A number of participants wanted to see continued support for the SJAM Winter Trail, as well as maintaining and making the hill adjacent to the beach safer for tobogganing.

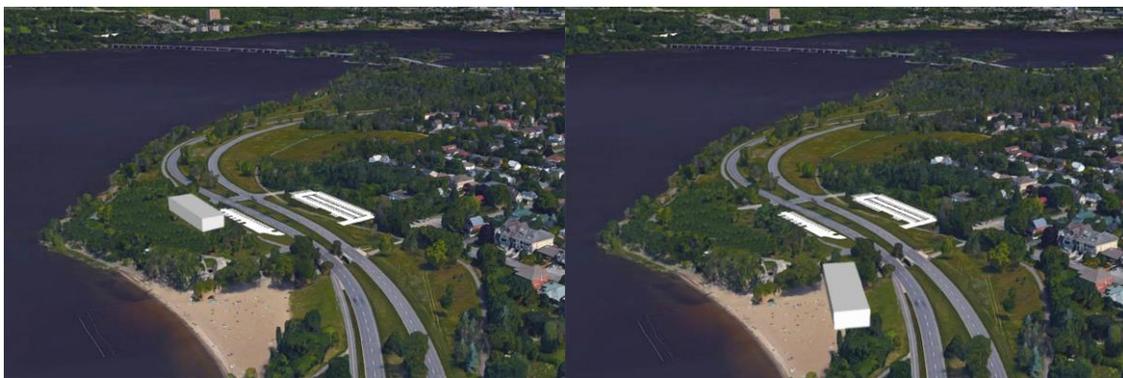
Other participants, inspired by facilities they had seen in other cities, suggested creating outdoor fitness stations. Spaces for children to play outside of the water were also top of mind for many participants, particularly for days on which the water quality makes bathing inadvisable.

Participants did not only envision Westboro Beach as a recreational hub. A number of participants also enthusiastically endorsed the idea of installing an amphitheatre on-site, while others were keen on movie nights or music. Yet more were strong supporters of making the natural space itself more enchanting and intelligible to visitors, with boardwalks, paths and interpretive signs providing information about the local ecosystem.

## b. New pavilion

### Location

As part of the online questionnaire, participants were asked to indicate their preference with regard to the location of the new pavilion. Two options were provided:



Near the parking lot

Near the beach

An overwhelming majority of participants (83 percent) preferred to have the pavilion located near the parking lot, against 17 percent who thought it should be near the beach. Part of this is explained by attachment to the hill on which the pavilion would be located in the latter scenario.

As many participants pointed out, building the pavilion here would render the hill unusable for tobogganing, and would spoil the view for those who enjoy sitting atop the hill and gazing out onto the river. Others reasoned that placing the building near the parking lot would make it more easily accessible for elderly visitors and those with physical disabilities. Some also mentioned that they would feel safer travelling from their car to the building at night if the distance were shorter.

## **Design**

Beauty, as they say, is in the eye of the beholder. The particular aesthetic of the proposed pavilion was the subject of varied suggestions and preferences—many of them idiosyncratic. There were, however, a number of elements of the building that were the subject of trends in participant feedback.

A number of participants advocated for a design inspired by the pavilion's surroundings: natural materials and features that maximize light, create a cozy atmosphere, and dovetail with both the river and the forests that would frame it on either side. Several participants favoured an unobtrusive design that would be subordinate to the building's surroundings.

Participants also expressed a preference for open spaces that feel roomy, with lots of glass to provide natural light and picturesque views of the river. A number of participants were keen on there being open-air platforms (such as patios or decks) that would provide space outside for visitors to dine and enjoy views of the river.

To reduce the pavilion's overall footprint and the obstruction of riverfront views, some participants suggested building it into a natural incline such that one storey would be above-ground, while the other would be partially underground with an entrance facing away from the hill toward the river. Others proposed integrating the existing Strutt pavilions into the design, effectively building an addition that would straddle and connect all three pavilions.

In the design as in other facets of the project, participants stressed the importance of ensuring that sustainability be a guiding principle. Suggestions in this vein included making the building Leadership in Energy and Environmental Design (LEED)-compliant, harnessing solar and geothermal energy, building a green roof, dropping air conditioning in favour of cross winds and ceiling fans, and installing composting toilets. Some participants envisioned having the new pavilion serve as an exemplar of sustainable building design—a model of that to which we should aspire.

## Size

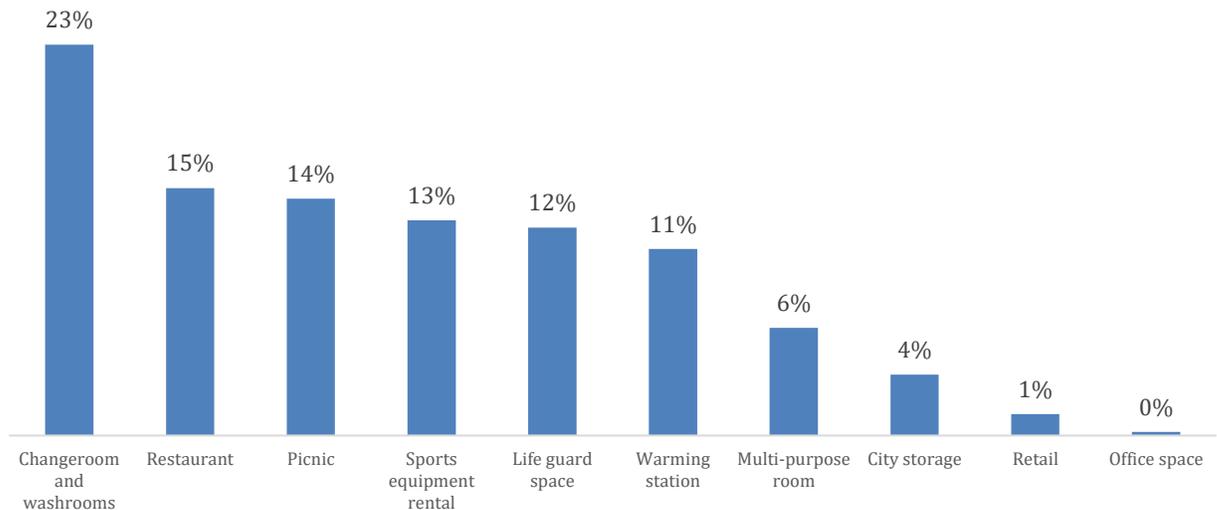
Participants were nearly unanimous in their concern that the pavilion’s footprint should not be too large, and that the building not dominate the relatively small beach and woods. While some participants volunteered specific size preferences (which, for the most part, indicated that it should occupy 10,000 square feet or less), the majority of those who commented simply requested that the NCC keep the pavilion small and unobtrusive. Some participants opposed building a new pavilion altogether, on the grounds that it would unnecessarily take up too much space.

## Uses

In both the online questionnaire and in-person consultation activities, participants were presented with a number of proposed uses, and invited to indicate which they liked best. It is important to note that the options were not identical in both exercises, and that some of the differing results can be explained by the manner in which certain options were framed.

**Figure 2**

### Point allocation for indoor amenities (in person)



Among in-person participants, two observations stand out: the overwhelming support for change rooms and washrooms, and the nearly equally pronounced lack of support for retail and office space (*see Figure 2*). These sentiments were echoed in comments made online and in person. Change rooms and washrooms were among the most frequently requested facilities, while a number of participants stressed their opposition to the commercialization of Westboro Beach.

Retail space was deemed acceptable by many, however, if it was immediately relevant to outdoor activities. When asked what products they would like to be able to purchase at Westboro Beach, for instance, participants most frequently mentioned the following

items: sunscreen, food, refreshments, towels, ice cream, toys, alcoholic beverages, hats and sports equipment, among others.

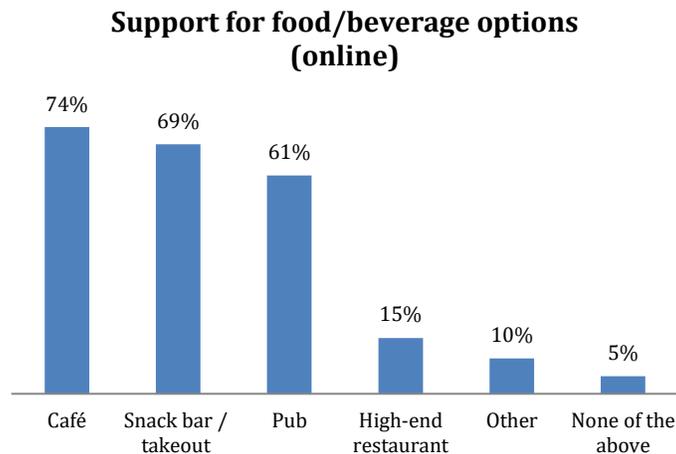
In a similar vein, several participants indicated that they would support office space on the condition that it was rented to organizations involved in the building’s programming or those that are somehow relevant to the waterfront area.

There was significant support across the board for new and improved food and drink options at Westboro Beach. Among in-person consultation participants, a restaurant was the second most popular use for the pavilion, while over 60 percent of online participants were supportive of a café, snack bar and pub (see Figure 3).

A number of participants left comments in which they reiterated their interest in new dining options. In particular, participants were keen on the following:

- A beach-level location with a view
- Patio space
- Interesting, healthy food
- Open year-round
- Not too upscale or large
- Sustainably run

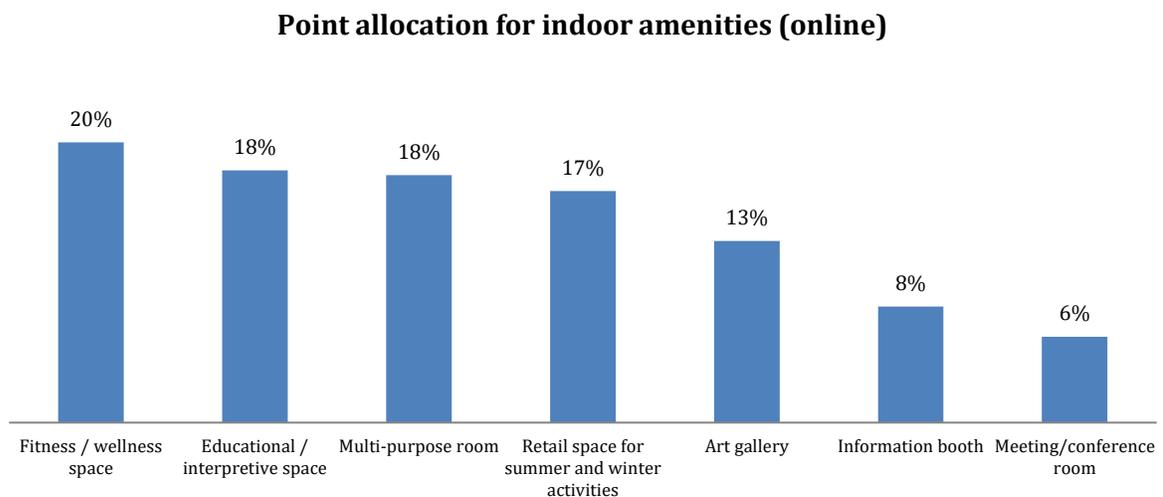
**Figure 3**



Participants were generally wary of turning Westboro Beach into an upscale or exclusive space. Only 15 percent of online participants said they would want a high-end restaurant in the new pavilion. Instead, participants expressed a preference for smaller-scale and affordable dining options. A number even suggested allowing food trucks to operate on-site.

Many participants also envisioned the pavilion as an active space, and one that facilitates outdoor activities throughout the site. The most popular use of the pavilion among online participants—with 20 percent of allocated points—was as a fitness and wellness space (see Figure 4). Suggestions along these lines included a gym, spin classes, a yoga or dance studio, a pool, and a play area for children. Sports equipment rentals was the fourth most popular proposed use at the in-person consultation. Participants were interested in being able to rent cross-country skis, bicycles, snowshoes, kayaks, canoes and paddleboards.

**Figure 4**



The second most popular use for the pavilion among online participants was as an educational and/or interpretive space. This interest was echoed (both online and in person) in comments made by participants, who advanced two differing visions: the first, oriented toward educating visitors about conservation, local ecology and regional history; and the second, toward offering a variety of courses or workshops ranging from dance and yoga to painting and music.

The former was the more salient of the two, and dovetailed with much of the general feedback on the project in which participants emphasized how important Westboro Beach is to them as a place to enjoy nature. There was a clear desire on the part of a number of participants to help visitors better appreciate and respect the beach and surrounding forest.

Other popular uses highlighted by participants included practical options like space for the beach lifeguards, an area where visitors could warm up in the winter, storage space, and a multi-purpose room.

### c. Accessibility

Participants also spoke to the importance of making the site and new facilities universally accessible. Wheelchair access in particular was a recurring concern, and not just with regard to the new pavilion. Several participants—drawing upon their experience at other beaches—suggested installing a mat from the pathway to the water that would allow visitors in wheelchairs to access the beach and go swimming.

### d. Access

A number of participants stressed the importance of ensuring that Westboro Beach is easy to access.

Bike racks were in high demand. Participants made a number of suggestions, including the following:

- That a sufficient number of bike racks be installed to accommodate increased traffic to the site.
- That the bike racks be of a kind that would allow visitors to lock their bike frame (rather than just their wheels) to the rack with a U-lock.
- That bike racks be installed on hard surfaces (rather than on sand) away from pedestrian traffic.
- That the area where bikes are parked be sheltered, and that electric bicycle charging stations be provided.

Many stressed the need for improvements to the pathway system to avoid collisions between cyclists and pedestrians, particularly on the beach side of the parkway underpass. They supported the segregation of cyclists and pedestrians.

Feelings about parking were more divided. Some participants feared that there would be insufficient parking, while others outright opposed expanding parking on-site.

A number of participants were keen to see public transit access to Westboro Beach improved. Suggestions included adding a bus stop or LRT station nearby. Proponents argued that this would help to dissuade people from driving, and reduce the overall need for parking.

### e. Site heritage

#### **Strutt pavilions**

As part of the public consultation, participants were asked to share their thoughts on how the existing pavilions designed by architect James Strutt should be repurposed.

While a number of participants said they would prefer to see the pavilions removed, many others put forward a range of ideas about how these structures could be put to good use. These included the following (in order of frequency):

- Washrooms and change rooms
- A small food and drink vendor with a patio
- Art gallery
- Rental space
- Educational or interpretive exhibits
- Play space for children
- Information hut
- Museum
- Interior rock-climbing walls
- Showers
- Performance space
- Storage
- Retail
- Lifeguard facilities
- Lockers

Others focused on the overall aesthetic of the pavilions rather than their use. A number of participants would like to see the pavilions returned to their former glory—particularly by restoring the glass roofs that once crowned them. While some preferred to see the buildings restored, others had more unconventional suggestions. Chief among these was to invite local artists to paint murals over the pavilions to enliven them and the surrounding area.

### **Indigenous history**

Some participants stressed the importance of ensuring that Indigenous history and culture is represented at Westboro Beach. Suggestions included creating a space where Indigenous peoples can hold ceremonies, showcasing Indigenous art, and educating visitors on the history and culture of Indigenous peoples on whose traditional lands Westboro Beach is located.

### **Skead Mill ruins**

Several participants suggested including the Skead Mill ruins in plans to highlight the history and heritage of Westboro Beach. These participants would like to see interpretive signs installed on-site so that visitors have the opportunity to familiarize themselves with the history of both the site and the Ottawa River.

## f. Concerns

The proposals put forward to members of the public as part of this public consultation provoked both excitement and apprehension. Westboro Beach is a space cherished by the community that surrounds it. For those who have frequented it on a regular basis, memories are as much a part of its landscape as the beach and river. More than any other concern, participants were worried that Westboro Beach would lose its prized character—which is to say, that their experience of the space would be deprived of those things they appreciate about it.

Changes to the landscape were among the most frequently mentioned concerns. Participants worried that the beach area itself could be compromised—shrunk or expanded beyond comfortable bounds, treated as an afterthought or as subordinate to other features such as the pavilion.

The location and size of the pavilion also elicited concern: that it would require the felling of trees, the occupation of existing natural spaces, or simply that it would detract from the landscape and overall atmosphere of the beach. Many participants feared that the new pavilion might be placed on or atop 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.

There was an overall strong desire among participants to protect green space at Westboro Beach and ensure that the redesign does not adversely impact the environment.

With more attractive offerings come more people. Participants noted that Westboro Beach is not a very large area, and worried that overcrowding could seriously undermine the ability of visitors to enjoy themselves. Loss of tranquility, noise pollution, waste generation and increased motor traffic on neighboring streets were seen as possible consequences of the redesign.

Commercialization and development were sources of concern for many participants, who feared that the redesign would seek to create a commercial hub that would be divorced from what Westboro Beach already has going for it. These participants opposed turning the beach into a destination for shopping or any other pursuit unrelated to outdoor recreation. Others worried that the redesign would erect cost barriers to the enjoyment of the beach and new pavilion.

Other frequently mentioned concerns included the following:

- That the site would be inaccessible for lengthy periods during construction.
- That the design of the pavilion would be unappealing.
- That the redesign of the beach would compromise existing views of the river.

- That flooding would continue to threaten both the environment and the facilities on-site.
- That the beach would not be properly maintained.
- That visitors would feel or be unsafe, especially with regard to crime and accidents involving collisions.

## V. Integration of results

The following section provides responses to the feedback received as part of the public consultation.

### a. Outdoor amenities

Feedback	Response
Provide spaces for people to gather, eat, relax and enjoy the scenic river views.	<p>Preliminary plans feature several new public amenities:</p> <ul style="list-style-type: none"> <li>• Beach level patio with seating, including café chairs and tables.</li> <li>• Picnic area with barbecues and picnic tables in a central lawn area adjacent to mature trees and play features.</li> <li>• Historic interpretation areas near the Skead Mill ruins, with seating.</li> <li>• Seating area with firepit adjacent to shoreline.</li> <li>• Enhanced shoreline area with improved views, vegetation, pathway and seating.</li> <li>• Integration of winter trail.</li> </ul>
Provide shade over and around seating areas.	The design will prioritize the protection of existing trees and will add additional trees elsewhere on site.

### b. New pavilion

Feedback	Response
Strong preference for the new pavilion to be located near the parking lot, as opposed to near the beach.	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. Despite this proximity to the heritage-designated beach pavilion, the new portion of the building, which is visible above ground, will be set back enough to respect the sculptural forms of the existing towers along the edge of the beach.
Make the design unobtrusive and subordinate to the building's surroundings.	The design will follow several principles to ensure that the new building extension will be subordinate to the heritage

	<p>structure and compatible with its surroundings. Some of these principles include the following:</p> <ul style="list-style-type: none"> <li>• Preserving views of the river.</li> <li>• Protecting mature trees to the greatest extent possible.</li> <li>• Minimizing overall building height, with an intent not to exceed the Strutt Pavilion height.</li> <li>• Maximizing open space on the site.</li> <li>• Protecting existing natural and archaeological features.</li> <li>• Allowing the unique geometries of the heritage-designated Strutt pavilions to guide the new extension.</li> </ul>
Create open spaces with natural light and views of the river.	The building extension will prioritize natural light, open spaces and river views by minimizing the overall footprint it occupies and maximizing full-height views of the river and parkland that surround it.
Include open-air platforms such as patios or decks with views of the river.	In the current plans, the building extension will maintain the beachfront patio which surrounds the south and west sides of the Strutt pavilions, as well as develop a second-level restaurant with patio, which will provide panoramic views of the river, beach and parkland.
Make sustainability a priority.	While the sustainability target for the building extension has yet to be finalized, it is expected that the design will pursue a LEED or Zero Carbon goal. As the design is further developed, each aspect of the building and site will be thoroughly examined to make the best use of site conditions and minimize resource consumption. We expect that the lower level of the building will be used only seasonally, thus limiting energy and water consumption during off-season periods, while the new building extension at the upper level will be designed to achieve a high level of sustainability.
Don't make the building too large.	We are striving to minimize the overall footprint by retrofitting the existing Strutt pavilions and keeping the expansion's footprint small and efficient. At this time, we are anticipating that the visible portion of the building above ground will be a single storey.
Concerns about office and retail space.  Various preferences regarding the recreational use of the new pavilion.	Leasing opportunities will be posted to the public and business community. A detailed business case or proposal would need to be provided to ensure that the proposed operations would be viable.

Provide change rooms for beachgoers.	The new facility will include change rooms, showers and washrooms at the beach level. These will be accessible through the redesigned Strutt entrance pavilion.
Make new and improved food and drink options available on the site.	The current design includes plans for a year-round restaurant located at the upper level of the building, with a seasonal café located at the beach level. Both would overlook the Ottawa River. The type and size of the restaurant will depend on the business case to ensure that the building is revenue-neutral. Feedback from the public consultation will be shared with potential operators.
Create educational and/or interpretive spaces.	Preliminary plans include interpretive areas that will feature information, images, seating and play features. Two key historic interpretation areas will focus on the Skead Mill ruins and the Strutt pavilions, with information about the public use of the beach for recreation. The interior of the building may provide additional opportunities for educational and interpretive use, as well as recreational and community-oriented programming.

### c. Access

Feedback	Response
Mixed feelings about parking. Some feared there would not be enough, others opposed any expansion.	<p>The current site plan includes a parking lot between the parkway and Atlantis Avenue with a signalized intersection across the parkway and a pathway to the underpass. Preliminary plans for the Westboro Beach side include universal accessibility spots, plus a drop-off area. By placing the majority of the parking spaces away from the river, the area occupied by green space between the parkway and the river is maximized.</p> <p>Cycling and pedestrian pathway will be separated and bike parking will be provided on the Westboro Beach side.</p>

### d. Accessibility

Feedback	Response
Ensure that the site and new facilities are universally accessible.	Accessibility is a priority for this design. Preliminary plans include universal access to the water and reduction of slopes in the nearby pathways, as well as separation of pedestrian and cycling pathways, and other traffic flow improvements. Universally accessible parking spots will be placed closest to the building.

## e. Heritage

Feedback	Response
Rehabilitate the Strutt pavilions.	A key objective of this project is to enhance the public's experience of the Strutt pavilions. Strategies to achieve this currently include reinstatement of the glass roofs, improving the indoor space through increased ceiling heights, introduction of natural light and a public art installation inside the rehabilitated Strutt entrance pavilion.
Highlight the Skead Mill ruins.	Preliminary plans include an interpretive area integrating the Skead Mill ruins with interpretive panels, materials, seating and other features that reference the mill.
Ensure that Indigenous history and culture are represented at Westboro Beach.	We are committed to engaging with Algonquin Anishinaabe communities to ensure that their views on the project are taken into account. This will include discussing opportunities to highlight Indigenous history and culture, as well as matters pertaining to archaeological resources.

## f. General concerns

Feedback	Response
Concerns regarding changes made to the beach.	The beach has been identified as a key aspect of the site uses and, for this reason, the existing beach area will not be reduced. Designs will be sensitive to the site's context and will integrate existing features like trees. The plan will include improvement of shoreline habitats.
Don't block or interfere with the slope above the beach area.	The toboggan slope will remain intact. Some vegetation may be added at the top of the slope to screen views to the parkway.
Concerns that the site will not be accessible during construction.	We will continue to engage with the community regarding this issue and will do everything we can to minimize the impact on the beach season.
Do not 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.
Mitigate flooding.	New structures will be located outside areas at higher risk of flooding. Design features located within areas at higher risk of flooding will be designed for flood resilience.
Ensure that the beach is properly maintained.	The NCC will review required maintenance operations with the City of Ottawa and determine appropriate measures.

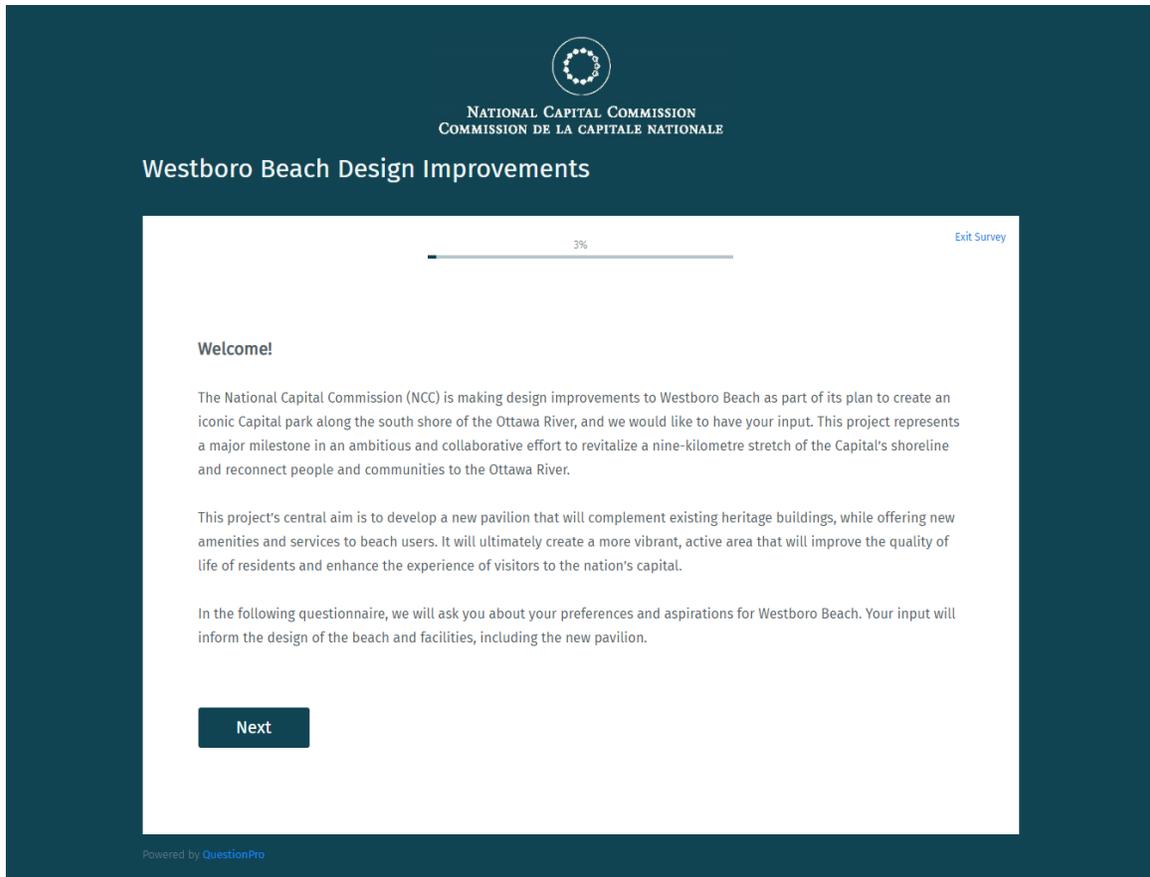
Enhance site safety.	The Westboro Beach area will feature separated pedestrian and cycling pathways. Where these pathways intersect, designs will signal to cyclists that they must yield to pedestrians. Lighting will be added to enhance safety after dark.
----------------------	---

## VI. Next steps

The proposed design will be presented to the public during the next round of public consultations in fall 2020. We are aiming to begin construction of the revitalized pavilion by spring 2022.

## VII. Appendices

### a. Online survey



The screenshot shows a survey interface with a dark teal background. At the top center is the National Capital Commission logo, a circular emblem with a stylized 'NCC' inside. Below the logo, the text reads 'NATIONAL CAPITAL COMMISSION' and 'COMMISSION DE LA CAPITALE NATIONALE'. The survey title 'Westboro Beach Design Improvements' is displayed in white. A progress bar at the top indicates 3% completion. A 'Welcome!' section follows, containing three paragraphs of text. The first paragraph explains the NCC's plan to create an iconic park along the Ottawa River. The second paragraph describes the project's aim to develop a new pavilion. The third paragraph states that the questionnaire will ask about preferences and aspirations for the beach and facilities. A dark teal 'Next' button is located at the bottom left of the survey content area. A small 'Exit Survey' link is visible in the top right corner of the survey frame. At the bottom left of the teal background, it says 'Powered by QuestionPro'.

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

### Westboro Beach Design Improvements

3%

[Exit Survey](#)

**Welcome!**

The National Capital Commission (NCC) is making design improvements to Westboro Beach as part of its plan to create an iconic Capital park along the south shore of the Ottawa River, and we would like to have your input. This project represents a major milestone in an ambitious and collaborative effort to revitalize a nine-kilometre stretch of the Capital's shoreline and reconnect people and communities to the Ottawa River.

This project's central aim is to develop a new pavilion that will complement existing heritage buildings, while offering new amenities and services to beach users. It will ultimately create a more vibrant, active area that will improve the quality of life of residents and enhance the experience of visitors to the nation's capital.

In the following questionnaire, we will ask you about your preferences and aspirations for Westboro Beach. Your input will inform the design of the beach and facilities, including the new pavilion.

[Next](#)

Powered by [QuestionPro](#)



## Westboro Beach Design Improvements

Questions marked with a \* are required

18%

[Exit Survey](#)

### Outdoor Experience

Q1. What are the three things that you like most about Westboro Beach as it is now?

\*

Q2. Please indicate your level of interest in the following outdoor amenities. You have 100 points to allot. Please distribute them to the features that most interest you.

Picnic area	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Non-motorized boat rental (e.g. kayak, canoe)	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Bike rental	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Fire pits	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Patio	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Amphitheatre	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Play structure	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Splash pad	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Volleyball court	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Bike racks	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Cross-country ski rental	<input type="radio"/>	<input type="text"/>	<input type="text"/>
Skating rink (winter only)	<input type="radio"/>	<input type="text"/>	<input type="text"/>
			<input type="text" value="0"/>

Q3. Are there any other outdoor amenities that you think should be considered?

- Yes  
 No



Next



## Westboro Beach Design Improvements

Questions marked with a \* are required

6/8 Survey

40%

### Indoor Experience

04. Please select the image below that best represents where you think the new pavilion should be located.



Near the parking lot



Near the beach

05. The new pavilion will include spaces for beach users to purchase food and beverages. Which of the following options would you prefer? Please select all that apply.

- Café
- High-end restaurant
- Snack bar / takeout
- Pub
- Other
- None of the above

06. The new pavilion may include retail spaces. What three products would you most want to be able to purchase at Westboro Beach?


07. The new pavilion will include public space that is accessible year-round.

Please indicate your level of interest in the following indoor amenities. You have 100 points to allot. Please distribute them to the users that most interest you.

Meeting/conference room	●	_____	□
Information booth	●	_____	□
Retail space for summer and winter activities	●	_____	□
Multi-purpose room	●	_____	□
Fitness/wellness space	●	_____	□
Art gallery	●	_____	□
Educational/interpretive space	●	_____	□

08. Are there any other indoor amenities that you think should be considered?

- Yes
- No



## Westboro Beach Design Improvements

51%

Exit Survey

### Heritage



Q9. The existing pavilions (*pictured above*) were designed by the late local architect James Strutt. Originally built in 1966, they form part of the heritage character of the site.

Do you have any ideas about how the existing pavilions could be repurposed?

- Yes
- No



Next



## Westboro Beach Design Improvements

62%

[Exit Survey](#)

### General Feedback

Q10. What three things are you most concerned about with respect to the redesign of Westboro Beach?

Q11. Do you have any other feedback that you would like to share with us?

Yes

No



Next