

CHÂTEAU LAURIER

CULTURAL HERITAGE IMPACT STATEMENT

1 Rideau Street, Ottawa

December 23, 2020



ERA

Project # 17-058-03
Prepared by MM / JT / JS / OA / BM

Issued: December 23, 2020

PREPARED FOR:
CAPITAL HOLDINGS LTD.

PREPARED BY:
ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1
416-963-4497

CONTENTS

EXECUTIVE SUMMARY	IV
1 INTRODUCTION	1
1.1 Scope of this Report	1
2 SITE BACKGROUND	3
3 SUMMARY OF CULTURAL HERITAGE VALUE AND KEY PATTERNS	4
3.1 Château Laurier Character Statement	4
3.2 Cultural Heritage Landscape Character Statement	5
4 DESCRIPTION OF PROPOSED DEVELOPMENT	10
5 IMPACT OF PROPOSED DEVELOPMENT	27
5.1 Château Laurier	27
5.2 Adjacent Heritage Resources	29
5.3 Cultural Heritage Landscape	31
5.4 Key Views	35
6 MITIGATION STRATEGIES & OPPORTUNITIES	44
6.1 Development Alternatives	44
6.2 Summary of Mitigation Strategies	44
6.3 Further Opportunities	46
7 CONSERVATION STRATEGY	47
8 CONCLUSION	48
9 SOURCES	49
10 PROJECT PERSONNEL	50

Appendix A: Chateau Laurier Statement of Significance, originally included as ‘Schedule B’ to Designation By-law 265-78

Appendix B: Chateau Laurier National Historic Site of Canada Statement of Significance

Appendix C: Background History, Heritage Character, and Heritage Policy Context (Excerpted from the CHIS prepared by MTBA, dated January 2017)

Appendix D: Architectural Drawings, prepared by architectsAlliance, dated November 13, 2020

EXECUTIVE SUMMARY

Background

This Cultural Heritage Impact Statement (CHIS) has been prepared by ERA Architects Inc. (ERA), on behalf of Capital Holdings Ltd. It considers the impact of a proposed addition to the Château Laurier on heritage resources on and surrounding the Development Site at 1 Rideau Street, Ottawa.

A number of changes have been made to the design of the proposed addition since the original CHIS, prepared by MTBA, was submitted in January 2017. These changes were the result of design refinements steered by a series of expert design panels, public consultations, and meetings with City staff, Heritage Ottawa, and the City's advisory Urban Design Review Panel. The design evolution of proposed addition is outlined in the following documents:

- CHIS, prepared by MTBA and submitted January 2017 ('2017 CHIS');
- Revised CHIS, prepared by ERA and submitted January 31, 2018 ('2018 Revised CHIS');
- Revised CHIS Addendum, issued by ERA on May 9, 2018 ('2018 Revised CHIS Addendum');
- CHIS Addendum, issued by ERA on February 20, 2019 ('2019 CHIS Addendum 1'); and,
- CHIS Addendum, issued by ERA on April 25, 2019 ('2019 CHIS Addendum 2').

Heritage Status

The Château Laurier is designated under Part IV of the Ontario Heritage Act, is a National Historic Site of Canada, and is located adjacent to several recognized heritage properties. In addition to these recognized heritage resources, the Château Laurier is located within one of Canada's most important, though not officially recognized, cultural heritage landscapes: the Capital Core Cultural Heritage Landscape. A series of six Key Patterns expressed throughout this cultural heritage landscape are identified in Section 2.2 of this report, which are later used to assess the impacts of the proposed addition on the broader landscape.

Proposed Development

The development proposal retains the Château Laurier in its entirety and replaces an existing temporary surface parking lot at the rear (north) of the hotel with a new addition directly adjacent to Major's Hill Park.

As illustrated in the drawings prepared by architectsAlliance, dated November 13, 2020, the proposed addition is comprised of two multi-storey pavilions connected by a two-storey link.

The development proposal also includes a landscaped courtyard between the existing the Château Laurier building and the proposed addition, modifications to original ground floor window openings to provide access to the courtyard from the hotel ballroom and banquet room, and a new stairway that will provide access to the courtyard from the public terrace on the west side of the Rideau Canal.

The proposed addition will revitalize the Development Site with new interior and exterior uses, and will feature a contemporary design and high-quality material palette of Indiana limestone, transparent glazing and bronze accents that reference and complement the heritage resource and its surrounding landscape.

Vehicular access to five levels of below-grade parking is proposed from Mackenzie Avenue and the existing driveway at the west elevation of the existing building.

Impact Assessment & Mitigation Measures

Through various design elements and mitigation measures discussed in Sections 5 and 6 of this report, the proposed addition is found to conserve the cultural heritage values and attributes of on-site and adjacent heritage properties, as well as the cultural heritage value and character of the surrounding cultural heritage landscape.

Future details regarding conservation work to the heritage hotel will be provided in a Conservation Plan or CHIS Addendum.

1 INTRODUCTION

1.1 Scope of this Report

ERA was retained by Capital Holdings Ltd. to provide heritage consulting services related to a proposed addition to Château Laurier, at 1 Rideau Street, Ottawa (the 'Development Site'). This Cultural Heritage Impact Statement considers the impact of a revised proposal for an addition to Château Laurier (the 'revised proposal') on heritage resources on and surrounding the Development Site.

This CHIS is also intended to be read in conjunction with a previous CHIS for the Development Site, prepared by MTBA and dated January 2017 (the '2017 CHIS').

As the previous CHIS provides an in depth overview of the Development Site's history, heritage character, and heritage policy context, this revised addendum summarizes the key heritage values and attributes of the Château Laurier and its landscape setting, describes the revised proposal, evaluates the heritage impacts of the proposal, and provides an overview of the mitigation measures incorporated into the revised proposal.

A copy of the Development Site's history, heritage character, and heritage policy context, extracted from the 2017 CHIS, is attached to this report as Appendix C.



1. Axonometric view of the Development Site, outlined in red (Source: Google Maps, annotated by ERA).

2 SITE BACKGROUND

A description of the Development Site's history, heritage character, and heritage policy context is extracted from the 2017 CHIS and can be found in Appendix C.

3 SUMMARY OF CULTURAL HERITAGE VALUE AND KEY PATTERNS

The Château Laurier is a designated property under Part IV of the Ontario Heritage Act (By-law 265-78) and is recognized as a National Historic Site of Canada. The Château Laurier's municipally-prepared Statement of Significance can be found in Appendix A and the property's National Historic Site of Canada Statement of Significance found in Appendix B.

3.1 Château Laurier Character Statement

In summary, the Château Laurier's cultural heritage value is captured in the following character-defining elements:

- 1) **The property's Château-style design**, represented in its irregular roofline, significant scale, steeply pitched roofs, notable dormer detailing, towers, turrets, and its high quality material finishes, which is representative of a nationally-significant era of railway expansion and related hotel design in Canada;
- 2) **The property's contrasting material palette**, comprised of Indiana limestone cladding, which reveals its strong links to the former Union Station across Wellington Street, and copper roofscape, which connects it to its Neo-Gothic neighbours on Parliament Hill;
- 3) **The property's picturesque silhouette**, which is emblematic of Château-style architecture, and is linked to both the building's dramatic landscape setting and neighbouring Parliament Buildings;
- 4) **The property's relationship with Parliament Hill and nearby Federal buildings**, specifically, its articulated roofscape, and compatibility with the Neo-Gothic silhouette of the buildings atop Parliament Hill;
- 5) **The property's relationship with the Ottawa River and Rideau Canal**, specifically, its significant position and dramatic setting atop the escarpment on the east side of the river;
- 6) **The property's relationship with surrounding built form and public spaces of national historic importance**, including Confederation Square, the Government Conference Centre (formerly Union Station), and Major's Hill Park;
- 7) **The property's strong associations with notable figures and events**, including Prime Ministers Wilfred Laurier, R.B. Bennett and Pierre Elliot Trudeau, numerous Canadian and foreign political figures, photographer Yousef Karsh, and many locally and nationally significant events.

3.2 Cultural Heritage Landscape Character Statement

The Château Laurier is located within a distinct cultural heritage landscape in Ottawa, referred to in the 2017 CHIS as the Capital Core Cultural Heritage Landscape (CCCHL). As described in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (SGCHPC), a cultural landscape is “any geographical area that has been modified, influenced, or given special cultural meaning by people”.

Running along the shores of the Ottawa River, the CCCHL is generally bounded by Confederation Boulevard in Ottawa’s downtown core, and is defined by its unique and powerful combination of natural, built, and cultural features. These include landforms such as the Ottawa River and its surrounding geomorphology, designed spaces such as Major’s Hill Park, Confederation Square, and Nepean Point, engineering works such as the Rideau Canal, and buildings including the Château Laurier, Parliament Buildings, the Government Conference Centre, and the Connaught Building.

The shores of the Ottawa River are traditional Algonquin territory, and have been used and inhabited by Indigenous groups for more than 9,000 years. Although it is outside the scope of the CHIS, it is important to acknowledge that this landscape also contains multiple layers of significance and meaning for the Indigenous community, which are not represented in the discussion of landscape components and patterns in this report.

While not officially recognized as a heritage resource, the CCCHL is perhaps one of the most recognizable and symbolically potent cultural landscapes in the country, and has been informally identified and addressed in numerous planning studies, reports, and policies related to the nation’s capital. Given the Château Laurier’s location and role within the CCCHL, it is impossible to evaluate the heritage impacts of the proposed development without assessing impacts on both the historic hotel itself, and the broader cultural heritage landscape in which it sits.

Character-Defining Components

As described in the 2017 CHIS, the CCCHL includes the following character-defining components:

- **“The Parliament Buildings** with their overall presence as a series of ‘pavilions in the park’; their full display of picturesque massing, structural ornament, and careful manipulation of texture and colour for surface effect; their various towers that are visible within the surrounding contexts at a variety of scales; their role as the seat of the Federal Government; their considered response to the substantially varied surrounding context; their integration and response to the surrounding natural and designed landscape;
- **The Parliamentary Precinct and Confederation Boulevard** with their roles in connecting various institutions and landscapes of National significance within the core of the National Capital Region (Ottawa-Gatineau) and in connecting the two sides of the Ottawa River; their consistency in finishes; their integration of buildings and sites from various periods; their on-going management and enhancement for use by the local population, all Canadian citizens and visitors from other countries;
- **The bluffs of Parliament Hill** - the forested cliffs - with their dramatic siting overlooking the Ottawa River; their role within the larger 9-hectare, Picturesque style landscape (rising from Wellington Street and falling sharply behind the Library) that bounds the river; their overall integrity and natural abundance, including the mature trees and shrubs and the cliffside environment;
- **The Ottawa River** with its large size and various water and shoreline features; its relationship to surrounding built and natural landscape elements; the views to and from the river and the surrounding elements; its role in presented in many iconic views of the Capital precinct; its relationship with the Rideau Canal and other connecting water bodies;
- **The Rideau Canal and Locks**, with its dramatic mouth setting at the Ottawa River below Wellington Street; its period engineering accomplishments including the cascade of manually-operated locks that traverse the significant grade difference to arrive at the Ottawa River; its canal bed; its various built structures including the former Commissariat Building (Bytown Museum) and Lock Office; its connections to the surrounding environment; its on-going seasonal operation;
- **Nepean Point** with its setting atop the banks of the Ottawa River; its relationship with the Alexandra Bridge; its panoramic views to Parliament Hill and the overall Capital Core Cultural Landscape; its role in the early colonization and discovery of the Ottawa region;

- **Major’s Hill Park** with its setting overlooking Parliament Hill, the Rideau Canal and Ottawa River; its large open green space and various landscape treatments; its urban edge along Mackenzie Avenue; its views both within the park and views to and from outside the park; its physical and visual relationship to the Château Laurier located at its south boundary (on land that was formerly part of the park’s land holdings), and with the National Gallery of Canada on its north flank;
- **The Château Laurier** itself, with its dramatic setting atop, and overlooking the Rideau Canal; its proximity to Parliament Hill and to other federal government buildings in the Ottawa downtown core; its picturesque silhouette, created by a broad range of interpreted “medieval” details.” (MTBA, 2017)

Key Patterns

Building upon the 2017 CHIS identification of the CCCHL’s character-defining components outlined above, a series of six key patterns have been identified and will be used in this report to assess the impact of the proposed addition on this cultural heritage landscape. These patterns have been informed by background research into the Development Site, as well as extensive analysis of other sites within the CCCHL, including Nepean Point and Block Two.

These key patterns, described below, not only identify the physical elements contained within the landscape, but express how these elements relate, interact and connect to form a legible whole. These key patterns include:

- 1) **The spatial organization of the landscape** in the round along the banks of the Ottawa River, which results in the landscape having multiple vantage points and ‘frontages’;
- 2) The landscape’s **dramatic natural setting**, created through the interplay between the river and its surrounding escarpment, promontories, and natural and designed green spaces;
- 3) The clear visual hierarchy of the landscape, which features **Parliament Hill as its nucleus**, reinforced through both natural and built features;
- 4) **The response of surrounding built form to Parliament Hill**, which supports its primacy, highlights its dramatic natural setting, and contributes to the landscape’s visual coherence and potency; this response is **typified by monumentality* and articulated silhouettes**;

** In this context, **monumentality** is understood to mean not only exceptional scale, but exceptional quality of materials and design.*

5) Enduring **patterns of land use** through the landscape, which reinforce the area's identity as the nation's capital, and its primacy as a place of nation-building; these include public and private uses of national significance; and,

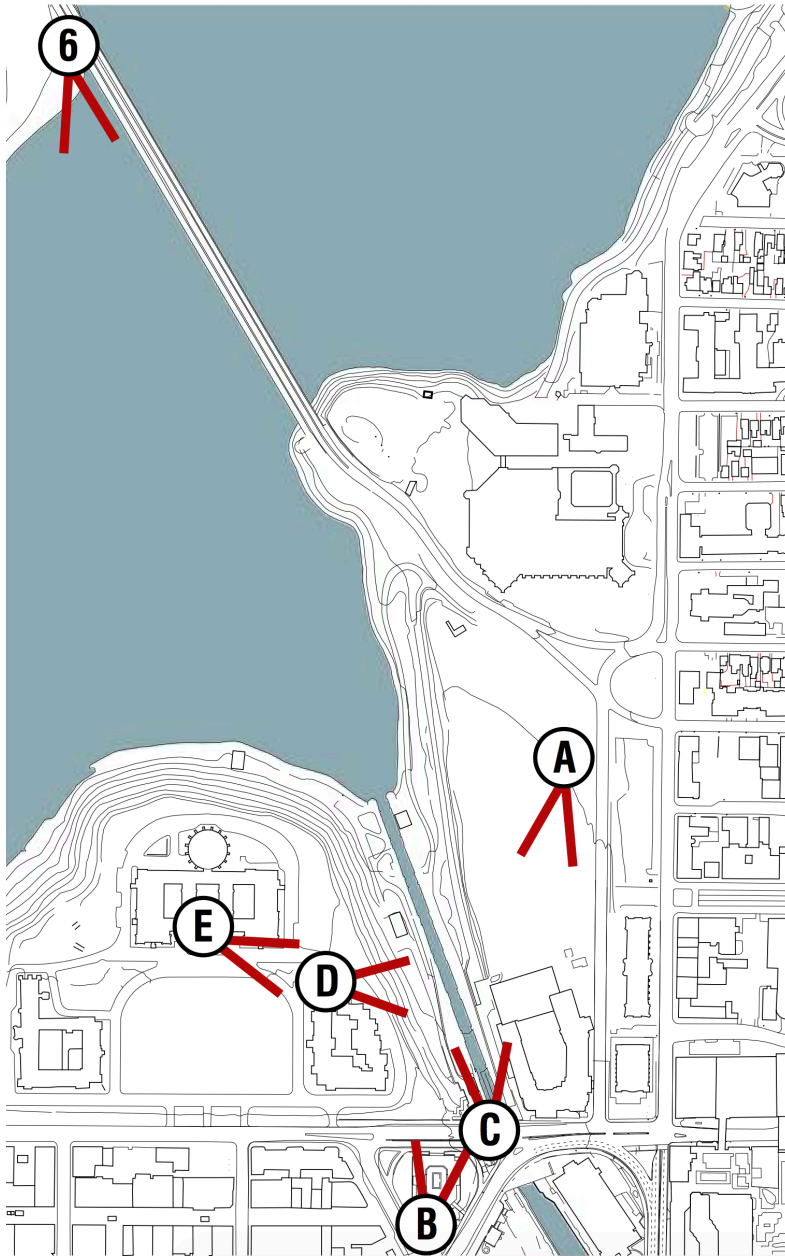
6) **Formal and informal circulation routes** that physically connect the landscape and its features, make them spatially legible, and reinforce the area's public and ceremonial identity.

3.3 Key Views

Given the spatial organization of the CCCHL, views and viewscapes are paramount in capturing its many facets and landscape compositions. Accordingly, several planning documents have been produced by the National Capital Commission (NCC) and the City to identify and analyse key viewscapes and vantage points within the city core. As a result of these studies, Annex 8A of the Ottawa Official Plan now identifies a series of key views and key view sequences within central Ottawa that merit protection. These include views of Château Laurier and Parliament Hill from the Alexandra Bridge (identified as Keypoint View 6).

In addition to this OP-protected view, a number of key views of Château Laurier and its context are identified in an NCC document from 2008 entitled *Château Laurier Urban Design Guidance* (CLUDG). These include views of the property from Major's Hill Park (A), from Confederation Square (B), from the Plaza Bridge (C), from Parliament Hill (D), and aerially from the Peace Tower (E) (see Figure 2). However, given that the aerial view from the Peace Tower (View E) is not a view from the public realm, and has not been identified as important by City staff, it has been omitted from this report.

The views identified in the OP and in the CLUDG, along with two supplementary views towards the hotel, one looking south from the statue of John By within Major's Hill Park, the other looking south from the Ottawa River, capture both Château Laurier and its cultural landscape context, and will be used to evaluate the heritage impact of the proposed addition in Section 5.4 of this report.



2. Key Views identified in the Château Laurier Urban Design Guidance report (Source: National Capital Commission).

4 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Project Evolution

A number of changes have been made to the design of the proposed addition since the 2017 CHIS. These changes were the result of design refinements steered by a series of expert design panels, public consultations, and meetings with City staff, Heritage Ottawa, and the City's advisory Urban Design Review Panel. For a comprehensive overview of the design evolution of the proposed addition, please refer to the following previously submitted documents:

- CHIS, prepared by MTBA and submitted January 2017 ('2017 CHIS');
- Revised CHIS, prepared by ERA and submitted January 31, 2018 ('2018 Revised CHIS');
- Revised CHIS Addendum, issued by ERA on May 9, 2018 ('2018 Revised CHIS Addendum');
- CHIS Addendum, issued by ERA on February 20, 2019 ('2019 CHIS Addendum 1'); and,
- CHIS Addendum, issued by ERA on April 25, 2019 ('2019 CHIS Addendum 2').

Since the submission of the 2019 CHIS Addendum 2, the design of the proposed addition has been further refined as a result of continued discussions with City staff, Heritage Ottawa, and the City's advisory Urban Design Review Panel.

The main change to the proposal is the reconfiguration of the addition's massing, from its previous design as a single, linear-shaped addition, into two multi-storey pavilions that extend from the east and west wings of the historic hotel, in order to maintain views to the existing building. The two pavilions are connected by a two-storey link, which creates an enclosed central courtyard between the addition and the existing building. In addition, the proposed fenestration and exterior cladding of the addition have been refined to incorporate additional stone cladding and to better reflect the fenestration patterns of the existing building. The proposed addition has been designed to reference the roof slope of the existing heritage hotel and meet the datum line established by the wall height of the existing building (see Figure 8). In all, the design revisions continue to ensure that the new development is compatible with, subordinate to, and distinguishable from the existing Château Laurier.

For more detailed information, please refer to the Design Brief, submitted under separate cover, and the architectural drawings prepared by architectsAlliance in Appendix D.

4.2 Description of Proposed Development

Built Form & Use

The development proposal contemplates removing the existing temporary surface parking lot to the rear of the Château Laurier and replacing it with a new addition directly adjacent to Major's Hill Park. The proposal also includes five levels of underground parking.

As illustrated in the drawings prepared by architectsAlliance and dated November 13, 2020 the proposed addition is generally rectangular in plan and comprised of two pavilions: an east pavilion rising to 10-storeys and a west pavilion rising to 11-storeys, which are connected by a two-storey link. Together, these volumes will enclose a central courtyard that is approximately 16 metres in depth.

The east pavilion of the proposed addition will interface with the north elevation of the Château Laurier via a single-storey loading bay at the ground floor. There is no interior connection to the existing hotel at this location. This loading bay will be slightly set back from the hotel's east elevation and will be located in an area of the hotel currently used for back-of-house and servicing. A detail of the loading area is shown in Figure 12. Beyond the loading dock, approaching Major's Hill Park, the northern portion of the east pavilion steps forward and is set back from the east property line by approximately 0.6 m, to create a forecourt along Mackenzie Avenue. The east pavilion is set back approximately 3.36 m from the north property line. At the second storey of the south elevation, the east pavilion is stepped back from the north elevation of the existing building by approximately 5.14 m. Above the ninth storey, the east pavilion features bronze-clad upper storeys which are stepped back on all elevations to enhance views of the Château Laurier roofline. The east pavilion contains hotel rooms on upper floors, with loading access and vehicular access to below-grade parking from Mackenzie Avenue.

The west pavilion of the proposed addition will interface with the north elevation of the Château Laurier via a glazed bridge at the third to fifth storeys. Since hotel rooms are proposed at this location, there is no interior connection to the existing hotel. The proposed west pavilion is set back from the north property line and Major's Hill Park by approximately 3.36

m and it is set back by approximately 0.6 m from the west property line. At the ground level, a grand staircase providing access to the adjacent public terrace is located between the south elevation of the proposed addition and the north elevation of the existing hotel building. The addition is proposed to be set back from the Château Laurier's west elevation, in order to maintain a sense of the building's original footprint and volume, and the connecting bridge is aligned with the cornice line of the original hotel building. At the third storey, the west pavilion cantilevers over its north elevation and is built to the north property line. Above the tenth floor, the west pavilion features bronze-clad upper storeys which are stepped back on all elevations to enhance views of the Château Laurier roofline. The height of the bronze screen on the roof of the west pavilion is proposed to be lowered from 4.3m to 3.0m (see Figure 8). The west pavilion will contain meeting rooms at grade, with hotel residential uses above.

The two pavilions of the proposed addition will be connected by a central glazed two-storey link. The two-storey link features a park-facing ballroom at the ground floor, with hotel rooms above, and also provides direct access to Major's Hill Park. The transparent edge of the two-storey link will provide a sense of permeability through the site, along with a visual and physical connection to and from Major's Hill Park and the surrounding landscape. The two-storey link is set back from the north elevation of the existing building by approximately 16 m, to accommodate the central courtyard, and is set back from the north property line by approximately 3.36 m.

Although the proposed addition interfaces with the east and west wings of the existing Château Laurier building, there is no internal connection in these areas. Instead, the connection from the addition to the Château Laurier is proposed via an enclosed glass link, which connects a central corridor in the existing building with the proposed addition. Onwards, the same corridor provides direct access to Major's Hill Park. The enclosed glass link is nestled between the west edge of the existing building's east wing and the east edge of the proposed courtyard.

Existing window openings at the Château Laurier's north elevation will be altered to feature bronze-framed clear glass doors, providing access to the proposed courtyard and outdoor area from the hotel ballroom and banquet room. Building elevations that face the courtyard

are shown in Figures 9-11. The courtyard opens up at its west edge, and a new grand limestone staircase is proposed to provide direct access from the adjacent canal-side public terraces, opening the hotel grounds to the public. The proposed courtyard will also feature a topiary-style formal garden, referencing the hotel's Château-style design.

Articulation & Materiality

The proposed addition incorporates a strong sense of vertical rhythm, created by a regular pattern of fenestration accented by piers and fins along all elevations.

The base volumes of both pavilions feature wide piers clad in Indiana limestone, with a bronze-framed glazed curtain wall along the north elevation facing Major's Hill Park and the west elevation facing the Rideau Canal. Fronting Mackenzie Avenue, the east elevation of the east pavilion features a large limestone panel and pier, with transparent glazing and bronze frame curtain walls at the primary entrance and a bronze patterned panel garage door with matching transom. In addition, the loading bay, connecting the east pavilion to the heritage building, features a bronze-patterned panel garage door with matching transom.

The mid-sections of the pavilions continue the same interchanging pier-and-glazing cladding treatment with a regular pattern of narrow, limestone piers on all elevations. The three-storey bridge abutting the west pavilion to the heritage building will be clad in narrow glazing, framed by bronze panels and fins. The top floors of the pavilions feature bronze fins and transparent glazing at all elevations, with sandblasted glass accents, while the mechanical penthouses are clad in bronze fins and panels.

The two-storey link connecting the proposed east and west pavilions is primarily clad in transparent glazing with bronze framing, contributing to sense of permeability and visibility throughout the site, and supporting the animation of adjacent public spaces, including Major's Hill Park and the public terrace on the west side of the Rideau Canal.

Further details on building materials will be refined and finalized as the proposal progresses through the planning approvals process.

Access

As the proposed addition will replace the existing surface parking lot, parking and loading access continues to be proposed in this area of the Development Site. Vehicular access loading and servicing will be off of Mackenzie Avenue, and a small forecourt at where the proposed addition meets the existing building will provide space for turning service vehicles along Mackenzie Avenue. Parking access to the underground garage is also proposed from Mackenzie Avenue. Pedestrian access to the proposed addition will be off of Mackenzie Avenue, via a vestibule located at the north east corner of the east pavilion, as well as through the enclosed glass corridor linking the existing hotel with the proposed addition. A new grand staircase will also provide pedestrian access from the adjacent public terrace along the Rideau Canal to the proposed courtyard located between the Château Laurier and the new addition.

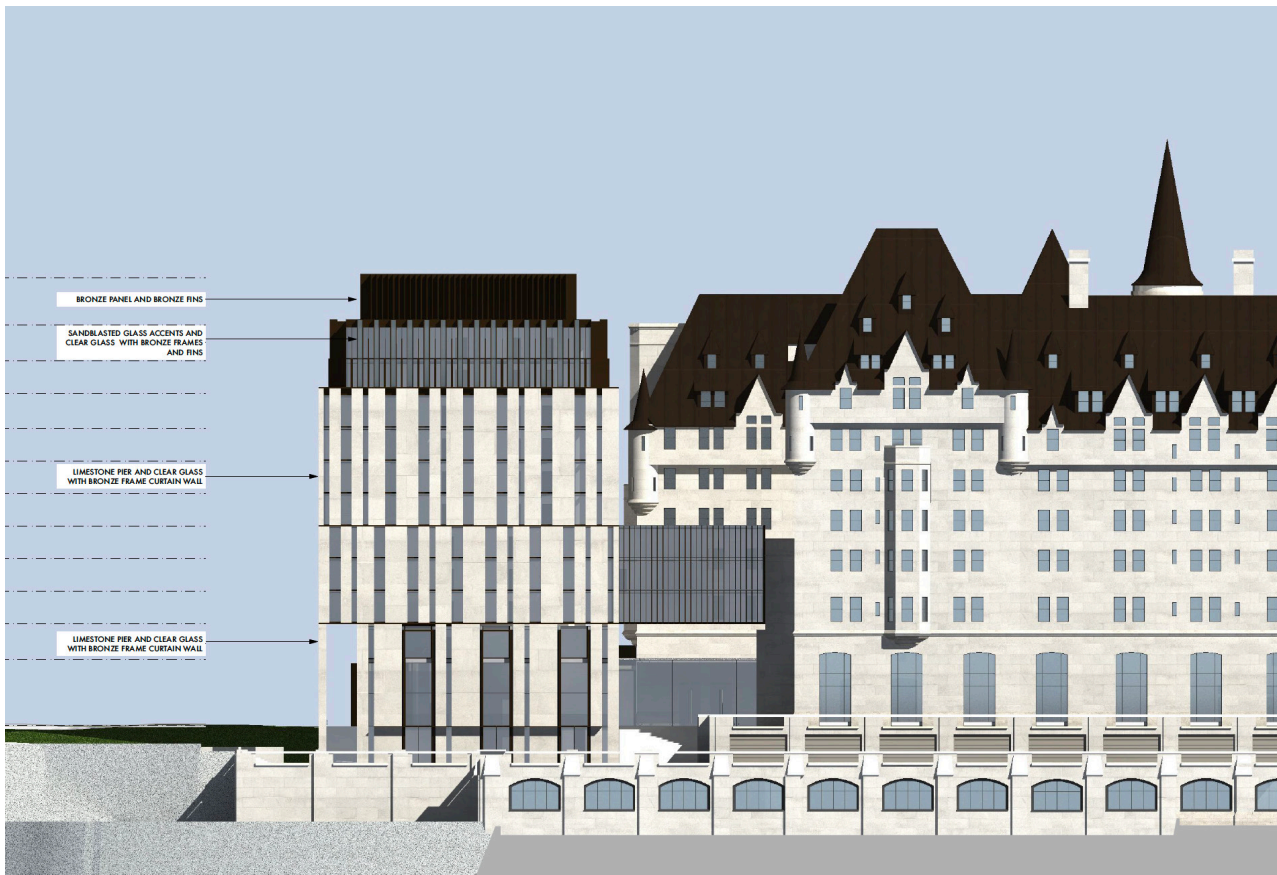
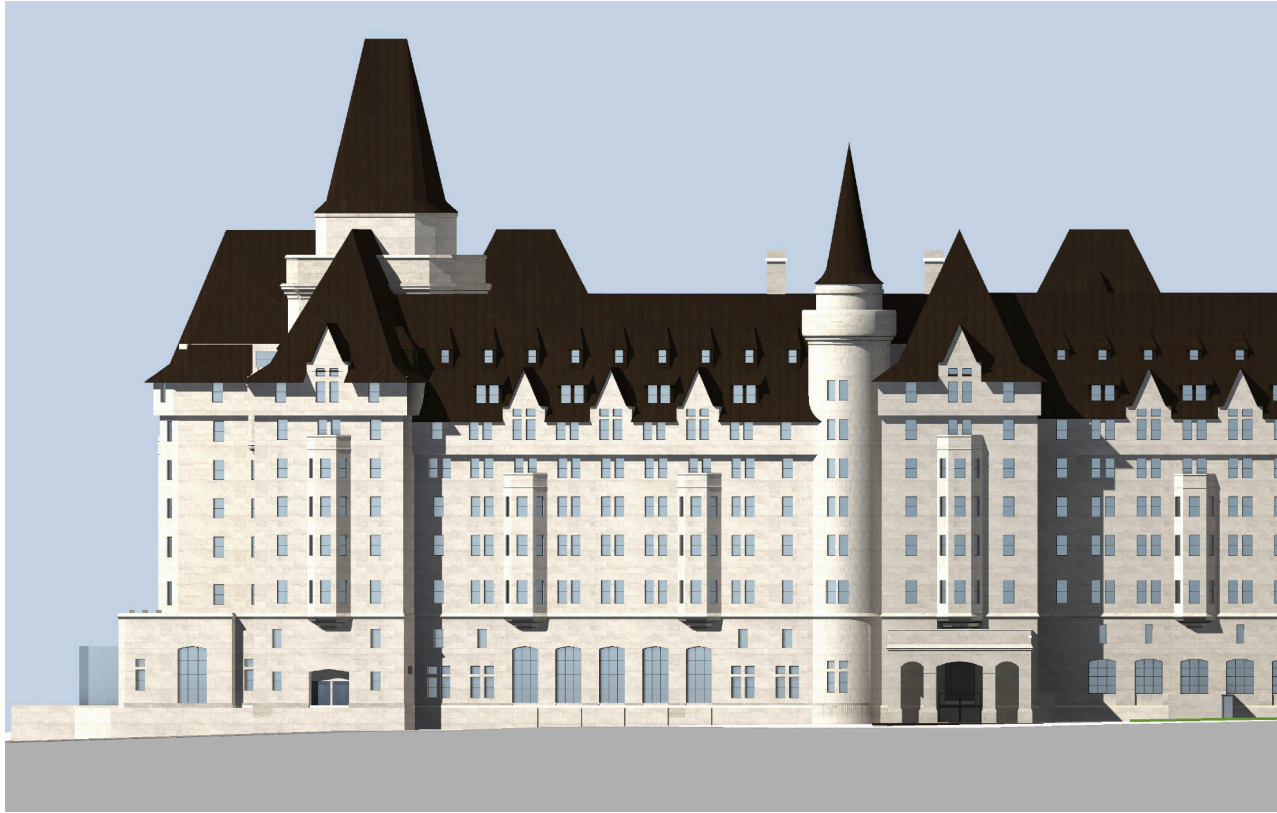
Relationship with Major's Hill Park & the National Gallery

The proposed addition incorporates a number of design gestures, including materiality and articulation, which reference the National Gallery, located on the northern edge of Major's Hill Park. In this way, the proposed addition and the National Gallery function together as bookends to the park, enhancing and unifying the park's edge conditions, while weaving together the capital landscape.

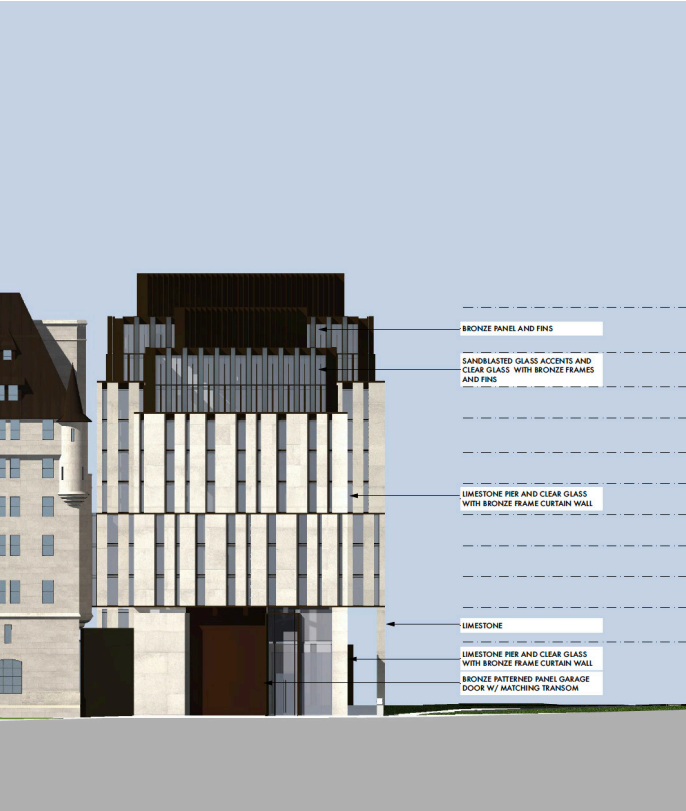
Please refer to Appendix D for the full set of architectural drawings and renderings by architectsAlliance.



3. Proposed Ground Floor Plan, showing the existing hotel and proposed addition (Source: architectsAlliance, annotated by ERA Architects).

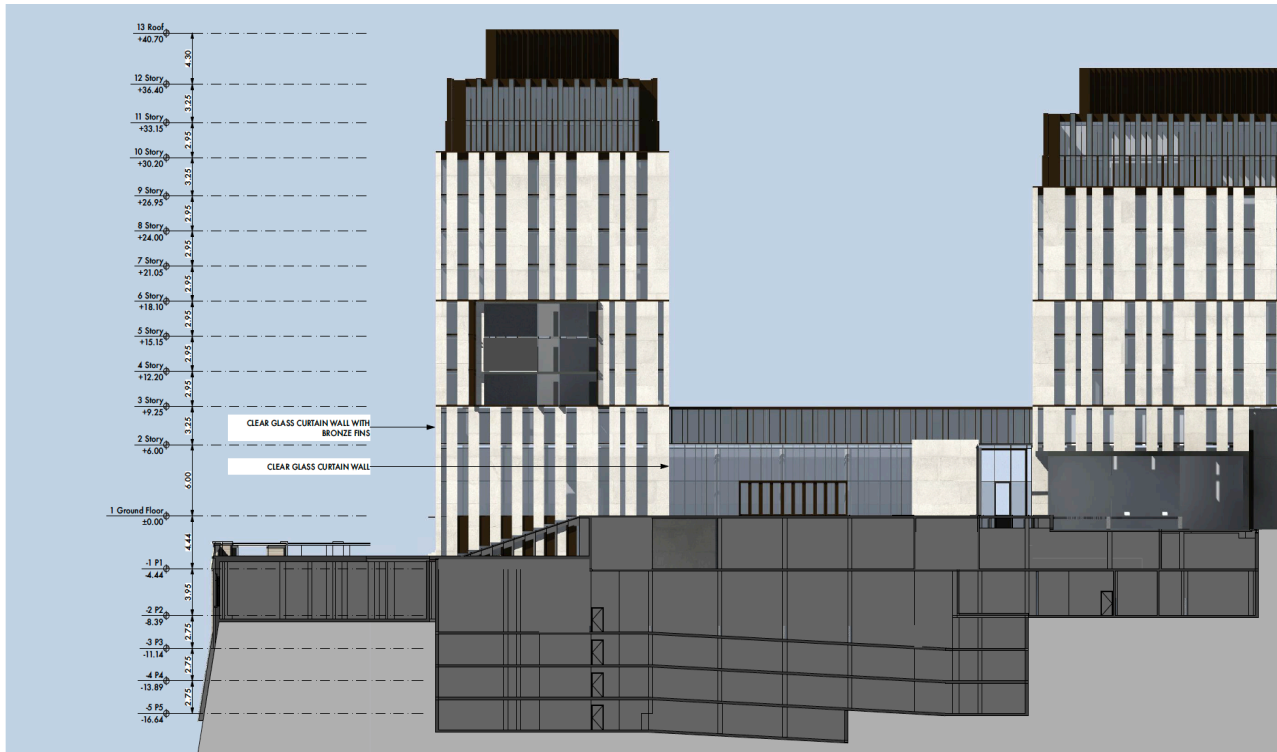
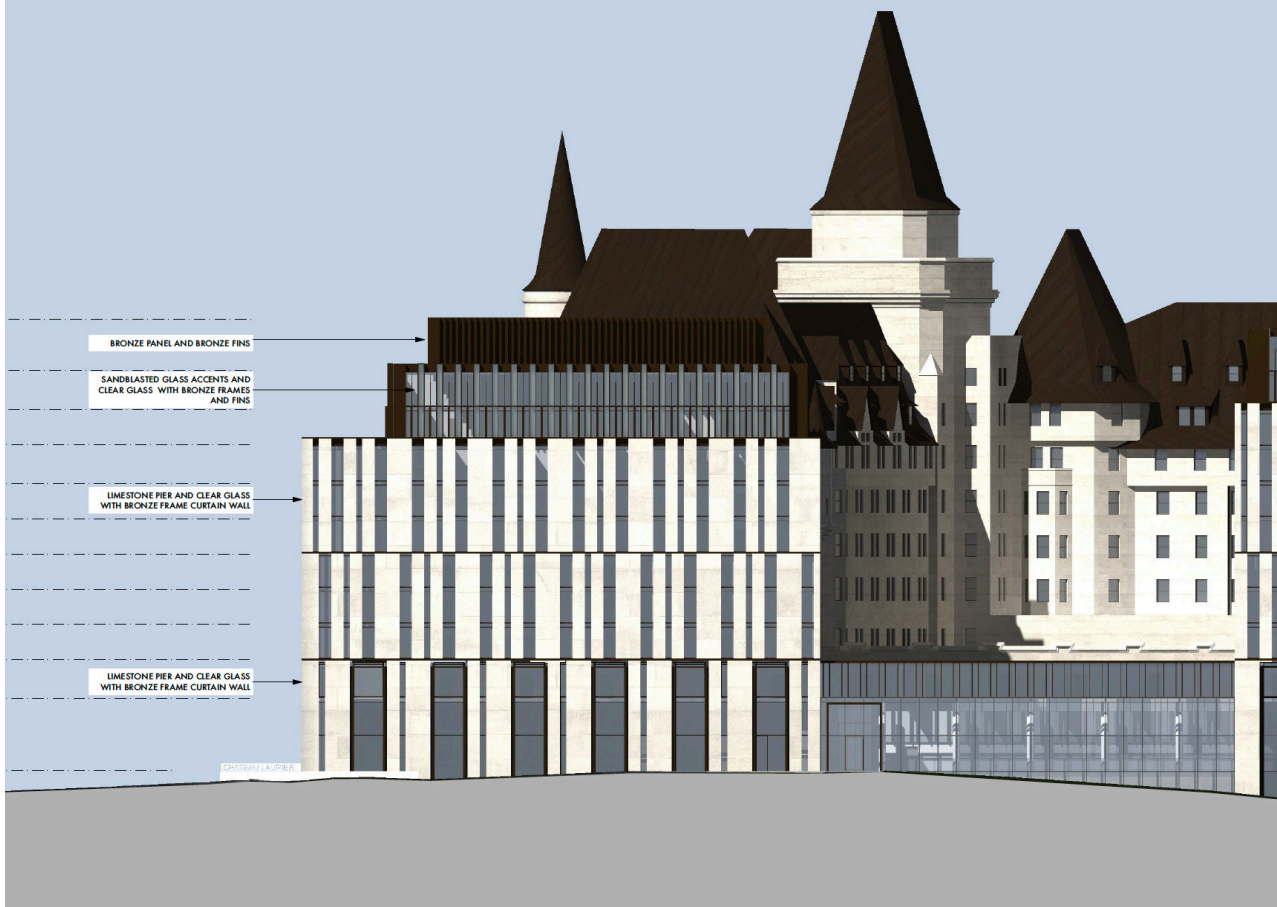


4. East elevation of the Château Laurier and proposed addition (Source: architectsAlliance).



5. West elevation of the Château Laurier and proposed addition (Source: architectsAlliance).



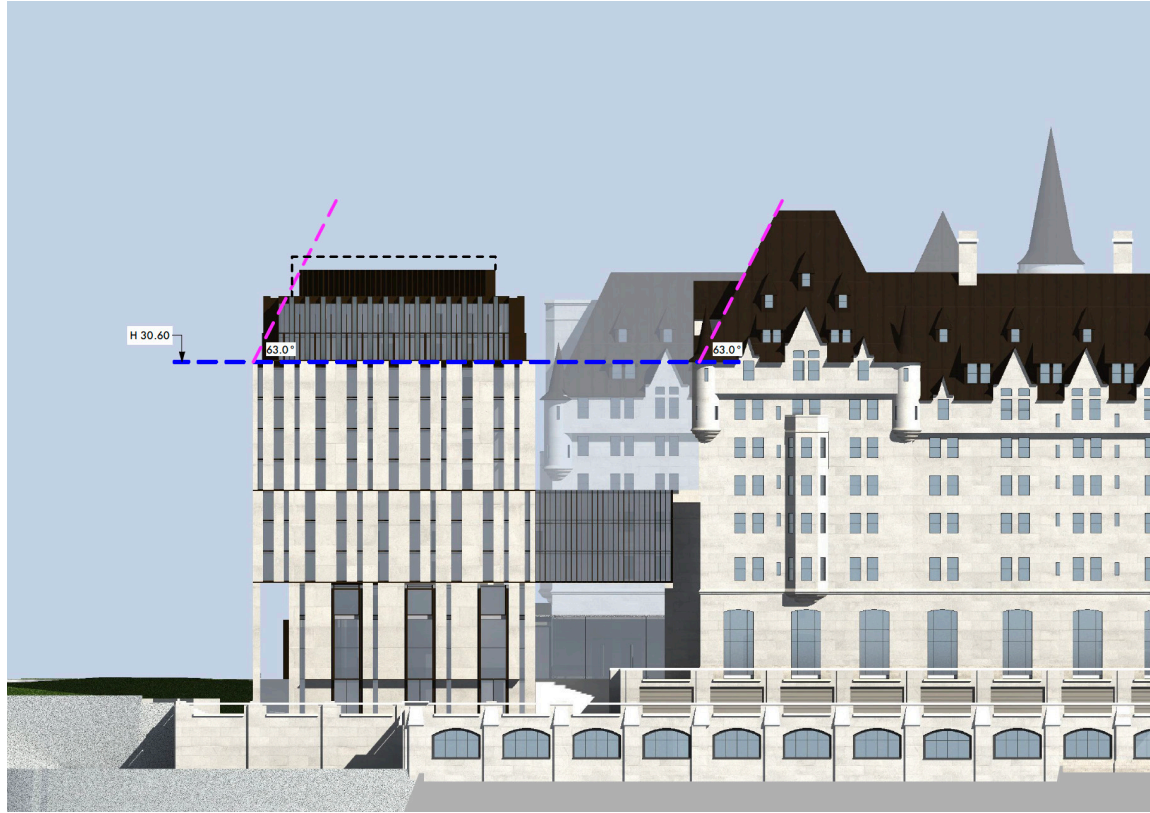




6. North elevation of the Château Laurier and proposed addition (Source: architectsAlliance).

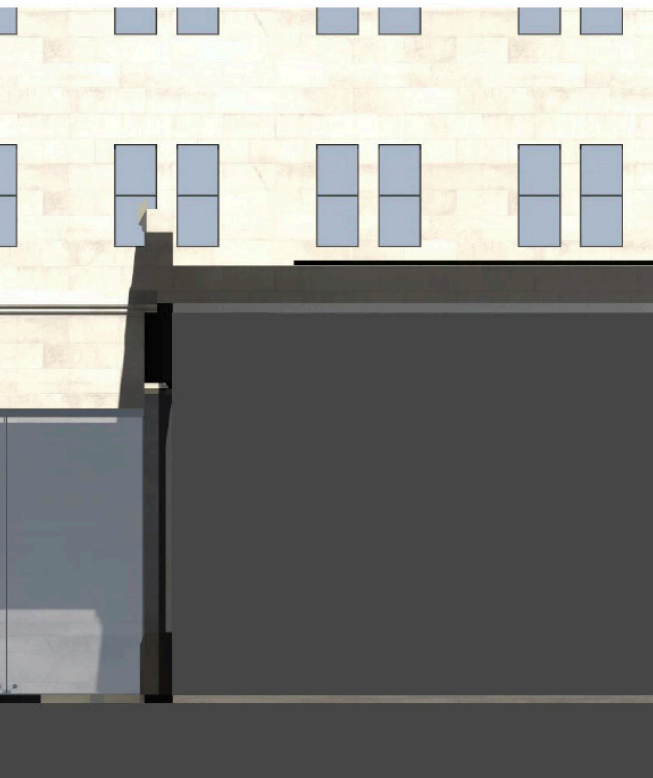


7. South elevation of the proposed addition, showing a cross-section of the underground parking garage (Source: architectsAlliance).

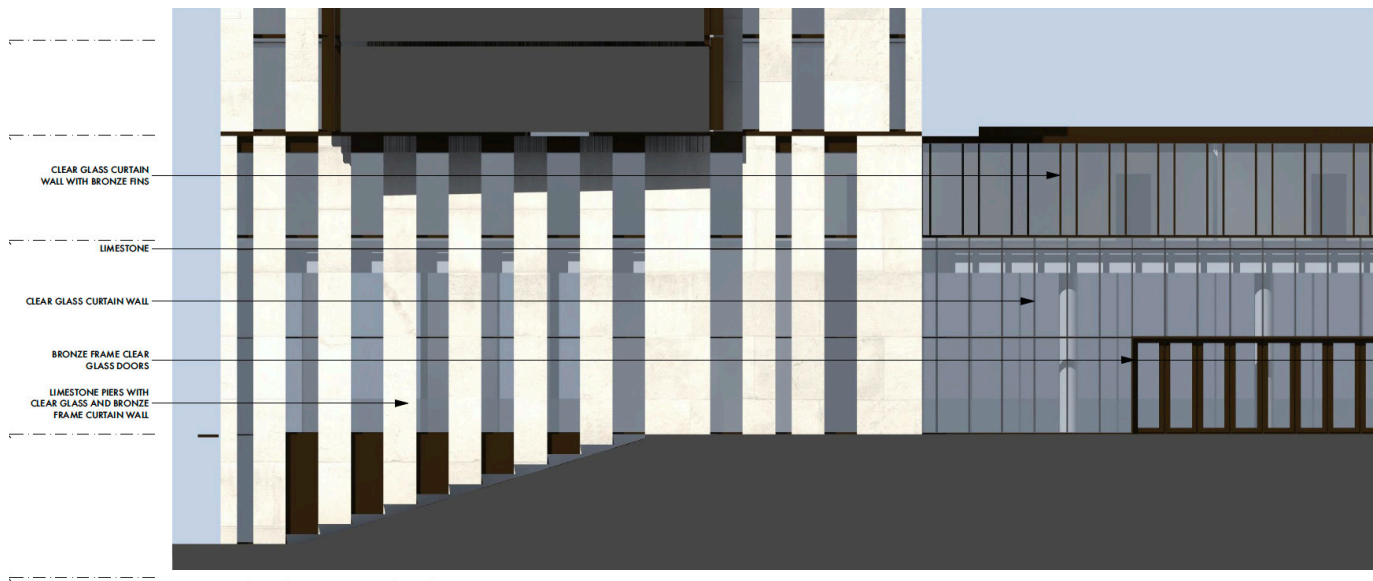
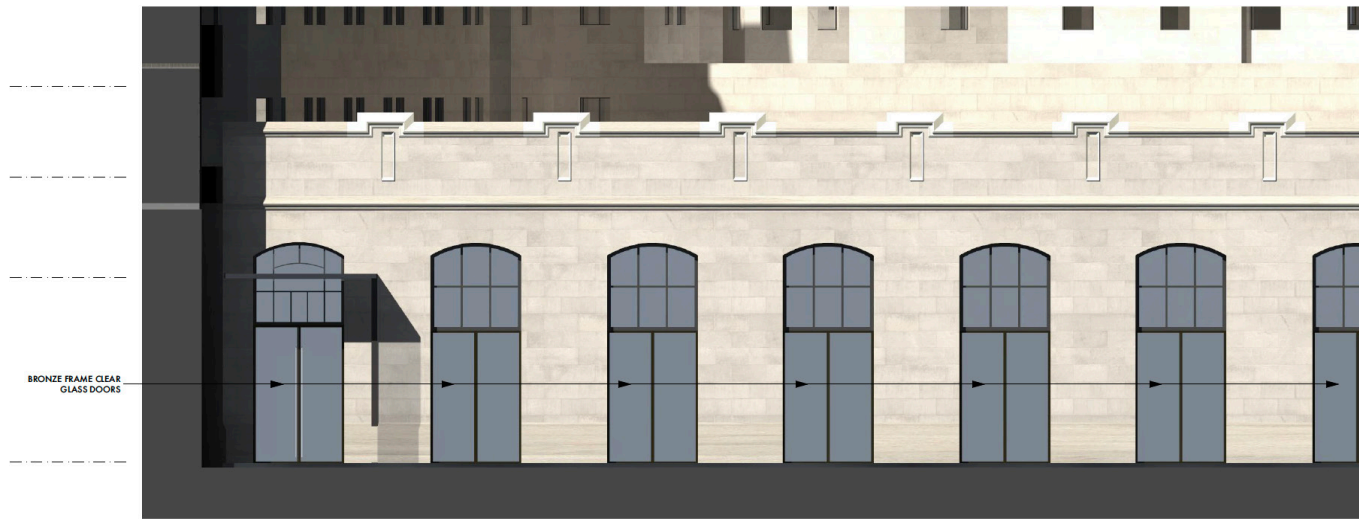


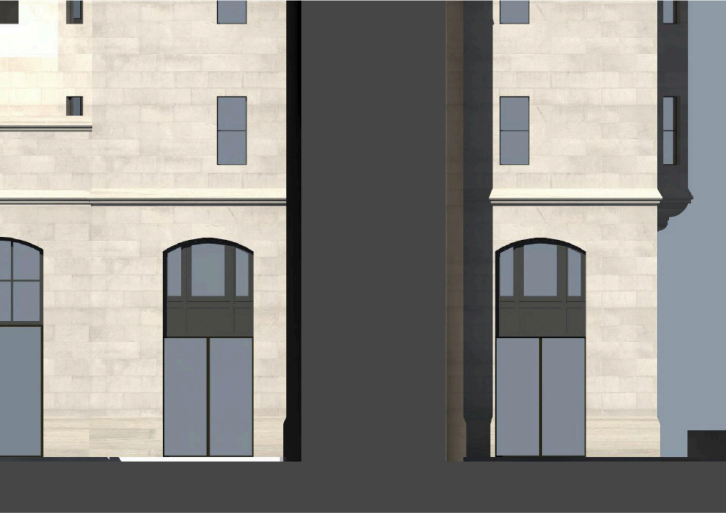


8. West elevation of the Château Laurier and proposed addition showing roof slope, wall height, and lowered bronze screen (Source: architectsAlliance).



9. Detail of west elevation of the east pavilion, facing the courtyard (Source: architectsAlliance).





10. Detail of north elevation of Château Laurier, facing the courtyard (Source: architectsAlliance).



11. Detail of south elevation of the west pavilion, facing the courtyard (Source: architectsAlliance).



12. Detail of the loading area at the east elevation of the east pavilion (Source: architectsAlliance).



13. View of the north and west elevations of the proposed addition looking south, with the existing Château Laurier in the background (Source: architectsAlliance).



14. View of the north elevation of the proposed addition, from the Bytown Museum, looking southeast (Source: architectsAlliance).



15. View of the main entrance from Mackenzie Avenue to the proposed addition (Source: architectsAlliance).



16. View of the north elevation of the proposed addition from Major's Hill Park, looking south (Source: architectsAlliance).

5 IMPACT OF PROPOSED DEVELOPMENT

The impacts that the development proposal will have on the Château Laurier and surrounding heritage resources, including the CCCHL, are discussed below. Also discussed are design measures incorporated into the proposal to help mitigate any negative impacts on cultural heritage value and attributes.

5.1 Château Laurier

The impacts that the proposed addition will have on the identified heritage attributes of the Château Laurier, as described in the property's municipal/NHS heritage designations, are discussed below.

1) The Property's Château-Style Design

The removal of the surface parking lot at the rear of the Château Laurier will provide a better interface with the existing hotel, while maintaining the hotel's design as a focal point. While the proposed addition will abut the Château Laurier's east and west wings, points of contact will be minimized, and the addition will be designed to reflect the materiality and be subordinate to the existing hotel in order to maintain a sense of the historic hotel's original volume. The proposed addition is designed to align with the existing hotel by extending out from the east and west wings of the original hotel and generally maintaining the height established by the roof peak of the existing hotel. The proposed addition also maintains views to the Château Laurier from Major's Hill Park and the surrounding public realm. As a result, the existing hotel's Château-style design features, which include its scale, massing, roofline, towers, and turrets, are not significantly impacted by the proposed addition. Further, the proposed addition echoes the Château Laurier's two-wing plan and the proposed addition's high-quality material palette of Indiana limestone, glass, and bronze, references and complements the Château Laurier's iconic Château-style design. As the proposed addition is compatible with, subordinate to, and distinguishable from the Château Laurier, it conserves the heritage hotel's Château-style design.

2) The Property's Contrasting Material Palette

The Château Laurier's existing material palette, which also reveals its relationship to nearby heritage buildings, will not be impacted by the proposed addition. The proposed addition's contemporary, high-quality materiality, featuring Indiana limestone, transparent glazing, and bronze accents, references and complements the contrasting

material palette of the Château Laurier. The vertical rhythm and regular pattern of alternating piers, fins, and glazing on all elevations is reflective of the rhythms of solids and voids on the elevations of the existing hotel, and overall, the colour palette of the proposed addition reflects the same contrasting colour palette on its base and upper volumes as the Château Laurier, which can be seen in its contrasting light-coloured base and darker-coloured roof. Overall, the proposed addition's material palette continues to be compatible with, subordinate to, and distinguishable from that of the Château Laurier.

3) The Property's Picturesque Silhouette

The proposed addition has been designed to be compatible with, yet distinguishable from, the existing Château Laurier. As a result, the proposed addition will have limited impact on the Château Laurier's iconic Château-style silhouette. Due to the varied topography of the surrounding area, the extent of the proposed addition's impact on the Château Laurier's silhouette will change based on vantage point. The addition's potential impact on the existing hotel's silhouette will be minimal from elevated vantage points such as Parliament Hill and the Alexandra Bridge, and the addition's potential impact will be more pronounced when viewed from low-lying vantage points, such as from Major's Hill Park and the west edge of the Rideau Canal. For further analysis of key views of the Château Laurier, see Section 5.4 of this report.

4) The Property's Relationship with Parliament Hill and Nearby Federal Buildings

Please see Sections 5.2 and 5.3 of this report for a discussion of how the proposed addition will impact adjacent heritage buildings, and landscape patterns in the CCCHL, including visual and spatial relationships with Parliament Hill and nearby Federal Buildings such as the Government Conference Centre and Connaught Building.

5) The Property's Relationship with the Ottawa River and Rideau Canal

Please see Sections 4.2 and 4.3 of this report for a discussion of how the proposed addition will impact adjacent heritage resources, and landscape patterns in the CCCHL, including visual and spatial relationships with the Rideau Canal and Ottawa River.

6) The Property's Relationship with Surrounding Built Form and Public Spaces of National Historic Importance

Please see Sections 5.2 and 5.3 of this report for a discussion of how the proposed addition will impact heritage built form and public spaces in the CCCHL.

7) The Property's strong associations with notable figures and events

The proposed addition will not negatively impact the Château Laurier's historical associations with notable figures and events. As the project evolves, opportunities exist to develop an interpretation strategy as part of the future detailed design process that will commemorate some of the hotel's most notable associative and historical themes.

5.2 Adjacent Heritage Resources

As identified in the 2017 CHIS, there are a number of municipally, federally, and internationally designated properties located adjacent to the Château Laurier. These include the Rideau Canal, Confederation Square, the Commissariat Building, the Lock Office, the Government Conference Centre, and the Connaught Building. The proposed additions potential impacts on these adjacent heritage resources are discussed below, along with related mitigation measures.

1) Rideau Canal

The proposed development does not physically impact the Rideau Canal, whose northern terminus locks at the Ottawa River are located just west of the Development Site. The proposed addition replaces an existing surface parking lot at the northern edge of the Château Laurier. While the addition will add increased height to the rear of the Château Laurier, its complementary, high-quality contemporary design will mitigate any negative contextual impacts on the Rideau Canal. The proposed addition represents a sensitive and compatible evolution in the Rideau Canal's surrounding urban landscape, and will have a minimal impact on the Canal's cultural heritage value or attributes.

2) Commissariat Building

The proposed development does not physically impact the Commissariat Building, or significantly alter its relationship with nearby heritage resources including the Rideau Canal and Lock Office.

The proposed addition replaces an existing surface parking lot at the northern edge of the Château Laurier. While the addition will add increased height to the rear of the Château Laurier, its complementary, high-quality contemporary design will mitigate any negative contextual impacts to the Commissariat Building. The Commissariat Building is further shielded from impact due to its position on the opposite (west) side of the Rideau Canal and the sloping topography and vegetation along the banks of the Ottawa River and Major's Hill Park, which act as visual and spatial buffers between the Commissariat Building and the proposed addition. As a result, the proposed addition will have minimal impact on the Commissariat Building's cultural heritage values or attributes.

3) Lock Office

The proposed development does not physically impact the Lock Office, or significantly alter its identified relationship with nearby heritage resources including the Rideau Canal, Commissariat Building, and the Parliament Buildings. The proposed addition replaces an existing surface parking lot at the northern edge of the Château Laurier. While the addition will add increased height to the rear of the Château Laurier, its complementary and high-quality contemporary design will mitigate any negative contextual impacts on the Lock Office. Further, the Lock Office is located on the opposite (west) side of the Rideau Canal, where it already exists in an evolved urban context beneath the Plaza Bridge. The proposed addition represents a sensitive change to the surrounding landscape, and will have minimal impact on the Lock Office's cultural heritage values or attributes.

4) Confederation Square

The proposed addition does not physically impact Confederation Square, or the War Memorial located within Confederation Square. The proposed addition replaces an existing surface parking lot at the northern edge of the Château Laurier. While the proposed addition will be visible from certain vantage points within Confederation Square, its placement away from Wellington Street at the rear of the hotel, and complementary, high-quality contemporary design will mitigate any negative impacts on the identified visual and spatial relationships between Confederation Square and the many heritage buildings that define its edges, or on views from Confederation Square towards the Rideau Canal.

5) Government Conference Centre (former Union Station)

The proposed addition does not physically impact the Government Conference Centre (GCC), or alter its identified heritage attributes. While strong historic and visual relationships exist between the GCC and the Château Laurier, these will not be impacted by the proposed addition, which will be located at the rear of the heritage hotel, away from Wellington Street. Further, the proposed addition will not impact the GCC's legibility, distinctive scale, or relationship to other surrounding heritage resources, including Confederation Square and the Langevin Block.

6) Connaught Building

The proposed development does not physically impact the Connaught Building or alter its identified heritage attributes. The new addition has been designed to feature a material palette of Indiana limestone, transparent glazing and bronze accents on its eastern elevation, facing the Connaught Building. This choice of material complements the design and materiality of the Connaught Building, and mitigates impact on this adjacent heritage building.

As the proposed addition will be located directly across Mackenzie Avenue from the Connaught Building, it will have some visual and contextual impact on the Connaught Building. Importantly, the proposed addition will impact views between the Connaught Building and Parliament Hill. However, the view of Parliament Hill from the Connaught Building is already partially obscured by mature vegetation in Major's Hill Park. While the proposed addition will impact views of the Connaught Building from Parliament Hill, this impact will be limited to the Connaught Building's southern wing, and will vary considerably based on season, leaf cover, and exact location. As a result, the impact on views to the Connaught Building from Parliament Hill is considered minimal.

5.3 Cultural Heritage Landscape

The impacts that the proposed addition will have on key patterns and relationships within the CCCHL, as described in Section 3.2, are discussed below, along with related mitigation measures.

1) The spatial organization of the landscape in the round along the banks of the Ottawa River, which results in the landscape having multiple vantage points and ‘frontages’

The proposed addition will not impact the spatial organization of the CCCHL in the round along the banks of the Ottawa River. However, the unique spatial quality of the landscape, in which the Château Laurier and other heritage buildings have multiple frontages and vantage points, demands that the design of the proposed addition respond not only to the urban context to the south and east, but the river landscape to the north. Although located ‘behind’ the Château Laurier, the proposed addition will have a prominent position within the landscape when viewed through Major’s Hill Park from the north. As a result of this pronounced, multi-faceted position, the proposed addition has been designed to be viewed from all sides, maintain views to the original Château Laurier building, and to be complementary to, yet distinguishable from the surrounding natural landscape and heritage built form.

For further analysis of key views of the Château Laurier and its surrounding cultural landscape, see Section 5.4.

2) The landscape’s dramatic natural setting, created through the interplay between the river and its surrounding escarpment, promontories, and natural and designed green spaces

The proposed addition replaces an existing surface parking lot at the rear of the Château Laurier, and will not have a significant impact on the CCCHL’s dramatic natural setting. The current relationships between the Ottawa River and its banks, the promontory of Parliament Hill, and natural and designed green spaces such as Major’s Hill Park and Nepean Point will be conserved. Importantly, the design of the proposed addition continues to reference the design of the existing Château Laurier in addition to design of the National Gallery on the north end of Major’s Hill Park, unifying the landscape and ensuring that the park is book-ended by two complementary buildings.

Further, the proposed addition will open up new vantage points and views of the landscape’s potent natural features, including views towards the escarpment and promontory of Parliament Hill, the Ottawa River, and Major’s Hill Park from the proposed courtyard and the glazed two-storey link.

For further analysis of key views of the Château Laurier and its surrounding cultural landscape, see Section 5.4.

3) The clear visual and spatial hierarchy of the landscape, which features Parliament Hill as its nucleus, reinforced through both natural and built features

As the proposed addition is modest in scale, and does not rise above the existing roofline of the Château Laurier, Parliament Hill's visual and spatial prominence within the CCCHL is conserved. Further, the addition has been designed to feature a material palette of Indiana limestone, transparent glazing and bronze that is complementary, yet subordinate to the built and natural features of Parliament Hill.

4) The response of surrounding built form to Parliament Hill, which supports its primacy, highlights its dramatic natural setting, and contributes to the landscape's visual coherence and potency; this response is typified by shared materiality, sense of monumentality* and articulated silhouette

** In this context, **monumentality** is understood to mean not only exceptional scale, but exceptional quality of materials and design.*

As described in the 2018 Revised CHIS Addendum, the Château Laurier was built on lands once owned by the Federal Government, under the condition that it be being architecturally responsive to the Parliament Buildings. The Château-style hotel then, in turn, inspired the design of many federal buildings in Ottawa's Parliamentary Precinct. The relationship between the Parliament Buildings and surrounding built form is typically expressed in a shared materiality, sense of monumentality, and picturesque silhouette.

The proposed addition is smaller in scale than the Château Laurier and many surrounding Federal Buildings, and thus does not obscure the articulated silhouettes that define Ottawa's skyline and link some of the city's most important buildings. Further, the scale and architectural expression of the proposed addition manage to balance a sense of understated monumentality with deference to the Parliament Buildings and the Château Laurier through materiality and design. As such, the proposed addition represents a high-quality contemporary response to this potent cultural heritage landscape. Further, many of the proposed addition's features, including its two-storey glass link and courtyard open up new views to Parliament Hill. These new views reinforce visual connections between the Château Laurier and the Parliament Buildings, while strengthening the building's responsiveness to Parliament Hill.

For further analysis of key views of the Château Laurier and its surrounding cultural landscape, see Section 5.4.

5) Enduring patterns of land use through the landscape, which reinforce the area's identity as the nation's capital, and its primacy as a place of nation-building; these include public and private uses of national significance

The proposed addition will primarily contain conference and meeting room uses at grade, with hotel uses above. As such, the proposal continues the Development Site's enduring land use as a hotel and conference facility, both of which are historically and functionally linked to the CCCHL's role as a locus of executive function and nation-building. The proposed addition also includes several new publicly-accessible spaces that, although privately owned, will reinforce the larger patterns of public land use throughout the landscape. These spaces include the courtyard, which will be directly accessible from the canal-side public terrace to the west via a new staircase, the enclosed glass link on the eastern edge of the courtyard, and the two-storey link adjacent to Major's Hill Park.

The proposed addition will not impact patterns of land use beyond the boundaries of the Development Site.

6) Formal and informal circulation routes that physically connect the landscape and its features, make them spatially legible, and reinforce the area's public and ceremonial identity

The proposed addition will contribute to circulation routes through the Development Site by adding new pathways and permeability between the Château Laurier and its surroundings. New access points in the existing hotel's ballroom and banquet room will foster physical connection between the hotel and the proposed courtyard, while the proposed grand Indiana limestone stairway west of the courtyard will provide formal access to the courtyard and the public terrace on the west side of the Rideau Canal. The transparency of the proposed two-storey link will also contribute to the permeability and spatial legibility of the site and its broader surrounding landscape.

Further, the proposed glass link between the existing hotel and the addition will provide an internal connection to Mackenzie Avenue, creating a new mid-block connection between Wellington Street and Mackenzie Avenue.

5.4 Key Views

As discussed in Section 3.3 of this report, five key views of the Château Laurier outlined in the NCC's *Château Laurier Urban Design Guidance* (2008) along with two additional views identified by the City during project discussions will be used to assess impacts on the cultural heritage value of the hotel and its surrounding context. These views include the OP-protected view from Alexandra Bridge (6), views of the property from Major's Hill Park (A), from Confederation Square (B), from Plaza Bridge (C), from Parliament Hill (D), and two supplementary views, including a view south from beside the statue of John By in Major's Hill Park, and a view south from the Ottawa River.

The impacts of the proposed addition on these views are shown in Figures 12 to 18. In summary, while identified views of the Château Laurier and its surrounding CCCHL will be impacted by the proposed addition, these impacts are generally mitigated by design measures including the proposed addition's high-quality contemporary design and complementary material palette of Indiana limestone, transparent glazing, and bronze accents.



17. View analysis of the proposed addition, looking south towards the Development Site from the Alexandra Bridge (Source: architectsAlliance)

View 6: from the Alexandra Bridge

The view of Parliament Hill and the Château Laurier from the Alexandra Bridge is identified in the Ottawa OP as View 6.

An analysis of the impact of the proposed addition on this view presented in Figure 17, shows that the proposed addition will have some impact on the view of Parliament Hill and the Château Laurier from the Alexandra Bridge. However, visual impact is mitigated through several design measures, including the addition's high-quality contemporary design and complementary material palette and articulation. As a result, the hotel's distinctive picturesque silhouette and palette of contrasting materials between its light lower volume and darker roof is conserved, as are the visual relationships between the hotel and the Parliament Buildings to the west.



18. View analysis of the proposed addition, looking south towards the Development Site from Major's Hill Park (Source: architectsAlliance)

View A: from Major's Hill Park

The view of the Château Laurier from Major's Hill Park is identified as Key View A in the NCC's *Château Laurier Urban Design Guidance* (2008).

An analysis of the impact of the proposed addition on this view presented in Figure 18 shows that the proposed addition will have some impact on the view of the Château Laurier from Major's Hill Park. However, visual impact is mitigated through several design measures, including the addition's proposed two-pavilion form, which maintains views to the Château Laurier from Major's Hill Park and reduces shadow impact on the park. The addition's high-quality contemporary design and complementary material palette and articulation also ensures that the view hotel's distinctive picturesque silhouette and impression of the existing hotels contrasting material palette are conserved.

Although not evident in this view, the proposed addition has also been designed to complement the National Gallery, located on the northern edge of Major's Hill Park. As such, these two buildings act as bookends to the park, unifying the landscape through a shared sense of materiality, design, and monumentality.



19. View analysis of the proposed addition, looking north towards the Development Site from Confederation Square (Source: architectsAlliance)

View B: from Confederation Square

The view of the Château Laurier from Confederation Square is identified as Key View B in the NCC's *Château Laurier Urban Design Guidance* (2008).

An analysis of the impact of the proposed addition on this view presented in Figure 19 shows that the proposed addition will have minimal impact on the view of the Château Laurier and the surrounding CCCHL from Confederation Square. The potential visual impact is mitigated by the addition's high-quality contemporary design and its material palette and articulation, which is complementary to the existing Château Laurier building. The proposed addition does not compete with or overwhelm the heritage attributes of the Château Laurier or the CCCHL as viewed from this vantage point, and is clearly subordinate and complementary to the heritage resource and its surroundings.



20. View analysis of the proposed addition, looking north towards the Development Site from the Plaza Bridge (Source: architectsAlliance)

View C: from the Plaza Bridge

The view of the Château Laurier from the Plaza Bridge is identified as Key View C in the NCC's *Château Laurier Urban Design Guidance* (2008).

An analysis of the impact of the proposed addition on this view presented in Figure 20 shows that the proposed addition will have minimal impact on the view of the heritage hotel and its landscape context from this vantage point. Potential visual impact is mitigated by the addition's high-quality contemporary design and its material palette and articulation, which is complementary to the existing Château Laurier building. The proposed addition will not compete with or overwhelm the heritage attributes of the Château Laurier, as viewed from this vantage point, and will be a sensitive and contextually-appropriate addition to the heritage hotel and its surrounding cultural heritage landscape.



21. View analysis of the proposed addition, looking southeast towards the Development Site from Parliament Hill (Source: architectsAlliance)

View D: from Parliament Hill

The view of the Château Laurier from Parliament Hill is identified as Key View D in the NCC's *Château Laurier Urban Design Guidance* (2008).

An analysis of the impact of the proposed addition on this view presented in Figure 21, shows that the proposed addition will have minimal impact on the view of the heritage hotel from this vantage point. Potential visual impact is mitigated by the addition's two-pavilion form, high-quality contemporary design, and its material palette and articulation, which is complementary to the existing Château Laurier building. The proposed addition will not compete with or overwhelm the heritage attributes of the Château Laurier, as viewed from this vantage point, and will be a sensitive and contextually-appropriate addition to the heritage hotel and its surrounding cultural heritage landscape. While the proposed addition will impact views of the Connaught Building from Parliament Hill, the impact is anticipated to be minimal, as visual obstruction will be limited to the building's south wing, and will vary based on season, leaf cover, and exact vantage point.



22. View analysis of the proposed addition, looking south towards the Development Site from the statue of Colonel John By in Major's Hill Park (Source: architectsAlliance)

View from the Statue of John By

Although not mentioned in the NCC's *Château Laurier Urban Design Guidance* (2008), the view of the Château Laurier from beside the statue of John By in Major's Hill Park was identified by City staff as an important view of the heritage hotel and its surrounding context.

An analysis of the impact of the proposed addition on this view presented in Figure 22 shows that the proposed addition will have some impact on the view of the heritage hotel from this vantage point. This is due to the fact that Major's Hill Park is at a lower elevation than the Château Laurier, which emphasizes the visual prominence of the proposed addition when viewed from this vantage point. As a result, the view of the heritage hotel's picturesque roofline is partially obscured by the proposed addition when viewed from this vantage point. The visual impact is mitigated by the proposed addition's two-pavilion form, which ensures views of the Château Laurier through the centre of the Development Site from the John By statue. Additionally, the addition's high-quality contemporary design and complementary material palette frames the existing Château Laurier and provides visual interest when viewed from this vantage point and the surrounding public realm.



23. View analysis of the proposed addition, looking south from the Ottawa River (Source: architectsAlliance)

View from the Ottawa River

Although not mentioned in the NCC's *Château Laurier Urban Design Guidance* (2008), the view of the Château Laurier from the Ottawa River was identified by City staff as an important view of the heritage hotel and its surrounding context.

An analysis of the impact of the proposed addition on this view presented in Figure 23 shows that the proposed addition will have minimal impact on the view of Parliament Hill and the Château Laurier from the north bank of the Ottawa River. Visual impact from this vantage point is mitigated by the addition's height, which is lower than the existing hotel's roof peak, complementary material palette and pattern of articulation, and its two-pavilion form, which maintains views of the heritage hotel. As a result, views of the hotel's distinctive roofline and picturesque silhouette are maintained and the effect of the Château Laurier's lightly-coloured base with its darker-coloured roof is retained, as are the visual relationships between the hotel and surrounding built form, including the Connaught Building and the Parliament Buildings.



24. View analysis of the proposed addition, looking south towards the Development Site from the Ottawa Locks (Source: architectsAlliance)

View from the Rideau Canal and Locks

Although not mentioned in the NCC's *Château Laurier Urban Design Guidance* (2008), the view of the Château Laurier from the Rideau Canal and Ottawa Locks was identified by City staff as an important view of the heritage hotel and its surrounding context.

An analysis of the impact of the proposed addition on this view presented in Figure 24 shows that the proposed addition will have minimal impact on the UNESCO World Heritage Site Rideau Canal, the surrounding landscape, and views of the hotel. Visual impact from this vantage point is mitigated by the addition's height, which is lower than the existing hotel's roof peak, complementary material palette and pattern of articulation, and its two-pavilion form, which maintains views of the heritage hotel. As a result, views of the hotel's distinctive roofline and picturesque silhouette are maintained, as are the visual relationships between the hotel and surrounding landscape features, including the Rideau Canal and Locks, and Major's Hill Park.

6 MITIGATION STRATEGIES & OPPORTUNITIES

6.1 Development Alternatives

Balancing Project Goals and Limitations

The *Standards and Guidelines for the Conservation of Historic Places in Canada* states that alterations to historic places should balance heritage conservation with broader project and planning goals. As a result, the redevelopment of the Château Laurier must be approached in a holistic manner, where heritage conservation is considered alongside additional project goals, including revitalizing the hotel through new uses, financial feasibility, overcoming the site's physical constraints, and sensitive intensification of this site in Ottawa's downtown core.

Considered Alternatives

The design of the Château Laurier addition has undergone several iterations prior to the current development proposal. During this design process, a number of alternatives were explored to determine the most appropriate means of balancing the conservation of the Château Laurier with intensification and project financial feasibility, given the restrictions inherent to the Development Site. These alternatives are outlined in the following documents:

- CHIS, prepared by MTBA and submitted January 2017;
- Revised CHIS, prepared by ERA and submitted January 31, 2018;
- Revised CHIS Addendum, issued by ERA on May 9, 2018;
- CHIS Addendum, issued by ERA on February 20, 2019; and,
- CHIS Addendum, issued by ERA on April 25, 2019.

6.2 Summary of Mitigation Strategies

As previously discussed in Sections 4 and 5 of this report, the proposed addition has been designed to mitigate impacts on the Château Laurier, adjacent heritage properties, and the broader CCCHL. In summary, these mitigation strategies include:

- Balancing conservation of the Château Laurier with other broad project goals, including revitalizing the hotel through new uses, intensification of this site in Ottawa's downtown core, and financial feasibility;

- Exploring several design alternatives for the proposed addition, in order to come up with a proposal that results in compatible development and limits adverse impacts;
- The development proposal involves removal of the temporary surface parking lot that was constructed in 2018, following the demolition of the 1960s parking garage, at the rear of the Château Laurier. The removal of the surface parking lot will improve access to and from the hotel's ballroom and banquet room and will improve the site's northern edge condition with Major's Hill Park;
- The proposed addition will abut a small area along the northern elevation of the Château Laurier's east wing, currently containing back-of-house uses, and a non-original addition on the hotel's west wing. The proposed at-grade link connecting the existing hotel with the proposed addition will be made of transparent glass, connected to heritage fabric using a 'light-touch' approach;
- The exterior expression of the addition has been redesigned to reference the asymmetrical, winged composition of the Château Laurier and to better reflect the Château Laurier's existing solid to void ratio and differentiated components;
- The exterior expression of the proposed east and west pavilions reflects a tripartite design, composed of a distinct base, middle and top; this design echoes the tripartite design of the Château Laurier and breaks up the addition's uniform massing;
- The proposed two-pavilion form with a two-storey connector link conserves views of the heritage hotel, its distinctive articulated roofline, and the material differentiation between the hotel's light-coloured base and darker roof;
- The terraced upper floors of the pavilions respond to the roof expression of the heritage hotel, further limiting visual impact on the heritage resource and surrounding landscape;
- The proposed addition's high-quality contemporary design and material expression are complementary to, yet distinguishable from the Château Laurier and the surrounding CCCHL. In order to reference the heritage hotel, the addition primarily features Indiana limestone cladding, accented by transparent glazing and bronze details;
- The proposed east and west pavilions feature a differentiated fenestration and material treatment, which echoes the east and west wings of the Château Laurier;
- The three-storey bridge connecting the Château Laurier and the west pavilion features a differentiated material treatment of horizontal bands of opaque and transparent glass, which is intended to distinguish this link from the abutting heritage hotel;

- The development proposal includes the addition of new publicly-accessible spaces, such as the proposed courtyard and connecting glass link, which will open up new views to surrounding heritage built form, including the Parliament Buildings and strengthen the historic and visual connections between the Château Laurier and Parliament Hill;
- The proposed courtyard features formal, topiary-style landscaping, which references the hotel's Château-style design;
- The proposal includes a new Indiana limestone stairway from the public terrace on the west bank of the Rideau Canal to the proposed courtyard, which provides a new formal entrance to the courtyard and enhances site permeability and integration into the broader surrounding landscape; and,
- Public and group uses, including a lobby/gallery and meeting room space have been provided on the ground floor of the addition, thus animating the building's interface with Major's Hill Park and reinforcing visual connections with the landscape from within the proposed addition.

6.3 Further Opportunities

While it is ERA's opinion that the current design of the proposed addition represents a sensitive response to the Château Laurier and its surrounding cultural heritage landscape, opportunities remain to further develop and refine the proposal. These include:

- Developing an interpretation strategy that commemorates the site's most notable historic and associative values, including those of Indigenous Peoples.

7 CONSERVATION STRATEGY

The overall conservation approach to the Château Laurier is a combination of rehabilitation and restoration. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* defines rehabilitation as:

The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

In contrast, restoration is defined as:

The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

The Part IV-designated hotel will be conserved in its entirety, while the hotel's temporary surface parking lot will be removed and replaced by a multi-storey addition.

The new addition has also been designed with a 'light touch' approach, in order to minimize points of contact with the Château Laurier's heritage fabric. As a result, the proposed addition will abut small areas along the north elevation of the hotel's east wing, currently used for back-of-house and servicing, and the hotel's west wing. The enclosed glass link connecting the heritage hotel with the proposed addition will similarly feature minimal points of contact with the heritage hotel and its transparency will maintain legibility of the hotel's original 1920s edge.

Prior to and during construction, the heritage building will be protected and regularly monitored. Further details on the protection and conservation of the heritage building, and any required restoration of the heritage hotel will be provided in a Conservation Plan or CHIS Addendum.

8 CONCLUSION

This report finds that the proposed Château Laurier addition sensitively intensifies the Development Site, while conserving the cultural heritage value of on-site and adjacent heritage properties. The proposal also conserves the cultural heritage value and character of the broader cultural heritage landscape in which the Château Laurier is located.

The development proposal retains the Château Laurier in its entirety, and removes a surface parking lot at the rear (north) of the hotel. This parking lot will be replaced by a new addition comprised of two multi-storey pavilions connected by a two-storey link, which has been designed to only abut small portions of the heritage hotel. The development proposal also includes an enclosed glass link located along the western edge of the Château Laurier's east wing, a landscaped courtyard between the Château Laurier and the proposed addition, and proposes modifications to original ground floor window openings to provide access to the courtyard from the hotel ballroom and banquet room.

A number of design measures have been incorporated into the design of the proposed addition, which help mitigate any potential impacts on, and conserve the cultural heritage value of on-site and adjacent heritage resources. In summary, the proposal will revitalize the Development Site with new interior and exterior uses, and will feature a simplified contemporary design, material palette, and pattern of articulation that references the existing hotel, while ensuring that the proposed addition is subordinate to, complementary with, yet distinguishable from the Château Laurier and its surrounding landscape.

Further Reports and Studies

Future details regarding conservation work to the heritage hotel will be provided in a future Conservation Plan or CHIS Addendum. Opportunities also exist to incorporate an interpretation strategy into the proposed scope of work, in order to commemorate some of the hotel's historic and associative themes.

9 SOURCES

MTBA Associates Inc. (2017). *Château Laurier Proposed Addition Cultural Heritage Impact Statement*.

MTBA Associates Inc. (2017). *Château Laurier Proposed Addition Heritage Inventory & Context Review*.

National Capital Commission. (2008). *Château Laurier Design Guidance*.

National Capital Commission. (2017). *Historical Documentation of Nepean Point: Nepean Point Design Competition*.

Parks Canada. (2010). *Standards and Guidelines for the Conservation of Historic Places in Canada*.

10 PROJECT PERSONNEL

Michael McClelland Principal, OAA, FRAIC, CAHP

Michael McClelland, a founding principal of ERA Architects Inc., is a registered architect specializing in heritage conservation, and in particular in heritage planning and urban design. After graduating from the University of Toronto, Michael worked for the municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of City-owned museums and monuments.

Michael is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

Julie Tyndorf, Associate, MCIP RPP CAHP

As an Associate with ERA Architects, Julie Tyndorf MCIP, RPP, CAHP, engages in the field of heritage conservation through urban planning. Her key areas of focus are on municipal heritage policies and the heritage approvals process as they relate to new development. Julie specializes in the interpretation and preparation of complex policy and assessment documents, and works with property owners on the adaptive reuse and rehabilitation of heritage buildings in evolving urban environments.

In addition to her position at ERA, Julie is actively involved with the School of Urban and Regional Planning at Ryerson University as a sessional lecturer, as the past Chair of the Ryerson Planning Alumni Association, and as a mentor to current students and recent grads from Ryerson's undergraduate and graduate-level planning programs.

Julie is a member of the Canadian Institute of Planners, a Registered Professional Planner with the Ontario Professional Planners Institute, and a Professional Member of the Canadian Association of Heritage Professionals.

Julia Smith, Project Manager

Julia is an urban planner at ERA, whose interest in cultural heritage first led her to complete an undergraduate degree in Art History from U of T, and an MA in Arts and Heritage Management from Maastricht University, the Netherlands, before gaining a Masters of Planning from Ryerson University. Julia started her career working as a development planner in the private sector, and combines her knowledge of development and municipal processes with a deep appreciation for culture and heritage in her work at ERA.

Ori Abara, Project Manager, RPP, MCIP

Ori is a planner with ERA who holds a Bachelor of Environmental Studies, Honours Planning from the University of Waterloo. Her interest in cultural heritage is linked to its ability to bring communities together through storytelling of the past and as part of the building blocks of the future. Prior to joining ERA, she started her career working across Western Canada as a land use planning consultant. She brings previous experience in land development, community design, municipal planning, and public engagement to her practice at ERA. Ori is a member of the Canadian Institute of Planners and a Registered Professional Planner in Ontario.

Brendan McCabe

Brendan holds a BA Urban Studies from the University of Calgary. Before joining ERA Brendan helmed an NPO focused on the interloping spheres of arts, identity, and the built environment in Calgary AB. His passion and appreciation for the social fabric inherent to urban life, in addition to his public engagement and teaching experiences throughout Canada, inform both his planning theory and practice.

Appendix A: Chateau Laurier Statement of Significance, originally included as 'Schedule B' to Designation By-law 265-78

SCHEDULE "B"

NS 25833

"The Chateau Laurier, at Rideau Street and MacKenzie Street, is recommended for designation as being of historical and architectural value. Erected 1908-1912 by the Grand Trunk Railway Company, and subsequently enlarged in keeping with the original architectural style, the hotel was built in the late Victorian French Chateau Style, as designed by Montreal architects Ross and MacFarlane. This was in contrast to the initial Gothic Revival proposal. The romantic attractiveness of the Chateau Style became incorporated in a series of hotels across Canada. Sir Wilfred Laurier was the first to sign the register. From 1930-1935, R. B. Bennett resided here. Over the years, the Chateau has served as a second home for many M.P.'s and Senators, providing a dignified, hospitable and lively Ottawa residence."

Appendix B: Chateau Laurier National Historic Site of Canada Statement of Significance

DESCRIPTION OF HISTORIC PLACE

The Château Laurier National Historic Site of Canada is an early-20th-century hotel located across from the Former Union Railway station in downtown Ottawa, Ontario. It sits atop the banks of the Ottawa River, overlooking both the river and the Rideau Canal. This picturesque hotel, constructed in the Château style is a commanding presence in Confederation Square, a national historic site of Canada encompassing some of the most recognizable historic buildings in the downtown core of the capital. Official recognition consists of the hotel building on the legal property on which it sat at the time of recognition.

HERITAGE VALUE

The Château Laurier was designated a national historic site of Canada in 1980 because:

- it is a Château-style hotel, which is of national significance as an architectural type.

The Château Laurier, built between 1908 and 1912, was the first in a series of hotels constructed by the Grand Trunk Pacific Railway Company (GTPR) to encourage tourists to travel its transcontinental routes. From Québec to Victoria, these Château-style hotels can be found near the railway stations in their urban environment, often in a dramatic location. The Château-style vocabulary used by the railway hotels evolved as a distinctly Canadian architectural type, and came to symbolize fine hotel accommodation. When the Château style began to evolve into a distinctly 'national' style of architecture, the physical proximity of the Château Laurier to the seat of the federal government led the hotel to serve as a model for the style. The constant reinforcement of this architectural image across the country provided a powerful visual expression of the bond that links these cities and regions of diverse cultural and geographic characters into a national unity.

The Montréal architectural firm Ross and MacFarlane designed the Château Laurier, and based their plans on designs created by New York's Bradford Lee Gilbert. The pale Indiana limestone walls of the Château Laurier harmonized with the nearby Grand Trunk railway station, and the steep roof, turrets, and gothic details of the structure ideally suited the character and climate of Canada. From 1916 to as late as the 1950s, the federal government insisted that all federal architecture in Ottawa conform in some way to this style. This is demonstrated in buildings such as the Confederation Building and the roof structure of the Supreme Court Building.

Sources: Historic Sites and Monuments Board of Canada, Minutes, June 1980, January 1981.

CHARACTER-DEFINING ELEMENTS

Key elements that contribute to the heritage character of the site include:

- its romantic setting atop the banks of the Ottawa River and overlooking the Rideau Canal;
- its proximity to Parliament Hill and to other federal government buildings in the Ottawa downtown core;
- its irregular L-shaped plan;

- its elements which typify Château-style railway hotels, including its massive scale, irregular silhouette, steeply-pitched copper roofs, ornate gables and dormers, towers and turrets, high-quality materials, and dramatic setting;
- the smooth finish and pale tone of the exterior Indiana limestone walls, contrasting sharply with the ornate detailing above the eave-line;
- its symmetrical front façade, defined by two octagonal pavilions, vertically accented by a strip of oriel windows;
- its picturesque silhouette, created by a broad range of medieval detail, including turrets, machicolations, and finialed and crocketed gables;
- its whimsical and delicate corner tower, inset deep into the wall;
- its arcaded entrance loggia;
- its close physical relationship with the former Ottawa Union Station, also constructed using pale, Indiana limestone, and its proximity and relationship with the Confederation square National Historic Site of Canada and its affiliated buildings of national historic import.

Appendix C: Background History, Heritage Character, and Heritage Policy
Context (Excerpted from the CHIS prepared by MTBA, dated January 2017)

03 PROPERTY HISTORY & ANALYSIS

BELOW Looking towards the southwest corner of the Château Laurier from Confederation Square.

The subject property, located at 1 Rideau Street, Ottawa (Fairmont Château Laurier Hotel) is designated under Part 4 of the Ontario Heritage Act, is identified as a Category 1 Historic Resource for the Byward Market Heritage Conservation District (although it is located outside of the District’s Boundary) and is a National Historic Site of Canada. With three separate heritage designations applying to property, the Château Laurier is one of, if not the most historically-significant, privately-owned buildings in the National Capital Region. It is a building that befits its nationally-significant location on Confederation Square, immediately west of the Rideau Canal World Heritage Site and west of Parliament Hill, on the opposite bank of the Canal.

03.1 BRIEF HISTORY

The Château Laurier was originally constructed by the Grand Trunk Railway as one of their earliest attempts to provide deluxe hotels associated with their railway stations across the country, similar in stature to those provided by the competing Canadian Pacific Railway. Eventually, the network of grand hotels associated with railway stations would include the hotels originally constructed by the Canadian Pacific Railway in Victoria, Vancouver, Banff, Lake Louise, Toronto, Montreal and Quebec City. As part of its efforts to compete with the Canadian Pacific Railway, the Grand Trunk Railway also constructed grand railway hotels in Ottawa, Winnipeg, and Edmonton. The last of the grand railway hotels was constructed by the Canadian National Railway in Montreal. In 1920, the Grand Trunk Railway was integrated into the Canadian National Railway. While these grand hotels were constructed by different railway operators they all generally shared the same Château architectural style. The style was seen as being ideally suited to creating grand buildings and relating to both majestic natural settings and urban locations.

The Château Laurier was constructed



between 1908 and 1912, concurrently with the Union Station across Wellington Street. Situated adjacent to the Parliamentary Precinct and on land originally belonging to the government (Major's Hill Park), the construction created a great deal of controversy locally, especially with an architectural style that deviated from the Gothic Revival style that characterized government buildings in the area. Requiring compatibility with these Parliamentary Precinct buildings, the Château style was agreed-upon as an acceptable alternative. It is fortunate for the constructors that Wilfred Laurier, Prime Minister of Canada at the time when the hotel was being considered, was very interested in improving the conditions of the capital, to reflect the growing nation and its seat of government. A deluxe railway hotel, appropriate for visitors, dignitaries and politicians, was seen as a highly desirable element by Laurier, so much so that he personally championed its construction.

BUILDING EVOLUTION OVER TIME

The original portion of the hotel includes the west and south wings, with 350 rooms, along with a series of banquet and social spaces. It is interesting to note that the hotel did occupy land within the park, but its open L-shape was restricted to the edge, allowing the park to continue into this area (Refer to the Historic Images section below).

A 240-room addition, fronting onto Mackenzie Avenue, provided an east wing along with convention and ballroom space situated within the resulting U-shaped plan on the lower levels. Along with these elements the hotel also gained another notable feature, an indoor pool and therapeutic spa finished in an Art Deco style. The last major addition occurred during the 1960s with the construction of the structured parking garage at the north end of the hotel's site. The 1980s saw some minor adjustments to the south front of the hotel and ground level.

NOTABLE OCCUPANTS

Over time, the hotel has been home to a range of notable figures including Prime Ministers R.B. Bennett and Pierre Elliot Trudeau, internationally noted portrait photographer Yousef Karsh and a CBC Radio studio.

Centrally located within Ottawa's downtown core, at a key location where "Town and Crown" intersect, the Château Laurier has played host to a "who's who" of ceremonies, celebrations and guests over the years. It is common to encounter parliamentarians or those on government business in the halls of the hotel or in one of the restaurants. With its impressive banquet spaces, the hotel is also a sought-after location for a range of events, all of which adds to the building's place, role and legend within the city.

03.2 HERITAGE CHARACTER SUMMARY

The Château Laurier National Historic Site was constructed as Ottawa’s premier hotel. It is the most visible of a handful of four-star hotels in Ottawa and is well-equipped to host a wide range of accommodations, social events and public gatherings. This historic place is much more than just an iconic hotel and its heritage. Its place within its significant surrounding context and its public-at-large recognition all reflect a broader role within the nation’s capital.

From the start, the building has served an important function in the National Capital Region and is a key contributor to the heritage character of its context. It originally possessed and has developed a range of key heritage character elements that contribute to making the Château Laurier historically significant.

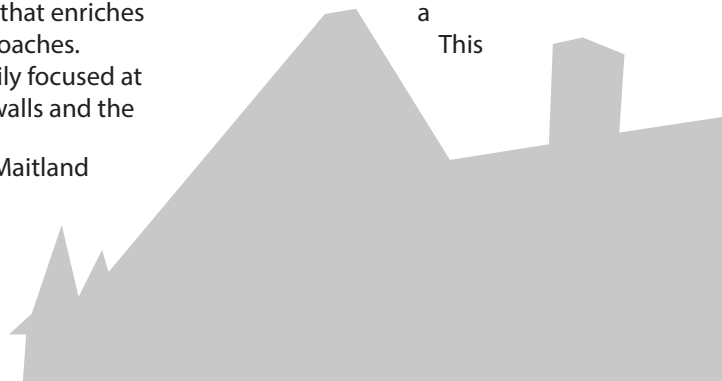
DESIGN

CHÂTEAU STYLE FORM

INTRODUCTION

The Château style is identifiable by the use of a range of architectural devices including asymmetry and mixed element elevations, typically with steeply pitched copper roofs resting on walls of stone (commonly smooth but sometimes rusticated). To add architectural interest, Château style buildings often include a mixture of “dormers, gables, conical towers, tourelles, finials, and iron cresting, piled on like the decoration on a particularly elaborate wedding cake.”¹ These elements infiltrate the composition at a building level with further detailing enriching the building at a smaller scale, adding visual texture that enriches a building as the viewer approaches. This additional detailing, primarily focused at the interface between the walls and the

1 Shannon Ricketts, Leslie Maitland and Jacqueline Hucker, *A Guide to Canadian Architectural Styles, 2nd Edition* (Peterborough: Broadview Press, 2004), 99.



roof, aided by the contrast between the stone and copper, was most effective when lighter stone was employed. By placing the detailing at this location an intermediary zone or interstitial layer was created in the elevation, softening the intersection between the walls and roof, while guiding a viewer's gaze up through the lesser articulated stone walls towards the more fanciful and visually active eave line. It also created more fanciful roof lines, generating an even more picturesque silhouette.

CHÂTEAU LAURIER

Sharing a stylistic relationship with other railway hotels built during this period, the Château Laurier is massed and detailed using predominantly a "Château" style. Common elements of the "Château" style found here include an irregular silhouette, significant scale, steeply-pitched roofs, notable gable and dormer detailing, towers, turrets and a high level of durable material finishes. All of these elements are deployed across the two main portions of the building, including the original south wings and the later east wing. The flexibility of the architectural approach is illustrated in the ability

for

the overall composition to accept subtle modifications to the detailing from the original section to the later addition. This is accomplished by employing the same stone and overall geometries to create an integrated composition while adding subtle distinctions.

The use of the Château style is not slavish.



There are also Gothic Revival and Mannerist elements that add texture to the architectural composition. Grounding the composition is the building's main volume, which is largely left unadorned, accentuating the attention and importance of the roofscape and associated eaves.

MATERIAL FINISHES

Indiana limestone, used in the construction of many high quality and notable institutional buildings of the period (and in continued use today), was used to finish the exterior walls of the Château Laurier. The limestone matches the stone of the Neoclassical former Union Station directly across Wellington Street, which was built at the same time as, and directly connected to, the hotel. By matching stone type, the hotel responds to the Station, while the copper roofscape responds to its more picturesque neo-Gothic neighbours on Parliament Hill. Grounding the Château Laurier's roof are decorative eaves, projecting upper storeys complete with corbeling and vertical elements all of which feature the Indiana limestone.



CONTEXTUAL

RELATIONSHIP WITH THE OTTAWA RIVER AND RIDEAU CANAL

The Château Laurier rests atop the east wall of the flight of the Rideau Canal's gateway locks, occupying



a significant position and “romantic setting” above the Ottawa River. The landscape of Major’s Hill Park and the hotel’s relative height exposes the building’s open north end toward the mouth of the Rideau Canal and the Ottawa River below. These river views are some of the most powerful views of the Parliamentary Precinct including its buildings, landscape and silhouette, with Major’s Hill Park, the Château Laurier and mouth of the Rideau Canal each contributing to Parliament’s east setting. In fact, this is one of the most picturesque and significant combinations of natural and built landscapes in Canada. Refer to Section 2.3 for a thorough discussion of the cultural landscape that the Château is a part of.

OPPOSITE TOP Detail of the hotel’s roofscape with portions of the west north and east wings visible.

OPPOSITE BOTTOM Looking up the Rideau Canal from the Ottawa River towards the Château Laurier with the entrance to the initial flight of locks in the foreground.

TOP Looking north towards Ottawa from the Alexandra Bridge with Parliament Hill on the right and the Château Laurier on the left. (“View 6” in NCC documentation)

RELATIONSHIP WITH PARLIAMENT HILL AND NEARBY FEDERAL BUILDINGS

The picturesque quality of the Château Laurier’s Château style roofscape relates well to the Gothic Revival roofscape and pavilions of Parliament Hill. Although it’s facades are less articulated than those of Parliament Hill, the hotel’s honed Indiana limestone walls, copper roofing, and silhouette variation (as it meets the sky and separation of the building from Parliament Hill by the Canal cut) allow the two compositions to relate to each other across the gap, contributing



to a larger iconic landscape view.

The role of the Château Laurier in influencing subsequent Federal architecture located in the Parliamentary Precinct is noted in a number of sources including the Château Laurier’s own National Historic Sites of Canada Statement of significance, which goes so far as to suggest that the Château style was adopted by the federal government as its preferred architectural style from 1916-1950. Buildings potentially influenced by the Château style during this period include the Confederation and Justice Buildings and the Supreme Court Building. While the distinctive silhouette is present in each of these buildings, they are all missing some of the most significant elements of the Château style, especially the extreme variation and articulation of the eave line. Arguably, the Confederation and Justice Buildings, while possessing some eave articulation and elevational arrangements found in Château style buildings, do not demonstrate the same level of affinity to the style as the hotel, aligning more closely to the Victorian Gothic styling of Parliament Hill to its east. Continuing west on Wellington Street, the Supreme Court possesses a large Château-style copper roof that suggests an affinity for the style; however, the building is more in keeping with Art Deco. As well, a skillfully massed roof rests on top of the rest of the architectural composition, rather than being married to the remainder of the building, via roof eave articulation. This roof was added as an after-thought under a Prime Ministerial directive.

As a note, the use of a Château-style roof appeared in the more contemporary architectural assemblage at the nearby Bank of Canada. While the new roof skillfully accommodates the need for additional space above the original Bank of Canada Building, it creates a false history and misrepresents the true origins of the banking temple as an Art Deco edifice. The use and mixture of architectural styles, especially those with highly charged contextual references, should be employed with the utmost care to ensure the legibility of historically significant structures remains, while at the same time, accommodating the requirements of improving a building’s functionality or adapting it to a new use, so as to encourage continued and meaningful uses that are in keeping with a building’s heritage character.

ABOVE TOP Southeast corner of the Confederation Building located west of Parliament Hill. *PSPC*

ABOVE BOTTOM Bank of Canada with the original building nestled between 1970s glass “wings” complete with a new copper “Château-style” roof. *capitalmodern.ca*

RELATIONSHIP WITH CONFEDERATION SQUARE AND GOVERNMENT CONFERENCE CENTRE (FORMER UNION STATION)

CONNECTIONS TO THE GOVERNMENT CONFERENCE CENTRE

With facing primary elevations and main entries, the Château Laurier is



contextually and historically related to the Government Conference Centre (GCC - Former Union Station Ottawa). The same Indiana limestone is used as the primary exterior wall cladding material with both buildings featuring similar levels of articulation within the main field areas. The use of the same stone is one of the main factors that allows the different styles of the hotel (Château) and the GCC (Neoclassical) to comfortably co-exist.



Functionally, the Château Laurier was constructed in service to the former Train Station as a means of providing dignified accommodations for visitors arriving by train, thereby heightening the respectability of train travel, which at times could be a dirty affair. Additionally, the placement of the train station and hotel provided a much improved setting in this part of Ottawa at the intersection of “Town and Crown.”

CONNECTIONS TO CONFEDERATION SQUARE

Confederation Square is a National Historic Site of Canada located in the heart of Ottawa and is one of its largest hardscaped open spaces in the city. As an urban open space the square relies on the buildings that occupy its edges (and the iconic War Memorial at its center) to define it spatially and contribute to it architecturally. Situated at the northeast corner of the triangular-shaped square, the hotel participates in some of the most important viewsapes both approaching the square from the south and within the square. The Château Laurier’s role in the character of the square is significant enough for the square’s Statement of Significance to identify the hotel’s “footprint with its Château style design, original exterior materials and decoration, original design and materials of major public spaces, and use as a hotel.” Both the south and west elevations of the hotel contribute to the character of Confederation Square.

ABOVE TOP Looking north on axis through Confederation Square with the Château Laurier on the right and East Block (Parliament Hill) on the left.
ABOVE BOTTOM Looking northeast from the upper terrace of the NAC towards the west elevation of the Government Conference Centre and the Château Laurier.



SILHOUETTE

Like other Château and Gothic style buildings, the hotel's silhouette is a critical element of the building's character. The silhouette is ideally suited to the different types of contextual environments that the building relates to, including the landscape of Major's Hill Park, the Rideau Canal and Ottawa River, and the more urban environs of Wellington Street and Mackenzie Avenue. Architecturally, the Château's silhouette is the result of the use of a wide range of medieval-inspired detailing including turrets, machicolations, and finialed and crocketed gables, in addition to a varied and steep copper clad roof.

ASSOCIATIVE

THE CHÂTEAU STYLE POSSESSES A PAN-CANADIAN RECOGNITION

BROADER SIGNIFICANCE OF THE CHÂTEAU STYLE

Identified by many as a significant architectural style deployed across Canada, it is most closely associated with railway hotels that were constructed by the Canadian Pacific Railway and the Grand Trunk Railway during the late 19th century and early 20th century. "It became the style of choice for luxurious country retreats both private and commercial, chosen for its freedom of planning, picturesque qualities, and evocation of Canada's French and Scottish roots."² With its use within the design of these landmark buildings along with the fantastical associations with châteaux, this architectural style possesses a high level of recognition across the country, be it in more natural environments or in more urban environments. While regional variations are present within the various buildings, even those designed in service of the railways, the strength of the eave and roof lines contributes to the visual appeal of these buildings and reinforces the connection between buildings across Canada of this type.

2 Ibid. 102.



OCCUPANTS AND EVENTS

Over time, the hotel has been home to a range of notable figures including Prime Ministers R.B. Bennett and Pierre Elliot Trudeau, internationally noted portrait photographer Yousef Karsh and a CBC Radio studio. As the hotel possessed some of the most advanced technical equipment in the city, the hotel hosted Ottawa's first radio station on its seventh floor. In fact, both of CBC's English and French language radio stations continued in the seventh and eighth floor until 2004. The occupancy of Yousef Karsh continues to be marked by the Karsh suite displaying a selection of the photographer's work within the hotel. To highlight the history of the Château Laurier, historic photographs are displayed in various public

locations throughout the hotel.

Along with these notable occupants, the hotel has played host to countless nationally and internationally-known patrons and royalty, and served as the backdrop to locally and nationally-significant events reflecting its role as the premier hotel in Ottawa during most of its lifetime.

The combination of design, context and association have resulted in the Château Laurier occupying a unique and special place in the collective memory of people in the National Capital Region, making it one of the most significant privately-held heritage buildings in Ottawa.

OPPOSITE West elevation
roofscape.

ABOVE Ballroom. *Fairmont*

**THE RISE OF CAR CULTURE
AND RESPONDING TO
ACCOMMODATION CHALLENGES**

03.3 PARKING GARAGE

Constructed during the 1960s, a period of shifting transportation and access priorities in downtown including the removal of passenger and freight rail traffic from downtown as part of implementing the Greber Plan, the above-ground parking garage reflects the rapid rise of car use within North American culture. In response to the impending loss and on-going challenges associated with accommodating patrons arriving by car, the hotel chose to replace and enlarge its existing surface lot immediately north of the hotel with a 5-storey above ground parkade. Aerial photography from 1965 highlights the presence of cars in the immediate vicinity of the Château Laurier, with parking clearly visible on the hotel’s west terrace, north surface parking lot and northeast service court. **The parking garage is not part of the National Historic Site of Canada designation and is not specifically referenced in the Provincial designation.**

The above-ground parking garage is finished in the same Indiana limestone as the rest of the hotel and its height matches the lowest string course on the hotel, marking the top of the building’s mezzanine level. This masonry course is an important marker as it identifies the junction between the base of the

Château Laurier with its restaurants, ballrooms, meeting space and ancillary spaces and the hotel rooms that rise from this base and extend to the underside of the high-pitched copper roof. To allow natural light into the hotel’s main ballroom, the parking garage is set back from the north wall by a lightwell; however, windows that once looked onto Major’s Hill Park currently look towards a concrete block wall, and are typically closed.

When constructed, this ballroom would have had impressive views towards Major’s Hill Park, the loss of which changed the character of the space, which nevertheless is still impressive.



OPPOSITE East elevation of the parking garage facing in the Mackenzie service court.

BELOW Looking north along the Rideau Canal with the parking garage's west elevation visibly continuing the base of the remainder of the hotel.

Walking along Mackenzie Avenue, the parking garage is set well back from the street to provide a surface parking forecourt and delivery marshalling area adjacent to the parking garage.

Along the north elevation of the structured parking garage there is a three-and-one-half storey (5 parking storeys) high continuous wall of limestone with inset stone arches, facing visitors in Major's Hill Park. While the wall is finished in the same material as the rest of the hotel, it provides an interface that is very abrupt, eliminating the opportunity for the hotel to interact with the park. This is somewhat mitigated by heavy landscaping along this edge.

Facing the UNESCO World Heritage Site Rideau Canal, the parking garage, while functionally necessary, and fitting reasonably well, is not a use that takes advantage of its noble site. Its impact is mitigated by the multi-level terraces on the western edge of the hotel along the Rideau Canal, marking the presence of the former location of the railway tracks leading to Gatineau.

A fifth elevation that is often overlooked is the roof of the parking garage, presenting open parking to those with views from above including from the hotel and from Parliament Hill. Open parking, similar to the unadorned roof of the banquet and service spaces, is not considered to be in keeping with the natural location and dignified character of the Château and its surroundings.

The current parking garage has arch-topped openings on the west and east sides (echoed by similar but bas-relief, arches currently shrouded by park vegetation on the north side) that provides a comfortable visual relationship, especially on the west with the Canal. Finally, the public connection between Major's Hill Park and the lower west terrace is a key existing element that is intimately connected to the parking garage location.



RIGHT Looking east from the West Terrace toward the public connection to Major's Hill Park, located at the northwest corner of the parking garage.





TOP Looking south towards the rear of the Château Laurier from Major's Hill Park with the existing parking garage in the foreground.

BOTTOM Looking southwest towards the Château Laurier on Mackenzie Avenue from the Embassy of the United States of America.



03.4 BUILDING DEVELOPMENT HISTORY

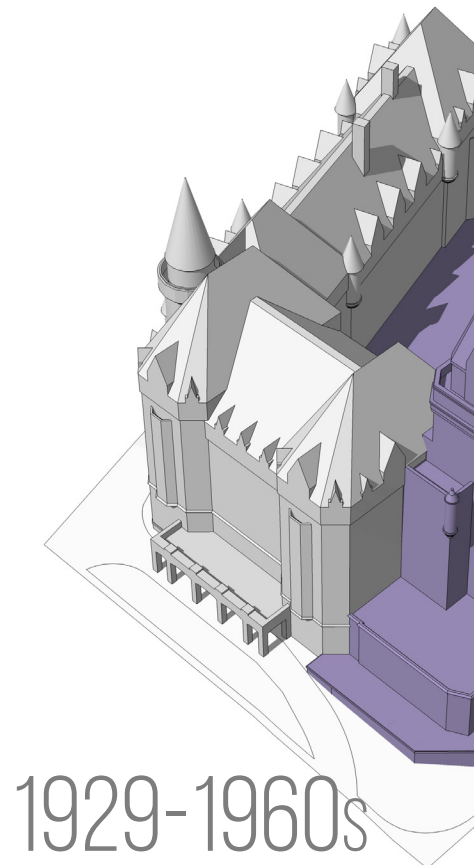
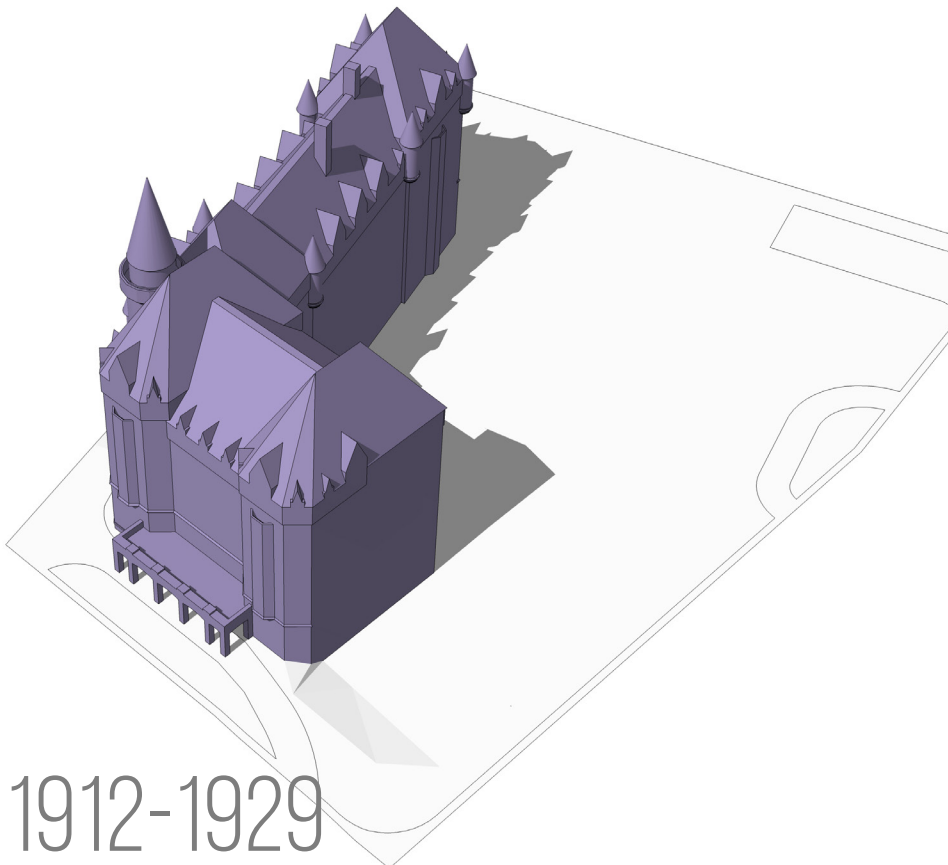


SOUTH & WEST WINGS

CONSTRUCTED 1908-1912

ARCHITECTS

Ross and MacFarlane



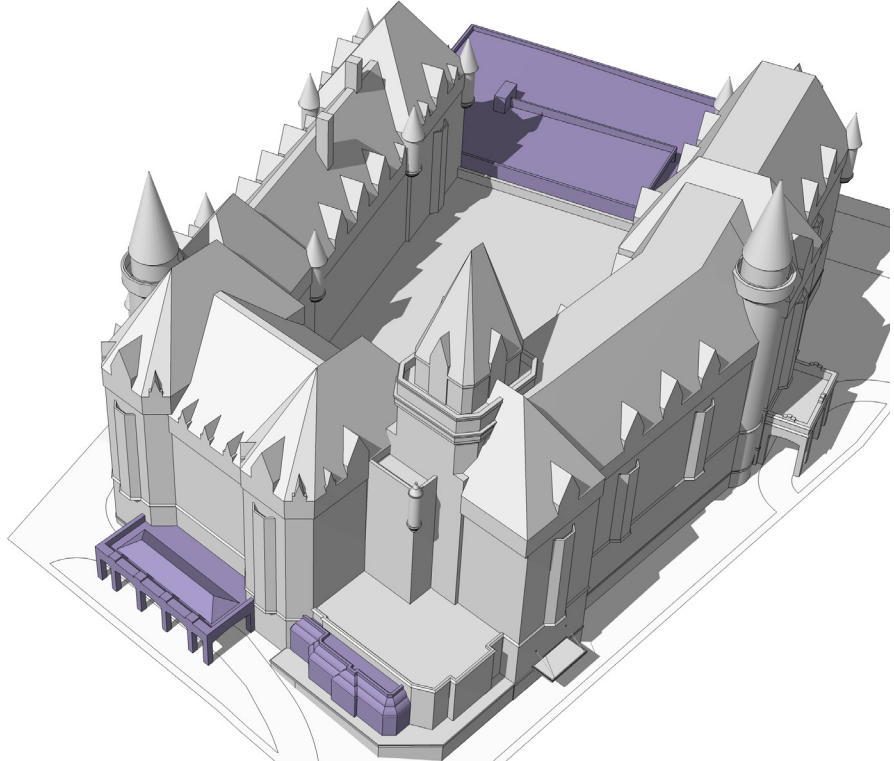
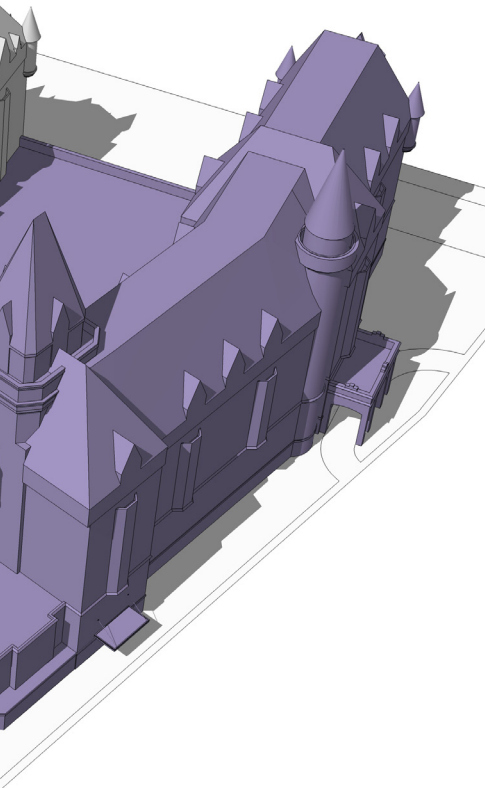
EAST WING

CONSTRUCTED 1927-1929
ARCHITECTS
John S. Archibald & John Schofield



PARKING GARAGE

CONSTRUCTED 1960s
The 1980s saw a new porte cochère entry and conservatory addition (1985) to the south side.



1960s - PRESENT

Illustrations by MTBA

COMPLETION OF THE ORIGINAL SOUTH AND WEST WINGS OF THE HOTEL

While the Château Laurier presents a reasonably consistent architectural presence, it has continuously evolved allowing the hotel to adapt to the changing needs and expectations of its patrons, while maintaining its place as one of the premier hotels and landmark buildings within Ottawa's downtown core. The three main development periods for the hotel are primarily associated with significant additions to the building including the 1929 east wing and the 1960s above ground parking garage.

1912-1929

Construction of the original portion of the hotel completed in 1912 was comprised of its current south and west wings. "Of the 350 original bedrooms, 155 provided the luxury of a private bath. Another 104 rooms had washstands with hot and cold water connections."³ Due to the arrangement of the hotel on its site, service and carriage access to the hotel was provided via a ramp at the east edge of the hotel to arrive under the main entrance portico. Set forward from the west wing, the symmetrical south elevation was originally connected to the street with a short portico featuring a vaulted ceiling. Unlike the current drop off, the portico did not accommodate vehicles with horse and carriages stopping within the drop-off zone immediately south of the portico. Along the west edge of the hotel, a terrace deck was constructed over the railway tracks adjacent to the Rideau Canal.

RELATIONSHIP WITH MAJOR'S HILL PARK

Constructed on land at the south end of Major's Hill Park, the Château Laurier originally provided an urban edge for the park. While there was limited to no direct access from the hotel's inward-facing elevations the park continued into the open portion of the L-shaped plan and around the east edge of the hotel. This arrangement allowed the hotel to rest at the edge of the park rather than existing separate from it.

1929-1960

CONSTRUCTION OF THE EAST WING AND ADDITIONAL BANQUET SPACES

Under the new ownership of the Canadian National Railway, the hotel was expanded in 1929 with the construction of the east wing along with banquet and other ancillary spaces. In total, 240 rooms were added to the Château

³ Maria Cook, "An elegant palace, but not just for the city's elite", *Ottawa Citizen*, last updated June 3, 2012, <http://www.ottawacitizen.com/elegant+palace+just+city+elite/6679725/story.html>.



TOP Château Laurier with the Daly Building (demolished 1991) visible to the right of the image (circa 1915-1927).

*Library and Archives Canada
MIKA 3325320*

BOTTOM Looking northwest towards the Château Laurier's original south wing that hugged the south edge of Major's Hill Park (circa 1912).

*Library and Archives Canada
MIKA 3325297*





TOP Looking south from the Rideau Canal locks where they meet the Ottawa River, up towards the Château Laurier. By this point the railway tracks along the western edge of the hotel have been decked over (circa 1912). *Library and Archives Canada MIKA 3325297*

BOTTOM Château Laurier prior to the construction of the east wing, from Major's Hill Park. (circa 1916). *Library and Archives Canada MIKA 3325303*



Laurier connected to the existing south wing via a recessed chamfered square tower and low street-fronting mass at the corner. This addition included the construction of the ballroom, an important interior public space which has played host to a many significant events under its vaulted ceiling. Following shortly thereafter, the Art Deco pool opened in 1930. Architecturally, the 1929 addition is designed in the Château style with subtle and sympathetic differences from the Château style of the original wings.

RELATIONSHIP WITH MAJOR'S HILL PARK

Continuing to occupy land at the south end of Major's Hill Park, the construction of the 1929 addition resulted in a redefined edge of the park at the north end of the hotel. The park no longer bled around and into the zone occupied by the hotel with the edge being defined by the end of the two wings and the banquet spaces between. Set on a solid base of stone, this elevation was dominated by a row of large arch-topped windows associated with the banquet spaces to provide daylighting and views into the park from these spaces. Extending further north, the end of the new east wing did not include arc-topped windows on its north end.



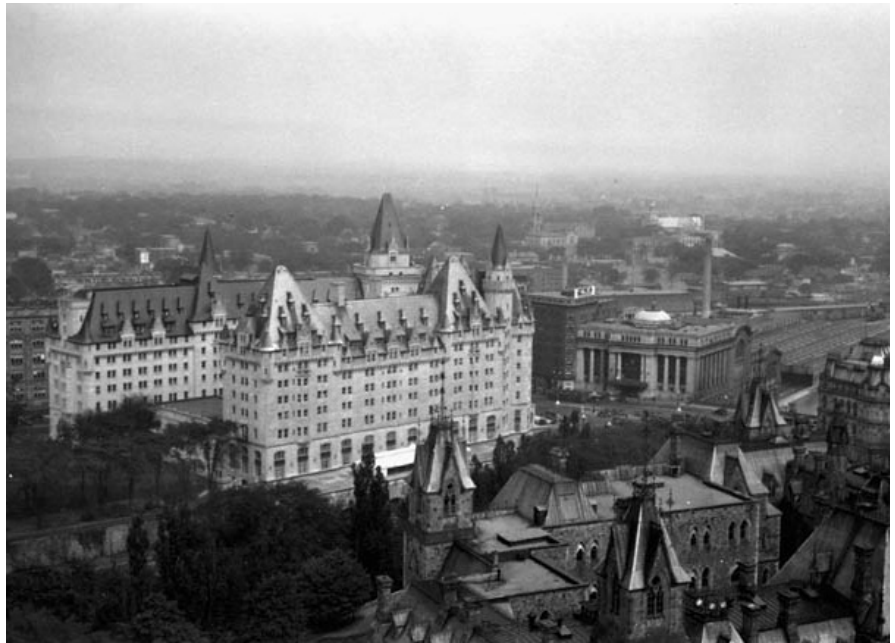
TOP Looking northeast towards the Chateau Laurier with the former Post Office (demolished 1938) in the foreground (circa 1938).

*Library and Archives Canada
MIKA 3319278*

BOTTOM Looking northwest at the Chateau Laurier with the interface between the new east wing and existing south wing (circa 1937).

*Library and Archives Canada
MIKA 3353637*





TOP Aerial view of the Château Laurier with Parliament Hill's East Block in the foreground and Union Station and the associated industrial accouterments visible on the right side of the image (circa 1939).

*Library and Archives Canada
MIKA 3358800*

BOTTOM Looking towards the north end of the Château Laurier from Parliament Hill, with a train car traveling along the tracks (since removed) located to the west of Major's Hill Park. The Château's upper west terrace is in place by this point decking over the railway tracks, while the lower west terrace is not. The newer East Wing is showing cleaner stone and less oxidized copper than the original West Wing. The Connaught Building is visible beyond the park (circa 1930).

*Library and Archives Canada
MIKA 3325342*





1960S TO PRESENT

The continuing increase of automobile use and the loss of rail traffic in the downtown core necessitated the construction of the above-ground parking garage at the north end of the hotel. Enlarging the existing surface lot, the new garage took some pressure off the parking on the west terrace and reinforced the service uses at the northeast corner of the hotel. Other modifications included the replacement of the main portico with an enlarged automobile drop-off along Rideau Street and the construction of a new glass front for Zoe's Lounge in 1985.

RELATIONSHIP WITH MAJOR'S HILL PARK

Occupying and enlarging the surface parking lot at the north end of the hotel, the parking garage served to directly sever all linkages between the hotel and the park. While the parking garage was finished in the same Indiana limestone as the rest of the hotel, the north edge of the parking garage is solid with an arrangement of gently inset areas and is screened by large trees. Rather than being a directly visible part of Major's Hill Park, the garage is designed to be hidden, increasing the role and presence of the building's roofscape from the north, especially from within the park.

ABOVE Looking up towards the Château Laurier from the adjacent Rideau Canal Locks

OPPOSITE TOP LEFT Looking northwest towards the Château Laurier with the Colonel By Drive slip ramp in the foreground.

OPPOSITE TOP RIGHT Looking east with East Block (Parliament Hill) in the foreground and the Château Laurier beyond.

OPPOSITE BOTTOM Upper portion and roofscape of the Château Laurier's east wing. Note the distinctive direction change in the wing that modulates the perceived length of the wing.



04 STATEMENT OF SIGNIFICANCE

LOCATION 1 RIDEAU STREET,
OTTAWA
COMPLETED 1912
ORIGINAL ARCHITECTS
ROSS AND MACFARLANE
CITY OF OTTAWA BY-LAW 265-78
PLAQUE INSTALLED 1982

The Château Laurier possesses two building-specific designations including a Provincial designation (1978) and a National Historic Site of Canada recognition (1980).

04.1 PROVINCIAL STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE (1978)

The Château Laurier, located at Rideau Street and MacKenzie Street, is recommended for designation as being of historical and architectural value. Erected 1908-1912 by the Grand Trunk Railway Company, and subsequently enlarged in keeping with the original architectural style, the hotel was built in the late Victorian French Château style, as designed by Montreal architects Ross and MacFarlane. This was in contrast to the initial Gothic Revival proposal. The romantic attractiveness of the Château Style became incorporated in a series of hotels across Canada. Sir Wilfred Laurier was the first to sign the register. From 1930-35 R. B. Bennett resided here. Over the years, the Château has served as a second home for many M.P.s and Senators, providing a dignified, hospitable and lively Ottawa residence.

04.2 NATIONAL HISTORIC SITE OF CANADA STATEMENT OF SIGNIFICANCE (1980)

The Château Laurier National Historic Site of Canada is an early-20th-century hotel located across from the Former Union Railway station in downtown Ottawa, Ontario. It sits atop the banks of the Ottawa River, overlooking both the river and the Rideau Canal. This picturesque hotel, constructed in the Château style is a commanding presence in Confederation Square, a national historic site of Canada encompassing some of the most recognizable historic buildings in the downtown core of the capital. Official recognition consists of the hotel building on the legal property on which it sat at the time of recognition.

HERITAGE VALUE

The Château Laurier was designated a National Historic Site of Canada in 1980 because:

- It is a Château-style hotel, which is of national significance as an architectural type.

The Château Laurier, built between 1908 and 1912, was the first in a series of hotels constructed by the Grand Trunk Pacific Railway Company (GTPR) to encourage tourists to travel its transcontinental routes. From Quebec to Victoria, these Château-style hotels can be found near the railway stations in their urban environment, often in a dramatic location. The Château-style vocabulary used by the railway hotels evolved as a distinctly Canadian architectural type, and came to symbolize fine hotel accommodation. When the Château style began to evolve into a distinctly 'national' style of architecture, the physical proximity of the Château Laurier to the seat of the federal government led the hotel to serve as a model for the style. The constant reinforcement of this architectural image across the country provided a powerful visual expression of the bond that links these cities and regions of diverse cultural and geographic characters into a national unity.

The Montreal architectural firm Ross and MacFarlane designed the Château Laurier and based their plans on designs created by New York's Bradford Lee Gilbert. The pale Indiana limestone walls of the Château Laurier harmonized with the nearby Grand Trunk railway station, and the steep roof, turrets, and Gothic details of the structure ideally suited the character and climate of Canada. From 1916 to as late as the 1950s, the federal government insisted that all federal architecture in Ottawa conform in some way to this style. This is demonstrated in buildings such as the Confederation Building and the roof structure of the Supreme Court Building.

CHARACTER-DEFINING ELEMENTS

Key elements that contribute to the heritage character of the site include:

- Its romantic setting atop the banks of the Ottawa River and overlooking the Rideau Canal;
- Its proximity to Parliament Hill and to other federal government buildings in the Ottawa downtown core;
- Its irregular L-shaped plan;
- Its elements which typify Château-style railway hotels, including its massive scale, irregular silhouette, steeply-pitched copper roofs, ornate gables and dormers, towers and turrets, high-quality materials, and dramatic setting;
- The smooth finish and pale tone of the exterior Indiana limestone walls, contrasting sharply with the ornate detailing above the eave-line;
- Its symmetrical front façade, defined by two octagonal pavilions, vertically accented by a strip of oriel windows;

BELOW Looking east highlighting the relationship between the Château Laurier and the Government Conference Centre prior to the creation of Confederation Square (circa 1936). *Library and Archives Canada MIKA 3348221*

- Its picturesque silhouette, created by a broad range of medieval detail, including turrets, machicolations, and finialed and crocketed gables;
- Its whimsical and delicate corner tower, inset deep into the wall;
- Its arcaded entrance loggia;
- Its close physical relationship with the former Ottawa Union Station, also constructed using pale, Indiana limestone, and its proximity and relationship with the Confederation Square National Historic Site of Canada and its affiliated buildings of national historic importance.

Sources: Historic Sites and Monuments Board of Canada, Minutes, June 1980, January 1981.



05 HERITAGE-RELATED PLANNING CONCERNS

SECTION 4.6 CULTURAL HERITAGE RESOURCES OF THE CITY OF OTTAWA OFFICIAL PLAN IS AVAILABLE HERE
[HTTP://OTTAWA.CA/EN/OFFICIAL-PLAN-0/46-CULTURAL-HERITAGE-RESOURCES](http://ottawa.ca/en/official-plan-0/46-cultural-heritage-resources)

SECTION 60 OF THE CITY OF OTTAWA ZONING BYLAW IS AVAILABLE HERE
[HTTP://OTTAWA.CA/EN/RESIDENTS/LAWS-LICENSES-AND-PERMITS/LAWS/CITY-OTTAWA-ZONING-LAW/ZONING-LAW-2008-250-CONSOLIDATION--6](http://ottawa.ca/en/residents/laws-licenses-and-permits/laws/city-ottawa-zoning-law/zoning-law-2008-250-consolidation--6)

05.1 CITY OF OTTAWA OFFICIAL PLAN

SECTION 4.6 CULTURAL HERITAGE RESOURCES

Section 4.6 of the City of Ottawa's Official Plan specifically identifies the reports and assessments that are required when a proposed development may affect a cultural heritage resource in Ottawa.

For the purposes of Section 4.6, cultural heritage resources include "buildings, structures, and sites; archaeological resources; rural and urban cultural heritage landscapes; heritage conservation districts, areas and environments that include river and canal corridors; Scenic-Entry Routes and Multi-Use Pathways."

For the proposed addition to the Château Laurier the existing building, Rideau Canal, Byward Market Heritage Conservation District along with a number of other individually designated properties form the menu of applicable heritage resources.

When analyzing the potential impact of a proposed development on surrounding properties with an individual designation or as part of a Heritage Conservation District, the City of Ottawa identifies a boundary of 35 metres for surroundings. Given the unique nature of the context within which the proposed addition is located this Cultural Heritage Impact Statement considers designated properties and districts within and visually beyond the 35 metre boundary requirement.

05.2 CITY OF OTTAWA ZONING BY-LAW

SECTION 60 HERITAGE OVERLAY

In addition to the requirements of the underlying zoning for the affected site, there are also considerations related to the Heritage Overlay within which the proposed addition rests. The goal of the heritage overlay is to protect an area's heritage character and encourage the retention of built resources that are considered to have heritage value individually or that are seen as contributing the heritage character of a larger area.

Of specific interest for the proposed addition to the Château Laurier is General Provision 1 that reads:

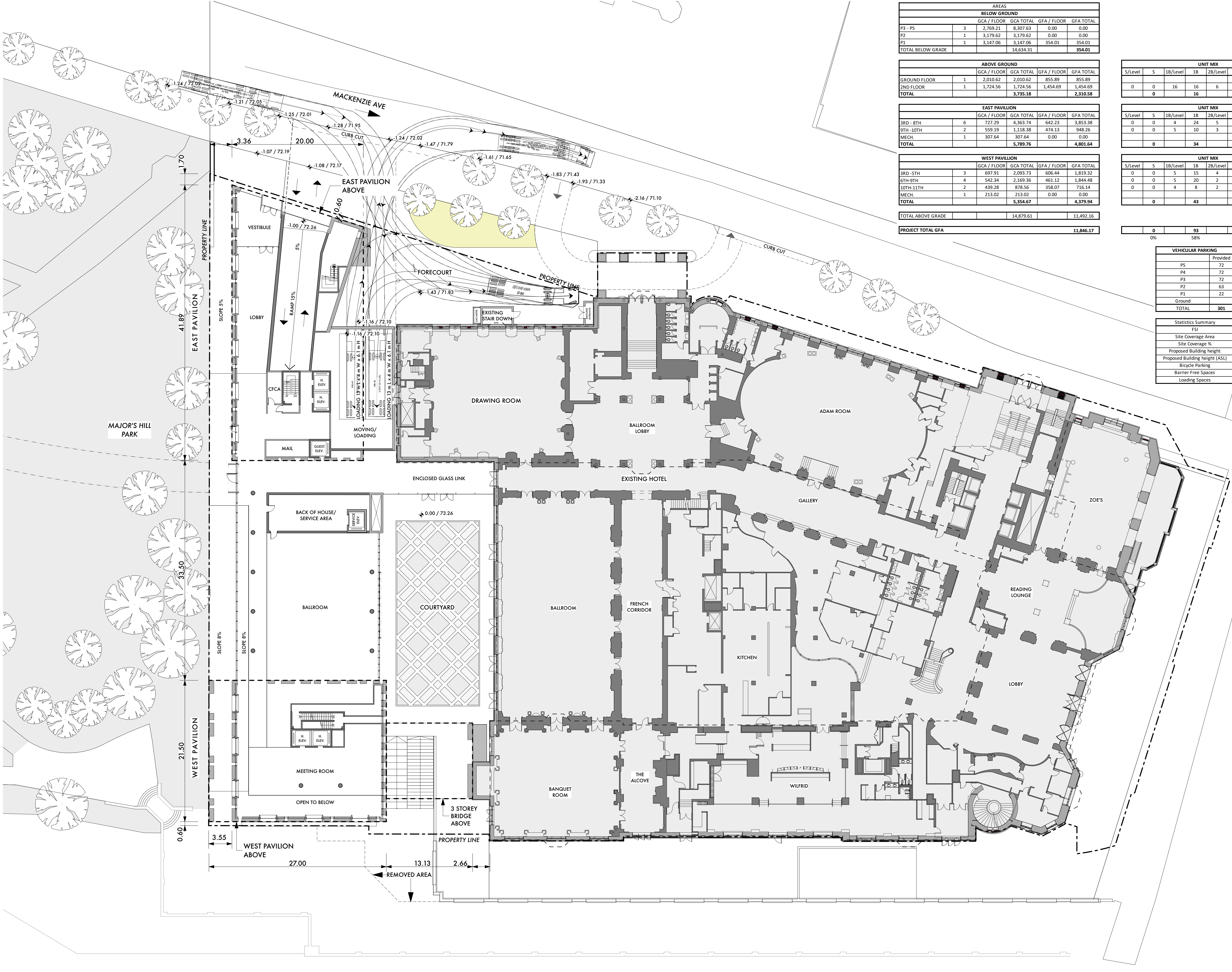
“Where a building in an area to which an heritage overlay applies is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction. (By-law 2014-289) (By-law 2015-281) (By-law 2014-289)”
<http://ottawa.ca/en/residents/laws-licenses-and-permits/laws/city-ottawa-zoning-law/zoning-law-2008-250-consolidation--6>

While the demolition of the existing parking garage is viewed in a positive light, the Heritage Overlay requirements apply to a heritage property as it was designated (which excludes the parking structure) and as defined by the boundaries of the applicable heritage overlay (which includes all aspects of the property), which in the case of the Château Laurier includes its parking. Therefore as currently proposed, the new addition does not meet the requirement of General Provision 1 of the City of Ottawa’s Heritage Overlay.

To address this, a minor variance is being sought for this specific item.

For additional planning-related information, refer to other documents contained within the Site Plan Approval submission.

Appendix D: Architectural Drawings, prepared by architectsAlliance, dated November 13, 2020



AREAS				
BELOW GROUND				
	GCA / FLOOR	GCA TOTAL	GFA / FLOOR	GFA TOTAL
P3 - P5	3	2,769.21	8,307.63	0.00
P2	1	3,179.62	3,179.62	0.00
P1	1	3,147.06	3,147.06	354.01
TOTAL BELOW GRADE		14,634.31		354.01

ABOVE GROUND				
	GCA / FLOOR	GCA TOTAL	GFA / FLOOR	GFA TOTAL
GROUND FLOOR	1	2,010.62	2,010.62	855.89
2ND FLOOR	1	1,724.56	1,724.56	1,454.69
TOTAL		3,735.18		2,310.58

EAST PAVILLION				
	GCA / FLOOR	GCA TOTAL	GFA / FLOOR	GFA TOTAL
3RD - 8TH	6	727.29	4,363.74	642.23
9TH - 10TH	2	559.19	1,118.38	474.13
MECH.	1	307.64	307.64	0.00
TOTAL		5,789.76		4,801.64

WEST PAVILLION				
	GCA / FLOOR	GCA TOTAL	GFA / FLOOR	GFA TOTAL
3RD - 5TH	3	697.91	2,093.73	606.44
6TH - 9TH	4	542.34	2,169.36	461.12
10TH - 11TH	2	439.28	878.56	358.07
MECH.	1	213.02	213.02	0.00
TOTAL		5,354.67		4,379.94

PROJECT TOTAL GFA				
		14,879.61		11,492.16
PROJECT TOTAL GFA				11,846.17

UNIT MIX						
S/Level	S	1B/Level	1B	2B/Level	2B	Total/Level
0	0	16	16	6	6	22
0	0	16	16	6	6	22

UNIT MIX						
S/Level	S	1B/Level	1B	2B/Level	2B	Total/Level
0	0	4	24	5	30	9
0	0	5	10	3	6	8
0	0	34	34	36	36	70

UNIT MIX						
S/Level	S	1B/Level	1B	2B/Level	2B	Total/Level
0	0	5	15	4	12	9
0	0	5	20	2	8	7
0	0	4	8	2	4	6
0	0	43	43	24	24	67

0	93	66	159
0%	58%	42%	

VEHICULAR PARKING			BICYCLE PARKING		
	Provided	Required	Provided	Required	Provided
P5	72	72	0	0	0
P4	72	72	0	0	0
P3	72	72	0	0	0
P2	63	63	0	0	0
P1	22	22	15	15	15
Ground	0	0	0	0	0
TOTAL	301	301	11.85	11.85	15

Statistics Summary		
Required	Provided	
FSI	4.13	
Site Coverage Area	9,478.63	
Site Coverage %	78.71%	
Proposed Building height	26.65	
Proposed Building height (ASL)	99.91	
Bicycle Parking	12	15
Barrier Free Spaces	8	8
Loading Spaces	2	2

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

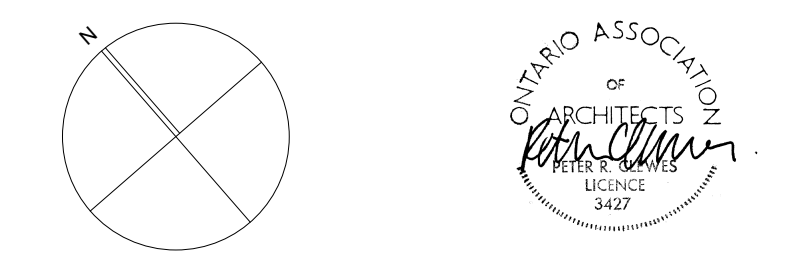
NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020

Statistics Summary		
Required	Provided	
FSI	4.13	
Site Coverage Area	9,478.63	
Site Coverage %	78.71%	
Proposed Building height	26.65	
Proposed Building height (ASL)	99.91	
Bicycle Parking	12	15
Barrier Free Spaces	8	8
Loading Spaces	2	2

Statistics Summary		
Required	Provided	
FSI	4.13	
Site Coverage Area	9,478.63	
Site Coverage %	78.71%	
Proposed Building height	26.65	
Proposed Building height (ASL)	99.91	
Bicycle Parking	12	15
Barrier Free Spaces	8	8
Loading Spaces	2	2



architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



PROPOSED CHATEAU LAURIER ADDITION
 1 Rideau Street - Ottawa, Ontario

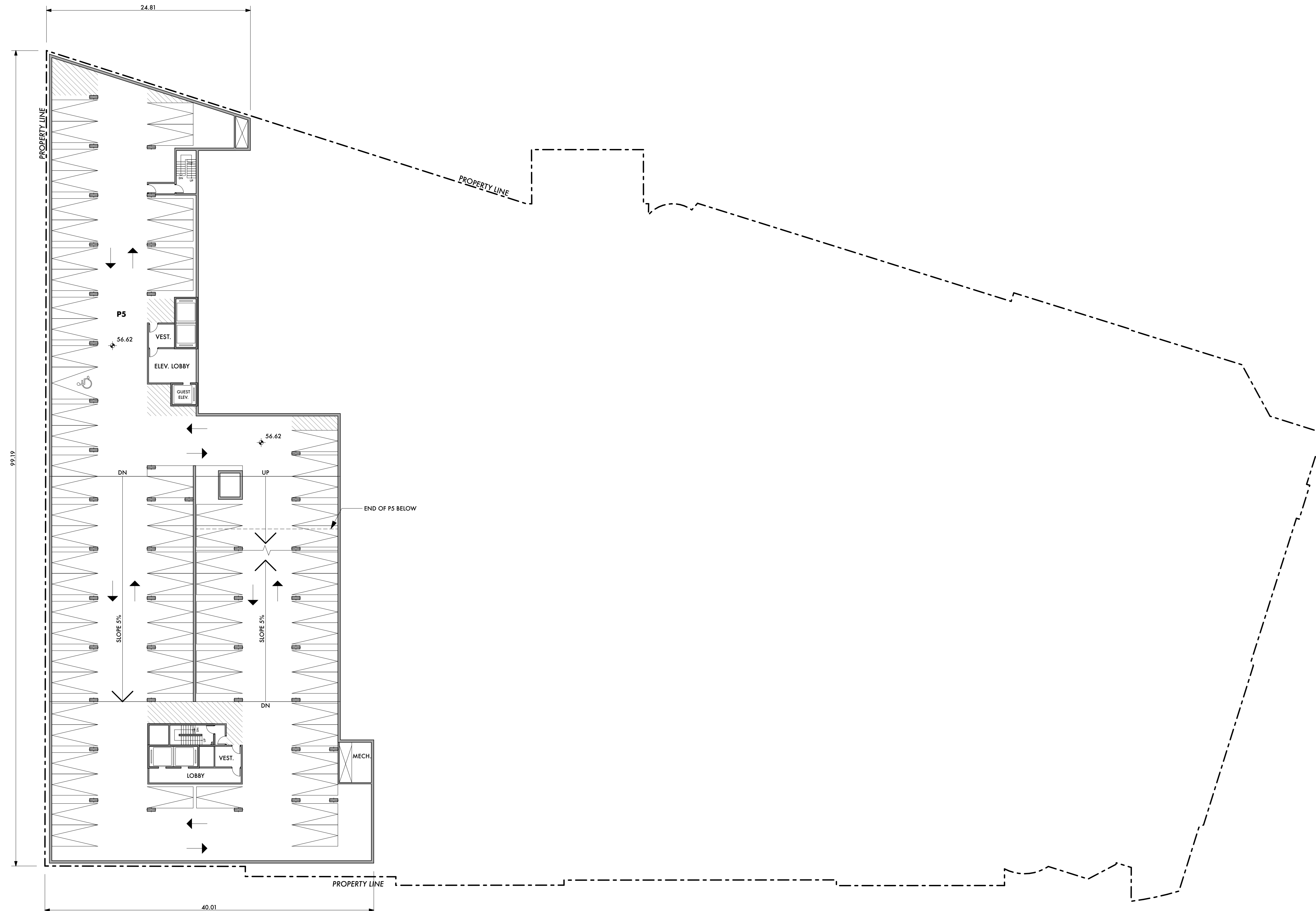
SITE PLAN
 1:250
 2020-11-13

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

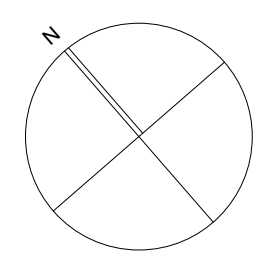
© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020

SUMMARY
72 VEHICULAR SELF-PARKING SPACES



architectsAlliance
205-317 Adelaide St. West
Toronto, Ontario M5V 1P9
t 416 593 6500
f 416 593 4911
info: architectsalliance.com



**PROPOSED
CHÂTEAU LAURIER ADDITION**
1 Rideau Street - Ottawa, Ontario

P5 LEVEL

1:250

2020-11-13

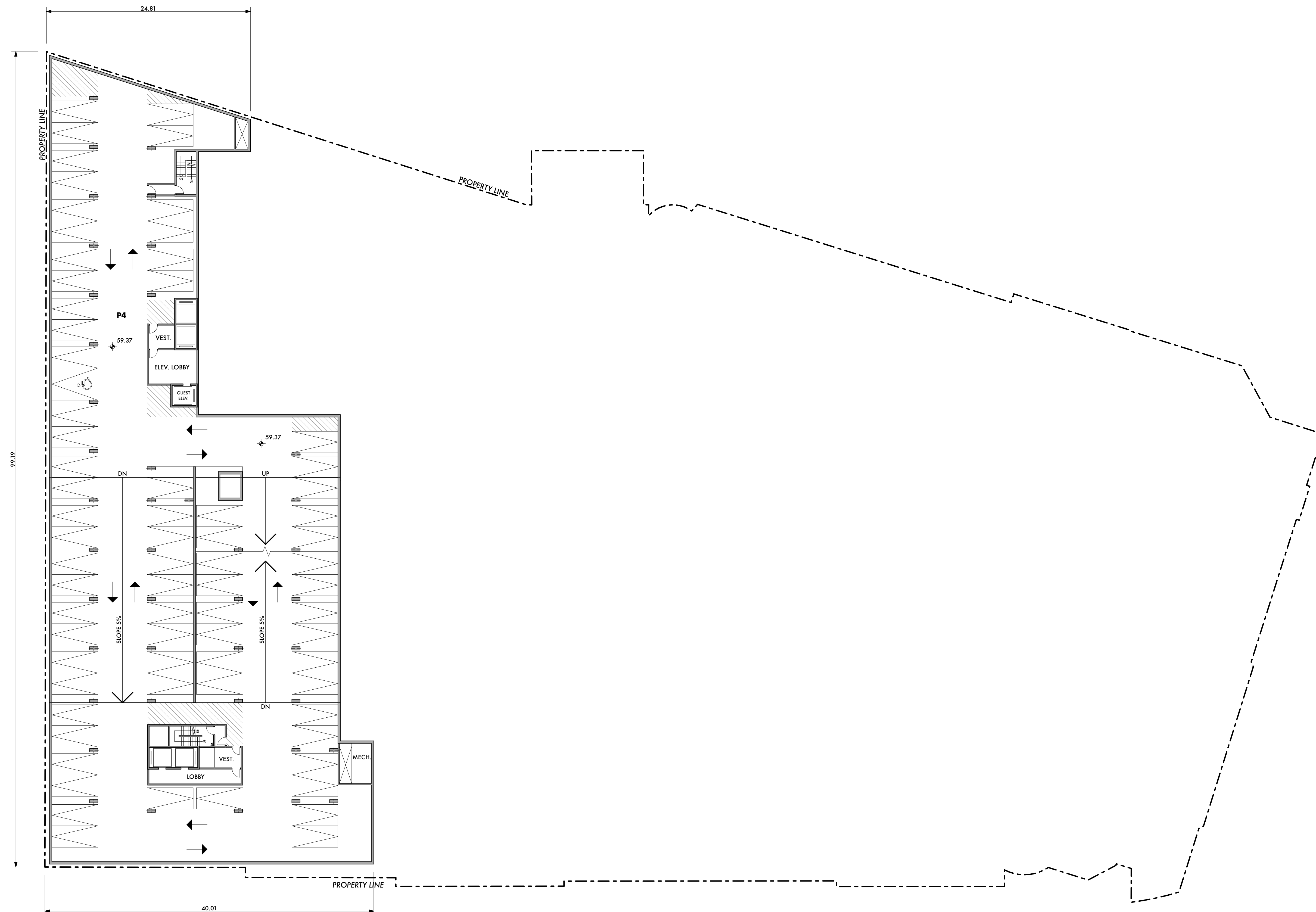
A.1.1

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

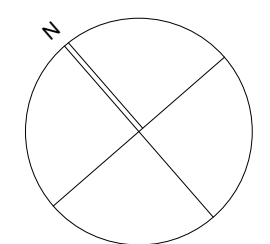
NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020

SUMMARY
72 VEHICULAR SELF-PARKING SPACES



aA

architectsAlliance
205-317 Adelaide St. West
Toronto, Ontario M5V 1P9
t 416 593 6500
f 416 593 4911
info: architectsalliance.com



PROPOSED
CHÂTEAU LAURIER ADDITION
1 Rideau Street - Ottawa, Ontario

P4 LEVEL

1:250

2020-11-13

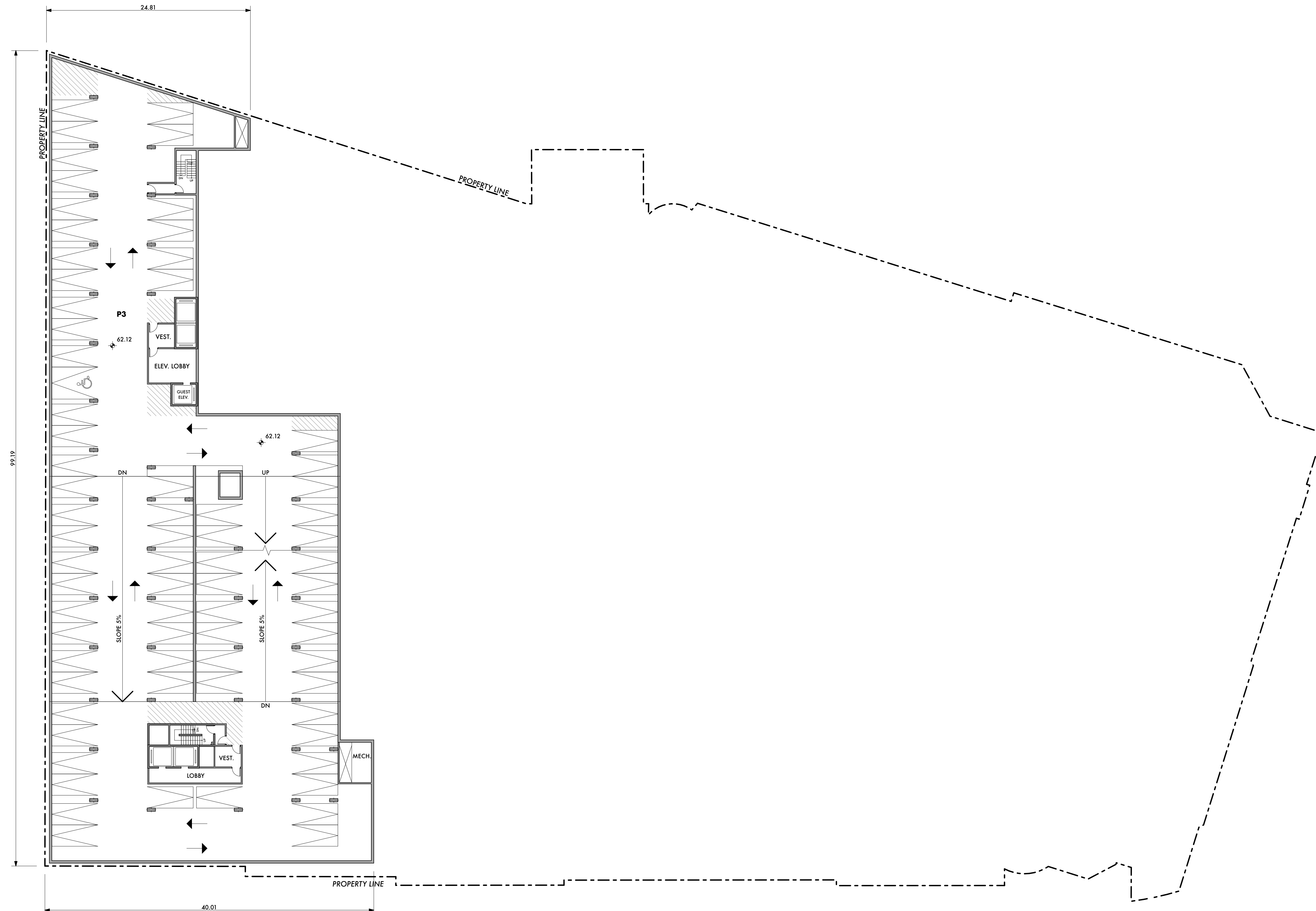
A.1.2

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

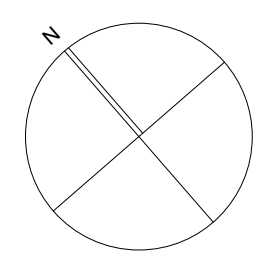
© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020

SUMMARY
72 VEHICULAR SELF-PARKING SPACES



architectsAlliance
205-317 Adelaide St. West
Toronto, Ontario M5V 1P9
t 416 593 6500
f 416 593 4911
info: architectsalliance.com



**PROPOSED
CHÂTEAU LAURIER ADDITION**
1 Rideau Street - Ottawa, Ontario

P3 LEVEL

1:250

2020-11-13

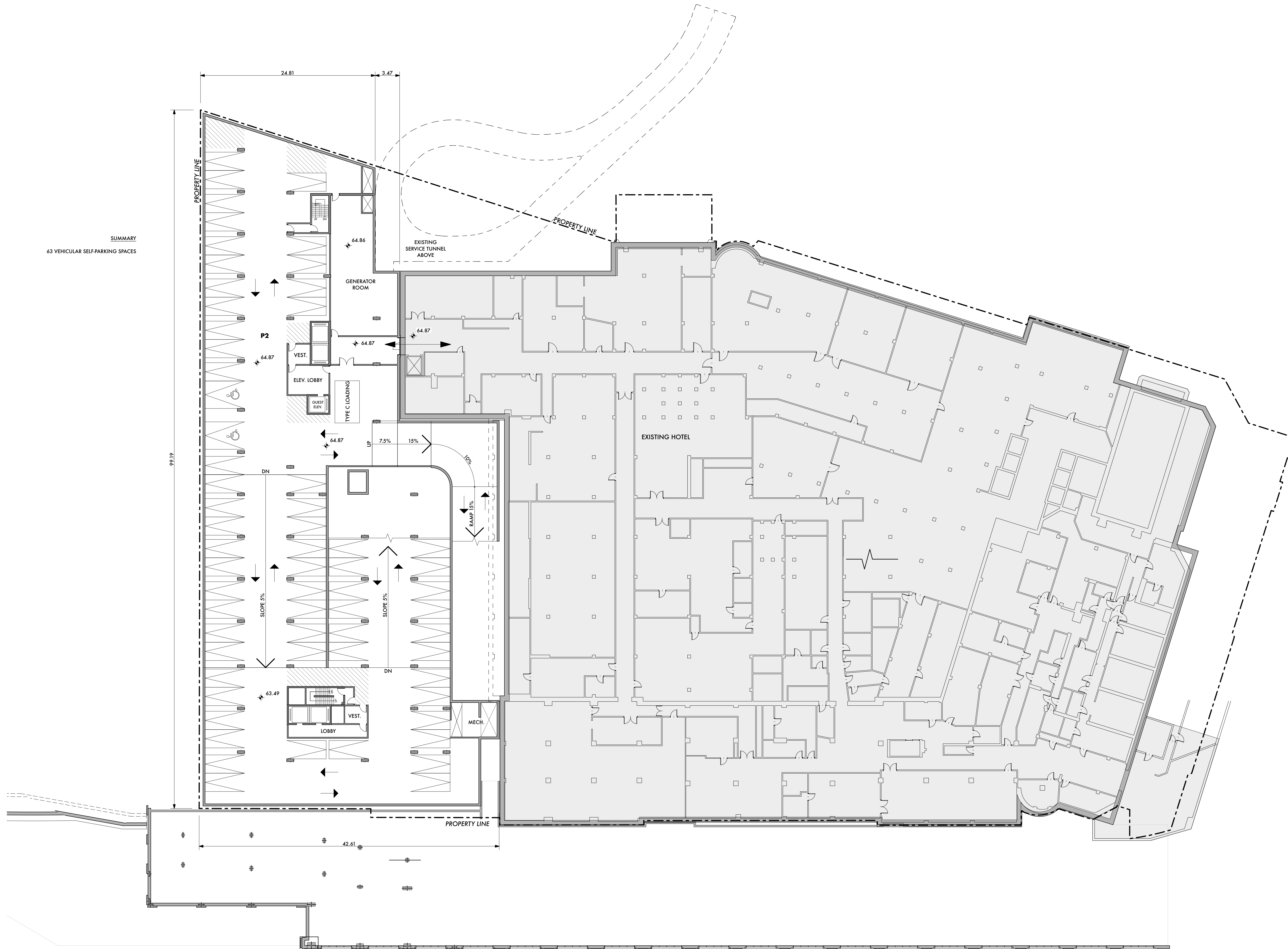
A.1.3

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

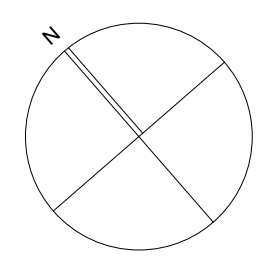
NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020

SUMMARY
63 VEHICULAR SELF-PARKING SPACES



aA

architectsAlliance
205-317 Adelaide St. West
Toronto, Ontario M5V 1P9
t 416 593 6500
f 416 593 4911
info: architectsalliance.com



**PROPOSED
CHÂTEAU LAURIER ADDITION**
1 Rideau Street - Ottawa, Ontario

P2 LEVEL

1:250

2020-11-13

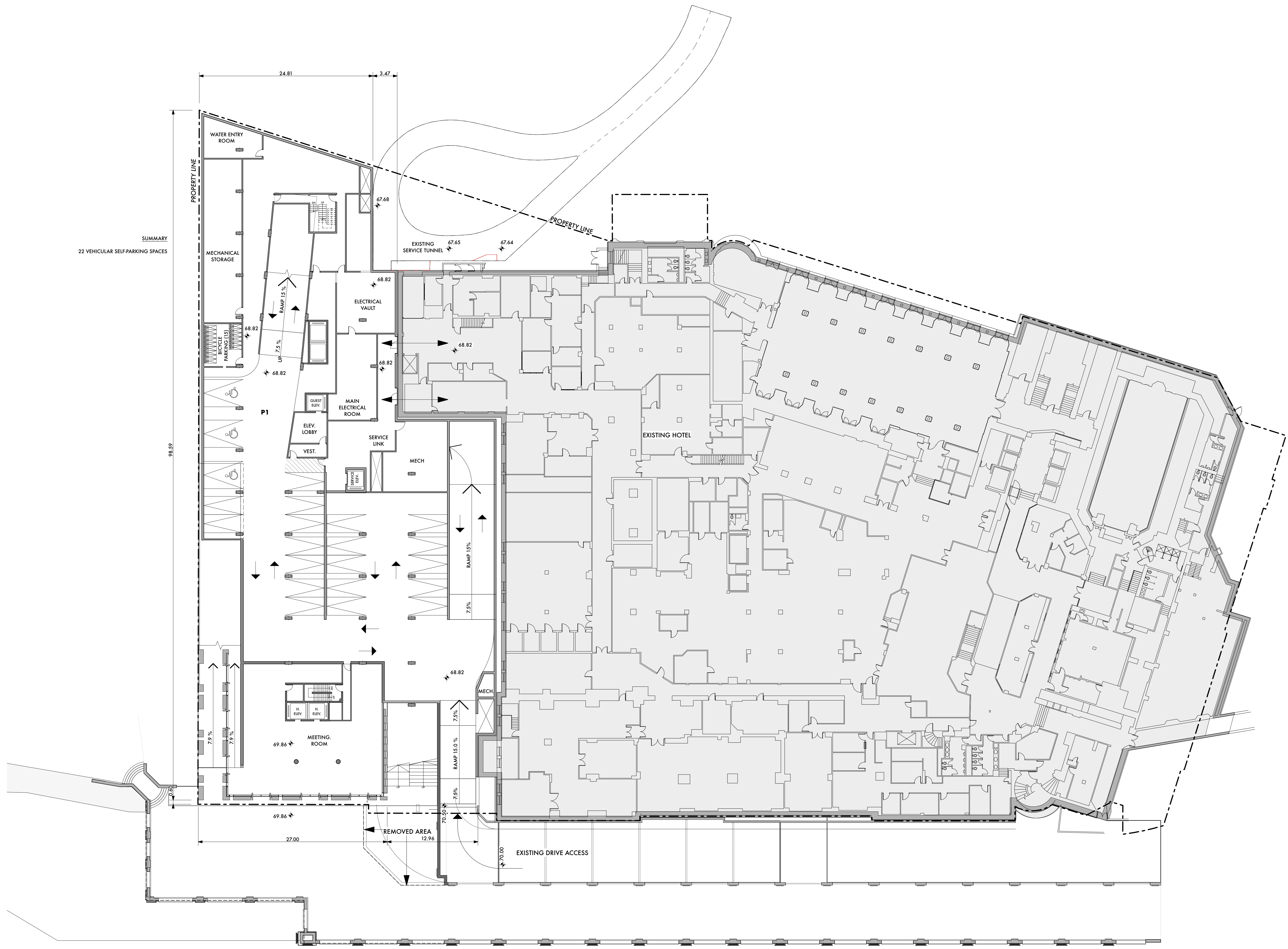
A.1.4

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

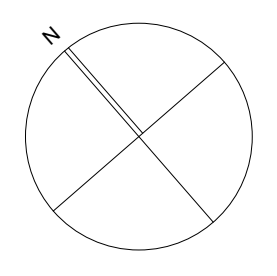
NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020

SUMMARY
22 VEHICULAR SELF-PARKING SPACES



aA

architectsAlliance
205-317 Adelaide St. West
Toronto, Ontario M5V 1P9
t 416 593 6500
f 416 593 4911
info: architectsalliance.com



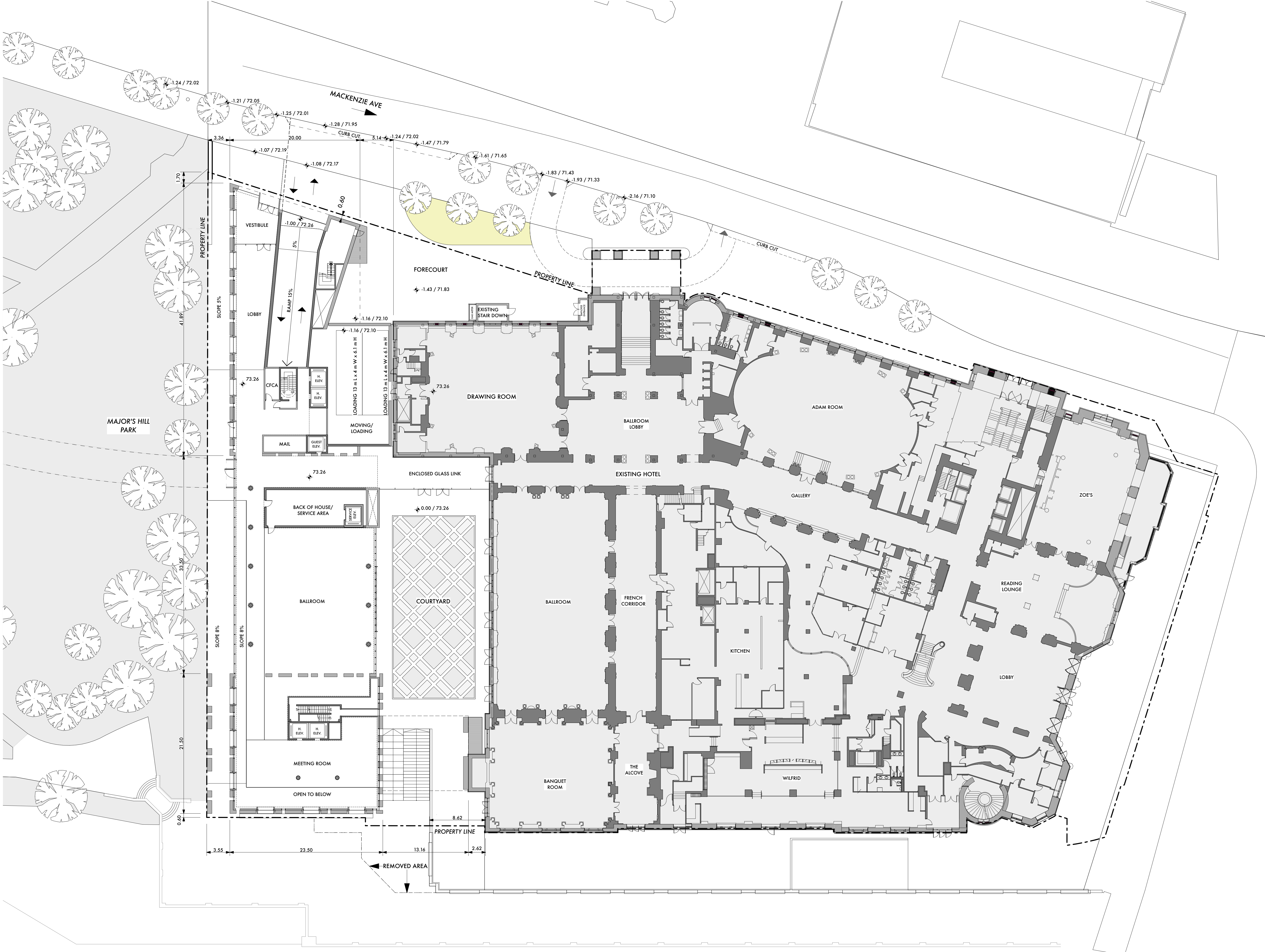
**PROPOSED
CHÂTEAU LAURIER ADDITION**
1 Rideau Street - Ottawa, Ontario

P1 LEVEL

1:250

2020-11-13

A.1.5



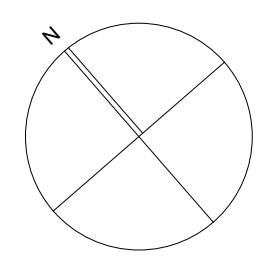
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020

aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



**PROPOSED
 CHÂTEAU LAURIER ADDITION**
 1 Rideau Street - Ottawa, Ontario

GROUND FLOOR PLAN

1:250

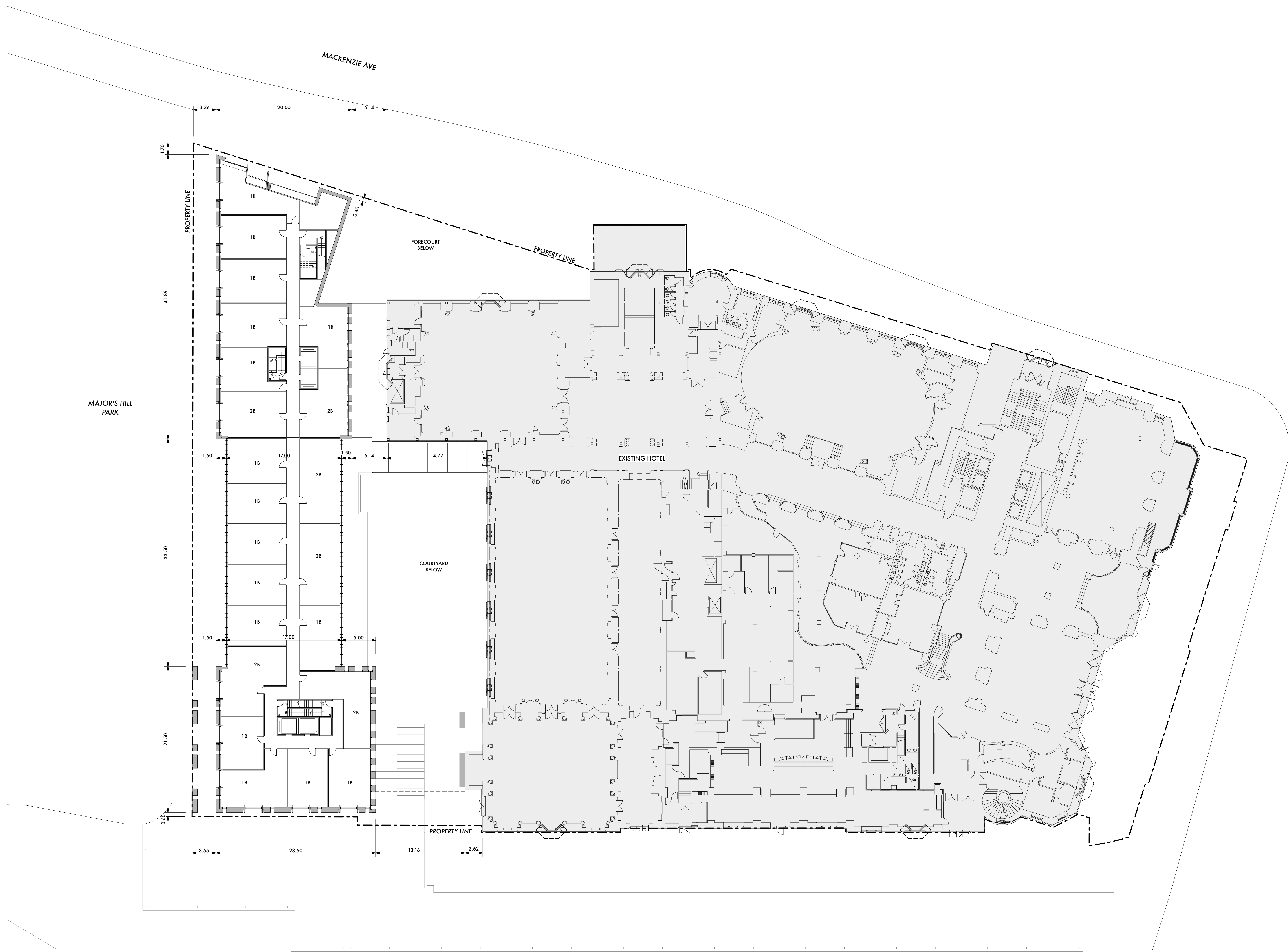
2020-11-13

A.1.6

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

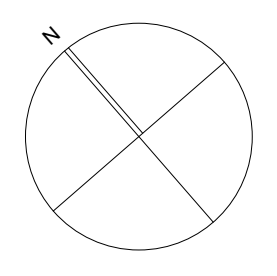
© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



**PROPOSED
 CHÂTEAU LAURIER ADDITION**

1 Rideau Street - Ottawa, Ontario

LEVEL 2

1:250

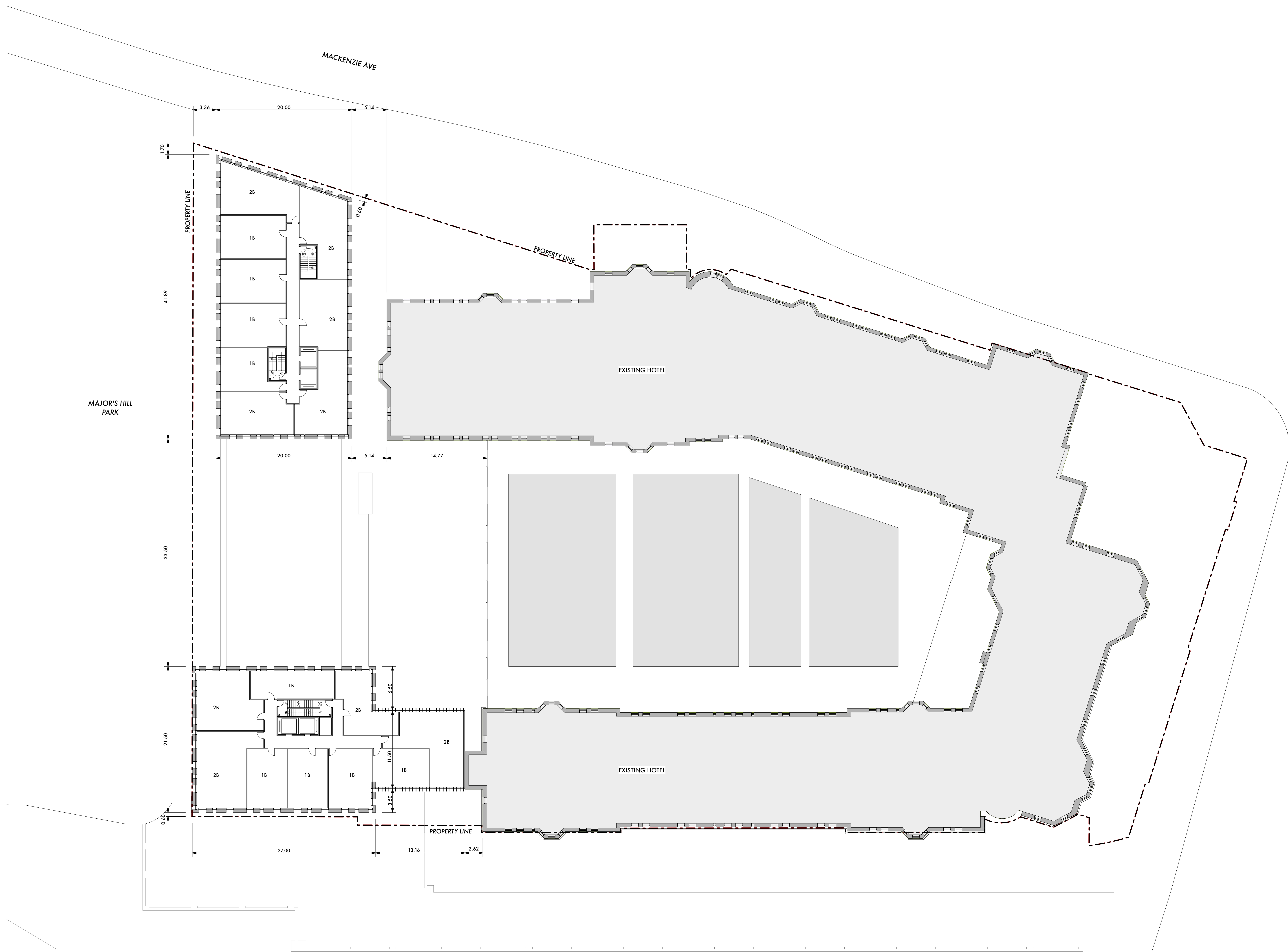
2020-11-13

A.1.7

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

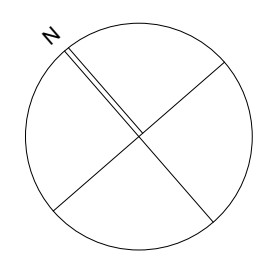
© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



**PROPOSED
 CHÂTEAU LAURIER ADDITION**
 1 Rideau Street - Ottawa, Ontario

LEVELS 3 - 5

1:250

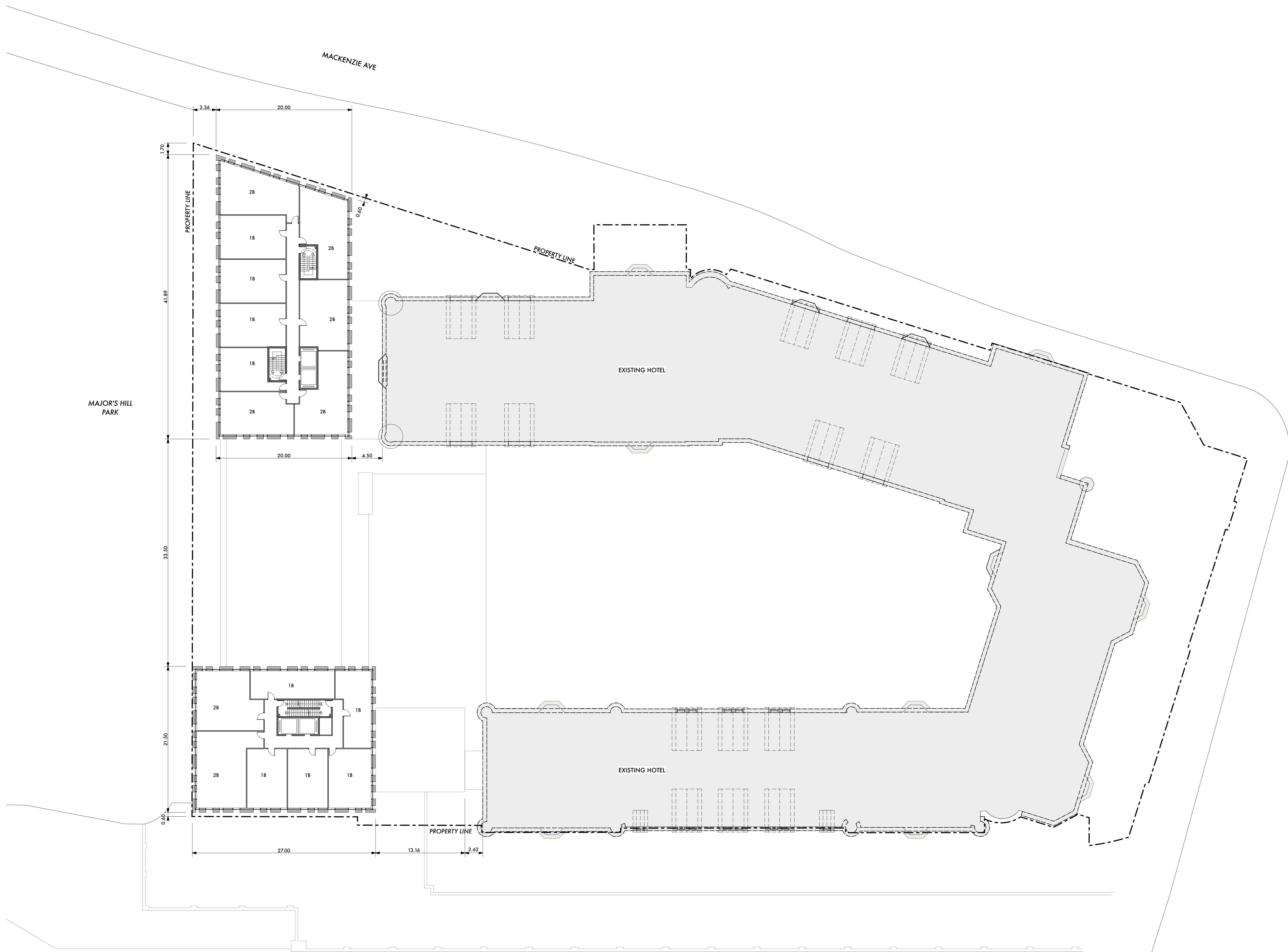
2020-11-13

A.1.8

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

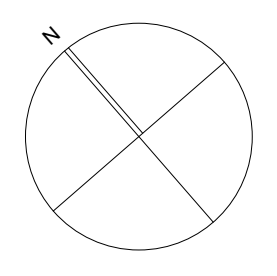
© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



**PROPOSED
 CHATEAU LAURIER ADDITION**
 1 Rideau Street - Ottawa, Ontario

LEVELS 6 - 8

1:250

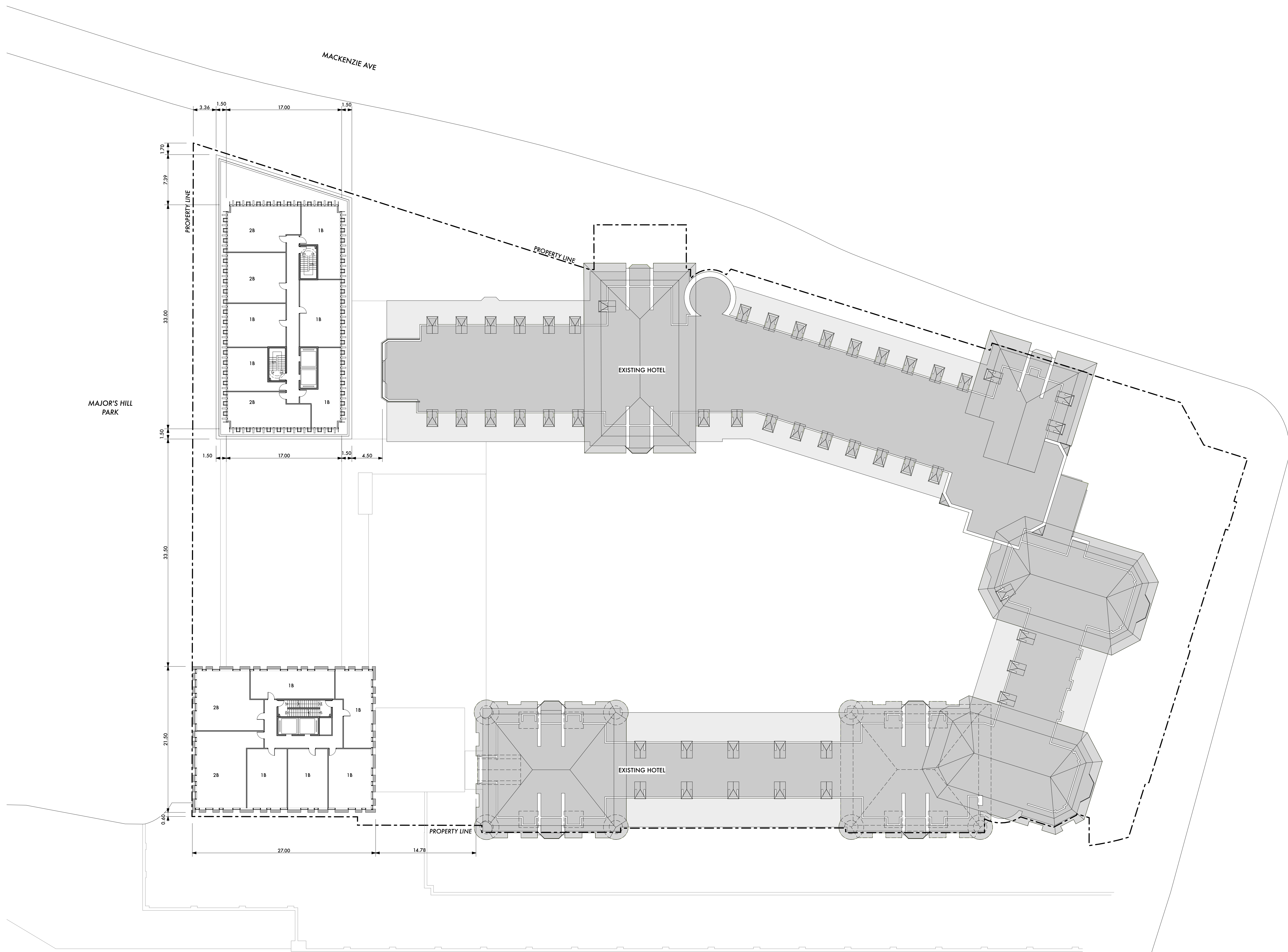
2020-11-13

A.1.9

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

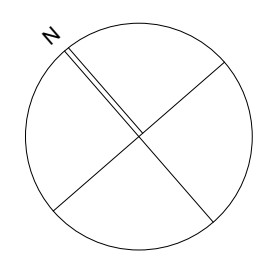
© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



**PROPOSED
 CHATEAU LAURIER ADDITION**
 1 Rideau Street - Ottawa, Ontario

LEVEL 9

1:250

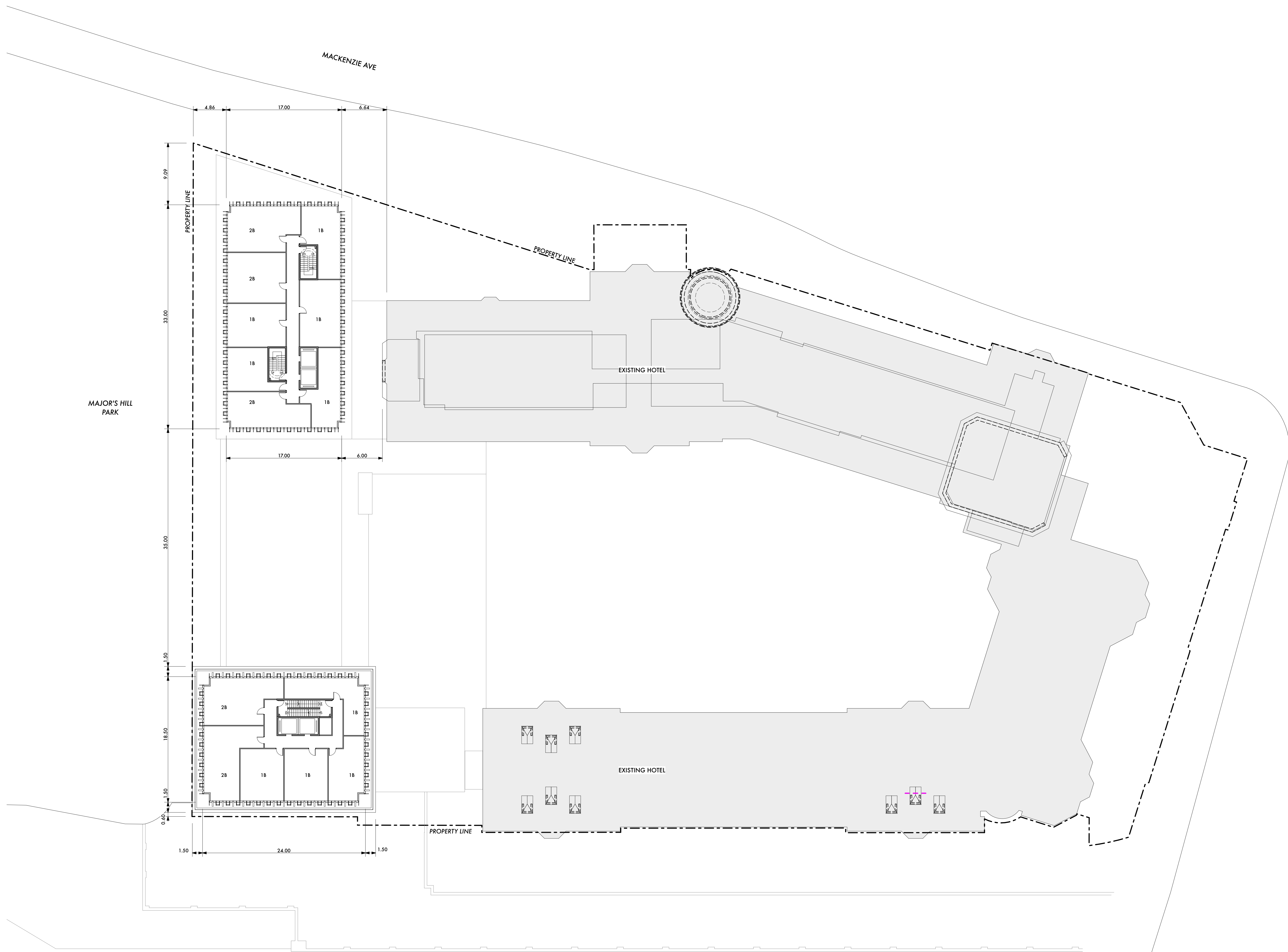
2020-11-13

A.1.10

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

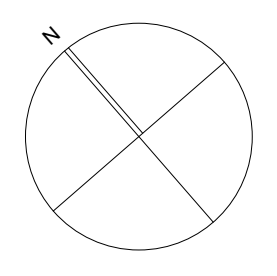
© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



**PROPOSED
 CHATEAU LAURIER ADDITION**
 1 Rideau Street - Ottawa, Ontario

LEVEL 10

1:250

2020-11-13

A.1.11

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.

2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

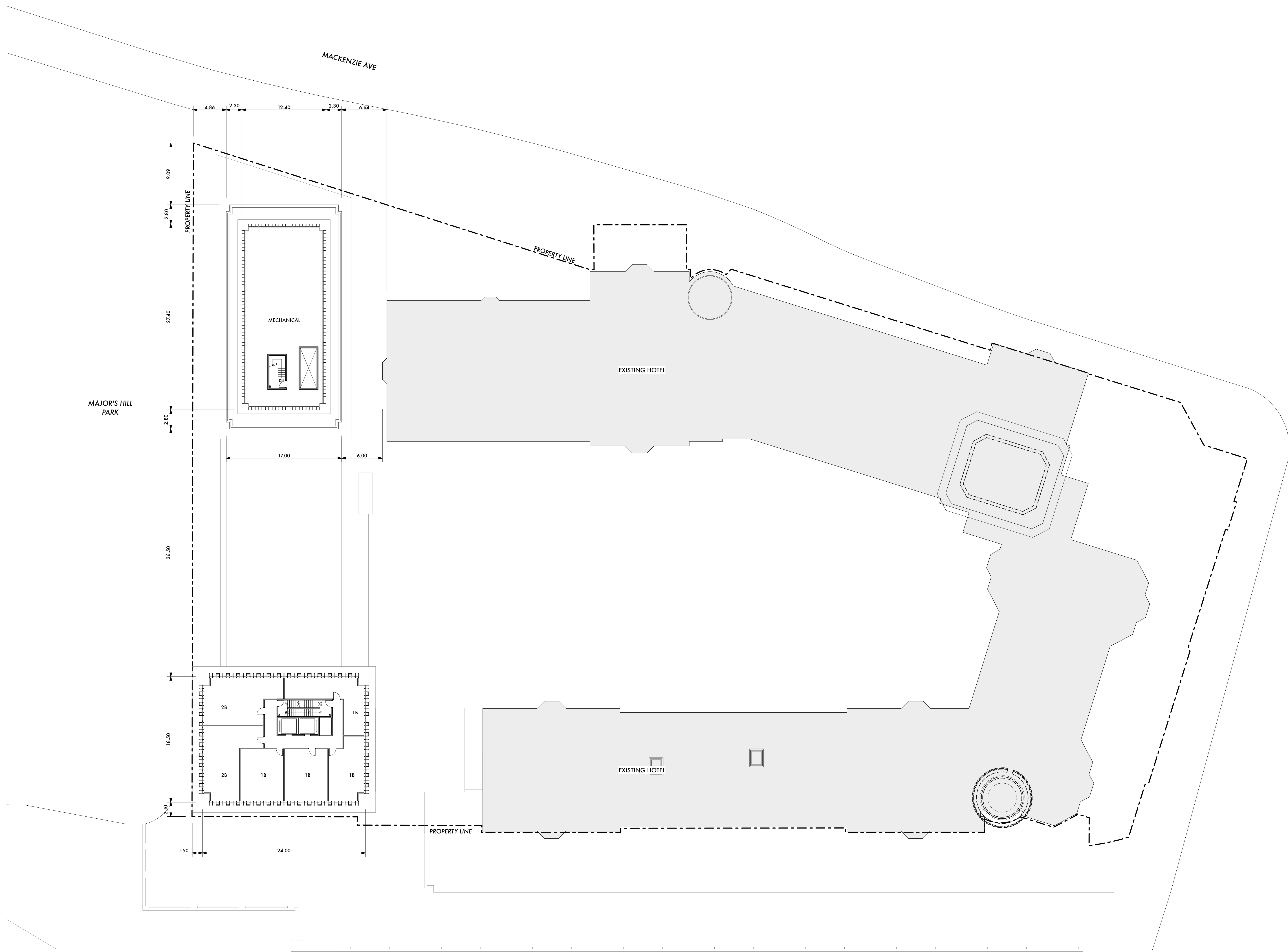
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

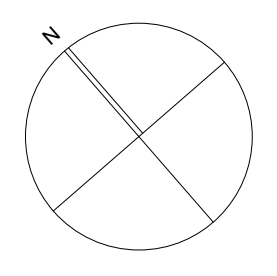
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario MSV 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



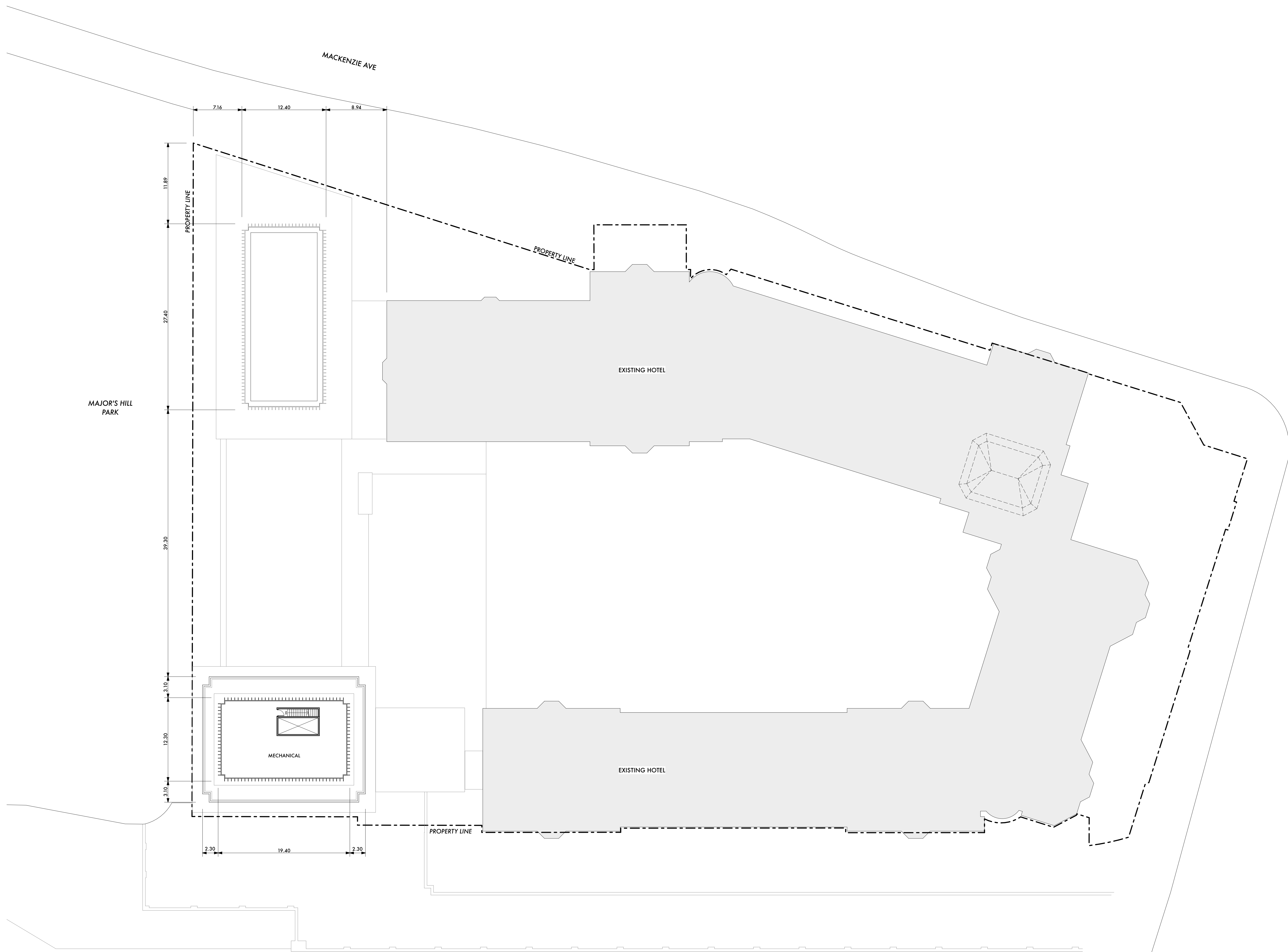
**PROPOSED
 CHATEAU LAURIER ADDITION**
 1 Rideau Street - Ottawa, Ontario

LEVEL 11

1:250

2020-11-13

A.1.12



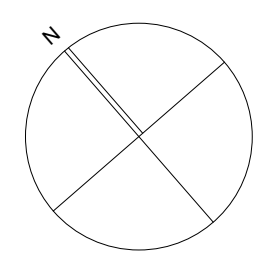
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



**PROPOSED
 CHÂTEAU LAURIER ADDITION**

1 Rideau Street - Ottawa, Ontario

LEVEL 12

1:250

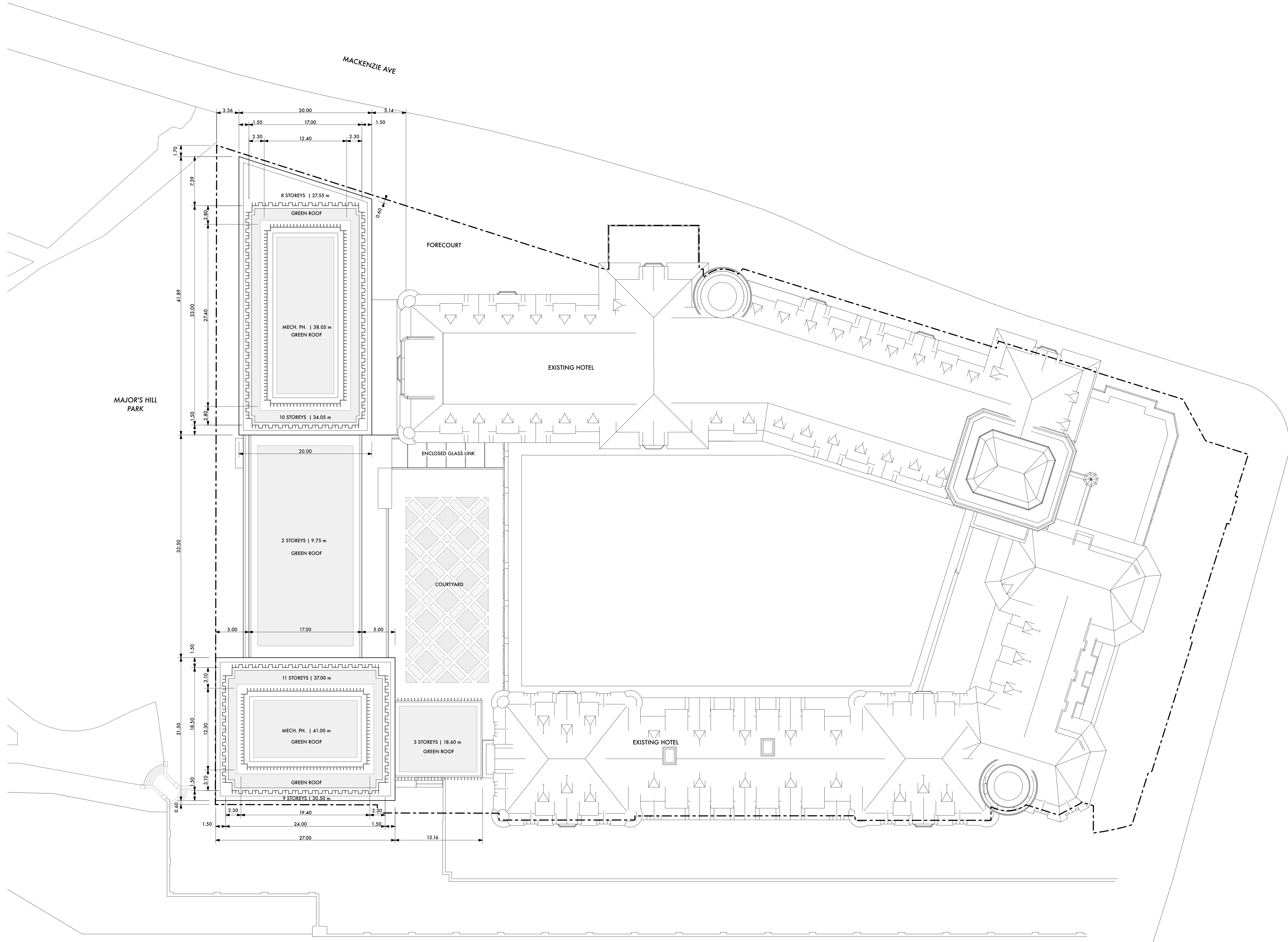
2020-11-13

A.1.13

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

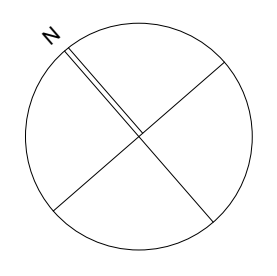
© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario MSV 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



**PROPOSED
 CHÂTEAU LAURIER ADDITION**

1 Rideau Street - Ottawa, Ontario

ROOF

1:250

2020-11-13

A.1.15

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



NORTH ELEVATION

aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



**PROPOSED
 CHÂTEAU LAURIER ADDITION**
 1 Rideau Street - Ottawa, Ontario

ELEVATIONS

1:250, 1:2.4521

2020-11-13

A_2.1

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



**PROPOSED
 CHÂTEAU LAURIER ADDITION**
 1 Rideau Street - Ottawa, Ontario

ELEVATIONS

1:250, 1:2.1801

2020-11-13

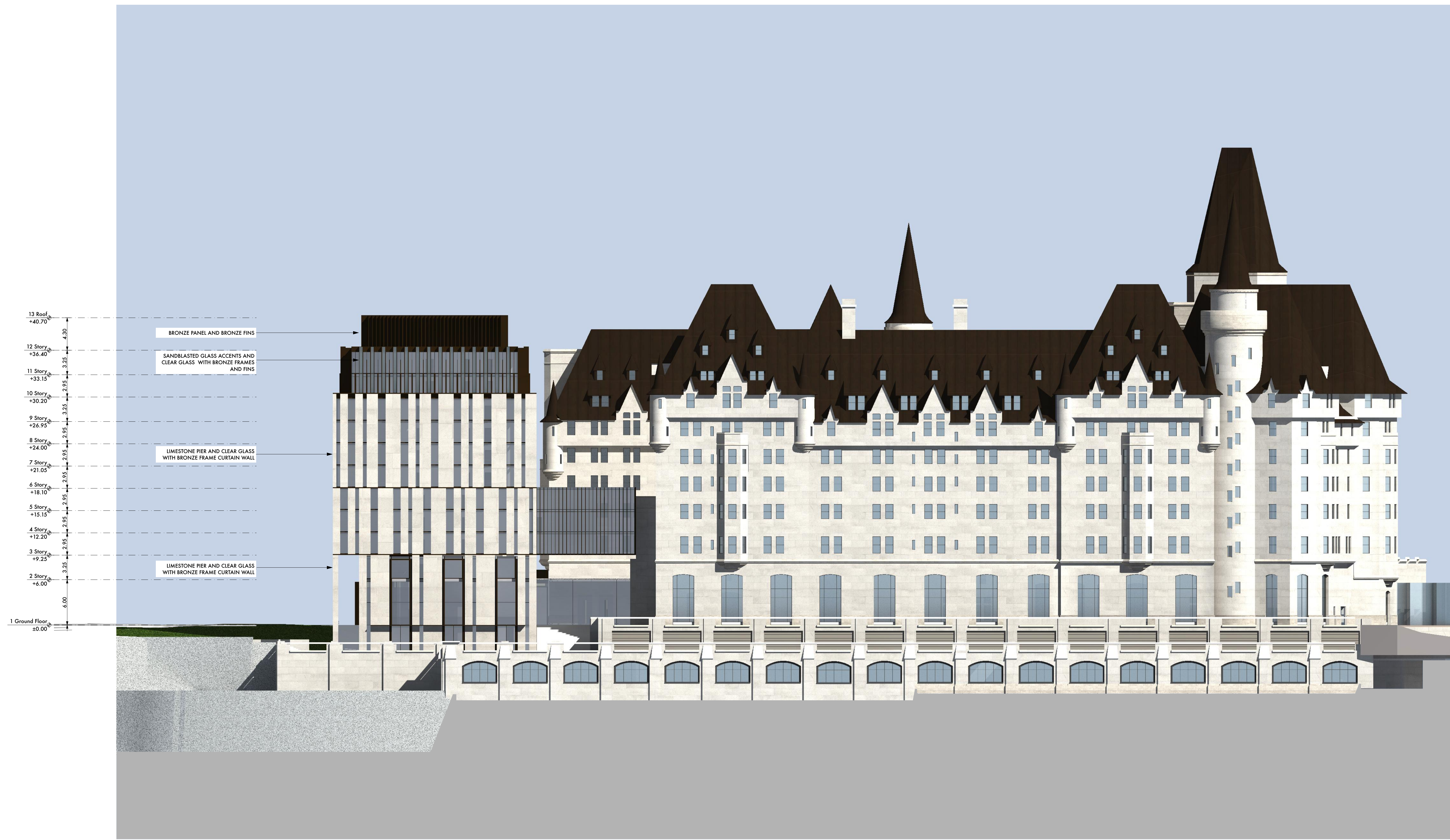
EAST ELEVATION

A_2.3

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



13 Roof +40.70
12 Story +36.40
11 Story +33.15
10 Story +30.20
9 Story +26.95
8 Story +24.00
7 Story +21.05
6 Story +18.10
5 Story +15.15
4 Story +12.20
3 Story +9.25
2 Story +6.00
1 Ground Floor ±0.00

BRONZE PANEL AND BRONZE FINS
SANDBLASTED GLASS ACCENTS AND CLEAR GLASS WITH BRONZE FRAMES AND FINS
LIMESTONE PIER AND CLEAR GLASS WITH BRONZE FRAME CURTAIN WALL
LIMESTONE PIER AND CLEAR GLASS WITH BRONZE FRAME CURTAIN WALL

aA

architectsAlliance
205-317 Adelaide St. West
Toronto, Ontario M5V 1P9
t 416 593 6500
f 416 593 4911
info: architectsalliance.com



PROPOSED
CHÂTEAU LAURIER ADDITION
1 Rideau Street - Ottawa, Ontario

WEST ELEVATION

ELEVATIONS

1:250, 1:2.0827

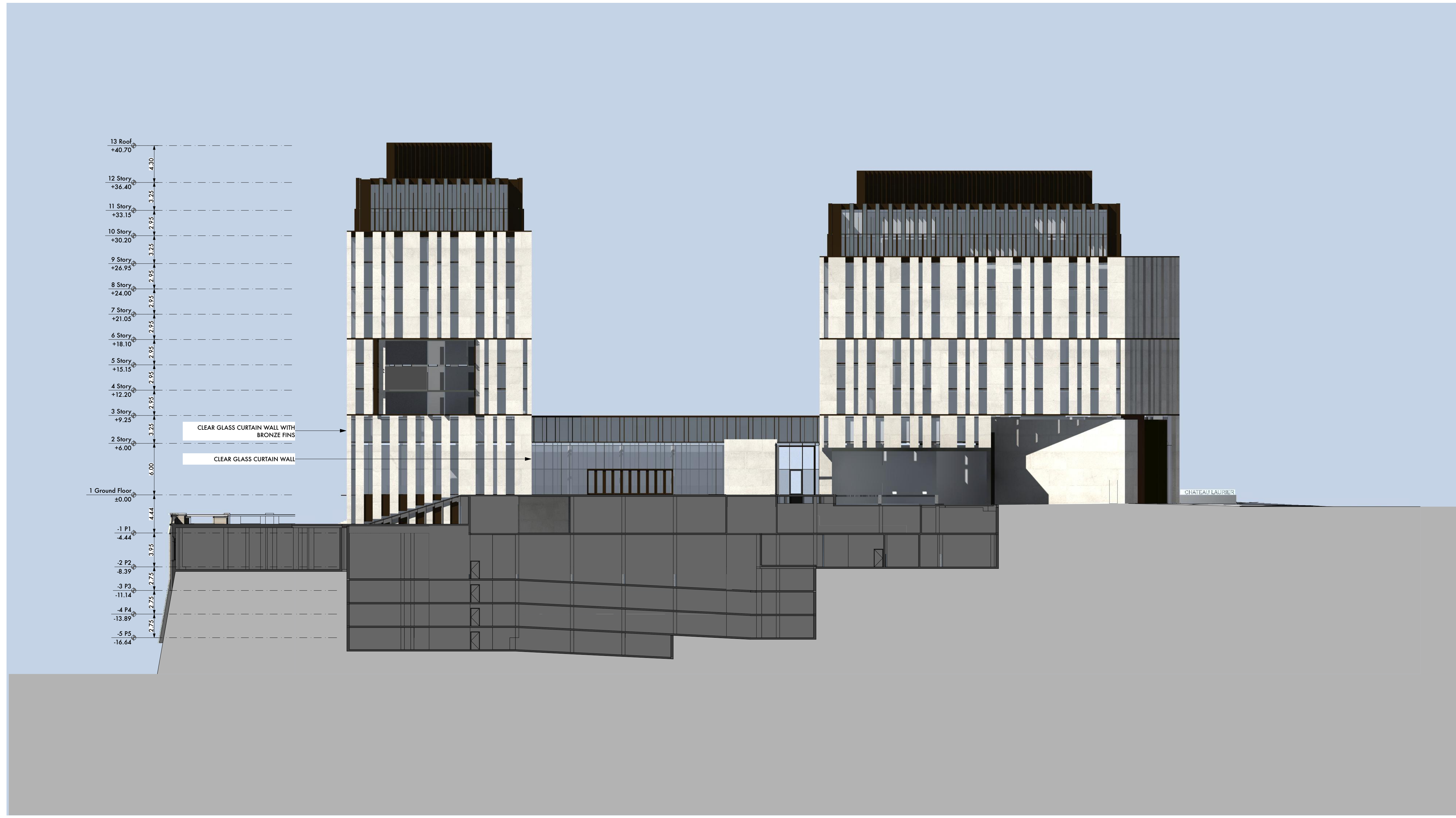
2020-11-13

A_2.3

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



SOUTH ELEVATION

aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



PROPOSED
 CHÂTEAU LAURIER ADDITION
 1 Rideau Street - Ottawa, Ontario

ELEVATIONS

1:250, 1:2.0797

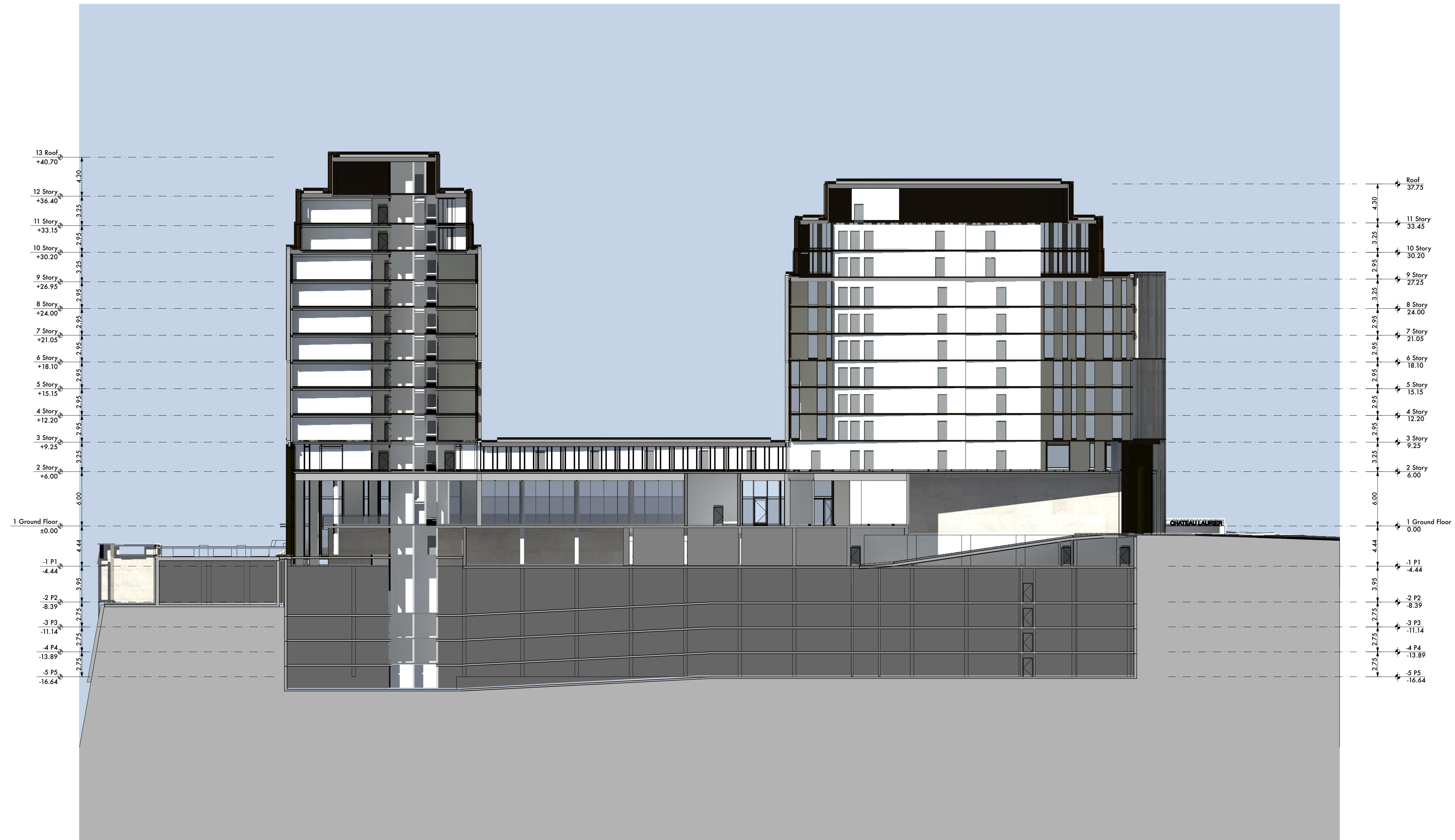
2020-11-13

A_2.3

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



EAST WEST SECTION

aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



PROPOSED
 CHÂTEAU LAURIER ADDITION
 1 Rideau Street - Ottawa, Ontario

SECTIONS

1:250, 1:2.0784

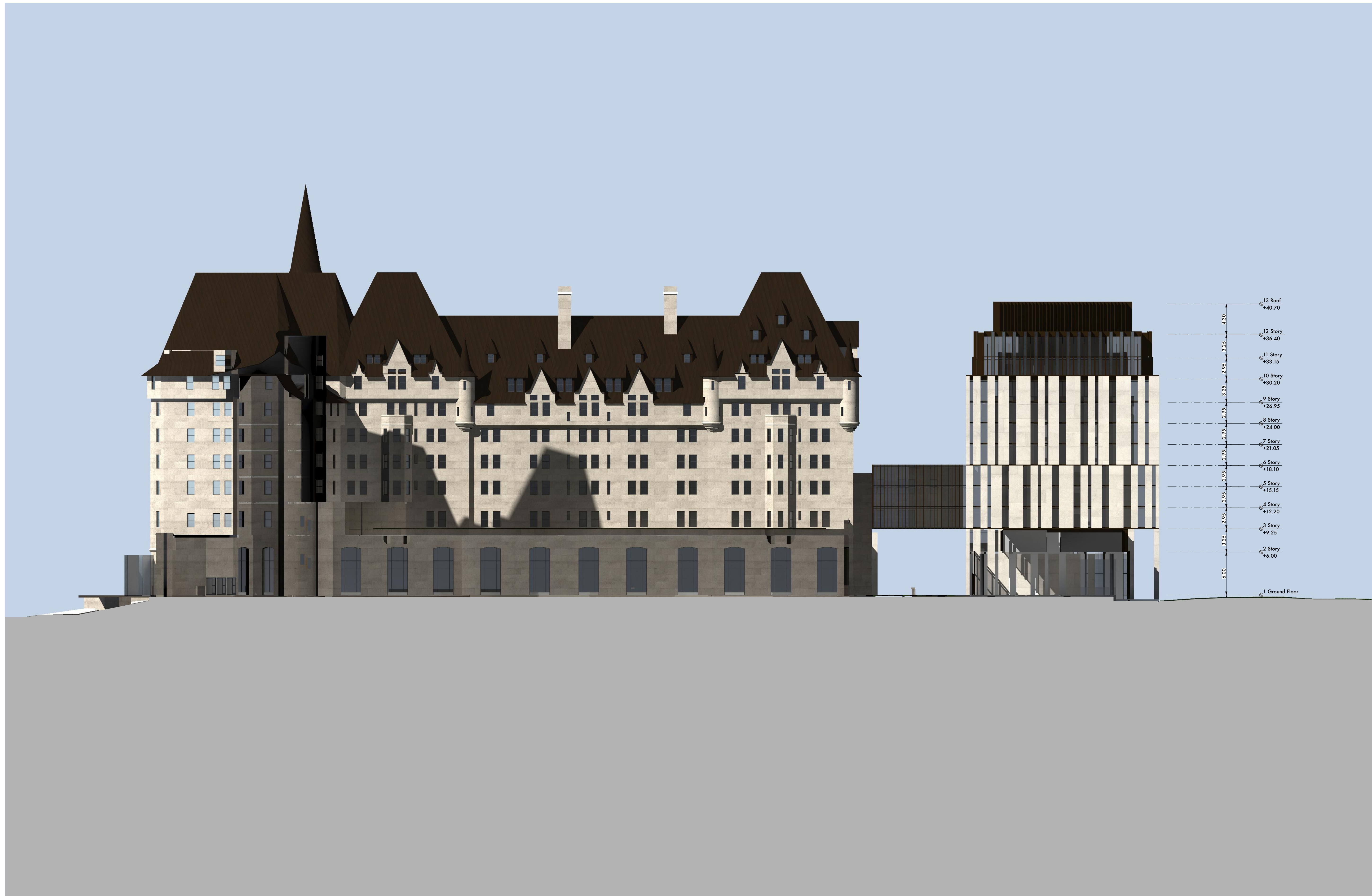
2020-11-13

A-2.6

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.
2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.
4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"
6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.
7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

© architectsAlliance, 2020

NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018
4	SPA	05.09.2018
5	SPA	05.29.2018
6	SPA	03.01.2019
7	SPA	04.24.2019
8	SPA	13.11.2020



NORTH SOUTH SECTION

aA

architectsAlliance
 205-317 Adelaide St. West
 Toronto, Ontario M5V 1P9
 t 416 593 6500
 f 416 593 4911
 info: architectsalliance.com



PROPOSED
 CHÂTEAU LAURIER ADDITION
 1 Rideau Street - Ottawa, Ontario

SECTIONS

1:250, 1:2.0833

2020-11-13

A-2.7

