



**DATE: 2023.08.25**

**TO: Krishon Walker, Planner, Economic Development Services**

**FROM: Heritage Ottawa**

**RE: File No: D01-01-23-0009 & D02-02-23-0047- 945 & 1015 Bank Street (Lansdowne Park and TD Place Stadium & Arena), Official Plan and Zoning By-law Amendment Proposal Summary**

Heritage Ottawa is not opposed to changes to Lansdowne Park to ensure the ongoing sustainability of the site. But as a unique location overlooking the Rideau Canal UNESCO World Heritage Site and its heritage significance to the city certain issues need to be addressed.

We welcome the proposal's recommendation that needed repairs and upgrades be made to both the heritage-designated Horticulture Building (HB) and Aberdeen Pavilion (AP). We hope that the final report will put strong emphasis on the City's responsibility to preserve and protect these buildings an integral part of the approved development of Lansdowne Park.

We support the proposed improvements of the view plain from Bank Street to the Aberdeen Pavilion along Exhibition Way per the 2012 Heritage Conservation Easement Agreement between the City and the Ontario Heritage Trust (OHT) by the proposed setback of the podium for the apartment towers. However, we continue to be concerned with how the supposedly "temporary" black metal patio structures along the north side of Exhibition Way continue to intrude on the protected view plan.

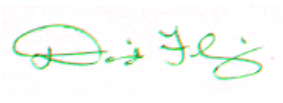
We disagree with the conclusion of the HIA that "the proposed development will not have any negative impact on adjacent heritage buildings" (p.4)

We find it difficult to conceive how a 40-storey apartment tower located 18 metres (podium) and 33 metres (tower) from the tower of the Aberdeen Pavilion will not have anything but a major impact on the heritage building. The suggested mitigation of recommending changes to the shaping of the east tower at its current proposed height to minimize shadow impact on the AP is, in our opinion not feasible.

The only way to avoid this would be to drastically reduce the height and massing of the east tower or, even better, to eliminate it altogether.

Likewise, the view from the proposed event centre will also require a reduction in the height of the building to mitigate any adverse effect on the view north to the AP.

We look forward to the next public consultation on this proposal in early September with the hope that some of the issues that we have raised will be addressed.



**David B. Flemming,**

**Chair, Heritage Ottawa Advocacy Committee**

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