

BUILDING ON A SOLID FOUNDATION

A New Approach to Implementing the Long Term Vision & Plan



Parliamentary Precinct, Ottawa
2007



Government
of Canada

Gouvernement
du Canada

Canada



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http://www.parliament.hill.gc.ca/text/visionandplan2007_e.html



Executive Summary

Updating the LTVP

In 2007, Public Works and Government Services Canada (PWGSC) updated the Long Term Vision & Plan (LTVP) for the Parliamentary Precinct. This update was undertaken in conjunction with their Parliamentary Partners – the Senate, the House of Commons and the Library of Parliament – and established a comprehensive approach for rehabilitating the heritage buildings, providing additional parliamentary accommodations and creating a secure and welcoming environment for parliamentarians, staff, visitors and tourists. It confirmed the long term Vision and Guiding Principles for the Precinct and the extensive set of Planning & Design Principles created to guide future development. A major component of the LTVP Update was the creation of a new Implementation Framework designed to improve results and enhance accountability. This Framework establishes shorter term objectives in the context of the longer term vision and provides a strategy for getting projects underway and completed in an efficient and timely manner.

The Implementation Strategy

The Implementation Strategy is composed of a broad Strategic Direction and a series of rolling Five-Year Programs. The Strategic Direction establishes the renovation of the core historic parliamentary buildings – the triad of the West Block, Centre Block and East Block – as the first priority. Since Centre Block cannot be renovated while occupied, the East and West Blocks will be renovated first. This will be done not only to accommodate the interim uses from Centre Block, but also to address the pressing restoration work that is required on these two buildings. This work initiates a series of projects to create interim accommodation for those functions displaced from the East and West Blocks and, in a cascading fashion, triggers further projects required to house those displaced from buildings renovated for interim Parliamentary uses.

The rolling Five-Year Programs establish short term cycles for the approval of specific projects to implement the Strategic Direction. These shorter cycles provide greater flexibility in responding to government and parliamentary priorities, building conditions and current market conditions, and al-

low for better accuracy in determining functional requirements and establishing project costs and scheduling. Each Five-Year Program is composed of three components:

- The Major Capital Program which includes primary projects necessary to advance the overall objective of restoring the key heritage buildings;
- The Recapitalization Program which includes a series of urgent building interventions (related mostly to exterior masonry repairs) required to ensure the ongoing viability of buildings and address health and safety issues. These projects will be part of the full restoration work that will ultimately be done on these buildings and by undertaking them early will ensure that future projects are less complicated and costly; and
- The Planning Program which includes the development of more refined plans and reliable cost estimates for projects in the next Five-Year Program.

The First Five Year Program (2007-2012)

Accordingly, the first Five-Year Program includes projects for each of the three components. The core focus of the **Major Capital Program** is the stabilization and renovation of the West Block. Other projects will provide appropriate interim space to sustain the operations of Parliament while the West Block is being renovated, and will create interim and permanent facilities that satisfy the operational needs of Parliament and allow future phases of the LTVP to proceed in a cost-efficient manner. Specific projects will be undertaken in La Promenade Building, the Wellington Building, the former Bank of Montreal Building and in several office buildings in downtown Ottawa.

The **Recapitalization Program** focuses on the core historic buildings and their physical state, and includes a series of projects for East Block, Centre Block and Confederation Building.

These projects will ensure that the key buildings are consistently restored, as required; addressing problems that cannot wait until the major renovation projects can begin. The primary focus of these projects will be the long term restoration of discrete components of the buildings to extend their life.

With the West Block renovations planned and underway, the **Planning Program** will focus on preparing for the renovations of East Block. The intent is to ensure that West Block and East Block renovations are completed simultaneously so that work on the Centre Block can ultimately proceed without delay. The Planning Program will also include feasibility studies for future Centre Block renovations, a future Security and Visitor Services Facility, and a future West Terrace Pavilion to house parliamentary office and committee functions.

Funding for individual projects within this Five-Year Program will follow the normal approval process for government expenditures and will be approved by Treasury Board on a project-by-project basis.

Moving Forward

The update of the LTVP and the development of the Implementation Framework were broadly collaborative initiatives resulting in a solid plan that has received extensive input and now has widespread support and approval as it moves forward. Building on this strong base, the first Five-Year Program presents a focused approach for promptly addressing the critical issues of restoration and for advancing the longer term objectives of the plan. Overall, the LTVP has established a balanced framework for the careful stewardship of this site, giving Parliament a setting worthy of the important work undertaken there and preserving these important national treasures for future generations of Canadians. ▼

A New Approach to Implementing the Long Term Vision & Plan for The Parliamentary Precinct

Introduction

The Parliamentary Precinct is one of the most significant sites in Canada. It is the seat of our country's parliamentary system and it is the focal point for national celebrations and expressions of democracy. Public Works and Government Services Canada (PWGSC) in conjunction with their Parliamentary Partners – the Senate, the House of Commons and the Library of Parliament – has established a new Implementation Framework for the on-going care and rehabilitation of this magnificent site and these historic buildings, and for undertaking improvements that are necessary to accommodate the requirements of a modern Parliament.

The Implementation Framework sets out a structure of rolling Five-Year Programs to address the overall sequencing of projects in the Parliamentary Precinct and to identify specific capital projects to be undertaken. While these work programs are shorter term and project oriented, they are designed in the context of the long term, comprehensive planning of the Long Term Vision & Plan (LTVP). This



Masonry stabilization at the East Block

coordination of longer term goals and shorter term strategies ensures that critical issues are addressed promptly and that all changes proposed for the Precinct are appropriate and contribute to the vision of balancing the functional needs of parliamentarians with the commitment to preserving the historic, environmental and symbolic primacy of the site.

This document does not provide detailed information on specific decisions for components of the LTVP. Rather, it is an overview of the process

for arriving at those decisions and ensuring that all implications are fully considered before a project begins. The intent of this document is to outline the Implementation Framework for the Long Term Vision & Plan, detailing the context in which it has been developed and the role it will play in creating a safe and functional environment for Parliament and in preserving this important heritage setting for all Canadians. ▼



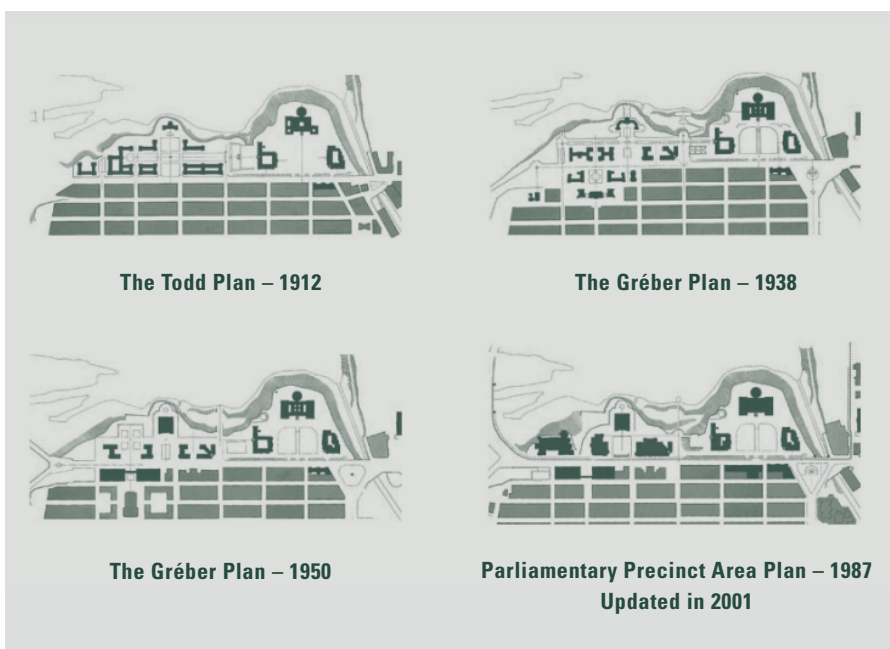
Digital model of the Demonstration Plan

2.1 Evolution of the LTVP

Long term planning of the Parliamentary Precinct began in 1912. The plans prepared by Jacques Gréber in 1938 and 1950 had the most enduring influence, addressing the picturesque arrangement of the buildings and landscape and their relationship to the town south of Wellington Street. In 1987, the Parliamentary Precinct Area Plan was prepared by duToit Allsopp Hillier. This plan reinforced the earlier directions of Gréber and defined ways in which contemporary change could be accommodated within the Precinct Area.

As site conditions continue to change and parliamentary requirements evolve, it is essential that long term planning of the Precinct be undertaken regularly to ensure that plans remain current, relevant and effective. Such a review was undertaken in 2001, at which time the principles and direction of the 1987 plan were confirmed and a new Vision statement and set of Guiding Principles were created. It was also during this review that the phrase “Long Term Vision & Plan” (LTVP) was coined.

Most recently, the LTVP was updated and approved in 2007. This update confirmed the Vision and Guiding Principles and provided additional refinement to the series of Planning and Design Principles. Furthermore, the 2007 update established current and future accommodation and operational requirements and defined a series of projects to meet those needs. Most significantly, the updated LTVP established a new Implementation Framework which provides a strategy for moving forward with the long term plan in a timely and effective way.



2.2 Components of the Updated LTVP (2007)

The updated Long Term Vision & Plan (LTVP) is a guide for change within the Parliamentary and Judicial Precincts. It is not a master plan that rigidly fixes how the area should look in 25 years with a demanding list of projects. Rather, the LTVP is a tool to guide future designers and decision-makers. It gives a broad, comprehensive assessment of the site, setting out overall capacity for new development and coordinating future site planning considerations. And it does this in ways that allow the operational requirements of the institutions to be met, the heritage character of the

buildings to be preserved, the degraded parts of the property to be repaired, and the magnificent qualities and potential of the site to be fully realized.

Fundamentally, the LTVP provides a long-term approach for rehabilitating the heritage buildings, meeting the Parliamentary accommodation requirements, and providing a secure and welcoming environment for parliamentarians, staff and visitors.

The Long Term Vision & Plan is comprised of three components:

- The Vision and Principles,
- The Demonstration Plan, and
- The Implementation Framework.

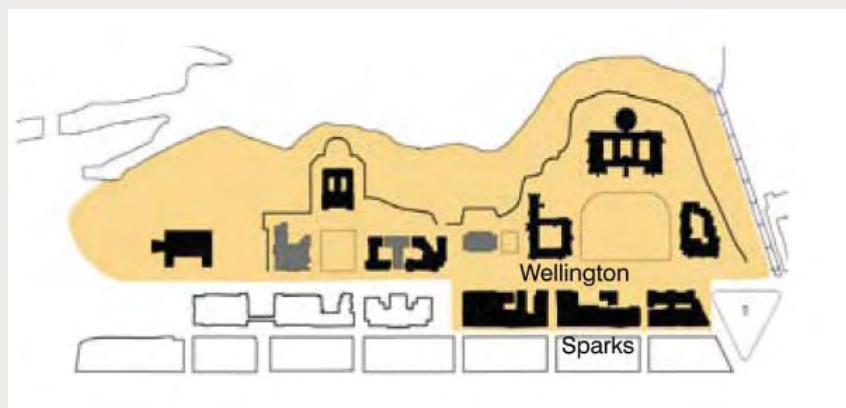
The Vision and Principles

The **Vision**, which was developed in 2000 and confirmed by the Parliamentary Partners in 2007, is a high-level statement outlining the significance of the Parliamentary Precinct as an important symbol for the country. It provides the philosophical underpinning for the LTVP and it confirms that change within the Precinct must occur in a balanced and considered way.

The **Guiding Principles** are expressions of values and attitudes towards development within the Precinct and they set out eight (8) essential areas for consideration when change is contemplated. Together with the Vision, the

LANDS INCLUDED IN THE LTVP

The updated LTVP includes all lands north of Wellington Street between the Rideau Canal and the Portage Bridge, including the Parliamentary Precinct, The Judicial Precinct, and the Library & Archives Canada site. These lands have been considered as one unit for planning purposes, allowing a comprehensive and coordinated approach to be taken with respect to long term development overall. The three blocks on the south side of Wellington to Sparks Street, between Bank



Street and Confederation Square were also included in the Plan, in order to provide additional accommodation options.

It is important to note, however that the Implementation Framework addresses Parliamentary projects only.

VISION



The Parliamentary Precinct is the home of Canada's parliamentary system and the physical expression of our commitment to democracy and the principle of freedom. The picturesque landscape and architectural style of the Precinct are enduring visual symbols of our country, while the openness, accessibility and secu-

rity of the public spaces are representative of the values treasured and celebrated by all Canadians.

The Precinct provides the setting for the work of Parliamentarians and staff in a secure and efficient manner, but it is also the pre-eminent gathering place for public expression and celebration, as

well as a place of quiet reflection.

Change within the Parliamentary Precinct needs to occur in a way that balances the evolving functional needs of parliamentarians and other users with the overriding commitment to preserve the historic, environmental and symbolic primacy of the site.

Guiding Principles establish a qualitative context for project evaluation and decision-making.

To provide more detailed direction and to assist in resolving and integrating the many competing requirements for development in the Parliamentary Precinct, a comprehensive set of *Planning & Design Principles* were de-

veloped. These principles are meant to be firm about the essentials, yet flexible about the means of achieving them. Future designers, working with them, have both the flexibility and the responsibility for creatively bringing them to fruition.

Overall, the principles demonstrate the thorough and thoughtful approach that

has been taken regarding the stewardship and development of the Precincts over time. All aspects of the site have been considered, and these principles establish the foundation for future change. Greater detail on the principles can be found in Appendix A.



East Block Courtyard

GUIDING PRINCIPLES

Symbolic Primacy – Preserve and enhance the symbolic primacy and the visual integrity of Parliament Hill.

Heritage Value – Respect for the role and heritage value of the buildings, the landscape and the settings as a symbol of Canadian democracy.

Natural Environment – Ensure that development is sensitive to the natural environment of the site.

Precinct Boundary – Establish a clear physical boundary to accommodate all core parliamentary activities and essential services.

Accessibility – Ensure balance between openness, accessibility and security.

Patterns of Use – Incorporate coherent and harmonious patterns of use within the site and surrounding community.

Interconnections – Ensure interconnection of functions, services and buildings.

Stewardship – Provide responsible stewardship of resources.

Further details on the Guiding Principles and the Planning & Design Principles can be found in Appendix A.

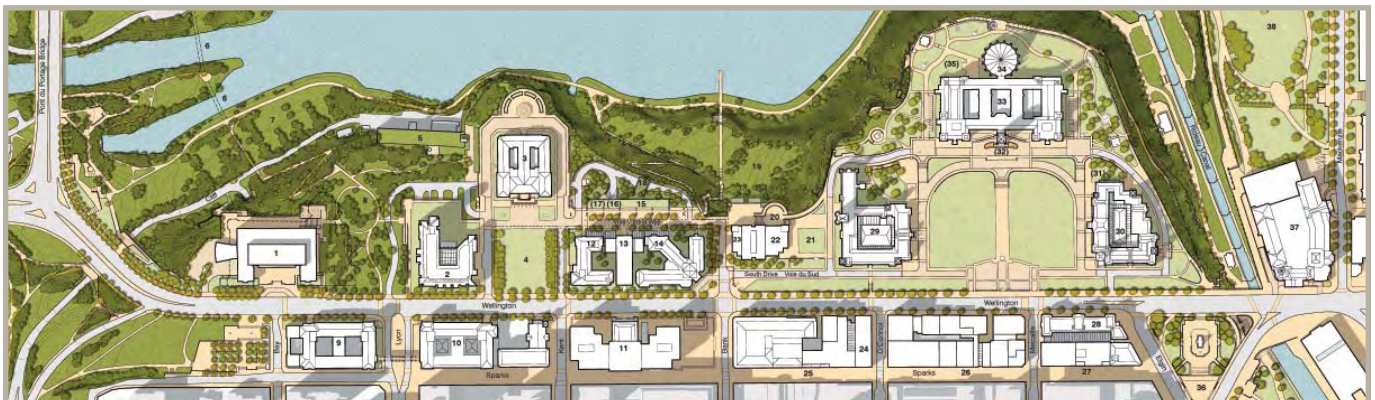
The Demonstration Plan

The Demonstration Plan gives further clarity to the principles and illustrates one possible way in which they could be implemented. It is not a precise blueprint. Rather, the Demonstration Plan is a tool to help visualize the meaning and intent of the principles, to show the inter-relationships between the components and to illustrate the possibilities for the site as a whole.

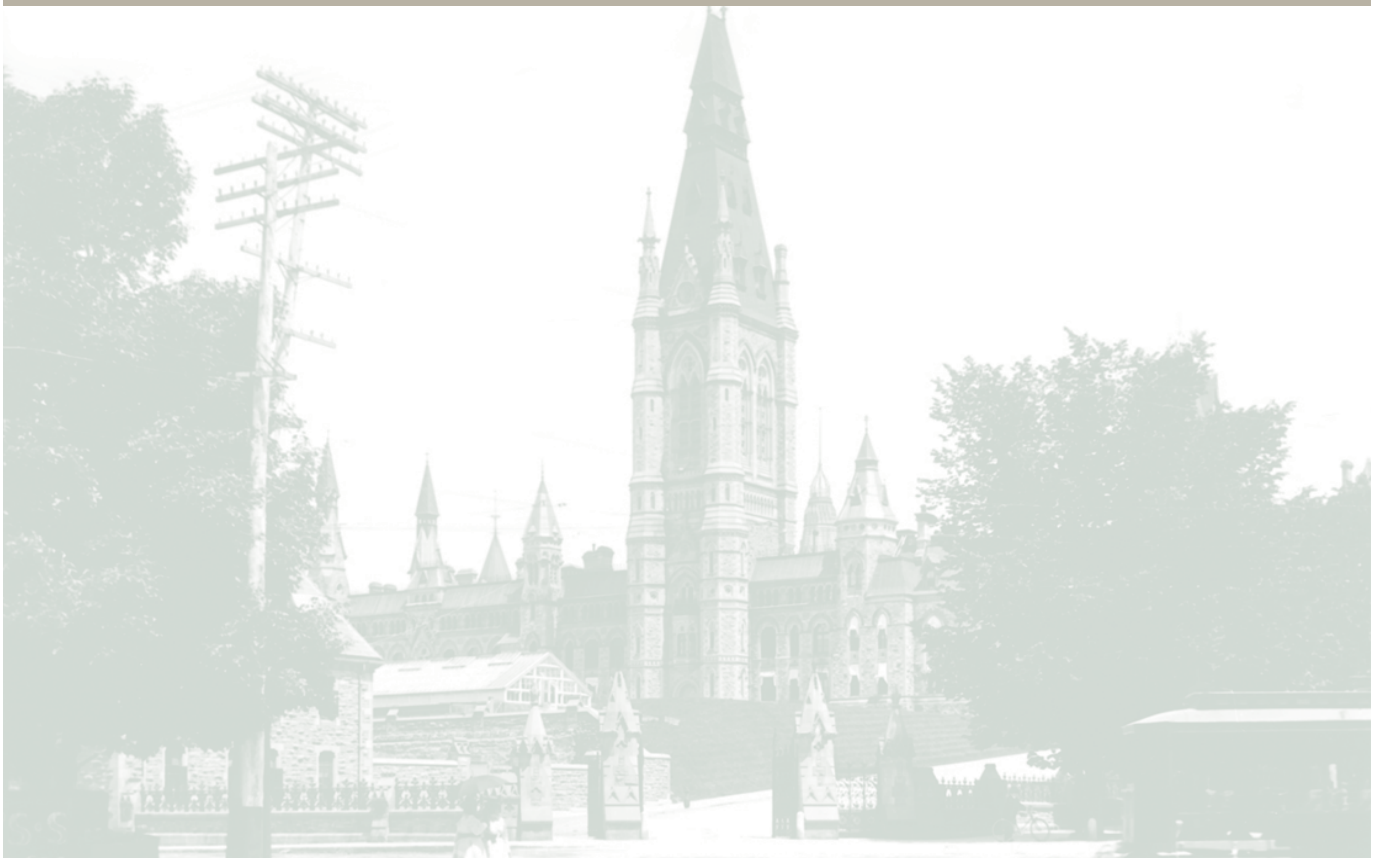
It will provide guidance in the evaluation of future development proposals and it will assist decision-makers as they weigh the challenges of growth and change within the Precincts. The Demonstration Plan 2007 is illustrated below. More detailed information on the Plan can be found at page 16 and in Appendix B.

The Implementation Framework

The third component of the LTVP is the Implementation Framework. It focuses on getting the work done and establishes shorter term objectives in the context of the longer term vision. The structure, approach and strategies of the Implementation Framework are addressed in the following section. ▼



2006 Demonstration Plan





Interim stabilization of an East Block tower

3.1 The Development of the Framework

The LTVP Demonstration Plan sets out an overall long term development strategy for the Precincts and, in total, represents a considerable amount of work. The implementation of this vision, however, must be undertaken incrementally, in a way that is reasonable and addresses the most critical needs and objectives first.

The primary goal for the Parliamentary Precinct is the timely restoration and renovation of the key heritage assets. First among these is the Centre Block. This renovation will require the interim relocation of the Parliamentary Chambers and associated legislative functions to the East and West Blocks, as well as the transfer of Parliamentarians to other locations. Accordingly, the East and West Blocks will be renovated first, not only to accommodate the interim uses from Centre Block, but also to address the pressing restoration work that is required on these two buildings.

This triggers a series of enabling projects to provide interim accommodation for those functions displaced from the East and West Blocks and, in a cascading fashion, other projects required to house those displaced from buildings renovated to provide interim Parliamentary space.

Finally, several consolidating projects are required to meet the longer term parliamentary requirements and to fully implement the vision for the Parliamentary and Judicial Precincts. When these projects proceed, they will be assessed and defined more precisely as conditions at the time are known, as priorities are defined, and as funding is approved.

While there is a logical sequencing to the projects, the execution and timing is more complex. First, the implementation strategy must ensure that Parliament remains fully operational and accessible by the public during the restoration and construction period. Second, interim parliamentary accommodations must be located adjacent to

the Hill to facilitate quick, easy access to the Chambers for debates and votes. Third, the implementation framework must take into account the limited site capacity, the safety of occupants and visitors, the local construction market conditions and the availability of heritage artisans – all of which will limit the number of projects that can be undertaken at any given time. Fourth, the strategy must determine the fastest, most efficient and most cost-effective way to complete the projects with a maximum return on up-front capital investment. And, finally, it must ensure that throughout the process, further deterioration of heritage buildings is minimized.

Important lessons were learned from earlier approaches to implementing parliamentary projects. Treating the long term demonstration plan as a 25-year master blueprint and defining a rigid series of major projects on a fixed schedule can present significant implementation challenges.

Scheduling and costing construction projects that are planned to commence a decade or more in the future, for which the requirements have not yet been clearly defined, is unreliable. Furthermore, the complexity of the Parliamentary Precinct environment and the unpredictability of the construction markets, make accurately planning such a long term program even more difficult. As well, a rigidly structured approach limits the government's ability to adapt to changing circumstances. When changes do occur – as they did with the accelerated deterioration of the West Block – a domino effect impacts all other projects making it impossible to stay on course.

3.2 The Structure of the Implementation Framework

The Implementation Framework must be consistent with the Vision & Guiding Principles, which together with the more detailed direction of the LTVP Planning & Design Principles, establish the foundation for development and provide direction on how best to engage in change within the Precincts.

The Implementation Framework takes a strategic approach, yet is also designed to be responsive to government and parliamentary priorities and changing circumstances. To accomplish this, the Implementation Framework is composed of a broad Strategic Direction and rolling Five-Year Programs.

The approved Strategic Direction focuses on the renovation of the core historic parliamentary buildings – the triad of the West Block, Centre Block and the East Block – as the first priority. Resources are to be focused on these renovations as rapidly as possible, in order to reduce the risk of building failure, which could damage national treasures and jeopardize the operations of Parliament.

The rolling Five-Year Programs establish shorter term cycles for evaluating and approving projects to implement the Strategic Direction. They will give more flexibility in responding to government and parliamentary priorities, building conditions and current market conditions, allowing the program of work to stay relevant over time. The five-year cycles will also improve predictability and provide greater accuracy in determining functional requirements and establishing project costs and scheduling. The term “rolling” programs is simply a reference to the continuity between programs and a level of overlap that will occur as projects are implemented and, at the same time, pre-planning for new projects begin.



Each Five-Year Program will have three components:

- 1. **Major Capital Program** – This work will include those primary projects necessary to advance the strategic direction of restoring the key heritage buildings and advance the overall vision of the LTVP.
- 2. **Recapitalization Program** – This work will include those projects designed to address urgent work necessary to preserve buildings and deal with health and safety issues until such time as the buildings can undergo major renovations. These are permanent interventions that will ensure the ongoing viability of buildings, will advance the implementation of longer term projects, and will make future restoration less complicated and costly.
- 3. **Planning Program** – This work will focus on developing more refined plans and reliable cost estimates for projects in the next Five-Year Program. The intent is to facilitate the continued advancement of the LTVP with smooth transitions into subsequent Five-Year Programs, thereby avoiding project delays and ensuring that meaningful steps are taken towards achieving the vision. Good planning will also ensure

The Implementation Framework is designed to:

- Enhance accountability
- Establish more manageable administration
- Allow better scrutiny and oversight
- Create a more disciplined approach to costing
- Improve results

that specific projects not only fulfill short term needs but also contribute, to the greatest extent possible, to the realization of the long term vision for the Precincts. This will maximize the return on upfront capital investment and will ensure that public funds are spent wisely.

3.3 The First Five-Year Program 2007-2012

Major Capital Program

The core focus of the first five-year Major Capital Program is the stabilization and preparation for renovation of the West Block. Other projects will provide appropriate interim space to sustain the operations of Parliament while the West Block is being renovated, and will create interim and

permanent facilities that satisfy the operational needs of Parliament and allow future phases of the LTVP to proceed in a cost-efficient manner.

Due to the nature of the work, the West Block must be emptied prior to the full renovation. Appropriate parliamentary accommodation does not exist in privately-owned buildings within an acceptable range of Parliament Hill; therefore, interim accommodation must be created. Rather than constructing entirely new facilities, existing crown-owned buildings will be renovated and retrofitted to meet this need. Since these existing buildings already require upgrading and renovations, the reuse of this space for parliamentary accommodations will achieve two objectives simultaneously.

This approach is a key aspect of the first Five-Year Program and it provides several benefits:

- It allows needed facilities to be developed quickly with less risk of delay;
- It allows necessary renovations to be undertaken in these existing crown-owned buildings at the same time as the interim accommodations are being created; and
- It creates a pool of interim accommodations that will serve the needs of the West Block renovations, as well as subsequent renovations of the East Block, Centre Block and Confederation Building over 25 years, as required.

The accommodation projects necessary to vacate the West Block and East Block include:

- La Promenade Building: Construction of offices for the interim relocation of Parliamentarians and interim space for three committee rooms;
- Wellington Building: Construction of offices for the interim relocation of Parliamentarians and interim space for ten committee rooms;
- Former Bank of Montreal Building (144 Wellington Street): Begin construction on the permanent relocation of Confederation Room (Room 200) currently in the West Block;
- Food Production Facility: Permanent relocation of the food production services to an off-site location.



Pre-construction investigations at the Bank of Montreal Building for the permanent relocation of Confederation Room, currently located in Room 200 of the West Block and used for receptions and ceremonial events.

In a cascading fashion, these projects create the need for further interim accommodations for staff and facilities displaced from the Wellington and La Promenade buildings. These will be provided in leased accommodations in several buildings in downtown Ottawa.

As these accommodation projects proceed, work on the restoration of the West Block will advance including the exterior stabilization of southern portions of the building, the interior removal of asbestos, and the design for the interior renovations and infill of the

courtyard for use as a temporary home for the House of Commons Chamber and parliamentary functions during the renovation of Centre Block.

The design and preparation of contract documents for several temporary facilities will also be undertaken during this program of work. These projects will ensure the secure and seamless continuity of parliamentary functions during future construction phases and will include matters such as visitor screening facilities, as well as site access and infrastructure requirements.

Recapitalization Program

The renovation of the West Block, East Block, Centre Block and Confederation Building must be phased over at least 25 years. In the meantime, the heritage buildings are aging rapidly. The recent deterioration of the West Block has demonstrated that building envelope and structural problems become increasingly complex and costly to repair if they are neglected. While a preventative maintenance program is in place for these buildings, the structure behind exterior masonry, towers and chimneys can deteriorate to the point where preventative maintenance interventions are wasted. A more comprehensive investment is required to avoid accelerating deterioration and even higher repair costs in the future.

The Recapitalization Program will focus on the core historic buildings and their physical state and will include a series of such comprehensive projects designed to properly address problems that cannot wait until major renovation projects can begin.

This program is, essentially, a phased approach to the total renovation requirements, addressing critical elements early and establishing the basis on which future work can be undertaken efficiently and cost-effectively.

Planning Program

The meticulous coordination and sequencing of numerous projects is essential to the timely achievement of the primary goal of restoring key heritage assets on Parliament Hill. The main purpose of the Planning Program is to prepare for the next Five-Year Program so that there is a smooth transition and no delays in projects. To this end, the pre-planning of East Block renovation and infill projects are key elements of the first five-year Planning Program.

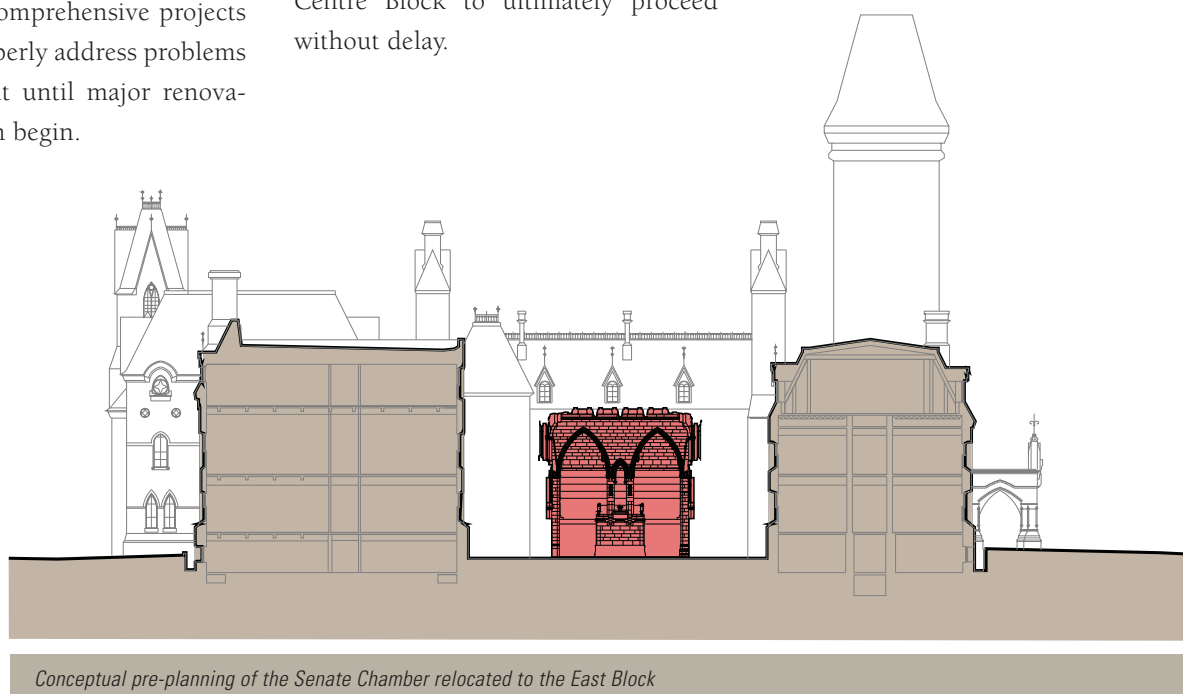
The intent is to facilitate the simultaneous completion of the East and West Block projects and allow work on the Centre Block to ultimately proceed without delay.

3.4 Funding

The first Five-Year Program was approved by the Government in 2007. Funding for individual projects within this program will be approved by Treasury Board on a project-by-project basis – the normal approval process for government expenditures. As individual projects are approved, the associated costs will be made public.

3.5 Summary Graphics

The following four pages summarize in a more visual way the specific components of the first Five-Year Program and illustrate how these projects contribute to the long term vision for the Parliamentary Precinct.



Conceptual pre-planning of the Senate Chamber relocated to the East Block



Summary of the First Five-Year Program 2007-2012

Major Capital Program

The core focus of the first five-year Major Capital Program is the stabilization and preparation for renovation of the West Block. Other projects will provide appropriate interim space to sustain the operations of Parliament while the West Block is being renovated, and will create interim and permanent facilities that satisfy the operational needs of Parliament and allow future phases of the LTVP to proceed in a cost-efficient manner.

West Block:

- Design, contract and begin construction phase on exterior stabilization of southern portions
- Design, contract and begin construction phase for the removal of asbestos, plus mechanical and electrical systems
- Design for interior renovations and infill of the courtyard for conversion to the temporary home of the House of Commons Chamber and associated uses during the renovation of Centre Block

Interim Parliamentary Offices & Committee Rooms:

- La Promenade Building
- Wellington Building

Permanent Accommodation Projects:

- Former Bank of Montreal Building (permanent replacement of Room 200)
- Food Production Facility (moved off-site)

Renovations for Functions Displaced from La Promenade & Wellington Buildings:

- CD Howe Building
- Clarica Building
- Confederation Building
- 119 Queen Street
- 131 Queen Street
- 155 Queen Street
- 181 Queen Street

Design & Contract for Temporary Facilities:

- Visitor screening facility for committee rooms that remain in the West Block until they can be moved to the Wellington Building
- Loading dock and tunnel required until longer term facility is in place along Vittoria Way
- Site access and infrastructure required to maintain safety and efficient operations of Parliament during construction
- Visitor screening facility required to control access to the temporary House of Commons Chamber to be located in the West Block.

Recapitalization Program

The first five-year Recapitalization Program focuses on the core historic buildings and their physical state, and includes a series of projects for East Block, Centre Block and Confederation Building. The primary focus of these projects will be the long term restoration of discrete components of the buildings, thereby extending their life and making major renovation projects less complicated and less costly.

East Block:

- Exterior envelope repair of the 1867 wing with an initial focus on the north-west tower and the south-east corner

Centre Block West:

- Rehabilitation of portions of the roof and ventilation towers

Confederation Building:

- Repairs to the entire building envelope, including masonry, windows and roof

Plus, a series of minor recapitalization projects on various buildings throughout the Precinct

Planning Program

The focus of the Planning Program is to prepare for the next Five-Year Program to ensure a smooth transition and no delays in projects. The pre-planning of East Block renovation and infill projects are key elements of the first five-year Planning Program. The intent is to facilitate the simultaneous completion of the East and West Block projects and allow work on the Centre Block to ultimately proceed without delay.

East Block Renovation & Courtyard Infill:

- Assess requirements, prepare Project Plan, Feasibility Report, Estimates and Business Case

Centre Block Renovations:

- Assess requirements, prepare Project Plan and Feasibility Studies

West Terrace Pavilion:

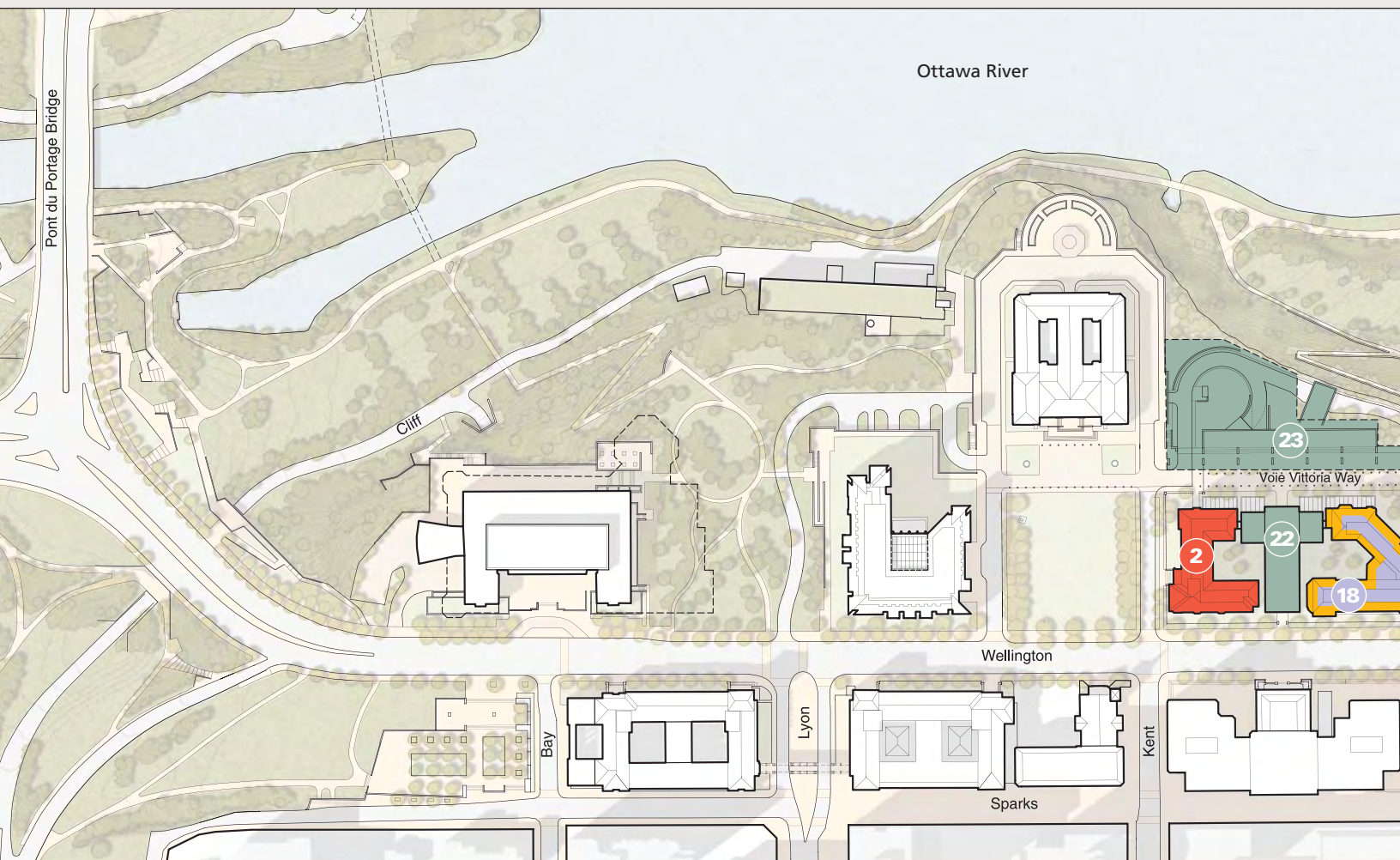
- Assess requirements, prepare Project Plan and Feasibility Studies

Security and Visitor Services Facility:

- Assess requirements, prepare Project Plan and Feasibility Studies



The First Five-Year Program in the Context of the Long Term Plan



First Five-Year Program (2007–2012)

Work Previously Completed

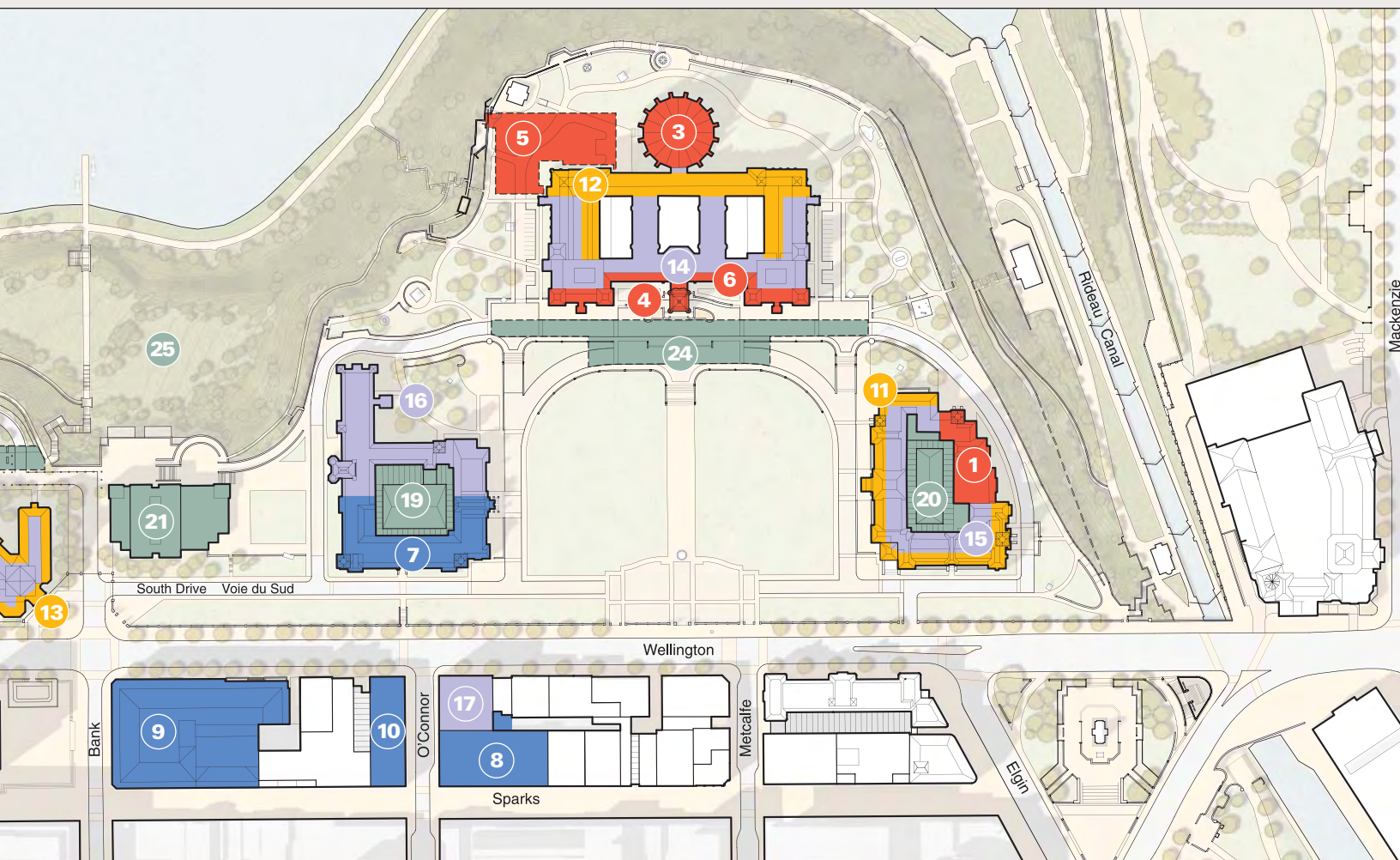
- 1. East Block 1910 Wing:**
Renovations to rebuild the interior of the wing and restore the masonry and roof.
- 2. Justice Building:**
Renovations to create 85 parliamentary offices.
- 3. Library of Parliament:**
Full interior and exterior restoration of the heritage building and the addition of new below-grade space.
- 4. The Peace Tower:**
Restoration of exterior masonry to address deterioration.
- 5. Centre Block Underground Services (CBUS)**
Construction of an underground facility to house high-voltage electrical transformers and emergency power generators, advanced computer and communications facilities, storage space and delivery reception facilities.
- 6. Centre Block South Façade Masonry**

Major Capital Program

- 7. West Block Restoration:**
Begin construction on exterior stabilization, removal of asbestos and mechanical/electrical systems. Undertake design for interior renovations and infill of the courtyard.
- 8. La Promenade:**
Construction of offices for the interim relocation of Parliamentarians and interim space for three committee rooms.
- 9. Wellington Building:**
Construction of offices for the interim relocation of Parliamentarians and interim space for ten committee rooms
- 10. Former Bank of Montreal Building:**
Construction of the permanent relocation of Confederation Room (Room 200) from the West Block.

Recapitalization Program

- 11. East Block:**
Exterior envelope repair of the 1867 wing with an initial focus on the north-west tower and the south-east corner.
- 12. Centre Block:**
Rehabilitation of portions of the roof and ventilation towers.
- 13. Confederation Building:**
Repairs to the entire building envelope, including masonry, windows and roof.



Later Phases

Restored in Later Phases

14. Centre Block Restoration:

Restoration of heritage elements and full renovation and upgrade of building systems to extend service life and improve operations.

15. East Block Restoration:

Renovations and upgrading of the 1867 wing to provide extended service life and improved accommodations for Parliamentary functions.

16. West Block Restoration:

Renovations started in the first five-year program to be completed in the second five-year program.

17. Victoria Building:

Renovations and upgrading to provide office accommodations for support operations of the Parliamentary Partners.

18. Confederation Building:

Renovations and upgrading to provide extended service life and improved accommodations for Parliamentary functions.

New Buildings in Later Phases

19. West Block Infill:

Excavation and construction in the courtyard to accommodate the interim House of Commons Chamber and related functions. To be constructed in conjunction with the West Block Restoration project.

20. East Block Infill:

Excavation and construction in the courtyard to accommodate the interim Senate Chamber and related functions. To be constructed in conjunction with the East Block Restoration project.

21. West Terrace Pavilion:

Development of the area west of the West Block at Bank Street for committee rooms and parliamentary offices.

22. Confederation/Justice Infill:

Development of a link between the two existing buildings to give the sense of a single crown pavilion and provide substantial new floor space without introducing another prominent building to the area.

23. Vittoria Way Underground Facility:

Removal of the Supreme Court Annex building and construction of below-grade materiel handling, parking and support facilities north of Vittoria Way, including a Vehicle Screening Facility tucked into the contours of the river valley.

24. Visitor Welcome Centre:

The development of a Visitor Welcome Centre and associated security screening located below the Peace Tower Forecourt.

25. Bank Street Valley:

The removal of existing surface parking and reshaping of the valley edge to a concave form, directly oriented to Bank Street at its centre.



Restored exterior of Library of Parliament

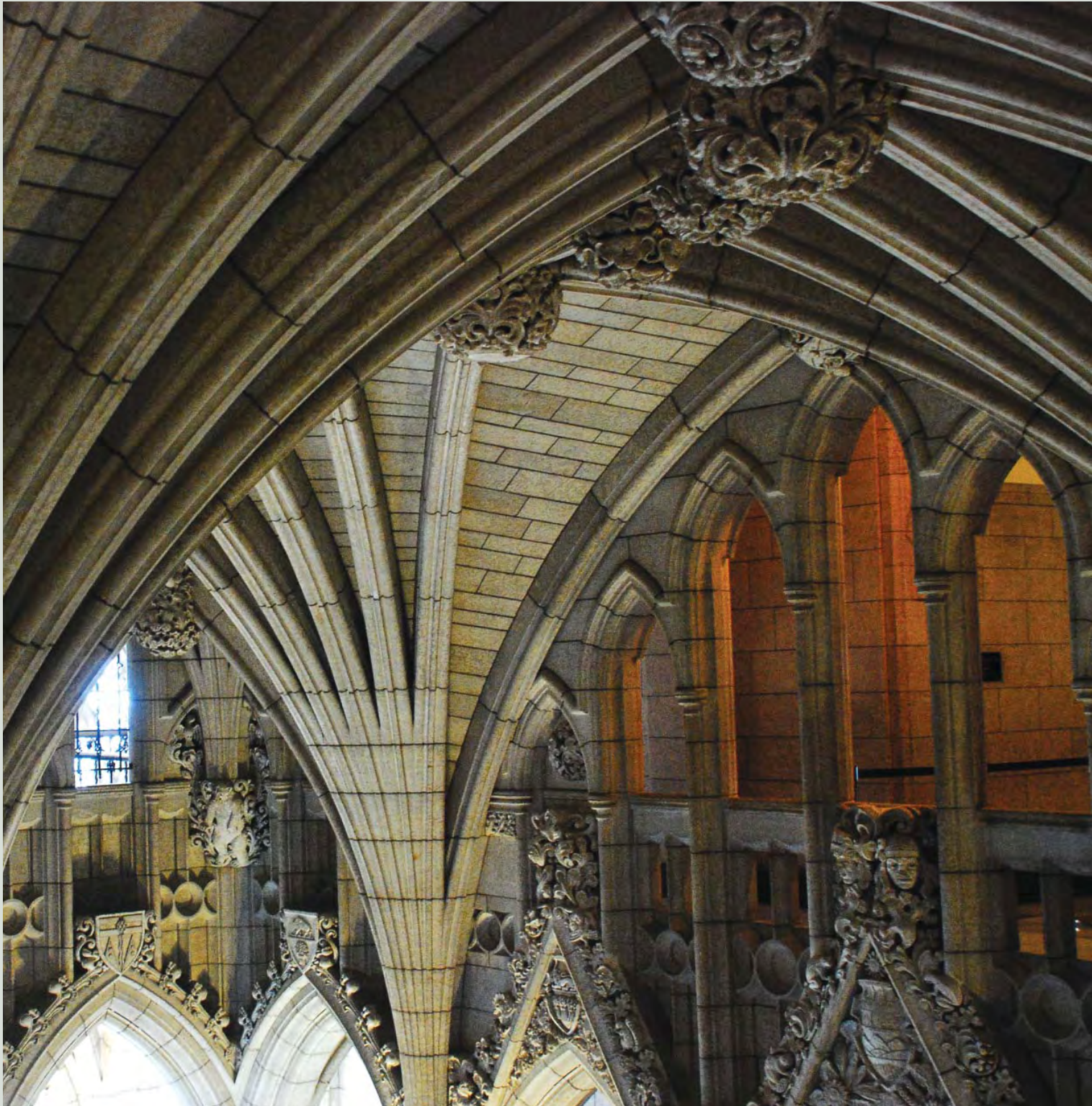
Updating the Long Term Vision & Plan was not an isolated undertaking. It was the subject of thorough consultations, initiated by PWGSC and involving a series of workshops with their Parliamentary Partners and other key stakeholders, including the Supreme Court, the Federal Court, the Courts Administration Service, Library and Archives Canada, the Federal Heritage Buildings Review Office, the RCMP, the Treasury Board Secretariat, the City of Ottawa and the National Capital Commission. Consultations also included numerous presentations to, and interaction with, the NCC's Advisory Committee on Planning, Design and Realty (ACPDR) prior to receiving Federal Land Use approval from the NCC in 2006.

The Parliamentary and Judicial Precincts Area: Site Capacity and Long Term Development Plan 2006 Update – the document that details the long term planning approach for the Precincts and sets out the planning and design principles for future change – has also received numerous professional awards recognizing its excellence in planning and urban design, including:

- Ontario Professional Planners Institute, Excellence in Planning Award
- Canadian Institute of Planners, Honourable Mention, Urban Design
- Canadian Society of Landscape Architects, Regional Citation Award.

Similarly, the Implementation Framework also benefited from extensive consultations with the Parliamentary Partners. Various options for addressing operational requirements, priorities and implementation strategies were analysed and evaluated with the partners to reach consensus on the sequencing and timing of the first Five-Year Program.

This collaborative planning approach has resulted in a Long Term Vision & Plan that has received extensive input and now has widespread support and approval as it moves forward through implementation. ▼



Vaulted ceiling of the Rotunda, Centre Block

5.1 Managing Future Programs

The First Five-Year Program sets a solid course of action for addressing the critical issues of restoration. While this schedule of projects has been designed in the context of working towards the Long Term Vision & Plan, there remains substantial flexibility to orchestrate future programs of work and respond to changed circumstances, new project priorities and government policy objectives.

The rolling Five-Year Programs give clarity to the work ahead and facilitate more disciplined and accurate costing and scheduling. Moreover, these shorter cycles provide the opportunity, at regular intervals, for the Government to review and assess the work that has been done in the previous five years, and to direct and approve funding for new projects to be undertaken.

Closer oversight and strengthened accountability are key elements of the Implementation Framework. In addition to the five-year decision points for the Government to review and approve new programs of work, there will be regular reports throughout the work cycles on progress achieved, costing, and risk management strategies.

5.2 Finding the Right Balance

In updating the Long Term Vision & Plan and developing approaches for the future, the challenge is always to find the appropriate balance between

competing requirements. The planning and design component of the Plan must balance the demand for space and services with the capacity of the site to support it. Similarly, the implementation framework must achieve an appropriate balance between developing a strategy for projects that may take 25 years or more to complete, while remaining flexible and responsive to government and parliamentary priorities and changing building and market conditions.

The LTVP has found this balance. It articulates a vision for the site that reflects the symbolic importance of the setting and the buildings, and it establishes a flexible strategy for the work that needs to be done. Overall, the Long Term Vision & Plan establishes a balanced framework for the careful stewardship of this site giving Parliament a setting worthy of the important work undertaken there and preserving these important national treasures for future generations of Canadians. ▼

Finding a Balance

The planning & design principles are intended to resolve competing requirements, such as:

- The need to provide inspiring and efficient workplaces in a heritage setting;
- The need to meet particular requirements within an enhanced total composition;
- The desire to have an open accessible public experience in a secure site;
- The requirement to provide meeting rooms, offices, visitor facilities, parking, deliveries, river access, outdoor amenities, and linkage between buildings, roads and paths, all in a coherent pattern on a sensitive site.



The LTVP Principles

For more complete descriptions and analysis refer to:

Parliamentary and Judicial Precincts Area – Site Capacity and Long Term Development Plan, 2006 Update,
duToit Allsopp Hillier, 2006

Guiding Principles

Symbolic Primacy: Preserve and enhance the symbolic primacy and the visual integrity of Parliament Hill. Development should respect and reinforce the cohesive order and unified image of the Hill as the focus of the Precinct.

Heritage Value: Respect for the role and heritage value of the buildings, the landscape and the settings as a symbol of Canadian democracy. Development should protect and enhance the architectural and heritage integrity of the buildings, the landscape, and their setting, including their relation to the City, to recognize the symbolic importance of the site.

Natural Environment: Ensure that development is sensitive to the natural environment of the site. Development should clarify and reinforce the distinctive landscapes and topography within the Precinct and respect the environmental capacity of the site.

Precinct Boundary: Establish a clear physical boundary to accommodate all core parliamentary activities and essential services. Core parliamentary functions – Chamber, Committee, Caucus and Constituency & Regional representation – should be centrally located in a defined area in order to facilitate the work of Parliamentarians, while essential support services must be easily accessible to the lines of business they support. (Enhancing public understanding of the parliamentary process and providing public access to Parliament is also a core activity.) Supporting functions can be located in adjacent areas.

Accessibility and Security: Ensure balance between openness, accessibility and security. Everything reasonable should be done to provide a secure environment for parliamentarians, staff and the visiting public while respecting the special nature of the institution and its importance as an open and accessible venue for Canadians.

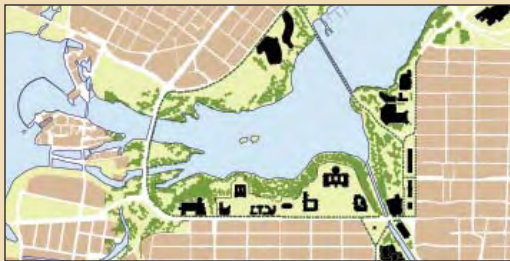
Patterns of Use: Incorporate coherent and harmonious patterns of use within the site and surrounding community. Facilities should be organized to support the work of Parliamentarians and other users in a hierarchy of space that reflects the relationships among various functions. Development should

ensure a coordinated interface between Crown lands and the surrounding community.

Interconnections: Ensure interconnections of functions, services and buildings. Appropriate infrastructure should be incorporated to facilitate effective and coordinated security, information technology and communication services, as well as the secure, logical and efficient movement of people and goods throughout the Precinct.

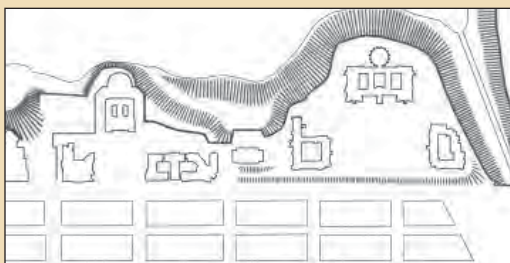
Stewardship: Provide responsible stewardship of resources. Development and management of the buildings and site should be undertaken using an approach that protects financial investments, ensures the continued viability of existing assets, and preserves the environmental sustainability of the site.

Planning & Design Principles



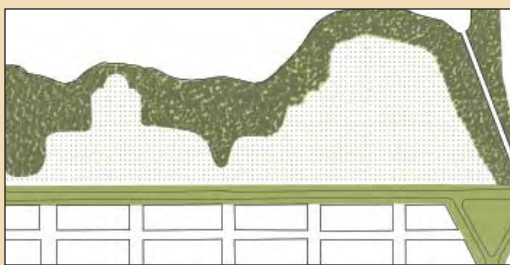
1. Urban Morphology

Parliament Hill is the centerpiece of an urban composition framed by the built-up edges of the cities on both sides of the river and the ring of ceremonial routes. The picturesque compositions of free-standing buildings set in the landscape, contrasting with the street-wall building on the regular pattern of city streets and blocks, should be reinforced in the design of new buildings and landscapes within the Precincts.



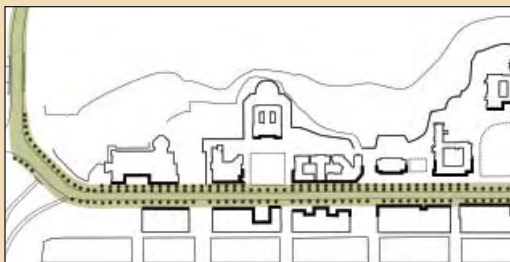
2. Land Form

The pronounced topography of the Precincts, characterized by major valleys on the east and west and two promontories separated by a smaller valley, should be clarified and reinforced.



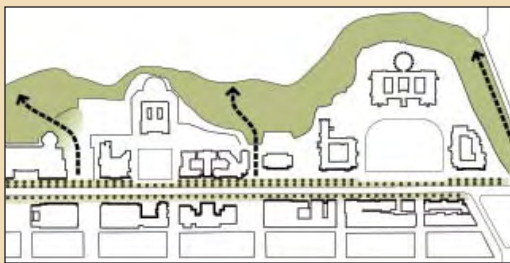
3. Landscape Types

Landscape and architecture are indivisible in defining the character of the Precincts. The landscape should be developed in accordance with three distinct types – the “Wild” escarpment and valley lands, the “Cultured” plateau, and the “Formal” Esplanade.



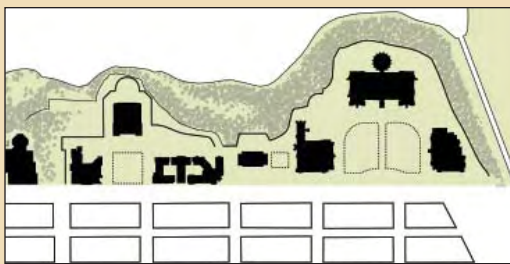
4. A Confederation Boulevard Address

The Wellington Street portion of Confederation Boulevard is the principal frontage street. The buildings and public spaces should be designed to formally address the Boulevard.



5. Strong Connections to the River

Pedestrian connections to the river from the Formal Esplanade should be improved at the Bank Street Valley and on the west side of the Judicial Precinct.

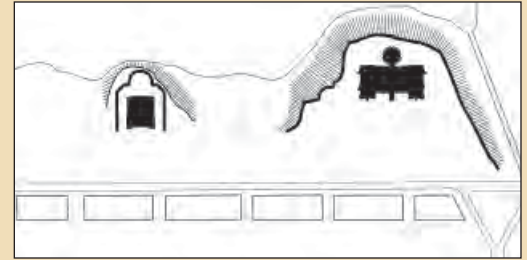


6. Pavilion Buildings in a Landscape

While buildings on the plateau form groups, they are widely spaced and clearly separated from one another. All new development north of Wellington Street should follow the essential pattern of the existing buildings, designed to be seen as pavilions “in-the-round” within an open landscape.

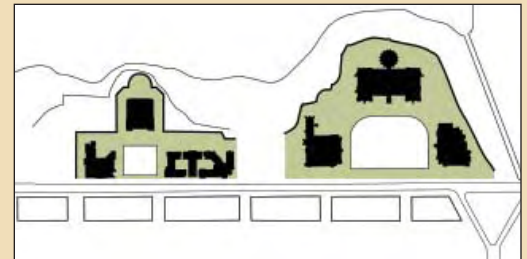
7. Two Primary Symbols on Promontories

The symbolic primacy and visual dominance of the Centre Block and the Supreme Court, each crowning their respective promontories, should be protected and supported by any new development.



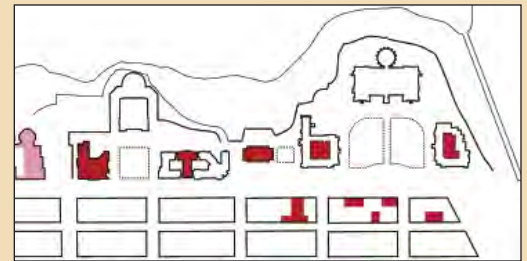
8. Two Building Triads focused on Central Lawns

New development should consolidate the three-part compositions. On the Hill, additions should be kept below the terrace or within court-yards. On the Western Plateau, a new pavilion should complete the Judicial Triad.



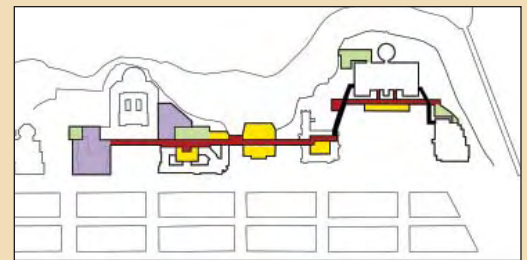
9. Additional Accommodation

New above-ground building accommodation should be limited to places and built forms which are within the environmental capacity of the site and enhance the spirit of the place. An additional intermediate Pavilion should be subordinate in scale to the principal Triads while capitalizing on the special opportunities of the site at the head of the reshaped valley.



10. A Connecting Concourse Spine

A pedestrian concourse system should connect existing and proposed buildings to provide comfortable, barrier-free, indoor pedestrian access and to support the essential distribution of goods.



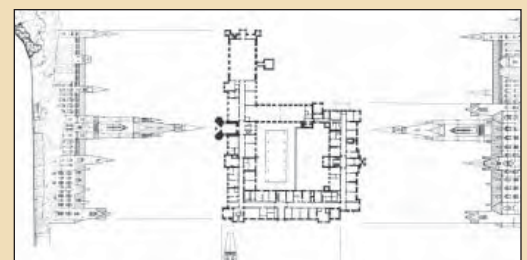
11. Balanced Asymmetry

While the buildings within the Precincts are grouped together with a strong sense of balance, the design and orientation of individual buildings are not rigidly symmetrical. Future development should conform to the established pattern of asymmetrical, yet balanced compositions.

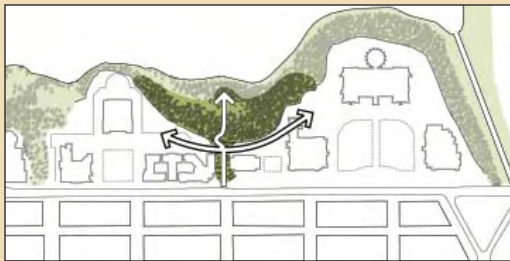


12. Architectural Composition

The concept of “pavilions-in-the-landscape” was reinforced in the original buildings by architectural designs that present buildings in several directions and treat all faces as fronts. The underlying compositional forms of the existing buildings should inform future building design within the Precincts.

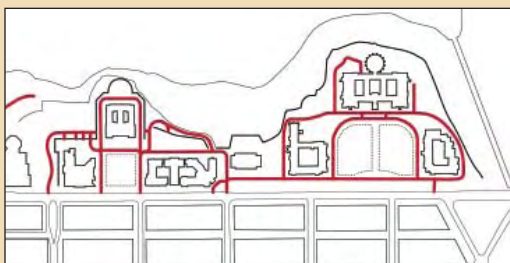


Planning & Design Principles



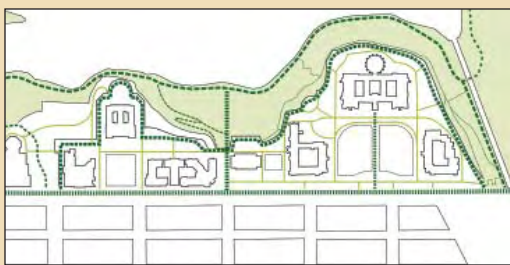
13. A Pedestrian Promenade; A Concave Valley Head

A new pedestrian promenade should connect the Hill to the western part of the Parliamentary Precinct, working in conjunction with the concave reshaping of the Bank Street Valley and a new pedestrian connection to the river.



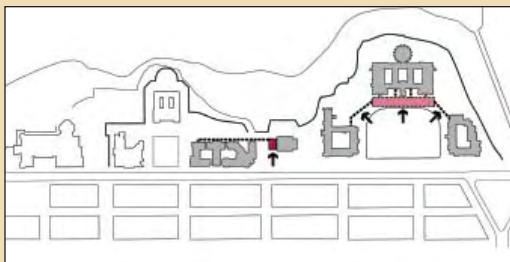
14. Driveways

These roads should be reduced in width and extent, and designed as mixed-mode, pedestrian-priority surfaces or as "Drives in the Grounds".



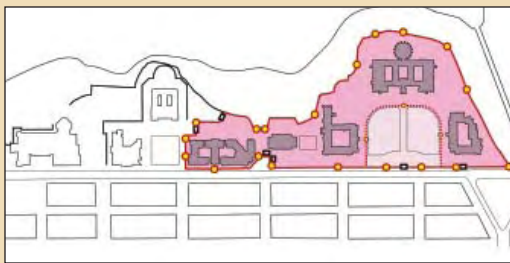
15. Paths and Trails

Design of the pedestrian routes should take advantage of the topography and character of each of the three landscape types: Escarpment and River; Plateau Edge and Interior; and Esplanade.



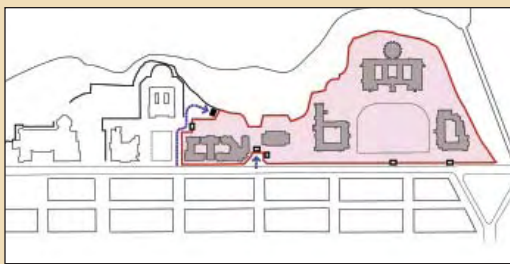
16. Visitor Reception and Screening

A Visitor Welcome Centre including visitor services and pedestrian screening should be established adjacent to the Centre Block. A second screening facility should serve the parliamentary buildings on the lower plateau.



17. A Secure Parliamentary Precinct

The Parliamentary Precinct should be secured unobtrusively by perimeter, decorative fencing with pedestrian gates, open and uncontrolled except at times of high security alert.

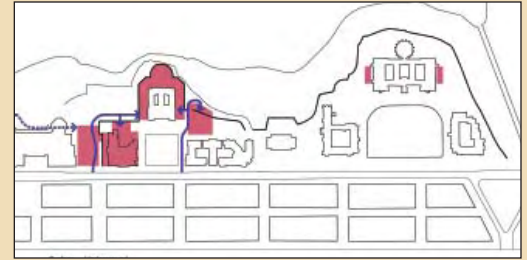


18. Vehicular Screening

Most vehicles should be screened off-site. Screening on-site should be unobtrusive, integrated in the landscape and of modest size. Vehicular access should be limited by controlled entrances at Elgin, Bank and Kent Streets, and with vehicle screening provided north of Vittoria Way.

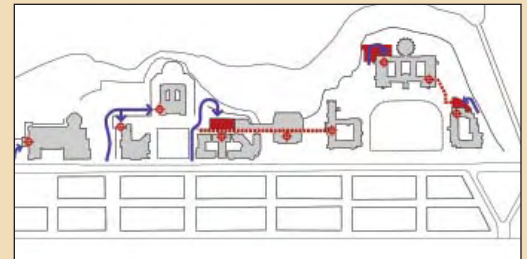
19. Parking

Most surface parking should be removed from the plateau and replaced with underground structures. Parking should be conveniently located but separated from core parliamentary functions and accessed outside the security boundary.



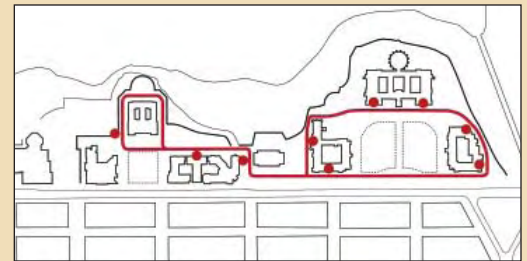
20. Materiel Handling Facilities

A central loading dock and underground distribution system should serve the west part of the Parliamentary Precinct, including the West Block. Independent but connected materiel handling facilities should be provided in other buildings on the Plateau.



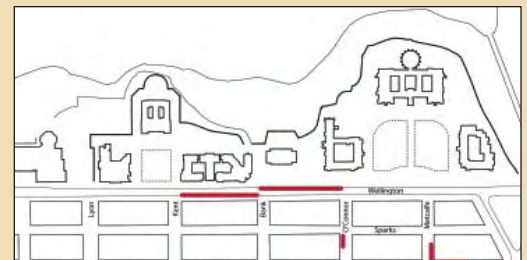
21. Precinct Transit

Improved Senate and House of Commons on-site transit services should link the various building and parking destinations. Well designed sheltered waiting areas within buildings or kiosk structures should also be provided.



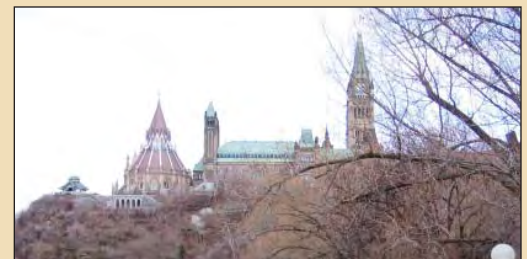
22. Tour Buses

Tour bus drop-off and pick-up should be located close to but outside the security boundary on Wellington and other nearby city streets.



23. Environmental Sustainability

New development, renewal and rehabilitation in all aspects of the built and natural environment should follow exemplary standards of sustainability at the time of implementation, as well as in the ongoing operations and management of the Precincts.



The LTVP Demonstration Plan — Changes in the Long Term

For more complete analysis and descriptions refer to:

Parliamentary and Judicial Precincts Area – Site Capacity and Long Term Development Plan, 2006 Update,
duToit Allsopp Hillier, 2006

The planning and design principles address specific issues and components of the site. To give further clarity to them and to illustrate one possible way in which they could be implemented, a Demonstration Plan was prepared. The Demonstration Plan is not a precise blueprint. Rather, it is a tool to help visualize the meaning and intent of the principles, to show the inter-relationships between the components and to illustrate the possibilities for the site as a whole. It will provide guidance in the evaluation of future development proposals and it will assist decision-makers as they weigh the challenges of growth and change within the Precincts.

The Demonstration Plan illustrates a full range of development initiatives throughout the Parliamentary and Judicial Precincts Area. These include



Aerial view of the study area

new buildings, additions to existing buildings, landscape rehabilitation, visitor enhancements, extended site security, and improved site servicing, linkages and infrastructure. All of these initiatives have been based on a current understanding of long term parliamentary and judicial requirements, existing site circumstances and present government priorities. These may change over time. As a result, the Plan represents a “snapshot in time” of how development could unfold in the long term. As actual development

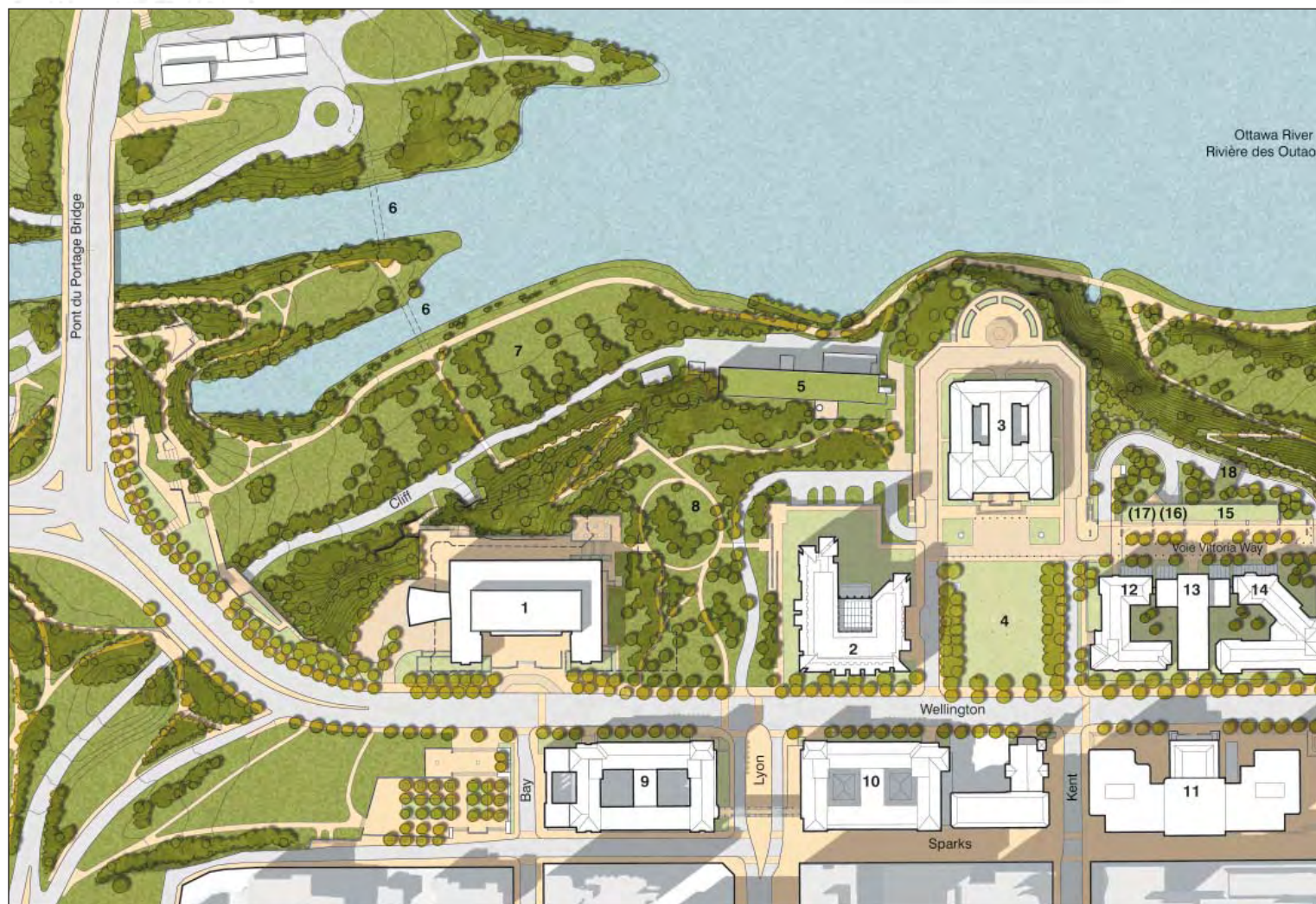
plans come forward, and governments approve specific projects based on the current needs and objectives, the results could be different.

The intent of the LTVP is to provide a framework for decision-making, ensuring that whatever plans come forward, they fulfill the planning and design principles in ways that make a positive contribution to the total composition of the Precincts, while avoiding negative impact on the landscape.

Parliamentary and Judicial Precincts Area Site Capacity and Long Term Development Plan

1. Library and Archives Canada
2. Pierre Elliott Trudeau Judicial Building
3. Supreme Court
4. St. Laurent Square
5. Cliff Street Heating Plant
6. Future Bridges to the Islands
7. Cliff Street Area
8. Lyon Street Valley
9. West Memorial Building
10. East Memorial Building

Demonstration Plan



Plan de visualisation

1. Bibliothèque et Archives Canada
2. Édifice de la magistrature Pierre-Elliott-Trudeau
3. Cour suprême
4. Place St-Laurent
5. Centrale de chauffage de la rue Cliff
6. Futurs ponts d'accès aux îles
7. Zone de la rue Cliff
8. Vallée de la rue Lyon
9. Édifice commémoratif de l'Ouest
10. Édifice commémoratif de l'Est

Cité parlementaire et Cité judiciaire

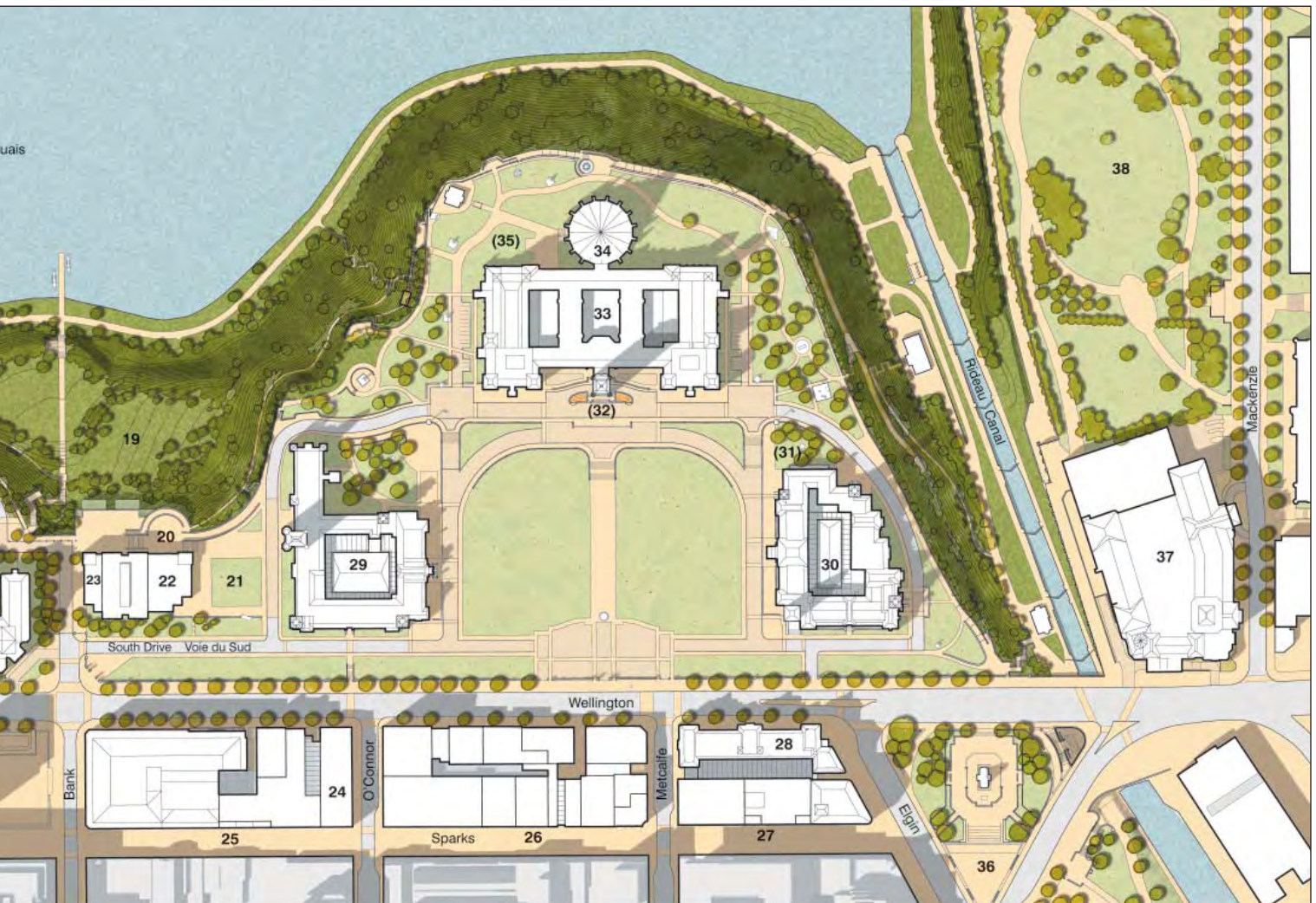
Capacité du site et plan d'aménagement à long terme

11. Bank of Canada
12. Justice Building
13. Confederation/Justice Infill Building
14. Confederation Building
15. Vittoria Terrace
16. Materiel Handling Facility
17. Parking Garage
18. Vehicle Screening Facility
19. Rehabilitated Bank Street Valley
20. Pedestrian Promenade

21. West Terrace
22. West Terrace Pavilion
23. Pedestrian Screening Centre
24. Bank of Montreal
25. Block Three
26. Block Two
27. Block One
28. Langevin Building
29. West Block with Courtyard Infill
30. East Block with Courtyard Infill

31. East Block Underground Services
32. Visitor Welcome Centre
33. Centre Block
34. Library of Parliament
35. Centre Block Underground Services
36. Confederation Square
37. Château Laurier
38. Major's Hill Park

(00) Facility at Concourse Level



11. Banque du Canada
12. Édifice de la Justice
13. Bâtiment intercalaire entre les édifices de la Confédération et de la Justice
14. Édifice de la Confédération
15. Terrasse Vittoria
16. Installation de livraison et de manutention
17. Stationnement sous la terrasse Vittoria
18. Installation de contrôle des véhicules
19. Vallée de la rue Bank réhabilitée
20. Promenade piétonnière

21. Terrasse de l'Ouest
22. Pavillon de la terrasse de l'Ouest
23. Centre de contrôle des visiteurs
24. Banque de Montréal
25. Îlot 3
26. Îlot 2
27. Îlot 1
28. Édifice Langevin
29. Édifice de l'Ouest et bâtiment intercalaire dans la cour intérieure
30. Édifice de l'Est et bâtiment intercalaire dans la cour intérieure

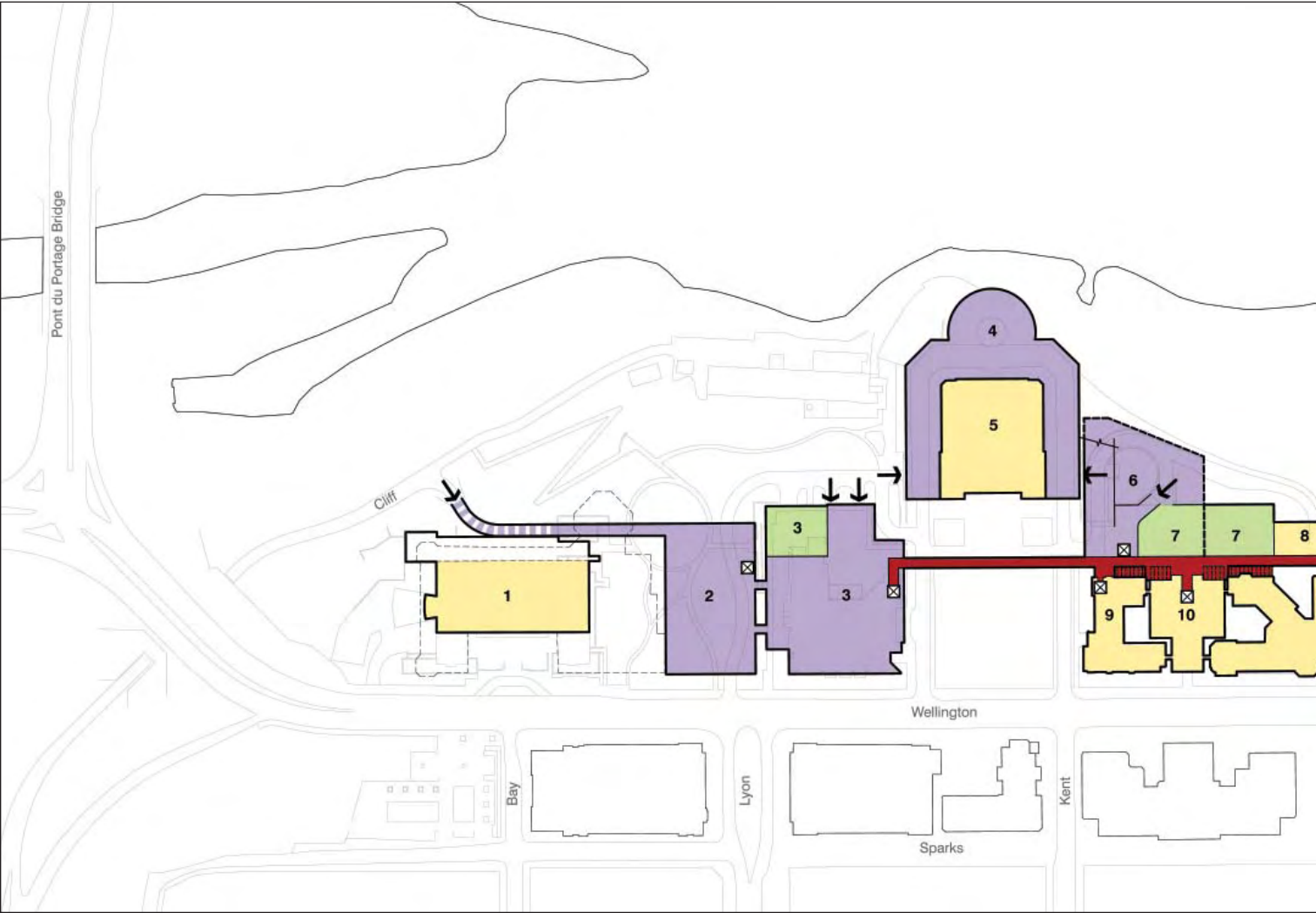
31. Services souterrains de l'édifice de l'Est
32. Centre d'accueil des visiteurs
33. Édifice du Centre
34. Bibliothèque du Parlement
35. Services souterrains de l'édifice du Centre
36. Place de la Confédération
37. Château Laurier
38. Parc Major's Hill

(00) Installation au niveau des couloirs souterrains

Parliamentary and Judicial Precincts Area

- 1. Library and Archives Canada
- 2. Future Parking Garage
- 3. Pierre Elliott Trudeau Judicial Building
- 4. Supreme Court Podium
- 5. Supreme Court
- 6. Vittoria Terrace Parking
- 7. Vittoria Terrace Materiel Handling Facility
- 8. Vittoria Terrace Accommodation

Concourse Plan



Plan des Installations Souterraines

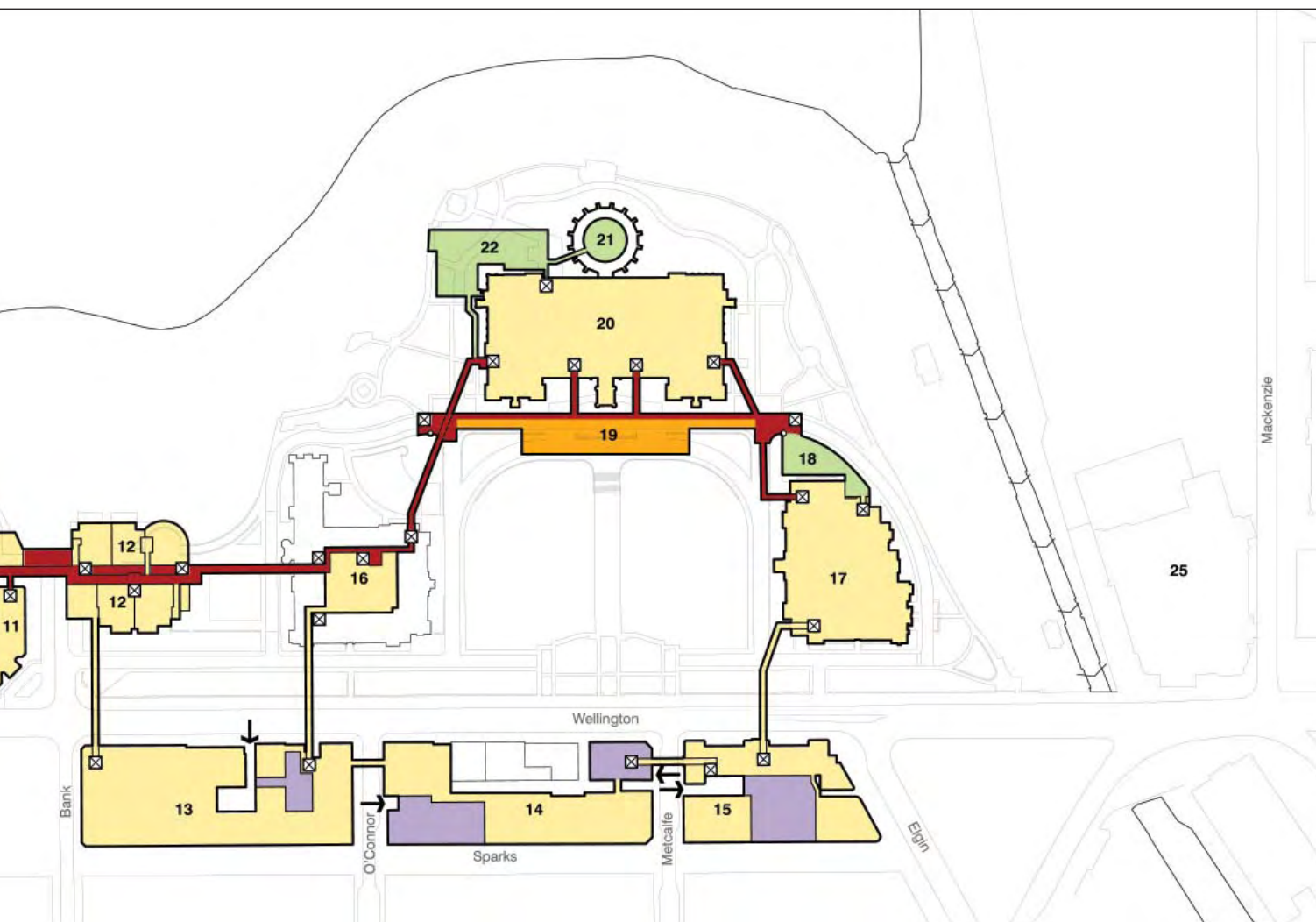
- 1. Bibliothèque et Archives Canada
- 2. Futur Stationnement
- 3. Édifice de la Magistrature Fédérale Pierre Elliott Trudeau
- 4. Podium de la Cour Suprême
- 5. Cour Suprême
- 6. Stationnement de la Terrace Vittoria
- 7. Installation de livraison et d'entrepotage
- 8. Locaux de la Terrace Vittoria

Cité Parlementaire et Judiciaire

9. Justice Building
10. Confederation/Justice Infill Building
11. Confederation Building
12. West Terrace Pavilion
13. Block Three
14. Block Two
15. Block One

16. West Block with Courtyard Infill
17. East Block with Courtyard Infill
18. East Block Materiel Handling
19. Visitor Welcome Centre
20. Centre Block
21. Library of Parliament
22. Centre Block Underground Services

- Accommodation
- Visitor Welcome Centre
- Concourse
- Materiel Handling
- Parking
- Access to Parking
- ⊠ Vertical Circulation



9. Édifice de la Justice
10. Édifice intercalaire entre les Édifices de la Confédération et de la Justice
11. Édifice de la Confédération
12. Pavillon de la Terrasse de l'Ouest
13. Bloc Trois
14. Bloc Deux
15. Bloc Un

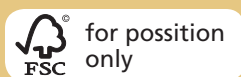
16. Édifice intercalaire dans la cour intérieure de l'édifice de l'Ouest
17. Édifice de l'Est avec un édifice intercalaire dans la cour intérieure
18. Édifice de l'Est installation d'entrepasage
19. Centre d'accueil des visiteurs
20. Édifice du Centre
21. Bibliothèque du Parlement
22. Services souterrains de l'édifice du Centre

- Locaux
- Centre d'accueil des visiteurs
- Couloirs
- Installation de livraison et d'entrepasage
- Stationnement
- Accès au stationnement
- ⊠ Circulation verticale

Related Documents

Date	Full Title	Sponsor	Author
1987	Parliamentary Precinct Area: Urban Design Guidelines and Demonstration Plan for Long Range Development	NCC, PWC	duToit Allsopp Hillier
1999	Building the Future, House of Commons Requirements for the Parliamentary Precinct	House of Commons	House of Commons
2000	Senate Long Term Accommodation Strategy	Senate	Senate of Canada
2000	Long-Term Accommodation Plan for the Library of Parliament, including Visitor Services on Parliament Hill	Library of Parliament	Library of Parliament
2001	A Legacy for Future Generations: the Long Term Vision and Plan for the Parliamentary Precinct	PWGSC	PWGSC
2001	The Hill: Past, Present, Future	PBAC	Parliamentary Buildings Advisory Council
2001	The Parliamentary Precinct Long Term Vision and Planning Framework, Urban Design Study	PWGSC	Hotson Bakker Architects
2005	Background Report – Development Plan 2005 Update	PWGSC	duToit Allsopp Hillier
2006	Development Capacity / Suitability Study Parliamentary and Judicial Precincts Area Development Plan 2006 Update	PWGSC	duToit Allsopp Hillier
2006	Summary of Accommodation Requirements of the Parliamentary Partners and Capacity Analysis	PWGSC	LTVP Review Team
2006	Parliamentary and Judicial Precincts Area – Site Capacity and Long Term Development Plan, 2006 Update	PWGSC	duToit Allsopp Hillier
2006	LTVP Review, Report on Consultations with the Parliamentary Partners: Operational Requirements, Priorities, and Implementation, Final Report 2006	PWGSC	Watson MacEwen Architects

For additional information please visit the web site www.parliamenthill.gc.ca



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