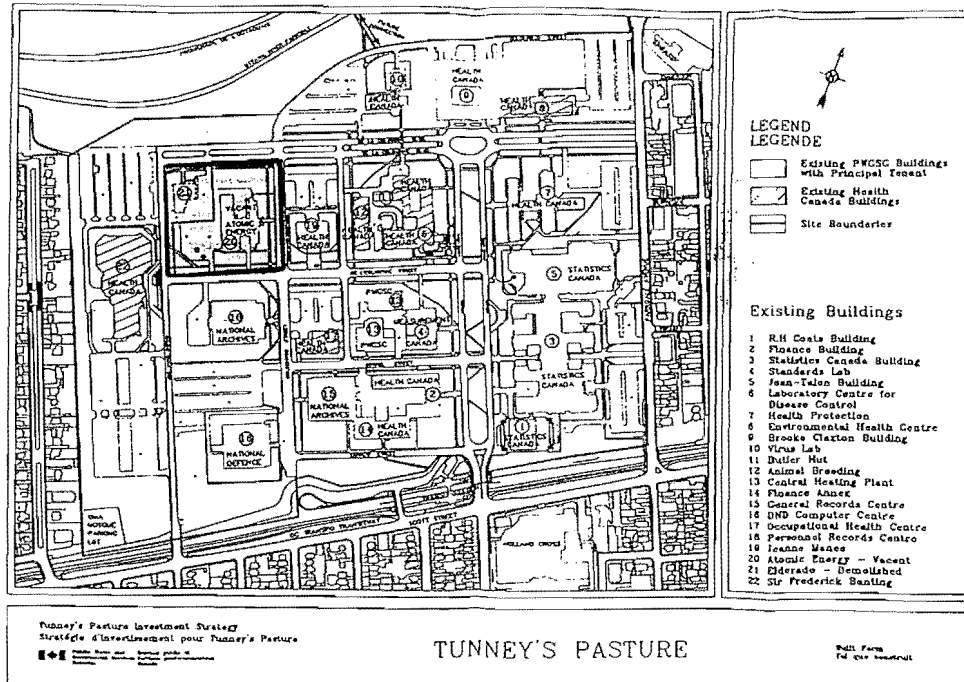


EXECUTIVE SUMMARY

Background

Tunney's Pasture is a government complex node located west of Ottawa's downtown Central Core area. It was built after the post war period based on a recommendation by Jacques Gréber's *Plan for the National Capital* to decentralize federal government functions. Similar to many federal government complexes built after the post war period, Tunney's Pasture embodies a feeling of "dreary modernism," (Phillips 1998, B4). Its built form consists of scattered high-rise and low-mid rise buildings. The subject site of this report is the Atomic Energy and the former Eldorado sites (see Figure A). Atomic Energy of Canada Limited (AECL) owns the Atomic Energy site and Public Works and Government Services Canada (PWGSC) owns the former Eldorado site.

Figure A-Building Footprints



Source: Real Estate Advisory Services, PWGSC. Framework for the Development of a Tunney's Pasture Investment Strategy (Draft for Discussion). Ottawa, May 1997.

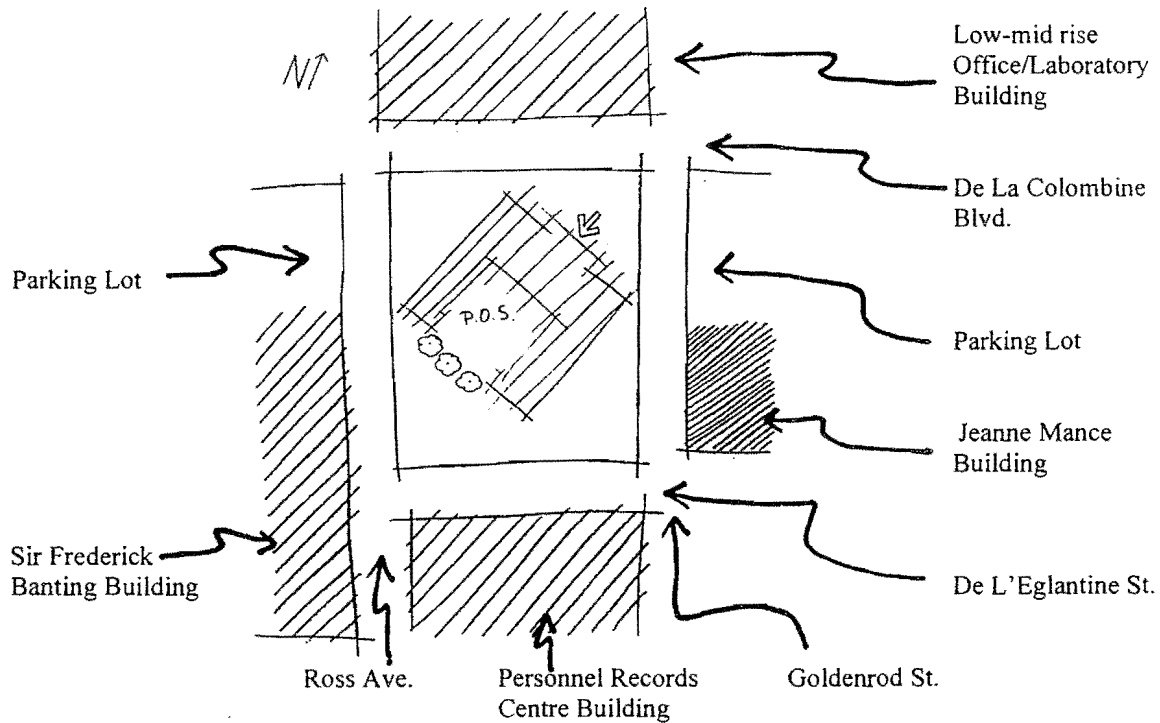
Mandate

This report explores some urban design ideas to enhance the aesthetic quality of future development at the site. Background information on Tunney's Pasture was obtained from reports, policy documents, meetings with government employees from PWGSC, the National Capital Commission, and private consultants. This report applies Christopher Alexander's theory and rules of urban design to the site. The guiding principle is drawn from his books, *A New Theory of Urban Design* and *A Pattern Language* in which he discusses his theory and seven rules for development: growth of larger wholes, visions, construction, formation of centres, piecemeal growth, positive urban space, and layout of large buildings. The method employed is to analyse the site against the piecemeal growth, positive urban space, and layout of large buildings rules. These three rules focus on physical features and can be readily applied to site layout. The other four rules are more philosophical and are not considered in this analysis because they do not lend themselves as well to physical design. A set of drawings illustrates the way in which each of the three rules can be interpreted. Precedents and personal judgement are used in the interpretations. The rules are then combined into three composite drawings. Recommendations are based on the analytical findings and will enable a developer to understand the urban design principles in guiding development and enhancing the aesthetic quality on the site. Two underlying assumptions are made. First, a low-mid rise office/laboratory building will be located across from the site (see Appendix A) as proposed by Lloyd Phillips & Associates, Torrance Thakar Associates Inc., The Corporate Research Group, and MAXGROUP Associates. Second, the land use for the site will remain as government office space as illustrated in Appendix A.






Composite Drawings

Figure B illustrates a low-mid rise building at the site, which respects the height of the low-mid rise office/laboratory building (Piecemeal Growth Rule). Positive open space is located on the south side of the building and is created by the wings of the building and trees (Positive Urban Space Rule). The building entrance is defined and can be accessed from the corner of De La Colombine Blvd. and Goldenrod St. (Layout of Large Buildings Rule).

Figure B-Composite Drawing #1

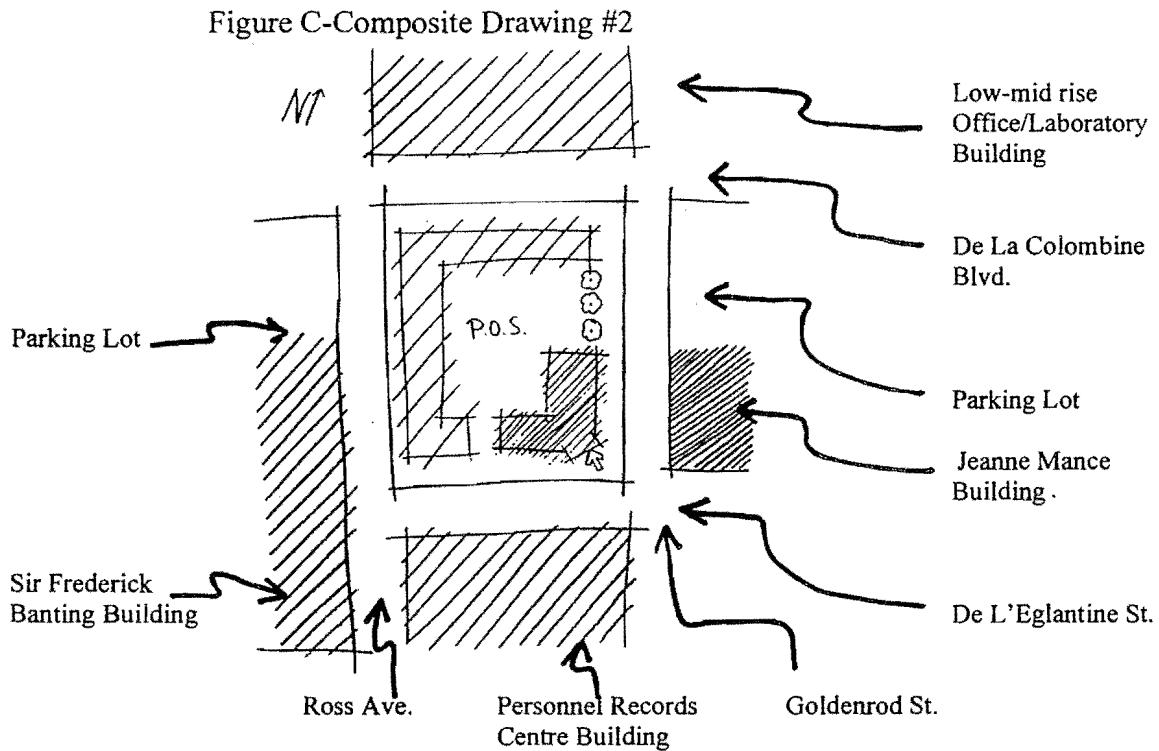


LEGEND






-  Low-mid rise Building
-  High-rise Building
-  Building Entrance
-  Positive Open Space
-  Trees

Buildings not to scale
Drawing not to scale

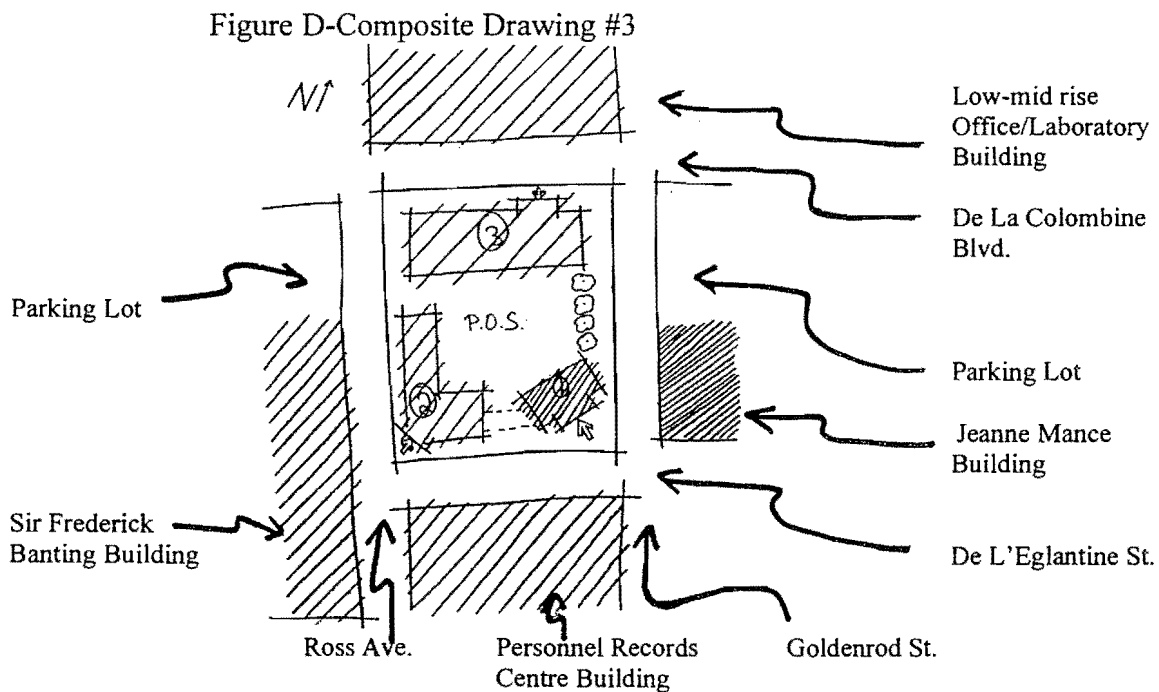
Figure C demonstrates the configuration of two buildings on the site. A high-rise building is situated in the southeast corner. The main entrance is located at the corner of Goldenrod St. and De L'Eglantine St. (Layout of Large Buildings Rule). This could be the first stage of development (Piecemeal Growth Rule). The rest of the site is for a low-mid rise building, the height of which is sympathetic to those around the site; the Personnel Records Centre Building (2-3 storeys), Sir Frederick Banting Building (2-3 storeys), and a low-mid rise office/laboratory building. Positive open space is created by wings of the two buildings and trees (Positive Urban Space Rule).









LEGEND

-  Low-mid rise Building
 -  High-rise Building
 -  Building Entrance
 -  Positive Open Space
 -  Trees
- Buildings not to scale
Drawing not to scale

In Figure D, the high-rise building is located at the southeast corner of the site, respecting the high-rise Jeanne Mance Building (21 storeys) across Goldenrod St. This would be the first stage of development (Piecemeal Growth Rule). Positive open space is created by the wings of the buildings, trees, and a trellised walk (Positive Urban Space Rule). The main entrance of the high-rise building is off De L'Eglantine St. and Goldenrod St. Two low-mid rise buildings are placed on the north and southwest, respecting the heights of the Personnel Records Centre (2-3 storeys), Sir Frederick Banting (2-3 storeys), and the low-mid rise office/laboratory buildings (Layout of Large Buildings Rule).



LEGEND

-  Low-mid rise Building
-  High-rise Building
-  Building Entrance
-  Positive Open Space
-  Trees
-  Trellised Walk

Buildings not to scale
Drawing not to scale

The high-rise building is connected by a trellised walk to one of the low-mid rise buildings. This low-mid rise building would be the second stage of development. The entrance is from the corner of De L'Eglantine St. and Ross Ave. The final stage of development would be the third building that is oriented to the north with its main entrance from De La Colombine Blvd. This building orientation allows for open space to the south.

Conclusion

The composite drawings are mere interpretations of Alexander's piecemeal growth, positive urban space, and layout of large buildings. They will enable a developer to understand the underlying principles in guiding development and enhancing the aesthetic quality of the built environment on the site.

Recommendations

Piecemeal Growth

- Any building should be integrated with the surrounding buildings;
- A four-storey limit is an appropriate height to keep the building at human scale;
- Any high-rise building should be located in the east corner of the site considering the adjacent high-rise Jeanne Mance Building;
- There should be a distribution of high-rise and low-mid rise buildings to allow for a mixture of building sizes and functions;
- Should there be more than one building on the site, development should occur in stages. Each stage may last a few years or as long as required for people to adapt to the new environment prior to additional changes;
- Construction on the site should start at the east corner considering the high-rise Jeanne Mance Building;

Positive Urban Space

- Urban (open) spaces should be positive, i.e., partly enclosed to create a sense of comfort for users of the space;
- Each space should be surrounded by wings of buildings, fences, trees, hedges, or trellised walks;
- A mixture of coniferous and deciduous trees should be planted for some enclosure on the site in the winter;
- Flowers or perennial flowering shrubs such as Hyacinthinas, Honeybells, or Spartan junipers should be planted. These require little maintenance as perennials. These are examples to be considered if using hedges or trellised walks in creating positive open space;

Layout of Large Buildings

- Building entrances should extend beyond the building, be visible, and accessible from the street by pedestrians;
- Buildings should be to the north of outdoor spaces allowing the south part to be used for open space;