

**The Re-Redevelopment:
Can the New Lansdowne Park Be Taken Out Of the Hands of the Inevitable Business
Minded Architectural Plan?**

by
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Abstract

Society has taken on the mentality where any effort put forth towards any accomplishment must be met with a great economic gain. This mentality has been adapted in the business of architecture. New built architecture projects are constantly being analyzed and created based solely on the potential income it will generate. This architecture has a lack of concern for its surroundings. It does not bare any thought to the negative impact it will have for the immediate community.

The new Lansdowne Park plan threatens to continue the trend of economically driven architecture. The addition of significantly more residential structures, large chain retail shops, super markets and office spaces creates a tension in the urban fabric of the Glebe community. Can the new Lansdowne Park be taken out of the hands of the inevitable business minded architectural plan? This thesis will focus upon introducing a new community centre for the Glebe neighborhood to bring together the current and future residences of the Glebe.

Introduction

In October of 2007 the City of Ottawa decided to initiate a redevelopment of Lansdowne Park, located in the prestigious Glebe neighborhood of Ottawa, Ontario. This was primarily due to the poor structural condition of the south grandstands of Frank Clair Stadium. The redevelopment plan of Lansdowne includes the renovation of the stadium and arena, recreation of an urban park and construction of a mixed-use area that includes shops, offices and residences. The planned redevelopment does not incorporate any space for the residence of the Glebe community to claim as their own.

There continues to be discussions over what defines a community, but for many people it is a sense of belonging among a group of people. For generations, one's community played a vital role in terms of offering friendship and acting as a support system. Society has been moving at a faster and more disconnected manner due to technology, demanding schedules and the frequency at which we change jobs, schools, homes and cities, it has become more difficult to feel any sense of community. It has become too easy to isolate oneself in the comfort of our homes. This isolation tends to bring a sense of loneliness and depression to our society. Community centres are essential to battling this epidemic.

Communities consist of various private buildings and spaces; residences, place of business or other private spaces. However, it is in a public and/or semi-public setting where a community comes to life, and becomes more than just a collection of private spaces. Community centres allow people to gather for group activities, social support, public information, and other social events.

The new Athletics Arts Community Centre will be located along Bank Street, between Lansdowne Way and Aberdeen Way. The new facility will act as the gateway between the new and old Glebe while providing members of the community a new space to convene all year round. The ultimate result of the new community centre is to deviate from the economically focus architecture proposal for the New Lansdowne Park.

Part I

Defining “Community”

The term community can describe a group of people interacting with each other who live within relative proximity. Community refers to a social unit larger than a household that shares the same views and values and has a social structure. In biology, a community is a group of interacting living organisms sharing a populated environment. A community is a group or society, helping each other.

Since the initiation of the Internet, the concept of community has less physical limitation, people now have the ability to gather virtually in online forums and share common interests regardless of physical location. Prior to the internet, virtual communities were limited by the restrictions of accessible communication and transportation technologies.

The word "community" is derived from the Old French *communité* which is derived from the Latin *communitas* (*cum*, "with/together" + *munus*, "gift"), a general term for fellowship or organized society.¹

In an important 1986 study, psychologists David McMillan and David Chavis listed four essentials of a "sense of community": membership, influence, integration and fulfillment of needs, and shared emotional connection.

“Someone puts an announcement on the dormitory bulletin board about the formation of an intramural dormitory basketball team. People attend the organizational meeting as strangers out of their individual needs (integration and fulfillment of needs). The team is bound by place of residence

(membership boundaries are set) and spends time together in practice (the contact hypothesis). They play a game and win (successful shared valent event). While playing, members exert energy on behalf of the team (personal investment in the group). As the team continues to win, team members become recognized and congratulated (gaining honor and status for being members), Influencing new members to join and continue to do the same. Someone suggests that they all buy matching shirts and shoes (common symbols) and they do so (influence).”²

The Sense of Community Index (SCI) was developed by David Chavis and his colleagues and has since been revised and adapted by others. Although in its original design, the index was developed to assess sense of community in neighborhoods, the index has been adapted for use in schools, the workplace, and a variety of types of communities.³ Studies conducted by the American Philosophical Practitioners Association (APPA) show significant evidence that young adults who feel a sense of belonging in a community, mainly within small communities, develop fewer psychiatric and depressive disorders than those who do not have the feeling of love and belonging.⁴

Types of Communities

Communities are generally broken down into three types: geographic communities, communities of culture, and community organizations. Geographic communities are referred to as communities of location. They range from the local neighbourhood, a suburb, a village, to a town or city, a region, an entire nation. Communities of culture provide an identity for local

cliques, sub-cultures, ethnic groups, religions or multicultural civilisation. Communities of need, such as disabled persons, or frail aged people, may also fall under this category. Community organizations provide informal family networks, to more formal incorporated associations, as well as organizations which make political decisions on local, national or international scale.⁵

Community Centres

Community centres provide a public location where members of a community to gather for group activities, social support, public information, and other local events. Park spaces can also be classified as a community centre. Some community centres are sometimes rented buildings, which are used to organize community activities, support networks, and institutional initiatives. Community kitchens, donation shops, public computer labs, graffiti mural space, free housing for activists and travelers, recreation, public meetings, legal co-operatives, and spaces for the arts; dances, music and visual art exhibitions, are just a few uses of these communal spaces. Larger and more established centres may be directly linked with a public library, public swimming pool, public gymnasium, and or other public facilities. These buildings are used for a range of different activities, function by the benefit of being not-for-profit. The services are determined by the needs of the community and the skills which the contributors and building has to offer.

Part II

History of the Glebe Community

The Glebe is a neighbourhood in Ottawa, Ontario, Canada, located just south of Ottawa's downtown core. It is bounded by the Queensway highway from the north and bounded by the Rideau Canal from the south and the east. Bronson Avenue borders the west side of the Glebe community. Although, the Glebe Community Association, includes the triangle created farther west formed by Bronson, Carling Avenue, and Dow's Lake, as part of the Glebe. The area's population was 10,886 according to a census conducted in 2006.

In the 1837 survey of Ottawa the area was allocated to St. Andrew's Presbyterian Church. The word "glebe" means church lands and the area was originally known as "the glebe lands of St. Andrew's Presbyterian Church". When the area began to develop in 1870, real estate agents began to refer the area as simply "The Glebe". The Glebe was one of Ottawa's first suburbs. In 1900, the Ottawa Electric Street Railway was established, with one of its first running routes southbound along Bank Street. This allowed workers to live in the Glebe and take the street car to work. Most Glebe houses from the era became home to many middle-class workers.

In the mid 1900 the Glebe changed, the middle class moved to more distant suburbs such as Alta Vista and Nepean. The Glebe became a primarily working-class neighbourhood with the larger homes subdivided into multiple apartments. The neighbourhood changed again in the 1970s when significant gentrification happened and became one of Ottawa's elite neighbourhoods. Today the Glebe is mostly populated by families, with the large population being children, its social services are oriented towards the youth.

The stretch of Bank Street that runs through the Glebe provides the community with small boutique stores offering a wide variety of services and restaurants. The areas surrounding Bank Street in the Glebe consists of detached homes, some of which are still subdivided into multiple rental apartments. The Glebe is home to Lansdowne Park which contains Frank Clair Stadium, home to Ottawa's future *Canadian Football League (CFL)* football team and where the University of Ottawa Gee-Gees play their home games. Ottawa Civic Centre is also located within Lansdowne Park, which is the permanent home of the Ontario Hockey League (OHL) hockey team the Ottawa 67's.

The Glebe has always had a strong community association which deals with issues within the local government, running Glebe Neighbourhood Activities Group (GNAG), as well as running the unique "Great Glebe Garage Sale". The last Saturday in May of each the neighbourhood has a garage sale. Each household that participates puts items out for sale, which attracts bargain hunters from all over the Ottawa area. Sellers then donate a portion of the proceeds to a designated charity.

History of Lansdowne Park

Lansdowne Park is/was a 40-acre sports, exhibition and entertainment facility in the Glebe, owned by the City of Ottawa. It is located along Bank Street and is adjacent to the Rideau Canal. Lansdowne Park contains Frank Clair Stadium, the Ottawa Civic Centre arena (built under the north stands of Frank Clair Stadium), the Aberdeen Pavilion hall, Coliseum and other exhibition buildings. Until 2010, the Park was the site of the annual Central Canada Exhibition also known as the Ottawa SuperEX.

In 1847, the town of Bytown (Ottawa pre 1855) was transferred 24.5 acres by the Dominion government, and then purchases another 15 acre from owners over several years, to make up the initial grounds of Lansdowne Park. Two noteworthy exhibitions occurred prior to the first Central Canada Exhibition. In 1875 the City of Ottawa hosted the thirtieth annual Exhibition of the Provincial Agricultural and Arts Association. The first public demonstration of the telephone in Canada occurred during an exhibition in 1877.⁶ A third provincial exhibition was held at Lansdowne in 1879. In order to provide sufficient space for subsequent fairs, the City acquired more of Lansdowne in 1883 for \$25,000, as well as the buildings that were already there.⁶ The Central Canada Exhibition Association was formed in 1888 and the site witnessed many improvements, including the erection of a new Horticultural Hall and Grandstand. The first Central Canada Exhibition opened on September 20, 1888 and was held annually until 2010.⁶

Lansdowne was developed as a municipal fairground. Over time, the majority of the green space was paved, for parking and for exhibition use as well as other permanent buildings were built.

The Aberdeen Pavilion was built in 1898 overlooking the Rideau Canal to serve as the central hall for the Central Canada Exhibition. The building is better known as the "Cattle Castle", due to its use for the agricultural exhibits and shows during the Central Canada Exhibition's. The Aberdeen Pavilion hosted Stanley Cup championship games in 1904 played by the Ottawa Silver Seven.⁶ In 1982, the building was designated a heritage structure under the Ontario Heritage Act. Several million dollars were required to provide sufficient restoration to the structure and appearance of the building. Due to these serious structural problems, the pavilion was closed to the public for several years. Many of the windows were broken, and the exterior paint was peeling. Ottawa City Council agreed to help with the finance of the

restoration, but the federal and provincial governments refused. In 1991, City Council voted to demolish the building rather than pay the full restoration cost but in 1992, City Council reversed its decision and approved a minimal renovation plan which would cost \$5.3 million. The restored structure reopened in 1994.

The original grandstand of Frank Clair Stadium was built on the north side of the playing field in 1908, as part of the Ottawa Exposition Grounds. It was demolished in the 1960s to build the current Civic Centre complex. Ottawa Civic Centre hockey arena tucks underneath the new north-side stands. A small grandstand was built in the 1920s on the south-side of the field, and then replaced in 1960. A second deck for the south-side was added during the 1970s. Frank Clair Stadium has hosted five Grey Cup games, the in 1925 when Ottawa won its first Grey Cup title, then in 1939, 1967, 1988, and 2004. The Grey Cup in 2014 set to be hosted by the new Frank Clair Stadium. During the winter months the field is inflated with a dome in which a private company rents the covered/heated field for use by amateur sports teams. The stadium hosted some preliminary soccer matches during the 1976 Montreal Summer Olympic Games. In mid-2007, the stadium hosted part of the 2007 FIFA U-20 World Cup. The last major concert was performed by The Rolling Stones in front of a crowd of 43,000 in 2005.

The Ottawa Civic Centre opened in December 1967. The primary use is for sports; ice hockey, lacrosse, figure skating, and curling. Canadian and World championships events in figure skating and ice hockey have also been hosted in the arena. The arena is also occasionally used for smaller concerts and conventions. Because the arena is tucked under the north grandstands of Frank Clair Stadium the arena has a rather odd shape. One side of the arena is actually located beneath the upper part of the stadium grandstand; this causes a much lower ceiling than the opposite side of the arena.

Redevelopment of Lansdowne Park

In September 2007, cracks within the stands of Frank Clair Stadium were discovered. The affected section of the south-side stands were swiftly demolished due to safety concerns. The City of Ottawa then opened an international design competition to redevelop Lansdowne Park. The competition was suspended when a group of Ottawa businessmen known as the Ottawa Sports and Entertainment Group (OSEG), proposed a public-private partnership with the City to rebuild the stadium and redevelop the site. Implementing new residential and commercial spaces which in turn will help finance the reconstruction and help maintain the site. Ottawa City Council chose to enter into the partnership with the OSEG group.

October 17, 2008, the OSEG group publicly announced their “Lansdowne Live!” plan to revive Lansdowne Park.⁷ The Lansdowne Live proposal rejuvenating Frank Clair Stadium to support a Canadian Football League team, as well as a professional soccer team. New stands would be built on the south side, while the north side stands would be renovated. Early iterations of the plan included baseball fields, soccer pitches, a Koi pond, an aquarium in Aberdeen Pavilion and an outdoor amphitheatre. All exhibition space would be moved to a new facility at a new site. The Farmer's Market was never mention within the original plan.

In February 2010, the redevelopment plan was split into two components when the City rejected OSEG’s proposal for the areas which bordered the Rideau Canal. OSEG maintained control of the development of the stadium, retail and residential spaces along Bank Street, while a design competition was held for an “urban park” to be located along the Canal.⁸ OSEG planned two towers which segregated Bank Street from the park, a new set of grandstands for the Frank Clair Stadium and a new residential and commercial area north of the stadium. Five proposals for

the “urban park” were unveiled on May 21, 2010. Several plans were quite controversial, which included re-routing of water from the Canal directly into the site, a proposal which would interfere with the Canal's UN heritage title. All proposals provided significant green space and some included public space around the Aberdeen Pavilion for gatherings. Costs of build for the proposals ranged from \$32.8 million to \$88 million.⁹ The “Win-Place-Show” proposal by Vancouver landscape architects Phillips Farevaag Smallerberg, created extensive green space and preserved Sylvia Holden Park. The proposal did not require the moving of the Horticulture Building to the east of the Aberdeen Pavilion. It did include a modification of the canal frontage and an extra bridge to be built over the canal.

On May 27, 2010, OSEG revealed an updated design for the OSEG section of the redevelopment. The south side stands of Frank Clair Stadium would be wrapped in a wooden outer shell. A translucent roof would be built over the north and south seating. Botanical gardens were added which connect the back of the south stands with the pathways along the canal. Retail spaces were added to the facade for the hockey arena. Homes along Holmwood Avenue would be accompanied by new town houses, pathways and courtyards would connect the existing neighbourhood with the Lansdowne site. Two residential towers would be built along Bank Street, between 12 to 14 storeys in height, which sit on a podium of retail and office spaces. The would require to move the Horticulture Building east of the Aberdeen Pavilion, to house the farmer's market.¹⁰

After extensive review of the proposal, on June 28, 2010, the City of Ottawa Council voted to proceed with OSEG. A plan that merged the urban park with the OSEG residential and commercial plans would be needed to be developed. The urban park plan did not include moving the Horticulture Building, space was allotted for the farmer's market beside the Aberdeen

Pavilion, OSEG's plan replaced the market space with retail. On September 29, 2010, the City posted merged plan for the OSEG and urban park plans on the Lansdowne Partnership Plan web site. The plan proposes to move the Horticultural Building east of the Aberdeen Pavilion. The farmer's market would be relocated to the "Aberdeen Square" public square north of the Aberdeen Pavilion.¹¹

Multi objections had accumulated to the plan over the many months; by April 2011 these claims were heard at an Ontario Municipal Board hearing on the plan. The city reached a mediated settlement with most of the unhappy objectors. The plan would be revised to remove mid-rise buildings from Holmwood Avenue, reduce the heights of buildings on the site while also providing park space on Holmwood along with added traffic restrictions.¹² The finalized plans were release on February 7, 2012.¹³ Construction on the stadium and the underground parking garage began in June 2012. The mixed-use buildings along Bank Street will begin construction in January 2013 and the "urban park" will start construction in June 2014.¹⁴

Glebe Community Verses Lansdowne Redevelopment

Although most residents of the Glebe community are opposed to the OSEG plan, they are not against a redevelopment of Lansdowne Park. The site is in pitiful condition, the large amount of asphalt, and overall condition of the buildings, as well as the diminished green space surrounding the canal. Opposition to the OSEG plan breaks down into a few key issues. The building of retail and commercial space controlled by a private developer on City-owned land threatens the smaller retail business along Bank Street. The scale of the retail and residential development over shadows the existing urban fabric of the Glebe community. There are major

concerns about relocation and treatment of the heritage buildings on the existing site. The cost of the project will be putting a serious dent in the budget of the City of Ottawa. Building on the Sylvia Holden Park would greatly reduce the park area remaining in the Glebe area.

The strong Glebe Community Association demanded that the City of rethink its proposal in October of 2009. The association demanded for a "fair, open and competitive approach" to developing Lansdowne Park. A competitive process would require the city to end its consideration of the Lansdowne Live project and invite new bids to redevelop the park.¹⁵ The approved Ottawa plan says the rebuild of Frank Clair Stadium, constructing underground parking, developing the "urban park" and relocating trade show space will cost \$172.8 million. Glebe resident Ian Lee, who runs the MBA program at Carleton University's Sprott School of Business, predicts the total cost will be "north of \$300 million." Lee states "Capital projects have a very bad habit of having major costs overruns." The City of Ottawa had an auditor-general review the business and came to the conclusion that the plans' financial projections "are reasonable and present a realistic expectation for the future." However, Lee opposes that the auditor-general should have remained neutral and uninvolved, and then filed a complaint with the Canadian Institute of Chartered Accountants.¹⁶ The Glebe Community Association agreed to the mediated settlement with the city in April 2011.

Plans to move the Horticultural building were opposed by the Heritage Canada Foundation, in turn put Lansdowne Park on the top ten list of "endangered heritage" locations after a submission by the Glebe Community Association.¹⁷ In the OSEG and urban park proposal, the Horticultural building, would be moved slightly east to make room for the OSEG quadrant of residential and retail spaces. The City of Ottawa has the power to move the Horticulture Building without outside consent if deemed necessary.¹⁸ A hearing was held with

the heritage board to the debate on the movement of the building. The heritage board rejected the move, although ultimately it is a decision of the City of Ottawa. The City annulled the heritage designation of the building in order to move it legally and the heritage designation of the building will be reinstated after it has been moved.

Heritage supporters planned to appeal the decision by the Ontario government to stop the move of the Horticultural Building.¹⁹ On November 4, 2010, the City's Built Heritage Advisory Committee, met to discuss the Heritage Impact Study of the Partnership Plan. The committee disliked the move of the Horticultural Building and unanimously disagreed with the move.²⁰

Part III

Precedent Study Analysis

The best planned public gathering spaces will be always be alive with activity. These spaces allow people of various ages, to talk, play, people-watch, pass through, or enjoying time alone but in the company of others. By integrating trees, plants, and water features into these public spaces, beautiful views are created, thus attracting more people to the area to gather. The public gathering space encourages people to interact and allow them to take temporary pauses from their busy daily routine. Seating is also important to any gathering space, ample seating further encourages people to stop by and reflect. Projects which embody the essence of gather and community spaces include: the São Paulo Museum of Art in Brazil, the conceptual Fun Palace by Cedric Price, and the Maison du People in Clichy, France.

Precedent: São Paulo Museum of Art

The São Paulo Museum of Art (in Portuguese, Museu de Arte de São Paulo, or MASP, for short) is an art museum located in the city of São Paulo, Brazil. Built in 1968, the concrete and glass structure designed by Lina Bo Bardi. The Approximately 10,000 sq. meters structure houses a permanent and temporary exhibition rooms, a library, photo gallery, film gallery, video gallery, two auditoriums, restaurant, a store, workshop rooms, and administrative offices. The entire structure is lifted 8 meters above ground the street level which creates a large open space (Fig. 1). There is an underground block of space as well as the structure suspended above street level. The main body of the building is supported by two lateral beams over a 74 meters freestanding space. The building is considered one the major landmarks of the city and the main symbol of modern architecture in Brazil. This open space quickly became one of the most famous meeting points in São Paulo, and on Sundays it hosts an antiques market.

The museum was created to be dynamic and serve almost as a cultural center for São Paulo. Its spaces are always flexible to accommodate temporary exhibitions as well as other community needs. Visitors always encounter an eclectic freshness during their visits. The temporary exhibitions cover a broad range of topics and artistic styles. National and international contemporary art, photography, design and architecture exhibitions alternate during the year, providing the public with a wide range of visual art. MASP also presents musical projects, cinema and lectures in the two auditoriums. The spaces within the auditoriums can easily transition between performance stages to platforms for other social activities.

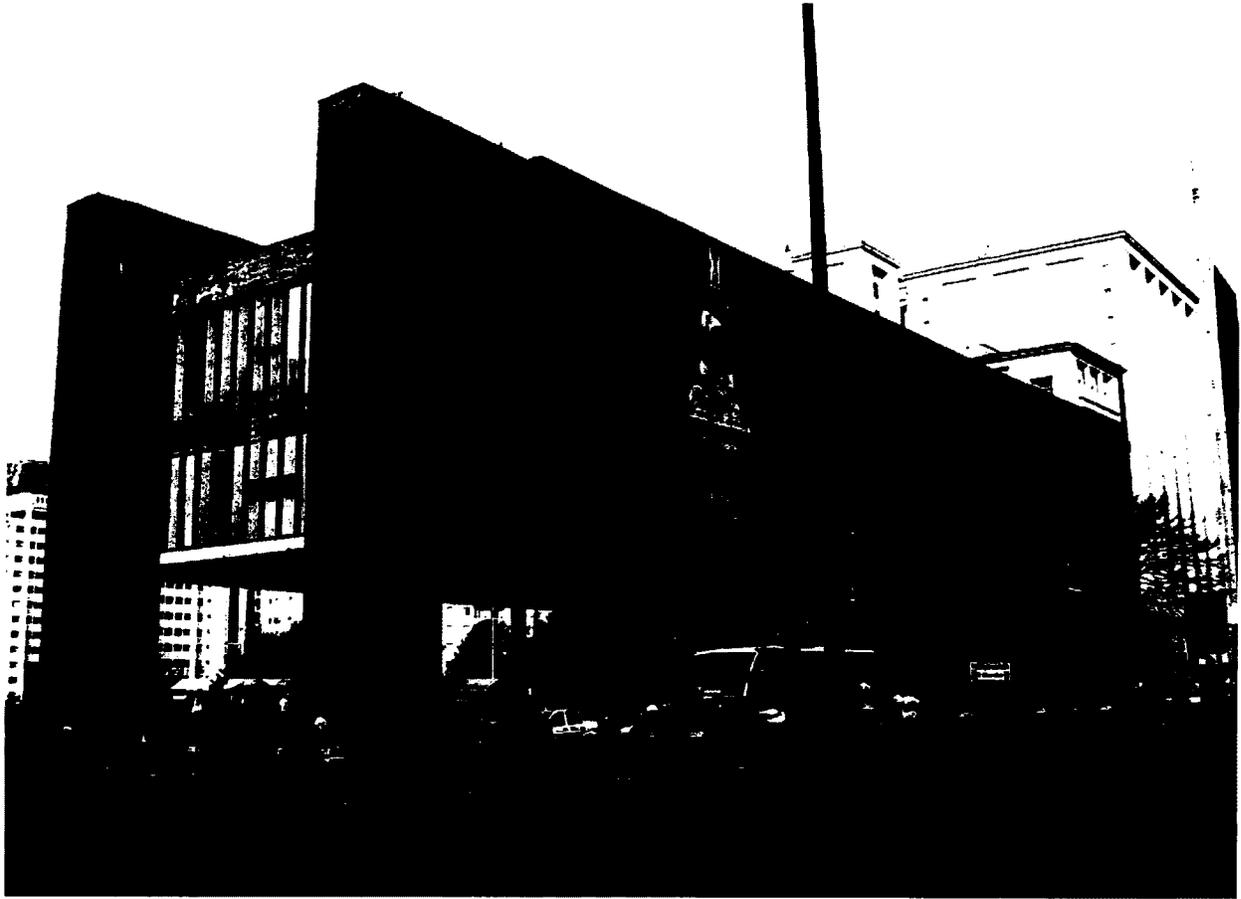


Fig. 1

Precedent: Fun Palace

Though it was only remained a concept the Fun Palace (Fig. 2) is one of the most influential projects. It is a project with inspired Richard Rogers and Renzo Piano's Centre Georges Pompidou in Paris. Fun Palace is Cedric Price's most celebrated work. Some characterise the work as a giant toy or as a building-sized transforming machine but the building is capable of providing numerous combinations of space which is ideal in today's architecture. The only fixed element within the Fun Palace was to be the grid of structural steel lattice columns and beams. All the other programmatic were to be movable. These elements were built of prefabricated modular units that could be quickly assembled and taken apart as needed.

Hanging theatres, activity spaces, cinema screens and speakers would move around freely with the help of computers. Columns and service towers which contained the emergency stairs, elevators, plumbing, and electrical connections would serve as the anchor points of the moving platforms. The Fun Palace inspires architecture to become freer and open in the design, which tolerates frequent change in space. The flexibility of this architecture allows for a more sustainable architecture which can provide a community with much needed valuable space.

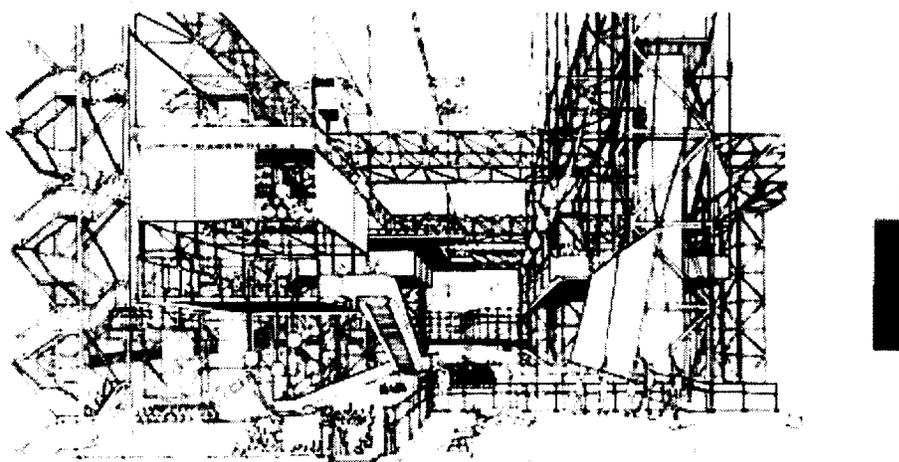


Fig. 2

Precedent: Maison du Peuple

In 1935, Mayor of Clichy Charles Auffray held a contest for architects to design a roof for the open air market on Rue de Lorraine. Architects Beaudouin and Lods, working with the engineer Vladimir Bodianski, put forward an innovative idea. They envisioned a space which could be put to its maximum use. Their entry provided a ground-floor market with an upper floor which contained offices and a 1000 seat auditorium which could be converted into a cinema with

the simple sliding of modular partitions within the structure. The floor as well as the roof of the building would be retractable. The architects worked with designer Jean Prouvé to bring the Maison du Peuple (House of the People) to fruition. He provided many innovative technical solutions, the most important of which are the curtain walls (Fig. 3). The non-load-bearing walls were simply suspended on the structure allowing for more open space within the interior. The retractable glass roof, letting in plenty of light in during all times of the day and if needed the roof could be fully removed creating an open air theatre (Fig. 4). This incredibly open and flexible space of the Maison du Peuple becomes a critical joint within the community by providing a fresh food market, a place to gather and a source of entertainment.



Fig. 3



Fig. 4

Part IV

Site Concept

Though there are a fair amount of positives for the new proposed Lansdowne Park. A new “Great Lawn” (Fig. 6) is being implemented into new Urban Park. It is a large open air green space which serves as a gathering space. The open area can also be rented out for small community events, stages may also be setup for outdoor concerts. The “Aberdeen Square” (Fig. 7) provides a new space for local artists and farmers to sell their goods and produce in the open air market space. A “Heritage Orchard” provides a history of different varieties of trees found native to the Ottawa area. A children’s play area (Fig. 8) is also implemented in the park space, which is very much lacking in the Glebe community. A “Skating Court” (Fig. 9) provides the community with an outdoor skating and curling rink in the winter months, and a gathering space with seating in the warmer months. And of course the much needed reconstruction of the South Stands and the revitalization of the North Stands and the Civic Centre.

Along with the positives there are always negatives, and the new Lansdowne Park proposal is no different which result in a large impact on the Glebe neighbourhood and community. The introduction of outdoor chain retail stores (Fig. 10) within the Lansdowne development is a difficult business to sustain in the Ottawa’s climate. Ottawa receives less than 5 months of quality warm weather in which these stores will be able to thrive with constant traffic, while the 7 months of harsher weather will deter people from shopping outdoors. These stores also create a needless competition with the smaller boutique stores along Bank Street in the Glebe which already have a rough time in the winter months. Holmwood Avenue is being densified with a strip of town homes as well as two large eight plus storey condominiums along

Bank Street. The increase of residential property greatly brings more car traffic to Bank Street, making a bad situation worse. Bank Street is a four lane street, two lanes going each direction, which typically is a two lane street because cars are parked in the right-side lanes.

The Redevelopment of Lansdowne project is the perfect opportunity to provide the Glebe area with a new community centre. The addition of town homes and 2 multi storey store (Fig. 11) residential towers within the Lansdowne site causes an influx of people wanting to use the services of the existing Glebe Community Centre, located at the intersection of Third Street and Lyon Street. The smaller and outdated community will slowly be over crowded creating an unhealthy rift in the community. The creation of a newer and larger community centre the Glebe is able to accommodate the needs of all its residents, old and new.

The new Glebe Community Centre will replace “Block H” and “Block I” (Fig. 5) in the proposed plan of Lansdowne Park. “Block H” and “Block I” border Bank Street which will make the new Athletic/Arts/Community Centre serve as the gateway to the new Lansdowne. The proposal of replacing these two large structures, which has been zoned as mainly large retail space, will extended smaller boutique sized spaces for new stores as well as providing new space for the community to gather and enjoy arts and athletic based programming. The new community centre will provide more space for a wider variety of functions to maintain the strong bond the Glebe community has always maintained.

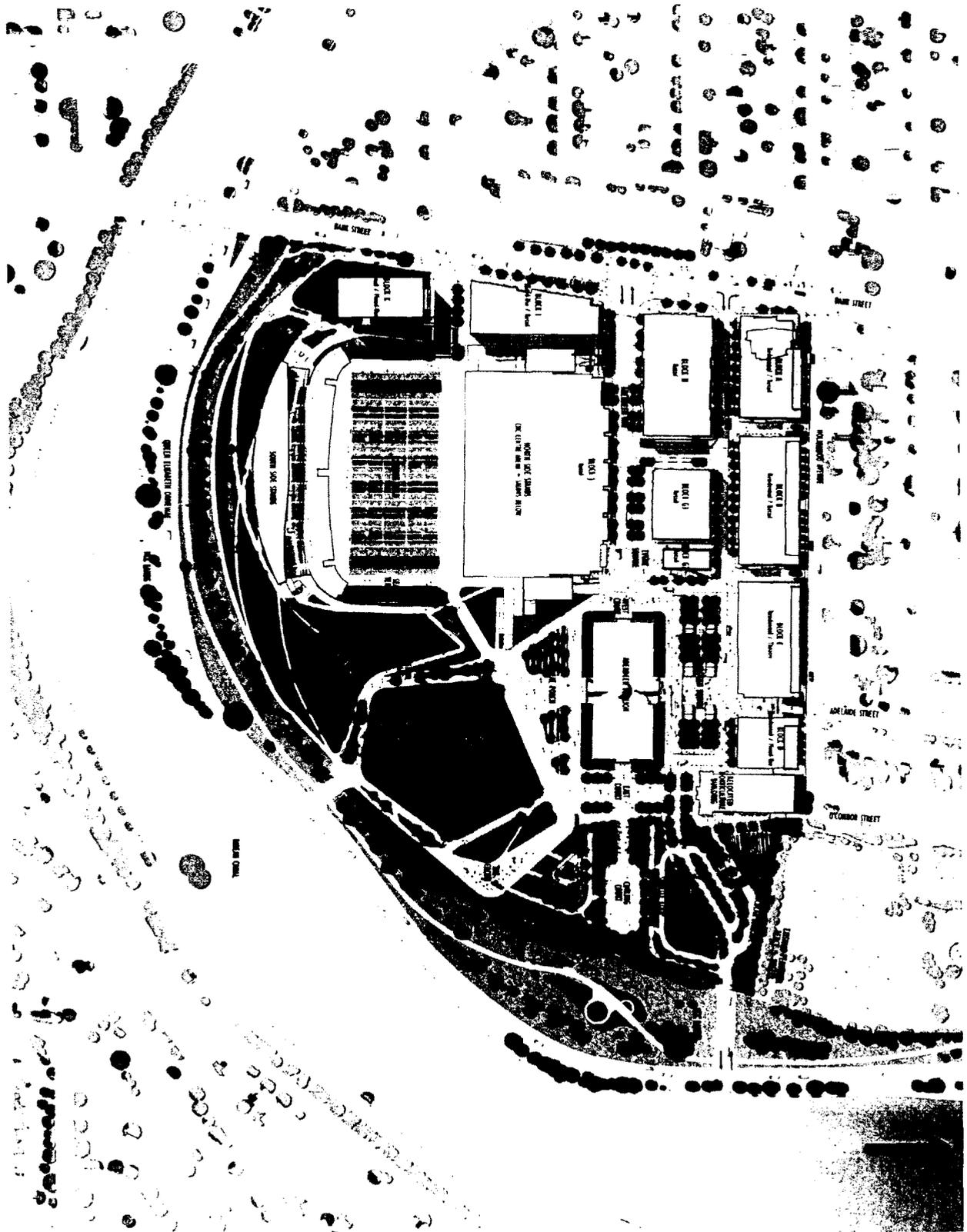


Fig. 5

The Re-Redevelopment

The new Athletics Arts Community Centre will integrate a day care facility, classrooms, dance studios, gymnasium, a café, a community kitchen and restaurant, auditorium, swimming facility as well as an extension of new boutique stores to go along Bank Street. (Fig. 12-16) The programming will be separated with athletics on one end, arts on the other, unified together with community based elements.

New boutique sized retail spaces are created along the Bank Street façade to continue the Glebe street scape into Lansdowne Park. (Fig. 17-18) By extending these new boutique spaces, it fills in an existing void and creates a link with the series of stores, restaurants and businesses across the Bank Street Bridge in the Old Ottawa South neighbourhood. While some of the small box-like stores are fixed in position, a select number of spaces are capable of sliding in or outside of the community centre façade creating a dynamic play on space. This allows the retail stores the ability to expand or condense their sales space. (Fig. 19) The sliding retail boxes also give the option of creating more interior space within the community centre.

A community swimming pool is one thing which the Glebe community lacks. (Fig. 20) The pool provides new younger swimmers with a place to learn as well as a place for more avid swimmers a place to train. There is also a smaller wading pool for toddlers and their parents to enjoy the water. (Fig. 21) A classroom within the pool area provides a space for lifesaving and out of water training lessons. (Fig. 22) The swimming pool will have set times for public swims and lessons. The pool can also be rented out for private events, birthdays, swimming competitions, etc. One essential feature to any community centre is always a functional gymnasium which can house multiple sports. (Fig. 23) Sports have always been a way to

transcends barrier, it brings people of all ages and races together. Two large indoor basketball sized gymnasiums are housed above the pool in sports complex, as well as an outdoor basketball court which overlooks Frank Clair Stadium. (Fig. 24) The indoor gymnasiums are able to accommodate multiple sports and activities with its collapsible partition walls. Above the gymnasiums there is a roof top running track is also offered to the community, providing them with a unique experience while running. (Fig. 25)

On the opposite side of the athletic programming is the arts centre. (Fig. 26) The arts have been said to improve health, mental well-being, cognitive functioning, creative ability and academic performance. A three hundred and fifty seat theatre is the central feature of the arts centre. (Fig. 27) The small and intimate stage provides space for concerts, plays, dance recitals and musicals. Large rehearsal spaces are tucked behind the stage allows for multiple productions to be running at the same time. The rehearsal areas also provide space for community programs a place to involve the youth in the arts.

Two dance studios offer community dance classes a space which does not have to be shared with other programming. (Fig. 28-29) The panels separating the two studios can be removed and transformed into one large dance space for larger classes. Several smaller classrooms are suitable to accommodate community art classes for painting, drawing and ceramics. (Fig. 30)

Larger gathering spaces within the two wings can be transformed into temporary gallery spaces. (Fig. 31) The high ceilings allow for larger sculptures to be displayed and installations are able to hang down from the ceiling as well.

The Glebe is home to many young families and their children, one essential service the community centre would require is a safe day care facility. The daycare offers both an indoor and an outdoor terrace facility, giving the children a chance to be out in the open air during the warmer months while still being in a safe enclosed environment. (Fig. 32-33) This allows the residents of the Glebe to have a safe and convenient location when they are in need of a helping hand. The idea of the community centre is to create open spaces which can be easily interchangeable to suit the needs of the community. Classrooms will be available throughout the facility to allow for extracurricular classes for all ages, ranging from music, art, math and sciences. (Fig. 34)

A café is located on the bridge which links the two buildings together. (Fig. 35) Throughout the world cafes have always been a place for people to relax and/or chat. A café integrated into the new community centre gives the users a place to gather before or after an event, or just a place to catch up on some weekly gossip.

Viewing areas are always important for parents, giving them the opportunity to check up on their children's progression in their activity that they are learning to perfect. Seating is provided outside of the gymnasiums, pools and dance studios in front of large glass windows. (Fig. 36-37) The viewing areas also allow for parents to interact and share their experiences with each other.

Two roof top green spaces, located on opposite sides of the community centre, provide additional outdoor space for people to congregate. (Fig. 38-40) Both green spaces overlook Bank Street and Aberdeen Way, marking the entrance into Lansdowne Park. Seating is placed throughout the spaces for people to sit and enjoy the sights and sounds.

A huge recent trend is the influx of food trucks, more so in the United States. Because of the drastic changes in weather and temperature in Canada food trucks have not been able to thrive as they do in warmer southern climates. Two community kitchens provide an opportunity for talented chefs within the community to cook and serve their food indoors. (Fig. 41) The kitchens will be available for rent on a week to week basis, which allows a constant cycle of fresh new ideas and different foods to be served by different chefs. Within the restaurant/kitchen portion of the programming, seating for 100 people are provided in a food court-like configuration to allow for higher and more frequent traffic to these miniature restaurants. (Fig. 42)

The three precedents which produced the basis of the Athletics/Arts/Community Centre, all have one common influence; providing large spaces for people to interact and gather. Though the São Paulo Museum of Art is not providing interior space for large amount of people to gather, it offers a large cover exterior space. The approximately 1400m² became a landmark for people to meet. The new Glebe Community Centre will provide comparable covered exterior spaces for people along Aberdeen Way, the gateway into Lansdowne Park. (Fig. 43-44) The Fun Palace has large transformable spaces allowing for multiple programming to occur with simple changes to the infrastructure. Many spaces within the community centre; gymnasium, classrooms, dance studios, and retail boxes, have sliding and removable elements which allows the size of the spaces to fluctuate in order to accommodate different programming with ease. The unique space of Maison du Peuple created by the sliding roof generates an enjoyable place where people want to convene. This dynamic space is applied to the boutique retail boxes. The ability of pushing and pulling the boxes to the interior of exterior gives the option of creating new spaces and experiences for the community.

The façade along Bank Street is meant to draw people into Lansdowne Park. The protruding red retail boxes continue the essence of the existing street scape of the Glebe community in an updated fashion. (Fig. 45) The large windows give passersby an outlook into the multitude of programming occurring at all times of the day. The large wooden façade which cuts away from the street plane denotes the two interior gymnasiums. (Fig. 46) The theatre seating protrudes through the glass box which contains it, while the stage is signified with a large wood paneling beside it. The two kitchens are also easily found with its large containing walls extending out of the roof. The entrance to the restaurant is located by two large converging glass walls, in between a series of boutique boxes. (Fig. 47) The roof line steps down and backwards away from the street multiple times to reduce the solidity and mass of the structure.

The combination of permanent fixtures; the café, community kitchen, and swimming facility, and flexible spaces are necessary elements for the community centre to thrive. The new facilities would greatly benefit the community by providing a safe and fun environment for people to gather.

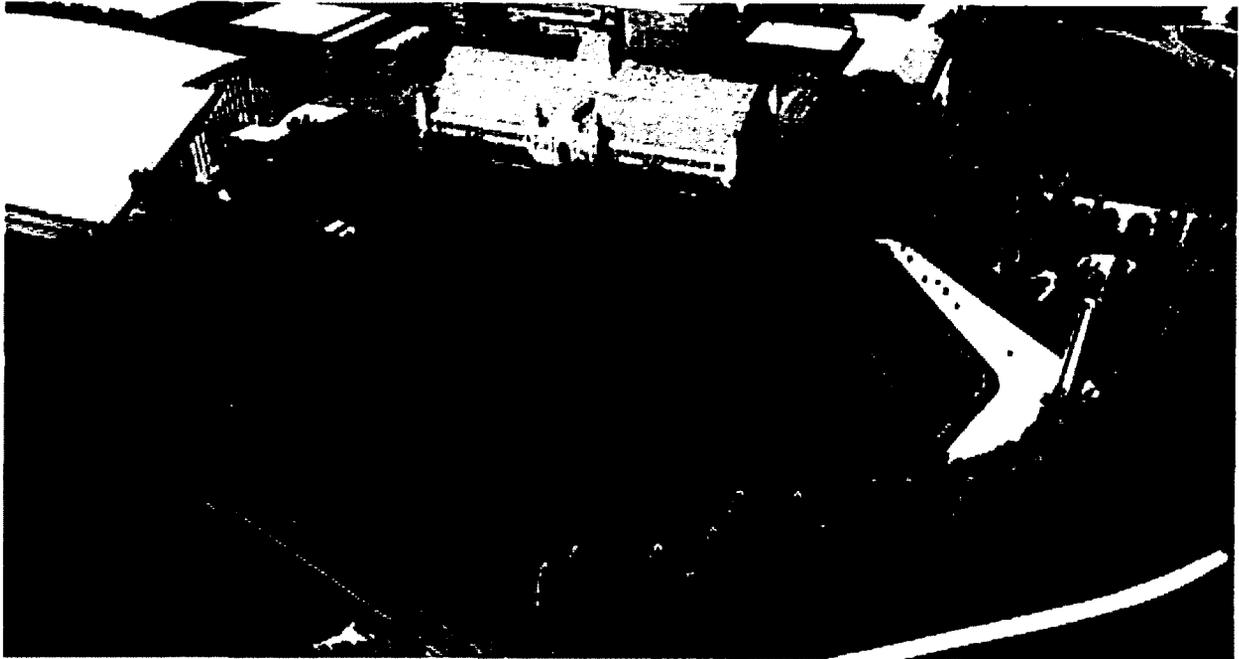


Fig. 6 - The Great Lawn provides a large green space for endless functions and programming.

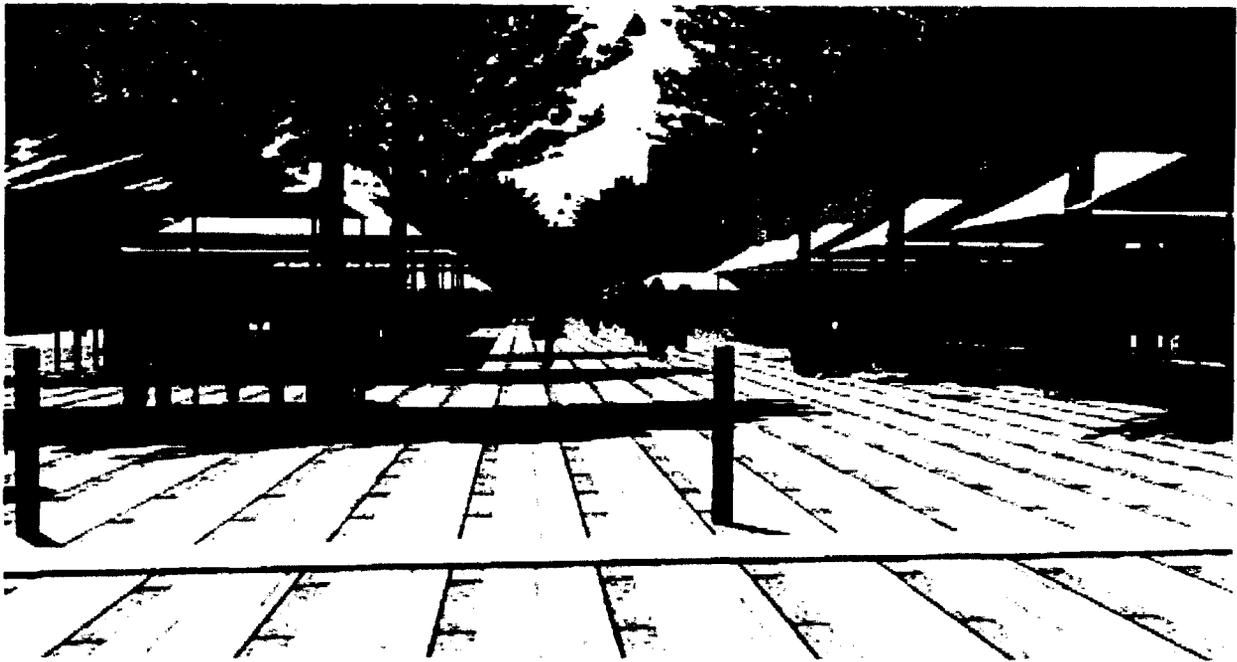


Fig. 7 - Aberdeen Square is the home to the Ottawa's Farmers Market.



Fig. 8 - Children's Play Area within the Urban Park.

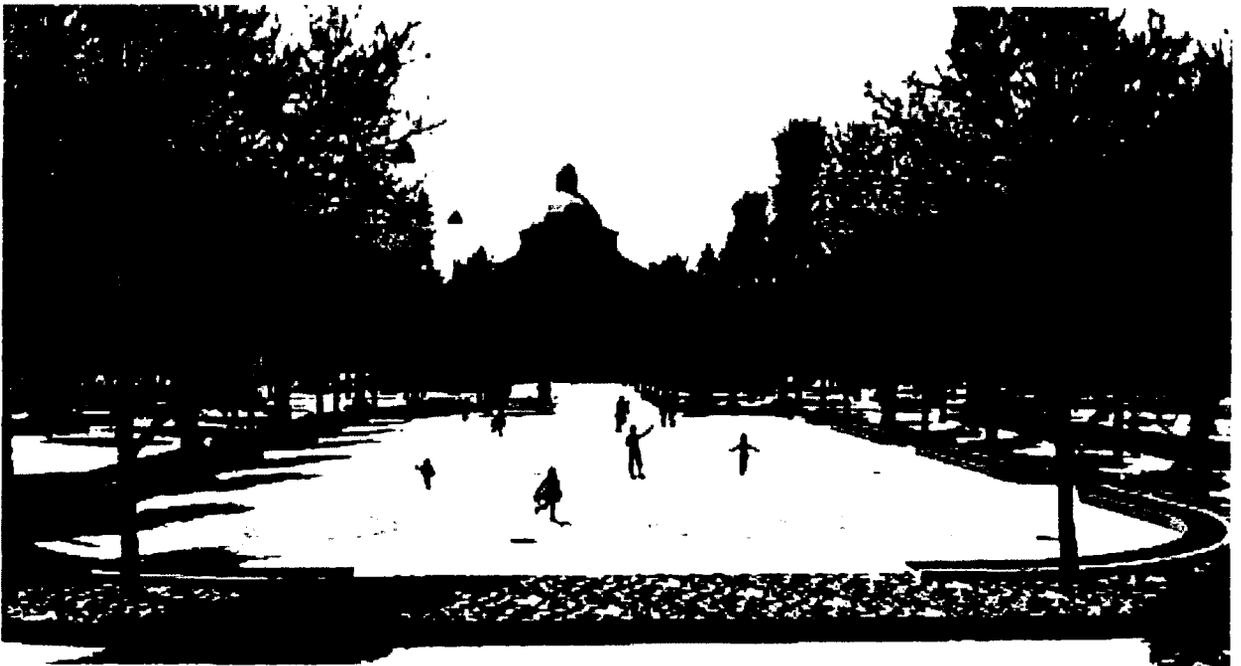


Fig. 9 - Skating Court in the wintertime.



Fig. 10 - chain retail stores of the proposed outdoor shopping streets within Lansdowne Park

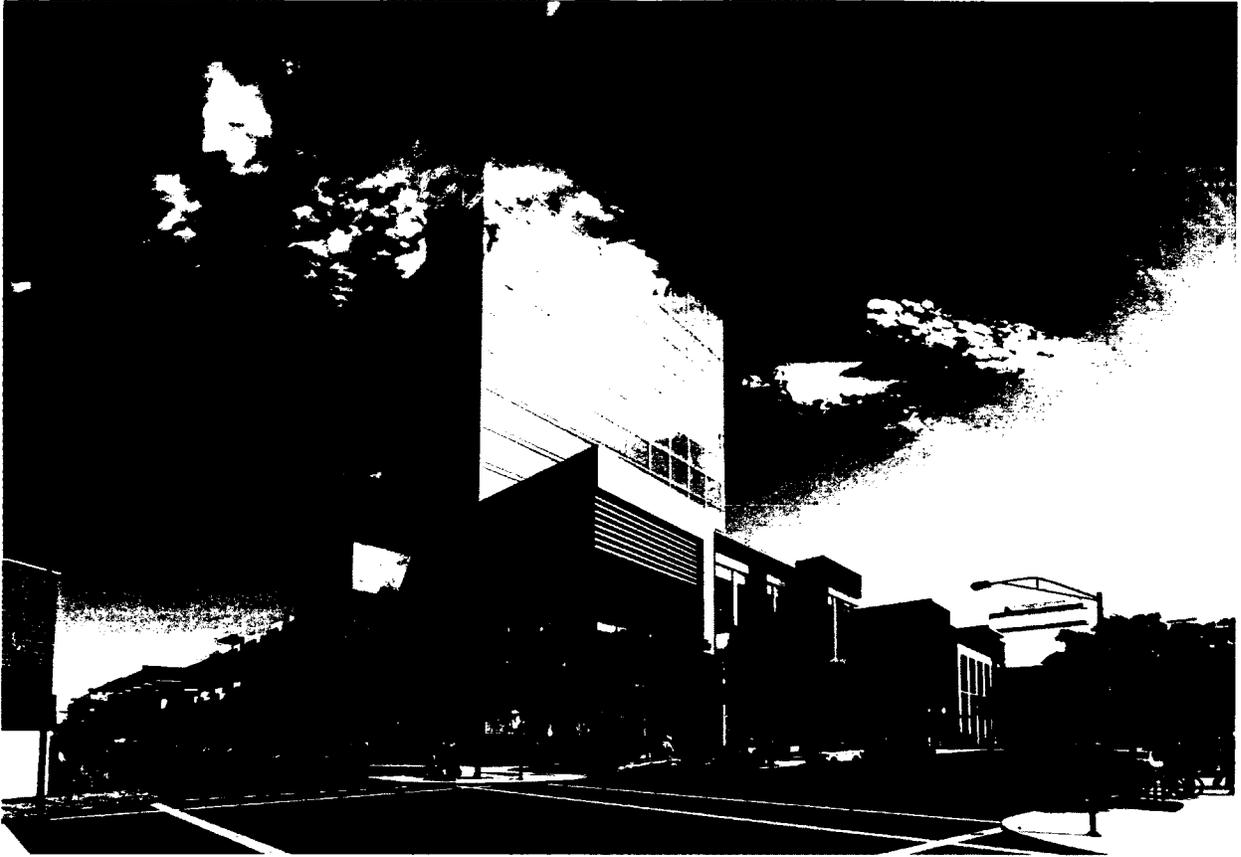


Fig. 11 - proposed condominium tower shown as fading into the sky to mask the large presence and impact it would have on the Glebe community

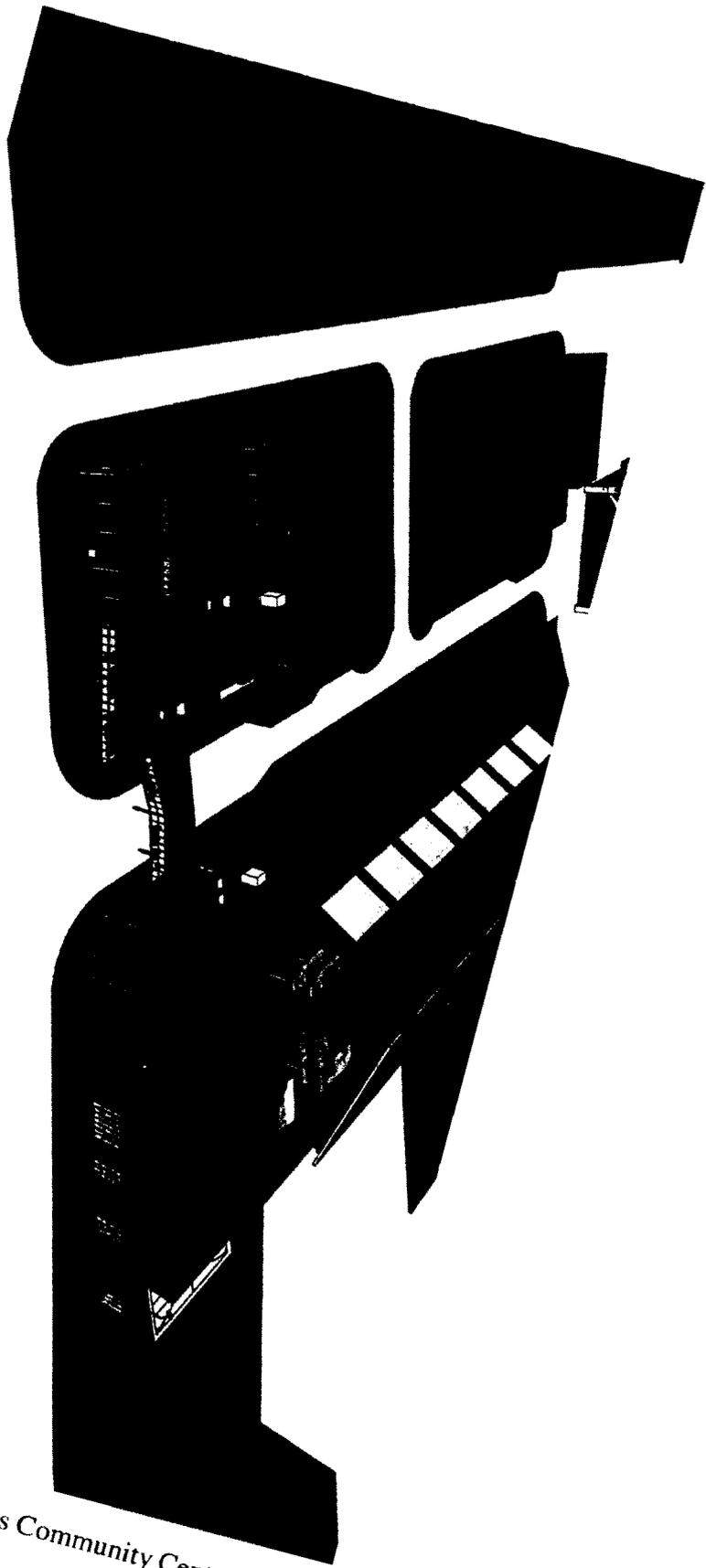


Fig. 12 - Athletics Arts Community Centre

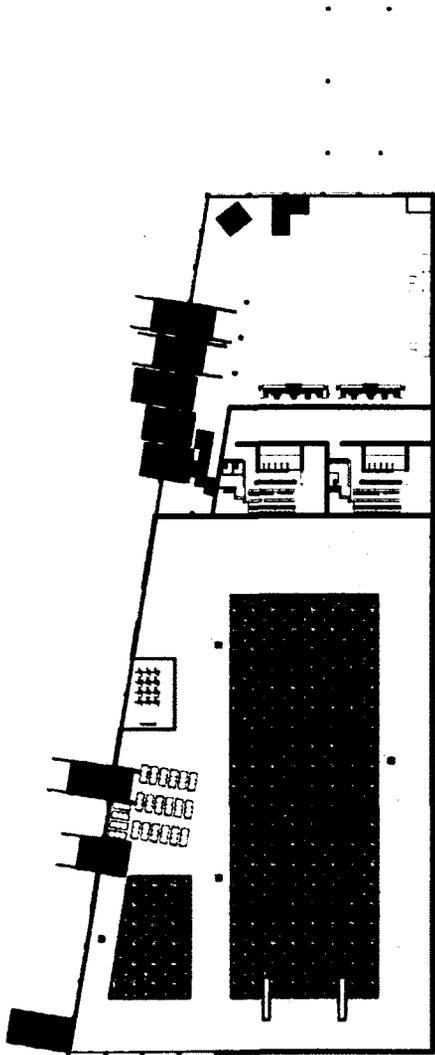
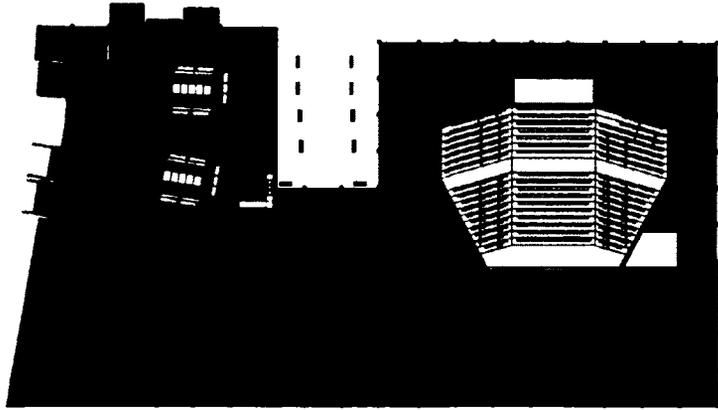


Fig. 13 - Ground Floor Plan

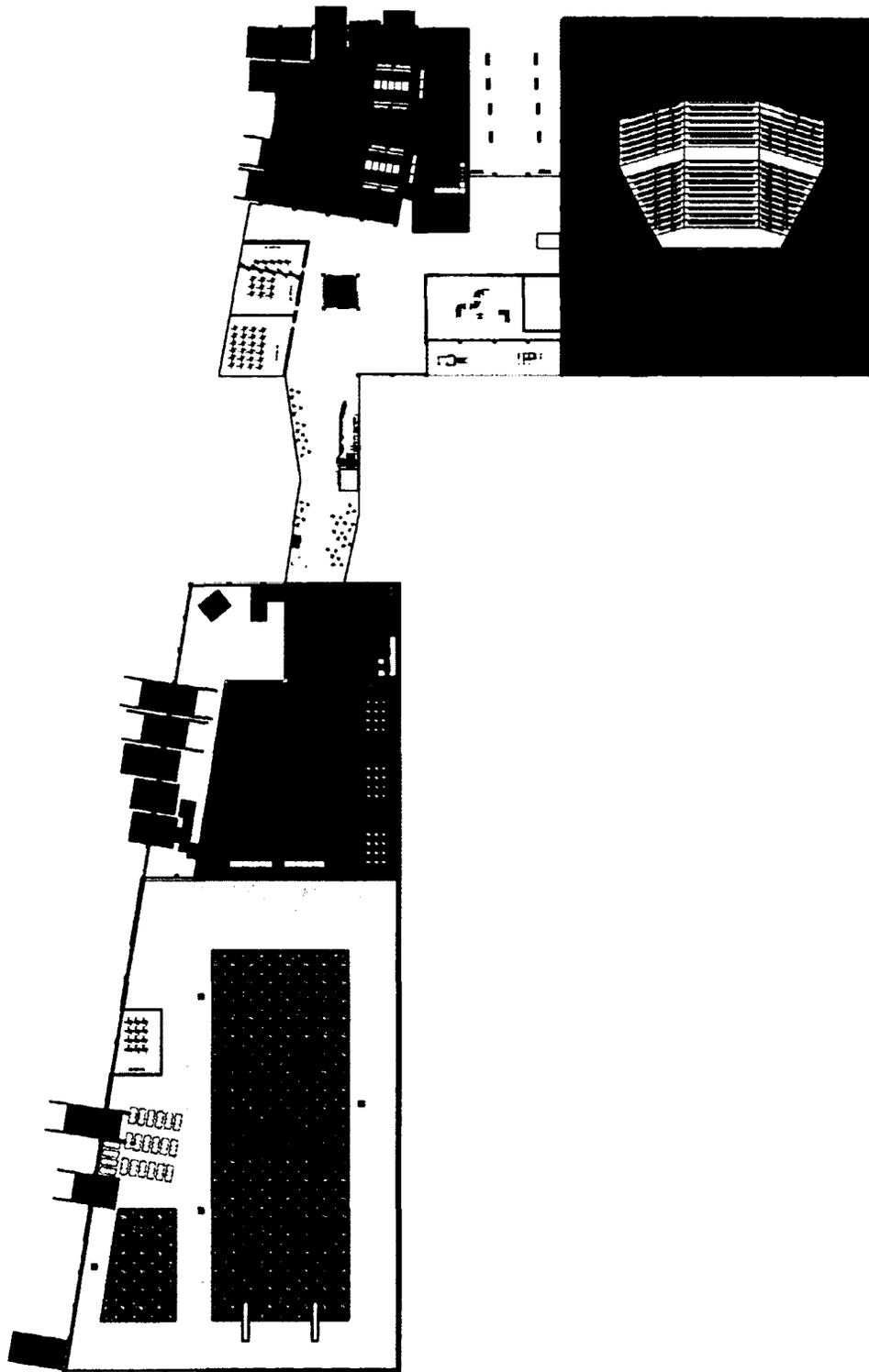


Fig. 14 - Second Floor Plan

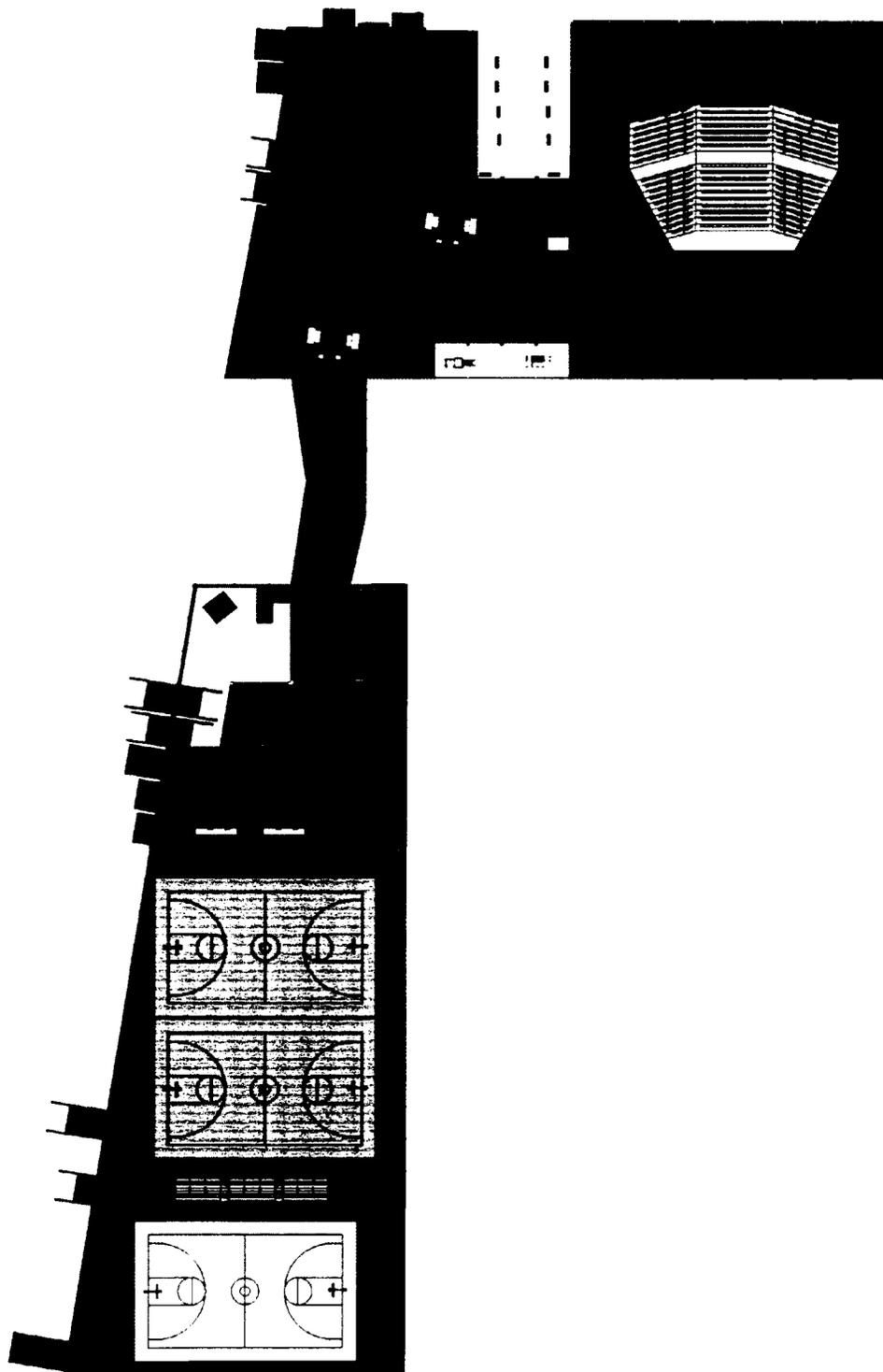


Fig. 15 - Third Floor Plan

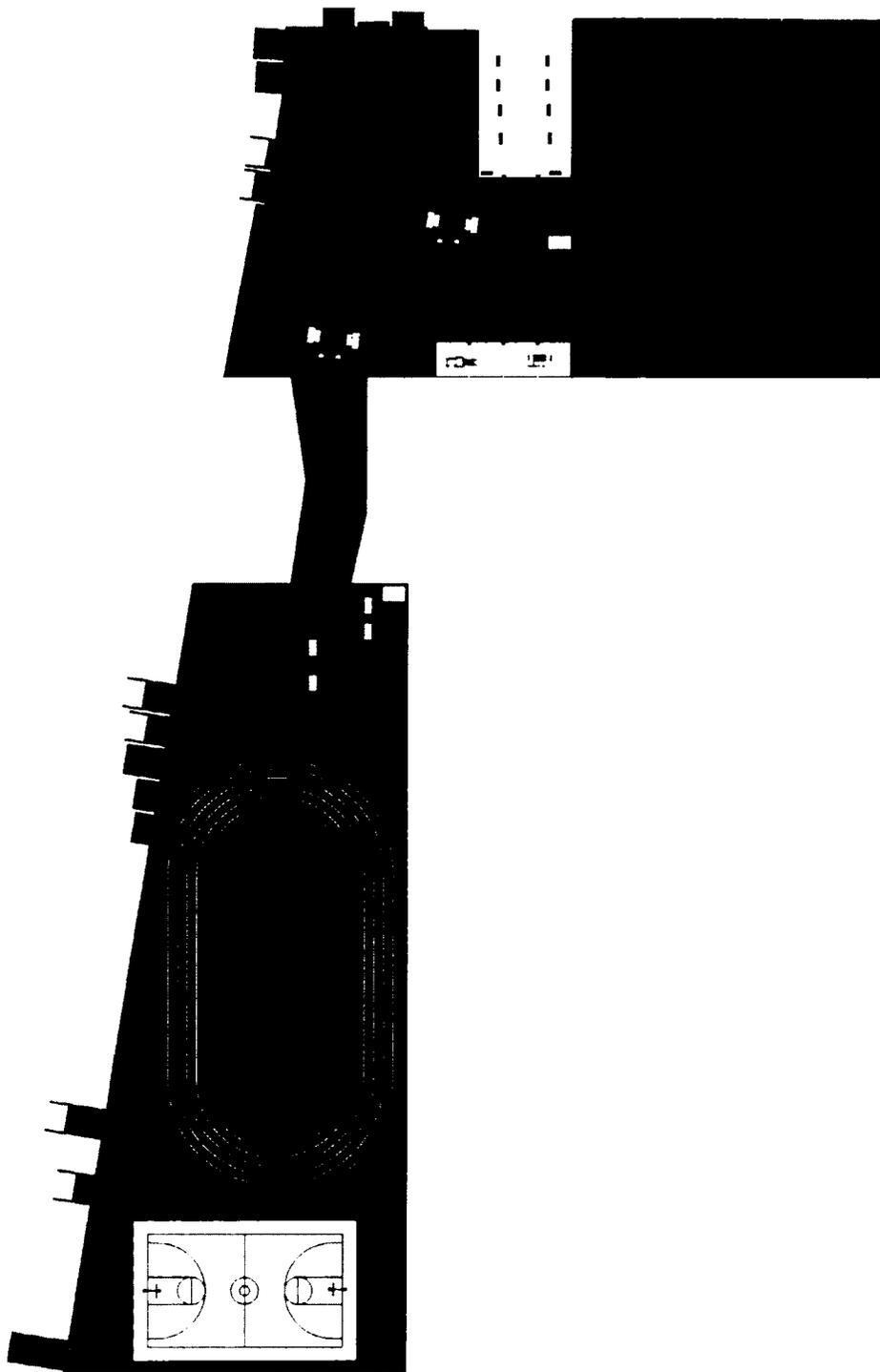


Fig. 16 – Roof Plan

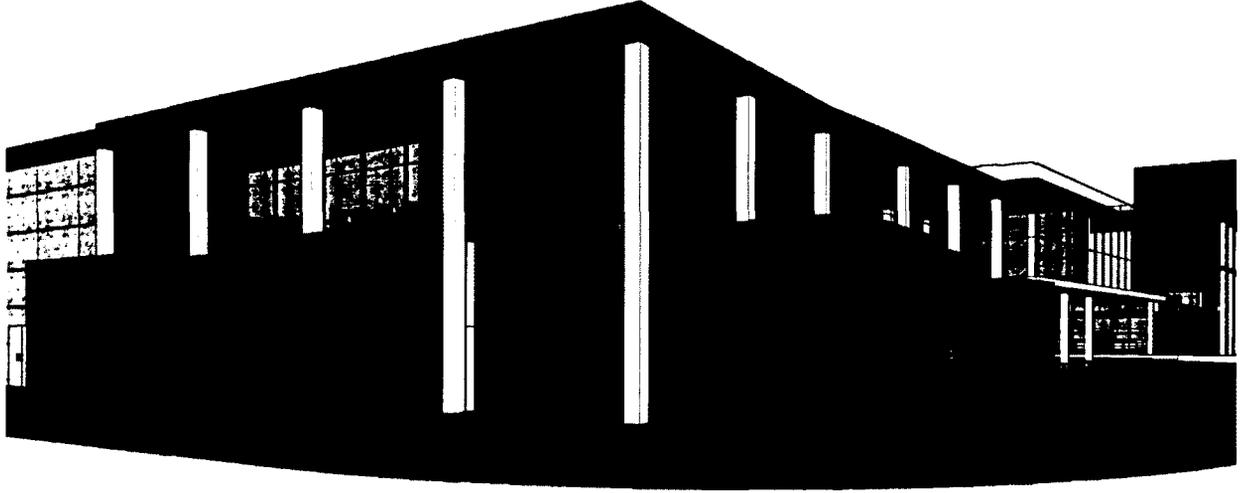


Fig. 17 – northern set of boutique retail stores

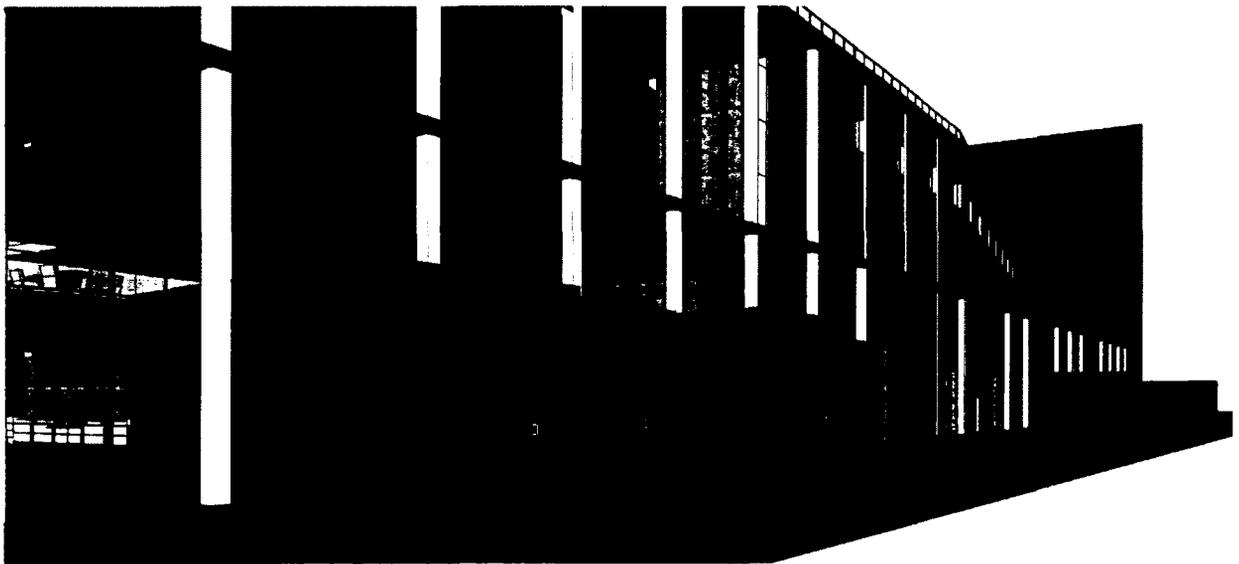


Fig. 18 – southern set of boutique retail stores

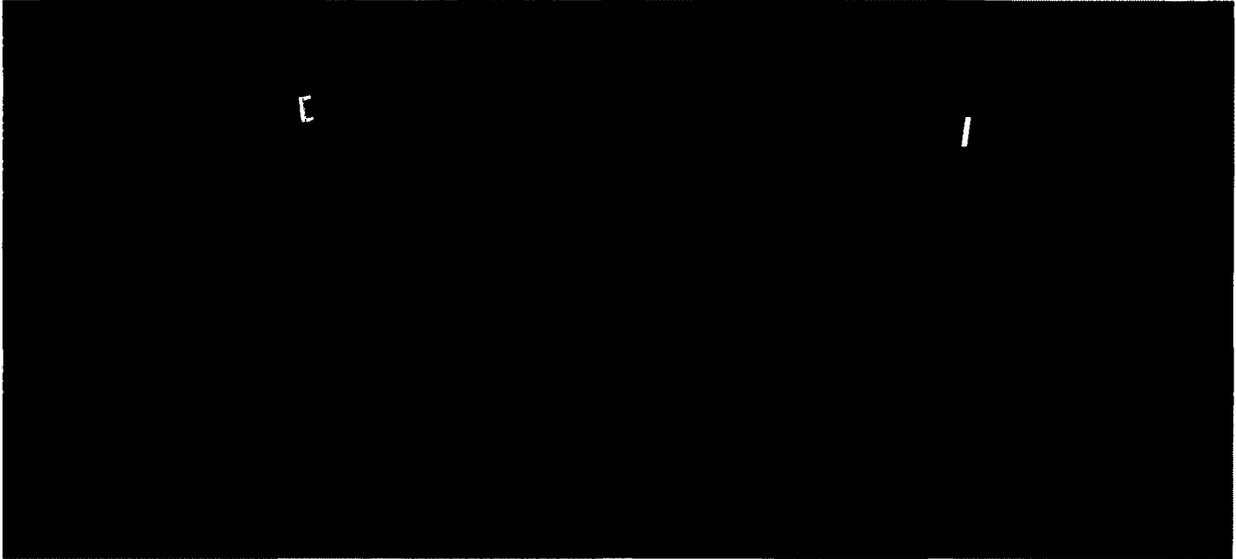


Fig. 19 – tracks paved into the ground to allow the boutique boxes to be pulled into or out of the community centre

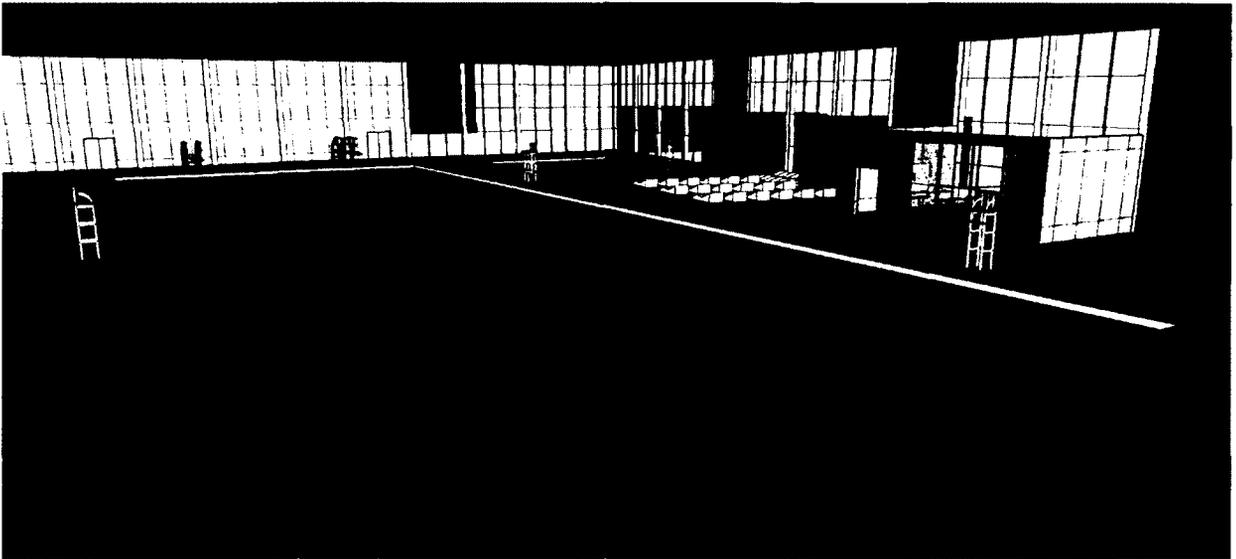


Fig. 20 – community pool

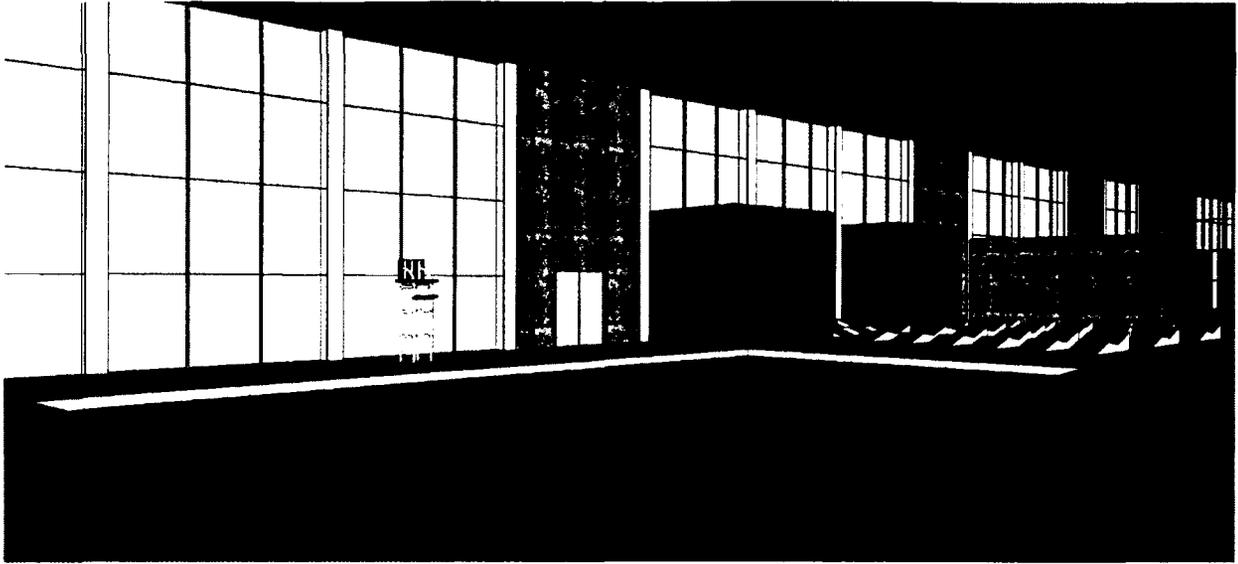


Fig. 21 – children’s wading pool



Fig. 22 – classroom inside pool facility for swimming related courses

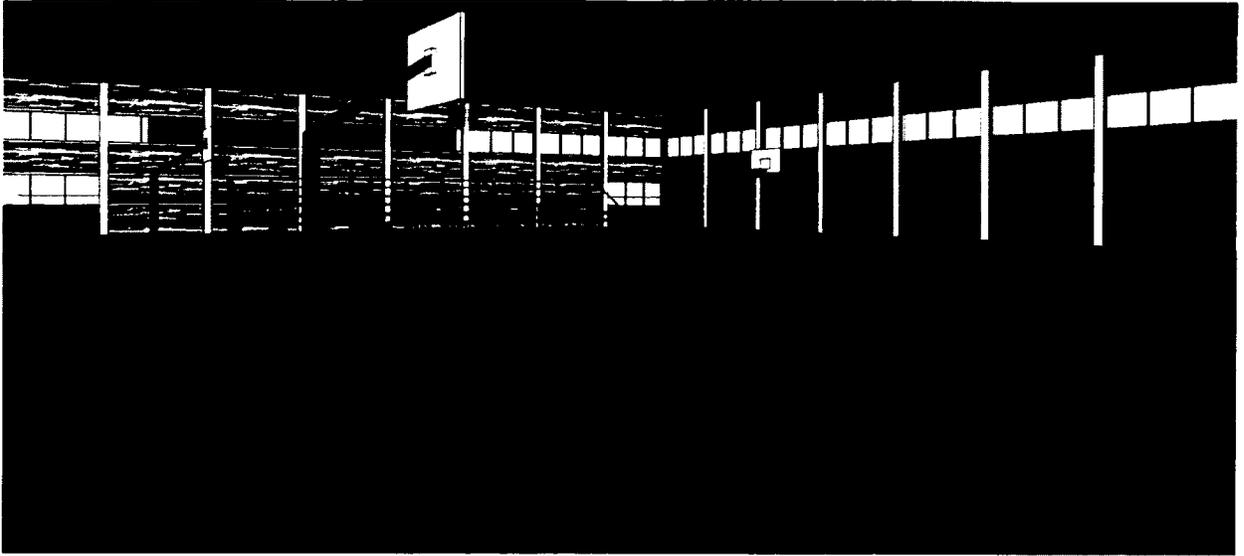


Fig. 23 – interior of gymnasium

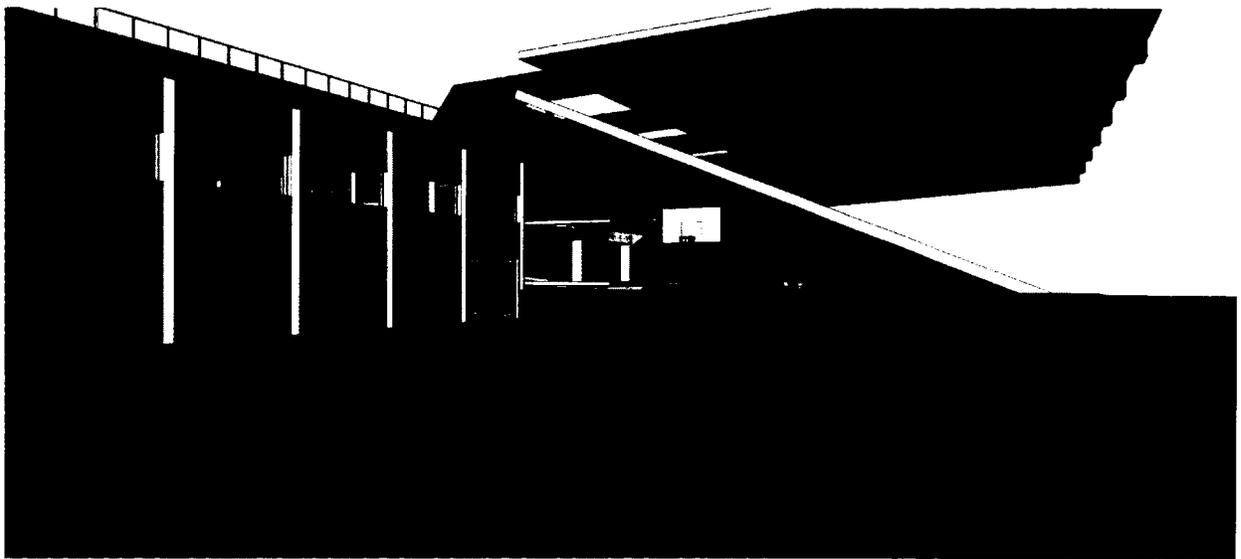


Fig. 24 – outdoor basketball court overlooking Frank Clair Stadium

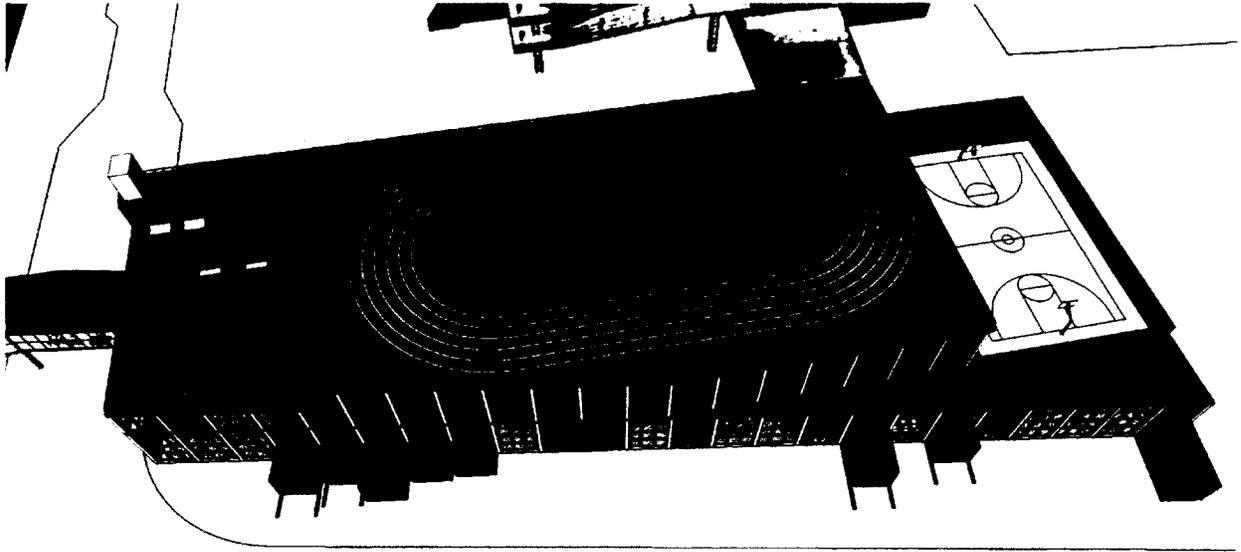


Fig. 25 – roof top running track



Fig. 26 – theatre and arts wing of the Athletics Arts Community Centre



Fig. 27 – inside the intimate 350 seat theatre

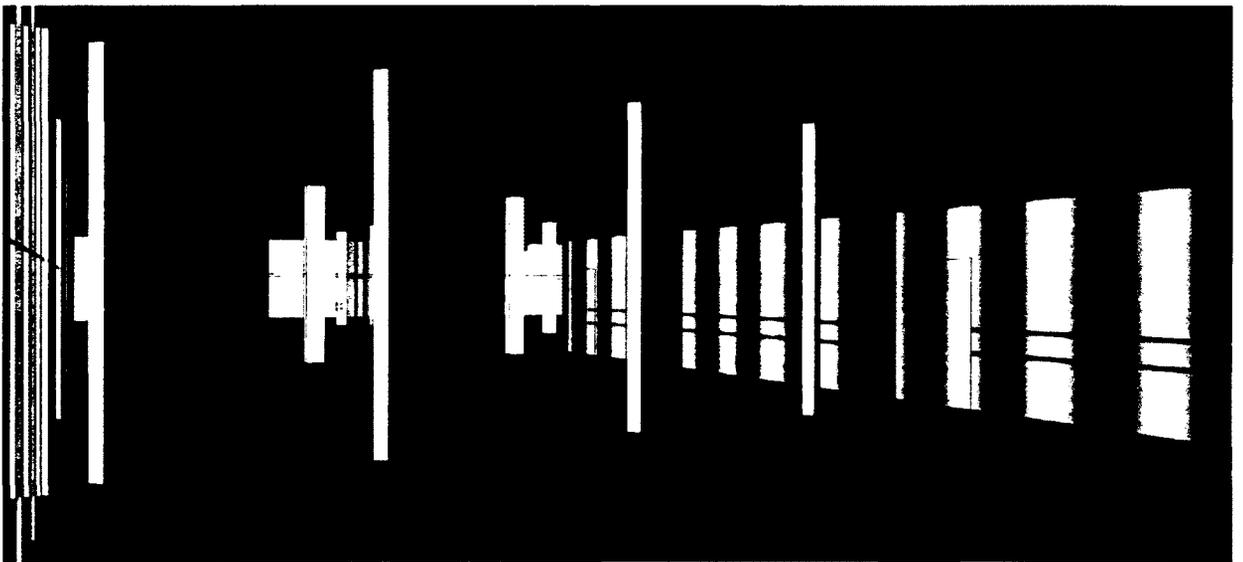


Fig. 28 – dance studio

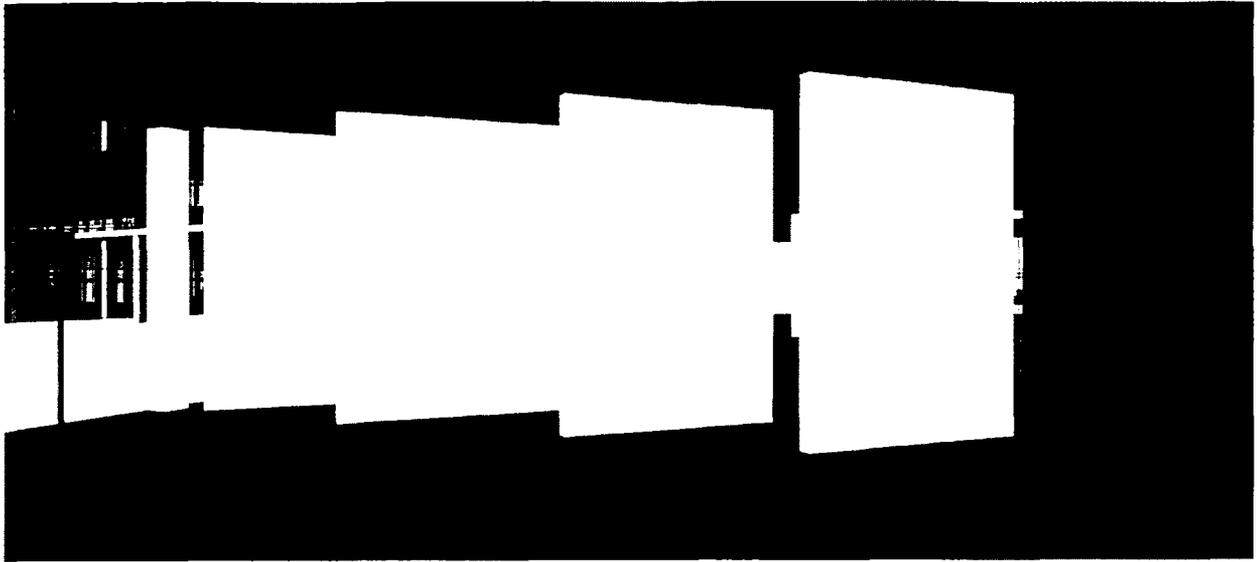


Fig. 29 – sliding division panels of the dance studio

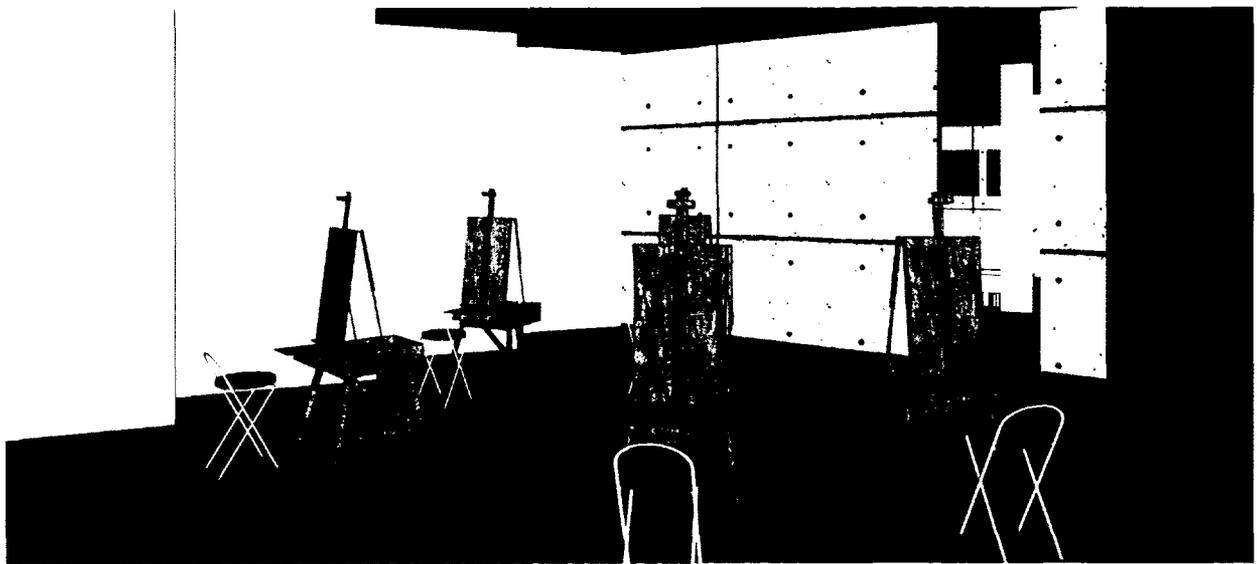


Fig.30 – community art studio

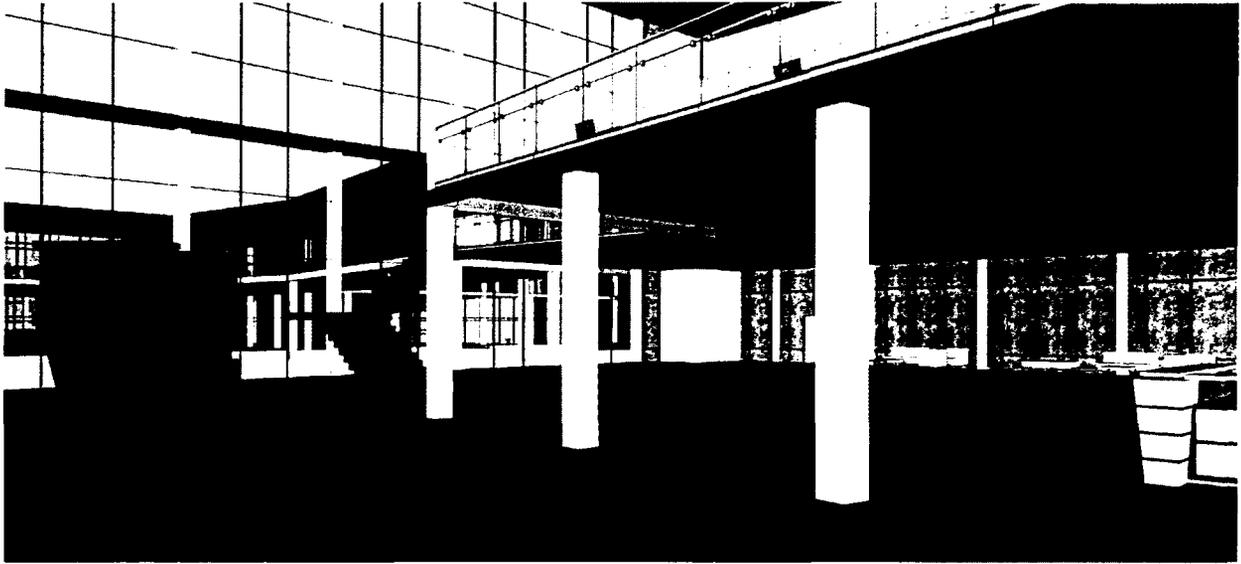


Fig. 31 – large open spaces are flexible to accommodate temporary art exhibitions

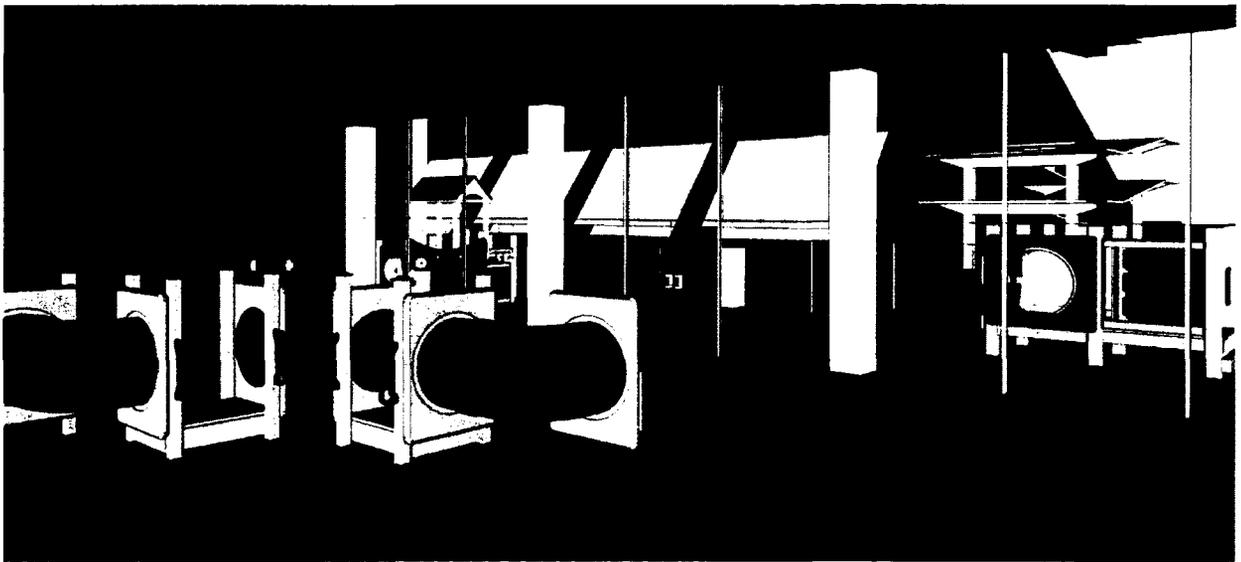


Fig. 32 – interior of the community daycare centre



Fig. 33 – outdoor play area of daycare

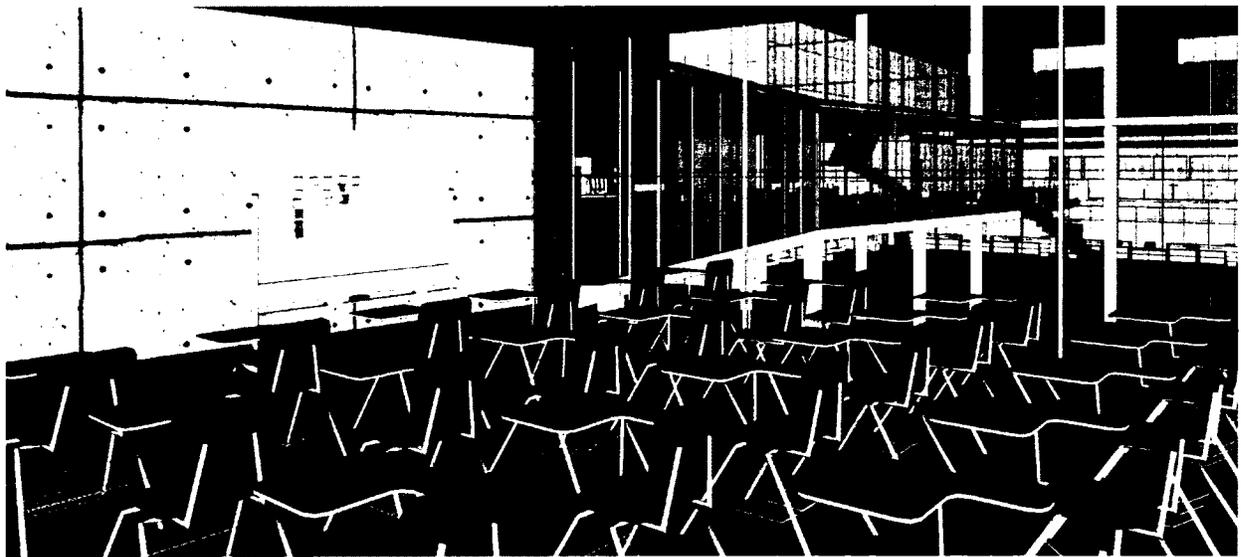


Fig. 34 – community classrooms

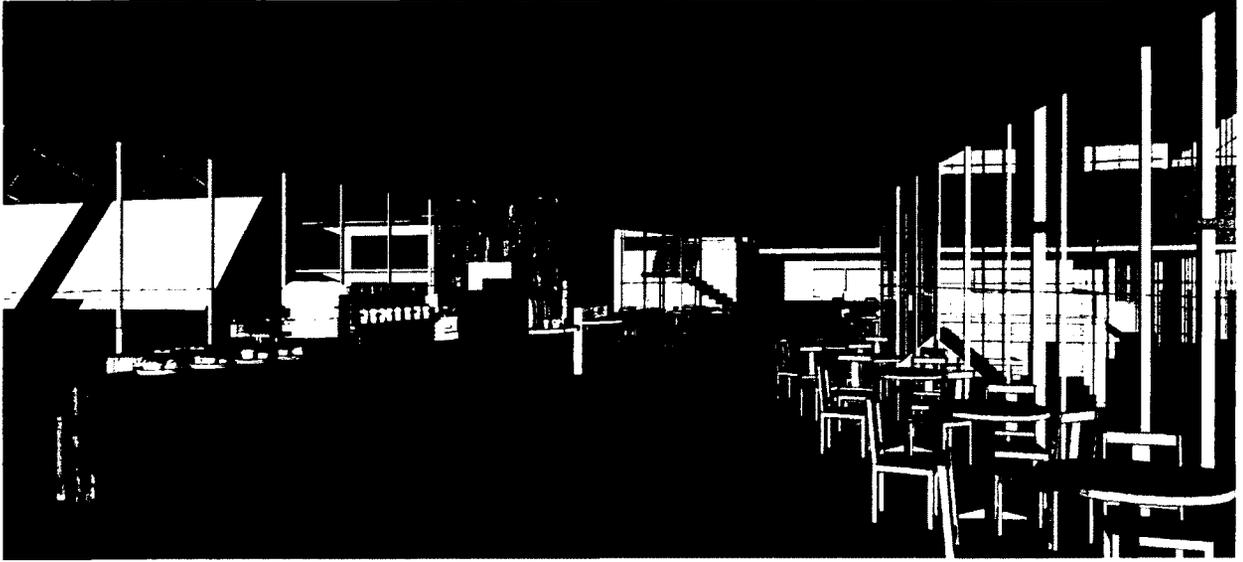


Fig. 35 – café linking the two wings of the community centre

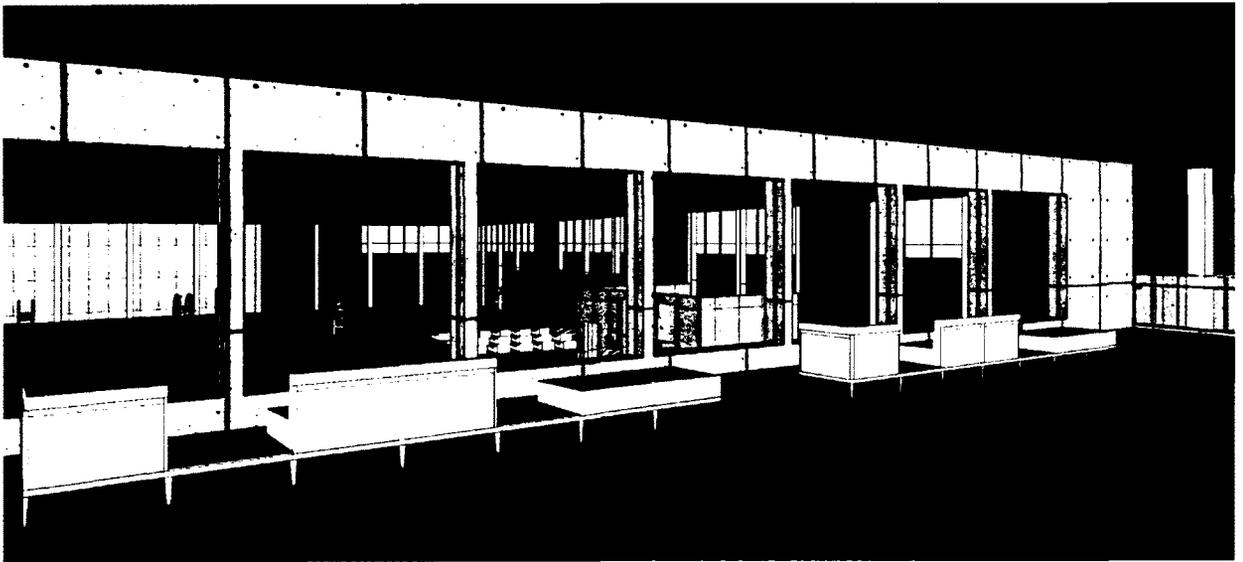


Fig. 36 – pool viewing area

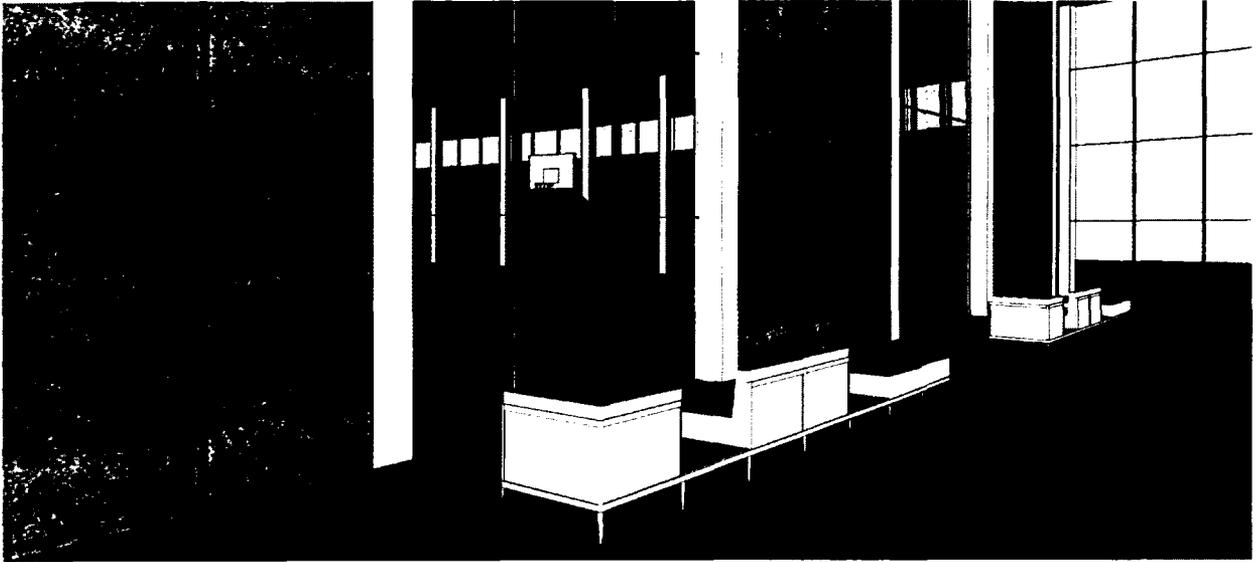


Fig. 37 – gymnasium viewing area



Fig. 38 – green roof overlooking Lansdowne Park

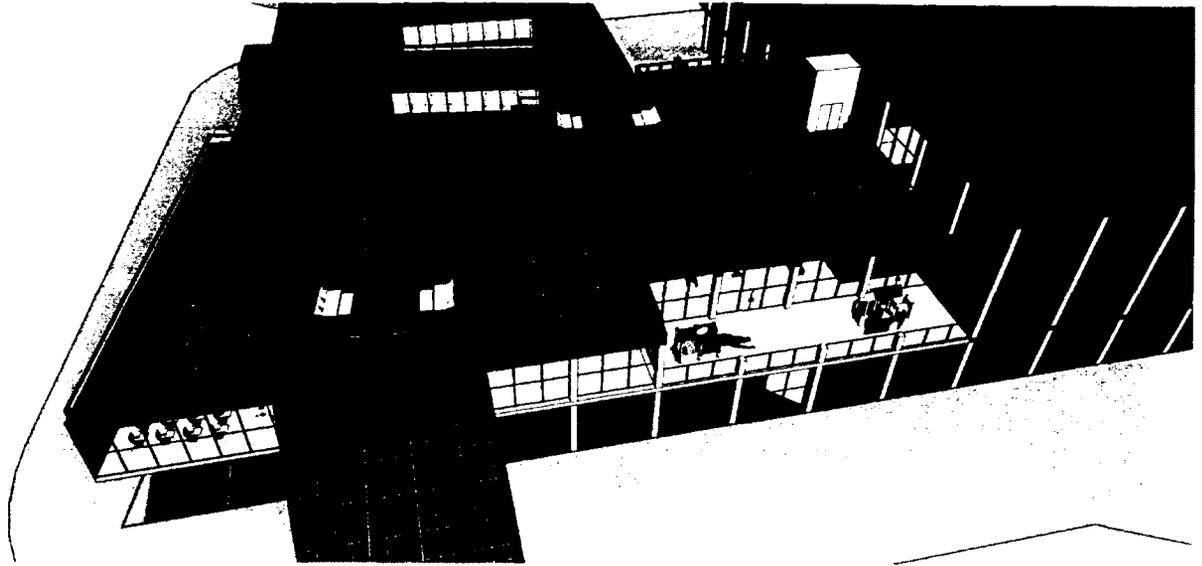


Fig. 39 – green roof above arts programming

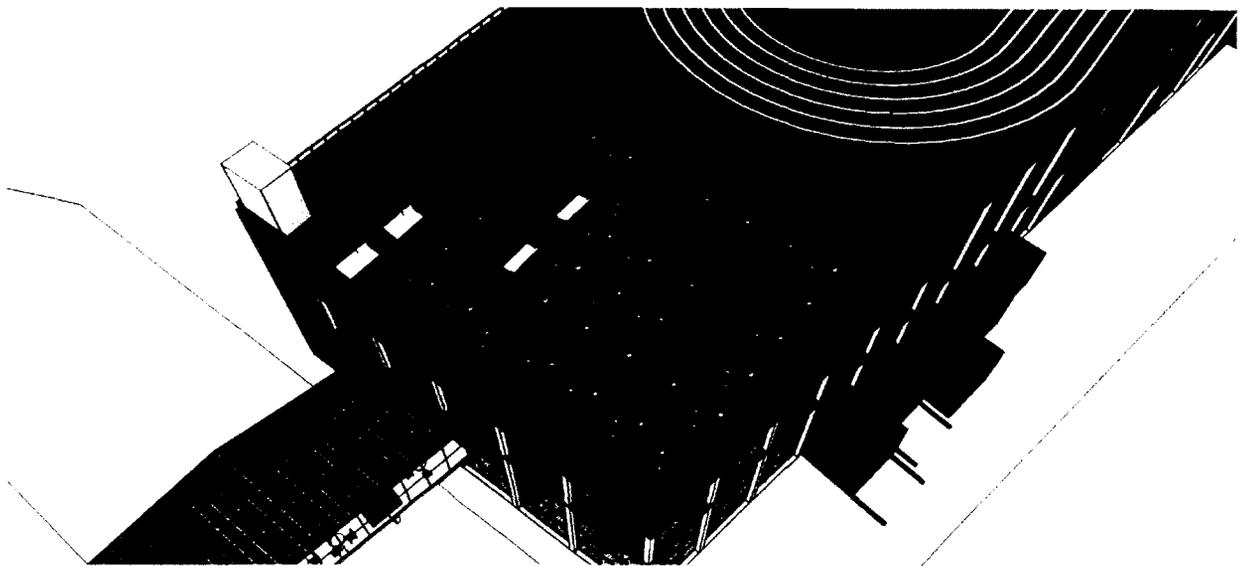


Fig. 40 – green roof above sports complex

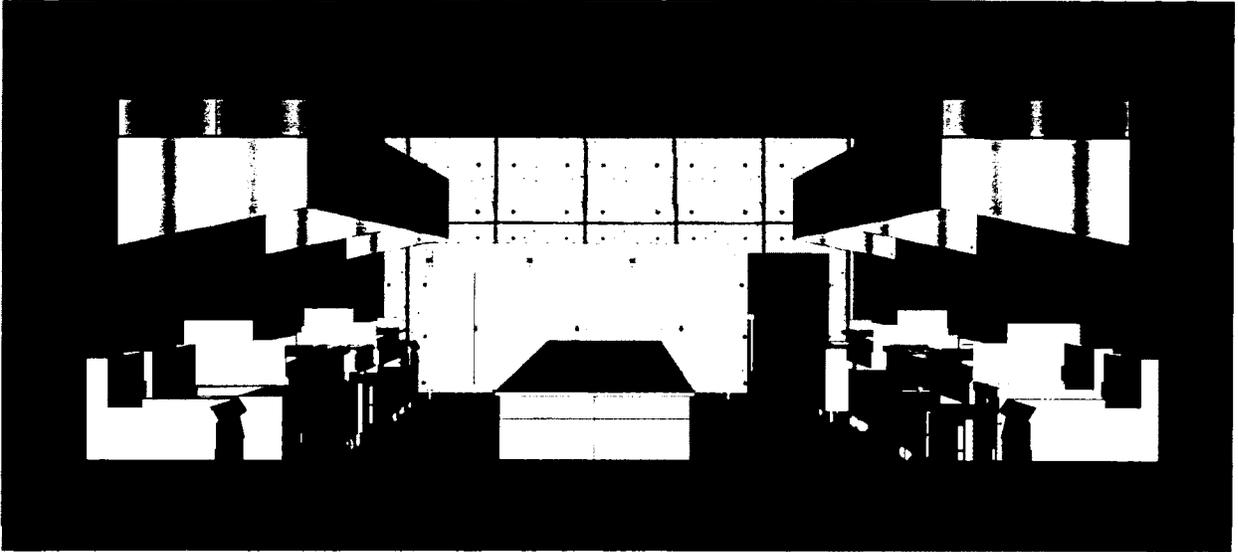


Fig. 41 – community kitchen space



Fig. 42 – seating area for the community kitchen

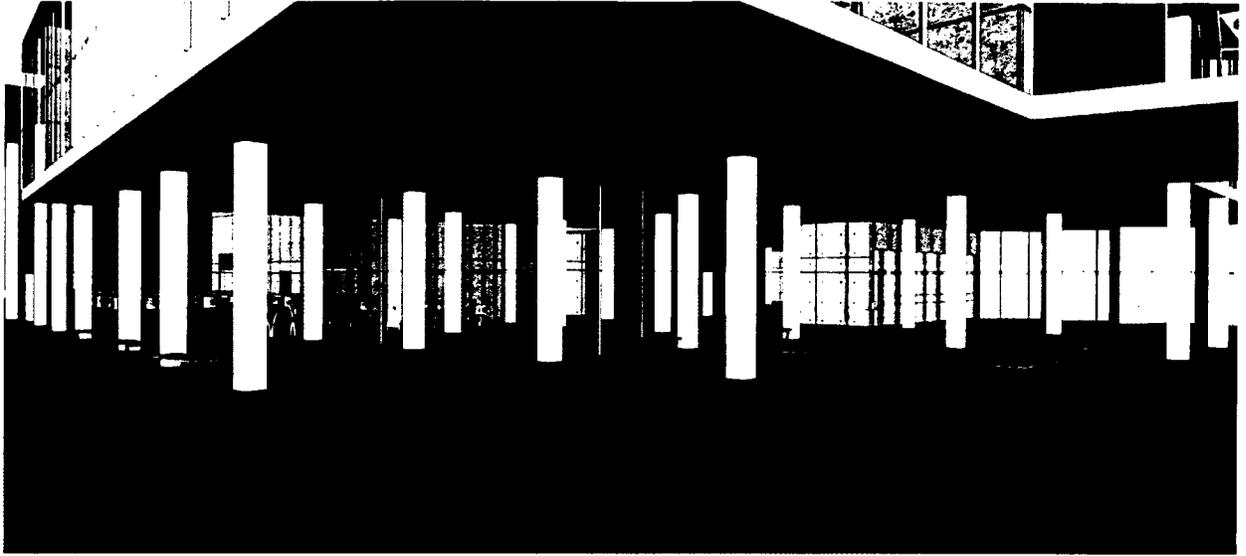


Fig. 43 – covered gathering space along Aberdeen Way



Fig. 44 – outdoor seating area

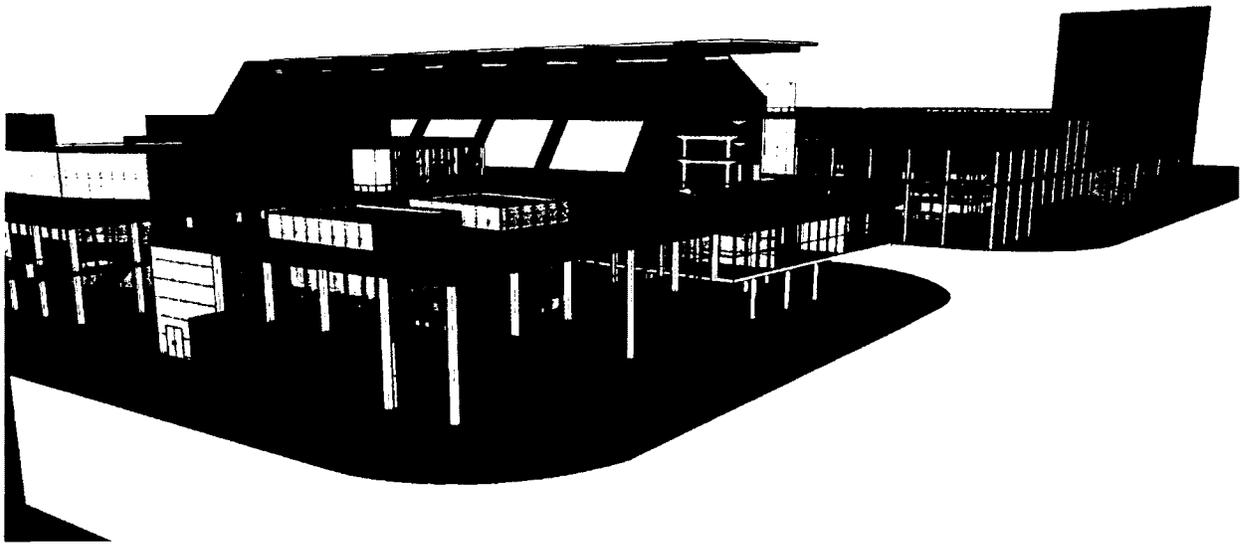


Fig. 45 – the red boutique boxes extends the smaller retail stores further down Bank Street and links into the businesses of Old Ottawa South

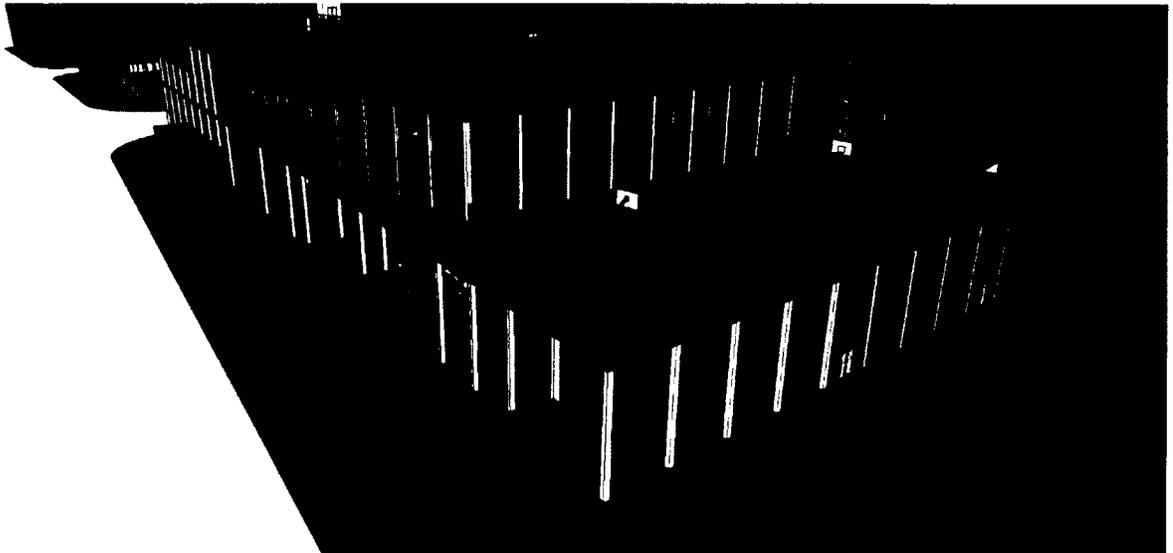


Fig. 46 – the athletics complex of the Athletics Arts Community Centre

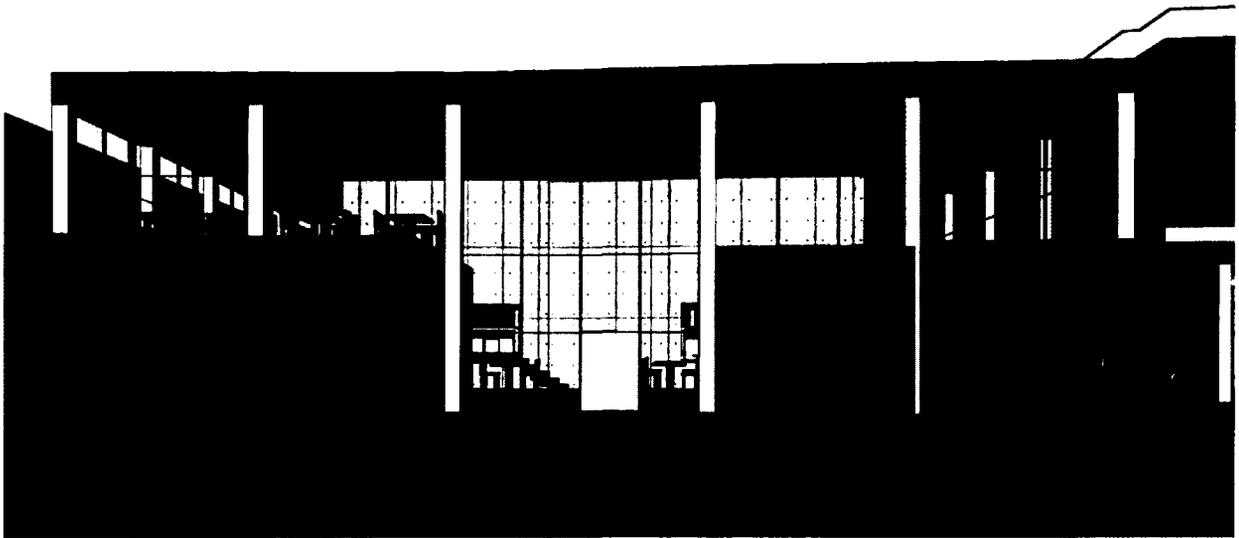


Fig. 47 – entrance into the community kitchen and dining area

Post Script

Glebe has always had a strong community bond; the new Lansdowne threatens to split the community in two. With the addition of such dramatic increase of housing, the new and established residents will instantly have bitter relationship. By replacing the large retail chain stores and condominium towers with the Athletics/ Arts/ Community Centre, it aims to mend the inevitable issue. It creates an environment which the current and future residents as well as non-glebe residents to interact all year round.

Though the idea of creating a community centre for the glebe community at Lansdowne seems logical, there are issues with building such a facility. Economically having such large community based facility is difficult for the city to sustain. The community programs will help fund the maintenance of the centre, rentals of the gymnasium, swimming pool, theatre, and classrooms space would also aid the financing.

Regardless of the tireless planning and effort put forth towards creating an architecture which benefits the immediate community, architecture will always favour a plan with a larger economic gain. These ideas presented within this thesis gives an outlook on the opportunity of what rebuilding Lansdowne Park with the community in mind would bring to the Glebe neighbourhood. So can the new Lansdowne Park be taken out of the hands of the inevitable business minded architectural plan? The answer is probably not, but with a lot of work and planning still to be completed for the new Lansdowne Park, there is still a chance changes could be put forth towards the development plan with the benefit of the community as the driving force.

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