

NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

## Block 2 Redevelopment

50% Schematic Design Concept  
June 2025

## Renouvellement de l'îlot 2

*Conception schématique à 50%*  
*Juin 2025*



# Background and Agenda

## *Contexte et ordre du jour*

- **Project Lead:** Zeidler Architecture and David Chipperfield Architects
- **Federal Custodian:** Public Services and Procurement Canada

### **Agenda:**

- Overview of the approval process
- Overview of the 50% Schematic Design concept
- Next Steps
- FLUDA recommendation to the Board of Directors

### **Previous Approvals:**

- **October 2020:** approval of NCC Capital Interests for the Block 2 redevelopment
- **October 2024:** approval of the Construction Site Concept Phase 1 & 2

- **Chef de projet:** Zeidler Architecture et David Chipperfield Architects
- **Administrateur fédéral:** Services publics et Approvisionnement Canada

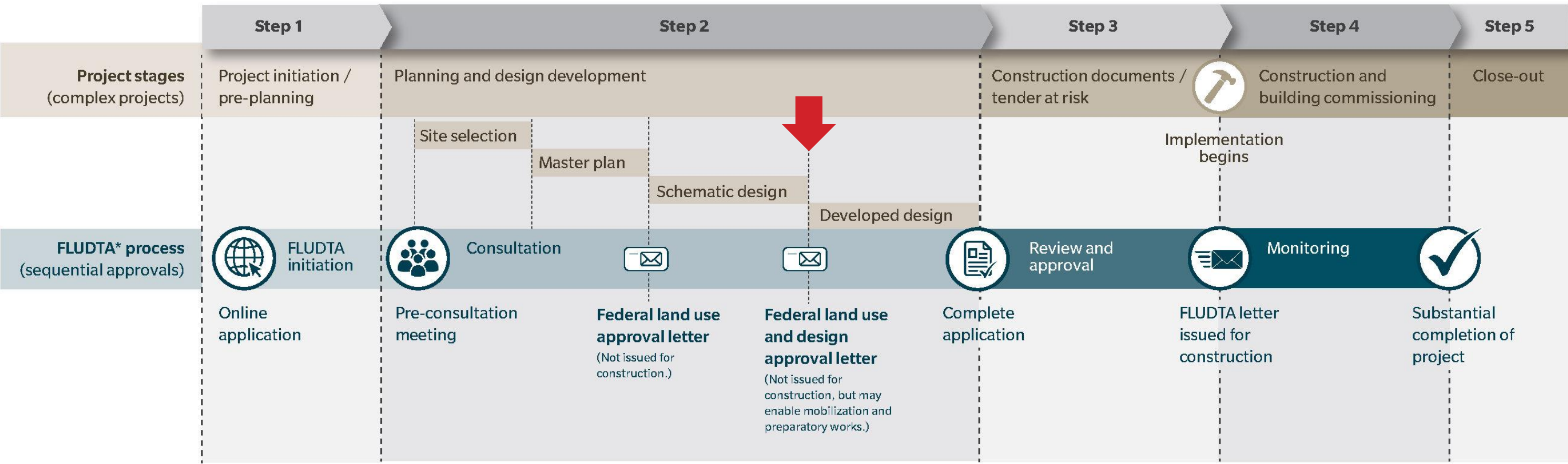
### **Ordre du jour:**

- Aperçu du processus d'approbation
- Aperçu de la conception schématique à 50%
- Prochaines étapes
- Recommandation de l'AFUSD au conseil d'administration

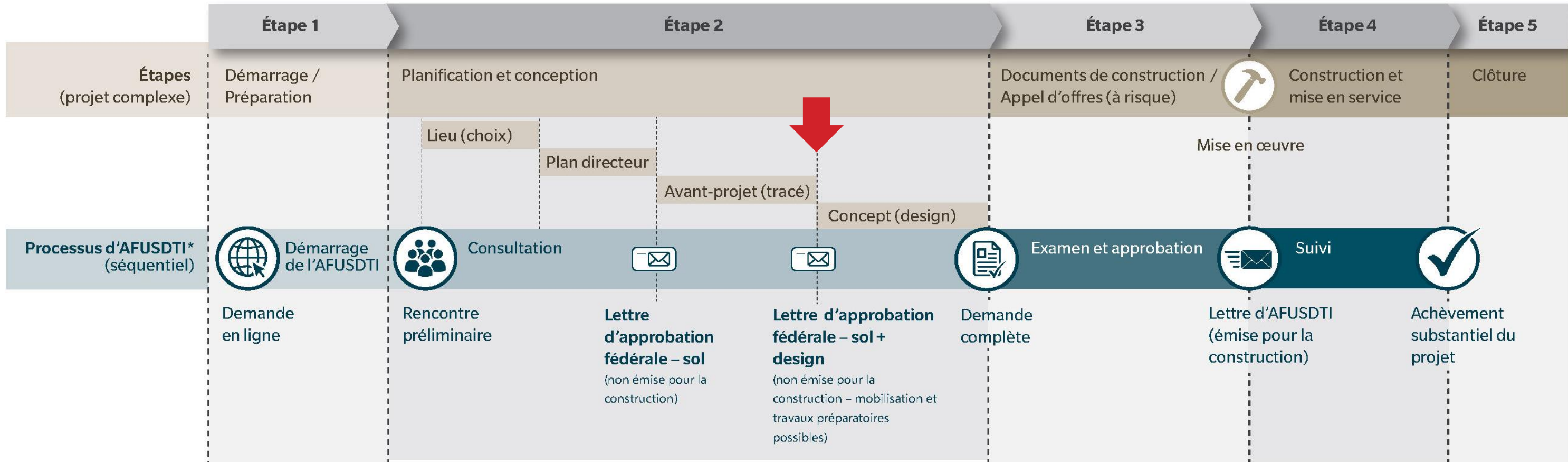
### **Approbations précédentes:**

- **Octobre 2020:** approbation des intérêts de la capitale de la CCN pour le renouvellement de l'îlot 2
- **Octobre 2024:** approbation de la phase 1 et 2 du concept du chantier de construction

# Federal Approval Process



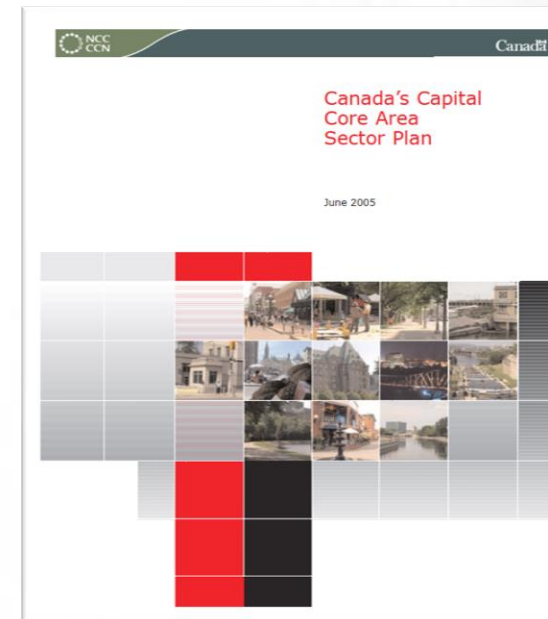
# Processus d'approbation fédérale



# Basis of Federal Approval Review

## *Base de l'examen de l'approbation fédérale*

- NCC Capital Interests for the redevelopment of Block 2 (2020) | Intérêts de la capitale de la NCC pour le renouvellement de l'îlot 2 (2020)
- Informed by ACPDR comments | Sur la base des commentaires du CCUDI
- Project drawings and visualizations | Dessins et visualisations du projet
- Plan for Canada's Capital, 2017 - 2067 (2017) | Plan pour la capitale du Canada, 2017-2067 (2017)
- Canada's Capital Core Area Sector Plan (2015) | Plan sectoriel du cœur de la capitale du Canada (2015)

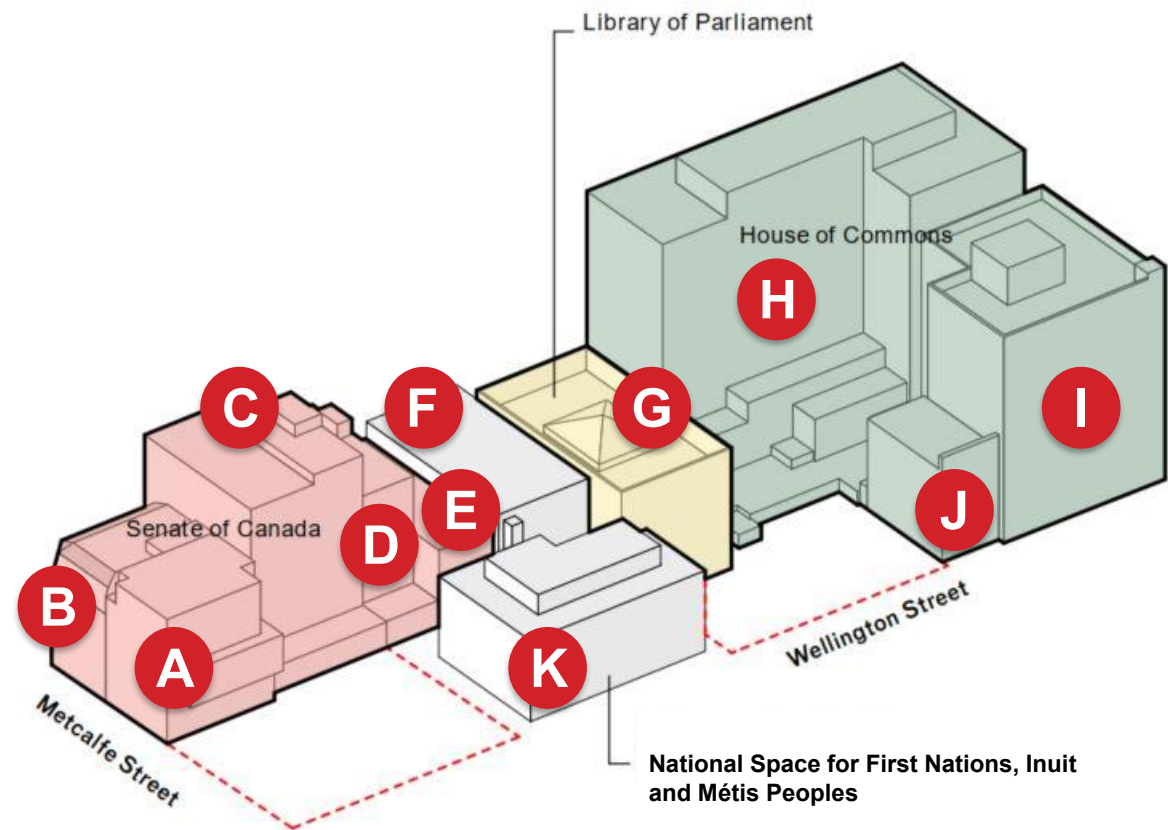


Project Location  
*Localisation du projet*



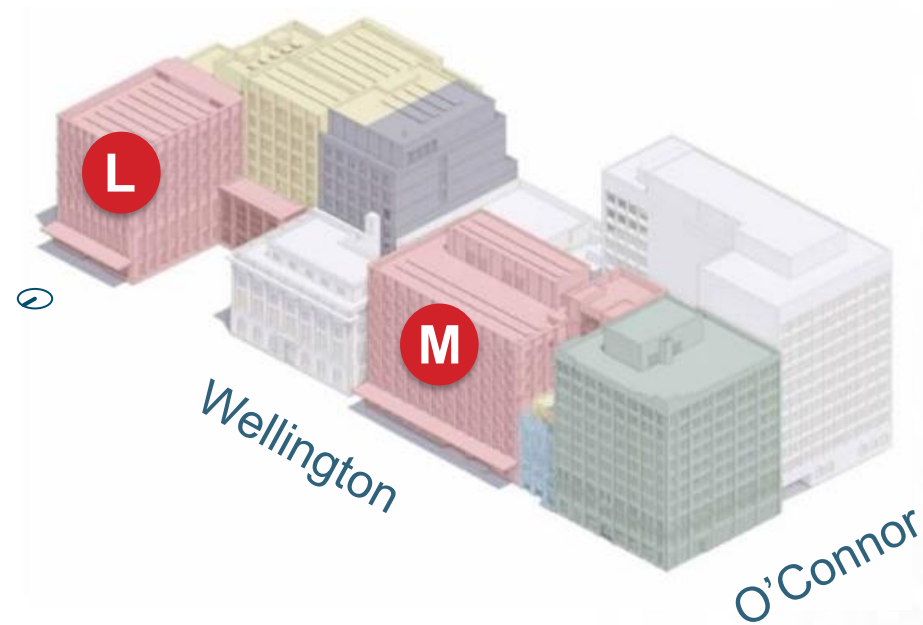
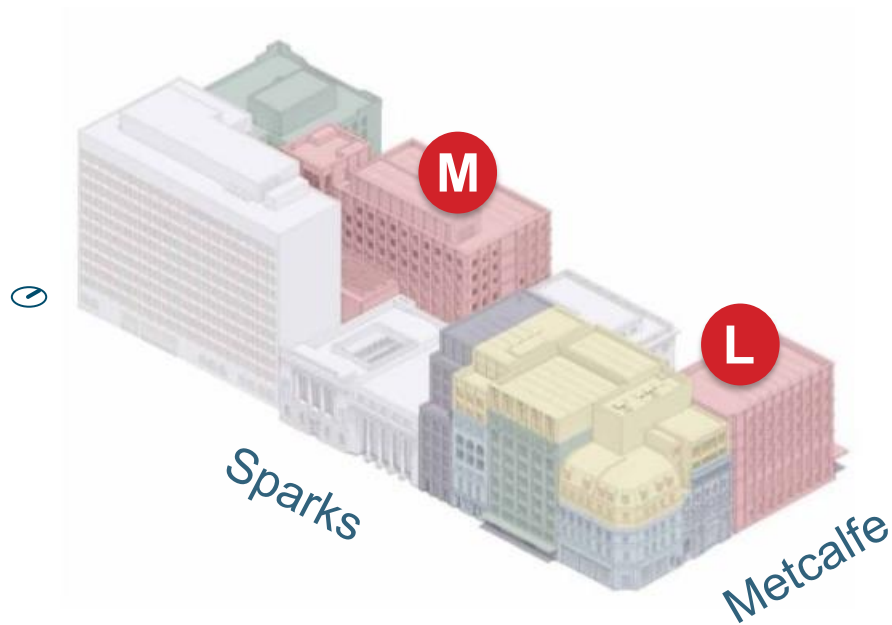
# Site Context

## Contexte urbain du site



- A** Marshall Building | Édifice Marshall
- B** Canada's Four Corners Building | Édifice Canada's Four Corners
- C** Birks Building | Édifice Birks
- D** Bate Building | Édifice Bate
- E** Fisher Building | Édifice Fisher
- F** CIBC Building (not in scope) | Édifice CIBC (hors champ)
- G** Bank of Nova Scotia Building (not in scope) | Édifice de la Banque de Nouvelle-Écosse (hors champ)
- H** Valour Building (not in scope) | Édifice Valour (hors champ)
- I** Victoria Building | Édifice Victoria
- J** Union Bank Building | Édifice Union Bank
- K** 100 Wellington (not in scope) | 100 Wellington (hors champ)

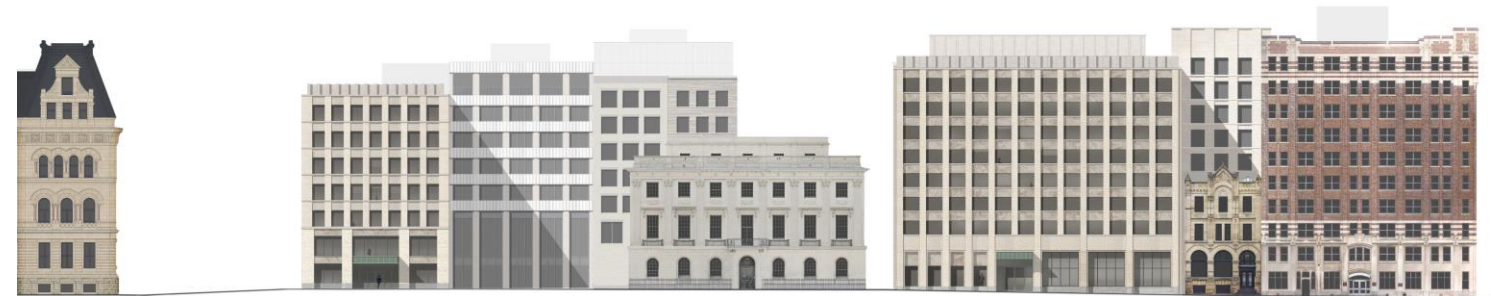
# Addition Strategy *Stratégie d'ajout*



- Retained building
- Retained facade
- Extension
- New building within existing footprint
- New building

- L** New Corner Building  
Nouvel edifice d'angle
- M** New mid-block Building  
Édifice nouvel îlot central

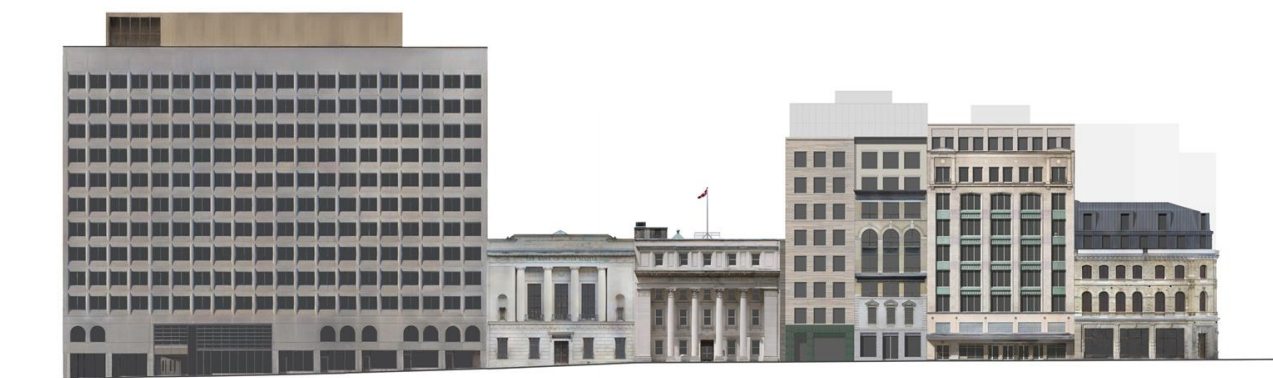
# Elevations Élévations



1. North Elevation – Wellington Street  
Élévation du Nord – Rue Wellington



3. East Elevation  
Metcalfe Street  
Élévation de l'Est  
Rue Metcalfe

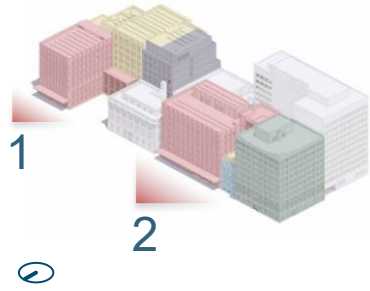


2. South Elevation – Sparks Street  
Élévation du Sud – Rue Sparks



4. West Elevation  
O'Connor Street  
Élévation de l'Ouest  
Rue O'Connor

# Elevations Élévations

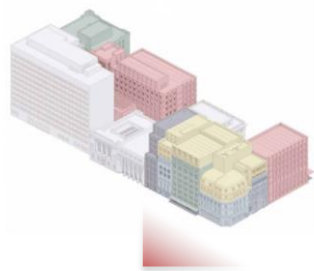


1. North Elevation – Block 2 East  
Élévation du Nord – Îlot 2 Est



2. North Elevation – Block 2 West  
Élévation du Nord – Îlot 2 Ouest

# Elevations *Élévations*

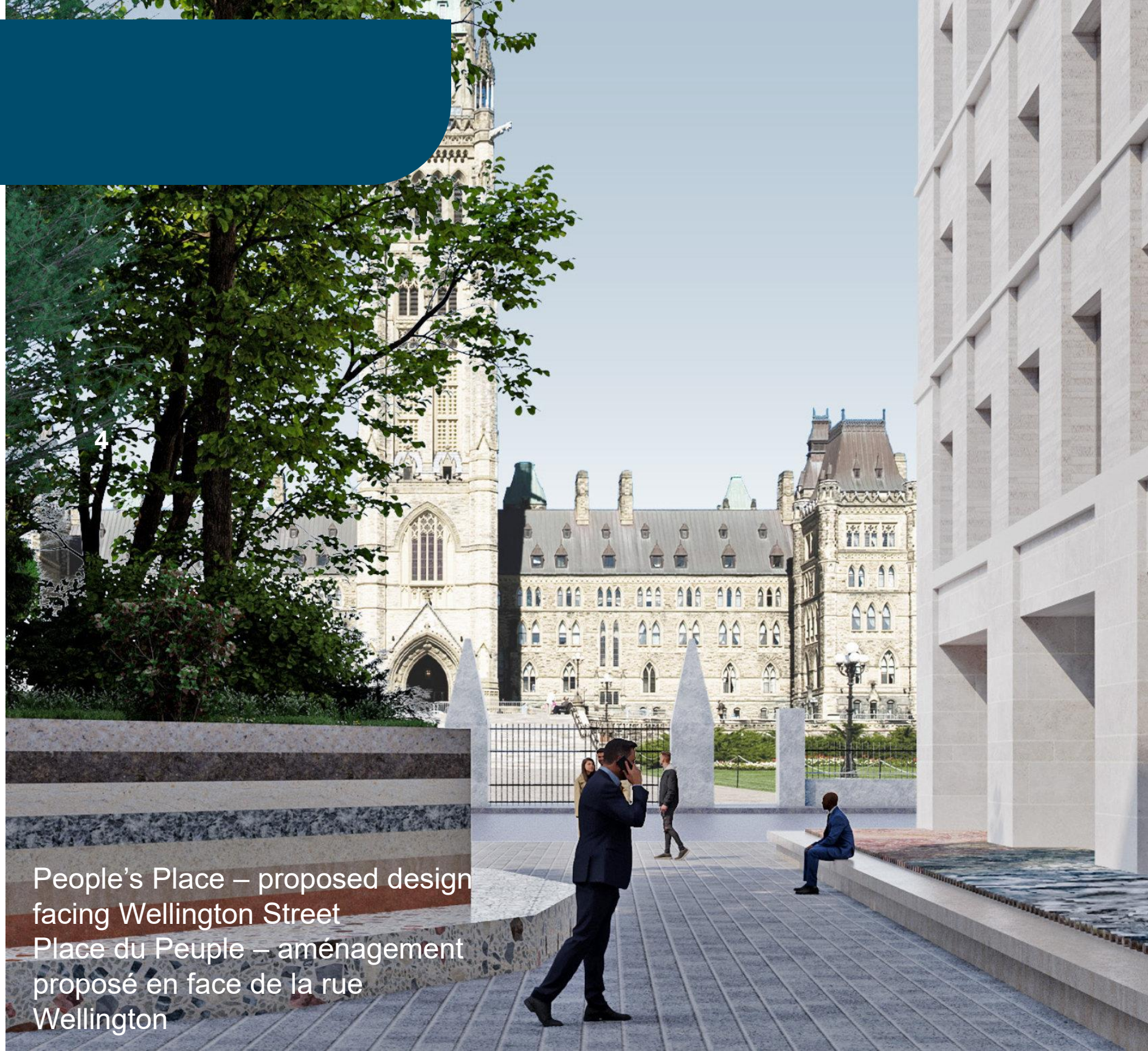
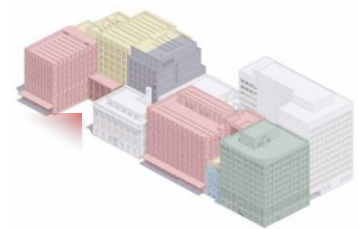
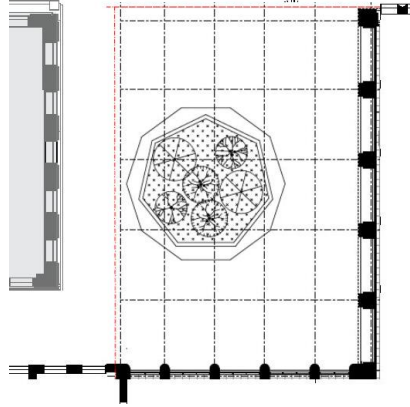


Iteration 1 – Canada's Four Corners  
Itération 1 – Canada's Four Corners



Iteration 2 – Canada's Four Corners  
Itération 2 – Canada's Four Corners

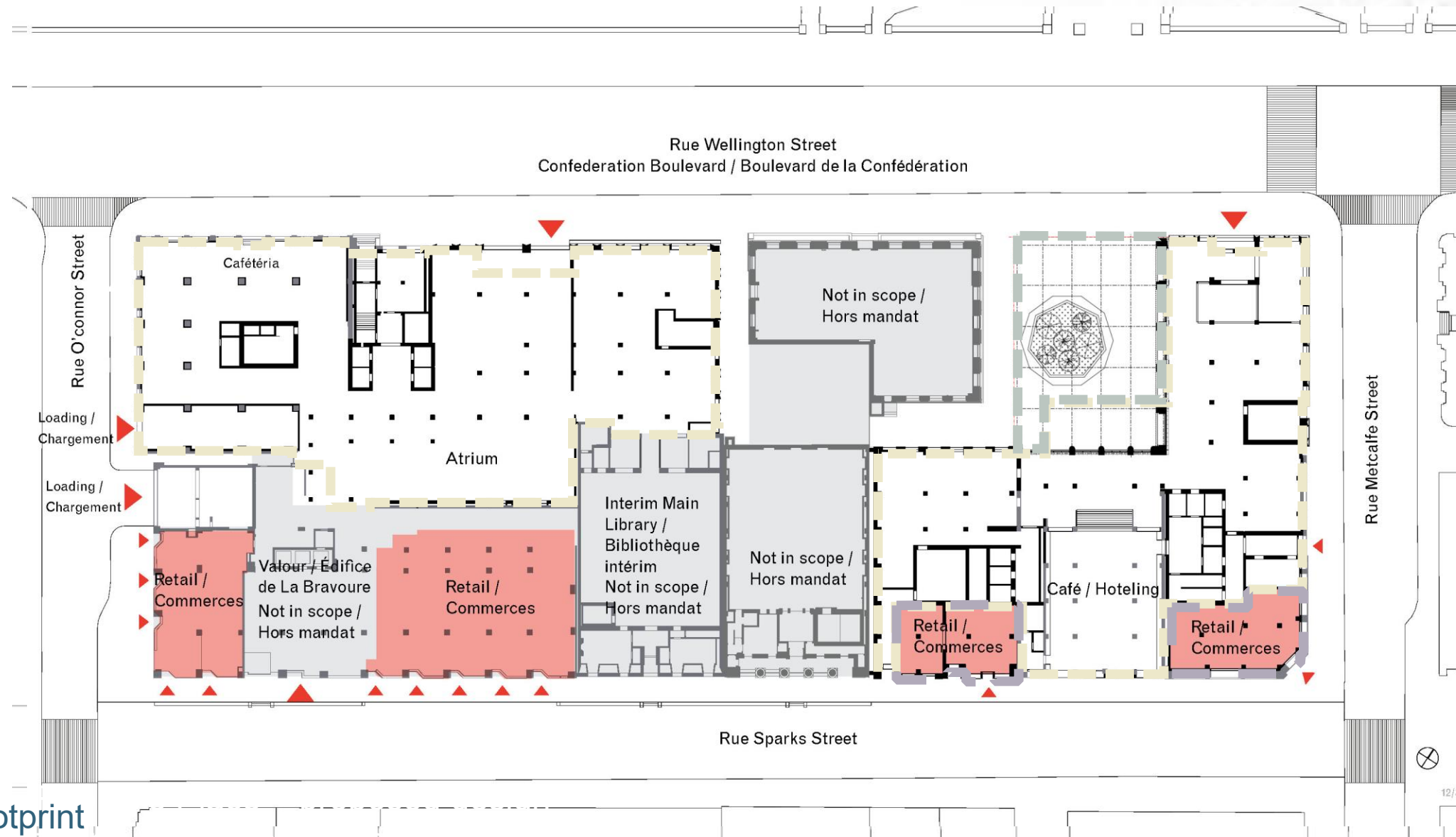
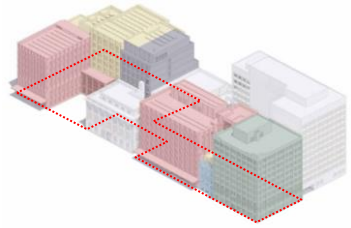
# Visualizations *Rendus*



People's Place – proposed design  
facing Wellington Street  
Place du Peuple – aménagement  
proposé en face de la rue  
Wellington

# Ground Floor Plan

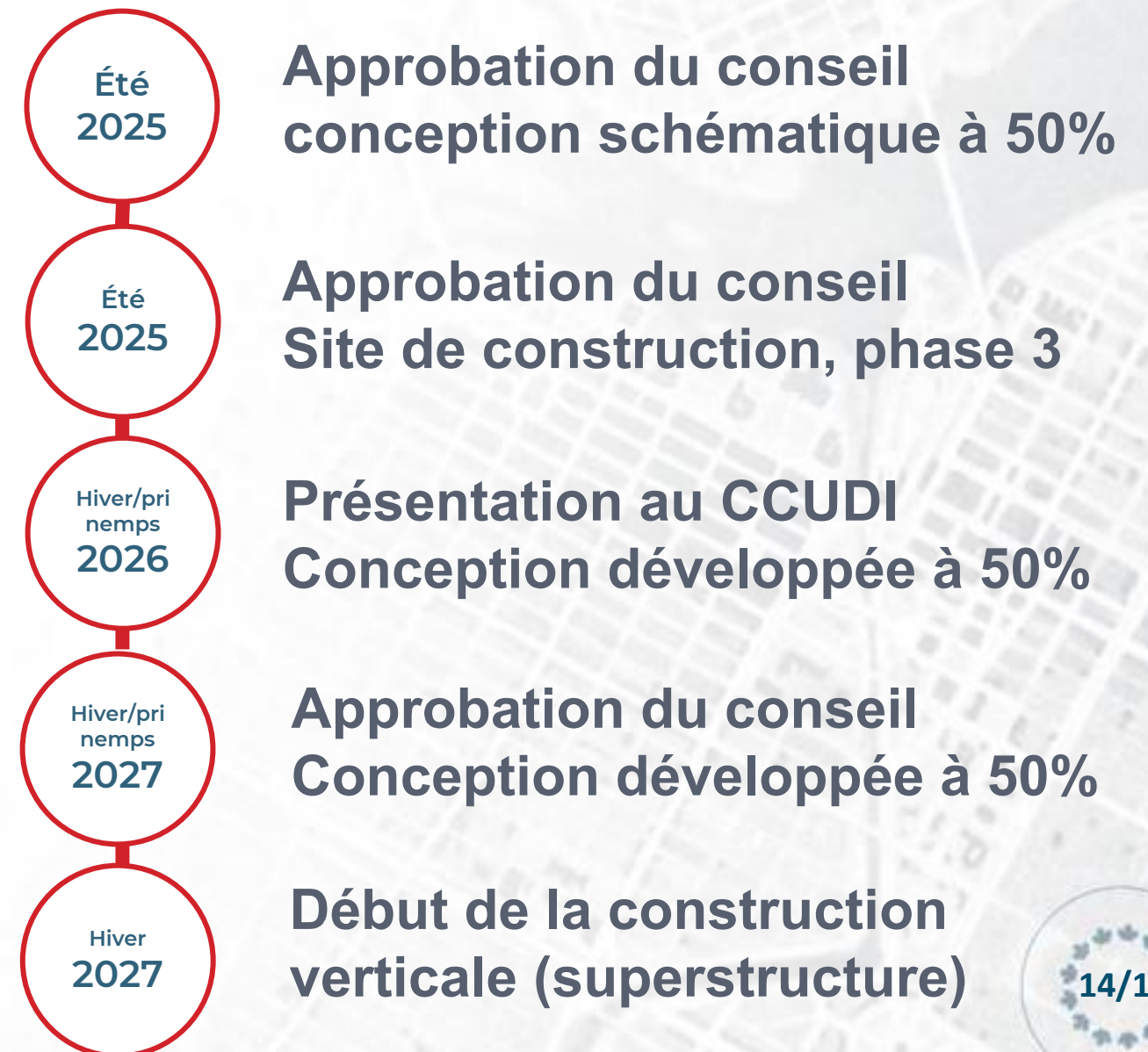
## Plan du Rez-du-chaussée



- Interior Project Footprint
- Retail Space
- Outdoor Space

# Next Steps

## Prochaines étapes



## Recommendation *Recommandation*

- THAT federal design approval for the 50% Schematic Design concept of PSPC Block 2 – Site Redevelopment – be granted, pursuant to Section 12 of the *National Capital Act*
- THAT the signature of the Federal Land Use Approval document be delegated to the Vice President, Capital Planning Branch

- QUE l'approbation fédérale de la conception schématique à 50 % de l'îlot 2 de SPAC – renouvellement du site – soit accordée, conformément à l'article 12 de la Loi sur la capitale nationale
- QUE la signature du document d'approbation fédérale de l'utilisation du sol soit déléguée au vice-président, Direction de l'aménagement de la capitale



# DISCUSSION