

NEW CITY HALL

TECHNICAL ADVISORY COMMITTEE  
REPORT

September 1988

LIMITED DESIGN COMPETITION



City of  
Ville d'Ottawa



NEW CITY HALL  
ACCOMMODATION ANALYSIS  
DESIGN A

In summary, Design A has the following strengths and weaknesses:

Strengths:

- \* provides a total Net Usable Area of 306,000 square feet which meets the program requirements;
- \* exceeds requested Common Usable Areas by 6,000 square feet;
- \* large Lobby area;
- \* design of Meeting Rooms most suitable for the requirements of Committee and Council Services;
- \* direct access to Council Chambers for Mayor and Elected Representatives;
- \* long-term growth provision well spaced in building;
- \* outside dining terrace for the Cafeteria;
- \* two lounges with balconies on each floor;
- \* landscaped roof terrace provides good outdoor spaces; and
- \* good access to Daycare Centre meets requirements.

Weaknesses:

- \* total Departmental Areas is 6,000 square feet less than what is requested;
- \* only provides 75% of requested long-term growth;
- \* some departments are spread out on too many floors;
- \* located four Commissioners on the third floor, separate from their departments;
- \* Media Room at some distance from Mayor's Office and Elected Representatives;
- \* Council Chambers access is somewhat complicated from Sussex Drive;
- \* Art Gallery (9th floor) out of general public access; and
- \* Lobby area may be confusing.



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DESIGN B

In summary, Design B has the following strengths and weaknesses:

- Strengths:
- \* exceeds requested Common Usable Areas by 5,000 square feet;
  - \* excellent imposing access from Sussex Drive for Council Chambers;
  - \* good public access to Media Room and Meeting Rooms; and
  - \* good large Cafeteria.
- Weaknesses:
- \* does not meet the total Net Usable Area requested, approximately 20,000 square feet short;
  - \* majority of departments' needs have not been met;
  - \* long-term growth is not provided;
  - \* Art Gallery's existing lighting problems has not been addressed;
  - \* Daycare Centre does not meet requirements;
  - \* Meeting Rooms layout does not meet the requirements of Committee and Council Services Branch;
  - \* concept of a Ceremonial Hall has not been achieved; and
  - \* planning of departments is well thought out yet given the design access to/from and between departments, may be difficult and confusing.



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DESIGN C

In summary, Design C has the following strengths and weaknesses:

Strengths:

- \* exceeds requested Common Usable Areas by 15,000 square feet;
- \* large Lobby area;
- \* Meeting Rooms, Media Room and Council Chambers all have good public access;
- \* Art Gallery in good location, close to service elevator and main public access;
- \* provides excellent Storage Facilities for building;
- \* outside dining terrace for the Cafeteria;
- \* provides exercise terrace for Fitness Centre;
- \* Media Room in close proximity to Council Chambers;
- \* provides a coffee shop on ground level;
- \* Departmental Areas are well planned; and
- \* Fitness Centre meets all three criteria; good lighting, easy egress and away from public view.

Weaknesses:

- \* does not meet the total Net Usable Area requested, approximately 5,000 square feet short;
- \* only provides 60% of requested long-term growth;
- \* Meeting Rooms design not suitable for the requirements of the Committee and Council Services Branch;
- \* Daycare Centre does not meet requirements; access, lighting and playground all extremely poor; and
- \* Ceremonial Hall is located too far from Council Chambers.



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DESIGN D

In summary, Design D has the following strengths and weaknesses:

Strengths:

- provides a total Net Usable Area of 314,500 square feet which exceeds the program requirements by 11,000 square feet;
- exceeds requested Departmental Areas by 5,000 square feet and Common Usable Areas by 6,000 square feet;
- excellent provision and spacing of long-term growth;
- excellent planning of Departmental Areas;
- good public access to Council Chambers and Meeting Rooms;
- Media Room in close proximity to Council Chambers;
- Daycare Centre meets requirements and is the best design; access, lighting and playground are excellent;
- Fitness Centre meets criteria, easy egress, good lighting and away from public; and
- provides an outdoor terrace to large well laid out Cafeteria.

Weaknesses:

- Ceremonial Hall is located too far from the Council Chambers;
- Banking facilities are not located near the Cafeteria;
- Meeting Rooms do not meet requirements of Committee and Council Services Branch;
- Art Gallery occupies two ends of existing City Hall building and will block view across ground floor;
- Reception Area does not have kitchen facilities identified and windows look inward to City Hall; and
- power docks have not been addressed in Shipping and Receiving area.



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DESIGN E

In summary, Design E has the following strengths and weaknesses:

- Strengths:
- provides a total Net Usable Area of 332,000 square feet which exceeds the program requirements by 29,000 square feet;
  - exceeds Departmental Areas by 20,000 square feet and Common Usable Areas by 9,000 square feet;
  - excellent provision and spacing of long-term growth;
  - good public access to Council Chambers, Media Room, Meeting Rooms and Art Gallery;
  - good location of Ceremonial Hall;
  - Art Gallery has good location with sculpture court area;
  - Meeting Rooms most suitable for the requirements of the Committee and Council Services Branch;
  - Fitness Centre provides a roof terrace and meets requirements; good lighting, easy egress away from public yet visible from some offices;
  - Daycare Centre meets design requirements; provides the largest square footage, access very good, lighting and playground are excellent;
  - Cafeteria includes outdoor cafe;
  - Lobby provides an excellent connection with the rest of the building, also, excellent preservation of existing building lobby; and
  - excellent layout of Mayor's Office and the Elected Representatives section.
- Weaknesses:
- Departmental Areas for Committee of Adjustment seems to have been overlooked. Given the extra space provided it can be easily accommodated;
  - service elevator does not appear to stop at ground floor which is important for the Art Gallery;
  - Reception Area is at some distance from Council Chambers; and
  - Cafeteria seems small.



## C. DEPARTMENTAL AREAS

DESCRIPTION	REQUESTED SQ. FT.	ACTUAL SQ. FT.	LOCATION	PROXIMITIES	COMMENTS
City Clerk	16,070	2,185	Parking Level One	Shipping and Receiving, Storage	Mail Room and Corporate Records.
		5,865	3rd Floor	Equal Opportunity, Economic Development, Human Resources	
		4,176	2nd Floor	Press, C.A.O., Mayor's Office, Elected Representatives, Committee of Adjustment	
		12,226 =====			
Equal Opportunity	1,832	2,851	3rd Floor	City Clerk, Economic Development, Human Resources	
Economic Development	5,944	5,969	3rd Floor	Equal Opportunity, Recreation & Culture, City Clerk	
Human Resources	14,788	14,919	3rd Floor	Recreation & Culture, Equal Opportunity, City Clerk	
Recreation & Culture	19,350	14,095	3rd Floor	Human Resources, Economic Development, Equal Opportunity, City Clerk	
Finance	37,092	36,544	4th Floor	Legal	
Legal	6,686	7,652	4th Floor	Finance	



## C. DEPARTMENTAL AREAS

DESCRIPTION	REQUESTED SQ. FT.	ACTUAL SQ. FT.	LOCATION	PROXIMITIES	COMMENTS
Engineering & Works	46,434	44,196	5th Floor	Finance (4th), Planning & Development (6th)	Balcony
Press	2,218	2,160	2nd Floor	Reception Area, City Clerk, C.A.O., Mayor's Office, Elected Representatives	
Committee of Adjustment	1,904	1,769	2nd Floor	C.A.O., Reception Area, Press, City Clerk	
Office of the Chief Administrative Officer	4,560	4,672	2nd Floor	Committee of Adjustment, Reception, Mayor's Office, Elected Representatives, City Clerk	
Elected Representatives	9,720	7,541	2nd Floor	Mayor's Office, Council Chamber, C.A.O., Meeting Rooms	
Mayor's Office	3,223	3,284	2nd Floor	Elected Representatives, Council Chamber, C.A.O., Meeting Rooms	
Planning & Development	57,038	44,196	6th Floor	Engineering & Works (5th)	
		14,204	7th Floor	Fitness Centre, Cafeteria	
		<u>58,400</u> =====			
Long-Term Growth	22,686	13,520	8th Floor	Planning & Development (7th)	



## C. COMMON USABLE AREAS

DESCRIPTION	REQUESTED SQ. FT.	ACTUAL SQ. FT.	LOCATION	PROXIMITIES	COMMENTS	
Shipping & Receiving	2,500	3,106	Parking Level One	Elevators, Mail Room, Corporate Records, Storage	Power docks indicated.	
Storage	3,000	1,802	Parking Level One	Shipping & Receiving, Mechanical, Mail Room, Corpoate Records	Excellent storage area.	
		2,862	Parking Level One			
		952	Parking Level One			
		1,232		Elevators		
		1,320	Parking Level Two			
		<u>8,168</u> =====				
Kitchen/Cafeteria	7,465	7,883	7th Floor	Planning & Development, Fitness Centre, Bank	Outside Dining Terrace and Viewing Terrace off Cafeteria.	
Fitness Centre	5,000	5,580	7th Floor	Bank, Cafeteria, Planning & Development	Exercise Terrace outside. Good lighting, easy egress, away from public view.	
Media Room	1,500	2,514	Podium Level	Cereimonial Hall, Interview Room, Meeting Rooms	Close proximity to Council Chambers.	
Interview Room	-	345	Podium Level	Ceremonial Hall, Media Room		
Coffee Shop	-	320	Podium Level	Lobby, Meeting Rooms, Day Care, Ceremonial Hall	Good idea with cafeteria being on the 7th Floor.	



C. COMMON USABLE AREAS

DESCRIPTION	REQUESTED SQ. FT.	ACTUAL SQ. FT.	LOCATION	PROXIMITIES	COMMENTS
Meeting Rooms	6,750	(2) 1,392 (1) 1066 (1) 710 (1) 957 (2) 510 (1) 297 (1) 476 (1) 398 <u>7,708</u> =====	Podium Level  2nd Floor	Lobby, Ceremonial Hall, Media Room, Coffe Shop  Mayor's Office, Elected Representatives, C.A.O., Lobby	Good public access, close proximity to M Office and ERS. Not suitable for the requirements of the Committee and Council Services.
Bank	600	917	7th Floor	Cafeteria, Fitness Centre, Planning & Development	Good location, as requested.
Lobby	12,000	12,220 5,520 <u>17,740</u> =====	Podium Level	Art Gallery, Day Care Centre	Adequate.
Art Gallery	2,200	1,984	Podium Level	Main Lobby, Meeting Rooms, Reception	Good location, enclosed with service func attached. Smaller area than other design Close to service elevator and main public access. Strong design elements.



C. COMMON USABLE AREAS

DESCRIPTION	REQUESTED SQ. FT.	ACTUAL SQ. FT.	LOCATION	PROXIMITIES	COMMENTS
Day Care Centre	3,500	3,398	Podium Level	Lobby, Meeting Rooms	Access - extremely poor, light - extremely poor, playground - extremely poor. Does not meet requirements.
Ceremonial Hall	1,000	630	Podium Level	Media Room, Lobby, Meeting Rooms, Interview Room	Problematic separation from Council Chambers (one floor down).
Reception Area	1,500	2,880	2nd Floor	Press Room, Committee of Adjustment, City Clerk, C.A.O.	Old Whitton Hall, kitchen facilities in close proximity.
Council Chamber	6,740	5,028	2nd Floor	Mayor's Office, Elected Representatives, C.A.O., Press	Circular chamber, good public access from both entrances.