A VISION FOR LANSDOWNE
Design Competition for an Urban Park

City of Ottawa

Request for Proposals:
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A VISION FOR LANSDOWNE PARK

A LANDSCAPE OF CULTURE, HISTORY, AND COMMERCE
For generations, Lansdowne Park was an open and inviting place. The people of Ottawa would come here together to have fun, learn something new, perhaps buy something, and meet freely on a common ground that offered a different experience every time they visited. Our vision is to restore the central role of Lansdowne Park in the lives of the people of Ottawa and to make it a defining element of the city in the eyes of visitors. We see Lansdowne’s lively past, which interweaves culture, commerce, and landscape, as our guide to realizing the promise of its future.

A NEIGHBOURHOOD PARK WITH A NATIONAL PROFILE
We want to make a park at Lansdowne that feels as though it has always belonged there. The park should have the elegance and expansiveness of the Rideau Canal and Queen Elizabeth Driveway and celebrate the Aberdeen Pavilion at its centre. Generous spaces will draw people from surrounding neighbourhoods, from the Ottawa region, and from across the nation.

Lansdowne Park will be the site of events throughout the year, but at its core it will be a well-loved and well-used neighbourhood park that is always welcoming and comfortable. It will be a landmark, a place to take a visitor from abroad to give them a taste of the real Ottawa. You might take a short boat ride from downtown right to the doorstep of the Aberdeen Pavilion, or visit the Farmers Market to sample locally grown produce, or skate into the pavilion for a cup of hot chocolate during Winterlude, or bring the kids to try out the new sledding hill. In summer you might visit the new Art Gallery with dinner afterwards and a stroll along the banks of the Rideau Canal. In how many cities could you visit a World Heritage Site, see your neighbours at a state-of-the-art playground, have lunch, hang out, and see a game of hockey all in the same place on the same day?

Lansdowne has the potential to become one of the finest and most lively contemporary urban parks in North America, on par with Vancouver’s Granville Island, Montreal’s Old Port, or Chicago’s Millennium Park. What makes those places great? Scale, programming, distinctiveness and clear association with the character of the City make those places world class. Lansdowne will offer that to Ottawa.

A BETTER PARK AND A BETTER DEVELOPMENT
We applaud the combination of public and private resources being used to revitalize Lansdowne Park. This model will provide strong, diversified support for the park over time, ensuring that the success of the park is neither wholly dependent on economic circumstances, nor on competing public needs.

Many contemporary “city building projects” use a similar partnership model and we have learned that the marriage of public and private interests can be beneficial to both. We believe that the success of Lansdowne Park is rooted in the potential to fuse these parallel engines, allowing the development to embrace the park, and to be influenced in turn by the park’s status as a regional draw. In short, we believe that the activity generated by good development will make a better park, and that the uniqueness of the park context will make and sustain a better, more successful development.

A SYMBOL OF CIVIC PRIDE
Some people will visit Lansdowne Park every day and some will drive through it on the way to work. For some, the park will be a part of their exercise route along the banks of the canal and for others, it will be a once in a lifetime visit. Our goal is to inspire each and every one of these visitors to feel a deep connection to the park, to help them understand that this is a place where Ottawa’s 21st century civic aspirations are realized in earth, plants and water.
THE NEW URBAN PARK

A SITE WITH HUGE UNTAPPED POTENTIAL
Lansdowne Park has remained underused for so long that there are generations of people in Ottawa who know it only as a vast parking lot. It may be that they have only attended a few events here, or that they have only seen the outside of its fenced edges. The existing conditions make it easy to miss the site’s amazing qualities. Two important historic buildings are marooned in the middle of a sea of parking, with no enduring four-season use. The Rideau Canal is so close you could touch it, if it were not for fences and screening landscaping in the way. The weaving strands of the canal-side landscape, with great long views and interconnected spaces that rise and fall to reveal intimate personal scale spaces are diminished by Lansdowne Park. The discovery of these places and spaces is rendered difficult given the fractured relationship of the site both internally to its rich built heritage and externally to its broader social, cultural and natural landscapes.

There are thriving neighbourhoods to the north, south and east that barely connect to the site. Bank Street is a vibrant commercial street that simply fades away at Lansdowne Park. Just beyond the site, there are fantastic examples of Olmstead/Todd-tradition landscapes that use a mix of long views and intimate nooks to invite discovery of the canal pathway system and its inlets.

REMOVING FENCES, CONNECTING LANDSCAPE
Much of the site’s current condition is defined by separation and exclusion, quite literally by fences. We believe that so removing these barriers will unlock a huge amount of potential in one bold move. The overriding aim of our team’s design for the Urban Park is to make the landscape as integrated as possible, both connected in multiple ways to its context in the city and connected among the broad range of complementary spaces and programming. The interesting challenge and greatest opportunity of the site is its wonderful intermediate scale. It is neither a big regional park, nor a small neighbourhood park. Our approach is to push the site to transcend its physical constraints and create a seemingly boundless landscape. The Queen Elizabeth Driveway and Rideau Canal are expansive, major urban landscape systems that will offer long views into and out of the park while binding the site to its broader landscape context. We envision a Lansdowne Park that is open, iconic, and generous.

A PLACE OF CREATIVE ADJACENCIES
The new Lansdowne Park will be true to its history as a stage for activity, sometimes planned, sometimes unexpected, but always changing and intensely interesting. It will be quite different from other public places in Ottawa. Lansdowne is not a monumental space like so many of Ottawa’s attractions, but it sits beside one of the world’s most significant monuments to human ingenuity. Ottawans will discover something new every time they visit, and the park will always be a place of unexpected and creative adjacencies: the Farmer’s Market next to the stadium, the Aberdeen Pavilion next to the new canal inlet, the grand civic landscape that is also a neighbourhood park. These unexpected relationships and contrasts will bring a creative spark to Lansdowne. They are the key ingredients, we believe, that will help establish a make a perpetually interesting, ever-changing, and successful new urban place.

An Integrated Vision for the Whole of Lansdowne
We understand that the RFP does not explicitly ask the teams to consider the Urban Mixed Use Area, but the more we have learned about Lansdowne Park over the past months, the more we have come to realize that this has always been thought of as one place, and its beauty as a successful urban place is that it has been able to absorb a dizzying array of events, activities, built structures, and designed landscape elements, all the while retaining its underlying character. Its failure in recent times has stemmed from a denial of that multivalent character, and a disconnection from the life of the city. This understanding of Lansdowne as one place with many ingredients has led us to believe that the park should be considered in its entirety. We do not put forward these ideas as solutions set in stone, but as the beginning of a dialogue about the whole park, including the balance between, the commercial components of the project, without which the park has no promising future, with the more traditional landscape components. We have been careful to configure our design so that it will work either with the development as currently proposed by OSEG, including the relocation of the Horticulture Building, or with our overall concept. Both these options are demonstrated in our graphic submission.

A LARGER PARK, A MORE VIBRANT BANK STREET
The New Urban Park has so much more potential than just a “front lawn”. As a fully integrated revitalization project across the entire site, the Park can complement OSEG’s redevelopment and improvement to the Bank Street face of the site. We think that the New Urban Park and the Urban Mixed Use Area should infiltrate each other as much as possible.

We believe that the two remaining historic buildings from Lansdowne’s rich past are key to the future success of the project and that everything should be done to retain and maximize their precious heritage value. For reasons that we will expand upon, we believe that the way to achieve the ambitious economic, cultural, and aesthetic goals for Lansdowne Park is to consolidate development at a higher density along Bank Street, to make a larger park, and to retain the Horticulture Building in its current location.
THE PARK ELEMENTS, CHARACTER AND PROGRAM

ONE PARK, FOUR LANDSCAPES
Our proposed park is a place of simple elements combined to create a landscape of wide-ranging experiences with the Aberdeen Pavilion at its heart: We will invite the Rideau Canal back into the park with a new Aberdeen Inlet that recalls the park’s historic inlet. We will create an expansive Front Lawn between the Aberdeen and the canal, and using landform and planting, we will open the park up to the Rideau, and enhance the experience of traveling through Lansdowne on the Queen Elizabeth Driveway. On the north side of the pavilion we will expand Sylvia Holden Park and create a vibrant neighbourhood edge at the Glebe with major new playground. To the west of the Aberdeen we will create a new Civic Marketplace that enhances the heritage view corridor and strengthens the connection with the life of Bank Street. The arrangement of these four major elements will allow the park to be used in many different ways, from the smallest intimate activities to the largest events. Our design draws heavily on Ottawa sensibilities: it is truly civic in character and dramatic in its effect, but respectful of its context, clear in its organization, and logical in how it would be built over time.

RE-ESTABLISHING A GATEWAY FROM THE CANAL TO THE PARK
Lansdowne Park was established on the banks of the Rideau Canal, and until streetcars came to Bank Street in 1891 the canal was the primary way to access the exhibition grounds, with boats able to enter via a large inlet. In 1899, the Ottawa Improvement Commission started to transform the industrial lands on the west bank of the canal into a scenic parkway, leading to the gradual filling of the Lansdowne inlet; by 1913 wharf access was no longer provided on the site.

We propose to re-establish an inlet at Lansdowne Park, and to re-establish the canal as an exciting way to arrive at the park. We believe that the park’s strategic location on the canal between downtown and Dow’s Lake make it attractive as a water taxi stop, or a stop for tour boats that currently operate out of Downtown. The inlet would be open to private motor craft and canoes, and in the winter could serve as an outdoor skating rink, giving the park a central role in Winterlude. Our design calls for wide steps down to the water at several locations on the inlet, allowing people direct access to and from the water, even on ice skates.

AN INTERPRETIVE CENTRE ON THE CANAL
The park’s required Interpretation and Learning Centre, which we will refer to as the Interpretive Centre, will be charged with the task of directing visitors to the story of Lansdowne Park. In the overall city context, Lansdowne is centrally located on the Rideau Canal between downtown Ottawa and Dow’s Lake. We believe the revitalized park will become an important destination for visitors to the World Heritage Site, and we see the Interpretive Centre as a key element in Parks Canada’s interpretation and celebration of this treasured heritage. We propose situating the Interpretive Centre at the canal entrance to the park, creating both a gateway to the park and a convenient way station along the banks of the Rideau. Along with indoor and outdoor interpretive displays of the Rideau Canal, the Visitor Centre will feature displays that tell the story of the Algonquin First Nations and their relationship to the waterway, as well as displays of the history of the two historic buildings on the site and the park landscape itself.

AN INTEGRATION OF ARCHITECTURE, INFRASTRUCTURE AND LANDSCAPE
The Interpretive Centre will be prominently located, but modest in character. It will be set back from the canal edge, incorporated into the architecture of the bridge, set into the sloped landscape and highly translucent. The glass façade will allow for views through it during the day, and for it to be a welcoming lantern at night. The rear wall of the building will be a masonry retaining wall that continues outside to create a sheltered courtyard. The wall will provide ample space for mounted displays, while the interior space and courtyard will allow for free-standing displays both permanent and temporary.

By consolidating this interpretive and educational program at one place in the park, we believe we will be able to best communicate the rich history of this place and staff the facility economically. The resources of the Interpretive Centre will be complemented throughout the park by interpretive signage where appropriate.

ENRICHING THE “DRIVE IN THE PARK”
The picturesque landscape designed by Frederick Todd for the Queen Elizabeth Driveway alongside the Rideau Canal is one of Ottawa’s great assets, used both by people in their daily lives and as a venue for large events and festivals. As an overall landscape experience it remains largely intact, but at Lansdowne the historic connections between the park and driveway have been lost. We were particularly inspired by the driveway to the immediate west of the Bank Street Bridge, where the road weaves and turns, both horizontally and vertically, between a series of sinuous landforms, creating a strongly choreographed experience. We propose bringing this experiential richness to the QED at Lansdowne, reopening broad views and physical connections between the canal and the park, once again making Lansdowne a true waterfront landscape, and turning the length of the QED into an enhanced “drive in the park.”

Travelling south from Fifth Avenue, the QED will enter the park and curve slightly away from the canal, heading up over a new bridge at the proposed Lansdowne inlet. This will have the effect of directing views towards the Aberdeen Pavilion, and will create a more spacious landscape next to the canal. As the road peaks at the bridge, it will curve back towards the canal, creating a broad view from an elevated viewpoint over the Rideau Canal. Descending from the bridge, the road will once again curve away from the canal, directing views towards the Great Lawn and the new tobogganing hill at Lansdowne. At this point the design creates a broad area of park next to the canal, directly accessible from the Great Lawn. As the road begins to...
pass behind the south stands of the stadium, it will be flanked on both sides by landscape slopes. Drivers will feel, immersed in the landscape, rather than feeling squeezed between the stadium and the canal. The landforms will be an extension of the existing topography and landscape experience of one of the most dramatic stretches of the QED to the west of Bank Street.

MULTIPLE PEDESTRIAN CONNECTIONS

Our design improves the pedestrian experience along the canal in multiple ways. We have retained walkways on either side of the QED, which gives the park a strong identity, and joggers the same enhanced views as cars and bikes. People on foot will be able to stop and enjoy the view from the new bridge, either looking at the Aberdeen Pavilion or canal from an elevated viewpoint, or watching the boats and people come in and out of the Lansdowne inlet. We have retained the contiguous walkway along the canal edge, but it now connects directly to the park, either under the QED at the inlet, or over the QED at a new footbridge to the south of the stadium. We have provided a pedestrian crossing between the Great Lawn and the canal at the mid point of the park. New paths at the stadium’s south stand berm provide good pedestrian connections directly to Bank Street. The new Interpretive Centre, described in more detail below, is located at the mouth of the inlet, further reinforcing the connection between the park and the canal, and to communicate their intertwined histories.

A PARK FOR THE NEIGHBOURS

We believe that in order to be successful, Lansdowne Park needs to be embraced by the neighbourhoods around it. We want Lansdowne to be as much a neighbourhood park for the Glebe, Old Ottawa South, and Ottawa East, as it is a nationally known destination. The neighbourhood use will imbue the park with the vitality and rhythms of everyday life, particularly on days when there are no planned events. It will be a place to bring the children, the dog, a Frisbee or a book—or perhaps just a place to come empty-handed, looking for peaceful solitude. The more the neighbours use the park and feel invested in it, the more its long-term success is assured.

EXPANDING SYLVIA HOLDEN PARK

Sylvia Holden Park is well loved and well used by the Glebe Neighbourhood and others. We propose to build upon this success by extending it west along Holmwood Avenue to the Horticulture Building, and south to the Aberdeen Pavilion. We understand that this area north of the Aberdeen is a desirable place for development, but we believe that the opportunity to create a spectacular entrance from the neighbourhood, and frame the Aberdeen more centrally within the park, are of fundamental importance. A number of contributing factors make retaining the Horticulture Building in its present location an important move. The Horticultural Building frames a spectacular view from the neighbourhood to the Aberdeen Pavilion, allowing the Aberdeen Pavilion to sit again in the middle of the park. The full frontage of the Aberdeen will be visible looking south from Holmwood. The expanded Sylvia Holden Park is one of four landscaped sides of differing character allow the Aberdeen to remain as the most prominent feature of the site, not competing with other architectural forms. The four sides also allow four different programmes, functions and character, but the north side of the Pavilion most directly relates to the adjacent residential neighbourhood.

We were inspired by a period photo of Lansdowne from the mid 1960s, where it is being used as a fairground. In this image the park has a fun-loving, casual atmosphere, and people are clearly enjoying themselves. We propose filling this area with activity by creating major new playgrounds for all ages in a landscape setting, areas for picnics, spaces for quiet reflection, a fountain for gathering, and wide paved areas that can serve many purposes, including an expanded Farmer’s Market, temporary kiosks and festival facilities. The whole space will have the playful and relaxed character of a fairground. By significantly increasing the area of Sylvia Holden Park and taking down the park fences along Holmwood and O’Connor, we will give the neighbourhood a major new amenity that is newly accessible. In turn, the community use will help ensure that the park is populated at all hours of the day, seven days a week, increasing both the safety of its visitors and its role as a social focus.

THE FRONT LAWN, A BOUNDLESS LANDSCAPE

The sweeping expanse of the canal landscape demands a response from the park. We are convinced, in the tradition of Olmsted, that great urban parks should offer experiential range. The northern and western parts of Lansdowne will be made up of a series of urban and civic landscape types, while the areas around the stadium berm and in the wetlands will be pockets of natural landscape types. We believe that these types will be best complemented by a boundless landscape in the centre of the park, a place where the views and sky stretch out and one can feel for a moment unfettered by the spatial restrictions of the city. Stretching all the way from the Bank Street Bridge, down the new sledding hill, across a wide expanse of lawn and connecting visually to the Sylvia Holden Park ball fields, our Great Lawn is an expansive gesture that connects the major elements of the park.

A PLACE FOR EVENTS

The Great Lawn will be the setting for the large events that Lansdowne will attract, including Bluesfest, the Ottawa Jazz Festival, and other similar events. The lawn can generously accommodate several stages, perhaps with the main stage inside the stadium. The tobogganing hill has been configured so that it can serve as amphitheatre seating for around 3,000 people in the summer. The park will attract more use as event organizers realize the benefits of its location, size and embedded event infrastructure. We see it playing a role in events as diverse as the National Capital Marathon registration, the Army Run, Canada Day, the Great Glebe Garage Sale, Rideau Canal Festival, the Canadian Tulip Festival and Winterlude, to name just a few.
P AVILIONS IN THE PARK
In the service of making the park a integrated place we believe that the character of the park should infuse the Mixed Use Area, in particular by thinking of the proposed buildings in the mixed-use area as a series of generously sized “pavilions in the park”. We think that this will emphasize the special nature of Lansdowne Park, and strengthen its position as a regional and national draw. This conception builds on the traditional image of Lansdowne Park’s role within Ottawa. Over the years the park has seen many different buildings and styles of architecture, but they have all worked within the idea of a discrete park that is clearly identified as having a different character from the surrounding city. Whatever their function, architectural style, or scale, the pavilions in the park—including the Aberdeen Pavilion, the Horticulture Building, and even Frank Clair Stadium in spirit—all have the characteristic of “floating” in a well-defined park landscape. We are concerned that by making the northern portion of the park, between the stadium and Holmwood Avenue, resemble the urban fabric of the Glebe neighbourhood to the north, we might be creating something that feels too much like the city, at the expense of part of the park. Over the years Lansdowne will continue to change as it always has done, and if this part of the park became permanently thought of as a fragment of the city, rather than a piece of historic park land, it will significantly narrow the site’s future potential.

BANK STREET: A BRIDGE BETWEEN NEIGHBOURHOODS
We have heard from several groups a concern about the vitality of Bank Street as it approaches the park. We believe that with the lively commercial activity to the north in the Glebe, and to the south in Old Ottawa South, the stretch of Bank Street at Lansdowne has the potential to bridge these two neighbourhoods and create a continuous ribbon of successful commercial development along the whole corridor. For this reason, we suggest concentrating development along the Bank Street frontage, and reducing density along Holmwood Avenue, a residential street.

There are many ways that this increased density on Bank Street could be achieved, and we do not presume to make those decisions for the developer. One option could be taller towers on Bank Street; another could be larger-footprint buildings with more bulk. We suggest that two iconic towers, set on generous podium bases, could create a signature entrance to the park and give Lansdowne a recognizable place in the Ottawa skyline. These vertical elements could be carefully balanced against the bulky proportions of the stadium. Towers would create valuable condominium, office, and hotel space on their upper floors, with excellent views of the Ottawa skyline, the canal, and the new park. We believe that this option maintains the proposed OSEG development density, while providing the following advantages: The Glebe would have a bigger window on the park, without a filtering curtain of mid-rise development; significantly more space would be preserved as park; the boundary between city and park would be more of a smooth continuum, rather than an uneasy juxtaposition of competing realms; and Lansdowne as a whole would be preserved as a special destination with its own character.

We appreciate that the community has to come willingly to the acceptance that focusing development on Bank Street means more intensive use of that the underused Bank Street frontage. However, we are certain that in balance, a program of taller, mixed use active development fits well into the proportions of that space. It has the potential to add considerable animation to a bleak portion of Bank Street. This animation strengthens Bank Street and ensures that viable economic opportunity accomplishes multiple public goals.

COMMERCIAL DEVELOPMENT EMBEDDED IN THE PARK
Compared with undertaking to reinvigorate the stretch of Bank Street adjacent to Lansdowne Park, we believe that the current proposal to turn the Bank Street retail into a long cul-de-sac terminating on the relocated Horticulture Building is both less promising as a commercial proposition and less valuable to the city. Artificial retail environments frequently underperform, and it is impractical to think that there is enough draw for retail spaces deeper into the site.

By working with the model of “pavilions in the park,” which would make the entire OSEG development into an “overlap area,” we could create an identity for the commercial components that are embedded within Lansdowne Park, strengthening their unique character and increasing their value. At the northwest corner of the site, a large retail pavilion could feature small stalls and stores under a translucent, light-filled roof, creating a 21st-century Aberdeen Pavilion. The whole space could be climate-controlled, making it comfortable year-round and so strengthening the winter activities in the park and the two historic pavilions. This space or second storey space in the development blocks we show immediately adjacent to the Stadium on the west could be used for a municipal gallery.

THE SOUTH STAND: A NEW LANDSCAPE ON THE CANAL
Another way of integrating the Mixed Use Area with the park is to embed the proposed south stand of the stadium almost entirely in a new landform. We do admire the architecture of the south stand as currently proposed, but we wonder if a new landscape to strengthen the site’s setting along the Rideau Canal might not be more valuable, given how narrow the NCC holdings are at this point. We also question the need for a roof over the south stands, given the historic landscape context, the considerable cost, and the fact that many comparable stadia do not have roofs. We believe that this approach, with the stadium support facilities embedded in the landform along with 325 parking spaces, would integrate the stadium, park and canal landscape into a seamless whole, creating an event landscape with great potential flexibility.
THE OVERLAP AREA AND THE HORTICULTURE BUILDING

THE HERITAGE CORE
The cultural legacy of Lansdowne Park is perhaps best exemplified by its two remaining historic resources, the Aberdeen Pavilion and the Horticulture Building. These heritage structures are the clear physical connection to Lansdowne Park's historic use, and powerful focal points around which to orient its future. Protection of the heritage character and values of the Aberdeen Pavilion National Historic Site of Canada is a central concern of the RFP brief, and is central to our design strategy. The relationship of agriculture to the history of Ottawa is clearly demonstrated by these buildings and they add greatly to the richness of the overall cultural landscape around the Rideau Canal World Heritage Site.

THE ABERDEEN PAVILION
The Aberdeen Pavilion was built in 1898 in an open location in the park, facing the canal inlet that existed at the time. It is a wonderful example of a large 19th-century exhibition building. Over the past century it has witnessed many important events and activities of local and national significance. Its playful form and detailing make it a much-loved and highly recognizable landmark for all of Ottawa. It was also restored handsomely in 1991.

THE HORTICULTURE BUILDING
The Horticulture Building has been sitting adjacent to the Aberdeen Pavilion for almost a century. Built in 1914 and designed by Francis C. Sullivan, an Ottawa native who worked in the office of Frank Lloyd Wright and brought the Prairie School of architecture to Canada, the building is historically important in its own right, and this importance is significantly strengthened by its relationship to the Aberdeen Pavilion. The forecourt created between these two buildings has always been an important focus of activity in the park. Historic photographs of this area show that it was a gathering place, a site for special events, and a landscape that could be enjoyed from the large windows in the second floor restaurant of the Horticulture Building.

CONSERVING HERITAGE VALUE
Much of a site or structure's "meaning of place" is derived from its physical location and context. This is certainly true of the Horticulture Building—a central piece of Lansdowne Park, as cited in the Lansdowne Park Heritage Brief. This sense of place is one of the most important heritage values, as identified in the both the international standards set in the Venice Charter, and Parks' Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. The very first Parks Canada Standard states: “Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.” Moving the Horticulture Building is not consistent with this standard. While Parks Canada may not have jurisdiction over this structure, the standards are recognized by most governing bodies as being the best way to treat heritage sites and structures. In addition, we have practical worries about moving the building. While moving a large masonry structure such as the Horticulture Building might be technically possible, it would inevitably compromise the historic fabric of the building and significantly diminish its material integrity.

CONNECTING THE HERITAGE CORE TO THE PARK AND BANK STREET
For all these reasons, we propose to retain the Horticulture Building in its current location, to re-establish the area between the two buildings as a focal point in Lansdowne Park, and to allow the Aberdeen Pavilion to “float” in the park's open space unencumbered by new buildings around it. We also propose creating a broad pedestrian axis between the Aberdeen Pavilion and Bank Street, flanked by a looped vehicular path. This configuration has the advantage of respecting the heritage view corridor between Bank and the Aberdeen, privileging the pedestrian experience, and framing it with rows of large trees. This multi-use space will be ideal for the Farmer's Market, connect the park to the commercial activity of Bank Street, and could also be used for events, reinforcing activity within either the Aberdeen or the stadium. During large events and game days, the space could be used for shuttle-bus drop off, or closed to traffic to allow pedestrians more space. By tying the Aberdeen Pavilion so strongly to the park on three sides, and to Bank Street on the fourth, our design strengthens the Aberdeen's central role in defining the character and function of the park. The Horticulture Building is more than a supporting actor in this strategy; together with the Aberdeen Pavilion it creates the hinge around which the whole of Lansdowne Park swings, both the Urban Park and the Urban Mixed Use Area.
A CAREFUL ARCHITECTURAL RESTORATION
With its large projecting roof planes and horizontal stone bands, the Horticulture Building exemplifies Wright’s Prairie School style. Although it has suffered some minor indignities over the years, including being painted and having most of its windows boarded over, the Horticulture Building retains a high degree of historic integrity, and could be brought back to its original condition with a careful restoration. The paint on the exterior of the building should be stripped to bring back the beautiful rich brown of the original brick masonry with what is believed to be limestone bands and other trim. The original windows should also be retained and restored and reconstructed where necessary. It is clear that the front part of the building had a slightly different design vocabulary than the more utilitarian large hall section in the rear, and this differentiation should be retained. It would also be advantageous to reconstruct the skylights that brought natural light and ventilation into the rear section. A masonry structure such as the Horticulture Building would lend itself well to be adapted to new year-round uses, especially if an energy-efficient heating system were installed.

NEW SUSTAINABLE INFRASTRUCTURE
Both the Aberdeen Pavilion and the Horticulture Building lend themselves well to the installation of new geothermal systems for heating and cooling. Adding these systems would make the buildings both more comfortable in winter and summer and more sustainable. At present, the inefficient overhead gas heaters in the Aberdeen Pavilion cost up to $1,500 per day to run in the winter. Sustainable geothermal technology is increasingly being applied in just such situations, and could be installed in as a radiant system in new concrete floor slabs. By using the constant ambient temperature of the earth below or next to a building, a new system could achieve significant energy savings. Although these systems typically have a higher initial installation cost, they pay huge dividends in the form of greatly reduced long-term energy consumption. Further study of the specific requirements and costs for such a system would need to be conducted, but conceptually this would be a very attractive alternative to conventional mechanical heating and cooling systems. We also recommend making the high clerestory windows in the Aberdeen and the reinstalled skylights in the Horticulture Building operable, to encourage summer ventilation and passive cooling through the natural circulation of warm air out through the top of the buildings. Excess water from the geothermal system could also be used to flush the storm water treatment wetlands, to prevent nutrient build-up and algal blooms, a great example of the integrated benefits of sustainable systems. A Park Plan That Allows for a Relocated

A PARK PLAN THAT ALLOWS FOR A RELOCATED HORTICULTURE BUILDING
If the Mixed Use Area is developed per the current OSEG proposal, then the Horticulture Building will have to be moved. We agree that if the building is moved, then the best place to locate it is in the “mirror image” location to the northeast of the Aberdeen Pavilion. We have configured our design so that if this decision is made final, we can accommodate the relocated Horticulture building with very minor adjustments to the park. In this plan both the Aberdeen Pavilion and the Horticulture Building would prominently face onto the Aberdeen Inlet, making both buildings clearly visible from the QED and the inlet entrance. In this plan we propose moving the Farmer’s Market to the Overlap Area immediately to the west of the Horticulture Building, so that both the indoor and outdoor Farmer’s Markets are closely related, albeit without the connection to Bank Street. Again, while moving the historic building does yield some benefits in increasing the area available for development, we believe these benefits are more than outweighed by the significant reduction in the heritage value of the building, the decrease in park area, and the loss of neighbourhood connections. As indicated above, we also believe there are significant financial and technical challenges involved in moving an old masonry and steel-framed building without damage to its historic fabric.

CONTINUED FLEXIBLE USE
We believe that the proposed uses for both buildings should not require change to their historic fabric, beyond making them more comfortable by installing sustainable climate control technology as described above. Both buildings were designed to flexibly accommodate all sorts of activities and they should continue to be used in this way, not least because it allows for the broadest constituency of users, and allows for trial and error in finding what will work best in them.
A VISION FOR LANSDOWNE

THE ABERDEEN PAVILION:
A BALLROOM, A RINK, AND A THEATRE
We see a strong demand for intense and diverse use of the Aberdeen Pavilion, which has the potential to give Lansdowne Park a public profile that is constantly refreshed and communicated through events, similar to the Grand Ballroom at Navy Pier in Chicago. The Aberdeen could play a central role in Winterlude, since visitors will be able to skate right up to it and enter, perhaps with their skates still on. We imagine it as a popular venue for large gala events, parties, and weddings, a truly glamorous place in the park, where guests could wander outside in the dramatically lit landscape, or perhaps even arrive by boat for an evening event. We think conventions and large events in other parts of the city could use the Aberdeen as a special venue for a particular activity, and we imagine that tour boats could be chartered to bring groups from downtown for the evening, mooring right outside the Pavilion, and waiting to take the guests back to their hotels afterward. In the winter the pavilion could host old-time hockey games, recalling the early days of the Stanley Cup; in the summer it could host a children’s theatre; year-round it could host large community events like the Great Glebe Garage Sale, or large block parties, which could be liberated from the vagaries of the weather.

THE HORTICULTURE BUILDING:
ARTISANAL FOOD, A CAFÉ, AND A RESTAURANT
For the Horticulture Building, we propose a focus on high quality food and refreshments. This program would support other park activity, and be complementary to both the events in the Aberdeen Pavilion and the outdoor seasonal Farmer’s Market. We propose a series of mutually supporting food uses in the Horticulture Building: bringing a year-round Farmer’s Market into the main hall, establishing a café and ice cream parlour on the ground floor of the front section; and creating a restaurant upstairs. The indoor component of the Farmer’s Market would best support the outdoor summer market if it concentrated on locally made artisanal produce such as cheese, charcuterie, preserves, and other non-seasonal items. These functions would be comfortably accommodated within the existing building, with little change to its fabric required. We do not recommend adding new glazed openings to the building, as it would compromise its historic integrity and make climate control more difficult. We believe the treatment of the Horticulture Building could be a paradigm of thoughtful historic restoration, much the same way the Aberdeen Pavilion was almost 20 years ago.

PARK PAVILIONS WITH A UNIQUE FLAVOUR
Together we envision these two buildings becoming major draws for Lansdowne Park, special buildings that are recognized by everyone and are places of experience and memory. Like the Tavern on the Green and the Boat House Café in New York’s Central Park, and Stanley Park Pavilion in Vancouver, they will be places with unique flavour, places that through thoughtful restoration and programming can become beloved and universally known Ottawa icons.
SUSTAINABLE STRATEGIES FOR THE PARK

SUSTAINABILITY, ENVIRONMENTAL EDUCATION
AND LANDSCAPE EXPERIENCE

Our park design is underwritten by a series of sustainable strategies going well beyond standard practice, code requirements, and the LEED criteria for sustainable sites. We are proposing to treat all storm water from the entire site, including the Mixed Use Area, in a series of vegetated swales and wetlands, which will filter the water released into the canal, and ensure that no water is released to the City’s overburdened Combined Sewer Overflow system. The wetlands are an important part of our habitat creation program for the park, which includes 6 new habitat types, ranging from Mesic Meadow to Herbaceous Marsh, designed to increase biodiversity. In addition, we propose balancing the large amount of earthwork cut needed to construct the underground parking with a large earthwork fill at the stadium south stands, therefore reducing the need for trucking and disposal of excess soil. Finally, we propose installing a geothermal climate control system in the heritage buildings, which will yield water that can be cycled through the wetlands to maintain water levels and prevent algae growth. Water from the inlet will also be used for park irrigation, increasing circulation in this area. All our sustainable strategies are designed to also create an experientially rich park landscape, through views created by landforms, spaces created by plantings, or animals attracted by habitat, while also reducing construction and maintenance costs through simplified engineering solutions and reduced earth handling.

STORM WATER MANAGEMENT IN THE LANDSCAPE

Our proposed storm water management strategy requires no runoff to be directed to the O’Connor Street storm sewer. The quantity control criteria for storm water discharge to the canal, as listed in the background reports, is to control: The two year flow rate to the existing two year discharge rate produced by the existing area tributary to the canal; the 5-year and 100-year flow rates to the existing 5-year flow rate.

The criteria listed in the background reports also state that there was to be no outflow to the canal for the 10-mm storm event. On the existing site, there is a 2.7-hectare area that is tributary to the Rideau Canal. From the analysis found in the background reports, the existing peak flow to the canal for the 10-mm storm event is 0.08 m³/s. The preliminary storm water analysis completed for this concept plan demonstrated that for the 10-mm storm it is possible to achieve a peak release rate to the canal of less than 0.08 m³/s.

As shown on the proposed park plan, the detention storage for storm water management purposes will be provided mainly via three wetland features and a series of vegetated swales. This combined storage volume will provide enough attenuation to achieve the post-development water quantity targets listed above.

One of the other storm water management criteria listed in the background reports is to provide enhanced water quality treatment. This represents a long term Total Suspended Solids (TSS) removal rate of 80%. This post-development water quality control will be achieved through the design of the wetland features, potentially in combination with pre-manufactured quality control structures incorporated into the storm sewer system. During detailed design, the combination of measures to achieve the water quality targets will be refined.

The wetlands are all designed to accommodate a maximum 900-mm temporary rise in water level during and for two days after the 100-year storm. We proposed three wetland types: Herbaceous Marsh, Shrub Carr, and Swamp Forest. The intent is that there will be a gradual increase in woody material across the wetland continuum. Each wetland type is described in greater detail below. All of these wetlands will require relatively clean water in order for their function. If it is expected that lower water quality will discharge into these systems, the species mix can be adjusted. For example, the Herbaceous Marsh might have more Spartina pectinata and Carex vulpinoidea in the community, both of which can tolerate higher levels of salt run off than some of the species in the currently proposed list.

Proposed boardwalks will be near the normal water elevation within these wetlands. Under flood events, the boardwalks will be overtopped. The wetlands will be lined to maintain the low water level, and will use some of the water drawn off from the Aberdeen Pavilion’s geothermal system. This clean water will flow through the wetlands and into the new canal inlet, preventing eutrophication.

HABITAT CREATION

We propose a series of six new habitat types to reintroduce nature to Lansdowne Park. The habitats range from the wet Herbaceous Marsh to the dry Mesic Meadow. The three wetland habitats described below comprise the storm water treatment component of the park, and the three meadow habitats also help convey storm water down slopes and through vegetated swales. These meadow habitats also help storm water infiltration, thus reducing runoff.

HERBACEOUS MARSH

The herbaceous marsh is designed to be a low-growing, sedge-dominated system with pockets of ferns on the tops of the islands. The interplay of water and pockets of low grading should result in sedges along wetted edges with other emergent species speckled across the deeper water areas. Birch trees will be planted at the tops of islands in the wetland to provide shade and spatial variety. This largely herbaceous wetland will have an ephemeral quality: it will be the most dynamic of the wetland habitats because species will move freely and change dramatically from season to season. The Herbaceous Marsh is the type of wetland that can do the most “cleaning” with species selected for their ability to readily grow in aerobic and anaerobic conditions, rooted above and below the water level, creating a great deal of interaction with the water at a micro scale.

SHRUB CARR

Where the Wet Meadow is dominated by a sedge-grassy look, Shrub Carr is characterized by a small to mid-sized shrub massing with dense pockets of floating herbaceous material. We have proposed planting floating mats with herbaceous and small woody vegetation to develop a bog like aesthetic. These mats will need to be anchored so they are not swept away during flood events, but also have sufficient play in their anchor to float somewhat freely. In the more upland portions of this wetland will be growing populations of shrubs and small clusters of trees, with lower herbaceous material in the understory. Shrubbs, for the most part, are not emergent, and will require higher, drier areas in order to establish.

A VISION FOR LANDSOWNE
The third wetland type, Swamp Forest, is primarily woody. This wetland will require the most varied topography, with distinct high points in order for trees to become established, but with pockets of low areas where more herbaceous material can dominate under the canopy cover. Whereas in the Herbaceous Marsh water moves smoothly around gradual rises, in the Swamp Forest water is sporadically trapped in small perched pools and flow is broken by the sharp rise of small mounds. In the Swamp Forest herbaceous species are less pronounced.

### SWAMP FOREST
- **Acer rubrum** - Red maple
- **Nyssa sylvatica** - Black tupelo
- **Tsuga canadensis** - Eastern hemlock
- **Picea mariana** - Black spruce
- **Vaccinium angustifolium** - Late low bush blueberry
- **Vaccinium corymbosum** - High bush blueberry
- **Cinna arundinacea** - Sweet wood-reed
- **Osmunda cinnamomea** - Cinnamon fern
- **Osmunda regalis** - Royal fern
- **Scirpus cyperinus** - Cotton grass bulrush
- **Scutellaria galericulata** - Hooded skullcap
- **Smyophlecarpus foetidus** - Skunk cabbage

### WET MEADOW, MEADOW, AND MESIC MEADOW
- **Sarracenia purpurea** - Purple pitcherplant
- **Symphlocarpus foetidus** - Skunk cabbage
- **Trollius laxus** - Globeflower

### MEADOW
- **Asclepias incarnata** - Swamp milkweed
- **Aster firmus** - Shining aster
- **Calamagrostis canadensis** - Blue joint grass
- **Carex praecox** - Prairie sedge
- **Eupatorium purpureum** - Joe pye weed
- **Lythrum salicaria** - Cardinal flower
- **Osmunda cinnamomea** - Sensetive fern
- **Vaccinium macrocarpon** - Cinnamon fern

### SHRUB CARR
- **Alnus incana** - Speckled alder
- **Alnus serrulata** - Brookside alder
- **Betula populifolia** - Gray birch
- **Bassia breweri** - Common winter berry
- **Kalina angustifolia** - Sheep-laurel
- **Lindera benzoin** - Northern spice bush
- **Physocarpus opulifolius** - Atlanta ninebark
- **Rhododendron maximum** - Great laurel
- **Spiraea alba** - White meadowsweet
- **Spiraea tomentosa** - Steeplebush
- **Vaccinium macrocarpon** - Large cranberry
- **Vaccinium oxyccocos** - Small cranberry
- **Carex rostrata** - Swollen beaked sedge

### HERBACEOUS MARSH
- **Aster umbellatus** - Parasol flat-top white aster
- **Caltha palustris** - Yellow marsh-marigold
- **Carex flava** - Yellow-green sedge
- **Carex stricta** - Uptight sedge
- **Onoclea sensibilis** - Sensitive fern
- **Osmunda claytonia** - Interrupted fern
- **Osmunda regalis** - Royal fern

### MEISIC MEADOW
- **Euphorbia corollata** - Flowering spurge
- **Heuchera richardsonii** - Richardson’s alumroot
- **Liatis aspera** - Tall gay feather
- **Silphium laciniatum** - Compass plant
- **Solidago canadensis** - Canadian goldenrod
- **Solidago missouriensis** - Missouri goldenrod
- **Zizia aptera** - Heart-leaf alexanders
CIRCULATION AND ACCESS
Our overriding aim is to make Lansdowne Park as pedestrian-friendly and accessible as possible. We propose limiting vehicular access to the western edge of the site close to Bank Street. The main vehicular entrance to the site will be off Bank Street at the historic axis leading to the Aberdeen Pavilion, but cars will be confined to the edges of this space on a one-way loop road, and the central space will be reserved for pedestrians, the Farmer’s Market, and other temporary uses. There will be a secondary vehicular access point off Bank at the stadium. This will primarily provide access to the hotel, service access to the stadium, and access to the under-berm parking area. We propose maintaining two access points off the QED: one to the Great Lawn that will be closed most of the time, but will provide service and temporary access on event days, and one to the underground garage at the berm. The entrance under the berm will be used by shuttle buses on event and game days, with a drop-off and turn-around space beneath the berm. Our design includes multiple access points to the parking garages, which will allow for increased traffic flows to the site on busy days.

EARTHWORK AND PARKING
The earthwork strategy for the underground parking and stadium berm is designed to have several environmental and cost benefits. Working with our geotechnical engineer, we have determined that a single underground level of parking is preferable to the two levels proposed by the OSEG team. It allows us to remain above the existing ground water table and to avoid the potentially destabilizing effects of dewatering the underground structures next to the Heritage buildings and the stadium. Our parking strategy includes a 1,075 space underground garage along the west and northwest edges of the site, and an at-grade lot for 325 cars where the ground water is higher in the southern portion of the site near the canal. This at-grade lot will be covered with the proposed berm under the south stands.

UNDERGROUND PARKING FOR 1,075 CARS AT BANK STREET AND HOLMWOOD
Current subsurface conditions at this location consist of 3 metres of random, predominantly sandy) over loose sand, to at least 8 metres depth. There is no information below 8 metres, but the drift thickness map from the Geologic Survey of Canada indicates that the depth to bedrock is about 5 to 10 metres in this corner of the site and increase to 10 to 15 metres moving east. The groundwater level has been measured at 5.5 to 6 metres depth but could be as high as 4 metres.

TWO-LEVEL CURRENT OPTION
This configuration will be require digging a foundation below the groundwater level, resulting in significant groundwater inflow during construction which will need to be managed through either temporary or long-term groundwater lowering. Permanent groundwater lowering could create subsurface settlement issues in surrounding properties, perhaps threatening the subdivision along Holmwood Avenue as well as the heritage buildings on site. Digging below the groundwater level could also possibly contaminate the groundwater. More study is required to accurately judge the effects of the two-level strategy. While the plan is feasible, it is very difficult to deal with from a technical standpoint and could have significant cost implications for design and construction.

THE SINGLE-LEVEL PROPOSED OPTION
This configuration is quite feasible, as it is above the groundwater level, and thus requires no groundwater lowering and generally avoids any groundwater issues during the construction process. There are possible liquefaction issues in the loose sand below the groundwater level, but this can be dealt with by the geotechnical design.

AT-GRADE PARKING FOR 325 CARS BENEATH THE PROPOSED SOUTH STANDS BERM
There exists about 1.5 to 2.6 metres of fill (predominantly sandy) beneath and around the south side stands of the stadium. The fill is not associated with suspected former landfill in this area. The fill is supported by compact to dense sand, silty sand, or sand and gravel to depths greater than 9 metres. The drift thickness map indicates bedrock at 5 to 10 metres depth, so it appears that the deposit is mostly granular soil. The groundwater level has been measured at 2.2 to 5 metres and is directly connected to the Rideau Canal. At grade parking under the berm poses no geotechnical issues, though the parking surface would need to remain above the canal’s high-water level. Removal of 1.5 to 2.6 metres of fill would be required, or else a dynamic compaction process could consolidate the fill. The structure would be founded on the compact to dense native soil under the fill.

SUSTAINABLE STRATEGIES FOR THE PARK
PHASING AND COST

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<th>Area (m²)</th>
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<td>Phase 3: Stadium Berm</td>
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<td>Phase 6: Aberdeen Inlet</td>
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<td>Phase 7: Expanded Sylvia Holden Park</td>
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PHASING STRATEGY

We have organized the phasing into manageable pieces that take account of the land ownership, the desire to have the core of the park open and well used early in the process, and coordination with possible OSEG construction activities. We have included two significant areas owned by the City of Ottawa outside the defined boundary of the competition site, the Civic Market Place and the Stadium Berm, because we believe the timing of construction of these areas should be considered in conjunction with the Urban Park phasing (see phasing diagram on board 7). Our thinking behind the phasing strategy is as follows:

PHASE 1 PARK CORE

Establish the core landscape of Lansdowne Park around the Aberdeen Pavilion, including the Front Lawn, wetlands and part of the playgrounds in the expanded neighbourhood park to the north of the Aberdeen. We recommend removing fences and screening vegetation to open up the new landscape to the QED, the driveway and the neighbourhood to give the feeling and function of the eventual vision for the park. Existing entrances from the QED will remain and parts of the asphalt parking lot will remain to be used for events, parking and the farmers market. The budget for this phase is estimated at $5,000,000.

PHASE 2 HISTORIC BUILDINGS

Restoration of the historic buildings and completion of the landscape area around them. This phase will establish the indoor farmers market at the horticulture, along with a cafe and ice cream parlour, it will also complete the sustainable infrastructure for both buildings. At the end of phase 2 the entire center of Lansdowne will be established and interior and exterior programming can flourish.

PHASE 3 STADIUM BERM

This is outside the competition area, but we have included it because the construction of the earthwork is tied to the construction of the OSEG underground parking garage, cut from the garage being used to fill at the berm. This phase should be complete before changes to the QED are made.

PHASE 4 CIVIC MARKET PLACE

This is also outside the competition area, but we have included it because we feel it is important to build it as early as possible in the process to cement the connection between the park and Bank Street. It can not go any earlier in the phasing order because of the need to construct underground parking below the market place, which will be concurrent with phase 3.

PHASE 5 QUEEN ELIZABETH DRIVEWAY

This is one of the major phases and the one where the NCC takes the lead. It will complete the connections between the Front Lawn and the canal, as well as the new landscape at the south side of the stadium. Expanded areas next to the canal will be created and the views experienced from the QED will be greatly enhanced. The QED bridge and Interpretive Center will be built before the Aberdeen inlet, making construction in the dry easier.

PHASE 6 ABERDEEN INLET

Construction of the inlet completes the connection between the canal and the park.

PHASE 7 EXPANDED SYLVIA HOLDEN PARK

The existing parts of Sylvia Holden Park are left undisturbed apart from some upgrades to furniture and lighting as agreed with the neighbourhood. This phase includes the construction of the last storm water wetland and completes the integration of the neighbourhood park with Lansdowne.
Appendix
One Park, Four Landscapes

A Consolidated Development Area Yields a Larger Park

Four Park Landscape Types
The Front Lawn, a Boundless Landscape
A Neighbourhood Park with the Spirit of an Exhibition Ground

Architectural Restoration and Energy Saving Infrastructure

Required Plan with Relocated Horticulture Building
A Gateway from the Rideau Canal
Stormwater Management and Environmental Education

Inviting Nature Back to Lansdowne

A Vision for Lansdowne
19 May 2010

5/7
A Vision for Lansdowne

Phasing and Jurisdiction

Legend

1. Aberdeen Pavilion
2. Horticulture Building
3. Aberdeen Inlet
4. Gateway from the Canal to the Park
5. Interpretive Centre and Bridge
6. Front Lawn
7. Tobogganing Hill
8. Farmers’ Market
9. Undisturbed Sylvia Holden Park
10. Wetlands
11. Retail Development
12. Residential Development
13. Townhouses
14. Frank Clair Stadium
15. Stadium Berm
16. Playground
17. Picnic Area
18. Fountain
19. Kiosk
20. Dog Run
21. Steps
22. Footbridge
23. Proposed Fifth Avenue Footbridge
24. Stairs
25. Boat Dock
26. Crosswalk
27. Tulip Bed
28. Heritage Easement
29. Property Line
30. Rideau Canal 30m Buffer
31. Vehicle Parking Entrance
32. Pedestrian Parking Entrance

Legend

1. Open Neighbourhood Edge
2. Open NCC Edge
3. Expanded Neighbourhood Park
4. Event Field
5. Parking & Events on Existing Asphalt
6. Wetland for Stormwater Management
7. New Fence
8. Temporary Crosswalk
9. Existing Vehicular Access from QED
10. Maintain Service Access

Phase 1 — $5,000,000

A Vision for Lansdowne

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