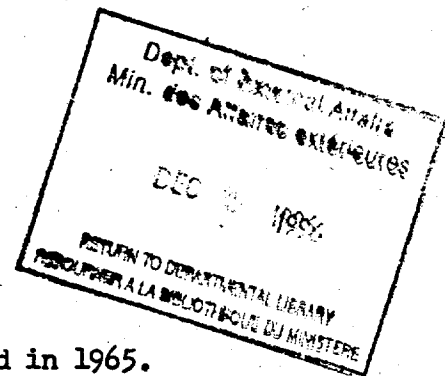


SECTION C1



GENERAL

This new section revises the original brief issued in 1965.

C1.01 SITE

- a. The proposed site for the new building is located on the south side of Sussex Drive bounded by the approach to the new MacDonald - Cartier Bridge and King Edward Avenue.
- b. The site is in the proposed area allocated for diplomatic buildings by the National Capital Commission and has been approved by the Department of External Affairs.
- c. There will be one approach and main entrance from Sussex Drive and a service entrance to the general parking area at the rear.
- d. The site is located in an R.O. Zoning area with a maximum site coverage of 2.5 and a height restriction of 150 feet.
- e. The site has a particularly good aspect to the north and to the east overlooking the Gatineau Hills, the Ottawa River and the Rideau River where it enters the Ottawa River. Close liaison should be maintained with the City in any proposed planning arrangements for exit and egress of traffic from the site; it is understood that part of the west section of King Edward Avenue is to be widened, possibly this year.

C1.02 PURPOSE

The proposed building will house the whole of the Department of External Affairs now located in properties throughout the city and will increase the efficiency of the Department's operation and provide certain special areas for conferences and entertaining.

C1.03 AREA

- a. Revised areas have been approved and accepted by the Department of External Affairs and they should not vary without prior approval from the Chief Architect, Department of Public Works.
- b. Details of the areas to be provided are given in the Architectural part of this section of the brief.
- c. The approved net area is 270,150 sq.ft. at occupancy, increasing to 339,150 sq.ft. for 1974-75, and 406,650 sq.ft. at 1980-81. These areas do not include the space occupied by corridors, stairs, wash-rooms, walls, penthouses, janitors closets, etc.
- d. The areas detailed in the brief are for occupancy in 1969-70; expansion space will be provided for the following five years at a ratio of 7% per annum of the staff at occupancy. This space should be planned within the various divisions so that the best advantage of it can be taken by the Department during that period without entailing a great deal of additional work in relocating partitions.

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