



ILLUMINATION LEBRETON

BY RENDEZVOUS LEBRETON GROUP

A Powerful Expression of Capital City
Building and National Identity



Linking, Connecting, Completing.



IllumiNATION LeBreton, by RendezVous LeBreton Group, will be many things. It will be a place that celebrates its past while inspiring a bright future. It will be a place where First Nations culture and spirituality are key—embraced, shared and celebrated. It will be a place where the traditions of innovation that once energized LeBreton Flats will once again fuel the future of Canada. Like the LeBreton Flats of old, it will be a place where all are welcome—all peoples,

all incomes, all abilities. As it once was, it will be a nexus point through which people, ideas and creativity will move—both physically via multi-modal means and creatively through innovative experiences, businesses and places. It will once again take its place among the diverse neighbourhoods of the National Capital—the final piece of a great puzzle, linking, connecting, completing.

IllumiNATION LeBreton design principles

IllumiNATION LeBreton is poised to become a signature destination for visitors to Canada's Capital and a point of civic pride for its residents. In striving to fulfill this potential, RLG is committed to creating a place where people work, live and entertain, a place where all can engage and celebrate the past and future of Canada. Our plan is rooted in the guiding principles of Heritage, Connectivity, Vibrancy, Sustainability, and Place-making.

Heritage

History is who we are. Without it, we have no context in which to exist. Our heritage, and that of LeBreton Flats, defines the spirit of Ottawa and of Canada—the cultural, political and economic forces which brought people to La Chaudière; the richly embroidered local and national characters, entrepreneurs and innovators who inspired devotion and fostered growth; the transformative events that built, destroyed and regenerated LeBreton Flats. This heritage must find a place in any design for LeBreton Flats, for it will speak to the world about who we are and where we are going.

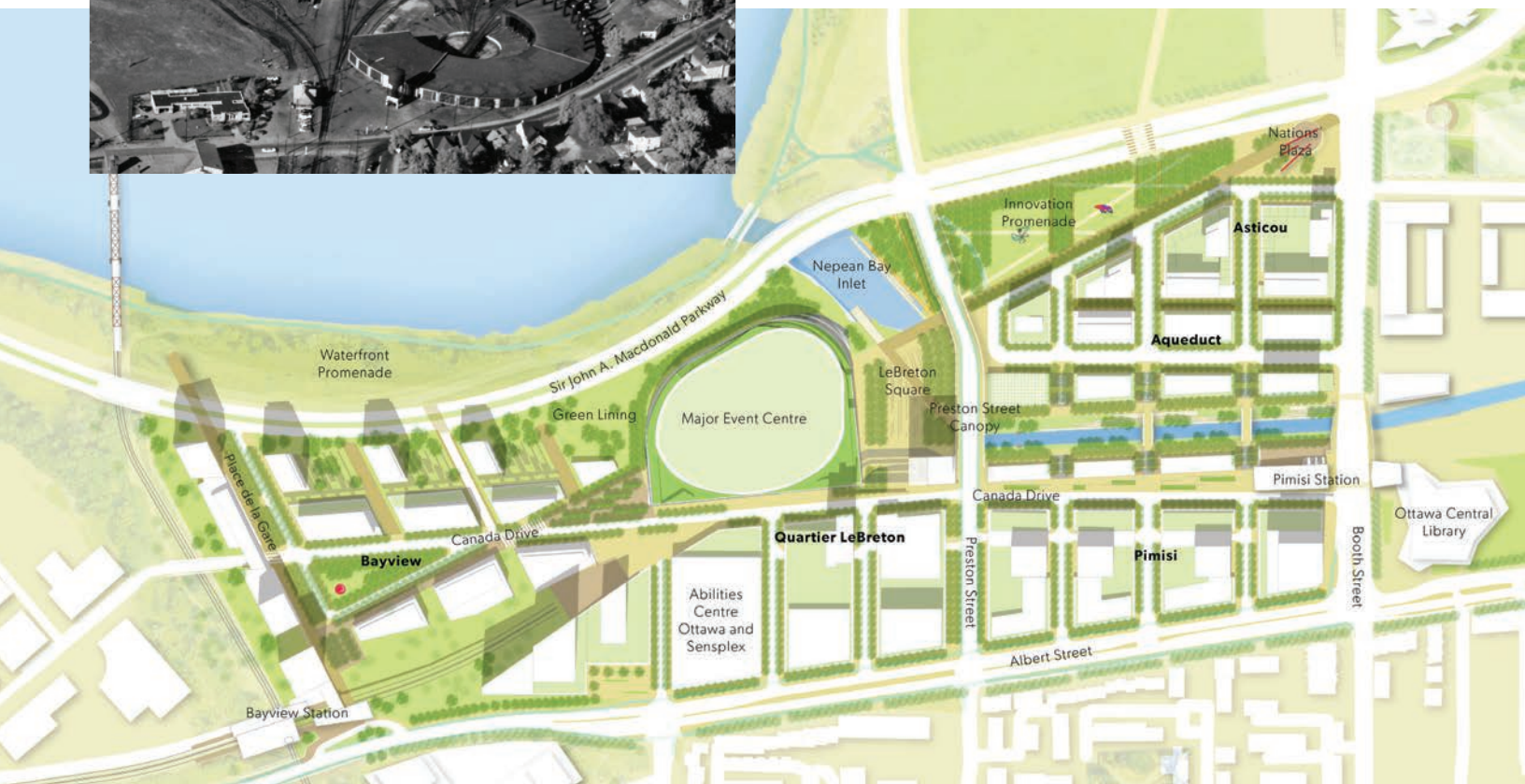


Our vision, harkening back to LeBreton Flats' entrepreneurial spirit, introduces and manages a world-class anchor institution in the form of a Major Event Centre, which will be the new home of the Ottawa Senators of the National Hockey League. The massive roundhouse, which was located on the western edge of the Option Lands, partly inspires the form and scale of the proposed Major Event Centre as does its prominent location.

Connectivity

The IllumiNATION LeBreton development is focused on connecting and contextually responding to the adjacent neighbourhoods to the south, east and west and Gatineau to the north. IllumiNATION LeBreton will become that final linking piece of a great puzzle, creating a powerful new dynamic and joining historic neighbourhoods with visionary new developments. The new planned development at the Bayview Yards with its energized innovation theme, the established residential neighbourhoods to the south and the exciting mixed-use growth along the Escarpment will now come together with IllumiNATION LeBreton to form a powerful new heart to the city.

The design proposal will connect, expand, and extend park space to create a continuous public realm from Nepean Bay Inlet, through the aqueduct, to the tailrace, out to and along the River. The public lands will also connect the Trans Canada Trail along the heritage waterworks through the Fleet Street Pumping Station up to Parliament Hill. The public land connection features the heritage open aqueduct and bridges, the river inlet, active space and multi-use pathway connections.



Vibrancy

The personality and energy of a city are intangible elements, without physical qualities, but we often find ourselves sensitive to their presence or lack thereof. Good urban design creates energized spaces and emotional experiences that form the identity and personality of a place and are the foundation blocks for successful urban districts that attract businesses, residents, visitors and international acclaim.

Introducing a diversity of land uses allows for a broader public appeal, extended periods of street activity, and varied and interesting urban experiences. Furthermore, IllumiNATION LeBreton is designed to optimize seasonal occasions and climate by preserving sunlight access to public space and also by introducing seasonal activities such as skating and hockey in winter and outdoor markets in the summer. Creating an environment that inspires year-round use in and around the district is a fundamental component of IllumiNATION LeBreton.



Sustainability

IllumiNATION LeBreton presents a significant redevelopment opportunity to revitalize an industrially contaminated site located in downtown Ottawa and create a mixed-use community that reduces environmental impacts, increases social value and creates economic opportunities for the region.



The successful completion of this project will effectively remove the financial burden of approximately 1.2 million cubic metres of contaminated soil liability from the Federal government and Canadian taxpayer, while making all 21 hectares available for development. This remedial approach will also result in the elimination of the on-site contamination sources that are discharging to the Ottawa River and remove the on-going safety considerations and greenhouse gas concerns with respect to the landfill gas. Remediation is just the first step in transforming this site into one of the most sustainable developments in Canada.



The Aqueduct comes alive on a warm summer evening—looking west toward the Major Event Centre in the distance.

RLG has developed a bold vision for sustainability based on the One Planet Living framework. The One Planet Action Plan is built upon 10 principles that aim to achieve broad and long-term environmental and social improvements in every aspect of daily life. The principles include ambitious, yet viable targets and strategies that go beyond those found in conventional green building best practices that tend to focus on the design and construction phases of development.

IllumiNATION LeBreton will be one of the most sustainable developments in North America. It will join with the Zibi Development on the Chaudière Islands as part of the innovative Ottawa Centre EcoDistrict.

Placemaking

The greatest urban environments around the world are places—neighbourhoods that have memorable characteristics and identifiable personalities—cues that bring them to mind again and again. These places are an energized blend of iconic architectures, sublime public spaces and exciting or pleasing activities. They are place where people are proud to live, where people are drawn to, where the cities' identities are framed and formed.

IllumiNATION LeBreton will become a place of places—a broad, inclusive sector of the Ottawa urban context made from many unique smaller neighbourhoods, each

with its own spirit of place. From the quieter residential Asticou neighbourhood with its celebrations of art and innovation, to the emotional beacon that is the Event Centre and LeBreton Square with its cultural excitement, animated environment and year-round activities, IllumiNATION LeBreton will establish a community of places that connect with each other, with their broader urban context and with the national spirit.

By supplementing the popular cultural events already taking place on LeBreton Flats with new entertainment venues, public spaces, and experiential street activity, IllumiNATION LeBreton will become a prominent and dynamic entertainment destination, known throughout the world.



The Bayview Neighbourhood, with Place de la Gare's boardwalk at left



The Aqueduct Neighbourhood on a typical Ottawa winter day—looking west toward the Major Event Centre.

Public Anchor Uses

There are many words that could be used to describe the powerful public anchor use in the IllumiNATION LeBreton development plan—iconic, symbolic, electric, a beating heart, a pivot point, a keystone, a national stage. The proposed Major Event Centre (MEC), with its 18,000-seat capacity along with its adjacent LeBreton Square capable of holding up to 28,000 people, will become a new nexus point to an energized city—culturally, socially, environmentally and experientially.



While the IllumiNATION LeBreton public realm has emotional character and cultural significance, it also serves an important utilitarian purpose—to move people. With two major axes overlaying traditional street grids, residents, workers and visitors alike will be able to flow freely and easily access the LRT system. Situated between Pimisi and Bayview, the MEC is a short and beautiful walk from either station.

The Event Centre creates an opportunity for incredible synergies and aligned activities throughout the site. As part of the MEC complex of associated spaces, we see a permanent national exhibit for the Governor General's national award. This facility will serve to activate the heart of IllumiNATION LeBreton as a place of national significance throughout the year, showcasing the very best of Canada.

There are a number of other major public spaces and promenades that create unique neighbourhood identities and are central to an energized form of mixed-use urban life. Perhaps

most dramatic of these is the linear water channel of the heritage aqueduct—reborn as an engaging and iconic public place.

Along a pedestrian concourse called the Public Art Axis, IllumiNATION LeBreton, in partnership with the Canada Science and Technology Museum, will stage the Innovation Promenade—an experiential digital pathway leading visitors on a path of discovery to LeBreton Square.

Another key public use component of IllumiNATION LeBreton is the

extraordinary Abilities Centre Ottawa, an accessible-to-all, multi-use sports facility providing unique programming that promotes healthy active living, rehabilitation and recreation and that will meet the diverse needs of a diverse community, including persons with disabilities and activity limitations.



Proposed Ottawa Central Library from the heritage Aqueduct—view looking southwest



Looking east down Canada Drive with Major Event Centre at left and Abilities Centre at right.



Also part of this sports and inclusivity centre-of-excellence is the Sensplex, a community-use ice rink facility housing two NHL-sized hockey rinks. The Sensplex, designed to be the most accessible skating facility in the National Capital Region, will host national and international hockey tournaments and double as the Ottawa Senators practice facility.

IllumiNATION LeBreton is already inspiring people to build other synergies. RendezVous LeBreton Group has also included an option for consideration by the NCC—an opportunity to incorporate a new Ottawa Central Library into the LeBreton Flats development, on lands adjacent to the Primary and Option Lands. With an iconic new public institution like the Ottawa Central Library built at the corner of Albert and Booth Streets, a new outdoor urban space for citizens and visitors to gather can be created. As a gateway to IllumiNATION LeBreton, the library will welcome all with its expansive open ground floor and become a destination in and of itself.

The public anchor uses and public realm of IllumiNATION LeBreton serve each other, creating an unparalleled synergy that makes the development a major public asset and a call to the world to visit.



Nepean Bay Inlet and LeBreton Square

Animation and Programming

Site-Wide Activation

Throughout IllumiNATION LeBreton's public realm the design considers carefully the opportunities for activation across the site and proposes experiential layers that are appropriate to each setting. From the intimate to the expansive, the site creates a context for activation that offers diversity in content and scale.

A cumulative experience that starts at the edge of the site, drawing the public in and around the Event Centre through connected attractions that offer diverse programming opportunities. A synergy of natural landscaping, architecture and cutting-edge technologies provide a backbone for diverse activities that sustain year-round activity.

Symbolically, the site represents an intersection of culture and entertainment. Along the cultural axis, public experiences associated with history and innovation are placed along a verdant pathway, so that nature and a leisurely pace inspires reflection, and ideas inspire relaxed minds. Along the heritage aqueduct a promenade creates a direct route to the Event Centre with shops, cafés and restaurants providing diversions to an energized streetscape. At the epicentre, culture and entertainment collide, producing endless possibilities for cultural activity accessible to all.

Partnering for Success

RLG has reached out to those people of passion who have created festivals and special events that are landmark activities in the City. Together we are building a powerful plan for event programming that will result in year-round activation of LeBreton Flats. It will draw people and celebrate sport, entertainment and culture unlike any other place in Canada. It will fire the "spirit of place." These partnerships include:



Canada Science and Technology Museum

- Virtual science and technology-oriented multimedia installations, multi-faceted, sculptural exterior holograms and displays, culminating at the Innovation Pavilion.

Live Music Activation, Bluesfest

- We have designed our public realm space to accommodate and inspire musical performance—from the Aqueduct neighbourhood, to LeBreton Square, to the Event Centre, providing an opportunity to significantly grow the live music scene in the Nation's Capital.

New Home for Ottawa Race Weekend, Canada Army Run, Run Ottawa

- The design of our public realm and green spaces will make IllumiNATION LeBreton an optimal staging area for Ottawa Race Weekend and other area races, allowing the largest running event in Canada to grow and attract more visitors to the Nation's Capital.



New Permanent Installation of Canadian Honours

- Celebrating Canadians' finest at IllumiNATION LeBreton, is a powerful way to showcase the Governor General's prestigious National Honours System to foreign visitors and all Canadians who visit the Nation's Capital.

Canada House

- Canada House will serve as a primary gathering place for visiting members of the Canadian military and will provide short- and long-term subsidized accommodations for the broader military family in a welcoming, home-like environment and a centralized location for specialized transitional counselling, medical care, and rehab support services to meet the unique needs of our country's military families.

LeBreton Square Event Space, Preston Canopy and Watershow

- A storytelling stage for artistic messages of local and national cultural significance.
- Building on the leadership shown by members of RLG's design team such as Daoust Lestage and Moment Factory. LeBreton Square is an event space that can be tailored to the most ambitious or modest scales of human activity and creativity.

Crown Forest Outlook and Multimedia Nightwalk

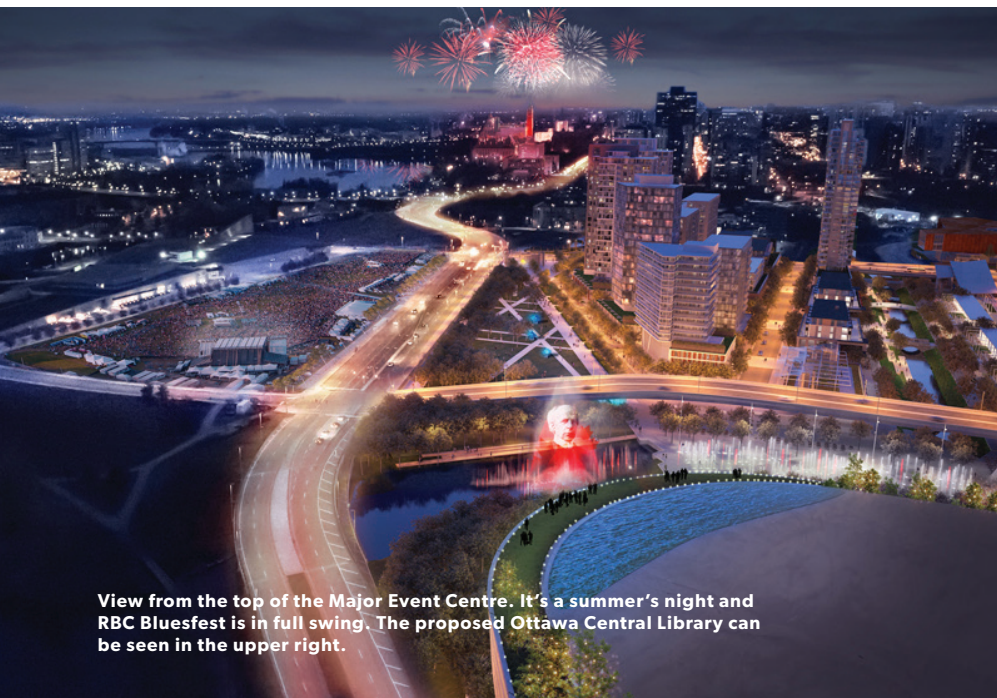
- The Crown Forest Outlook and Nightwalk establishes an entirely new paradigm for combining green bestpractice with experiential design, to create a jewel in the crown of IllumiNATION LeBreton's One Planet Action Plan, unveiling, in Ottawa, the world's most-talked-about, most-visited green roof destination.



What benefits will IllumiNATION LeBreton bring to the community?

IllumiNATION LeBreton will enrich the social and cultural fabric of Canada's Capital.

- Our public anchors, when combined with our extensive programming and animation plans, will attract over 5 million visitors to the heart of the Capital each year.
- Canadian culture will be present throughout, whether as part of music festivals or cultural shows hosted at LeBreton Square, the Canadian Honours Exhibit or the Innovation Promenade.
- A focus on sustainability, partnerships with the Algonquin First Nation, the development of the Abilities Centre, Sensplex and potentially a new Central Library.
- Through a partnership with the Centretown Citizens Ottawa Corporation, the residential component of the project will include an affordable housing component.



View from the top of the Major Event Centre. It's a summer's night and RBC Bluesfest is in full swing. The proposed Ottawa Central Library can be seen in the upper right.

- A commitment to the One Planet Living sustainability framework also brings a focus on creating an inclusive social and cultural neighbourhood.

The Major Event Centre has a demonstrated ability to draw visitors from beyond the local market.

- SSE is a proven tourism attractor, drawing over 275,000 out-of-town visitors to the National Capital each year in its current suburban location.
- By moving SSE and the Event Centre to LeBreton Flats, and surrounding it with IllumiNATION LeBreton's public realm and extensive programming, the number of visitors and the associated economic impact will increase significantly.

- Similarly, our partnership with RBC BluesFest and Ottawa Race Weekend will create opportunities for these two National Capital institutions to expand using the new public realm we will create at LeBreton Flats, growing the number of visitors attracted to the region each year and provide all of these visitors with an improved Capital experience.

IllumiNATION LeBreton will enhance the prestige, national stature and global economic competitiveness of the Capital.

- On a scale and at a pace unlike any other public anchor use, a Major Event Centre will, without question, act as an immediate catalyst and stimulus for the surrounding IllumiNATION LeBreton development plan,
- E&Y estimates an economic impact from construction of \$5.7 billion creating 22,228 jobs.

IllumiNATION LeBreton will enhance the Capital's international standing.

- Canada and the Capital's commitment to global leadership in sustainability and accessibility are fully aligned with our plans. In addition to creating one of the most sustainable communities in the world, IllumiNATION LeBreton also presents the opportunity to complete the clean-up of over 1.2 million cubic meters of contaminated material which currently sits on LeBreton Flats. Our plan calls for a complete remediation and clean up of the entire site which will benefit the Ottawa River, the NCC and the citizens of the National Capital Region.
- Innovative partnerships with Moment Factory and the Canada Science and Technology Museum will showcase the Capital as a centre for innovation. The creation of the world's most spectacular green roof holographic experience atop the Event Centre (The Crown Forest Outlook) will underscore both innovation and sustainability and attract global attention.

IllumiNATION LeBreton brings an established public anchor institution into the heart of the Capital, and creates new public anchor uses not currently available in the region.

- IllumiNATION LeBreton is seizing an opportunity to follow a well-established urban planning trend by moving Ottawa's most significant cultural, entertainment and sporting venue into the heart of Ottawa/ Gatineau.
- In its new location, the Event Centre will draw MORE visitors and create an IMPROVED Capital Experience for residents and tourists alike.

Looking down Canada Drive with Pimisi Station and Booth Street in the foreground—with the Major Event Centre in the distance.



- In addition, IllumiNATION LeBreton is adding new public anchors to the Capital, including the amazing public realm experience throughout the development, and the Abilities Centre Ottawa, which is unlike any facility in the region. RLG's vision is to make LeBreton a true signature destination in Canada.

The community impact of IllumiNATION LeBreton's public anchor tenant, Senators Sports & Entertainment, is significant and well documented.

- Through extensive charitable and community development initiatives, SSE has contributed more than \$100 million to the Ottawa-Gatineau community over the past 20 years.
- Over one half of the population of the Ottawa-Gatineau CMA has taken part in, or benefited from, a Senators philanthropic or community activity since 1992.
- Moving downtown will magnify and expand SSE's community commitment.
- The community impact of the Abilities Centre and Sensplex will be similarly significant, offering accessible programs and facilities not currently available in the region.

IllumiNATION LeBreton offers a strong visual signature.

- RLG spent considerable time and attention to ensure the iconic design of the Event Centre and the signature hotel create a distinct visual signature and enhance the Capital's skyline.
- Particular attention was paid to the NCC's protected views.
- Whether inside the Event Centre or atop the Crown Forest Outlook, visitors and residents alike will have spectacular new views of the Ottawa River, Gatineau Park and Parliament.

IllumiNATION LeBreton represents an opportunity to create a world-class transit oriented development in the heart of the Capital.

- This type of development is essential in order to leverage the \$5 billion investment in Ottawa's Stage 1 and Stage 2 Light Rail Transit system.
- Through a combination of its public anchor uses, year-round programming and mixed-use development, IllumiNATION LeBreton will attract 16 million visitors to the site annually (Public Anchor visits – 5 million, Mixed-Use Development visits – 11 million), with 65% of these people projected to arrive via LRT.

Who is RendezVous LeBreton Group?

RendezVous LeBreton Group (RLG) has a world-class team with strong roots in the National Capital Region. RLG is a joint venture between Senators Sports & Entertainment (SSE) and Trinity Development Group Inc. (Trinity).

Senators Sports & Entertainment is an unrivalled, proven and well-established anchor tenant and operator. Trinity Development Group has an extensive track record of successful city-building developments, creating over 25 million square feet of retail and mixed-use property across Canada. While both SSE and Trinity compete on a national and international scale,

both benefit from a significant local presence and are heavily invested in, and committed to, the National Capital Region. This combination of international scope and scale while being locally headquartered makes these two partners ideally suited to lead the redevelopment of LeBreton Flats.

To deliver IllumiNATION LeBreton, RLG has teamed with some of Ottawa's most respected development leaders—Windmill Developments, Morley Hoppner Group, Brigil Construction, Mattamy Homes, Tomlinson, Centretown Citizens Ottawa Group (CCOC) and Graham Bird and Associates.

