



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

<b>No.</b>	2021- LB01-01
<b>To</b>	Board of Directors
<b>Date</b>	2021-10-05

**For** INFORMATION

### Subject/Title

Building LeBreton Project Update

### Summary

The Building LeBreton project team continues to implement the LeBreton Flats Master Concept Plan. The integration of the Master Concept Plan in the City of Ottawa's new Official Plan to update the LeBreton Flats secondary plan policy continues and is scheduled for City Council consideration on October 27.

A new pathway is under construction at LeBreton and scheduled to be open in late fall.

The Library Parcel is in procurement with an announcement of the successful proponent expected in early 2022.

A process to be launched in the fall of 2021 will be designed to attract innovative and engaging destination anchor proposals that could support the overall MCP vision and enable the NCC to work with potential partners to further develop the concept of proposed uses.

### Risk Summary

Ensuring that federal and municipal planning policies are updated and development requirements are clarified is critical to ensure a smooth implementation and establish confidence in the market.

### Recommendation

- n/a

#### Submitted by:

Katie Paris, Director, Building LeBreton

Name

Signature

## 1. Strategic Priorities

- **NCC Corporate Plan (2019-2020 to 2023-2024):**
  - Priority 2: Facilitate the redevelopment of LeBreton Flats and revitalize the islands and the shorelines to become destinations of national significance.
- **The Plan for Canada's Capital, 2017 to 2067:**
  - The NCC will guide the redevelopment of LeBreton Flats as the nucleus of a revitalized district in the Capital.
- **LeBreton Flats Master Concept Plan (2021)**
  - Implement the Master Concept Plan supported by the guiding principles, strategies, and targets.
- **Canada's Capital Core Area Sector Plan (2005):**
  - Provide enhanced public access to, and use, appreciation and enjoyment of, the Ottawa River by providing more riverside facilities, services and activities in a manner consistent with the River's natural, cultural and historic character.
- **NCC Sustainable Development Strategy, 2018-2023**
  - Promote sustainable transportation and mobility in the National Capital Region.

## 2. Authority

Section 10(1) of the National Capital Act.

## 3. Context

### *Municipal Planning Policies*

The NCC has been working collaboratively with the City of Ottawa in updating the LeBreton Flats planning policies to reflect the Master Concept Plan. The draft Pimisi and LeBreton Flats District chapter of the West Downtown Secondary Plan was released to the public on Sept. 21 and the City held an online public open house regarding the draft new Official Plan on Sept. 29. The policies will be considered by the City of Ottawa's Planning Committee Oct. 14 and City Council on Oct. 27 as part of the City's new Official Plan. Consideration of amending the Preston Street extension from an arterial road to an active transportation corridor in the Official Plan will be submitted to the City of Ottawa separately for consideration at a later date.

### *Library Parcel*

The project team provided an update to the Board of Directors in April 2021 to announce the shortlist of three proponents that met the requirements and were invited to submit full proposals for the site at 665 Albert St. The Request for Proposals has closed and

evaluation of the three proposals is ongoing. A preferred proponent is expected to be presented for the Board of Directors' consideration in January 2022.

### *LeBreton Flats Pathway Project*

Pathway construction began at the end of the summer and is expected to be completed in late fall. The pathway is expected to be open to the public before the end of 2021, including during the winter season as part of the SJAM Winter Trail.

### *Master Concept Plan Implementation*

In addition to the Library Parcel development process and the pathway construction, implementation of other elements of the MCP is underway, including:

- Creation of a signage and visual identity project, including the potential for collaboration with the Algonquin Nation, artists and other partners.
- Initiation of archeological work on-site in the next year with the hiring of a dedicated archeologist.
- Development of a Community Energy Plan study was initiated in March 2021 in order to evaluate district energy and infrastructure needs and ensure that LeBreton Flats will be a net zero community.

The project team is also analyzing options and developing an approach to seek proposals for potential destination uses for LeBreton Flats, in line with the MCP target: "Attract at least one significant anchor with a city-wide, province-wide or national presence in arts, culture, performance or recreation." This approach would focus on Parcels A2-4 in the Albert District, which are identified in the MCP as a potential site for a major events centre or other destination use, and potentially the site identified as LeBreton Place (Parcel AD1) in the MCP (refer to Appendix A for the parcel identification map). The process to be launched in the fall of 2021 will be designed to attract innovative and engaging destination anchor proposals that could support the overall MCP vision and enable the NCC to work with potential partners to further develop the concept of proposed destination anchor use/s. Beginning the process of refining the potential destination use early in the overall implementation timeline of the Building LeBreton project will allow sufficient time to ensure the destination use can be well integrated into the overall community and vision for LeBreton Flats and ensure that a solid business plan is in place for the proposal.

## **4. Options Analysis**

n/a

## **5. Financial Details**

n/a

## 6. Opportunities and Expected Results

Beginning the process of defining the potential destination use early in the overall implementation of the Building LeBreton project will allow time for the development of a preferred proposal/s and negotiations with the proponent. Defining destination anchor/s will enable better integration of the destination facility into LeBreton Flats and ensure compatibility with future adjacent development.

## 7. Risks and Mitigation Measures

Risk	Likelihood	Impact	Mitigation
	L/M/H	L/M/H	
Timeline and potential financial impacts of the Covid-19 pandemic.	High	High	The phased implementation approach allows for flexibility to respond to changing contexts. Ongoing market analysis will support a procurement approach that allows the NCC to leverage land value to achieve benefits, ie. creation of public realm, without relying on external funding sources.
Market dynamics can change significantly over the course of the implementation, affecting the financial viability of the plan.	Medium	Medium	By keeping control over the implementation and phasing plan, the NCC has the ability to react to and mitigate variations in the market outlook. Ongoing monitoring of the market dynamics will be done throughout the implementation.
Potential for reduced interest in destination uses and commercial development as a result of the Covid-19 pandemic.	Medium	Medium	Development timelines for destination uses and major facilities can be lengthy. Beginning a process to define such uses now will enable the NCC to make decisions in the future.

## 8. Consultations and Communications

The Building LeBreton Public Advisory Group met on Sept. 22 and the discussion focused on the draft signage and visual identity plan for LeBreton Flats and will continue to be consulted on project next steps.

The project team presented an update to the Dalhousie Community Association on July 7 and was joined by City of Ottawa staff to respond to questions about the MCP integration into the City's new Official Plan.

Consultations with the Algonquin Nation are ongoing and showing positive momentum.

## 9. Next Steps

- City of Ottawa new Official Plan and West Downtown Secondary Plan:
  - To be considered by City of Ottawa Planning Committee – October 14, 2021
  - To be considered by City Council – October 27, 2021
- Construction and opening of the LeBreton Flats Pathway: Fall 2021
- Announcement of a successful proponent for the development of the Library Parcel: January 2022

## 10. List of Appendices

Appendix A: Parcel Identification Map

## 11. Authors of the Submission

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# Appendix A

