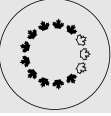
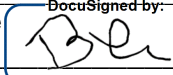


Protected B		Submission	
 NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE		No.	2023-LB01-1
		To	Board of Directors
For	INFORMATION - PUBLIC	Date	2023-01-19
Subject/Title			
Building LeBreton Project Update			
Summary			
Implementation of the Building LeBreton project continues, including: <ul style="list-style-type: none"> - progress towards a lease agreement for a major events centre - a process to select a preferred proponent for the next development opportunity, the Flats Phase; and - implementation of planning and public realm work. 			
Risk Summary			
Market dynamics and the Covid-19 pandemic are unpredictable and could impact land offerings.			
Recommendation			
N/A			

Submitted by:

Bill Leonard, Vice President, Real Estate and Development

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 Name 
 Signature EC2ACD06B72F4A0...

1. Strategic Priorities

- **NCC Corporate Plan (2022-2023 to 2026-2027)**
 - Priority 2: Plan, rehabilitate and revitalize key assets and transportation networks in the National Capital Region.
- **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.
 - The NCC will help to strengthen Algonquin Anishinabeg cultural traditions through placemaking and partnerships that bring Algonquins to the forefront of life in Canada's thriving and connected capital.
- **Canada's Capital Core Area Sector Plan (2005):**
 - New mixed-use developments restore and reconnect the urban fabric – in LeBreton Flats, in new residential and institutional projects on central sites.
 - 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.
 - Celebrate the Area's industrial, aboriginal and natural heritage, establish a link between the downtowns of Ottawa and Gatineau, and develop a mix of uses, programs and open spaces that create a unique public experience.
- **LeBreton Flats Master Concept Plan (2021):**
 - A long-term vision for a mixed-use community that will restore LeBreton Flats as a place of national and local pride, featuring destination uses along with amenities to support the local community.

2. Authority

Section 10(1) of the National Capital Act.

3. Context

The purpose of this submission is to provide an information update on a number of initiatives that are part of the Building LeBreton project.

3.1 Major Events Centre Project

Good progress continues to be made by the proponent, Capital Sports Development Inc. (CSDI), to advance its proposal for an NHL arena and events centre along with associated mixed-use development at Parcels A2-4 (see Appendix A). CSDI is in the process of undertaking due diligence work to understand the site conditions, while also advancing design work by undertaking a fit test and massing analysis for its proposal. Identification of programmatic needs for the facility is also underway. CSDI is working to elaborate plans for sustainability, community benefits and benefits for the Algonquin Nation, as required under the NCC's LeBreton Flats Master Concept Plan (MCP). The

target date for entering into a lease agreement for this project is fall 2023. The discussions on the lease agreement to be entered into at the end of the due diligence period have also begun.

Flats Phase Development

The deadline for submissions under the Request for Offers to Lease process for the Flats Phase was Oct. 5, 2022. Following an evaluation process, the NCC is now in the process of conducting commercially confidential meetings to determine a preferred proponent with whom to enter into negotiations for a lease that could include the following parcels (see Appendix A):

- Base offering: Parcels F1 and F8 (0.78 ha)
- Optional parcels: Parcel F2 (0.37 ha) and/or F3 (0.48 ha)

Execution of a lease agreement for the Flats Phase parcels is targeted for late 2023.

3.2 Library Parcel Development

Dream LeBreton, the successful proponent that purchased the Library Parcel development site at 665 Albert St., is making good progress on its project. In October, City Council approved amendments to the Official Plan and Zoning By-Law needed in order to implement the project. Dream is currently going through the federal design approval process as well as the municipal site plan control process and hopes to have shovels in the ground in 2023.

3.3 Master Concept Plan Implementation

Archaeology

In November, the NCC commissioned an archaeological impact assessment (AIA) within the Albert District of LeBreton Flats. The work involved excavation to assess two areas on the north side of Albert Street between Preston Street and City Centre Avenue:

- Edward Malloch House
- St. Lawrence and Ottawa Railway Freight Station

A full report on the AIA is forthcoming, but initial recommendations involve further investigation of the remains of the Malloch House. Further investigation could uncover artifacts related to life in 19th century Bytown and create the opportunity to compare this property with other upper-class residential sites previously excavated at LeBreton Flats. Edward Malloch was a prominent lawyer, merchant and politician who lived in LeBreton Flats in the 1850s. His residence was also briefly used as a brewery in the late 19th century.

Plan of Subdivision

A request for proposals (RFP) process is currently underway to seek a consultant to support the next stage of land use planning for the MCP area: a plan of subdivision. The

RFP submission deadline is Jan. 31, 2023. This municipal process will enable the creation of the future street network within LeBreton Flats and define the conditions and infrastructure improvements that will be tied to development blocks. This process is expected to kick off in the spring once a consultant is retained.

Parks Concept Design

The project team has initiated a process to further define the programming and design of the Parks District in the Master Concept Plan. This process will involve further technical investigation of the site, including the geotechnical and environmental conditions. Over the coming year, this process will involve collaboration with the City of Ottawa, as well as public engagement to invite the public to provide input to guide the design concept.

Community Energy Plan Implementation

In order to deliver on the MCP zero-carbon mandate for the LeBreton Flats community, the LeBreton Flats Community Energy Plan (CEP) contains two key recommendations:

1. New buildings developed within LeBreton Flats should meet or exceed the Canada Green Building Council's zero-carbon building framework; and
2. A district energy system (DES) should be developed to generate and distribute net-zero carbon energy within LeBreton Flats.

Implementation of the CEP will proceed in 2023 through obtaining technical expertise in DES, determining DES requirements and specifications, and evaluating procurement options to seek DES developers.

4. Options Analysis

N/A

5. Financial Details

N/A

6. Opportunities and Expected Results

Prioritization of delivery of public benefits through the Building LeBreton project continues, through both public realm implementation planning, as well as through development projects. The project team will continue to provide information updates to the Board of Directors.

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.

8. Consultations and Communications

The Building LeBreton Public Advisory Group met on December 8, 2022 and continues to be consulted on project next steps.

The project team maintains a close dialog and collaboration with the City of Ottawa on all aspects of the project.

Consultations with the Algonquin Nation are ongoing.

9. Next Steps

- Launch of Plan of Subdivision process: Spring 2023
- Major Events Centre lease agreement target: Fall 2023
- Flats Phase lease agreement target: late 2023

10. List of Appendices

Appendix A: Parcel Identification Map

11. Authors of the Submission

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Appendix A: Parcel Identification Map

