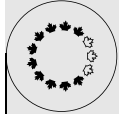


Submission



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

<b>No.</b>	2022-LB01-1		
<b>To</b>	Board of Directors		
<b>For</b>	INFORMATION	<b>Date</b>	2022-04-07
<b>Subject/Title</b>			
Building LeBreton Project Update			
<b>Summary</b>			
Implementation of the Building LeBreton project continues, with preparations for the next development phase and ongoing work to secure the planning framework for the Master Concept Plan vision.			
<b>Risk Summary</b>			
Market dynamics and the Covid-19 pandemic are unpredictable and could affect developer interest in LeBreton offerings.			
<b>Recommendation</b>			
N/A			

**Submitted by:**

Katie Paris, Director, Building LeBreton

Name

Signature

## 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

### *Request for Expressions of Interest: Major Attractions*

The Request for Expressions of Interest (REI) closed on February 28, 2022. The NCC is in the process of evaluating submissions for one or both of the following sites targeted for potential major attractions (see Appendix A):

- Major events centre parcel (Parcel A2-4): 2.56 hectares (6.32 acres)
- LeBreton Place (Parcel AD1): 0.5 hectares (1.2 acres)

The process will remain confidential until a successful proponent is announced, or until the NCC announces further competitive processes. At any time, the NCC retains the ability to cancel the process, restart the process, launch subsequent processes or enter into negotiations for either or both parcels, separately or together, with any party or parties. The preferred approach provides for an exclusive, interim agreement or letter of

intent that would allow the NCC to work confidentially either with one proponent for both parcels, or with independent parties on each of the two parcels separately. Following that, the NCC could extend the agreement, enter into a lease agreement or terminate the process. The ultimate intent is to offer the land on a long-term ground lease to a proponent that would design, build, own and maintain the attraction facilities.

### *Flats Phase Development*

The project team is preparing for a May 2022 launch of the next development phase of the Building LeBreton project: the Flats Phase. The objective established for the Flats Phase is to deliver the land offering under a land-lease partnership model. This model will involve seeking a developer proponent who will build the required local infrastructure and deliver on the targets outlined in the LeBreton Flats Master Concept Plan (MCP) as part of a development concept for up to four parcels within the Flats District (refer to Appendix A for the Parcel Identification Map:

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

### *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.
- Exploration of options for animating the new LeBreton Flats pathway “slow zone” area in the warmer months.
- Initiation of archeological work on-site in the next year with the hiring of a dedicated archeologist.
- Development of a Community Energy Plan has identified district energy and infrastructure needs to ensure that LeBreton Flats will become a net zero carbon community.

The project team is also preparing to work with the City of Ottawa to finalize Official Plan (OP) policies to implement the MCP. The City’s new OP, which was approved by City Council in late 2021, implements the majority of the MCP policies. As indicated in the new OP (Volume 2A, Chapter 4: Pimisi Station and LeBreton Flats District, Section 10.2-4), the NCC may submit an Official Plan amendment to address the future extension of Preston Street between Albert Street and Wellington Street, which is proposed as a pedestrian-cycling connection in the MCP. The project team expects to submit the Preston OP amendment request along with a Transportation Impact Analysis in Spring 2022. The application would subsequently be considered by City staff, committee and Council.

#### 4. Options Analysis

##### *Request for Expressions of Interest: Major Attractions*

Beginning the process of defining the potential major attractions/destination uses 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/s. Defining destination anchor/s will enable better integration of the destination facility into LeBreton Flats and ensure compatibility with future adjacent development.

##### *Flats Phase Development*

Proceeding with the next development phase of the Building LeBreton project is aligned with the project guiding principle “Make it Happen” and will build on the momentum of the Library Parcel phase.

#### 5. Financial Details

N/A

#### 6. Opportunities and Expected Results

N/A

#### 7. Risks and Mitigation Measures

<b>Risk</b>	<b>Likelihood</b>	<b>Impact</b>	<b>Mitigation</b>
	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 in January 2022 and continues to be consulted on project next steps.

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

## 9. Next Steps

- Launch of Flats Phase market offering: May 2022
- Preston Street Official Plan amendment application: Spring 2022

## 10. List of Appendices

Appendix A: Parcel Identification Map

## 11. Authors of the Submission

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# Appendix A: Parcel Identification Map

