

	NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE	No.	2020-LB01-1
		To	Board of Directors
For	INFORMATION	Date	2020-06-25
Subject/Title			
Building LeBreton Project and Library Parcel Procurement Status Update			
Summary			
<p>The Building LeBreton project is in the process of seeking to amend the City's Secondary Plan to align with the new vision for LeBreton Flats presented in the Preliminary Master Concept Plan. The Building LeBreton Public Advisory Group will soon be established and will provide input on the remaining strategies to complete the final Master Concept Plan this winter. The project team continues to monitor Covid-19 related market conditions in order to confirm a new timeline for the launch of a solicitation process to seek development proposals for the first phase of the project – the Library Parcel.</p>			
Risk Summary			
<p>Risks associated with the economic impact of the Covid-19 pandemic are uncertain at this time, but will have an impact on project timelines, including potentially the City of Ottawa's review timelines for the Secondary Plan amendment application. The team is monitoring the market and seeking advice from experts to determine a new timeline to launch the Library Parcel solicitation process.</p>			
Recommendation			
n/a			

<p>Submitted by:</p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Name
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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.
 - 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.

2. Authority

Section 10(1) of the National Capital Act.

3. Context

Secondary Plan Amendment and Master Concept Plan

The project team is currently working on an application to amend the City of Ottawa's Central Area Secondary Plan and Bayview Station District Secondary Plan to ensure alignment with the NCC's preliminary LeBreton Flats Master Concept Plan. This will ensure that the City's Official Plan and development review process are aligned during project implementation. The NCC is confident that the Master Concept Plan is in compliance with all applicable municipal and provincial policies, in addition to NCC policies, and will support achievement of shared policy goals.

The Secondary Plan Amendment application includes a planning rationale that explains the Master Concept Plan in greater detail and describes the Plan's alignment with City policies. The application is also supported by a number of technical documents, such as:

- Transportation Impact Study
- Master Servicing Report
- Geotechnical Study
- Environmental Impact Study
- Noise and Vibration Study

Pending City staff's verification of the required information, the City of Ottawa will make the application documents and studies available to the public for review and comment as per the standard process for amending the City's Official Plan. The application will then proceed to the City's Planning Committee for consideration, followed by City Council. The timelines of this process are in the City's purview and may be impacted by the Covid-19 pandemic, but the project team and City are working together to target committee and Council meeting dates.

In the meantime, the project team continues to work with the consulting team from O2 Planning + Design and key stakeholders to prepare additional content for the final version of the Master Concept Plan. This supplemental information will elaborate on the intent and approach with relation to other components of the Plan: Indigenous connections, sustainability, infrastructure, housing and affordability, as well as arts, heritage and culture. The final Master Concept Plan, which is now anticipated to be presented for consideration by the Board of Directors in the winter of 2020-2021, will indicate how the implementation of the project will be influenced by objectives derived from the project's Guiding Principles. The project team intends to consult the Public Advisory Group through the summer for input on this new content.

Library Parcel Procurement Process

The first phase of development for the Building LeBreton project is slated to be the NCC's lands at 665 Albert St., known as the "Library Parcel" due to its proximity to the site of the future Ottawa Public Library and Library and Archives Canada Joint Facility. A call for development proposals for the site was previously expected to launch in the spring of 2020, before the Covid-19 pandemic was declared.

Given the ongoing uncertainty in the market due to the pandemic, the procurement process is on hold until the economic impacts can be better understood. The project team continues to consult experts and follow market conditions. While the Ottawa market is expected to be relatively resilient to the economic impacts of the pandemic due to the stable employment base in the region, the impacts will still be felt here.

A [survey](#) of 115 real estate and investment executives conducted by Altus Group between April 15 and 23, 2020, provides insights on the short and long-term impacts of Covid-19 on the office, retail, industrial and multi-residential sectors across Canada's major markets. The survey showed that more than 50% of retail and multi-residential projects are on hold for an indefinite period. For office development, almost 50% of respondents indicated their projects would be on hold for at least three months. Some companies (fewer than 10% of respondents) that invest in office and retail buildings expect their new projects to be on hold for at least a year. However, 1/3 of respondents also indicated they were considering opportunistic buying opportunities.

The launch of the solicitation process for the Library Parcel can proceed independently when market conditions allow, as this site is not dependant on the Secondary Plan amendment application to the City of Ottawa.

4. Options Analysis

n/a

5. Financial Details

n/a

6. Opportunities and Expected Results

n/a

7. Risks and Mitigation Measures

Risk	Likelihood	Impact	Planned Response
	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

Outreach to the Algonquin Nation regarding the Building LeBreton project began in June 2019, building on several years of dialog as part of the previous LeBreton project. In addition to several meetings, ongoing correspondence, phone communications and written materials have been provided. A working group with Algonquin representatives has been created and has met twice virtually. The NCC and the group are working to establish a consultation protocol, with resources to be provided by the NCC to support this initiative.

As part of the ongoing public engagement strategy for the Building LeBreton project, a new Public Advisory Group is in the process of being established with the support of the NCC's Public Affairs division.

This group will be comprised of an active and inclusive group of stakeholders representing various interest groups and sectors that have been involved in the engagement process for the project over the past year. The group will contain approximately 15 members representing the following sectors and interests:

1. Local Community Association
2. Resident representatives
3. Affordable Housing providers and residents
4. Active Transportation
5. Sustainability
6. Health, Social Services, and Child Care
7. Arts and Culture
8. Heritage
9. Labour and Employment
10. Homebuilding/Construction
11. Indigenous representative
12. Local business and economic development
13. Tourism

The members will be asked to react to ideas, provide advice and identify solutions, make recommendations on topics that affect the community and act as a liaison with the community.

The group will be an ongoing advisory body and expected to be convened on a quarterly basis, or as needed, to support project milestones.

9. Next Steps

Building LeBreton	Timeline*
City of Ottawa Secondary Plan Amendment Process	Fall 2020
Board submission of the final Master Concept Plan	Winter 2020-2021
Launch of the Library Parcel procurement process	2020

*Subject to revision following assessment of market and governance impacts due to the Covid-19 pandemic.

10. List of Appendices

n/a

11. Authors of the Submission

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