

 NATIONAL CAPITAL COMMISSION COMMISSION DE LA CAPITALE NATIONALE	No.	2020-LB01-1	
	To	Board of Directors	
For	INFORMATION	Date	2020-04-23
Subject/Title			
Building LeBreton Project and Library Parcel Procurement Status Update			
Summary			
<p>The Building LeBreton project continues to maintain momentum, despite changing circumstances and uncertainty associated with the Covid-19 pandemic. An application to amend the City of Ottawa's Secondary Plan is proceeding this spring. However, the project team is now assessing a new timeline for the launch of a solicitation process to seek development proposals for the first phase of the project – the Library Parcel. To support ongoing public consultation efforts for the Building LeBreton project, a Public Advisory Committee will be established.</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. The team is seeking advice from economists while proceeding to develop the agreements needed in order to be ready to launch the Library Parcel solicitation process.</p>			
Recommendation			
n/a			

Submitted by:

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.
 - 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

Preliminary Master Concept Plan

The project team is currently in the process of working with the City of Ottawa on an application to amend the City's Central Area Secondary Plan to be aligned with the NCC's preliminary LeBreton Flats Master Concept Plan. The Covid-19 pandemic and resulting restrictions on public meetings will impact the timelines for the City's ability to review and consider the Secondary Plan application, due to the requirement of a statutory public meeting of the City's Planning Committee. The full impacts and mitigation measures for the City's governance process are not yet known. Any major governance delays in the Secondary Plan approval process could impact the NCC's timelines to proceed with calls for development proposals for subsequent phases of the project following the initial Library Parcel phase.

In parallel with the Secondary Plan application process, the Building LeBreton team has created a preliminary Phasing and Implementation Strategy to help the NCC guide the land development process, while ensuring a robust approach to delivering public assets such as parks at the site. The Phasing and Implementation Plan will provide a flexible framework to allow the NCC to proceed with the project, while preserving the ability to adapt and react to changing circumstances.

Work is also proceeding on the remaining strategies to support the final LeBreton Flats Master Concept Plan, which will be presented to the Board of Directors in the autumn. The remaining new strategies to support the Master Concept Plan will include:

- Indigenous Connections
- Sustainability Strategy
- Culture and Heritage Strategy
- Housing and Affordability Strategy
- Infrastructure Strategy

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 Library and Archives Canada – Ottawa Public Library Joint Facility. A call for development proposals for the site was set to be launched this spring.

Given the current Covid-19 pandemic and its unknown impact on the overall economy, the Library Parcel procurement process is on hold until the impacts can be better understood. The project team will continue to consult experts and assess the evolving dynamics, and will recommend revised timelines to move forward. At this time, the project team intends to finalize a solicitation approach and documents to be ready in early summer, to enable the NCC to launch the solicitation process once a new timeline is established. 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 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 without relying on external funding sources, ie. creation of public realm.
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. The NCC had a productive meeting with the Algonquins of Ontario and Pikwàkanagàn representatives in Pembroke in October 2019 and communication is ongoing. Representatives of the Algonquin Nation were invited to participate in a number of engagement meetings over the course of the project. Three meetings with the representatives have occurred so far – in June 2019, December 2019 and January 2020. In addition to these meetings, ongoing correspondence, phone communications and written materials have been provided. A working group representing a majority of the communities has been created; however, the first meeting is postponed until further notice given the current Covid-19 emergency context. The NCC has asked for more clarity on membership and representation of the working group.

In order to continue the strong public engagement approach established at the outset of the Building LeBreton project in March 2019, the NCC is in the process of establishing a Public Advisory Committee (PAC) for the Building LeBreton project. The NCC has successfully implemented this process on other major projects (Gatineau Park Master Plan, Greenbelt Master Plan, etc.). This PAC is intended to provide ongoing advice to the NCC on project implementation, including the identification of potential public benefits through the project and the mitigation of any potential adverse impacts on the community. Membership in the PAC will include representatives of groups in a number of key stakeholder areas, including local community associations, affordable housing, health and social services, arts and culture, tourism, local business and construction. Once formed, the PAC is expected to meet quarterly, but the timing of meetings will be flexible to ensure the PAC can provide advice at key points in the project.

9. Next Steps

Building LeBreton	Timeline
Launch of the Library Parcel procurement process	Summer 2020*
Completion of a phasing and implementation plan	Summer 2020
City of Ottawa consideration of the Secondary Plan Amendment	Summer 2020*
Board submission of the final Master Concept Plan	Fall 2020
Launch of implementation strategy for lands west of Booth Street	Late 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

- Katie Paris, Director, Building LeBreton
- Laura Mueller, Chief, Building LeBreton
- Hieu Nguyen, Senior Planner, Building LeBreton
- Caroline Tremblay-Dextras, Real Estate Advisor, Building LeBreton