

**NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE**

**LeBreton Flats Public Advisory Group
Meeting Minutes**

**Dec. 9, 2020,
14:30 - 16:00 PM Ottawa EST
Via Microsoft Teams Teleconference**

Participants:

NCC:

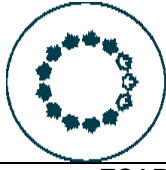
- Émilie Ruel: ER
- Greg Kerr: GK
- Laura Mueller: LM
- Katie Paris: KP
- Cedric Pelletier: CP
- Camille Renaud (Minutes)

PAG members:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Michael Powell, President, Dalhousie Community Association: MP • Diane Kampen, Healthy Transportation Coalition: DK • Caroline Guimond, Building LeBreton Public Advisory Group: CG • Sueling Ching, Ottawa Board of Trade: SCh • Sharon Coward, Envirocentre: SCo • Adam Melnick Building LeBreton Public Advisory Group: AM • Zeynep Ekim, Architect: ZE | <ul style="list-style-type: none"> • Emilie Hayes, Somerset West Community Health Centre: EH • Lynn Whiteduck, Algonquin Travel Council: LW • Catharine Vandelinde, Options Bytown: CV • Jamaal Jackson Rogers, Building LeBreton Public Advisory Group: JJR • Blaine Cameron, ACORN: BC • Heather Moore, Building LeBreton Public Advisory Group: HM • Ashley Reyns, ACORN: AR • Chris Hardwicke, observer: CH |
|--|---|

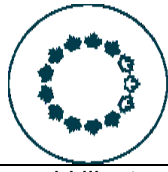
PAG Comments/Questions

#	Member	Item	Response/Action
1	ER	Introduction and thank you for your participation in the Public Advisory Group meetings.	
2	MP	Few words from new co-chair of the PAG, Michael Powell.	
3	KP	<p>Presentation: Sustainability Strategy</p> <p><u>Slide 1:</u> Sustainability</p> <ul style="list-style-type: none"> ▪ Evolving Sustainability ▪ Health ▪ Ecological Integrity ▪ Zero Carbon ▪ Waste Management ▪ Materials & Waste ▪ Sustainable Choices <p><u>Slide 2</u></p> <ul style="list-style-type: none"> ▪ CaGBC Zero Carbon Building Standard ▪ Additional LEED requirements 	



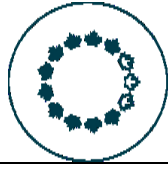
NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

		<ul style="list-style-type: none"> ▪ ESAP Connection Optional ▪ Site-wide District Energy 	
4	MP	<p>Question: GoC district energy network, they are looking at a post-2025 strategy now. Are conversations happening with people doing that work at Public Works or PSPC?</p>	<p>KP: The NCC is intertwined with Energy Services Acquisition Program (ESAP) because the ESAP pipes will run through NCC land right by LeBreton. There are a lot of conversations between PSPC and the NCC about their system, one of which is 'how can we work with them to supply district energy to our site in a way that responds to our mandate (zero carbon community)'. Their system, as designed right now, is going to provide zero-carbon cooling but their main system for heating is natural gas (fossil fuel), which is a dilemma for us. We need to figure out a way to add zero carbon content to their system or do our own.</p>
5	KP	<p>Presentation: Culture and Heritage Strategy</p> <ul style="list-style-type: none"> ▪ Algonquin Culture, Language and Art ▪ Canada Today ▪ Expropriated Community, Industrial Heritage 	
6	LW	<p>Question: Clarify expropriated community?</p>	<p>KP: Community of working-class people that were expropriated from the LeBreton Flats lands in the 1960's.</p>
7	KP	<p>Presentation: Housing and Affordability</p> <p>Affordable housing</p> <ul style="list-style-type: none"> ▪ 25% overall <ul style="list-style-type: none"> ○ 1/3 – 1/3 – 1/3 ○ Land dedication ○ Market-based affordable rentals ○ Non-profit ▪ Vulnerable groups ▪ Other goals ex. accessibility 	
8	BC	<p>Question: Regarding the overall affordable housing, a group like ACORN has its concerns, especially in housing crisis. We would like to see a 35% overall for affordable housing considering those mitigating circumstances.</p> <p>We would also like to see a better definition of what that affordability looks like. Is it Income based? Which is what we</p>	<p>KP: In response to the 35% target - we want to do as much as we can. Limited by a dual tension:</p> <p>1) Attracting private sector developers to take on a zero-</p>



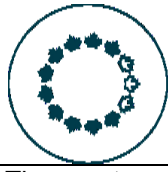
NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

		would like to see. For vulnerable groups, will there be any requirements for in-community support? I recognize that there is a lot of things being asked of the parcel of land.	carbon development project and other requirements 2) the mandate of our authorities that we need to transact fair market value on our lands with the ability to quantify and recognize social/environmental benefits. We have calibrated this in a way that we think is financially possible and will result in a diversified community.
9	CV	Comment: I second Blane's 35% suggestion. Wondering if you are using any particular targets when defining affordable housing. Are you sticking to CMHC 'below market rent' (BMR) definition of affordable housing or also looking at deeply affordable housing? BMR calculations keep housing quite inaccessible to anyone living on low income.	LM chat comment: <i>For information, the city's current Official Plan defines the affordable housing requirement as '25% of all new rental housing is to be affordable to households up to the 30th income percentile'</i>
10	LW	Question: Land dedication, 1/3 of 26 hectares?	KP: No, 1/3 of the developable lands.
11	AR	Question: How many units in total will be created at LF?	KP: Expected total number of units: 4,000. Affordable housing units: 1,000
12	AR	Question: The summary said there would be a minimum of 15% affordable housing in each phase. Wondering why that decision was made when the need for housing is so urgent. The targets for family units, 3-4 bedrooms units and accessible units should be clearer. For example, 15% of the units being 3-4 bedrooms, is that specifically out of the affordable housing targets or 15% overall?	KP: The reason for the 15% minimum is that if in certain phases there is a certain goal (for example, expensive community use being asked of the developer), it may cost them the 10% that the additional affordable housing would have cost. We can make that balance within that phase and make up for it overtime to ensure we are hitting the overall mark. The 15% of family units do not necessarily have to be in the affordable housing units. We want to create ability for families to live in LF. Those family units could be spread throughout phases.
13	KP	Presentation : Enhance the Capital Experience / Mettre en valeur l'expérience de la capitale <u>Target:</u> Establish LeBreton Flats as a major cultural destination. <u>Indicators:</u> <ul style="list-style-type: none"> ▪ Attract at least one major cultural facility ▪ Attract at least one major event/festival annually ▪ Integrate at least one art or archeological artifact into each park/public realm area 	



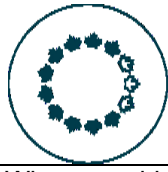
NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

14	CG	<p>Comment: Maybe we should be more careful with the way it is presented. Reading this, people may assume a museum. Maybe what we want is something that goes beyond that. If we want the site to be an exemplary model, there is a whole aspect of learning. May want to present this beyond just a cultural facility. Make sure we are not talking about a major building because the experience could be received through a network of smaller spaces throughout the area. I want to make sure that we open ourselves to possibilities beyond a new museum. We want the space to be alive, could have sculptures and art integrated. Wondering if we need to conceive the building with the idea of having artist institutes - having the building designed in a way that it creates space for artists, spaces where culture emerges from those who live in the space.</p>	
15	LW	<p>Question: Wondering if we should be more specific about what a major cultural facility entail. Are you focusing on Algonquin culture, language and art, Canada today, industrial heritage in the expropriated communities? Should be more specific when speaking of cultural facility, arts, events, and festivals. What strategy are you aiming to achieve through this target?</p>	<p>LM: We are imagining many possibilities. Trying to strike a balance between flexibility and being open to opportunities that arise and ideas that come forward.</p>
16	KP	<p>Answer: Can't prejudice that, it could be a variety of different things. We welcome ideas and feedback. We want to see great ideas that will draw people in. Would not like to narrow this indicator for now.</p>	
17	LW	<p>Question: When using the term 'major cultural facility', people start thinking about a museum. Was that the intent?</p>	<p>LM: Can clarify that a museum would not be located here. It would be placed on land that is reserved for the national interest (known as "Block V," east of the Canadian War Museum). That said, there could be galleries, non-profit, art, or performance space etc.</p>
18	MP	<p>Chat question: <i>Would the "festivals/events" be over and above beyond what happens there now?</i></p>	<p>KP: We are not counting Bluesfest. It would have to be over and above what already happens right now. Additional events would animate the space.</p>
19	MP	<p>Question: Regarding the sustainability of a cultural event space - I worry about people proposing cool things that are ultimately vaporware.</p> <p>Where, if at all, would a hockey rink fit into this?</p>	<p>KP: Hockey arena is not a cultural facility.</p>
20	HM	<p>Comment: Want to echo what Lynn and Caroline were saying regarding a 'major cultural facility', I think you are limiting it by putting these two words together. Saying 'one' and 'major' may drive developers to think of something more commercial. Being open to live-work spaces would be great.</p>	<p>KP: Very true. We will think about that. EGR: Metrics around the various cultural happenings would be something to look at.</p>



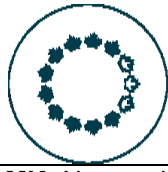
NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

		The way to go for a more sustained community would be to have more sustained smaller activities instead of major events and festivals that take over for short periods of time.	
21	CG	Comment: Rather than the metrics of one big space, looking at a multiplicity of smaller spaces.	LM: There is a baseline and we want to build on it. Measuring these things and tracking them is an interesting process.
22	KP	<p>Presentation: Build Community</p> <p><u>Target:</u> Ensure that LeBreton Flats is a liveable community for all, with 25% of residential units as affordable housing.</p> <p><u>Indicators:</u></p> <ul style="list-style-type: none"> ▪ Minimum of 15% affordable housing units per development phase (overall total 25%) ▪ 15% of residential units to have three or more bedrooms ▪ 10% of residential units to be universally accessible ▪ Establish at least one school or childcare centre ▪ Establish at least one location to buy food (grocery store, vendor market) 	
23	BC	Comment: Coming back to my previous comment about increasing the amount of affordability, if private developers are not willing to take up an extra 10% and provide affordable housing, maybe that's under the purview of non-profits and city housing.	<p>KP: That is squarely in our strategy. Working with the private sector to supply some of the housing within market buildings (ex: subsidies from the government to keep rent affordable). Non-profit partnerships - working with them to figure out fair procurement models. Getting non-profit organizations on the ground who can deliver small multi-unit developments.</p>
24	AR	Chat comment: Clarification - Blaine is saying if 1/3 of 35% affordable housing is too much for private developers then instead the NCC could offer more land to no profits/city housing.	
25	LW	Question: Algonquin people are looking for student housing. There are many going into downtown Ottawa and have difficulty finding affordable housing. Is that somewhere in the plan?	KP: LBF would be a great location for student housing - at the intersection of the two transit lines. I absolutely think we can integrate student housing into the vision. Will need to figure out how to make a partnership work that creates that possibility.
26	LM	Comment: Senior's housing is also a population that we have talked about a lot.	
27	CG	Question: The reference about percentage of housing apartments, affordable living is what we should look at. Where does the ability to grow produce and have communal gardens fit into the strategy? There was talk of a green roof.	KP: Guiding principles are cross-cutting. I think it is one of the actions under the 'foster sustainability and innovation'.



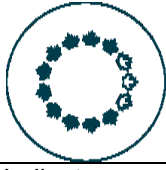
NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

		Where would we put space for the communal gardens, communal kitchens. Building a community and not just housing it.	
28	EH	Chat comment: <i>Wanted to share we have a report being released tomorrow that summarizes the last 3 years of engagement with the community in identifying their priorities for West Centertown. I will share that with Katie and Laura tomorrow, which can be shared with the rest of the PAG as well.</i>	
29	SCo	<p>Chat comment:</p> <p>1. Targets for affordable housing at least one grocery store – this needs to be coupled with affordable commercial sites so residents can buy things they can afford, including food. Low-income residents do not choose to shop at Loblaws, for instance, or Metro, if they can avoid it. Shops need to cater to low-income residents also, which can mean low (or lower)-rent commercial sites</p> <p>2. Historical recognition tends to focus on the 'great' which in translation is often the rich and the powerful. It would be good to see a deliberate focus in this site on recognizing history of regular people and lives, first.</p>	KP: Very important component but would be hard to set a target. Certainly, the recognition to foster community health and wellbeing by making day-to-day needs accessible to everyone, accessibility including cost, is an important consideration. There are potentially procurement tools that we could leverage to support those efforts.
30	BC	Comment: School or childcare element - should change the 'or' to 'and'. There should be schooling available locally as well as childcare, especially if we have people of low income living in the community.	KP: Need at least one childcare centre. We are passionate about getting a school but would need to build a case over time to justify the need.
31	MP	Comment: It will be difficult to get numbers to justify a school with a target of 15% family units.	KP: Not that much more expensive to build a bigger unit but your yield goes way down. Something we will need to think about.
32	EH	Chat Comment: <i>I know Cambridge PS is under-enrolled because of the Rochester Heights redevelopment. This will likely change as the community is adding so many more units and more people moving into the neighbourhood.</i>	
33	KP	<p>Presentation : Creating Connections</p> <p><u>Target:</u> LeBreton Flats will not be an auto-reliant community. It will be a place where people can access their daily needs through active modes of transportation.</p> <p><u>Indicators:</u></p> <ul style="list-style-type: none"> ▪ Modal split: 60% transit, 20% walk/cycle, 20% auto driver/passenger ▪ Minimum walkscore of 90 	
34	CV	Question: Same amount of space for pedestrians as vehicles?	LM: Not based on space but on number of trips.
35	ER	Question: How do these indicators compare to the average inner-city and suburban neighbourhood indicators?	
36	LM/MK	LM: Trying to look at what the target is for Ottawa in the transportation masterplan. Cannot remember. Matt, benchmark average for urban areas?	LM: We can note that one down and follow up on how it compares.



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

		MK: No specific measure. A lot of factors that play into it (climate, transit, proximity).	
37	DK	Chat question: <i>Will parking in the residential units be restricted to developers when building?</i>	LM: Very interested in idea of restricting parking. Looking at the new official plan of the city in this regard. No set target but connects to the sustainability strategy of building parking that can be adapted to alternate uses when demand for parking is reduced.
38	MP	Comment: Census - 40% of trips in Ottawa were by single means, 20% by public transit, 12-13% by carpooling, and the reminder being active transportation.	
39	KP	<p>Presentation: Value Nature</p> <p><u>Target:</u> LeBreton Flats will have world-class parks and open spaces that enhance natural resources.</p> <p><u>Indicators:</u></p> <ul style="list-style-type: none"> ▪ 40% of total area as parks and open space ▪ 10% total tree canopy coverage 	
40	DK	Chat question: <i>City tree canopy is at 30%, where does the 10% come from? Suggest making that more specific in the summary moving forward.</i>	CH: 10% comes from the developed area, does not count parkland
41	CG	Question: Fauna component - are we considering having sheep that take care of the grass? If so, part of the initial thinking. Maybe you should include an element that goes beyond the plants. Nature is more than just trees.	<p>KP: Believe there is an action in the next guiding principle.</p> <p>LM: did not necessarily assign a target to those actions. Embedded in the policy, biodiversity, and the goals around it.</p>
42	LW	Comment: In terms of valuing nature, I think there could be a cultural component - a look and feel of the park in the open space.	
43	KP	<p>Presentation : Foster Sustainability and Innovation</p> <p><u>Target:</u> LeBreton Flats will be a carbon neutral community.</p> <p><u>Indicators:</u></p> <ul style="list-style-type: none"> ▪ 100% of buildings to achieve the Canada Green Building Council Zero Carbon Building Standard for design and performance. 	
44	LW	Question: Is this target doable?	KP: This is the most viable way to achieve this vision. As we do not yet have the feasibility study on district energy, we will be able to evolve the indicator.
45	KP	<p>Presentation: Honour the past</p> <p><u>Target:</u> The history of LeBreton Flats will be brought to life in a tangible and meaningful way.</p>	



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

		<u>Indicators:</u> <ul style="list-style-type: none"> ▪ 100% of place names to contribute to culture and heritage objectives ▪ Each park/public realm area to include at least one public artwork or interpretive/artifact display ▪ Ottawa Waterworks System to be preserved and enhanced
46		No comments.
47	KP	Presentation: Make it happen / Passer à l'action <u>Target:</u> Position the project for market competitiveness and adapt to market changes to ensure continued progress <u>Indicators:</u> <ul style="list-style-type: none"> ▪ Deliver an average of 160 residential units/year for occupancy starting after the first occupancy
48		No comments.
49	N/A	Final Comments/Questions
50	ZE	Chat comment: <i>Hoping to share some of the heritage items with Heritage Ottawa and send some thoughts soon. Please let me know if it is ok to share a summary with the Heritage Ottawa Board members.</i>
		LM: We encourage members to share info and seek feedback with their groups.