

NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

BUILDING LeBreton

*Library Parcel
Request for Qualifications*

Issued: 30 October 2020
RFQ Submission Deadline: 15 January 2021

Canada



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Summary Key Information



RFQ Title

The title of this procurement process is: "Building LeBreton - RFQ Library Parcel". Proponents shall use this title on all correspondence.



Information Session

A non-mandatory information session will be held on November 17, 2020. The information session will take place by webcast. For more information please refer to Section 8.



Enquiries

Enquiries regarding this RFQ shall be directed by email to building-batir.lebreton@ncc-ccn.ca no later than noon, EST on December 18, 2020.



Proposal Submission Deadline

January 15, 2021, noon, EST



Proposal Delivery

The RFQ response, the proposal, shall be submitted by the proponent by epost Connect Service, please refer to Section 5.



Fairness Monitor

A fairness monitor will oversee the entire procurement process to ensure the process is conducted in a fair, open and transparent manner.



Introduction

The National Capital Commission is very pleased to present this Request for Qualifications, which will identify potential proponents to participate in a rare development opportunity: the creation of an entirely new community right at the heart of a major city.

It is no overstatement to say that the redevelopment of LeBreton Flats will transform Canada's Capital. When it is complete, thousands of people will live and work at LeBreton Flats, and even more will visit to enjoy beautiful new public-realm spaces, parkland, amenities, and attractions.

This transformation begins with the property at 665 Albert Street, the “Library Parcel” near the future Ottawa Public Library-Library and Archives Canada joint facility and the Pimisi O-Train light-rail station.

The NCC has studied world-class developments around the world, consulted thousands of Canadians, and engaged the business community, the cultural sector, the Algonquin Nation, and many groups and organizations, to develop its visionary Master Concept Plan for LeBreton Flats.

We asked: What do you want LeBreton Flats to be?

And we were told people wanted it to be a community for everyone, with a range of residential options that includes family homes and affordable housing.

They want it to be connected, accessible, and pedestrian- and cyclist-friendly, based around public transit.

They want it to honour the area’s natural legacy, including inviting, open, green spaces and easy access to the waterfront, as well as its cultural legacy and history, from its role as the traditional land of the Algonquin Nation in the Region, to its history as one of Ottawa’s oldest industrial neighbourhoods.

And they want it to be environmentally sensitive and responsible: sustainable, resilient, and carbon-neutral, on the leading edge of green planning and design.

This shared vision is captured in the LeBreton Flats Master Concept Plan created by the NCC in 2020, and this offering is the first phase of development under this new plan as part of the NCC’s Building LeBreton project.

An exciting series of cultural and commemorative landmarks have already taken root at the Flats, including the Canadian War Museum, the National Holocaust Monument, the world-class Pumphouse/Tailrace whitewater kayaking course, the Fleck Fountain Plaza, the Royal Canadian Navy Monument at Richmond Landing, and the Canadian Firefighters Memorial.

New residential developments are growing up around the Flats, as well as on the islands and across the Ottawa River in Gatineau.

LeBreton Flats Park has become an important site on the Capital’s festival scene, including playing host to our world-famous Bluesfest.

Building on these developments and governed by the Master Concept Plan, our partners will be challenged to set new standards for innovation and ingenuity. In return, they will be part of making history — creating a nationally significant destination in which all Canadians can see a reflection of themselves and our collective aspirations.

We invite you to grasp this remarkable opportunity and join us as we design and build the Capital of the future.

1.0

Project Overview

1.1 Purpose of the RFQ

This Request for Qualifications (RFQ) is issued by the National Capital Commission (NCC) in respect of the project generally described in Section 1.3 below. The purpose of this RFQ is to invite interested parties to submit a proposal indicating their interest in and qualifications for the project. Based on these proposals, the NCC intends to select, in accordance with the terms of this RFQ, a shortlist of up to five (5) proponents to participate in the next stage of the procurement process, namely the Request for Proposals (RFP) stage.

This document outlines the procurement process, response requirements, and evaluation criteria.

1.2 Eligibility to Participate in the RFQ

Any interested parties are welcome to apply to compete in the procurement process.

1.3 Project Description

Through a two-stage procurement process, the NCC intends to divest the fee simple interest of the Subject Site to the successful proponent for a mixed-use development that will achieve excellence in city building, design and sustainability, and that will contribute to the creation of a new vibrant neighbourhood.

The NCC intends on using the proceeds from the divestiture to continue to invest in adjoining Building LeBreton lands.

1.4 CMHC Involvement

The NCC and the Canada Mortgage and Housing Corporation (CMHC) are collaborating on the disposal of the Subject Site, exclusive of the Air Rights, by offering it for acquisition at a discount to no cost through the Federal Lands Initiative (FLI). The FLI program supports the disposition of surplus federal lands to housing providers for the purpose of creating new affordable units that are energy efficient, accessible and socially inclusive.

2.0

Background

2.1 NCC Mandate

In recognition of the Capital's unique role in Canada, the Parliament of Canada passed the National Capital Act in 1959. The Act established the NCC, a Crown corporation whose responsibility is "to prepare plans for and assist in the development, conservation and improvement of the National Capital Region in order that the nature and character of the seat of the Government of Canada may be in accordance with its national significance." This mandate evolved from the NCC's predecessor agencies, established as far back as 1899.

In order for the NCC to achieve its mission, Parliament granted the corporation several key powers, including the acquisition and disposal of lands and the coordination of the development of federal lands in the National Capital Region.

In support of the NCC's ongoing desire to develop LeBreton, the NCC adopted the LeBreton Flats Preliminary Master Concept Plan (MCP) in January 2020, which outlines a cohesive vision for the 29-hectare undeveloped area. This plan will guide the implementation of the development in a strategically phased approach over the coming decades and will ensure an ambitious, integrated and feasible vision to create a dynamic community and vibrant destination.

The issuance of this RFQ for the development of the Library Parcel, the Subject Site, is the NCC's next step in achieving its vision for LeBreton Flats.

For more information on the NCC's mandate, please visit <https://ncc-ccn.gc.ca/about-us>.

2.2 Site Description

2.2.1 SUBJECT SITE AND LOCATION

The properties subject to this call for proposals consists of:

- approximately 0.96 hectares (2.37 acres) of land, with an address municipally known as 665 Albert St.
- approximately 0.12 hectares (0.29 acres) of the air rights reserved by the NCC over the Pimisi station and the small parcel of approximately 0.03 hectares (0.07 acres) located north of the Pimisi Station (together referred to as the “Air Rights”).

All legally described in Appendix A and together referred to as the “Subject Site” located north of Albert Street, east of Booth Street, south of Pimisi station and west of the site of the future Ottawa Public Library - Library and Archives Canada Joint Facility.

2.2.2 CITY CONTEXT

The Subject Site is located on the western edge of downtown Ottawa, approximately 1.5 kilometres from Parliament Hill, amongst some of Ottawa’s fastest growing neighbourhoods, including Hintonburg, Mechanicsville, Dalhousie, West Centretown, Centretown and the Lorne Avenue Heritage Conservation District.

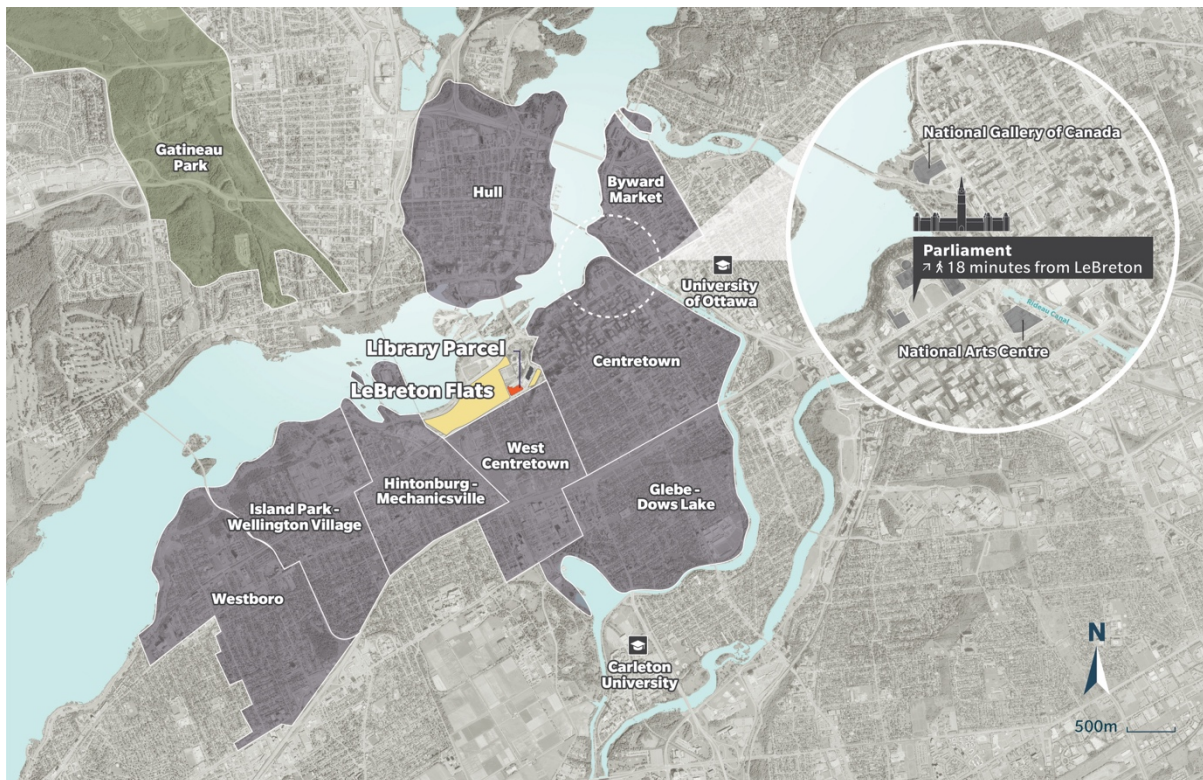


The Subject Site is located within the Albert District of the LeBreton Flats Master Concept Plan area, adjacent to Phases I to III of Claridge's East Flats development and nearby to the Zibi development on Chaudière and Albert islands. The Subject Site is referred to as the Library Parcel due to its immediate proximity to the future Ottawa Public Library and Library and Archives Canada Joint Facility. More information on the Ottawa Public Library and Library and Archives Canada Joint Facility is available here: <https://inspire555.ca/>

Set to open in 2024, the municipal-federal public institution will include the Ottawa Public Library's Central Library and Library and Archives Canada's public services, exhibitions

and events, which showcase Canada's heritage. It will be a modern, iconic facility that will respond to rapidly developing technology, growing customer expectations and changing demographics. The joint programming and services will make this a truly unique offering in Canada, which thereby will provide a significant public benefit and amenity to the Library Parcel.

The Subject Site is well situated in proximity to several points of interest including the Canadian War Museum, the National Holocaust Monument, the Parliament of Canada, the National Gallery of Canada and Place du Portage, all located along the Ottawa River waterfront.



Caption: City context



Caption: Neighborhood context

2.2.3 TRANSIT NETWORK

The Subject Site is well-served by public transit including the O-Train light-rail transit (LRT) corridor and local and interprovincial bus routes.

One of the most significant features of the Subject Site is its immediate proximity to the Pimisi Station that is part of Ottawa's Confederation LRT line. The LRT line runs east-west between Tunney's Pasture, which is approximately 2.4 kilometers west of the Subject Site to Blair station which is 9.6 kilometres east of the Subject Site.

The Trillium O-Train Line runs north-south between Bayview station, which is one stop west of the Subject Site, to Greenboro station, which is approximately 10 kilometers south of the Subject Site.

In the future, the LRT lines are planned to In the future, the O-Train LRT lines are planned to expand an additional 32 kilometers east, approximately 20 kilometers west and an additional 11 kilometres south of the current terminus stations.

2.2.4 CYCLING AND PEDESTRIAN NETWORKS

The Subject Site is surrounded by a variety of cycling and pedestrian infrastructure. There is a multi-use pathway along the north side of Albert Street in front of the Subject Site as well as dedicated cycle lanes along Booth Street, north of Albert Street, which link to the NCC's Capital Pathway network along the Ottawa River waterfront with access into Gatineau, Westboro, and Downtown Ottawa.

2.3 Pre-Development Conditions

2.3.1 CONTAMINATION

The Subject Site is contaminated and will require remediation and/or risk management as determined by the proponent's proposed uses. Notwithstanding the condition of the Subject Site, the property for this development project is offered on an "as-is", "where-is" basis with no compensation from the NCC for remediation.

The Subject Site has metals and polycyclic aromatic hydrocarbons (PAH) impacts in fill to a depth ranging from approximately 1 to 3 meters below ground surface. One area of petroleum hydrocarbon impact was identified in the southern section of the block. Historical

leachate tests have determined that the soil is classified as non-hazardous, however confirmatory testing will be required, at the sole cost of the proponent. The fill is underlain by glacial till. It is possible that contamination may extend into the till in some areas of the site.

Available Environmental Site Assessment reports will be provided to shortlisted proponents at the RFP stage.

2.3.2 SERVICING

The Subject Site has access to municipal servicing infrastructure with capacity to allow development to proceed. A Master Servicing Report will be provided to shortlisted proponents at the RFP stage for more information.



2.3.3 ENCUMBRANCES

There are encumbrances affecting title and future development of the Subject Site, namely municipal works such as the Combined Sewage Storage Tunnel (CSST), the Interceptor Outfall Sewer (IOS), and by virtue of its proximity to the City's light rail transit system. It is understood that these municipal works can be built over, subject to the City of Ottawa's review and approval.

Information on registered and unregistered known encumbrances is offered in Appendix D of this RFQ for general information only. Proponents cannot rely solely on this information and must satisfy themselves as to the existence of any easements or other encumbrances affecting the Subject Site. Redacted versions of the relevant unregistered agreements will be provided to shortlisted proponents at the RFP stage for more information.



2.4 Available Studies and Reports

Multiple studies have been undertaken. Relevant information regarding archeology, servicing, environment and encumbrances will be available to shortlisted proponents at the RFP stage for information purposes only.

2.5 Municipal Planning Designation and Zoning By-Law

The Subject Site is designated Central Area in the City of Ottawa Official Plan and located within the LeBreton Flats character area of the City's Central Area Secondary Plan.

The NCC will soon be seeking amendments to the City's Official Plan to implement the vision of the LeBreton Flats Master Concept Plan (MCP) (<https://ncc-ccn.gc.ca/projects/lebreton-flats-master-concept-plan>) which primarily updates the Secondary Plan, which was based on the 1997 NCC plan for LeBreton Flats. The Library Parcel is part of the MCP area; however, the proposed policy updates are not expected to conflict with existing policies for the Subject Site as there was a site-specific Official Plan amendment approved in 2018 updating 665 Albert to a Mixed-Use designation with a permitted building profile of 25 storeys.

The Subject Site is mainly zoned MD[2509] H(83)-h, which is a Mixed-Use Downtown zone permitting a wide range of residential, commercial, and institutional uses with a maximum building height of 83 metres. Urban Exception 2509 applies to all of the parcels under this zoning and are considered one lot for

zoning purposes. It includes the provisions for maximum floor area, the maximum number of towers, and holding provisions, which cannot be lifted until a Site Plan application is approved.

The Subject Site's zoning should be referenced from the City of Ottawa's Zoning By-law 2008-250 Consolidation web page and the provisions of Urban Exception 2509, including the requirements to lift the holding symbol.

<https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/law-z/planning-development-and-construction/maps-and-zoning/zoning-law-no-2008-250/zoning-law-2008-250-consolidation>

Development within the Pimisi Station Air Rights will require a Zoning By-law amendment.

In the event that any inconsistency exists between the information provided by the NCC and the City of Ottawa information, the interpretation of the City of Ottawa will prevail. Information on site condition and municipal regulation is presented in this RFQ for general information only.

Proponents cannot rely solely on the abbreviated information affecting the Subject Site and must satisfy themselves concerning interpretation of such, including through consultation with the City of Ottawa and any other stakeholders.

For inquiries to the City of Ottawa regarding municipal matters related to the Subject Site, contact Andrew McCreight, Planner III, Development Review Central at Andrew.McCreight@ottawa.ca.

3.0

Project Requirements

3.1 LeBreton Flats Master Concept Plan

On January 23, 2020, the NCC's Board of Directors approved the Preliminary Master Concept Plan (MCP) for LeBreton Flats which lays the framework for a dynamic new community and capital destination to emerge at LeBreton Flats over the coming decades.

<https://ncc-ccn.gc.ca/projects/lebreton-flats-master-concept-plan>.

Based on public feedback and stakeholder engagement, this plan envisions a place that is pedestrian- and cyclist-friendly, surrounded by lively and active parks and plazas, including the dynamic Aqueduct District, the Ottawa riverfront and the large Park District. A future diverse residential community will be supported by retail and employment opportunities, capitalizing on direct access to two light-rail transit stations. A number of additional strategies will be developed over the coming months and added to the Preliminary Master Concept Plan to finalize a complete Master Concept Plan during winter 2020-2021.

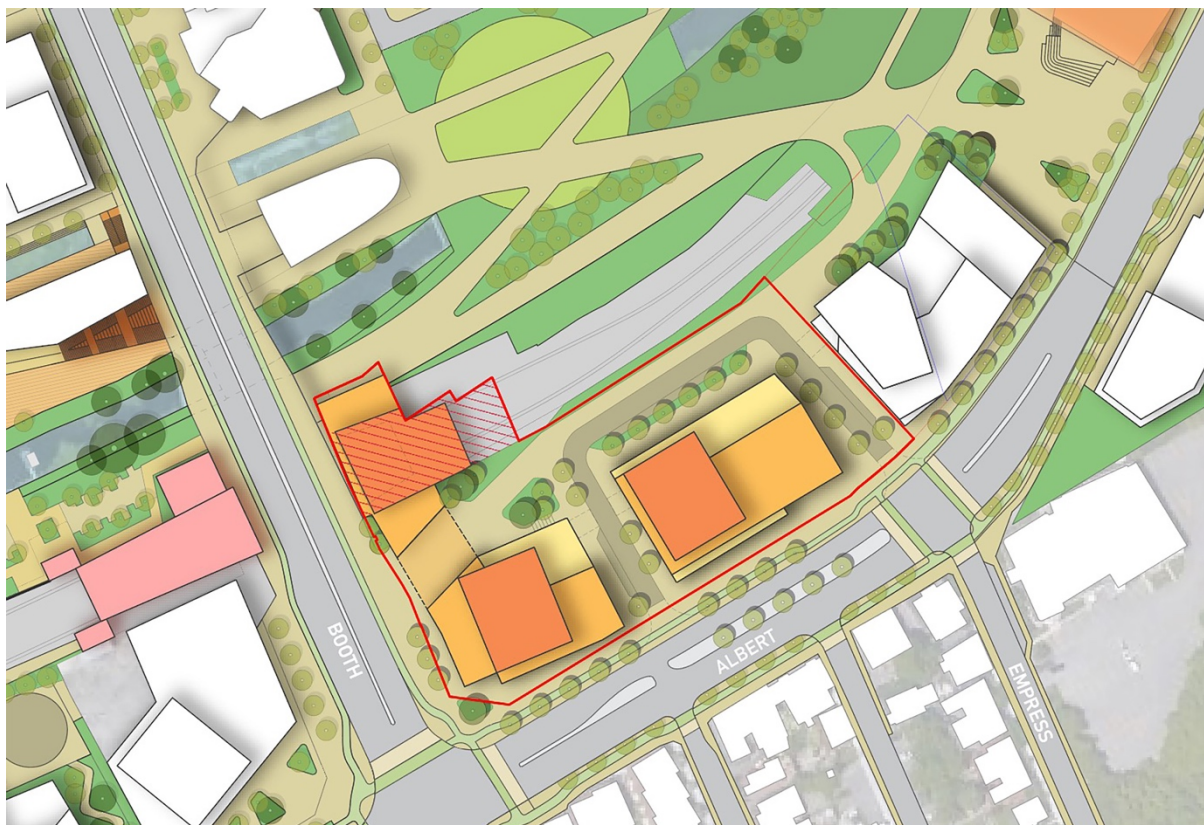
This two-stage procurement process for the redevelopment of the Subject Site is the first phase of the implementation of the NCC's Master Concept Plan. The proponent's RFQ proposal for the Subject Site shall be developed in keeping with the NCC's vision as elaborated in the LeBreton Flats Master Concept Plan.

As the Subject Site is at a prominent location fronting the corner of Albert and Booth streets between Pimisi LRT station and the Ottawa Public Library and Library and Archives Canada Joint Facility, it will act as a natural conduit between the downtown core and LeBreton Flats, signifying the transition from the Capital Experience to the Civic Experience as described under the key experiences to be created by the MCP.

The MCP should be read in its entirety for the vision of the overall plan area, the guiding principles, the strategies on parks and public realm, mobility, and land use, and the urban design guidelines for built form.

The area is planned as a transit-oriented community, with a mobility network designed for filtered permeability that prioritizes through routes for active modes and de-emphasizes the priority of motor vehicles. Buildings throughout LeBreton Flats will be required to provide active frontages along publicly accessible areas to ensure an animated public realm. The built form is intended to emphasize human-scale

development at street level, while allowing for towers set back on top of podiums, placing the greatest density and height closest to the LRT transit stations. The plan also establishes a respectful transition of height towards neighbouring communities, through step backs of built form, height transitions and thoughtful structure and public realm design features.



LEGEND

- TOWER
- MID-RISE
- POTENTIAL BUILT AREA /
(SUBJECT TO CITY OF OTTAWA BUILD OVER APPROVAL)
- PODIUM
- AIR RIGHTS
- SUBJECT SITE

Figure Caption: Demonstration development concept of the Subject Site

3.2 Design Excellence

The proponent shall demonstrate how its proposal (especially the design concept) conforms with the MCP. The MCP is intended to provide a cohesive and consistent design standard across the MCP area to ensure creativity, innovation and high-quality built form and public realm.

3.3 Affordable Housing

Affordable housing is an important outcome to deliver in this early phase of the Building LeBreton project given the historical context and transit-oriented location of the site, the alignment with other federal objectives and the expectations expressed by many stakeholders and the City of Ottawa. In line with the National Housing Strategy objectives and the Master Concept Plan Guiding Principle "Build Community," residential affordability must be delivered in this development phase. Additional information with respect to the National Housing Strategy can be found at: <https://www.cmhc-schl.gc.ca/en/nhs>.

To facilitate the integration of affordable housing into the developmental proposal, the NCC and CMHC are collaborating on the disposal of the Subject Site, exclusive of the Air Rights, by offering it for acquisition at a discount to no cost through the Federal Lands Initiative (FLI).

To be eligible to acquire the site under the FLI, the proponent will be required to deliver a primarily residential development including a minimum of 600 residential units. The proponent shall demonstrate in its RFP proposal that it meets or exceeds the FLI and NCC criteria which will be described within the evaluation criteria to be specified in the RFP. The successful proponent will be selected to acquire the Subject Site upon successfully undergoing the process as described in Sections 4.2 to 4.4 of this document. The discount the proponent will earn will be calculated according to the depth of social outcomes that the proponent will commit to achieve in the RFP proposal.

The affordable housing market value of the Subject Site, exclusive of the Air Rights, is Thirty Million Dollars (\$30,000,000.00) plus HST. CMHC will contribute the FLI program funding which will be calculated according to the outcomes the proponent commits to achieve on the FLI criteria. The proponent's land value discount may increase up to the affordable housing market value depending on the extent to which it is able to exceed the FLI criteria, generally described at <https://www.cmhc-schl.gc.ca/en/nhs/federal-lands>, which will be customized to this project and further described in the RFP document.



3.4 Sustainability

The MCP sustainability strategy will showcase LeBreton Flats as one of Canada's most sustainable communities as it begins to develop and matures into a mixed-use community. On this prominent site, the NCC is committed to demonstrating leadership in advancing sustainability, climate mitigation and resiliency in the Capital.

At completion, LeBreton Flats will be a net zero community, where ultimately no net carbon emissions are produced by the community. The path to the delivery of zero carbon will be through the development of high-performance buildings, clean sources of community energy, and carbon offsets if necessary.

The sustainability strategy will form part of the final MCP and outline the long-term commitments to be measured through lens of the MCP's Guiding Principles, with a focus on four elements: zero-carbon community, ecological integrity, health and well-being, and water and waste. The strategy will rely on the highest standards, best practices, and certification rating systems in the industry to define the performance standards and expectations for development. The sustainability strategy will include a phased approach so that it can remain flexible and adapt to change as new standards in design and construction emerge and new technologies and innovation can be adopted.

As the Library Parcel is the first phase of development in this new community, it will predominantly deliver its carbon neutrality at a building scale, focusing on highly energy efficient buildings that use carbon free renewable energy, carbon offsets, or a combination of both.

The sustainability requirements for the Library Parcel are in two parts: (1) certification to the Canada Green Building Council's (CaGBC) Zero Carbon Building Standard for design and performance; and, (2) application of a suite of best practices from other rating systems, including from Leadership in Energy and Environmental Design (such as LEED for Neighbourhood Development v4, LEED Building Design and Construction (BD+C) v4.1 and LEED for Homes Multifamily Midrise v4.0) to ensure community and site integration and broad green building principles.

CaGBC's Zero Carbon Building program website is found at:
https://www.cagbc.org/CAGBC/Zero_Carbon/CAGBC/Zero_Carbon/zero_carbon.aspx?hkey=2b5d1da1-0a13-4037-8673-d24cec008961

The RFP will provide the specific performance standards and targets to be considered for evaluation. In addition, as part of the proposal's sustainability plan, the RFP will include evaluation of strategies to meet the CaGBC's Zero Carbon Building Standard.

It should be noted that the federal government, through Public Services Procurement Canada (PSPC), is currently modernizing its district energy system which is connected to federal buildings in the core of the National Capital Region and this work will be completed by 2025. There may be heating and cooling supply lines within close proximity of the Subject Site so there may be opportunities for the developer to connect to the Energy Services Acquisition Program (ESAP) to access carbon-neutral cooling and potentially to source carbon-neutral fuel for heating. The information about the ESAP project, please visit <https://www.tpsgc-pwgsc.gc.ca/biens-property/gestion-management/ecologisation-greener/esap-pase-eng.html>.

For more information and questions regarding ESAP, contact Don Grant, ESAP Engagement and Communications Manager, at donald.grant@tpsgc-pwgsc.gc.ca.

An alternative would be developing an on-site district energy system that develops and delivers renewable energy within the Subject Site, such as geothermal, hydrothermal, solar thermal and/or other sources.

For evaluation purposes during the RFP, a clear plan and design components demonstrating how net zero carbon will be achieved on the Subject Site will be expected and evaluated in accordance with the evaluation criteria to be specified in the RFP.

3.5 Site Access and Connectivity

The vehicular access for the Subject Site will be from the new re-aligned Empress Street and Albert Street intersection, which is part of the City of Ottawa's project to re-design Albert and Slater streets in this area. The draft design is available on the City's website and construction is scheduled to start in winter 2022. Further information about the project may be found

here: <https://ottawa.ca/en/city-hall/public-engagement/projects/reconstruction-albert-streetqueen-streetslater-street-empress-avenue-bay-street-and-bronson-avenue-queen-street-laurier-avenue>

The proponent should be aware that shared access will be required for the abutting NCC lands to the east of the Empress and Albert street intersection.

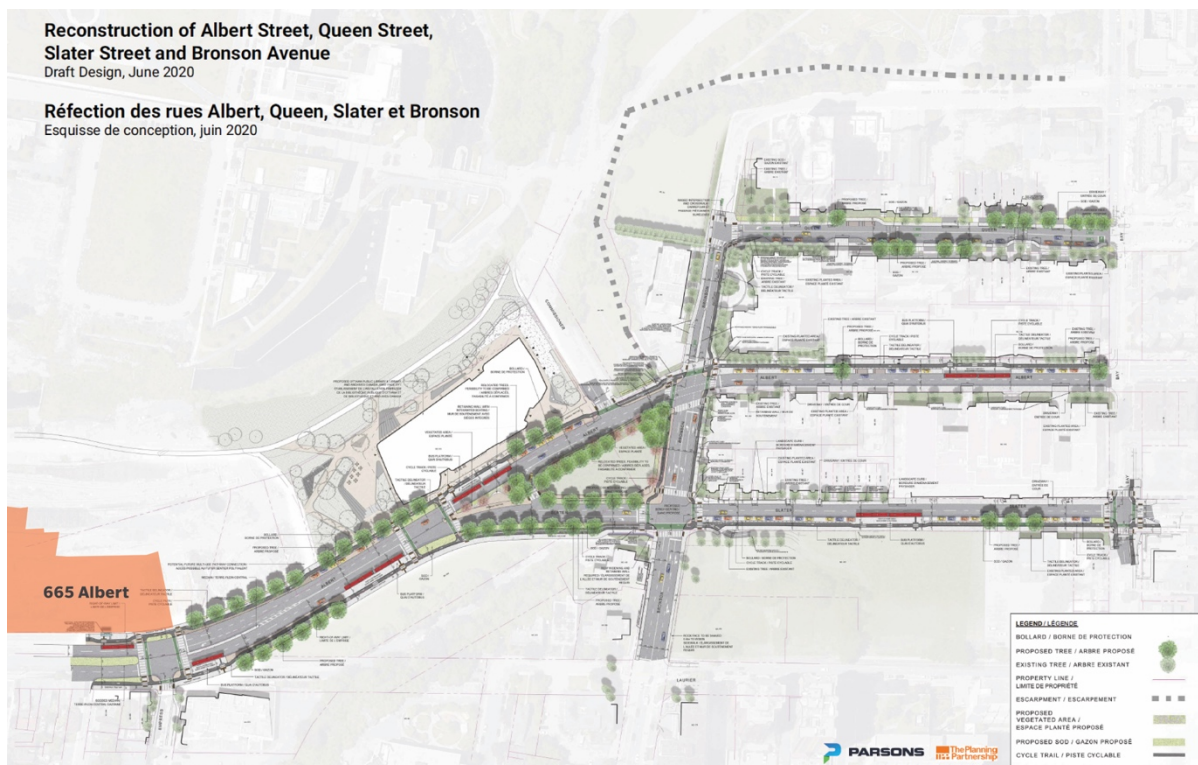


Figure Caption: Draft Design Plan for the reconstruction of Albert Street, Queen Street, Slater Street and Bronson Avenue (City of Ottawa, 2020).

Site connectivity shall be planned in keeping with the Mobility Strategy of the MCP. An east-west pedestrian connection shall be included in the proponent's development concept, linking from Pimisi station through the Subject Site to ultimately connect to the existing multi-use pathway located to the back of the Subject Site to the northeast, which will continue to the Ottawa Public Library and Library and Archives Canada Joint Facility site (555 Albert St.).

A north-south multi-use pathway connection shall also be included in the proponent's development concept to connect pedestrians and cyclists from the new Empress Street and Albert Street intersection to the multi-use pathway network located to the back of the Subject Site.

The proponent's development concept, demonstrating the two proposed connections, will help inform the future connection alignment for the abutting NCC lands to the east of the Subject Site to support overall connectivity to the multi-use pathway network. The NCC is committed to ensuring that the multi-use pathway network is well connected, particularly to Pimisi Station and the future Ottawa Public Library and Library and Archives Canada Joint Facility. Refer to the following figure illustrating connectivity options at the Library Parcel to Pimisi Station and the multi-use pathway network.

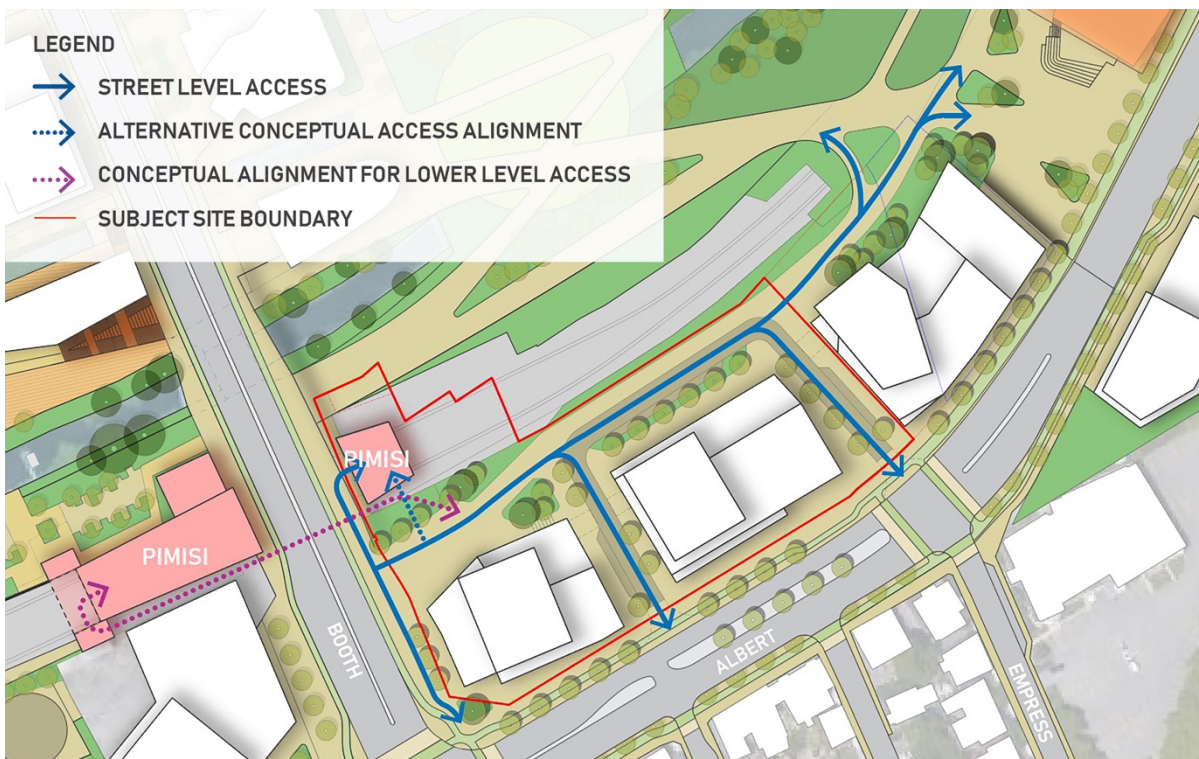


Figure Caption: Conceptual connections at the Library Parcel to Pimisi Station and the multi-use pathway network.

3.6 Indigenous Considerations

Indigenous peoples have a long history in the National Capital Region. This is and must continue to be a defining element of the Capital. The NCC has worked with the Algonquin Nation in a spirit of true friendship and collaboration for many years on a variety of projects.

The NCC continues to seek ways to build strong relations with local Indigenous leaders and peoples, with a focus on ensuring that their interests are truly reflected in the numerous projects and initiatives being undertaken across the region, including the development of LeBreton Flats.

Through both engagement and consultation, the NCC has fostered a positive working relationship and closer collaboration between the NCC and the Algonquin Nation.

While the legal duty to consult that may result from the development of LeBreton Flats is an NCC obligation to satisfy, the NCC will encourage the preferred proponent to actively participate, alongside the NCC, in Indigenous engagement. Engagement with Indigenous groups can result in the development of effective, practical relationships with Indigenous groups that complement undertakings led by the Crown as part of the duty to consult.

The NCC has initiated discussions with the Algonquin Nation about the Building LeBreton project, including the Subject Site, and this dialogue will be ongoing. The NCC will remain the lead for all matters relating to Indigenous consultation and engagement throughout this procurement process.

While the NCC has held and will continue to hold its own discussions with the Algonquin Nation about possible benefits to be derived from the development of LeBreton Flats, it is the NCC's expectation that the preferred proponent, following the RFP stage, will play an active role with respect to Indigenous engagement by offering certain benefits that can reasonably be provided through the project.

These benefits may include, without limitation:

- a) training or apprentice programs with Indigenous people that are linked to the project; and
- b) construction or other employment opportunities that are linked to the project.

However, at this stage in the procurement process, it would be premature for any prospective proponents to initiate discussions with Indigenous groups. Indigenous engagement strategies, initiatives and benefits will not be considered by the NCC as part of this RFQ but will be evaluated at the RFP stage in accordance with the evaluation criteria to be specified in the RFP.

3.7 Culture and Heritage

One of the Master Concept Plan's guiding principles, Honouring the Past, is rooted in not only the deep history of LeBreton Flats, but also a desire to connect this history to the site's future.

At the RFP stage, shortlisted proponents will be asked to integrate heritage and archeological resources and interpretation into their respective development proposals which will be evaluated in accordance with the evaluation criteria to be specified in the RFP.

4.0

Procurement Process

4.1 General

It is the proponent's responsibility to ensure the NCC receives a complete proposal that is legible, clear, concise and understandable. Failure to do so will be to the proponent's disadvantage. Each proposal will be evaluated solely on its content and in accordance with the below process. References in a proposal to additional information not submitted with the proposal, such as website addresses where additional information can be found, will not be considered in the evaluation of the proposal.

The information required from each proponent is described in Sections 5 and 6, together with the criteria by which each proposal will be evaluated. In order to ensure that each proposal is fairly and thoroughly evaluated, each proposal must adequately respond to all listed requirements and be complete in every respect.

The NCC and CMHC expect to select a successful proponent following a two-stage procurement process.

4.2 Stage-1 Request for Qualifications

The first stage is a Request for Qualifications (RFQ), which is intended to shortlist up to five (5) proponents.

4.2.1 MANDATORY REQUIREMENTS REVIEW

Proposals will first be verified to ensure that all prescribed mandatory requirements set out in Section 6.2 of this RFQ are met. The proposals deemed to have met the mandatory requirements will proceed to the rated requirements evaluation. The proposals not meeting the mandatory requirements shall be treated as non-responsive and shall not be considered further.

4.2.2 RATED REQUIREMENTS EVALUATION

Each proposal found to be in compliance with the mandatory requirements will be scored against point-rated criteria. For the point-rated evaluation, the evaluation committee will undertake an evaluation using a “consensus approach” and rate each compliant proposal based on the requirements identified in Section 6.3 of this RFQ. All members of the evaluation committee will be required to enter into a non-disclosure agreement and declare any conflict of interest situations. The NCC reserves the right to engage other external or internal specialists to assist with the evaluation process. Specialists would be non-voting and required to enter into a non-disclosure agreement and declare any conflict of interest situations.

Results of the evaluation committee’s review will be presented to the NCC’s Board of Directors for ratification of the shortlisted proponents, being the highest ranked (up to five proponents), retained to participate in Stage 2 of the procurement process. Following a presentation to the Board of Directors, the NCC will make a public announcement of the shortlisted proponents.

Only shortlisted proponents will be invited to participate in the second stage of the process, the RFP.

4.3 Stage 2— Request for Proposals

4.3.1 RFP PROCESS

The information provided in this Section does not represent a commitment by the NCC and is provided solely for information purposes. It may be modified by the NCC, in its sole discretion, at the RFP stage.

The second stage is a Request for Proposals (RFP) that is intended to select a preferred proponent for the development of the Subject Site. It will consist of:

- a) Allowing the shortlisted proponents, a period of time to perform, at their cost, due diligence studies and analyses of the Subject Site, to estimate costs of development. The NCC will make available to the proponents for consultation, on a without-prejudice basis, the studies that it has in its possession and will provide access to the Subject Site.
- b) Submission by the shortlisted proponents of a technical proposal consisting of design plans for the development of the Subject Site in keeping with the specific requirements provided in the RFP document.
- c) Submission by the shortlisted proponents of a financial proposal.

The RFP proposals will be evaluated by the evaluation committee, that will include representatives from both the NCC and CMHC in accordance with the evaluation criteria to be specified in the RFP document.

Pursuant to the completion of the evaluation of proposals in the second stage of procurement (the RFP), the NCC will identify the highest ranked proponent as the preferred proponent.

4.4 Negotiation and Execution of the Agreements

Once a preferred proponent is identified, the next step in the process will be the negotiation of the business terms and conditions that will form part of the agreements (the “Agreements”) required to proceed with the redevelopment, including:

- a) Agreement of Purchase and Sale: the preferred proponent shall be required to enter into an agreement of purchase and sale with the NCC in respect of the Subject Site, the design, construction and delivery of the Subject Site.
- b) Various agreements with CMHC in accordance and further to the FLI program.

The form the Agreements will be disclosed in the second stage of the procurement process.

Provided successful negotiations of the Agreements, the NCC will recommend the preferred proponent to the NCC’s Board of Directors as the successful proponent. It shall be clearly understood that, even after the NCC’s recommendation of a successful proponent, the execution of any agreement/real estate transaction shall be subject to the NCC receiving all necessary governmental approvals referred to in Section 4.6.

4.5 Key RFP Requirements

While the final RFP requirements and terms of the Agreements are currently being defined, the NCC anticipates that some of the key business terms and requirements will include:

- a) The shortlisted proponents will be required to present their design proposal to the NCC Advisory Committee on Planning, Design and Realty (ACPDR). For more information on the NCC’s Advisory Committee on Planning, Design and Realty, please visit <https://ncc-ccn.gc.ca/committees>.
- b) Proponents will be required to provide a proposal security deposit. The amount, the form and the terms will be set out in the RFP.
- c) No physical works will be permitted on the Subject Site until the site is conveyed from the NCC to the successful proponent. However, the parties may explore the possibility of the successful proponent carrying out certain minor physical works prior to such conveyance, subject to the consent of the NCC, which will be predicated upon receiving all of its necessary approvals to permit such activities, and on terms and conditions which mitigate all risk and liability to the NCC in respect of such activities.
- d) The conveyance of fee simple interests shall be subject to restrictive covenants to be registered on title pertaining to design, land use and performance security, the details of which will be set out in the RFP.

- e) Team members of the preferred proponent, core employees, as well as any recurring subcontractors shall submit themselves to a personnel security screening process as required by the *Treasury Board's Policy on Government Security*: <https://www.tbs-sct.gc.ca/pol/doc-eng.aspx?id=16578>.
- f) Form Agreements will be included with the RFP. It is anticipated that proponents will have the opportunity to submit comments, questions and suggested modifications to the form Agreements via commercially confidential meetings and written enquiries. In view of such comments and suggestions, the form Agreements could be revised during the procurement process.

4.6 Approvals

4.6.1 GENERAL

The successful proponent will be required to obtain all necessary municipal, provincial and federal approvals at its sole cost and expense.

4.6.2 GOVERNMENTAL APPROVALS

After completion of successful negotiations, it shall be a condition precedent for the benefit of the NCC that any Agreement to be entered into by the NCC and the disposal of the Subject Site to the successful proponent be subject to the NCC obtaining the necessary internal and governmental approvals from its Board of Directors, the Treasury Board Secretariat and the Governor-in-Council (the “Approvals”). Accordingly, the acceptance and execution of any Agreements by the NCC will not be binding on the NCC until such time as the necessary Approvals are obtained. No employee, officer or agent of the NCC shall be held out as having actual or ostensible authority to bind the NCC to any Agreements.

Upon receipt of approvals under this section, the NCC and CMHC will make a public announcement communicating the details of the successful project.



5.0

Proposal Preparation Instructions

5.1 Delivery of Proposal

Proponents shall submit their proposal, the RFQ response, in either English or French by epost Connect service provided by Canada Post: <https://www.canadapost.ca/cpc/en/home.page>.

a) **Process**

To submit a proposal through the epost Connect service, the proponent must send as early as possible, and in any case no later than January 7, 2021, noon, EST (in order to ensure an answer), an email to building-batir.lebreton@ncc-ccn.ca requesting to open an epost Connect conversation. Requests to open an epost Connect conversation received after January 7, 2021, noon, EST, may not be answered.

b) **Single transmission**

Electronic proposal by epost Connect services shall be in a single transmission. The epost Connect service has the capacity to receive multiple documents, up to 1GB single message posted and a limit of 20GB per conversation.

c) **epost Connect Conversations**

If the proponent sends an email requesting epost Connect service to the specified email address building-batir.lebreton@ncc-ccn.ca, the NCC will then initiate an epost Connect conversation. The epost Connect conversation will create an email notification from Canada Post Corporation prompting the proponent to access and action the message within the epost Connect conversation. The notification will come from the email address building-batir.lebreton@ncc-ccn.ca. The proponent will then be able to transmit its proposal afterward at any time prior to the proposal submission deadline. Important: proposals will not be accepted if emailed directly to the email above.

d) **Message Fields**

The proponent should identify the title of this procurement process “Building LeBreton - RFQ Library Parcel” in the epost Connect message field of all electronic transfers.

e) **Acknowledgement of receipt**

The NCC will send an acknowledgement of the receipt of proponent document(s) via the epost Connect conversation. This acknowledgement will confirm only the receipt of proponent document(s) and will not confirm if the attachments may be opened nor if the content is readable.

f) **Errors in epost Transmissions**

The NCC will not be responsible for any failure attributable to the transmission or receipt of the proposal including, but not limited to, the following:

1. receipt of a garbled, corrupted or incomplete proposal;
2. availability or condition of the epost Connect service;
3. incompatibility between the sending and receiving equipment;
4. delay in transmission or receipt of the proposal;
5. failure of the proponent to properly identify the proposal;
6. illegibility of the proposal;
7. security of proposal data; or
8. inability to create an electronic conversation through the epost Connect service.

A proposal transmitted by epost Connect service constitutes the formal proposal of the proponent and must be submitted in accordance with Section 5.

g) **Technical Difficulties**

If you experience technical difficulties with the epost Connect service, please contact epost Customer Service at 1-866-511-0546 (available 24 hours a day).

5.2 Proposal Submission Deadline

Proposals shall be received no later than 12 NOON local (Ottawa, Ontario) time, on January 15, 2021. Proposals received after this closing time and date will be unresponsive.

5.3 Amendments to Proposals

A proponent may, before the RFQ submission deadline, amend any aspect of its proposal by withdrawing its original response by notifying the NCC in writing to the designated email address outlined in Section 10 and resubmitting the amended replacement proposal following the delivery of proposals steps outlined in Section 5.1 above.

5.4 Withdrawal of Proposals

A proponent may only withdraw its proposal by giving written notice duly signed by the proponent to be sent by email at the address outlined in Section 10.

6.0

Requirements and Evaluation Criteria

6.1 Conduct of Evaluation

In conducting the evaluation of the proposals, the NCC may, but will have no obligation to do the following:

- a) Seek clarification or verification from the proponents regarding any or all information provided by them with respect to the proposal;
- b) Conduct reference checks, to be used to verify and validate the proponent's proposal;
- c) Request specific information with respect to a proponent's legal status; and
- d) Verify and validate any information provided by proponents through independent research, the use of any government resources or by contacting third parties.

Proponents will be given a time limit to comply with a request related to any of the requirements identified in Sections 6.2 and 6.3. Failure to comply with the request within the specified time limit may result in the proposal not being evaluated by the NCC.

If the information provided by the proponent in its proposal cannot be verified and/or validated to the NCC's satisfaction, in its sole discretion, said information will not be evaluated and the proposal may be eliminated from further consideration or alternatively the proposal will receive no credit for the criterion in question, the choice of which will be at the NCC's sole discretion.

6.2 Mandatory Requirements

For a proposal to be considered, the following mandatory requirements must form part of the proponent's proposal:

	REQUIREMENT	DETAIL(S)
6.2.1	Duly signed RFQ Proposal Form	Form found in Appendix B
6.2.2	Duly signed Conflict of Interest Form	Form found in Appendix C
6.2.3	Description of Current Legal Status	Proponent to provide a narrative explaining who the proponent is, its history and its current legal status (corporation, general/limited partnership, sole proprietor, joint venture or other type of business association to carry out the proposed development).
6.2.4	Demonstration of Financial Capacity	Proponent to submit a letter from a reputable financial institution, or a chartered professional accountant, providing assurance to the NCC that the proponent is financially viable and solvent, has successfully completed projects of a similar scale and complexity and that undertaking a project of this scale will not place any undue burden on the proponent. The letter shall include the branch address, the name and title of the letter-author.

Proposals will be evaluated to ensure all mandatory requirements are met. Proposals not fully complying with the mandatory requirements, in the sole opinion of the NCC and CMHC, will be deemed non-responsive and will be given no further consideration.

6.3 Rated Requirements:

In developing its proposal, the proponent shall:

- Obtain any clarification it considers necessary prior to submitting a proposal,
- Demonstrate its understanding of the requirements contained in this RFQ,

- Concisely explain how the proponent will meet these requirements. Failure to be concise could result in the proposals being non-responsive, in the sole opinion of the NCC and CMHC; and,
- Address the points that are subject to the evaluation criteria against which the proposal will be evaluated. Simply repeating the statement contained in this RFQ is insufficient.

Proposals will be evaluated and scored in accordance with the Rated Requirements outlined in Section 6.3.1 and following the Scoring Guide defined in 6.4.

6.3.1 SUMMARY TABLE OF THE RATED REQUIREMENTS

SECTION	RATED REQUIREMENTS	POTENTIAL POINTS	MINIMUM THRESHOLD
6.3.1.1	Team Composition, Structure and Leadership description of the proponent's team including: a) Organizational chart/roles and responsibilities b) Narrative describing: 1. nature of the business, 2. plan and approach for governing, managing the team and for decision making.	5 5 10 Total 20 points	12
6.3.1.2	Proponent and Team's Professional Experience and Qualifications a) Narrative on the proponent's development experience and the proponent's experience in obtaining financing for large-scale mixed-use development. b) Resumés outlining qualifications, expertise, experience. c) 3 project examples substantially completed in the last 10 years and comparable in terms of scale, complexity and technical requirements with focus on demonstrating experience in the following areas: 1. remediation of contaminated sites, 2. mixed use development in a complex urban location, 3. construction and operation of affordable housing, 4. sustainability and innovation, and 5. design excellence.	5 5 10 10 10 10 10 Total 60 points	36
6.3.1.3	Project Understanding and Approach a) Vision for the development project. b) How the development will meet the guiding principles of the MCP. c) Narrative description expressing reasons why the proponent is interested in this opportunity. Barriers and/or dependencies and the strategies to overcome them. d) High level conceptual site plan illustrations, conceptual three-dimensional massing and land-use illustrations.	4 4 4 8 Total 20 points	12
	Total Points Available	100	60

The rated requirements relate to the following:

6.3.1.1 Team Composition, Structure and Leadership (Total of 20 points)

- a) The proponent shall provide an organizational chart describing the proposed team composed of core members, key members, subcontractors and subconsultants, as applicable. The organizational chart shall illustrate how the team will be organized and the working relationship between each of the team members.
- b) The organizational chart shall be accompanied by a concise description of the proponent's team, including:
 - 1. The nature of the business of each member of the proponent's team;
 - 2. The plan and approach for governing, managing the team and for decision making.

Evaluation Criteria:

The proposal shall be evaluated based on the degree to which the proponent provides a clear and effective team composition, structure and approach.

Elements presented in support of this criterion shall collectively demonstrate:

- a) A clearly articulated organizational structure, including a comprehensive description of the reporting structure and hierarchy of the team members and key personnel that are accountable for the needs of the project;

- b) Clear descriptions of the roles and responsibilities of each team member and key personnel;
- c) An efficient and clear decision-making process; and
- d) A clearly defined contractual and risk allocation between the project team members.

6.3.1.2 Proponent and Team's Professional Experience and Qualifications (Total of 60 points)

- a) The proponent shall provide a narrative on the proponent's development experience and the proponent's experience in financing of large-scale mixed-use development;
- b) A resumé shall be presented for all proposed team members outlining qualifications, expertise and experience. To substantiate the outlined experience and qualifications mentioned above in 6.3.1.2 a) and b), the proponent shall specifically elaborate on its experience in the areas of:
 - 1. Remediation of contaminated sites,
 - 2. Mixed-use development in a complex urban location,
 - 3. Construction and operation of affordable housing,
 - 4. Sustainability and innovation, and
 - 5. Design excellence.

- c) The proponent shall submit three (3) examples of projects substantially completed within the past ten (10) years, comparable to this project in terms of scale, complexity and technical requirements. On the technical requirements, project examples presented shall demonstrate experience of the proponent or proposed team members in the above-mentioned areas. The following information shall be specified for each project:
1. Project name;
 2. Project cost;
 3. Location of the project;
 4. Detailed project description and how the project was built and financed;
 5. Name of core members of the proposed team, and key personnel involved in the project;
 6. Relevance to the project described in this RFQ;
 7. Description of proponent's experience working with complex stakeholders;
 8. Description of the success factors and how this will be applied to the project described in this RFQ;
 9. The original project schedule and the original date of completion, and the actual completion date, with a detailed explanation of any variances (ahead of or behind schedule). If there is no variance, then explain what services or efforts were undertaken to deliver the project on time. In the case of a project not completed, original project schedule, current status and forecasted completion date and explanation of any variances as detailed during the last reporting period;
 10. Reference contact information including business and operating name, contact name, title, location, phone number and e-mail address;
 11. Graphic information package, including photographs, site plans, renderings and images; and
 12. Any further information that will assist in the evaluation of the proposal in line with the evaluation criterion for this experience.

Evaluation Criteria:

- a) Proposals will be evaluated based on the degree to which the response demonstrates the proponent's capability to:
1. Provide value-added, innovative solutions to design and technical challenges
 2. Deliver on project objectives and requirements
 3. Produce sustainable design for energy efficiency

b) The submitted examples of projects will be evaluated based on the degree to which they are collectively comparable to the project described in this RFQ and the following criteria:

1. Development of a comparable project in terms of scale and complexity;
2. Remediation of contaminated sites;
3. Mixed use development in a complex urban site;
4. Construction and operation of affordable housing;
5. Sustainability and innovation; and
6. Design excellence.

6.3.1.3 Project Understanding and Approach (Total of 20 points)

a) The proponent shall:

1. Provide a narrative description that expresses why the proponent is interested in this opportunity, the proponent's understanding of the MCP, site context and sensitivities.
2. Describe its vision for the development project, including the mix of intended uses.

3. Elaborate on how the development will meet the guiding principles of the MCP to create a high-quality mixed-used district and be delivered in a timely manner.

4. Identify barriers and/or dependencies that may arise in the development and delivery of the overall vision and the strategies that would be employed to overcome these.

b) The proponent's vision shall be supported by high-level conceptual site plan illustrations, a conceptual three-dimensional massing and land-use illustrations.

Evaluation Criteria:

a) The proposal will be evaluated based on the degree to which the vision:

1. Demonstrates understanding of the MCP objectives.
2. Identifies potential challenges and explains mitigation strategies and provides value-added, innovative solutions to technical challenges.
3. Aligns with the proponent's qualifications and experience.

6.4 Scoring Guide

SCORE	DESCRIPTION OF RESPONSE	CRITERIA
100 % of the allotted points	Response is excellent	The NCC has determined that the proponent's response to the rated requirement is outstanding. <i>For example, all specified factors of the requirement have been addressed in persuasive detail and exceed the requirements.</i>
80 % of the allotted points	Response is very good	The NCC has determined that the proponent's response to the rated requirement is sound and fully meets the rated criteria. <i>For example, all specified factors of the requirement have been addressed to varying degrees with some addressed minimally.</i>
60 % of the allotted points	Response is satisfactory	The NCC has determined that the proponent's response to the rated requirement is satisfactory. <i>For example, the specified factors of the rated requirement meet the basic requirements but with some weaknesses.</i>
50 % of the allotted points	Response is less than satisfactory	The NCC has determined that the proponent's response to the rated requirement is unsatisfactory. <i>For example, the specified factors of the rated requirement have been addressed nominally.</i>
30 % of the allotted points	Response is inadequate	The NCC has determined that the proponent's response to the rated requirement is inadequate. <i>For example, the response does not address many of the specified factors of the requirement, or the proponent did not provide any substantiating documentation or evidence in support of its response.</i>
0 % of the allotted points	Not responsive, not relevant or not discussed	A requirement has not been responded to.

Proponents scoring 60 points or higher (with a score of at least 60% in each category) will be eligible to be shortlisted. Proponents who fail to score a minimum of 60 points will be eliminated from further consideration.

From those proponents who score 60 points or higher, the NCC will shortlist up to five (5) proponents who will be invited to participate in the second stage of the process, the RFP.

7.0

Anticipated Procurement Schedule

The following information outlines the indicative timelines for the procurement process and does not represent a commitment by the NCC. Rather, it is provided solely for information purposes. Dates are subject to change in the sole discretion of the NCC.

KEY ACTIVITIES	TIMELINES
STAGE 1- REQUEST FOR QUALIFICATIONS	
Information Session	17 November 2020
End of Enquiry Period	18 December 2020
End of period to request epost Connect conversation	7 January 2021
Proposal Submission Deadline	15 January 2021
Proposal Evaluation Completion	January 2021 to March 2021
Board of Directors	April 2021
Public Announcement	April 2021
STAGE 2- REQUEST FOR PROPOSALS	
RFP Release to Shortlisted Proponents	May 2021
Proposal Submission Deadline	November 2021

8.0

Information Session

Proponents are invited to attend a non-mandatory information session to be held on November 17, 2020 at 2 PM, Ottawa time (EST) via webcast. The scope of the requirements outlined in this RFQ will be reviewed during the information session and questions will be answered. Proponents will also have the opportunity to submit questions regarding the RFQ process via the process described in Section 10 below. A representative from CMHC will be present at this information session to answer any questions with respect to FLI.

Attendees may register to the information meeting by sending an email to building-batir.lebreton@ncc-ccn.ca no later than Friday, November 13, 2020. Webcast details will be provided directly to all registered proponents.

Upon registration, the name of the proponent and the names of attendees who will represent the proponent at the information meeting must be provided. The NCC will record attendance and company name details. This information could be shared with all proponents by way of a written addendum to the RFQ.

A video of the webcast will be provided on the NCC's website. Proponents who do not attend the information session are not precluded from submitting a proposal.

9.0

Commercially Confidential Meetings

The NCC will allow Commercially Confidential Meetings (CCM) with the NCC and CMHC at the RFP stage. Proponents may use the time to present their ideas, make confidential inquiries or confirm alignments of their conceptual ideas with the intent of the NCC and CMHC. If a question posed by the proponent is deemed by the NCC and CMHC to be relevant to all proponents, the proponent will be given the option to withdraw the question or to have any response distributed to all proponents through an addendum. Individual discussions at the meeting will be kept confidential and will not be shared with other proponents. The session will neither be evaluated nor scored.



10.0

Enquiries

To ensure the integrity of the procurement process, enquiries and other communications regarding the RFQ must be directed by email to building-batir.lebreton@ncc-ccn.ca in order to be considered by the NCC and CMHC. Proponents shall be strictly prohibited from directly contacting, by phone, email or any other means, any representatives of the NCC, CMHC, NCC Board members, ACPDR members or members of the evaluation committee during the RFQ process. All communications must be through the designated email address provided.

The deadline for submitting questions is 12 NOON EST, local (Ottawa, Ontario) time, December 18, 2020. Questions submitted after this time will not be answered.

Questions submitted by other means of communication will not be answered.

Proponents should reference as accurately as possible the section and, where relevant, the sub-section of the RFQ to which the enquiry relates. Care should be taken by proponents to explain each question in sufficient detail to allow the NCC to provide an accurate answer.

To ensure transparency and quality of information provided to proponents, all questions responded by the NCC, will be made available to all proponents by issuance of an addendum to be posted on the NCC website <https://ncc-ccn.gc.ca/projects/library-parcel-development>. It is the sole responsibility of the proponent to regularly check the website for the posting of any questions and answers and addenda.



Enquiries that are “commercially confidential” shall be clearly marked “commercially confidential” at each relevant item. Items identified “commercially confidential” will be treated as such except where the NCC and CMHC determine either that the enquiry is not of a “commercially confidential” nature; or where the response would have implications beyond the interested proponent that has submitted the enquiry in the NCC’s and CMHC sole discretion.

If it is determined the enquiry is not “commercially confidential” by the NCC and CMHC, then the NCC will inform the proponent, and the proponent will have the option of either terminating the enquiry or having the enquiry posted as an addendum.

If it is determined that the enquiry is “commercially confidential” by the NCC and CMHC, then the NCC shall keep the enquiry and response confidential and shall provide the response solely to the interested proponent which submitted the commercially confidential enquiry.

11.0

Additional Information

11.1 Evaluation Solely on the Basis of Information Provided

Proponents are advised that the evaluation will be solely based on the information provided in the proposal.

11.2 One Submission per Team

Each proponent is permitted to make one (1) proposal only.

11.3 Exclusivity

Development companies shall participate in one (1) proposal. Architects and consultants who are not potential equity participants in the project are not limited to participation in only one (1) team.

11.4 Evaluation of Joint Ventures and Partnership

Joint ventures will be evaluated for their joint experience and capabilities, based on the information provided in the proposal. For the purpose of this RFQ, a “joint venture” is defined as an association of two or more parties who combine their money, property, knowledge, expertise or other resources in a single joint business enterprise, to bid together on a requirement. For clarity, an arrangement whereby the NCC contracts directly with a prime contractor who may retain subcontractors or specialist contractors to perform portions of the work on the project is not a joint venture arrangement.

11.5 Compensation

The NCC shall not reimburse or compensate any proponent for any costs incurred in connection with the preparation of a response to this RFQ. All documents submitted in response to this RFQ shall become the property of the NCC.

11.6 Rejection of Submissions

The NCC reserves the right to reject proposals for any reason, including, without limitation, if:

- a) A proposal is incomplete;
- b) A proposal fails to provide the requested information;
- c) A proponent fails to provide timely clarification of any matters when asked to do so by the NCC; or
- d) A proponent or any member of its team makes prohibited communications per Sections 10 and 11.8.

11.7 Public Engagement

The successful proponent will be expected to engage the public as required through the City of Ottawa's development approval process. The NCC may request additional public engagement, including (but not limited to) presentation of proposal information to the public and key stakeholders, both in-person, subject to Ottawa Public Health Guidelines, and online.

11.8 Disclosure of Information

Proponents shall not issue a news release, public announcement, comments or media releases pertaining to details of the RFQ, its proposal or the selection process, without the prior written approval of the NCC and CMHC. Contravention of this provision may be grounds for disqualification, at the sole discretion of the NCC.

11.9 Modifications and Clarifications

The NCC reserves the right to make modifications and clarifications to this RFQ at any time. Notices will be posted on the NCC website:

<https://ncc-ccn.gc.ca/projects/library-parcel-development>

Proponents will be responsible for ensuring that they obtain all modifications, clarifications or addendums. It is the responsibility of the proponent to monitor the information posted on the NCC's website.

12.0

Legal and Procurement Matters

12.1 Content of the RFQ

This RFQ consists of the following documents:

- a) The body of RFQ document;
- b) Appendix A- Subject Site Legal Description
- c) Appendix B- RFQ Proposal Form
- d) Appendix C- Conflict of Interest Form
- e) Appendix D- Encumbrances

This RFQ document contains all applicable requirements for submitting a proposal. Any other information or documentation provided to or obtained by a proponent from any other source is not relevant unless issued by the NCC in accordance with the terms and conditions of this RFQ.

Each appendix attached to this RFQ is an integral part of this RFQ as if set out at length in the body of this RFQ.

12.2 Addenda

The NCC may, in its absolute discretion, amend or clarify the terms or contents of this RFQ at any time before the RFQ Proposal Submission Deadline by issuing a written addendum and posting it on the NCC website. Only the NCC is authorized to amend or clarify this RFQ by issuing an addendum. No other means of communication are authorized to amend or clarify this RFQ.

Each proponent is responsible for ensuring that it has received all addenda and is advised to check the NCC website regularly.

12.3 Notification and Debrief

Proponents that are not shortlisted will be notified in writing within a reasonable period of time following the end of the evaluation period.

Proponents who are not shortlisted may request a written debriefing via email per the process defined in Section 10 within twenty (20) business days following the receipt of the above-mentioned written notification.

The debrief will include an outline of the reasons why the proponent was not selected as one of the shortlisted proponents. The NCC will not provide any details on the contents and evaluation results of other proposals. The confidentiality of information relating to other proponents will be protected.

Any debriefing provided is not for the purpose of providing an opportunity to challenge the procurement process.

12.4 Right to Terminate

The NCC reserves the right to not accept any of the proposals submitted, to cancel this RFQ process and/or to reissue the RFQ in its original or revised form. The NCC also reserves the right to not proceed with any request for proposals as a result of this RFQ process.

12.5 Due Diligence

The Subject Site is offered on an “as-is,” “where-is” basis. Proponents shall conduct their own due diligence inquiries and investigations with respect to such matters as the Official Plan, municipal Zoning By-Law, site conditions, environmental conditions, municipal approvals, services, fees and levies, and any other aspects of their proposal. The information provided by the NCC in this RFQ and during the proponent’s information session is offered without prejudice for information purposes only.

12.6 Prohibited Communication

Proponents and members of the team are not permitted to make contact with any NCC and CMHC representatives, NCC Board members, ACPDR members or members of the evaluation committee during the RFQ process, other than through the designated email address provided to submit questions.

12.7 Ownership of Proposals

The RFQ proposals will become the sole property of the NCC.

12.8 Rights of the NCC

The NCC reserves the following rights and shall not be liable for any such actions:

- a) To issue addenda to this RFQ
- b) To change or discontinue the process at any time
- c) To extend the proposal deadline
- d) To reject or accept any or all qualification proposals

The RFQ is not an offer to enter into a contract. Neither this RFQ nor a proposal shall create contractual rights or obligations by either party.

12.10 Access to Information Act

Proposals will be held in strict confidence. Notwithstanding, proponents are advised that, as a Crown corporation, the NCC is subject to the provisions of the *Access to Information Act*. Information submitted by third parties may be released only with the agreement of the third party if properly requested, and not exempt from disclosure, under the Act. Information submitted by third parties will only be exempted from disclosure if the records or part of them qualify for an exemption under the *Access to Information Act*.

12.11 Conflict of Interest

12.11.1 GENERAL

According to Section 6.2 as a mandatory requirement, proponents are required to submit a duly signed Conflict of Interest Declaration, found in Appendix C and to disclose any perceived, real or potential conflict of interest.

If a perceived or potential conflict of interest exists, the NCC may, at its sole discretion, withhold consideration of the proposal until the matter can be resolved. Failure to appropriately manage, mitigate or minimize the perceived or potential conflict of interest to the satisfaction of the NCC, shall result in the proposal being treated as non-responsive and shall not be considered further.

Undeclared conflicts of interest shall result in the proposal being declared unresponsive. If there is any doubt as to whether or not an interest is relevant, a declaration of the interest must be made.



12.11.2 UNFAIR ADVANTAGE

In order to protect the integrity of the procurement process, proponents are advised that the NCC may reject a proposal on the following circumstances:

- a) If the proponent, any proponent team member, any of its subcontractors, any of their current or former representatives was involved in any manner in the preparation of the RFQ or in any situation of conflict of interest or appearance of conflict of interest;
- b) If the proponent, any proponent team member, any of its subcontractors, any of their respective employees or former employees had access to information related to the RFQ that was not available to other proponents and that would, in the NCC's opinion, give or appear to give the proponent an unfair advantage.

12.12 Limitation of Liability

In submitting a proposal to this RFQ, the proponent acknowledges and agrees that:

- a) The proponent shall not hold the NCC or any of its officers, employees, assigns, independent contractors, subcontractors, agents or representatives liable for any error or omission in any part of this RFQ. While the NCC has used considerable efforts to ensure that all information contained in this RFQ is accurate, the NCC does not guarantee or warrant that the information contained in this RFQ or any supplemental documents, including any information provided as part of the Subject Site visit, is accurate, comprehensive or exhaustive. Nothing contained in this RFQ is intended to relieve the proponent from forming its own opinions and conclusions with respect to the matters addressed in this RFQ.

- b) The NCC and any of its officers, employees, assigns, independent contractors, subcontractors, agents or representatives shall not be liable to the proponent or any of its officers, employees, assigns, design team members, independent contractors, subcontractors, agents or representatives for any losses (including damage for loss of anticipated profit), expenses, costs, claims, damages, including incidental, indirect, special or consequential damages, or liabilities arising out of or by reason of or attributable to this RFQ or arising out of submitting a proposal or requesting clarification, the communication of any information contained in a proposal to any party, including the public, or due to the NCC's consideration of one or more of the proposals received, or as a result of the termination of this RFQ.
- c) If the NCC or any of its officers, employees, assigns, independent contractors, subcontractors, agents or representatives is made party to any litigation arising out of or by reason attributable to this RFQ, the NCC may, at its option, and at the expense of the proponent, participate in or assume carriage of any litigation or settlement discussions relating to the foregoing, or any other matter for which the proponent is required to indemnify the NCC and any of its officers, employees, assigns, independent contractors, subcontractors, agents or representatives.

Alternatively, the NCC may require the proponent to assume or maintain carriage of a responsibility for all or any part of such litigation or discussion, at the proponent's expense.

The provisions in a), b) and c) shall survive the termination of this RFQ process and the execution of an agreement.

12.13 Applicable Laws

This RFQ will be governed by the laws applicable in the Province of Ontario, including applicable federal laws.

12.14 No Assignment

A proponent cannot assign its rights in its proposal. If any assignment is made the proposal will be rejected.

12.15 Changes to Proponent's Team

During the period between the Proposal Submission Deadline and issuance of the RFP, where a proponent wishes to add or remove any team member from those identified in the proponent's RFQ proposal, the proponent shall submit a written application to the NCC, through the designated email address set in Section 10, for approval, including supporting information that may assist the NCC in evaluating the change.

The NCC, at its discretion, may approve or refuse an application. In exercising its discretion, the NCC may, without limitation, (i) consider the objectives of carrying out an RFQ evaluation that is fair to the other proponents; and (ii) refuse to permit a change to the membership of a proponent's team if:

- a) The change would, in the NCC's judgement, result in a proponent's team that no longer holds similar qualifications and experience as that which was submitted by the proponent in its original RFQ proposal; or
- b) The evaluation of the new member of the proponent's team, using the evaluation criteria described in the RFQ, would rank that proponent lower than a proponent to the RFQ that was not selected as one of the shortlisted proponents.

During the time period between the Proposal Submission Deadline and issuance of the RFP, where a proponent, an equity member or a key personnel becomes aware of any event which has or may have a material adverse change on the proponent, equity member or a prime member (including any event or change which would render the proponent's, equity member's or the prime member's financial situation following the event or change materially different from that which was previously disclosed to the NCC in the RFQ proposal) the proponent will forthwith in writing disclose the event to the NCC for its consideration. Based on the disclosure, the NCC may take any action it deems necessary as determined in its sole discretion up to and including disqualification of the proponent.



12.16 Open, Transparent and Fair

A fairness monitor will oversee the entire procurement process to ensure the process is conducted in a fair, open and transparent manner. The fairness monitor will submit its final report to the NCC's Audit Committee, which will be made public.

12.17 Joint Venture Proposals

The NCC will accept proposals from joint venture entities. For the purpose of this RFQ, a "joint venture" is defined as an association of two or more parties who combine their money, property, knowledge, expertise or other resources in a single joint business enterprise, to bid together on a requirement. For clarity, an arrangement whereby the NCC contracts directly with a prime contractor who may retain subcontractors or specialist contractors to perform portions of the work on the project is not a joint venture arrangement.

Note that all proposals, schedules, forms, etc. that are submitted to the NCC by a joint venture, as part of their response to the RFQ, shall be signed by an authorized representative of each of the firms comprising the joint venture.

Each proposal submitted by a joint venture must include a covering letter advising the NCC of the constituent firms' intention to operate as a joint venture if they become the successful proponent. The letter shall identify each of the firms comprising the joint venture and shall be signed by a duly authorized representative of each of the constituent firms. The covering letter submitted with each proposal must include a statement acknowledging that each party to the joint venture understands and agrees that they are jointly and severally liable for all obligations under the RFQ as well as any real estate agreement executed as a result of the RFQ-RFP procurement process for the Library Parcel.

Please note that if the preferred proponent is a joint venture, proof of a signed joint venture agreement must be provided to the NCC prior to the parties entering into negotiation, per the process described in Section 4.4.

In any joint venture, there shall be only one individual identified as proponent representative. This individual shall be responsible for any and all reporting and communication requirements and shall have the authority to bind the proponent.

Any joint venture whereby firms separate contracting activities amongst themselves and operate independently shall not be accepted in this RFQ and shall be considered as non-responsive and receive no further consideration.

Appendix A

Subject Site Legal Description

PIN 04112-0242

PART OF WELLINGTON STREET (CLOSED BY BY-LAW INST. NO. LT1243128), PLAN NO. 2, BEING PARTS 1 TO 4, ON PLAN 4R-32303; PART OF WELLINGTON STREET, CLOSED BY LT1243128 & OC1457912, PLAN NO. 2, BEING PARTS 11 TO 17, PLAN 4R-32006; SUBJECT TO AN EASEMENT IN GROSS OVER PART 12, 4R32006 AND PART 1, 4R32303, AS IN OC2177740; CITY OF OTTAWA.

PIN 04112-0244

PART OF LLOYD STREET, PLAN NO. 2, BEING PART 9, PLAN 4R-32006; S/T LT1243142; CITY OF OTTAWA.

PIN 04112-0248 (STRATIFIED OWNERSHIP – NCC)

LOTS 1 TO 21 BLOCK M PLAN 2, EXCEPT PART 10 4R21915, PART 6 4R23452 & PART 5 4R30019, SAVE & EXCEPT PART 35 ON 4R32151 AND PARTS 29 & 31 ON 4R32006; SUBJECT TO AN EASEMENT IN GROSS OVER PART 22 ON 4R32006 AS IN OC2177771; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 30 & 32 ON 4R32006 AND PART 36 ON 4R32151 AS IN OC2177774; CITY OF OTTAWA.

PIN 04112-0250

PART OF LOTS 6 AND 7, PART OF THE WATER WORKS RESERVE, PLAN NO. 9481, BEING PART 2 ON PLAN 4R-32006; SUBJECT TO AN EASEMENT IN GROSS OVER PART 38, PLAN 4R32151, AS IN OC2177774 CITY OF OTTAWA.

PIN 04112-0251

LOTS 1, 2, 3, 4, 5, 6, 7 & 8 PLAN 9481, WATER WORKS RESERVE ON PLAN 9481, ALLEY ON PLAN 9481 (CLOSED BY BY-LAW LT1243120), SAVE AND EXCEPT PART 40 PLAN 5R13914, PART 10 PLAN 4R23452, PART 1 4R30019, PARTS 20, 21, 22, 25 & 41 ON 4R32151 AND PARTS 2, 23 & 25 ON 4R32006; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 3, 24 & 26 ON 4R32006 AND PARTS 23, 26, 27, 29, 37, 38 & 42 ON 4R32151 AS IN OC2177774; CITY OF OTTAWA.

Appendix B

RFQ Proposal Form

Name of Proponent:

Name and title of Proponent's Representative(s):

Address:

Telephone number:

E-mail address:

Registered address:

The above-named Proponent Representative(s) hereby declares on its(their) own behalf and, for clarity, on behalf of all Proponent team members that:

a) It has the power and authority to bind the Proponent for the purpose of the RFQ;

b) The Proponent is:

- ☐ A sole proprietor
- ☐ A limited liability or general partnership
- ☐ A corporation
- ☐ An unincorporated consortium carrying on business under the above-mentioned proponent's name
- ☐ Other: _____
(please define)

- c) If invited to participate in the RFP, the Proponent would prefer to receive correspondence and associated procurement documentation in the following language during the RFP process. Please select one (1) language as the Proponent's preferred language:
- ☐ English, or
- ☐ French
- d) This Appendix B- RFQ Proposal Form has not been modified in any manner, except to include the Proponent's required information.
- e) The Proponent confirms that if invited to participate in the RFP, it acknowledges that it will be expected to demonstrate how it will meet the FLI and NCC criteria as will be further described in the RFP.

In witness whereof, the Proponent Representative has executed this RFQ Proposal Form as of the date indicated below.

Proponent Representative

Per: _____ Per: _____

Name: _____ Name: _____

Title: _____ Title: _____

Date: _____ Date: _____

I/We have authority to bind the Proponent Representative and to bind the Proponent and each Proponent team member.*

**if submitted as part of a joint venture this form shall be signed by an authorized representative of each of the firms comprising the joint venture*

Appendix C

Conflict of Interest Form

No entity affiliated with the National Capital Commission or not at arm's length from the National Capital Commission shall be eligible to reply to this Request for Qualifications (RFQ). Proponents submitting a proposal in response to this RFQ must ensure that they, and all partners, constituent firms of a joint venture, team members and their consultants, in no way, directly or indirectly, have a conflict of interest, either real or perceived, in relation to any aspect of this RFQ or their proposal for this project.

Should a perceived or potential conflict of interest exist, the NCC may, at its sole discretion, withhold consideration of the proposal until the matter can be resolved. Failure to appropriately manage, mitigate or minimize the perceived or potential conflict of interest to the satisfaction of the NCC, shall result in the proposal being treated as non-responsive and shall not be considered further.

In any event, the proponent acknowledges and agrees that the NCC shall not be liable for any cost or any other direct or indirect charge associated with the proponent's response to this RFQ.

☐ The proponent acknowledges that no conflict of interest exists, either real or perceived.

Dated at _____ this _____ day of _____, 2020.

Proponent _____

Per: _____

Title: _____

The proponent is uncertain or declares interest in the following:

Dated at _____ this _____ day of _____, 2020.

Proponent _____

Per: _____

Title: _____

Appendix D

Infrastructure and Encumbrances Affecting the Subject Site

Information on registered and unregistered known encumbrances is presented for general information only. Proponents cannot rely solely on this information and must satisfy themselves as to the existence of any easements or other encumbrances affecting the Subject Site.

Interceptor Outfall Sewer (IOS): A perpetual easement was granted to the City of Ottawa for the IOS. The terms and conditions of the easement are attached to Instrument no. OC2177740, registered on December 18, 2019. The physical limits of the IOS are approximately: width: 2.2m, dept: 14m and length: 145m. Construction above the IOS will be permitted subject to the review and approval of the plans by the City of Ottawa.

Combined Sewage Storage Tunnel (CSST), between Booth St and the Extraction Shaft: The terms and conditions of this 49-year easement are defined in the CSST Transfer Agreement Phase 1. The physical limits are approximately: width: 3m, depth: 13m, and length: 167m. Construction above will be permitted subject to the review and approval of the plans by the City of Ottawa. The registration of this easement is pending.

New Albert Street Storm Sewer (NASS): The terms of this 49-year easement are defined in the CSST Transfer Agreement Phase 1. The physical limits are approximately: width: 3.6m, depth: 11m, and length: 112m. Construction above will be permitted subject to the review and approval of the plans by the City of Ottawa. The registration of this easement is pending.

Maintenance Easement for the New Booth Street Bridge the Ottawa Light-Rail Transit LRT Station and the Corridor: The terms and conditions of this 99-year easement are attached to Instrument no. OC2177774, registered on December 18, 2019. This easement was required by the City on lands adjacent to the New Booth Street Bridge, the LRT Station and the LRT Corridor, including within the NCC's stratified lands above the LRT Corridor.

Maintenance and Support Easement (LRT MSE Wall): The terms and conditions of this 99-year easement are attached to Instrument no. OC2177771, registered on December 18, 2019. This easement is for the maintenance and support of the MSE Wall in order to protect the City's adjacent lands, being the LRT Corridor.

Restrictive Covenants affecting the NCC's Air Rights above the LRT Corridor: The terms and conditions of the restrictive covenants affecting the NCC's stratified rights above the LRT Corridor are attached to Instrument no. OC2177776, registered on December 18, 2019. Based on the restrictive covenants, the NCC is prohibited from building, erecting or installing any building, structure or other works of any kind within the stratified lands without the prior written consent of the City. The restrictive covenants run with the lands for a term of 99 years.

Confederation Line Proximity Study Guidelines:

https://documents.ottawa.ca/sites/documents/files/documents/proximity_guide-s_en.pdf

Legal Access to NCC Adjacent Lands: the NCC shall reserve a right for vehicular access through the Subject Site from the new Empress/Albert intersection, in order to provide sufficient access to allow development of its adjacent lands on the east side of the future Empress Street extension.

RIGHTS IN FAVOUR OF THE SUBJECT SITE

Restrictive Covenants affecting the City's LRT Corridor: The terms and conditions of the restrictive covenants affecting the City's stratified rights within the LRT Corridor are attached to Instrument no. OC2177783, registered on December 18, 2019. Based on the restrictive covenants, the City is prohibited from building, erecting or installing any building, structure or other works of any kind without the NCC's written approval. The restrictive covenants run with the lands for a term of 99 years.

ADDENDUM #1	ADDENDA N° 1
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-1
November 6 2020	Le 6 novembre 2020
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents:	Ce qui suit doit être interprété comme faisant partie intégrante des documents de demande de qualification :
The following paragraphs are added after the web link in Section 2.5: The City of Ottawa provided the NCC with the following interpretation pertaining to the zoning provisions of Urban Exception 2509: a) No cash in lieu of parkland or in-kind parkland dedication will be required from the proponent in respect of the Subject Site provided the development is in keeping with the current Zoning By-law. Parkland dedication requirement for the Subject Site will be addressed through future off-site dedication of NCC land within the LeBreton Flats Master Concept Plan area. b) The gross floor area (GFA) for the portion of the Subject Site which is subject to Urban Exception 2509 shall be approximately 88 percent of the maximum GFA permitted. This results in approximately 70,400 square metres of maximum GFA allowed. c) Regarding the tower distribution, the City of Ottawa is amenable to consider an allocation of the permitted maximum three towers on the portion of the Subject Site which is subject to	Les alinéas suivants sont ajoutés après le lien Web à la section 2.5 : La Ville d'Ottawa a fourni l'interprétation suivante à la CCN concernant les dispositions de zonage prévues par l'exception urbaine 2509 : a) Le proposant ne sera assujéti à aucun règlement financier de frais relatifs aux terrains à vocation de parc ou à l'affectation de terrains à vocation de parc pour le Site visé à condition que l'aménagement soit conforme au Règlement de zonage présentement en vigueur. L'exigence d'affectation de terrains à vocation de parc pour le Site visé sera prise en compte dans le cadre d'une future affectation à l'extérieur du Site visé de terrains de la CCN dans la zone du Plan directeur conceptuel des plaines LeBreton. b) La surface de plancher hors œuvre brute de la partie du Site visé assujéti à l'exception urbaine 2509 doit être d'environ 88 % de la surface de plancher hors œuvre brute maximale permise. Cela donne environ 70 400 m² de surface de plancher hors œuvre brute maximale permise. c) En ce qui a trait à la répartition des tours, la Ville d'Ottawa est disposée à envisager l'attribution du maximum permis de trois tours



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the Urban Exception 2509. d) A partial lifting of the holding symbol on the portion of the Subject Site which is subject to Zoning Urban Exception 2509 shall be considered by the City of Ottawa provided the conditions for its removal be met and, conditional upon the NCC Adjacent Lands, designated in red on the sketch depicted in section 2.3.3 of the RFQ, remaining subject to the holding provision.	sur la partie du Site visé assujettie à l'exception urbaine 2509. d) La suppression partielle du symbole d'aménagement différé sur la partie du Site visé assujettie à l'exception urbaine 2509 peut être envisagée par la Ville d'Ottawa pourvu que les conditions relatives à sa suppression soient respectées et que les terrains adjacents de la CCN, désignés en rouge dans le dessin figurant à la section 2.3.3 de la DDQ, demeurent assujettis à la disposition d'aménagement différé.
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ADDENDUM #2	ADDENDA N° 2
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-1
November 25, 2020	Le 25 novembre 2020
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents (RFQ):	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification (DDQ) :
As part of this addendum, attached you will find the <u>presentation made</u> during the Information Meeting November 17, 2020, the speaking notes, the attendance list along with a verbatim transcript of the questions and answers from the attendees raised at the session. For the purpose of offering clear and complete answers, some of the answers in this addendum have been complemented by further information than what was offered at the information session. <u>Questions and Answers:</u> Q1. According to Section 6.3 of the RFQ, Rated Requirements, “Failure to be concise could result in the proposals being non-responsive”. What does this mean? A1. The NCC is not imposing precise page limits, font size or word count of any kind. The information we need to evaluate your proposal should be easy to find and not buried in countless pages. Supplementary answer: The proposal shall be clear and brief. If a proposal provides more information than necessary and requires the evaluators to search through an overly voluminous proposal to determine how the proponent meets the requirements subject to the evaluation criteria, the proposal may be rejected and will not be evaluated.	Joint à cet addenda, vous trouverez : la présentation de la séance d'information du 17 novembre 2020; les notes de l'exposé; la liste des participants; et la traduction des questions et réponses textuelles, formulées à cette occasion. Par souci de clarté et d'exhaustivité, certaines des réponses qui figurent dans cet addenda sont assorties d'un complément d'information qui n'avait pas été fourni au cours de la séance. <u>Questions et réponses</u> Q1. Selon le point 6.3 de la DDQ, Exigences cotées, « le manque de concision pourrait aboutir à ce que les propositions soient non recevables ». Qu'est-ce que cela veut dire? R1. La CCN n'impose pas un nombre précis de pages ou de mots ni une grosseur de caractères en particulier. Les renseignements servant à évaluer votre proposition devraient être faciles à trouver et non pas enfouis dans un nombre incalculable de pages. Complément à la réponse : la proposition doit être claire et brève. Si une proposition contient plus de renseignements qu'il n'en faut et que l'équipe d'évaluation doit fouiller dans une liasse excessivement volumineuse pour savoir dans quelle mesure le proposant satisfait aux critères d'évaluation, la proposition pourrait être rejetée et ne pas être évaluée.



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Q2. Is there an option for affordability for condominium sales instead of rental? A2. Yes, that is possible. Proponents seeking to adopt an affordable ownership model would be required to demonstrate how the units will be affordable and how they will maintain that level of affordability for the full 25-year period. CMHC recognizes there are a number of different models for affordable home ownership across the country and we would encourage proponents to reach out through the Building LeBreton email address if they have any questions about how they would meet that criteria and we can provide that technical response based on the details of their model. Supplementary answer: The email address for enquiries is building-batir.lebreton@ncc-ccn.ca. Q3. What is the status of the lands between the Library and the Subject Site? A3. There are several parcels between our land and the Library. There is a small parcel next to Albert Street that is going to be transferred to the City for the City's realignment project of Albert Street. There is another more significant triangular parcel which is labelled NCC Adjacent Lands, shown in one of the figures in section 2.3.3 of the RFQ. That parcel will be severed from the Library site by the future extension of Empress Avenue, following the reconfiguration of the intersection of Empress Avenue and Albert Street. It also contains CSST (Combined Sewage Storage Tunnel) infrastructure. We think that it would work better to hold that parcel for a future opportunity in consolidation with the City of Ottawa's triangular parcel to the east of it. The NCC is in discussions with the City about the future of that parcel. Q4. Is there servicing capacity to permit this scale of development? A4. All municipal services are available in proximity to the lot line of this parcel. We would leave it to your due diligence to confirm that the capacity corresponds to your concept. A Master Servicing	Q2. Y a-t-il une option pour la vente de logements en copropriété à prix abordable plutôt que la location? R2. Oui, c'est possible. Un proposant qui souhaiterait adopter un modèle d'accès abordable à la propriété devrait alors montrer de quelle façon les logements seront abordables et comment il compte maintenir des prix abordables pour toute la période de 25 ans. La SCHL reconnaît qu'il existe différents modèles d'accès abordable à la propriété, au pays, et encourage les proposants à écrire à l'adresse de Bâtir LeBreton pour savoir comment ils pourraient satisfaire à l'aspect de l'abordabilité. Ils recevront alors une réponse technique en fonction du modèle proposé. Complément à la réponse : l'adresse courriel pour les questions est building-batir.lebreton@ncc-ccn.ca. Q3 : Qu'en est-il des terrains situés entre la bibliothèque et le Site visé? A3. Il y a plusieurs parcelles entre le Site visé et la bibliothèque. D'abord, il y a une petite parcelle adjacente à la rue Albert. Cette parcelle sera cédée à la Ville, car elle en a besoin pour reconfigurer la rue Albert. Il y a aussi un grand terrain triangulaire (marqué « Terrains adjacents de la CCN » sur la carte, au point 2.3.3 de la DDQ), qui sera séparé du terrain de la bibliothèque quand sera prolongée l'avenue Empress et reconfigurée l'intersection entre l'avenue Empress et la rue Albert. Il s'y trouve aussi des éléments d'infrastructure du tunnel de stockage des égouts unitaires. La CCN estime qu'il est préférable de conserver ce terrain-là, pour le moment, afin d'harmoniser son aménagement futur à ce que compte faire la Ville de la parcelle triangulaire qui se trouve à l'est. La CCN est en pourparlers avec la Ville à propos de l'avenir de ce terrain. Q4. La capacité en matière de services est-elle adéquate pour un aménagement de cette envergure? R4. Tous les services municipaux sont disponibles à proximité de la ligne de propriété du Site visé. Cela dit, c'est au proposant qu'il incombe d'exercer une diligence raisonnable afin d'obtenir confirmation que l'infrastructure est adéquate pour son concept. À l'étape de la DP, les proposants qualifiés pourront obtenir un
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Report will be made available to shortlisted proponents at the RFO stage for more information.	plan directeur de viabilisation contenant plus de précisions.
Q5. Can you expand on the energy and sustainability goals? Will the NCC be using LEED as the standard?	Q5 : Pourriez-vous donner plus de détails sur les objectifs de consommation énergétique et de durabilité? La CCN utilisera-t-elle la norme LEED?
A5. We will be requiring a certification under the Zero-Carbon standard of the Canada Green Building Council. And that standard, of course, allows several pathways to achieve a certification. That is the foundation of the sustainability requirement. We will also be using a kind of bespoke list of LEED credits, a score card of which will be provided at the RFO stage, to assure ourselves of the balanced sustainability approach for all the other things that have to do with sustainability. Example, waste management, responsible site water management, storm water management, use of low VOC (volatile organic compound) materials and so on. It won't be a requirement that the proponent also achieve a level of LEED certification, but the proponent may choose to do so for other reasons.	R5. La CCN exigera la certification à la Norme du bâtiment à carbone zéro du Conseil du bâtiment durable du Canada. Et il y a, bien sûr, plusieurs façons d'obtenir cette certification. C'est la norme sur laquelle repose l'exigence en matière de durabilité. Elle utilisera aussi certains crédits LEED pertinents, dont elle fournira la liste et l'échelle de pointage à l'étape de la DP, pour s'assurer d'adopter une approche équilibrée en matière de durabilité pour tout ce qui touche ce critère; par exemple, pour la gestion des déchets et des eaux pluviales, et pour l'utilisation réduite de composés organiques volatils (COV). Il ne sera pas demandé aux proposants d'obtenir une certification LEED, mais ils pourraient décider de le faire pour d'autres raisons.
Q6. Could you please discuss the air rights parcel in a bit more detail, how should the proponent evaluate this part of the site?	Q6. Pourriez-vous donner plus de détails sur la parcelle pour laquelle il y a des droits aériens et sur la façon dont les proposants devraient évaluer cette partie du Site visé?
A6. The air rights were reserved by the NCC in making the NCC's lands available to the City of Ottawa for the Light Rail Transit system, and as I said in the slides, there is a small parcel of land to the north of the station that would provide space to create foundations for a build-over strategy. The NCC does not have specific expectations as to the exercise of these air rights whether in the short term or the long term but connecting to the LRT station is another feature of the use of the air rights. The air rights are not part of the deal with the CMHC, [not included in] the price of \$30 Million. The air rights will be offered under different commercial terms and requirements.	R6. La CCN avait réservé les droits aériens lorsqu'elle a rendu des terrains disponibles à la Ville d'Ottawa pour le train léger sur rail, et, comme je l'ai dit au cours de la présentation, une petite partie du terrain au nord de la station pourrait servir de base à une construction stratégique au-dessus de la station. La CCN n'a pas d'attentes particulières quant à la façon d'exercer les droits aériens à court ou à long terme. Établir une connexion avec l'O-Train est une autre caractéristique de l'utilisation de ces droits. Les droits aériens ne font pas partie de l'accord avec la SCHL et ne sont pas inclus dans le prix de 30 millions de dollars. Ils seront soumis à des conditions commerciales différentes.
Q7. The preliminary Master Concept Plan's land use concept shows the Library Parcel as including "mix use (office/institutional) and mix use (retail)"	Q7 : Selon le Plan directeur conceptuel préliminaire, le concept d'aménagement du terrain de la bibliothèque comprendrait des immeubles « à usage mixte », c'est à dire des immeubles de bureaux ou institutionnels et des

designations, however, the RFQ identifies the Library Parcel as being primarily residential (p. 14). Is there an expectation in terms of percentage of non-residential in the development? A7. One of the NCC's guiding principles of the Master Concept Plan is "Make it Happen" in terms of this development. When we started this plan we really saw this as a potentially much stronger site for commercial, maybe office or institutional use. At this point, given the pandemic, we think that the offering as primarily residential development is more responsive to the marketplace. Proponents shall refer to the overall zoning in place for the site, which is all up to date in terms of the allowable land uses. Beyond the minimum requirements of the FLI program of the 600 [residential] units, the proponent is free to propose non- residential uses to the extent that it can maximize that zoning envelope within the building heights that are allowed and so on. Supplementary answer: The Master Concept Plan's land use strategy is conceptual and intended to be flexible, promoting a mix of land uses. The Master Concept Plan encourages retail and commercial uses at grade in the Albert District and active street frontage along Albert and Booth streets. Q8. Can you provide a brief overview of the current encumbrances on the Subject Site? A8. Complete information on encumbrances will be shared with shortlisted proponents in a data room at the RFO stage. Right now, there are a number of municipal infrastructures underneath the old Wellington right-of-way, which cuts across the site in the northwest corner. In that right-of-way there are some legacy infrastructure elements, mainly sewer infrastructure, quite deep. That is the main degree of encumbrances, in terms of the site. This is a due diligence item for you to assure yourselves through your own review of publicly available information of the site encumbrances. Proponents	commerces de détail. Pourtant, si on en croit la DDQ, le terrain de la bibliothèque semble essentiellement résidentiel (p. 14). Y a-t-il des attentes quant au pourcentage d'aménagement non résidentiel? R7. En ce qui concerne l'aménagement, l'un des principes directeurs de la CCN énoncés dans le plan directeur conceptuel est : « Passer à l'action ». Au début, la CCN voyait réellement un potentiel nettement plus élevé pour une utilisation commerciale; peut-être des bureaux et des utilisations institutionnelles. À ce stade-ci, et compte tenu de la pandémie, nous estimons qu'une offre essentiellement axée sur une utilisation résidentielle répond mieux aux besoins du marché. Les proposants sont invités à consulter le zonage du terrain, qui est entièrement à jour pour ce qui est des usages autorisés. Outre l'exigence minimale de l'Initiative des terrains fédéraux, qui est de 600 logements, les proposants sont libres de proposer des usages non résidentiels dans la mesure où ils respectent la hauteur autorisée en fonction du zonage. Complément à la réponse : La stratégie d'aménagement du territoire du plan directeur conceptuel se veut flexible et, comme son nom l'indique, elle est conceptuelle. Elle favorise un usage mixte. Le plan directeur conceptuel encourage les utilisations de vente au détail et autrement commerciales au niveau du sol, dans le secteur de la rue Albert; et la présence de devantures animées le long des rues Albert et Booth. Q8. Pourriez-vous donner un aperçu des servitudes ou charges qui grèvent le Site visé? R8. À l'étape de la DP, la CCN mettra à la disposition des proposants qualifiés de l'information complète sur les servitudes, dans une salle des données. Actuellement, un certain nombre d'éléments d'infrastructure passent sous l'ancienne emprise de la rue Wellington, qui traverse le secteur nord-ouest du Site visé. Là où se trouve l'emprise, il y a de vieux éléments d'infrastructure assez profondément enfouis, surtout des canalisations d'égouts. Ce sont là, essentiellement, les servitudes du site. Ce point nécessite que les proposants exercent une diligence raisonnable et consultent par eux-mêmes l'information publiquement accessible à ce propos. Pour
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can refer to Appendix D of the RFQ document for more details on encumbrances. Supplementary answer: Per the RFQ, redacted versions of the relevant unregistered agreements will be provided to shortlisted proponents at the RFO stage for more information. Q9. Can you please explain in more detail how the air rights over the train station fits into the project and into the proposals? A9. The air rights over the train station are not going to be part of the \$30 Million price. Particular commercial terms and requirements of the air rights will be shared with shortlisted proponents at the RFO stage. I would just note that the vision for this whole area for many years, is one of fairly intense urban development, transit-oriented development. The exercise of those air rights would respond to that vision of transit-oriented development, but any development of the air rights would be subject to rezoning and to approval by the City of Ottawa/OC Transpo in terms of the construction of elements over the LRT tracks. Q10. For companies who can provide a portion of the work (renewal energy to help the project reach net zero), can we partner with fully encompassing proponents? And what is the best method you suggest to find and communicate with each other, please. A10. For companies offering a particular technology, we will be posting as a follow-up to this information session a list of attendees/registrants. That may be a place to start as the NCC would not be able to do any kind of matchmaking for proponents. Q.11 Will the opportunity for the discount apply to the air rights portion? A.11 No, it won't apply to the air rights portion. There is no zoning in place for the air rights portion	en savoir plus sur les servitudes ou charges, consulter l'annexe D, Charges, de la DDQ. Complément à la réponse : Selon la DDQ, « les proposants qualifiés recevront à l'étape de la DP les extraits pertinents des ententes non enregistrées pour plus de précisions ». Q9 : Pourriez-vous expliquer plus en détail en quoi les droits aériens au-dessus de la station de l'O-Train s'inscrivent dans le projet et les propositions? R9. Les droits aériens au-dessus de la station de l'O-Train ne sont pas compris dans le prix de 30 millions de dollars. Les conditions commerciales propres aux droits aériens seront communiquées aux proposants qualifiés à l'étape de la DP. Précisons que pour de nombreuses années, l'usage envisagé pour le secteur en entier est largement urbain et axé sur le transport collectif. L'exercice des droits aériens correspondrait à la vision d'un aménagement axé sur le transport collectif, mais tout aménagement nécessitant l'utilisation de ces droits aériens exigerait un nouveau zonage et l'approbation de la Ville d'Ottawa et d'OC-Transpo, pour la construction prévue au-dessus des rails de l'O-Train. Q10. Un entrepreneur qui ne pourrait fournir qu'une portion des travaux (énergie renouvelable aidant le projet à atteindre la marque « net zéro ») pourrait-il établir un partenariat avec un proposant qui vise l'ensemble du projet? Le cas échéant, quelle serait la meilleure façon de trouver un proposant et de communiquer avec son bureau? R10. Après cette séance d'information, la CCN affichera une liste de participants que les fournisseurs d'une technologie en particulier pourront consulter. Ce pourrait être un bon point de départ étant donné que la CCN ne serait pas en mesure d'apparier proposants et les fournisseurs. Q11. La réduction sera-t-elle applicable à la portion des droits aériens? R11. Non, elle ne s'appliquera pas à la portion des droits aériens. Puisque le zonage ne permet pas encore
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and therefore the future uses are not as well defined. Supplementary answer: In respect to future uses, the Master Concept Plan promotes a mix of uses that supports transit-oriented development. Q12. Is there any size or unit mix constraints to the affordable housing suites? A12. There are no limits, there are no size or unit mix constraints at all. What we do requests is that when proponents are preparing their proposals, they look at what the community needs are. The tenancies that you will be serving and what size of units that would benefit them the most. Part of the requirement at the RFO stage would be to demonstrate that there is evidence of community need for the project that you are developing, and we would assess you based on that standard. Q.13 Further to the LEED standard question- the standard allows you to be “ready” for net zero carbon rather than achieve it. Is the NCC saying it will be acceptable to connect this development to natural Gaz [gas] or is the NCC serious about zero-carbon? This is a material cost difference to any proponent. A13. Yes, we are serious about zero carbon. And we do expect people to come forward with strategies to minimize any potential need for natural gas connection. We will take this question back for consideration and further feedback as required, will be communicated through addendum. Supplementary answer: The Master Concept Plan commits LeBreton Flats to being a net-zero community. As the Library Parcel is the first phase of development, it is expected that the delivery of carbon neutrality will be mainly at a building and site scale. The RFO will detail the sustainability requirements, which will require the proponent to provide a plan demonstrating how net zero will be achieved on the Subject Site.	l'utilisation des droits aériens, les utilisations futures ne sont pas aussi bien définies. Complément à la réponse : En ce qui concerne les usages futurs, le plan directeur conceptuel favorise les usages mixtes qui appuient le transport en commun. Q12. Les critères relatifs aux logements abordables comportent-ils des restrictions quant à la dimension ou à la mixité des usages? R12. Il n'y a pas de limite; aucune restriction en ce qui concerne la dimension ou la mixité des usages. La CCN demande cependant aux proposants de considérer les besoins de la collectivité en préparant leur proposition (type d'occupants et dimension la plus appropriée pour les logements qui leur sont destinés). Une partie des exigences, à l'étape de la DQ, consisterait à démontrer que le quartier a besoin du projet proposé, et l'aménagement serait évalué en fonction de cela. Q.13 Revenons à la question sur la norme LEED. Ce système permet de se préparer pour atteindre l'objectif zéro carbone et non pas de l'atteindre. La CCN dit-elle qu'il sera acceptable que l'aménagement soit connecté au gaz naturel ou est-elle sérieuse à propos de la carboneutralité? Il y a là une différence de coût substantielle pour tout proposant. R13. Oui, la CCN est sérieuse à propos de la carboneutralité. Et elle s'attend à ce que les proposants exposent des stratégies pour réduire tout besoin éventuel de se connecter au gaz naturel. Elle se penchera davantage sur la question et fournira d'autres commentaires au besoin, dans un addenda. Complément à la réponse : Le plan directeur conceptuel formule l'engagement de faire des plaines LeBreton une collectivité carboneutre. Puisque l'aménagement du terrain de la bibliothèque est une première phase, on s'attend à ce que la carboneutralité s'applique surtout à l'échelle des bâtiments et du Site visé. La DP énoncera plus en détail les exigences en matière de durabilité, et les proposants devront fournir un plan démontrant comment ils comptent atteindre la carboneutralité sur le Site visé.
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Q14. Is the NCC considering district energy. A14. Yes, we are. We are working on a feasibility study for the overall Building LeBreton site and we are working closely with federal partners developing the Energy Services Acquisition Program (ESAP) which is likely to be available very close to the Library Parcel and we provided information to proponents about the contact at ESAP to evaluate for you whether that would make sense in terms of your own concepts. Again, I am going to recall to everybody the Make it Happen mandate, that this building LeBreton project is operating under, in really looking to begin this process before sorting out all of the details. Showing that we have got momentum by offering these lands in a way that we think can be supported by you, by people who are ready to apply ingenuity and apply innovation to come up with strategies for really a site based approach to energy services and to potentially make use of that program the Government of Canada is developing. <u>Question raised through the competition email address:</u> Q15. I'm inquiring about the process in regards to temporary and permanent signage that will be required in this project. Will the all required signage (info signs, parking, etc.) be provided by the NCC or will they need to be provided by the awarded contractor? A15. Temporary signage on the subject site until conveyance of property to the successful proponent will be provided by the NCC. Permanent signage post conveyance will be the responsibility of the successful proponent.	Q14. La CCN songe-t-elle à un système énergétique collectif? R14. Oui, elle y songe. Elle mène actuellement une étude de faisabilité pour l'ensemble des plaines LeBreton et elle travaille en étroite collaboration avec des partenaires fédéraux qui élaborent un programme d'acquisition de services énergétiques qui serait probablement accessible très proche du terrain de la bibliothèque. La CCN a fourni aux proposants les coordonnées d'une personne-ressource à propos de ce programme, pour évaluer s'il serait avantageux pour leurs concepts respectifs. Encore une fois, je rappelle à tous le mandat de « Passer à l'action » du projet de Bâtir LeBreton, c'est-à-dire chercher à commencer le processus avant d'en régler tous les détails; montrer que la machine est en marche, en offrant ces terrains d'une façon qui reçoit votre appui et celui de personnes qui savent faire preuve d'ingéniosité et d'innovation pour trouver des stratégies réellement adaptées aux lieux en matière de services énergétiques, et, potentiellement, utiliser ce programme que met sur pied le gouvernement du Canada. <u>Question reçue par courriel</u> Q15. J'aimerais avoir plus de détails sur la signalisation temporaire et permanente pour ce projet. La CCN fournira-t-elle toute la signalisation et l'affichage requis (information, stationnement, etc.) ou est-ce que le proposant retenu devra le faire? R15. La signalisation temporaire sera fournie et installée par la CCN sur le Site visé jusqu'au transfert de la propriété au proposant retenu. Une fois la propriété transférée, ce sera au proposant retenu qu'il incombera de fournir et d'installer la signalisation permanente.
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building-batir.lebreton@ncc-ccn.ca



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BUILDING
LeBreton

BÂTIR
LeBreton

Information Session, November 17, 2020

Canada

Séance d'information, 17 novembre 2020



- Guiding Principles
- Master Concept Plan
- Library Parcel
- Federal Lands Initiative
- Procurement Process
- Questions



- Principes directeurs
- Plan directeur conceptuel
- Terrain de la bibliothèque
- Initiative des terrains fédéraux
- Processus d'approvisionnement
- Questions



LeBreton Flats is located 1.6 km (an 18-minute walk) from Parliament Hill.

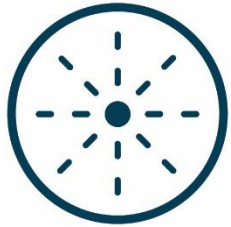
Les plaines LeBreton sont situées à moins de 1,6 km de la colline du Parlement (18 minutes de marche).





NCC
CCN

Guiding Principles / Principes directeurs



Enhance the Capital Experience
Mettre en valeur l'expérience de la capitale



Build Community
Bâtir une communauté



Create Connections
Créer des liens



Value Nature
Valoriser la nature



Foster Sustainability and Innovation
Favoriser la durabilité et l'innovation



Honour the Past
Faire honneur au passé



Make it Happen
Passer à l'action



Master Concept Plan

Vision

Guiding Principles

High-Level Strategies

- Parks & Public Realm
- Land Use
- Mobility
- Urban Design

- Implementation Plan
- Culture & Heritage
- Affordability
- Sustainability

New

Plan directeur conceptuel

Vision

Principes directeurs

Stratégies sommaires

- Espaces publics
- Usage des sols
- Mobilité
- Design urbain

- Plan de mise en œuvre
- Culture & patrimoine
- Abordabilité
- Durabilité

Nouveau



NCC
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Master Concept Plan / Plan directeur conceptuel





NCC
CCN

Master Concept Plan / Plan directeur conceptuel



-  **Aqueduct District / Secteur des aqueducs**
-  **Parks District / Secteur des parcs**
-  **Flats District / Secteur des plaines**
-  **Albert District / Secteur de la rue Albert**





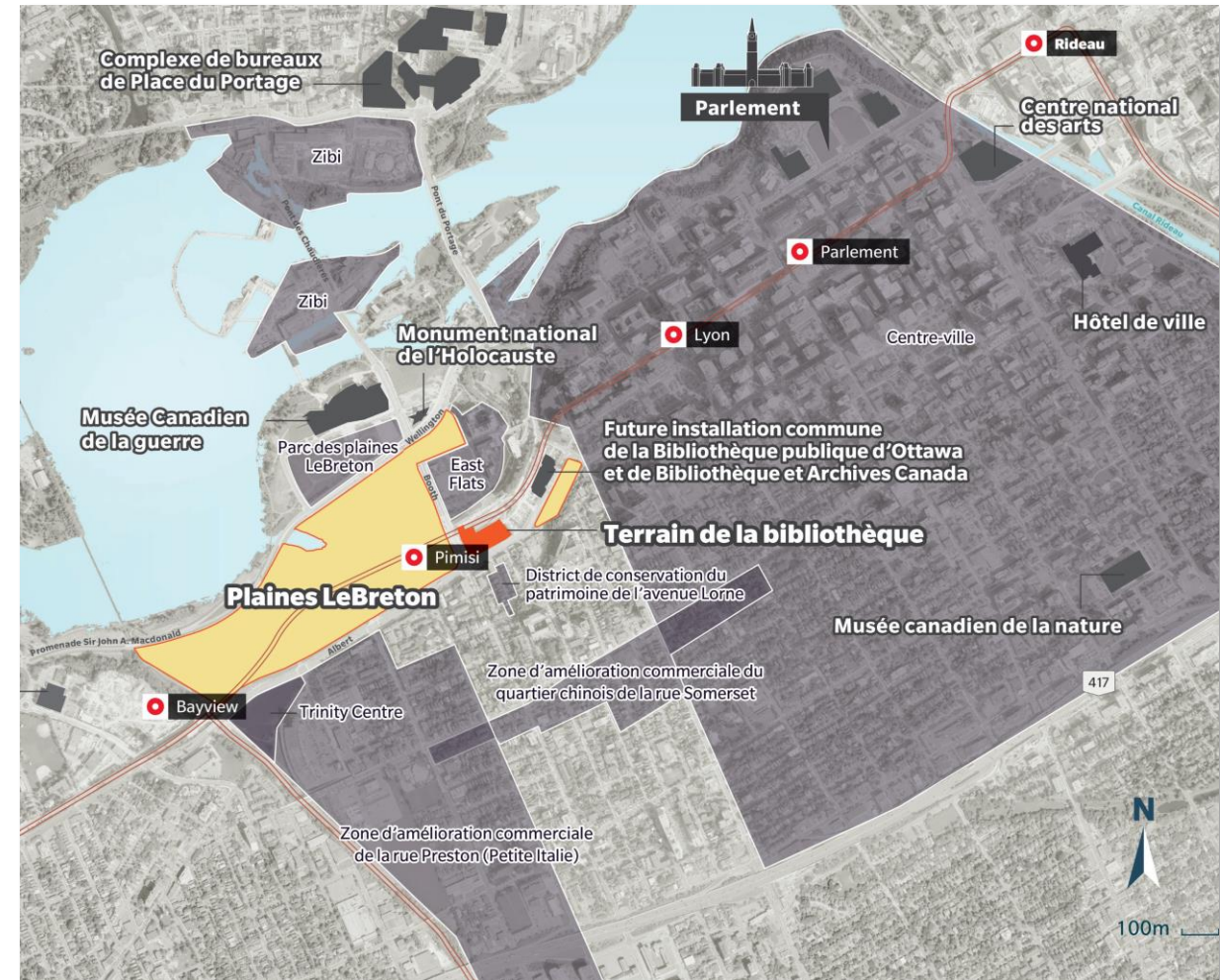
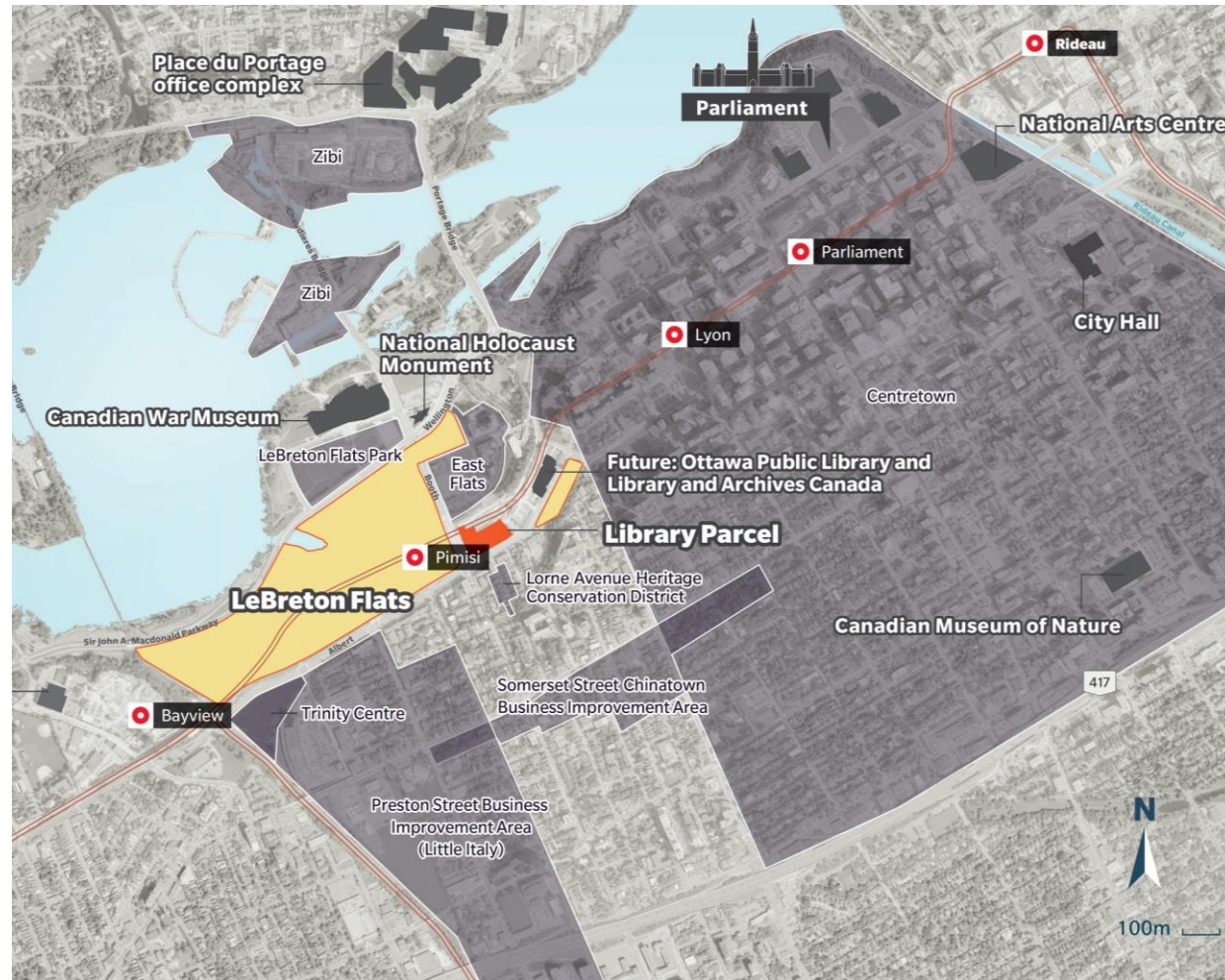
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Library Parcel / Terrain de la bibliothèque





Library Parcel / Terrain de la bibliothèque





NCC
CCN

Library Parcel / Terrain de la bibliothèque



Parliament Hill
Colline du Parlement



Canadian War Museum
Musée canadien de la guerre



National Holocaust Monument
Le Monument national de
l'Holocauste



Canadian Firefighters Memorial
Monument aux pompiers
canadiens



Pimisi Station + Bayview Station
Station Pimisi + Station Bayview



Library
La bibliothèque



Ottawa River
Rivière des Outaouais



LeBreton Flats Park
Parc Des Plaines LeBreton



The Pumphouse Whitewater
Course
Parcours en eau vive Pumphouse



Heritage Aqueducts
Aqueducs patrimonial



NCC
CCN

Library Parcel / Terrain de la bibliothèque





NCC
CCN

Library Parcel / Parcelle de la bibliothèque





Eligibility and Requirements

- Affordability
- Accessibility
- Energy Efficiency
- Experience
- Financial Viability

Admissibilité et conditions

- Abordabilité
- Accessibilité
- Efficacité énergétique
- Expérience
- Viabilité financière





Discount Calculation

- Minimum 72% from \$30 million
- Increase to 100% depending on:
 - Depth of affordability
 - Duration over 25 years
 - Increased accessibility

Calcul de la déduction

- Minimum 72% de 30 millions \$
- Augmente jusqu'à 100% selon :
 - Niveau d'abordabilité
 - Durée de plus de 25 ans
 - Augmentation de l'accessibilité





NCC
CCN

Federal Lands Initiative des terrains fédéraux



CMHC Products

- National Housing Co-investment Fund
- Rental Construction Financing Initiative
- Mortgage Loan Insurance
- SEED Funding

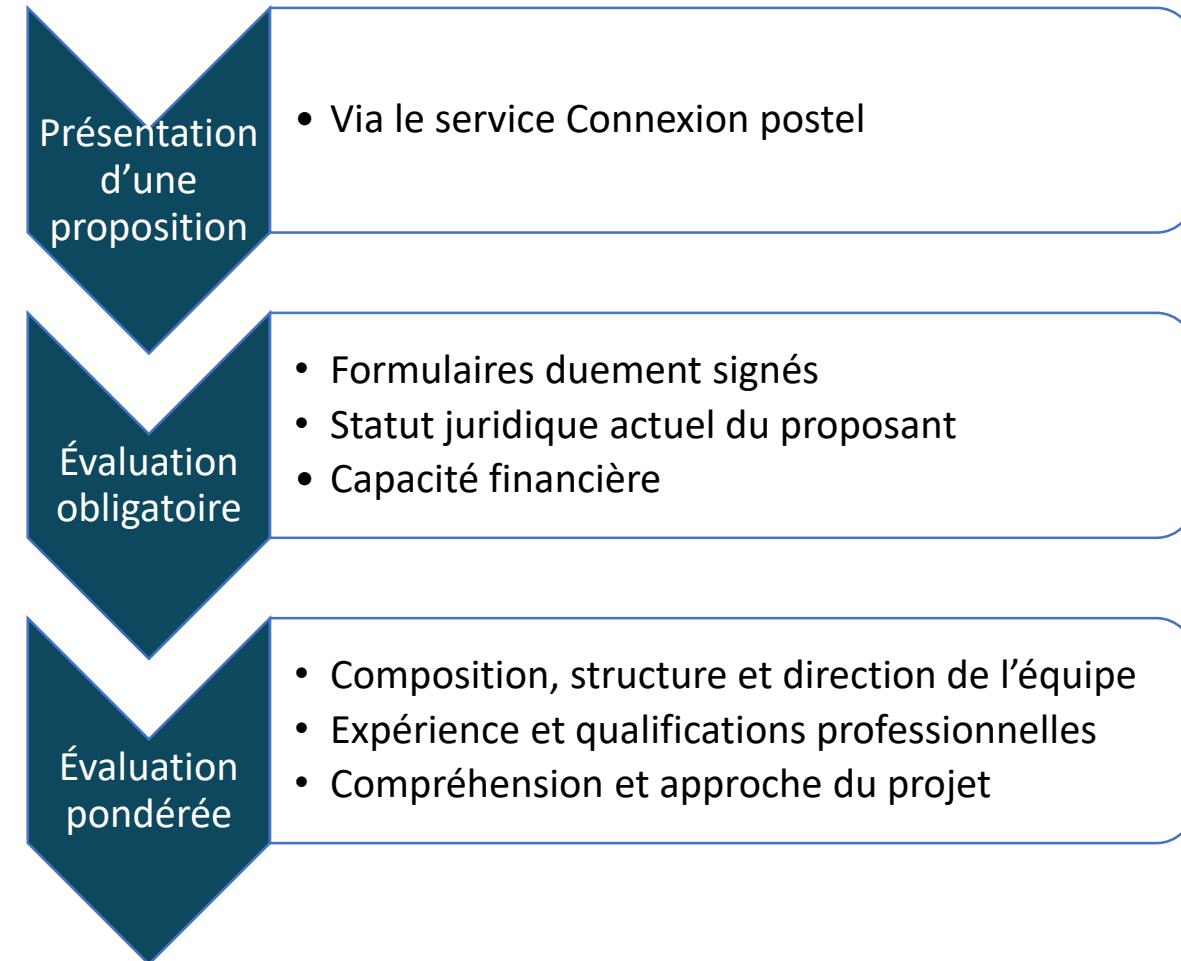
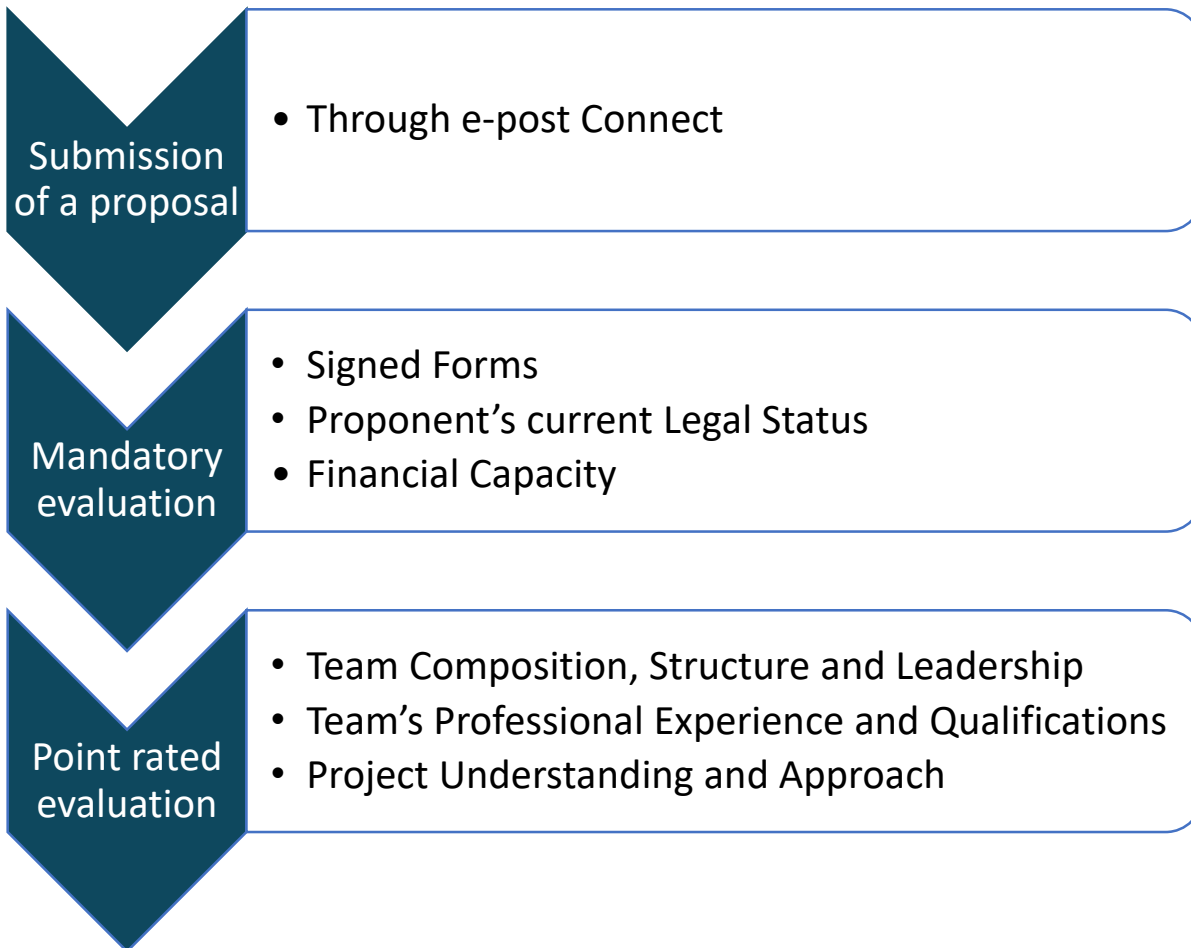
Produits de la SCHL

- Fonds nationale de co-investissement de logement
- Assurance prêt hypothécaire
- Financement de la construction de logements locatifs
- Financement initial

<https://www.cmhc-schl.gc.ca/en/nhs>

<https://www.cmhc-schl.gc.ca/fr/nhs>







Launch of Library Parcel RFQ / Lancement de la DDQ pour le terrain de la bibliothèque	30 Oct 2020
Enquiries deadline / Date limite pour soumettre des questions building-batir.lebreton@ncc-ccn.ca	18 Dec 2020
RFQ submission deadline / Date limite de présentation des propositions pour la DDQ	15 Jan 2021
Announcement of the shortlisted proponents / Annonce des proposants qualifiés	April/avril 2021
Release of RFP to shortlisted proponents / Publication de la DP aux proposants qualifiés	May/mai 2021
RFP Submission Deadline / Date limite de présentation des propositions pour la DP	Nov 2021

Questions

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APPENDIX B TO ADDENDUM #2 Information Session Speaking Notes	APPENDICE B DE L'ADDENDA N° 2 Notes d'allocution de la séance d'information
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-1
Date: 25 November, 2020	Date : 25 novembre 2020
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents:	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification :

(French follows the English)

Note: Refer to “Addendum 2_Appendix A_Information Session Presentation” for the accompanying presentation slides.

Slide 1

Laura Mueller – Chief, Building LeBreton, National Capital Commission:

Thank you for joining us for this non-mandatory information meeting about the Request for Qualifications process for 665 Albert Street in Ottawa - a site known as the Library Parcel. We are excited to share information with you about this incredible site within the LeBreton Flats area.

My name is Laura Mueller from the National Capital Commission, and I will be the moderator for this session.

To start off, I wanted to offer a brief bit of housekeeping info.

- This meeting is taking place in a Zoom webinar format, which means that attendees are only observers and cannot share their video or speak.
- Simultaneous interpretation in French is available by clicking on the Interpretation button at the bottom of the screen. You can switch back and forth between English and French.
- Following a presentation, there will be an opportunity to type your questions into the Q&A box, also located at the bottom of your screen. Questions can be posted anonymously if you wish.
- The presentation deck and speaking notes will be provided in both French and English following this session.
- Questions posed during the session will be captured in an addendum to be posted on the NCC's website with the RFQ.



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- Michel Collette, NCC Director, Audit, Research, Evaluation, and Ethics, and Chief Audit Executive is attending the information session to ensure the process fairness
- If you have any technical issues, the Zoom chat will be open for a couple of minutes at the start of the meeting, or you can call the tech support phone number that was provided in the email confirming your participation today.

I would now like to introduce our presenters today:

- Katie Paris is the Director of the Building LeBreton project at the National Capital Commission
- Lance Arnold is a Senior Specialist with the Federal Lands Initiative team at the Canada Mortgage and Housing Corporation

I will now turn it over to Katie to begin the presentation.

Slide 2

Katie Paris – Director, Building LeBreton, National Capital Commission:

We are so excited today to present this amazing opportunity to seek private sector partners to join us in building an iconic new community in the heart of the Nation's Capital.

I will spend about 20 minutes walking you through the context of the LeBreton Flats area, including the new Master Concept Plan. I will also provide an overview of the Library Parcel site itself.

Our partners in this project, CMHC, will share information about the Federal Lands Initiative, which offers the possibility of an incredible discount to proponents on the price of the land, if program criteria are met.

We will end with more information on the process, before opening the floor to questions.

Slide 3

First, a bit of background on our overall project, called Building LeBreton.

Launched in March 2019, this project aims to define and implement a renewed vision for a place of national and local pride at LeBreton Flats – an undeveloped area the western edge of Ottawa's downtown owned by the National Capital Commission.

This land was the site of a former industrial and residential community that was expropriated and cleared by the federal government in the 1960s and has held the promise of transformation ever since. Parts of LeBreton Flats have been developed with residential construction and national institutions such as the Canadian War Museum, but a 29-hectare swath of land remains undeveloped.

Through the Building LeBreton project, the NCC has created a bold but realistic vision to develop this 29-hectare area with mixed-use development and ambitious parks and public realm. The Library Parcel RFQ is the first implementation phase launched under the Building LeBreton project. I will take a few minutes to explain the broader vision and how the Library Parcel fits in.

Slide 4

These 7 guiding principles – determined with input from the public – anchor the approach to the project. They've been approved by our Board of Directors as part of the plan.

The principles underlie all aspects of the Building LeBreton project, from public engagement to design to implementation.

We held two large-scale public consultations with in-person and online sessions in 2019, in addition to a number of targeted stakeholder engagement sessions. All told, approximately 5,000 participants contributed to our planning process, creating a vision with strong support from stakeholders in the Capital region and beyond.

Slide 5

The consultations and planning workshops resulted in a preliminary LeBreton Flats Master Concept Plan, which was approved by our Board in January 2020.

This plan, which is available on the NCC's website, outlines the structure of the community, locations for different land uses, as well as urban design considerations for development within LeBreton Flats. It describes the parks and public realm spaces and identifies a forward-looking mobility network built around easy access to light-rail transit.

This coming winter, we will be adding the strategies shown in the slide in teal to the preliminary plan, to describe elements of “how” this plan will be implemented. These additional strategies will provide direction on culture and heritage elements, housing and affordability, sustainability, and implementation.

The outcomes for Library Parcel development have been defined in the RFQ document and will be fully defined in the RFP document to ensure certainty and clarity to proponents. The NCC anticipates the final Master Concept Plan to be approved prior to the launch of the RFP stage.

Slide 6

At its core, this is the Master Concept Plan. It presents a vision for an ambitious, sustainable new community and destination like no other in Canada. Adjacent to the Ottawa River waterfront, with access to abundant parkland and space for new cultural institutions, LeBreton Flats offers an opportunity to be part of building something bold and innovative.

The overall plan area is 29 hectares (71 acres) and will guide development today and over the next 25 to 35 years. 40% of the lands will represent parks and open spaces.

Slide 7

The plan area is broken down into four districts, each with a distinct character.

The Parks District will be a large, interconnected series of active and passive parks spaces like no other place in the Capital. With opportunities for striking views of Parliament, the Ottawa River and Gatineau hills, space for outdoor performance venues and access to the waterfront at the Nepean Inlet, this parks district will draw locals and visitors alike.

The Aqueduct District is the heart of LeBreton Flats. Bounded by two unique water features – part of a functioning sustainable power source – this district will be a gathering place. It will feature loft-style mass timber buildings filled with cafes, restaurants, galleries and more, spilling out onto a large, pedestrianized plaza overlooking the aqueducts.

The Flats District is a mid- to high-rise area with a focus on residential development, with quiet, intimate streets and courtyards to provide outdoor amenity space.

And finally, the Albert District, which is where the Library Parcel is located.

Slide 8

The Albert District will be a mixed-use mainstreet area, knitting LeBreton Flats together with the existing neighbourhoods to the south and to the north.

The Library Parcel, shown here near the eastern end of the Albert District, will be a few steps away from the eastern anchor of this district – the incredible new City and federal central library soon to be built, creating a link to the downtown core to the east.

Closer to the western end of this district, you will see an orange shape, which shows a potential site for a future major events centre – something that the public would love to see animating LeBreton Flats. If such a facility does not materialize, this area can continue to develop in a similar mixed-use fashion as the rest of the district.

Another important feature of this district is the proximity to light-rail transit. Two of the stations on Ottawa's Confederation O-Train line are located within the site – including a direct connection with the Library Parcel.

Slide 9

Here is a closer look at the Library Parcel general location. As you can see, it is located directly on the Pimisi LRT station – with air rights to build over that station or to connect to it.

Only steps away, the new central library will soon be under construction – I think it is under construction now.

Slide 10

Zooming out again, I wanted to give a sense of the context within which this parcel is located.

Beyond its proximity to the LRT and the new library, the Library Parcel is ideally located at the western edge of Ottawa's downtown. It is only a few minutes walk to excellent dining and shopping opportunities in the Little Italy and Chinatown neighbourhoods. Walking distance to Parliament Hill – and Ottawa's commercial core – is less than 20 minutes.

The Library Parcel is located directly at Booth Street, which is an interprovincial connection to Gatineau for all travel modes, including transit, with direct proximity to a major government office complex, Place du Portage.

Slide 11

The site is surrounded by incredible assets and points of interest.

In addition to the ones I have mentioned already, there is also LeBreton Flats Park, a festival site that hosts Ottawa's renowned Bluesfest concert series.

There is also a unique urban whitewater kayaking course only steps away from the Library Parcel, which makes for unparalleled recreation opportunities in an urban context.

Slide 12

The Library parcel is located at this prominent site at Albert and Booth streets, which are both arterial roads with transit service.

- It is 1.1 hectares in size
- The zoning is in place for buildings up to 25 stories in height, and significant gross floor area.
- The process calls for mixed-use development including a minimum of 600 residential units and active ground floor uses, which could include commercial uses.
- In line with our Guiding Principle “Make it Happen,” the NCC expects a timely approach to development.
- The site offering includes the Air Rights that would permit building right over the LRT station, although rezoning would be required in order to develop the air rights.
- [The air rights] are part of the procurement process offering, but are not included in the FLI program and will be subject to separate commercial terms and requirements, and they are not seen as an option – they will be included in the procurement process.
- The small parcel of land north of the Pimisi Station is included in this offering in fee simple, in order to support a build-over concept.

Slide 13

In this first stage, the RFQ, we intend to qualify up to five shortlisted proponents that will be invited to submit a more detailed proposal at the RFP stage.

At this point, the NCC wants to qualify proponents that can demonstrate financial and technical capacity to successfully deliver a project of this scale, implementing the Master Concept Plan's vision for the site.

The procurement process is led by the NCC in collaboration with the CMHC to support the delivery of shared social and environmental benefits. CHMC and the NCC are working together closely to ensure a seamless procurement process for proponents with fully coordinated program requirements.

This partnership through the Federal Lands Initiative which is part of the federal government's National Housing Strategy, will bring a substantial discount in price that can be increased up to \$30 Million depending on how a proposal will meet or exceed the program criteria.

The value of \$30 Million, which is exclusive of the air rights, was established by the NCC and CMHC and is derived from confidential professional appraisals. The market value was adjusted to \$30 Million to reflect the site's conditions and the project requirements.

I would now like to invite my colleague Lance Arnold from CMHC to provide more information about the Federal Lands Initiative.

Slide 14

Lance Arnold, Canada Mortgage and Housing Corporation:

Thank you, Katie. I just want to take the opportunity to express our excitement in this opportunity to participate in this collaborative process in the disposition of this property.

I just want to give a little bit of detail around the Federal Lands Initiative for those who may not be familiar with the program. As Katie mentioned, it is part of the National Housing Strategy, which the federal government announced a few years ago. It's a 10-year, \$200 million program, which has as its intent the facilitation of the transfer of surplus federal properties to housing providers, who, in exchange for a significant discount on the property, up to 100% of the value, will deliver affordable housing projects that are energy efficient, accessible and socially inclusive.

In order to be able to receive funding through the Federal Lands Initiative, successful proponents are required to meet certain criteria. Some of these are listed on the screen in front of you. Some of them are project-specific and some of them are more proponent-specific. In terms of the project-specific criteria, affordability, accessibility and energy efficiency are the ones that the Federal Lands Initiative and the CMHC seek to achieve on properties.

In terms of affordability, it is really broken down into three components:

- The percentage of units that are considered affordable within a project. Katie mentioned there are a minimum of 600 [residential] units that are required to be developed on the Library Parcel. Of those, at least 30% of them must be affordable for a proponent to be selected in this process.
- In order for them to be considered to be affordable, they can be charged no more than 80% of the Median Market Rent for the market in which the project is located – in this case, in Ottawa.
- In order for them to be affordable for a sufficient amount of time, the CMHC through the Federal Lands Initiative is seeking a minimum duration of affordability of 25 years.

From an accessibility perspective, at least 20% of units need to be accessible, and all common areas must be barrier free, or the project must be built to a full universal design

In terms of energy efficiency, it is a requirement through Building LeBreton that all projects be built to a Net Zero standard, so that will be the minimum requirement that is imposed through this process.

As I mentioned the proponent-specific criteria: so first, on the experience front:

- We do require, obviously, that proponents have developing projects of a similar size and scope to ensure that they have the capacity and the ability to deliver projects on time and on budget, and that meet appropriate standards.
- But in addition to that, we also require that proponents have experience in managing these types of projects for the duration of the affordability period to ensure that they will remain viable for that period of time. Particularly, that they have experience in managing affordable housing projects so that they can ensure they are serving the clients that are targeted by these projects with the skillset that is required. It is not necessarily the same skillset that is required for managing a condo building or a market rental building.
- If a proponent does not have this experience in-house, they are permitted to acquire it by hiring third-party providers or by hiring staff in-house who do bring that experience to the table.

And finally, on the financial viability side, we want to ensure that proponents have the capacity to deliver projects can maintain viability for the duration of the affordability period, taking into consideration that there are affordability requirements that must be adhered to for the full term of the agreement

Slide 15

Katie mentioned that there is a discount available on this property through the Federal Lands Initiative. In terms of meeting the minimum criteria which I have just outlined on the last slide, by meeting that minimum criteria proponents will qualify for a discount of 72% of the \$30 Million. Therefore the most a qualified proponent would have to pay for the property is \$8.4 Million, or, on the other side, [receive] a discount of \$21.6 Million.

That discount can be increased up to 100% of the value of the property – the portion of the property subject to the FLI discount, so, exclusive of the air rights. That is up to 100%, as I mentioned, if the social outcomes (particularly on the affordability and accessibility fronts) are increased. So, if more than 30% of units are made affordable, or if they are charged rents that are more deeply affordable than 80% of the median market rent, or the duration of affordability goes beyond 25 years, or if more than 20% of units are made accessible, all of those will contribute to increasing the discount up to 100% of the value. Considering that projects are already being built to a net-zero standard, there is no ability to increase the discount on the energy efficiency side beyond that level.

As part of the RFP, once we get to that part of the process, more details will be provided, both around the discount calculation as well as how proponents are prioritized in the process.

Slide 16

There are certain CMHC products that can be made available to support the successful proponent beyond the Federal Lands Initiative. If you have questions about that, we do encourage you to visit the CMHC's website – the links are on the slide, or to send inquires to the Building LeBreton email address. Inquiries related to CMHC products will be forwarded to us and we will be able to provide that technical information.

Just at a high level, there is the National Housing Co-Investment Fund, the Rental Construction Financing Initiative, and there are flexibilities particularly for affordable housing, available through CMHC's mortgage loan insurance products. There is seed funding available to assist with pre-development costs in preparing applications or preparing projects.

And just before I turn it over to Katie, I just wanted to speak a little bit about the process following the successful selection of a proponent. There will be agreements that need to be signed between CMHC and that proponent to ensure that the outcomes being delivered are maintained for the full 25-year period. There will be an operating agreement and a loan agreement that are be entered into, as well as a mortgage registered on title for the value of the federal contribution in the land, and then some reporting requirements that need to be adhered to on an annual basis as well.

.... I would like to turn the floor back over to Katie.

Slide 17

Katie Paris, NCC:

So, picking back up on it, we would like to remind proponents to regularly check the NCC's website for addenda to the process. As stated in the RFQ, no notifications of addenda or other updates will be provided. In case you missed it, we posted an addendum already – go check.

Proponents should register with Canada Post e-post connect in advance to ensure no last-minute technical issues. The platform is free for proponents.

Once the NCC is in receipt of the proposals, the proposals will be reviewed to ensure compliance with the mandatory requirements listed on this slide. The compliant proposals will then go through the point-rated evaluation performed by a NCC/CMHC joint evaluation committee.

Up to five proponents having submitted the highest ranked proposals will be shortlisted to be invited to the stage-2, the Request for Proposals.

At the RFP stage, Commercially Confidential Meetings would be welcomed by the NCC.

Slide 18

On this slide we would like to highlight the process milestone dates:

End of enquiry period is December 18th;

The submissions for the RFQ are due on January 15, 2021

The announcement of the shortlisted proponents would be in April 2021;

We would submit and then release of the RFP to shortlisted proponents in May 2021, followed by the submission deadline for proposals towards the end of next year – we are saying right now in November 2021.

So, with that, I'll now turn things back to Laura.

Slide 19

Laura Mueller, NCC:

Thank you, Katie and Lance, for providing this overview.

We will now open the session to questions. Please use the Q&A function, which is a chat box for which you should have a button of the bottom of the screen, to ask any questions. You are welcome to ask questions in both English and French. I will read the questions out loud and display them in the order they are asked and they will be answered verbally.

I will ask that proponents be given first priority, and once all potential proponents have had a chance to ask questions, we can take any questions from others, such as CMHC regional staff.

So with that, we will stop of the presentation and turn it over to any questions you would like to ask. As a reminder, you should have the option of posting questions anonymously if you prefer.

Note: Please refer to Addendum 2 for a record of the questions and responses posed during the question and answer segment.

Slide 20

On behalf of the National Capital Commission and the Canada Mortgage and Housing Corporation, I thank you for participating in this session. We hope you found it informative. Questions posed during this session will be captured in a written addendum and posted to the website. Just a reminder to keep checking the website for addendum updates. The deadline for enquiries is Dec. 18, 2020. We look forward to your interest in this exciting opportunity! Thank you!

Remarque : Se reporter à l'« Addenda 2_Annexe A_Présentation de la séance d'information » pour les diapositives de la présentation s'y rattachant.

Diapositive 1

Laura Mueller – chef, Bâtir LeBreton, Commission de la capitale nationale :

Merci de vous être joints à nous dans le cadre de cette réunion d'information facultative au sujet du processus de demande de qualification pour le terrain situé au 665, rue Albert, à Ottawa — endroit connu comme le terrain de la bibliothèque. Nous sommes ravis de vous communiquer plus de détails sur ce site incroyable dans la zone des plaines LeBreton.

Je m'appelle Laura Mueller; je travaille pour la Commission de la capitale nationale, et je serai la modératrice de cette séance. Pour commencer, j'aimerais vous donner quelques renseignements d'ordre pratico-pratique.

- Cette réunion se déroule sous forme de webinaire Zoom, ce qui signifie que les participants ne sont que des observateurs et ne peuvent pas partager leur vidéo ni parler.
- Vous avez accès à l'interprétation simultanée en français en cliquant sur le bouton Interprétation au bas de l'écran. Vous pouvez basculer entre l'anglais et le français en tout temps.
- À la fin de la présentation, vous aurez l'occasion de saisir vos questions dans la boîte « Q&A » qui se trouve elle aussi au bas de votre écran. Les questions peuvent être affichées de façon anonyme si vous le souhaitez.
- Vous aurez accès au diaporama de la présentation et aux notes d'allocation, en français et en anglais, une fois la séance terminée.
- Les questions posées pendant la séance seront inscrites dans un addenda qui sera publié dans le site Web de la CCN avec la DDQ.
- Michel Collette, directeur, CCN, Audit, recherche, évaluation et éthique, et dirigeant principal de la vérification; il participe à la séance d'information pour assurer l'équité du processus
- Si vous avez des problèmes techniques, vous pouvez utiliser la fonction de clavardage dans Zoom qui sera ouverte pour quelques minutes au début de la réunion. Sinon, vous pouvez composer le numéro de téléphone du soutien technique inscrit dans le courriel confirmant votre participation aujourd'hui.

J'aimerais maintenant vous présenter nos conférenciers d'aujourd'hui :

- Katie Paris, directrice du projet Bâtir LeBreton de la Commission de la capitale nationale.
- Lance Arnold, spécialiste principal au sein de l'équipe de l'Initiative des terrains fédéraux de la Société canadienne d'hypothèques et de logement.

Je laisse maintenant la parole à Katie pour qu'elle commence la présentation.

Diapositive 2

Katie Paris, directrice, Bâtir LeBreton, Commission de la capitale nationale :

Nous sommes très heureux aujourd'hui de présenter cette occasion extraordinaire de trouver des partenaires du secteur privé qui se joindront à nous pour bâtir une nouvelle communauté emblématique au cœur de la capitale nationale.

Au cours des vingt prochaines minutes, je ferai une mise en contexte de la zone des plaines LeBreton, ainsi que du nouveau plan directeur conceptuel. Je vous donnerai aussi un aperçu du site du terrain de la bibliothèque.

Notre partenaire dans ce projet, la SCHL, vous expliquera l'Initiative des terrains fédéraux, qui permet aux proposants d'obtenir un rabais incroyable sur le prix des terrains, à condition que les critères du programme soient respectés.

À la fin, nous vous donnerons plus de renseignements sur le processus et ensuite nous passerons aux questions.

Diapositive 3

Tout d'abord, voici un petit aperçu de notre projet plus vaste appelé Bâtir LeBreton.

Lancé en mars 2019, ce projet vise à définir et à mettre en œuvre une vision renouvelée d'un lieu de fierté nationale et locale aux plaines LeBreton, une zone inexploitée qui est située à l'extrémité ouest du centre-ville d'Ottawa et qui appartient à la Commission de la capitale nationale.

À cet endroit se trouvait autrefois une communauté industrielle et résidentielle qui a été expropriée pour pouvoir procéder à la démolition par le gouvernement fédéral dans les années 1960, qui a ensuite entretenu la promesse de transformer cette zone. Certaines parties des plaines LeBreton ont été aménagées avec des constructions résidentielles et des institutions nationales comme le Musée canadien de la guerre, mais une superficie de terrain de 29 hectares demeure inexploitée.

Dans le cadre du projet Bâtir LeBreton, la CCN a créé une vision audacieuse, mais réaliste, pour aménager cette zone de 29 hectares de façon polyvalente avec des parcs et des zones publiques de grande envergure. La demande de qualification (DDQ) pour le terrain de la bibliothèque constitue la première phase de mise en œuvre prévue par le projet Bâtir LeBreton. Je prendrai quelques minutes pour expliquer la vision dans son ensemble et comment le terrain de la bibliothèque s'y intègre.

Diapositive 4

Voici les sept principes directeurs de l'approche du projet. Ils ont été fixés de concert avec le public. Notre conseil d'administration les a approuvés dans le cadre du plan.

Les principes sous-tendent tous les aspects du projet Bâtir LeBreton, de la mobilisation du public à la mise en œuvre en passant par la conception.

En 2019, nous avons tenu deux grandes consultations publiques, en personne et en ligne, ainsi que de nombreuses séances ciblées sur la mobilisation des intervenants. Au total, environ 5 000 participants ont contribué à notre processus de planification, concevant ainsi une vision partagée par les intervenants de la région de la capitale et d'ailleurs.

Diapositive 5

Les consultations et les ateliers de planification ont abouti à la conception d'un plan directeur conceptuel préliminaire pour les plaines LeBreton, lequel a été approuvé par notre conseil en janvier 2020.

Ce plan, que l'on peut consulter sur le site Web de la CCN, décrit la conformation urbaine de la communauté et l'emploi des terrains par secteur, et comporte aussi des considérations urbanistiques sur l'aménagement des plaines LeBreton. Il décrit les espaces publics et trace un réseau de mobilité pionnier basé sur une grande accessibilité au transport en commun par train léger.

Cet hiver, nous ajouterons au plan préliminaire les stratégies surlignées en turquoise dans la diapositive pour donner des détails sur « comment » réaliser ce plan. Ces nouvelles stratégies offriront une orientation sur les éléments culturels et patrimoniaux, sur le logement et l'abordabilité et sur la durabilité, ainsi que sur la mise en œuvre.

La DDQ donne les détails sur les résultats de l'aménagement du terrain de la bibliothèque, qui seront aussi définis avec précision dans les documents de la demande de proposition (DP) par souci de clarté et de certitude envers les proposants. La CCN prévoit que le plan directeur conceptuel final sera approuvé avant l'étape de la DP.

Diapositive 6

Voici, en bref, le plan directeur conceptuel. Il s'agit d'une vision pour une nouvelle communauté et une nouvelle destination ambitieuses et durables uniques au Canada. S'ouvrant sur la rivière des Outaouais et sur de grands espaces pour des parcs monumentaux et de nouvelles institutions culturelles, les plaines LeBreton offrent l'occasion rêvée de participer à la construction de quelque chose d'audacieux et d'innovateur.

Au total, la zone concernée par le projet s'étend sur 29 hectares (71 acres), autour desquels tournera toute œuvre d'aménagement aujourd'hui et au cours des 25 à 35 prochaines années. Quarante pour cent des terres deviendront des parcs et des espaces ouverts.

Diapositive 7

La zone visée par le plan est divisée en quatre secteurs, chacun ayant un caractère distinctif.

Le secteur des parcs sera constitué d'une longue série d'espaces interconnectés avec des parcs actifs et passifs qui seront une première pour la capitale. Avec des vues à couper le souffle sur le Parlement, la rivière des Outaouais et les collines du parc de la Gatineau, et la présence de lieux de spectacle extérieurs et d'un accès à l'eau en correspondance du canal d'amenée Nepean, le secteur des parcs attirera tant les habitants de la région que les visiteurs.

Le secteur des aqueducs est au cœur des plaines LeBreton. Délimité par deux surfaces d'eaux uniques en leur genre, qui font partie d'un système fonctionnel qui est une source d'énergie durable, ce secteur sera un lieu de rassemblement. On y retrouvera des bâtiments en bois massif de style à aire ouverte où seront installés des cafés, des restaurants, des galeries et plus encore qui donneront sur une grande place piétonnière autour des aqueducs.

Le secteur des plaines est une zone axée sur l'aménagement résidentiel, avec des bâtiments de grande et de moyenne hauteur, des rues et des cours calmes et tranquilles pouvant offrir un espace extérieur agréable.

Enfin, le secteur de la rue Albert, où se trouve le terrain de la bibliothèque.

Diapositive 8

Le secteur de la rue Albert sera un quartier polyvalent situé sur la rue principale du projet. Il fera le pont avec les quartiers existants au sud et au nord.

Le terrain de la bibliothèque, que l'on voit ici près de l'extrémité est du secteur de la rue Albert, sera à quelques pas du cœur de l'est de ce secteur : l'incroyable nouvelle bibliothèque centrale municipale et fédérale qui sera bientôt construite, créant un lien avec le centre-ville vers l'Est.

En allant vers l'extrémité ouest de ce secteur, vous verrez une forme orange qui représente un site où pourrait se trouver un jour un immense centre d'événements. Une utilisation que le public aimerait voir animer les plaines LeBreton. Si ce projet ne se concrétise pas, cette zone sera aménagée suivant le même principe de lieu polyvalent utilisé pour le reste du secteur.

Une autre caractéristique importante de ce secteur est sa proximité avec le train léger sur rail. Deux stations de la ligne de la Confédération de l'O-Train d'Ottawa se trouvent sur le site. Le terrain de la bibliothèque donne un accès direct à une station.

Diapositive 9

Voici un aperçu de l'emplacement approximatif du terrain de la bibliothèque. Comme vous pouvez le voir, il est situé directement sur la station Pimisi du TLR et comporte aussi les droits aériens pour construire au-dessus de cette station ou pour s'y relier.

À quelques pas de distance, on retrouvera la nouvelle bibliothèque centrale dont les travaux vont bientôt commencer — je crois que les travaux sont déjà en cours.

Diapositive 10

On peut dézoomer à nouveau. Je voulais vous donner une idée de ce qui entoure ce terrain.

En plus d'être très proche de la station de TLR et de la nouvelle bibliothèque, le terrain de la bibliothèque est un emplacement idéal, car il se situe à l'extrémité ouest du centre-ville d'Ottawa. Il suffit de marcher quelques minutes pour trouver d'excellents restaurants et boutiques dans la Petite Italie et dans le quartier chinois. En moins de 20 minutes à pied, vous aurez la colline du Parlement, ainsi que le centre commercial d'Ottawa.

Le terrain de la bibliothèque est situé directement sur la rue Booth, qui est une route interprovinciale qui mène à Gatineau, et est parcourue par divers modes de transport, comme le transport en commun, et se trouve à proximité d'un important complexe de bureaux gouvernementaux, la Place du Portage.

Diapositive 11

Le site est entouré d'atouts et d'attractions incroyables.

En plus de ceux que j'ai déjà mentionnés, il y a aussi le parc des Plaines LeBreton, un site qui accueille des festivals, comme les célèbres concerts de la Bluesfest d'Ottawa.

À quelques pas du terrain de la bibliothèque, il y a aussi un parcours de kayak d'eau vive en ville qui offre des possibilités de loisirs extraordinaires en milieu urbain.

Diapositive 12

Le terrain de la bibliothèque se trouve dans cette position centrale, car il est situé au carrefour entre les rues Albert et Booth, qui sont des artères desservies par le transport en commun.

- Sa superficie est de 1,1 hectare.
- Le zonage pour ce site prévoit des bâtiments d'une hauteur maximale de 25 étages et la réalisation d'une grande surface de plancher.
- Le processus prévoit un aménagement à usage mixte comprenant au moins 600 logements et des façades actives au rez-de-chaussée, comme des activités commerciales.
- Conformément à notre principe directeur « Passer à l'action », la CCN prévoit une approche opportune à l'égard de l'aménagement.
- Le site offre notamment les droits aériens qui permettraient la construction au-dessus de la station du TLR. Pour les droits aériens, il faudra toutefois prévoir un changement de zonage.
- [Les droits aériens] font partie du processus d'approvisionnement offert, mais ils ne sont pas inclus dans le programme de l'ITF et seront assujettis à des modalités et à des exigences commerciales distinctes. Ils ne sont pas considérés comme une option — ils seront inclus dans le processus d'approvisionnement.
- La petite parcelle de terrain située au nord de la station Pimisi est incluse dans cette offre en fief simple pour faciliter la réalisation d'une structure s'élançant au-dessus de la station.

Diapositive 13

Au cours de cette première étape de la DDQ, nous comptons choisir jusqu'à cinq proposants qualifiés qui seront invités à présenter une proposition plus détaillée à l'étape de la DP.

Pour le moment, la CCN souhaite choisir les proposants qui sont en mesure de démontrer leur capacité financière et technique à mener à bien un projet d'une telle envergure en réalisant la vision prévue pour ce site par le plan directeur conceptuel.

Le processus d'approvisionnement est dirigé par la CCN en collaboration avec la SCHL afin d'appuyer la prestation d'avantages sociaux et environnementaux communs. La SCHL et la CCN travaillent en étroite collaboration pour assurer un processus d'approvisionnement harmonieux pour les proposants où les exigences du programme sont entièrement coordonnées.

Ce partenariat dans le cadre de l'Initiative des terrains fédéraux, qui fait partie de la Stratégie nationale sur le logement du gouvernement fédéral, permettra d'obtenir une déduction considérable qui peut être augmentée jusqu'à 30 millions de dollars dans la mesure où une proposition respecte ou dépasse les critères du programme.

La valeur de 30 millions de dollars, qui ne comprend pas les droits aériens, a été définie par la CCN et la SCHL par suite d'évaluations professionnelles confidentielles. La valeur de marché a été modifiée et fixée à 30 millions de dollars pour tenir compte des conditions du site et des exigences du projet.

J'aimerais maintenant inviter mon collègue Lance Arnold, de la SCHL, à vous donner plus de détails sur l'Initiative des terrains fédéraux.

Diapositive 14

Lance Arnold, Société canadienne d'hypothèques et de logement :

Merci, Katie. J'aimerais profiter de l'occasion pour exprimer notre enthousiasme à l'idée de participer à ce processus de collaboration dans le cadre de l'aménagement de cette propriété.

Pour ceux et celles qui pourraient ne pas connaître le programme, permettez-moi de vous parler un peu de l'Initiative des terrains fédéraux. Comme Katie l'a mentionné, il fait partie de la Stratégie nationale sur le logement, qui a été annoncée par le gouvernement il y a quelques années. Il prévoit des fonds de 200 millions de dollars étalés sur dix ans et vise à faciliter la cession des biens immobiliers excédentaires fédéraux aux fournisseurs de logements qui, en échange d'un rabais considérable sur la propriété, jusqu'à la valeur entière, offrira des logements abordables qui sont écoénergétiques, accessibles et socialement inclusifs.

Pour être admissible au financement dans le cadre de l'Initiative des terrains fédéraux, les proposants retenus doivent satisfaire à certains critères. Certains d'entre eux sont énumérés à l'écran devant vous, d'autres sont propres à un projet et d'autres, à un proposant. En ce qui concerne les critères propres à un projet, l'abordabilité, l'accessibilité et l'efficacité énergétique sont ceux que l'Initiative des terrains fédéraux et la SCHL souhaitent atteindre quant aux propriétés.

En ce qui concerne l'abordabilité, la répartition se fait selon trois éléments :

- Pourcentage des logements jugés abordables dans le cadre d'un projet. Katie a mentionné qu'au moins 600 logements [résidentiels] doivent être aménagés sur le terrain de la bibliothèque. De ce nombre, au moins 30 % doivent être abordables pour qu'un proposant soit retenu dans le cadre de ce processus.
- Pour qu'un logement soit jugé abordable, le loyer ne peut pas correspondre à plus de 80 % du loyer médian du marché pour le marché dans lequel le projet est situé — dans le cas présent, à Ottawa.
- Pour qu'un logement soit abordable pendant une période suffisante, la SCHL, au titre de l'Initiative des terrains fédéraux, demande une durée d'abordabilité minimale de 25 ans.

Selon une perspective d'accessibilité, au moins 20 % des logements doivent être accessibles et l'ensemble des aires communes doivent être exemptes d'obstacles, ou le projet doit être construit selon le principe de l'accessibilité universelle totale.

En ce qui concerne l'efficacité énergétique, il s'agit d'une exigence dans le cadre du projet Bâtir LeBreton selon laquelle, tous les projets sont construits selon la norme du bilan énergétique nul. Ce sera donc l'exigence minimale imposée dans le cadre de ce processus.

Comme j'en ai fait mention, voici les critères propres à un proposant. D'abord, l'expérience :

- Nous exigeons, évidemment, que le proposant ait des projets d'aménagement d'une taille et d'une portée semblables pour s'assurer qu'il a la capacité de réaliser des projets dans le respect des délais et du budget, et qu'il respecte les normes pertinentes.

- Nous exigeons également que le proposant ait de l'expérience dans la gestion de ce genre de projets pour la durée de la période d'abordabilité afin de s'assurer qu'il demeure viable pendant cette période. En particulier, il a l'expérience de la gestion de projets de logement abordable afin de pouvoir s'assurer de servir les clients ciblés par ces projets en appliquant les compétences requises. Il ne doit pas nécessairement avoir le même ensemble de compétences pour gérer un immeuble en copropriété ou un immeuble locatif au prix du marché.
- Si un proposant n'a pas déjà cette expérience à l'interne, il peut acquérir cette expérience en embauchant un fournisseur tiers ou en embauchant du personnel à l'interne qui possèdent cette expérience.

Enfin, pour ce qui est de la viabilité financière, nous voulons nous assurer que les proposants sont en mesure d'exécuter des projets qui peuvent être viables pour la durée de la période d'abordabilité, en tenant compte des exigences d'abordabilité qui doivent être respectées pour toute la durée de l'entente.

Diapositive 15

Katie a mentionné qu'un rabais est offert sur cette propriété dans le cadre de l'Initiative des terrains fédéraux. Pour ce qui est de répondre aux critères minimaux que je viens de présenter à la dernière diapositive, en répondant à ces critères minimaux, le proposant retenu recevra un rabais de 72 % sur le montant de 30 millions de dollars. Par conséquent, le montant maximal que le proposant retenu devra payer pour la propriété est de 8,4 millions de dollars ou, de l'autre côté, [recevoir] une réduction de 21,6 millions de dollars. Ce rabais peut être augmenté jusqu'à 100 % de la valeur de la propriété — la portion de la propriété s'inscrivant dans le rabais de l'ITF, donc, à l'exclusion des droits aériens. Cela peut aller jusqu'à 100 %, comme je l'ai mentionné, si la proposition dépasse les critères minimaux établis pour les résultats sociaux (en particulier sur le plan de l'abordabilité et de l'accessibilité). Donc, si plus de 30 % des logements sont rendus abordables, ou si le loyer correspond à moins de 80 % du loyer médian du marché, ou si la durée d'abordabilité dépasse 25 ans, ou si plus de 20 % des logements sont rendus accessibles, toutes ces mesures contribueront à augmenter le rabais jusqu'à 100 % de la valeur. Étant donné que les projets sont déjà construits selon une norme de consommation énergétique nette zéro, il n'est pas possible d'augmenter le rabais sur l'efficacité énergétique au-delà de ce niveau.

Dans le cadre de la DP, lorsque nous en serons à cette étape du processus, d'autres détails suivront, tant sur le calcul du rabais que sur la façon dont les proposants sont classés par ordre de priorité dans le processus.

Diapositive 16

Certains produits de la SCHL peuvent être mis à la disposition du proposant retenus au-delà de l'Initiative des terrains fédéraux. Si vous avez des questions à ce sujet, nous vous encourageons à visiter le site Web de la SCHL — les liens sont sur la diapositive — ou à envoyer vos demandes de renseignements à l'adresse courriel de Bâtir LeBreton. Les demandes de renseignements sur les produits de la SCHL nous seront transmises et nous serons en mesure de fournir ces renseignements techniques.

De façon générale, il y a le Fonds national de co-investissement pour le logement, l'Initiative Financement de la construction de logements locatifs, et il y a des marges de manœuvre, en particulier pour le logement abordable, offertes par les produits d'assurance prêt hypothécaire de la SCHL. Des fonds de démarrage sont disponibles pour aider à assumer les coûts d'aménagement préalable dans la préparation des demandes ou des projets.

Avant de céder la parole à Katie, j'aimerais parler un peu du processus de sélection d'un promoteur. Des ententes devront être signées entre la SCHL et le promoteur pour s'assurer que les résultats obtenus sont maintenus pendant toute la période de 25 ans. Un accord d'exploitation et un accord de prêt seront conclus, ainsi qu'une hypothèque sera enregistrée sur le titre de propriété pour la valeur de la contribution fédérale dans le terrain, et certaines exigences de rapport devront être respectées chaque année également.

... Je redonne maintenant la parole à Katie.

Diapositive 17

Katie Paris, CCN :

Donc, pour revenir au sujet, nous aimerions rappeler aux proposants de consulter régulièrement le site Web de la CCN pour trouver des addendas au processus. Comme il a été précisé dans la DDQ, il n'y aura pas d'avis de publication d'un addenda ou d'autres mises à jour. Au cas où vous l'auriez manqué, nous avons déjà publié un addenda – nous vous invitons à aller vérifier.

Les proposants doivent s'inscrire à l'avance auprès de Postes Canada au service Connexion postel afin d'éviter tout problème technique de dernière minute. La plateforme est gratuite pour les proposants.

Une fois que la CCN aura reçu les propositions, celles-ci seront examinées pour s'assurer qu'elles sont conformes aux exigences obligatoires énoncées dans cette diapositive. Les propositions conformes seront transmises à un comité d'évaluation conjoint de la CCN et de la SCHL en vue d'une évaluation pondérée.

Jusqu'à cinq proposants ayant soumis les propositions les mieux classées seront présélectionnés et invités à participer à la deuxième étape, soit la demande de propositions.

À l'étape de la DP, la CCN accueillerait la tenue de réunions commerciales confidentielles.

Diapositive 18

Avec cette diapositive, nous aimerions rappeler les dates importantes pour chaque étape du processus :

La date limite pour soumettre des questions est le 18 décembre.

La date limite de présentation des propositions pour la DDQ est 15 janvier 2021.

L'annonce des proposants qualifiés est prévue en avril 2021.

Nous prévoyons présenter et ensuite publier la DP à l'intention des proposants qualifiés en mai 2021, suivi de la date limite de présentation des propositions vers la fin de l'année prochaine — nous disons maintenant en novembre 2021.

Sur ce, je redonne maintenant la parole à Laura.

Diapositive 19

Laura Mueller, CCN :

Merci, Katie et Lance, pour cette présentation.

Nous allons maintenant ouvrir la période de questions. Veuillez utiliser la fonction « Q&A », soit une boîte de clavardage pour laquelle devrait se trouver un bouton au bas de l'écran, pour poser vos questions. Vous êtes invités à poser vos questions en français et en anglais. Je lirai les questions dans l'ordre où elles sont posées et on y répondra de vive voix.

Je vous demanderais de donner la priorité aux proposants. Une fois que tous les proposants potentiels auront eu l'occasion de poser des questions, nous pourrons répondre aux questions des autres, comme à celles du personnel régional de la SCHL.

Sur ce, nous allons nous arrêter là et passer aux questions. À titre de rappel, vous devriez avoir la possibilité d'afficher les questions de façon anonyme si vous préférez.

Remarque : Veuillez consulter l'addenda 2 pour un compte rendu des questions et des réponses posées pendant la période de questions et réponses

Diapositive 20

Au nom de la Commission de la capitale nationale et de la Société canadienne d'hypothèques et de logement, je vous remercie d'avoir participé à cette séance. Nous espérons que vous l'avez trouvée instructive.

Les questions posées au cours de cette séance seront consignées dans un addenda écrit et publié dans le site Web. Nous vous rappelons de consulter régulièrement le site Web pour de nouveaux addenda.

La date limite pour soumettre des questions est le 18 décembre 2020.

Nous espérons que vous nous ferez part de votre intérêt pour cette occasion enthousiasmante!
Merci!

APPENDIX C TO ADDENDUM #2 Participant List to Information Session	APPENDICE C DE L'ADDENDA N° 2 Liste de participants à la séance d'information
Request for Qualifications (RFQ) Building LeBreton - RFQ Library Parcel	Demande de qualification (DDQ)
Date: November 25, 2020	Date : 25 novembre 2020
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents:	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification :

	NAME/NOM	COMPANY/COMPAGNIE
1	Andrew McCreight	City of Ottawa/Ville d'Ottawa
2	Allison Hamelin	City of Ottawa/Ville d'Ottawa
3	Brandon Law	RWDI
4	Natasha Basacchi	Zeidler Architecture
5	Ritchard Brisbin	bbb architects ottawa inc.
6	Derek Hardy	bbb architects ottawa inc.
7	Tessa Kampman	bbb architects ottawa inc.
8	Dominic Dostie	CBRE
9	Tessa Laberge	CBRE
10	Kevin McMahon	Park River Properties
11	Pierre Boulet	Boulet construction/Park River Properties
12	Kevin Stark	Trinity Group
13	Aly Premji	Trinity Group
14	Gillian Morgan	Subterra Renewables
15	Paul Kulig	Perkins&Will
16	Peter Busby	Perkins&Will
17	Dennis Dornan	Perkins&Will
18	Duff Balmer	Perkins&Will
19	Anna Lannucci	Perkins&Will
20	Jordan Hawn	Park River Properties
21	Andrew Foote	Perkins&Will
22	Stéphane Tremblay	Lemay Co Inc
23	Yanick Casault	Lemay Co Inc



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24	Jean Vachon	Lemay Co Inc
25	Robert Fiorino	Lemay Co Inc
27	Rachel Hooshly	Perkins&Will
28	Emmanuelle van Rutten	Moriyama & Teshima Architects
29	Mohammed al Riffai	Moriyama & Teshima Architects
30	Mimi Lai Drivas	Moriyama & Teshima Architects
31	Ksenija Pridraski	IBI Group
32	Alexandre Fraser	Buttcon East Limited
33	Micheal Mercier	Buttcon East Limited
34	Luc Amyotte	Buttcon East Limited
35	Bei Bai	Buttcon East Limited
36	Vincci Wilson	Dream
37	Jamie Cooper	Dream
38	Jason Lester	Dream
39	Justin Robitaille	Dream
40	Tsering Yangki	Dream
41	Jeff Westeinde	Dream
42	Scott Demark	Dream
43	Jose Maldonado	Dream
44	Rodney Wilts	Dream
45	Richard Clermont	Morguard
46	Michael Swan	Morguard
47	Margaret Knowles	Morguard
48	Rina Gerson	Morguard
49	Maurice Habraken	Morguard
50	Sheldon Dattenberger	J.L. Richards & Associates Limited
51	Philip Reeve	J.L. Richards & Associates Limited
52	Ryan Matthews	J.L. Richards & Associates Limited
53	Wally Eley	Crossey Engineering Ltd
54	Lorraine Monico	Crossey Engineering Ltd
55	David Wex	Urban Capital
56	Taya Cook	Urban Capital
57	Scott Parkes	Tamarack Homes
58	Jeff Parkes	Taggart
59	Julie Taggart	Taggart
60	Derek Howe	Taggart
61	Elaine Guenette	Smith + Anderson
62	Daniel McKague	Smith + Anderson

ADDENDUM #3	ADDENDA N° 3
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-1
Date : 3 December, 2020	Date : 3 décembre, 2020
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents (RFQ):	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification (DDQ) :
<u>Questions and answers:</u> Q1. How many resumes can be submitted? Is there a limit per company or per team? A1. Per Section 6.3.1.2 b) of the RFQ, a résumé shall be presented for all proposed team members. Q2. Should the 3 project examples come from the Developer, its consultant team, or a combination of both. A2. The three examples of projects shall demonstrate experience of the proponent or proposed team members and will be evaluated based on the degree to which they are collectively comparable to the project and criteria described in the RFQ. Q3. How will the air rights be treated in the consideration of the LRI grant? A3. The air rights are not eligible for the Federal Lands Initiative (FLI) and discounts related thereto. Separate commercial terms and requirements of the air rights will be shared with shortlisted proponents at the RFP stage. Q4. What is permitted to be built over the encumbrances? A4. Construction over the municipal encumbrances is permitted subject to the City of Ottawa's risk assessment and approval process. For more information, please email Andrew McCreight at Andrew.McCreight@ottawa.ca	<u>Questions et réponses</u> Q1. Combien de curriculum vitae peuvent être soumis? Y a-t-il une limite par entreprise ou par équipe? R1. Conformément au point 6.3.1.2 b) de la DDQ, un curriculum vitae doit être présenté pour tous les membres de l'équipe proposés. Q2. Les trois exemples de projet devraient-ils venir du proposant, de son équipe de consultants ou une combinaison des deux? R2 Les trois exemples de projets doivent démontrer l'expérience du proposant ou des membres de l'équipe proposée et seront évalués en fonction du degré auquel ils sont collectivement comparables au projet et aux critères décrits dans la DDQ. Q3. Comment les droits aériens seront-ils traités dans le cadre de l'octroi de LRI? R3. Les droits aériens ne sont pas admissibles à l'Initiative des terrains fédéraux et aux rabais connexes. Les modalités et exigences commerciales distinctes des droits aériens seront communiquées aux proposant qualifiés à l'étape de la DP. Q4. Qu'est-il permis de construire sur les charges? R4. La construction au-dessus des servitudes municipales est permise sous réserve du processus d'évaluation des risques et d'approbation de la Ville d'Ottawa. Pour de plus amples renseignements, veuillez envoyer un courriel à Andrew McCreight à l'adresse Andrew.McCreight@ottawa.ca.



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Q5. Is there any additional information available about construction encumbrances in proximity to the easements? i.e setbacks in plan, minimum heights for overbuild etc. A5. Please see A4 and refer to Section 2.3.3 - Encumbrances and Appendix D - Infrastructure and Encumbrances affecting the Subject Site for available information on encumbrances. Q6. Will the Empress Ave. extension/access driveway be a public right of way (ROW) or a private driveway? A6. The tenure of Empress Ave extension/access is undetermined at this time. The proponent will be expected to propose tenure for the Empress extension in its RFP proposal. Q7. Section 6.3.1.3 Project Understanding and Approach on page 28 are different from the order/description provided under Section 6.3.1.3 Project Understanding and Approach on page 31. Please advise which numbering scheme to use. A7. For preparation of a proposal, please use the numbering scheme under Section 6.3.1.3 page 31.	Q5. Y a-t-il des renseignements supplémentaires sur les contraintes de construction à proximité des servitudes (c.-à-d., les marges de recul prévues, les hauteurs minimales pour la construction en surplus, etc.)? R5. Voir la R4 et le point 2.3.3 - Charges et l'annexe D - Infrastructures et charges affectant le Site visé pour obtenir les renseignements disponibles sur les charges. Q6. Le prolongement et la voie d'accès de l'avenue Empress seront-ils une emprise publique ou une voie privée? R6. La tenure du prolongement et de la voie d'accès de l'avenue Empress n'est pas encore déterminée. On s'attend à ce que le proposant propose la tenure pour l'avenue Empress dans sa DP. Q7. Le point 6.3.1.3 Compréhension et approche du projet à la page 33 diffère de l'ordre (ou la description) fourni sous le point 6.3.1.3 Compréhension et approche du projet à la page 36 Veuillez indiquer quel schéma de numérotation il faut utiliser. R7. Pour la préparation d'une proposition, veuillez utiliser le schéma de numérotation sous le point 6.3.1.3 à la page 36.
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ADDENDUM #4	ADDENDA N° 4
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-1
Date : 14 December 2020	Date : 14 décembre 2020
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents (RFQ):	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification (DDQ) :
<u>Questions and answers:</u> Q1. Do you have a site survey you could send us to base our initial architectural massing on? A1. The NCC does not have a site survey however proposals can be developed based on the CAD drawing files appended to this addendum. Q2. We are selecting the three projects to highlight in our submission. We have two very similar projects, and a third large multi-building project that is just as strong but still under construction. Would you consider this for the RFQ or would you prefer a project that is complete, but perhaps doesn't check all the boxes that the in-process one would? A2. The proponent shall submit three (3) project examples that have substantially been completed within the past ten (10) years, comparable to the project of the Library Parcel in terms of scale, complexity and technical requirements. Technical requirements are listed under Section 6.3.1.2 b). A component of a multi-phase project, comparable to the project of the Library Parcel in terms of scale, complexity and technical requirements can be accepted as a project example.	<u>Questions et réponses</u> Q1. Disposez-vous d'une étude de site que vous pourriez nous envoyer sur laquelle nous pourrions nous fonder pour notre masse architecturale initiale? R1. La Commission de la capitale nationale (CCN) ne dispose pas d'une telle étude, mais les propositions peuvent être élaborées à partir des fichiers de dessins de CAO annexés au présent addenda. Q2. Nous procédons à la sélection des trois projets à présenter dans le cadre de notre proposition. Nous avons deux projets très semblables, et un troisième grand projet comportant des bâtiments multiples qui est tout aussi solide, mais encore en chantier. Est-ce que vous envisageriez d'en tenir compte pour la DDQ ou est-ce que vous préféreriez un projet qui est achevé, mais qui ne répond pas à tous les critères comme le ferait celui en cours? R2. Le proponent doit présenter trois (3) exemples de projets achevés en grande partie au cours des dix (10) dernières années, comparables au projet pour le terrain de la bibliothèque sur le plan de l'échelle, de la complexité et des exigences techniques. Les exigences techniques sont énoncées à la section 6.3.1.2 b). Une composante d'un projet à phases multiples, comparable au projet de la parcelle de bibliothèque du point de vue de l'échelle, de la complexité et des exigences techniques, peut être acceptée comme exemple de projet.



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ADDENDUM #5	ADDENDA N° 5
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-1
Date : 17 December 2020	Date : 17 décembre 2020
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents (RFQ):	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification (DDQ) :
<u>Questions and answers:</u> Q1. Can the NCC confirm that any firms involved with the previous RFP process for LeBreton Flats are not considered as having a conflict of interest with respect to participating in this RFP. A1. Any firms involved with the previous 2015 RFP process for LeBreton Flats are not considered as having a conflict of interest with respect to participating in the procurement process for the Library Parcel. Q2. Can the NCC clarify if there is a conflict of interest with firms who have worked for the NCC or other third party on the Subject Site in the past? ie: if a consultant is currently participating in the LeBreton Flats Master Concept Plan with the NCC on the Subject Site, would that preclude them from participating in the ultimate development as part of a private sector development team? A2. The firms involved in the LeBreton Flats Master Concept Plan (MCP) development process are not automatically precluded from participating in future procurement processes relating to LeBreton. Specific questions in this regard should be submitted to the competition email address for assessment through a commercially confidential request. When making a determination of whether or not there is a real or perceived conflict of interest or	<u>Questions et réponses :</u> Q1. La CCN peut-elle confirmer que les entreprises qui ont participé au processus de DP précédent pour les Plaines LeBreton ne sont pas considérées comme étant en conflit d'intérêts du fait qu'elles participent à la présente DP? R1. Les entreprises qui ont participé au processus de DP de 2015 pour les Plaines LeBreton ne sont pas considérées comme étant en conflit d'intérêts en ce qui concerne leur participation au processus d'approvisionnement relatif au terrain de la bibliothèque. Q2. La CCN peut-elle confirmer qu'il n'existe aucun conflit d'intérêts avec les entreprises qu'elle a embauchées par le passé ou avec toute autre tierce partie en ce qui a trait au site en question? Par exemple : si actuellement un consultant prend part à la conception du plan directeur conceptuel des plaines LeBreton avec la CCN, concernant le site en question, lui est-il interdit, de ce fait, de prendre part à la réalisation en tant que telle avec son équipe de conception du secteur privé? R2. Les entreprises qui participent à la conception du plan directeur conceptuel des plaines LeBreton ne sont pas automatiquement exclues des processus d'approvisionnement futurs liés aux plaines LeBreton. Toute question à cet égard doit être envoyée à l'adresse électronique du concours afin que celle-ci soit examinée dans le cadre d'une demande commerciale confidentielle.



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unfair advantage, the NCC may consider the following non-exhaustive list of factors: i. the form and content of the current or future procurement processes; ii. the type of information shared by the NCC with the firm, and the continued relevance and accuracy of that information; iii. the role, if any, of the firm in preparing the current or future procurement processes; iv. the role of the firm within a proponent's team in the current or future procurement processes. Q3. Is there additional information available at this stage of the RFQ with respect to CMHC's contribution to the FLI program funding? Specifically, is there a link to the number of residential units provided within the submission which are geared towards affordable as it relates to the proponent's land value discount? A3. The potential \$30M in support offered by CMHC via the Federal Lands Initiative (FLI) is linked to the achievement of social outcomes including affordability, energy efficiency and accessibility. In the case of affordability, the requirement pertains to the number of affordable units and the depth of affordable rent for which the units are offered. The minimum requirements of the FLI maintain that at least 30% of the total units, which equates to at least 180 units of the minimum 600 residential units required, must be affordable at a rate of less than 80% of Median Market Rent for at least 25 years. If a project exceeds FLI's minimum requirements, greater support may be available, up to the \$30M maximum. Please refer to the Land Value Discount Calculator appended to this addendum for a better understanding of the funding calculation.	Au moment de déterminer s'il existe un conflit d'intérêts réel ou perçu ou un avantage injuste, la CCN peut notamment tenir compte des facteurs suivants : i. la forme et le contenu des processus d'approvisionnement actuels ou futurs; ii. le type d'information communiquée par la CCN à l'entreprise, si cette information est toujours pertinente et exacte; iii. l'éventuel rôle de l'entreprise dans la préparation des processus d'approvisionnement actuels ou futurs; iv. le rôle de l'entreprise au sein de l'équipe d'un proposant dans les processus d'approvisionnement actuels ou futurs. Q3. Y a-t-il d'autres renseignements, à cette étape de la DDQ, à propos de la contribution de la SCHL au financement du programme de l'Initiative des terrains fédéraux (ITF)? Plus précisément, y a-t-il un lien entre le nombre d'unités résidentielles incluses dans la présentation qui sont axées sur le caractère abordable et la remise sur la valeur du terrain au proposant? R3. Jusqu'à 30 millions de dollars sont offerts par la SCHL dans le cadre de l'ITF à conditionnellement à certains résultats sociaux, incluant l'abordabilité, l'efficacité énergétique et l'accessibilité. Pour ce qui est de l'abordabilité, ce financement dépend notamment du nombre de logements abordables et de la mesure dans laquelle le loyer de ces logements sera abordable. Selon les exigences minimales de l'ITF, au moins 30 % des logements, soit au moins 180 logements, sur un total d'au moins 600, doivent être abordables, et le loyer demandé doit être inférieur à 80 % du loyer médian du marché pour une durée d'au moins 25 ans. Si un projet va au-delà des exigences minimales prévues par l'ITF, la contribution peut être augmentée jusqu'à concurrence du 30 million de dollars. Pour mieux comprendre le calcul du financement, veuillez consulter le calculateur de réduction sur le prix des terrains joint au présent addenda.
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ADDENDUM #6	ADDENDA N° 6
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-1
Date : 18 December 2020	Date : 18 décembre 2020
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents (RFQ):	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification (DDQ) :
<u>Questions and answers:</u> Q1. Will proposals be kept confidential by the NCC and reviewing parties (is there a signed agreement)? A1. Proposals will be kept confidential and reviewing parties are required to enter into a non-disclosure agreement. Q2. Is there a site plan in CAD format available? A2. Available CAD drawing files are appended to Addendum 4 currently posted on the NCC website. Please consult https://ncc-ccn.gc.ca/projects/library-parcel-development Q3. Will the bidding proponents' names be made public and if so, at what stage? A3. Per Section 4.2.2 of the RFQ, the NCC will make a public announcement of the shortlisted proponents.	<u>Questions et réponses</u> Q1. Les propositions seront-elles gardées confidentielles par la CCN et les parties chargées de l'examen (y a-t-il une entente signée?) R1. Les propositions demeureront confidentielles, et les parties chargées de l'examen devront signer une entente de non-divulgence. Q2. Un plan de site en format CAO est-il disponible ? R2. Les fichiers de dessins en CAO disponibles sont annexés à l'addenda 4 publié sur le site Web de la CCN. Consultez le lien suivant : https://ccn-ncc.gc.ca/projets/amenagement-du-terrain-de-la-bibliotheque. Q3. Les noms des proposants seront-ils rendus publics et, le cas échéant, à quelle étape? R3. Conformément à la section 4.2.2 de la DDQ, la CCN fera une annonce publique des proposants qualifiés.



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ADDENDUM #7	ADDENDA N° 7
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-01
Date : December 22, 2020	Date : Le 22 décembre 2020
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents (RFQ):	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification (DDQ) :
Amendments to the Request for Qualifications	Modifications à la demande de qualification
1. The section entitled Summary Key Information, Enquiries, the deadline is updated to read: noon, EST on January 15, 2021.	1. Dans la section intitulée Sommaire des renseignements clés, Demandes de renseignements, la date limite est mise à jour pour se lire comme suit : midi (HNE), le 15 janvier 2021.
2. The section entitled Summary Key Information, Proposal Submission Deadline, the deadline is updated to read: noon, EST on February 8, 2021.	2. Dans la section intitulée Sommaire des renseignements clés, Date limite de soumission des DDQ, la date limite est mise à jour pour se lire comme suit : midi (HNE), le 8 février 2021.
3. Section 5.0 Proposal Preparation Instructions, 5.1 Process a) the date to request epostConnect conversation is updated to read: noon, EST on January 28, 2021.	3. Dans les sections 5.0 Instructions pour la préparation de la proposition et 5.1 a) Processus, la date limite pour demander l'ouverture d'une conversation Connexion postel est mise à jour pour se lire comme suit : midi (HNE), le 28 janvier 2021.
4. Section 5.2 Proposed Submission Deadline, the deadline is updated to read: noon, EST on February 8, 2021.	4. Dans la section 5.2 intitulée Date limite de soumission des propositions, la date limite est mise à jour pour se lire comme suit : midi (HNE), le 8 février 2021.
5. Section 7.0 Anticipated Procurement Schedule, End of Enquiry Period, the deadline is updated to read: noon, EST on January 15, 2021.	5. Dans la section 7.0 intitulée Calendrier d'approvisionnement prévu, Fin de la période d'enquête, la date limite est mise à jour pour se lire comme suit : midi (HNE), le 15 janvier 2021.
6. Section 7.0 Anticipated Procurement Schedule, End of period to request epost Connect	6. Dans la section 7.0 intitulée Calendrier d'approvisionnement prévu, Date limite pour demander



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conversation, the deadline is updated to read: noon, EST on January 28, 2021. 7. Section 7.0 Anticipated Procurement Schedule Proposal Submission Deadline, the deadline is updated to read: noon, EST on February 8, 2021. 8. Section 7.0 Anticipated Procurement Schedule, Proposal Evaluation Completion, the dates are updated to read: February 2021 to March 2021. 9. Section 10.0 Enquiries, the deadline is updated to read: noon, EST on January 15, 2021. All other details in the Request for Qualifications remain the same. <u>Questions and answers:</u> Q1. Would the NCC/ CMHC please consider extending the submission deadline of Jan 15th to end of February 2021? We are engaging with several potential team members that have been significantly impacted by COVID restrictions and shut downs. Please note some of our team members are in the Province of Quebec and are unduly impacted by the shut down until January 11th with possible extension further if the COVID curve is not flattened. Flexibility provided to bidders due to COVID fatigue would be greatly appreciated and ensure more prolific submissions. In our humble opinion, and in an effort to bring forward the best possible consortium we respectfully request an RFQ submission date of Feb 28th, 2021. A1. The closing date to submit proposals has been extended in this Addendum as reflected in the Amendments to the RFQ above.	l'ouverture d'une conversation Connexion postel, la date limite est mise à jour pour se lire comme suit : midi (HNE), le 28 janvier 2021. 7. Dans la section 7.0 intitulée Calendrier d'approvisionnement prévu, Date limite de soumission des propositions, la date limite est mise à jour pour se lire comme suit : midi (HNE), le 8 février 2021. 8. Dans la section 7.0 intitulée Calendrier d'approvisionnement prévu, Évaluation des propositions, les dates sont mises à jour pour se lire comme suit : de février 2021 à mars 2021. 9. Dans la Section 10.0 intitulée Demandes de renseignements, la date limite est mise à jour pour se lire comme suit : midi (HNE), le 15 janvier 2021. Tous les autres détails de la demande de qualification demeurent les mêmes. <u>Questions et réponses</u> Q1. Est-ce que la CCN et la SCHL envisageraient de reporter la date limite de soumission du 15 janvier à la fin de février 2021? Nous collaborons avec plusieurs membres potentiels de l'équipe qui ont été grandement touchés par les restrictions et les fermetures liées à la COVID. Veuillez noter que certains membres de notre équipe se trouvent dans la province de Québec et sont indûment touchés par la fermeture jusqu'au 11 janvier, avec une possibilité de prolongation si la courbe du COVID n'est pas aplatie. En raison de la fatigue de la COVID, les proposants seraient très heureux de disposer d'une certaine souplesse afin d'être en mesure de présenter de propositions plus étoffées. À notre humble avis, et dans un effort pour présenter la candidature du meilleur consortium possible, nous demandons respectueusement que la date de soumission des demandes de qualification soit reportée au 28 février 2021. R1. La date limite de présentation des propositions a été reportée dans le présent addenda, comme l'indiquent les modifications à la DDQ ci-dessus.
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Q2. With regards to the evaluation criteria, is it possible to gain greater granularity as it relates to point allocation and weighting across the evaluated components so as to table most comprehensive experience projects? A2. Section 6.3.1 offers the necessary details to the proponent to elaborate a proposal and have a good understanding of the importance of the requirements through the allocation of points across the rated requirements. Q3. Would you kindly confirm that upon short listing of Proponents through the RFQ process the RFP solicitation will be net new and unencumbered or limited by composition of team for the purposes of the RFP submission? <i>Proponent's clarification:</i> The question hopes to confirm that should a proponent be selected to participate in the RFP process this team will have the latitude to add additional parties to the team if required to satisfy RFP expertise that has yet to be known. Simply put, bidder will be allowed to grow the team to satisfy requirements. A3. Changes to a proponent's team will be permitted subject NCC approval as per Section 12.15 of the RFQ.	Q2. En ce qui concerne les critères d'évaluation, est-il possible d'obtenir plus de précisions en ce qui a trait à la répartition des points et à la pondération entre les composantes évaluées afin de présenter le mieux possible l'expérience acquise dans le cadre des projets réalisés? R2. La section 6.3.1 offre au proposant tous les détails nécessaires pour élaborer une proposition et bien comprendre l'importance des exigences en se basant sur l'attribution de points entre les exigences cotées. Q3. Auriez-vous l'obligeance de confirmer qu'après la qualification des proposants dans le cadre du processus de demande de qualification, la demande de propositions sera nette, nouvelle et non grevée ou limitée par la composition de l'équipe aux fins de présentation de la proposition de la DP? <i>Précisions concernant la question du proposant :</i> La question vise à confirmer que si un proposant est choisi pour participer au processus de demande de propositions (DP), il disposera de la latitude nécessaire pour ajouter d'autres parties à son équipe, au besoin, afin d'être en mesure de satisfaire à des exigences en matière d'expertise figurant dans la DP qui ne sont pas encore connues. En termes simples, le proposant sera autorisé à ajouter des membres à l'équipe pour répondre aux exigences. R3. Les modifications apportées à la composition de l'équipe d'un proposant seront autorisées sous réserve de l'approbation de la CCN conformément à la section 12.15 de la demande de qualification.
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ADDENDUM #8	ADDENDA N° 8
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-01
Date: January 15, 2021	Date : 15 janvier 2021
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents (RFQ):	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification (DDQ) :
<u>Amendment to the Request for Qualifications</u>	<u>Modifications à la demande de qualification</u>
1. Section 5.0 Proposal Preparation Instructions, Item 5.1 a) Process, please refer to Appendix A to this addendum for guidance on the process for submitting proposals through epost Connect. <u>Questions and answers:</u> Q1. Our team would like to secure access to complete site encumbrances for the library parcel. As per the RFQ Page 10, Item 2.3.3 Encumbrances states the following <i>"It is understood that these municipal works can be built over, subject to the City of Ottawa's review and approval"</i>. For our team to properly assess the affordability of building over and around these services it is important for us to know the As-built details of these services. i.e. sizes, profiles, elevations, inverts, specific setbacks from property lines etc. Please provide this information as these specifications will enable the proper calculation of possible density and associated build out costs. A1. Proponents are encouraged to conduct their own due diligence and seek out the information they feel is required in order to submit a proposal.	1. Section 5.0 Instructions pour la préparation de la proposition, point 5.1 a) Processus : veuillez consulter l'annexe A de cet addenda pour obtenir des conseils sur le processus de dépôt d'une proposition au moyen de Connexion postel. <u>Questions et réponses :</u> Q1. Notre équipe aimerait obtenir l'accès aux charges complètes du site pour le terrain de la bibliothèque. Voici ce qui est énoncé à la page 10 de la DDQ, au point 2.3.3 Charges : <i>Il est entendu qu'il est possible de construire au-dessus de ces ouvrages municipaux, sous réserve de l'examen et approbation par la Ville d'Ottawa des plans.</i> Pour que notre équipe puisse évaluer adéquatement l'abordabilité de la construction d'ouvrages sur ces services et autour d'eux, il est important que nous connaissions les détails de ces services existants, c.-à-d. tailles, profils, élévations, inversions, retraits particuliers par rapport aux limites de propriété, etc. Veuillez fournir ces renseignements, car ces spécifications nous permettront de calculer adéquatement la densité possible et les coûts de construction connexes. R1. Les proposants sont invités à exercer leur propre diligence raisonnable et à obtenir les renseignements qu'ils jugent nécessaires pour déposer une proposition.
	Les renseignements sur les charges et les versions



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Information on encumbrances and redacted versions of relevant unregistered agreements will be shared with shortlisted proponents at the RFP stage. At this time, proponents can refer to Appendix D- Infrastructure and Encumbrances Affecting the Subject Site of the RFQ document.	caviardées des ententes non enregistrées pertinentes seront communiqués aux proposants qualifiés à l'étape de la DP. Pour le moment, les proposants peuvent consulter l'annexe D – Infrastructures et charges affectant le Site visé de la DDQ.
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APPENDIX A to ADDENDUM #8	APPENDICE A DE L'ADDENDA N° 8
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-01
Date: January 15, 2021	Date : 15 janvier 2021
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents (RFQ):	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification (DDQ) :

Le français suit.

This appendix is intended to provide proponents with general guidance on the process for submitting proposals to the NCC through epost Connect. It is not intended to provide technical support for using the service. You may contact Canada Post's epost Connect Support and/or refer to the epost Connect Participant Guide produced by Canada Post Corporation for instructions on your role as a participant in using the epost Connect service, including how to open a conversation and post messages using epost Connect.

Step 1 - Notify the NCC via email that you intend to submit a proposal using epost Connect by noon, EST on January 28, 2021

You must send an email to the NCC's competition email building-batir.lebreton@ncc-ccn.ca requesting to open an epost Connect conversation. We will use the email address of the requestor unless stated otherwise. It is best to send as early as possible, and in any case, no later than January 28, 2021 in order to ensure a response.

Proposals must be received no later than 12 Noon, EST on February 8, 2021, the submission deadline. Proposals will not be considered after the submission deadline even if technical difficulties are encountered. Proponents are encouraged not to wait to the last minute to submit their proposal.

Step 2 - Check your email for the epost Connect notification

After the NCC has received your email message, an epost Connect conversation will be initiated using the email address you provided. Once this conversation is initiated it will generate an email with a message notice from the building-batir.lebreton@ncc-ccn.ca epost Connect account. The first time you receive an epost Connect message, you access by clicking the green **Access the Message** button within the email. This action will activate the epost Connect session between your email address and your Canada Post account.

In order to complete the process, you must click on the **Access the Message** button. This will take you to the online portal for the epost Connect service. You can create a username and password at no cost, if you do not already have an epost Connect (Canada Post) account. When you have filled out the fields and clicked on the **Continue** button, you will be taken directly to your Connect Inbox where our message will be waiting.



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If you do not see an epost email in your regular email in-box, it is recommended that you check the junk folder, in the event it may have been sent there by your system settings. You may also wish to discuss these settings with your organization's IT department.

Step 3 - Submit your proposal document(s) to the NCC

When submitting your proposal document(s) to the NCC, please follow the instructions below:

- 1) You will see a message from the NCC's competition email in the epost Connect inbox. Click on the "Name" of the conversation.
- 2) The message will open up. To view the full contents of the message, click on the **More** link.
- 3) To send the NCC your proposal, click on the **Post Message** button.
- 4) Enter text to indicate you are attaching your proposal for the Building LeBreton – Library Parcel RFQ. Attach your proposal document(s). Click the **Submit** button.

Once you have submitted your proposal, you will be able to see a record of your submission by the epost Connect date and time stamp.

Step 4 - Acknowledgement of receipt

The NCC will provide an acknowledgement message through ePost Connect to confirm receipt of the message and attachment(s).

If you experience technical difficulties with the epost Connect service, you can contact the epost Connect Customer Service at 1-877-376-1212 (available 24 hours a day).

La présente annexe vise à fournir aux proposant des conseils généraux sur le processus de dépôt d'une proposition à la CCN au moyen de Connexion postal. Elle ne vise pas à fournir un soutien technique pour l'utilisation du service. Vous pouvez communiquer avec le service de soutien Connexion postal de Postes Canada ou consulter le Guide du participant Connexion postal produit par la Société canadienne des postes pour obtenir des instructions sur votre rôle en tant que participant dans l'utilisation du service Connexion postal, y compris la façon d'ouvrir une conversation et de publier des messages à l'aide de Connexion postal.

Étape 1 – Aviser la CCN par courriel de votre intention de déposer une proposition au moyen de Connexion postal d'ici midi (HNE) le 28 janvier 2021

Vous devez envoyer un courriel à l'adresse électronique du concours de la CCN building-batir.lebreton@ncc-ccn.ca pour demander d'ouvrir une conversation Connexion postal. Nous utiliserons l'adresse électronique du demandeur, sauf indication contraire. Il est préférable de l'envoyer le plus tôt possible, et dans tous les cas, au plus tard le 28 janvier 2021, afin de pouvoir obtenir une réponse.

Les propositions doivent être reçues au plus tard à midi (HNE) le 8 février 2021, date limite de dépôt. Les propositions ne seront pas prises en considération après la date limite de dépôt, même en cas de difficultés techniques. Les proposant sont invités à ne pas attendre à la dernière minute pour déposer leur proposition.

Étape 2 – Vérifier vos courriels pour voir si vous avez reçu l'avis Connexion postal

Une fois que la CCN aura reçu votre courriel, une conversation Connexion postal sera lancée à l'adresse électronique que vous avez fournie. Une fois cette conversation lancée, un avis sera envoyé par courriel à partir du compte Connexion postal de building-batir.lebreton@ncc-ccn.ca. La première fois que vous recevez un message Connexion postal, vous y accédez en cliquant sur le bouton vert **Accéder au message** dans le courriel. Cette action activera la session Connexion postal entre votre adresse électronique et votre compte de Postes Canada.

Pour compléter le processus, vous devez cliquer sur le bouton **Accéder au message**. Cette action vous mènera au portail en ligne du service Connexion postal. Vous pouvez créer un nom d'utilisateur et un mot de passe sans frais, si vous n'avez pas déjà de compte Connexion postal (Postes Canada). Lorsque vous aurez rempli les champs et cliqué sur le bouton **Continuer**, vous serez dirigé directement vers votre boîte de réception Connexion où notre message sera en attente.

Si vous ne voyez pas de courriel postal dans votre boîte de réception habituelle, il est recommandé de vérifier le dossier de pourriels, au cas où il y aurait été envoyé par vos paramètres de système. Vous pourriez également vouloir discuter de ces paramètres avec le service de TI de votre organisation.

Étape 3 – Déposer vos documents de proposition à la CCN

Lorsque vous déposez vos documents de proposition à la CCN, veuillez suivre les directives ci-dessous :

- 5) Vous verrez un message du courriel du concours de la CCN dans la boîte de réception Connexion postal. Cliquez sur le « Nom » de la conversation.
- 6) Le message s'ouvrira. Pour voir le contenu complet du message, cliquez sur le lien **Plus**.
- 7) Pour envoyer votre proposition à la CCN, cliquez sur le bouton **Afficher un message**.
- 8) Saisissez le texte pour indiquer que vous joignez votre proposition dans le cadre de Bâtir LeBreton – DDQ pour le terrain de la bibliothèque. Joignez vos documents de proposition. Cliquez sur le bouton **Soumettre**.

Une fois que vous aurez déposé votre proposition, un timbre horodateur de Connexion postal s'affichera comme preuve de votre dépôt.

Étape 4 – Accusé de réception

La CCN enverra un accusé de réception dans Connexion postel pour confirmer la réception du message et des pièces jointes.

Si vous éprouvez des difficultés techniques avec le service Connexion postel, vous pouvez communiquer avec le Service à la clientèle de Connexion postel au 1-877-376-1212 (disponible 24 heures sur 24).

ADDENDUM #9	ADDENDA N° 9
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-01
Date: January 21, 2021	Date : 21 janvier 2021
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents (RFQ):	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification (DDQ) :
Other than for commercially confidential inquiries, the NCC wishes to remind proponents that the deadline for submitting questions was 12 Noon EST, local (Ottawa, Ontario) time, January 15, 2021. Questions submitted after this time will not be answered.	Sauf pour les demandes de renseignements commercialement confidentielles, la CCN souhaite rappeler aux proposants que la date limite pour soumettre leurs questions était le 15 janvier 2021, 12 h (HNE), heure locale (Ottawa, Ontario). Aucune réponse ne sera donnée aux questions soumises après cette échéance.
<u>Questions and answers:</u> Q1. Our team would like to secure the City Geotech survey/ report for the library parcel, the City Plans for sewer easement onsite and the City Geotech for Pimisi station. A1. For City of Ottawa related information, please email Andrew McCreight at Andrew.McCreight@ottawa.ca . Q2. Will selected proponent be allowed to use "Trail road" with zero tipping fee for decontamination purposes? A2. The use and tipping fees for Trail Road Landfill is outside the authority of the NCC. For related questions, please contact the City of Ottawa. Q3. Will the selected proponent be able to offset remediation expenses with brownfield program? A3. It is the proponent's responsibility to secure the necessary funding for remediation and the NCC cannot comment on the availability of a municipal program.	<u>Questions et réponses :</u> Q1. Notre équipe aimerait obtenir l'étude/le rapport géotechnique de la Ville pour le terrain de la bibliothèque, les plans de la Ville pour la servitude d'égout sur place et le rapport géotechnique de la Ville pour la station Pimisi. R1. Pour de plus amples renseignements en lien avec la Ville d'Ottawa, veuillez envoyer un courriel à Andrew McCreight à l'adresse Andrew.McCreight@ottawa.ca . Q2. Le proponent retenu sera-t-il autorisé à utiliser le « chemin Trail » sans frais de déversement à des fins de décontamination? R2. Les frais d'utilisation et de déversement pour la décharge contrôlée du chemin Trail ne relèvent pas de la CCN. Pour toute question connexe, veuillez communiquer avec la Ville d'Ottawa. Q3. Le proponent retenu sera-t-il en mesure de compenser les dépenses liées à l'assainissement des sites contaminés avec le Programme de réaménagement des friches industrielles? R3. Il incombe au proponent d'obtenir le financement nécessaire pour les travaux d'assainissement et la CCN ne peut commenter sur la disponibilité d'un programme municipal.



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ADDENDUM #10	ADDENDA N° 10
Building LeBreton - RFQ Library Parcel	Bâtir LeBreton – DDQ pour le terrain de la bibliothèque
NCC file: MRED-2020-01	Dossier de la CCN : MRED-2020-01
Date : April 16, 2021	Date : Le 16 avril 2021
The following shall be read in conjunction with and shall form an integral part of the Request for Qualifications documents (RFQ):	Ce qui suit doit être interprété comme faisant partie intégrante des documents de la demande de qualification (DDQ) :
Amendments to the Request for Qualifications 1. In Section 4.2.2, paragraph 2 is updated to read: Results of the evaluation committee's review will be presented to the NCC's Board of Directors for information. The highest ranked proponents (up to five proponents) will be shortlisted to participate in Stage 2 of the procurement process. Following a presentation to the Board of Directors, the NCC will make a public announcement of the shortlisted proponents. 2. In Section 7.0, Anticipated Procurement Schedule, Stage 2 - Request for Proposals, Proposal Submission Deadline, the timeline is updated to read: August 2021.	Modifications à la demande de qualification 1. Dans la Section 4.2.2, l'alinéa 2 est mis à jour pour se lire comme suit : Les résultats de l'examen du comité d'évaluation seront présentés au conseil d'administration de la CCN pour l'informer des proposants qualifiés. Au plus cinq proposants, ceux ayant obtenu le score le plus élevé, seront qualifiés pour l'étape 2 du processus d'approvisionnement. À la suite d'une présentation au conseil d'administration, la CCN fera une annonce publique des proposants qualifiés. 2. Dans la Section 7.0, Calendrier d'approvisionnement prévu, Étape 2 – Demande de propositions, Date limite de soumission de propositions, le calendrier est mis à jour pour se lire comme suit : Août 2021.



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