

2. City Priorities for Community Benefits at LeBreton Flats and Funding Approaches for City-Owned Facilities

Priorités de la Ville quant aux avantages communautaires des plaines LeBreton et aux modes de financement des installations municipales

Committee recommendations

That Council:

- 1. Receive this update on community benefits at LeBreton Flats, including the proposed City priorities;**
- 2. Direct Manager of Parks and Facilities Planning of the Recreation, Cultural and Facility Services (RCFS) Department to assess the funding approach for the municipal park and community building within LeBreton Flats, including the possible introduction of area-specific Development Charges or area-specific levies and to report back to Committee and Council on this assessment by no later than Q2 2022;**
- 3. Direct the Director of Children's Services of the Community and Social Services (CSS) Department to develop a needs assessment for a not-for-profit childcare facility at LeBreton Flats and to report back to Committee and Council with an implementation plan no later than Q2 2022;**
- 4. Direct the Director of Housing of the Community and Social Services (CSS) Department to develop a feasible approach to municipal contributions to the delivery of affordable housing within LeBreton Flats and report back to Committee and Council no later than Q2 2022; and**
- 5. Direct the Director of Economic Development and Long Range Planning of the Planning, Infrastructure and Economic Development (PIED) Department to review funding strategies including the possible introduction of area-specific Development Charges or area-specific levies for public realm, infrastructure and other investments within the National Capital Commission's (NCC's) LeBreton Flats Master**

Concept Plan area, that the City owns or would assume following construction, and to consult with the NCC and to report back with options by no later than Q2 2022.

Recommandations du Comité

Que le Conseil :

- 1. prenne acte de la présente mise à jour sur les avantages communautaires des plaines LeBreton, notamment des priorités proposées par la Ville;**
- 2. demande au gestionnaire, Planification des parcs et des installations, Direction générale des loisirs, de la culture et des installations (DGLCI), d'évaluer le mode de financement pour le parc municipal et le bâtiment communautaire des plaines LeBreton, notamment le possible recours aux redevances d'aménagement ou aux impôts propres à un secteur, et en rendre compte au Comité et au Conseil au plus tard au deuxième trimestre de 2022;**
- 3. demande au directeur, Services à l'enfance, Direction générale des services sociaux et communautaires (DGSSC), de procéder à une évaluation des besoins concernant un service de garde d'enfants à but non lucratif sur les plaines LeBreton, et soumettre le plan de mise en œuvre au Comité et au Conseil au plus tard au deuxième trimestre de 2022;**
- 4. demande à la directrice, Services du logement, Direction générale des services sociaux et communautaires (DGSSC), de proposer une approche réaliste concernant la contribution de la Ville à l'offre de logements abordables sur les plaines LeBreton, et en rendre compte au Comité et au Conseil au plus tard au deuxième trimestre de 2022;**
- 5. demande au directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique (DGPIDE), d'analyser les stratégies de financement du plan directeur conceptuel des plaines LeBreton de la Commission de la capitale nationale (CCN), notamment le possible recours aux redevances d'aménagement ou aux impôts propres à un**

secteur pour le domaine public, les infrastructures et d'autres investissements de la Ville ou dont la Ville prendra possession suivant leur construction, puis après consultation avec la CCN, présenter les options au plus tard au deuxième trimestre de 2022.

Documentation/Documentation

1. Report from the Director, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated August 24, 2021 (ACS2021-PIE-EDP-0032)

Rapport du Directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 24 août 2021 (ACS2021-PIE-EDP-0032)

2. Extract of draft Minutes, Planning Committee, September 23, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 23 septembre 2021

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
September 23, 2021 / 23 septembre 2021**

**and Council / et au Conseil
October 13, 2021 / 13 octobre 2021**

**Submitted on August 24, 2021
Soumis le 24 août 2021**

**Submitted by
Soumis par:
Don Herweyer,
Director / Directeur**

**Economic Development and Long Range Planning / Développement économique
et Planification à long terme**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: SOMERSET (14)

File Number: ACS2021-PIE-EDP-0032

**SUBJECT: City Priorities for Community Benefits at LeBreton Flats and Funding
Approaches for City-Owned Facilities**

**OBJET: Priorités de la Ville quant aux avantages communautaires des
plaines LeBreton et aux modes de financement des installations
municipales**

REPORT RECOMMENDATIONS

That the Planning Committee recommend that Council:

1. Receive this update on community benefits at LeBreton Flats, including the proposed City priorities;
2. Direct Manager of Parks and Facilities Planning of the Recreation, Cultural and Facility Services (RCFS) Department to assess the funding approach for the municipal park and community building within LeBreton Flats, including the possible introduction of area-specific Development Charges or area-specific levies and to report back to Committee and Council on this assessment by no later than Q2 2022;
3. Direct the Director of Children's Services of the Community and Social Services (CSS) Department to develop a needs assessment for a not-for-profit childcare facility at LeBreton Flats and to report back to Committee and Council with an implementation plan no later than Q2 2022;
4. Direct the Director of Housing of the Community and Social Services (CSS) Department to develop a feasible approach to municipal contributions to the delivery of affordable housing within LeBreton Flats and report back to Committee and Council no later than Q2 2022; and
5. Direct the Director of Economic Development and Long Range Planning of the Planning, Infrastructure and Economic Development (PIED) Department to review funding strategies including the possible introduction of area-specific Development Charges or area-specific levies for public realm, infrastructure and other investments within the National Capital Commission's (NCC's) LeBreton Flats Master Concept Plan area, that the City owns or would assume following construction, and to consult with the NCC and to report back with options by no later than Q2 2022.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil ce qui suit :

1. prendre acte de la présente mise à jour sur les avantages communautaires des plaines LeBreton, notamment des priorités proposées par la Ville;

2. **demander au gestionnaire, Planification des parcs et des installations, Direction générale des loisirs, de la culture et des installations (DGLCI), d'évaluer le mode de financement pour le parc municipal et le bâtiment communautaire des plaines LeBreton, notamment le possible recours aux redevances d'aménagement ou aux impôts propres à un secteur, et en rendre compte au Comité et au Conseil au plus tard au deuxième trimestre de 2022;**
3. **demander au directeur, Services à l'enfance, Direction générale des services sociaux et communautaires (DGSSC), de procéder à une évaluation des besoins concernant un service de garde d'enfants à but non lucratif sur les plaines LeBreton, et soumettre le plan de mise en œuvre au Comité et au Conseil au plus tard au deuxième trimestre de 2022;**
4. **demander à la directrice, Services du logement, Direction générale des services sociaux et communautaires (DGSSC), de proposer une approche réaliste concernant la contribution de la Ville à l'offre de logements abordables sur les plaines LeBreton, et en rendre compte au Comité et au Conseil au plus tard au deuxième trimestre de 2022;**
5. **demander au directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique (DGPIDE), d'analyser les stratégies de financement du plan directeur conceptuel des plaines LeBreton de la Commission de la capitale nationale (CCN), notamment le possible recours aux redevances d'aménagement ou aux impôts propres à un secteur pour le domaine public, les infrastructures et d'autres investissements de la Ville ou dont la Ville prendra possession suivant leur construction, puis après consultation avec la CCN, présenter les options au plus tard au deuxième trimestre de 2022.**

EXECUTIVE SUMMARY

Staff Recommendation

This report provides an update on community benefits that the City will prioritize within redevelopment at LeBreton Flats and makes recommendations about how they will be secured. In July 2020, staff were directed to establish an interdepartmental working group involving PIED, RCFS and CSS Departments with respect to community benefits

delivery by the City at LeBreton Flats. Staff will continue to investigate needs and implementation strategies and will report back to Council by no later than Q2 2022 on the following at LeBreton Flats:

- A funding approach, including the possible introduction of area-specific Development Charges or area-specific levies, for the municipal park and community building;
- A needs assessment for a not-for-profit childcare facility;
- Municipal contributions to the delivery of affordable housing; and
- Funding strategies, including the possible introduction of area-specific Development Charges or area-specific levies for public realm, infrastructure and other investments

Financial Implications

The recommended reviews and assessments will be completed from within existing resources.

Public Consultation/Input

Staff hosted a two-hour workshop in December 2020 with members of the LeBreton Flats Community Benefits Coalition and produced a report from which a list of community benefits was established and refined. The National Capital Commission has also formed a Public Advisory Group (PAG) including Coalition representation to enable ongoing engagement during the planning and redevelopment of federal lands within LeBreton Flats.

RÉSUMÉ

Recommandation du personnel

Le présent rapport fait le point sur les avantages communautaires prioritaires pour la Ville dans le cadre du réaménagement des plaines LeBreton et présente des recommandations pour qu'ils soient mis de l'avant. En juillet 2020, on a demandé au personnel de former un groupe de travail regroupant entre autres des représentants de la DGPIDE, de la DGLCI et de la DGSSC pour discuter de l'offre d'avantages communautaires par la Ville sur les plaines LeBreton. Le personnel poursuivra l'évaluation des besoins et l'exploration de stratégies de mise en œuvre pour les plaines

LeBreton et fera part de ses conclusions au Conseil, au plus tard au deuxième trimestre de 2022, concernant les points suivants :

- Le mode de financement, notamment le possible recours aux redevances d'aménagement ou aux impôts propres à un secteur pour le parc municipal et le bâtiment communautaire;
- L'évaluation des besoins concernant un service de garde d'enfants à but non lucratif;
- La contribution de la Ville à l'offre de logements abordables;
- Les stratégies de financement, notamment le possible recours aux redevances d'aménagement ou aux impôts propres à un secteur pour le domaine public, les infrastructures et d'autres investissements.

Répercussions financières

Les évaluations et examens recommandés seront effectués à l'aide des ressources actuelles.

Consultations publiques/Commentaires

En décembre 2020, le personnel a offert un atelier de deux heures à des membres de la Coalition des avantages communautaires des plaines LeBreton, puis a produit un rapport qui a mené à l'élaboration d'une liste élargie des avantages communautaires. Par ailleurs, la Commission de la capitale nationale a formé un groupe consultatif public (GCP) formé entre autres de représentants de la Coalition afin de favoriser la participation continue tout au long du processus de planification et de réaménagement des terres fédérales sur les plaines LeBreton.

BACKGROUND

The National Capital Commission launched its Building LeBreton redevelopment project in 2019. The community formed a group called the LeBreton Flats Community Benefits Coalition (the Coalition) and asked the NCC to consider a Community Benefits Agreement (CBA) approach to ensure that identified social outcomes will be delivered through the redevelopment. These social outcomes include affordable housing, decent work and wages, job training, meeting the needs of indigenous citizens, health services, recreation, accessibility and sustainable energy. The preferred approach by the

community is a CBA, which is a legally binding agreement, between the landowner (the NCC) and the Coalition. Obligations could be transferred to future developers. The NCC will follow a social procurement model in their land transactions at LeBreton Flats as the preferred method of securing the public benefits outlined in the targets section of the LeBreton Flats Master Concept Plan (MCP). The NCC has also formed a Public Advisory Group ([PAG](#)) including Coalition representation to ensure ongoing engagement and monitoring of project outcomes. An annual report on progress towards achieving the MCP targets will be presented to the NCC's Board of Directors starting in 2022.

City staff reported to Finance and Economic Development Committee and Council in July 2020 with a report titled "National Capital Commission's Building LeBreton redevelopment – Status Update and Principles of Engagement" ([ACS2020-PIE-GEN-0004](#)). As part of the report, staff were directed to establish an interdepartmental working group involving PIED, the RCFS and the CSS Departments to prioritize the community benefits that the City requires from the redevelopment. Staff were also directed to report on how these priorities will be secured. The motion was adopted by Council in July 2020 can be found in Document 2.

The NCC's Building LeBreton lands form part of the larger LeBreton Flats area. Through the new Official Plan, this area will form part of the "Pimisi Station and LeBreton Flats District" within the West Downtown Core Secondary Plan. The area is shown in Document 1.

DISCUSSION

The NCC is proposing a significant redevelopment on 29 hectares at LeBreton Flats with an estimated 4,000 new dwelling units, 90,000 square metres of non-residential space and 12.5 hectares of parks and open spaces. Development will occur over a thirty-year timeframe. This area is shown on the Location Map in Document 1 as the "LeBreton Flats Master Concept Plan (MCP) area". The wider "Pimisi Station and LeBreton Flats District" has seen redevelopment occur in phases over the last 15 years. Claridge Homes has built 442 dwelling units with an estimated 1,600 still to be constructed in the East Flats. Redevelopment in this area will continue over the next thirty years. The City will have a role to play in the delivery of parks, infrastructure and community services within the new community.

This redevelopment is ambitious in scope and scale and complex to deliver. To succeed in achieving the City's goals for the delivery of community facilities and other benefits, various funding mechanisms will need to be analyzed and determined. This report identifies the priorities and directs staff to initiate the study on needs and funding necessary to secure them.

The scope of the community benefits discussed in this report is limited to such matters that fall under the City's purview under the *Planning Act*. More specifically, they are community benefits that relate to the built environment which form part of the City's mandate to deliver, such as municipal parkland, public facilities, affordable housing, active transportation facilities, and support for sustainable development.

Targeted community benefits can also contribute to meeting specific targets set by the City, such as targets for housing affordability and choice to address the affordable housing homelessness crisis and emergency declared by the City in January 2020 or sustainability targets to address the Climate Emergency declared by the City in April 2019. Other social outcomes such as job training or employment readiness, while valid and desirable, are not directly related to planning for the built environment and will not be identified or prioritized as part of this exercise but will be addressed by the NCC through their procurement. Federal parks, infrastructure or public realm facilities planned to be constructed and operated by the NCC at LeBreton Flats are not identified as municipal community benefits. The purpose of this report is not to list all community benefits that the project could deliver but to identify only City-owned and operated infrastructure and facilities and set in motion the steps necessary to plan and fund them.

As directed by Council, and as described above under "Background", Economic Development Services (ED) staff established an interdepartmental working group with membership from PIED, RCFS and CSS Departments. The working group created an initial list of potential community benefits. ED staff then hosted a two-hour workshop in December 2020 with members of the Coalition. The full report on the workshop is attached in Document 3. Through the working group and the workshop, and considering the tools available through the planning process, a list of community benefits under six categories was established and refined. Staff recommend that the City prioritize the following community benefits (listed in no particular order below) within the "Pimisi Station and LeBreton Flats District":

1. Equity and Inclusion:

- Affordable Housing
- Dwelling Units for Large Households
- Space for Non-Profits (e.g. office or event space)
- Childcare Facility
- Indigenous Recognition and Presence

2. Local Economy

- Food Access
- Community Gardens

3. Sustainability and Resiliency:

- Sustainable and Resilient Site and Building Design

4. Mobility:

- Active Transportation
- Accessibility Considerations

5. Parks and Facilities:

- Municipal Park with Fields and Equipment
- Municipal Community Building
- Aquatics, Recreation or Major Events Centre

6. Public Realm:

- Minimum Tree Canopy
- Accessible Public Washrooms
- Wayfinding Signage
- Preservation, Restoration and Enhancement of Heritage Bridges and Aqueduct

At this time, City staff are not recommending interim uses on NCC-owned vacant lands (such as community gardens, public art and temporary parks). The City has development plans for some of the lands it owns in LeBreton Flats, including the Central Library at 555 Albert Street and affordable housing at 615 Albert Street. The City has also used these lands on a temporary basis for construction staging for Combined Sewage Storage Tunnel (CSST) and LRT construction. The NCC may decide to undertake interim uses (pending soil remediation status, access to servicing, etc.), but the City has not identified them as a priority.

The list within this report is not intended as a list of required outcomes, but rather as a strategic list of possible opportunities to inform roles and responsibilities for implementation. As noted above, the list identifies the City's priorities. It is not intended to curtail the goals or efforts of the NCC or any other stakeholder in achieving other desirable physical or social outcomes at LeBreton Flats.

A Community Benefits Matrix is provided in Document 4. This matrix identifies priorities and specific projects. It describes who is responsible for construction and operation, timing of delivery, City tools to secure the benefit (such as the development application review process), sources of funding (where known) and additional comments. Staff expect that over the lifetime of the project, this Matrix will be updated, and new projects will be added. It will enable staff to monitor progress throughout the development horizon.

How to Secure Community Benefits at LeBreton Flats

The City has some tools available to secure or fund its identified municipal community benefits at LeBreton Flats. The City can permit specific land uses in municipal policy or regulations, so that they may be delivered by public or private proponents. For example, the existing combination of mixed-use downtown and open space zoning at the LeBreton Flats would permit most of the community benefits within the list above. Only the Major Events Centre would require a Zoning By-law Amendment.

The City may also require the delivery of defined community benefits in policy or regulations, to be implemented through development applications and the development review process. For example, there are existing requirements in the Central Area Secondary Plan for 25 per cent of the dwelling units at LeBreton Flats to be affordable.

Additionally, there are mechanisms available to the City as part of normal development practice, such as universal accessibility, parkland dedication, and payment of

development charges to achieve community benefits. The City can require the construction of a high-quality public realm through the development review process. Development charges are collected for parks and recreation, transportation infrastructure and affordable housing to maintain a level of service for growing communities. It is anticipated that the community benefits charge currently under development to replace the provision of community benefits in exchange for height and density, under Section 37 of the *Planning Act*, will be an additional new funding source.

As part of standard development practice, cultural heritage resources designated under *Heritage Act* legislation must be conserved. For example, all alterations to the designated heritage aqueducts and the associated Ottawa Waterworks Complex infrastructure will be reviewed by staff through the heritage permit process to ensure that these important resources are appropriately conserved and enhanced; significant alterations may require approval from City Council. Heritage Planning staff are also in the process of updating the existing designation bylaw as well as developing a corresponding guidance document to outline how alterations to the Waterworks Complex can be undertaken sensitively.

There are several outcomes on the list that the City would be directly responsible to own, develop and/or maintain, including the municipal park and community building, a municipal childcare facility, the existing heritage bridges and aqueducts, and City-owned transportation infrastructure. As a result, this report makes several recommendations with respect to these facilities.

Recommendation #2 – Funding Approach for the Municipal Park and Community Building

The Secondary Plan identifies a 2.5 ha municipal park at LeBreton Flats, which is expected to cost \$6.25 million (2021 dollars) to develop. It is anticipated that 2022 Development Charge Background Study will identify the municipal park at LeBreton Flats as a District Park to be delivered after approximately 25 per cent of units in the District are constructed. The park is expected to be more costly than a typical suburban district park, given the expected intensity of use. RCFS staff intend to undertake consultation on the facility fit plan for the municipal park in Q4-2021 - Q1 2022. RCFS staff have prepared a preliminary facility fit plan (see Document 5) and anticipate that this park will include:

- Lighted Artificial Turf Sports Field

- Permanent Outdoor Skating Rink
- Basketball Court(s)
- Tennis/Pickleball Courts
- Pre-School and School Age Children's Play Areas
- Splash Pad
- Adult Fitness Area
- Shade Shelter
- Skateboard Park
- Small Off-Leash Dog Park
- Community Building
- Small Parking Lot

The City will also use the 2022 Development Charge Background Study to identify a community building (estimated at \$3 million in 2021 dollars) to be developed in the municipal park, with the goal of delivering the community building after approximately 50 per cent of units in the District are constructed. The community building would be approximately 325 square metres with washrooms, change facilities, multi-purpose program spaces and storage space.

RCFS staff continue to assess the funding approach for both the municipal park and the community building. Staff will study the possible introduction of an area-specific development charge or an area-specific levy. This is expected to occur in conjunction with the updated Development Charge By-law scheduled for 2022. RCFS staff will report back to Committee and Council on this assessment by Q2 2022.

Recommendation #3 – Needs Assessment for a Non-profit Childcare Facility

Childcare services play an important role in children's development and provide valuable supports to families with young children. Investing in these programs is essential for the well-being of children and families and that of the entire community. The City is committed to ensuring that all children and families in Ottawa have access to

a range of high-quality, inclusive, and affordable childcare services to give their children the best possible start in life.

CSS staff have expressed an interest in developing or supporting the development of a non-profit childcare facility at LeBreton Flats, potentially in a middle or late phase of development (i.e., 10 to 20 years in the future). To pursue this concept further, staff will undertake a needs assessment. Staff will report back to Committee and Council on this assessment by no later than Q2 2022.

Recommendation #4 – City Contributions to Affordable Housing at LeBreton Flats

Affordable housing for all residents is the fundamental building block of a healthy and livable community and remains a priority for the City. The Official Plan policies contribute to improving the supply of affordable housing in concert with other City initiatives to support the construction of affordable units and by working with partners such as the NCC.

The draft Pimisi Station and LeBreton Flats District of the West Downtown Core Secondary Plan contains the following text:

In support of the City's commitment to prioritize affordable housing throughout the City and acknowledging the affordable housing goals set out in the East Flats and in the NCC's LeBreton Flats Master Concept Plan to ensure 25 per cent of units as affordable, the City shall work in collaboration with the developers and the NCC to:

- a) Seek partnerships with the not-for-profit housing sector to contribute to the delivery of affordable housing within LeBreton Flats; and
- b) Implement multilateral strategies to support the inclusion of affordable rental units within market residential and mixed-use developments; and
- c) Explore options for conveyance of land to not-for-profit housing sector partners at low or nominal cost for the purpose of constructing affordable rental housing, with the primary focus being provision of units at deeper affordability levels and/or for housing where ongoing supportive services are required; and
- d) Confirm through implementation of plan of subdivision and/or site plan conditions, that the affordability target of 25 per cent of units will be adequately achieved in accordance with the City of Ottawa definitions for affordability, as set out in the

Official Plan and the 10-year Housing and Homelessness Plan, and that each phase may contribute at varying rates towards the achievement of the overall target.

Community and Social Services (CSS), Housing Branch, staff will work together with NCC staff to develop a feasible approach for contributing to the delivery of affordable housing units within LeBreton Flats. The approach will examine a variety of options such as grants in lieu of development charges, school board charges and building permit fees or a Community Improvement Plan using tax incremental financing. Staff will report back to Committee and Council no later than Q2 2022 with these options.

Recommendation #5 – Exploration of Funding Strategies for Public Realm, Infrastructure and Other Investments

An analysis of community benefits that the City would require through the planning process is intertwined with public realm, infrastructure and other investments within the development itself. In discussions with the NCC, funding commitments were raised for matters such as affordable housing, aqueduct repairs, active transportation facilities (such as multi-use pathways), collector sewer relocation, and additional parkland. Some of these matters may be eligible for funding through development charges if they are City-wide benefits. Some may be more appropriate for area-specific development charges or area-specific levies. It is expected that local roads, services and other improvements (such as privately-owned public space or POPS) within the redevelopment area will be funded by developers. Staff are recommending that funding strategies for public realm, infrastructure and other investments identified within the NCC's LeBreton Flats Master Concept Plan, that the City owns or would assume following construction, be studied, and that options for funding approaches be developed in consultation with the NCC. Staff are recommending this occur in 2021 so that staff may report back to Council by Q2 2022.

The NCC's LeBreton Flats Master Concept Plan includes a commitment to ongoing communication and annual reporting on targets including enhancing social infrastructure, supporting universal accessibility, building safe active transportation connections, maximizing green space, and targeting carbon neutral development. Many of the community benefits in the Matrix would be subject to this monitoring and reporting.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

A workshop was held in December 2020 with City staff and members of the LeBreton Flats Community Benefits Coalition. The participants have been notified of the recommendations of this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor McKenney provided the following comment:

"I'm encouraged to see the results of the Interdepartmental Working Group's work on identifying potential community benefits and exploring how they can be provided through the redevelopment of LeBreton Flats.

The many priorities identified by the community and stakeholder groups through workshops and consultation meetings are addressed in the Community Benefits matrix. It is useful to have this comprehensive list of community needs with guidance on how each priority can be achieved. It provides a focus for obtaining these necessary aspects for new and existing residents and shows where work still needs to be done for those items that do not have funding or are not the current responsibility of the City, NCC or future developers.

Embedding policies through the new LeBreton area Secondary Plan will also ensure the provision of affordable and diverse housing options, minimum tree canopy requirements, sustainable building design, and dedicated pedestrian and cycling spaces as each new district develops.

This matrix provides a good starting point for incorporating important infrastructure into the redevelopment of this large downtown property. I will continue working with the community, the City, the NCC, and the successful proponents of each phase of development at LeBreton Flats to achieve these priority community benefits."

LEGAL IMPLICATIONS

There are no legal implications associated with receiving the update in respect of community benefits and City priorities LeBreton Flats. Further, there are no legal implications associated with the directions provided to staff contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations in this report.

FINANCIAL IMPLICATIONS

The recommended reviews and assessments will be completed from within existing resources.

ACCESSIBILITY IMPACTS

The recommendations of this report will support the City's goals for accessibility within the built environment.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- **Economic Growth and Diversification:** Encourage economic growth and diversification by supporting business investment and expansion, talent attraction and retention, showcasing the city's bilingual and multicultural character, and branding Ottawa as a place to be.
- **Integrated Transportation:** Enable effective mobility through a sustainable, accessible and connected city transportation system.
- **Thriving Communities:** Promote safety, culture, social and physical well-being for our residents.
- **Environmental Stewardship:** Grow and protect a healthy, beautiful, and vibrant city that can adapt to change.
- **Sustainable Infrastructure:** Ensure sustainable infrastructure investment to meet the future growth and service needs of the city.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Motion adopted by Council in July 2020, directing staff to prioritize community benefits and report on how they will be secured.

Document 3 LeBreton Flats Community Benefits Coalition Workshop Summary Report

Document 4 Matrix of Community Benefits

Document 5 LeBreton Flats Facility Fit Plan for Municipal Park





DISPOSITION

Committee and Council Services, Office of the City Clerk to notify Kevin Wherry, Jason Sabourin, Saide Sayah, Court Curry and Lee Ann Snedden of City Council's decision.

General Manager, PIED, to notify the NCC of City Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION	
D01-01-20-0010	21-0254-A	 Pimisi Station and LeBreton Flats District within the West Downtown Core Secondary Plan / Pimisi Station et LeBreton Flats District dans le Plan secondaire du centre-ville ouest	 NCC's LeBreton Flats Master Concept Plan Area / Le terrain du plan directeur conceptuel des plaines LeBreton de la CCN
I:\CO\2021\One_Off\PimisiLeBretDistRevJuly27			
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REVISION / RÉVISION - 2021 / 07 / 27			

Document 2 – Motion adopted by Council in July 2020, directing staff to prioritize community benefits and report on how they will be secured.

City Council, Standing Committee and Commission

Report: ACS2020-PIE-GEN-0004

Agenda: 37

Item: National Capital Commission's Building LeBreton redevelopment – Status Update and Principles of Engagement

Re: Community Benefits during the Building LeBreton redevelopment

Moved by / Motion de: Councillor McKenney

Seconded by / Appuyée par: Councillor Leiper

WHEREAS the LeBreton Flats redevelopment project is a highly strategic city building project that will occur over the next thirty years;

WHEREAS the site is at a nexus between communities that are rapidly growing as a result of infill and the downtown;

WHEREAS the City has the key role in providing community services over the long term to residents of the community as it develops, as well as other residents in rapidly growing nearby communities;

WHEREAS the community has asked the National Capital Commission (NCC) to explore the feasibility of exploring a long-term Community Benefits Agreement to solidify what community benefits will be provided over time, and that the City has no regulatory means to compel the NCC to enter into such an agreement;

THEREFORE BE IT RESOLVED that Council:

1. Direct the General Manager of Planning, Infrastructure and Economic Development to establish an interdepartmental working group involving PIED, RCFS and CSS to prioritize the community benefits the City requires from the development of a new community that are within the City's purview under the *Planning Act* in consultation with the ward Councillor;

2. Direct the GM of PIED, as part of the consideration of the *Planning Act* application for an amendment to the secondary plan to report on how the City's priorities have been secured;
3. Requests the Mayor to advise the National Capital Commission that the City would like:
 - a. Commitments on Recreational and social infrastructure to support the new community;
 - b. Commitments on local employment generation opportunities through future land uses, conditions on agreements with development proponents and any work directly procured by the NCC;
 - c. Consideration of other matters that stakeholders have identified may be best covered by a community benefits agreement or comparable arrangements to give comfort to the community that community benefits will be a priority of the project.
4. Request the Mayor to communicate with local federal ministers and MPs the need to provide the NCC the necessary means to realize a successful city building project including: infrastructure funding support, credit facilities or other matters that may arise in the implementation of the plan.

Document 5 – LeBreton Flats Facility Fit Plan for Municipal Park

