

Community Benefits Matrix

Community Benefit Category	Priorities	Projects	Who is Responsible		Timing of Delivery	City Tools to Secure			Source of Funding	Comments
			Construction	Operation		Secondary Plan	Development Approvals	Other		
Equity & Inclusion	Affordable Housing	615 Albert St	City/Developer	City/Non-Profit	Early Phase	Yes	TBD	Unknown	DC, Other	This site is owned by the City and has been identified for development of affordable housing in the short term. It is being used as a staging area for the construction for the Ottawa Public Library / Library and Archives Canada Joint Facility until 2024.
		665 Albert St	NCC/Developer	City/Non-Profit	Early Phase	Yes	TBD	Unknown	Other	This site is part of the NCC's Library Parcel procurement. In partnership with the Canada Mortgage and Housing Corporation through the Federal Lands Initiative, the Library Parcel development will include at least 180 affordable housing units with rents of no more than 80 percent of median market rent.
		Other Project(s)	TBD	TBD	TBD	TBD	TBD	Unknown	TBD	Policies within the (draft) West Downtown Core Secondary Plan require that 25% of overall units within the Pimisi Station and LeBreton Flats District be affordable. Tracking of affordable housing delivery will be conditioned in future plan of subdivision agreement. Incentives to encourage or accelerate development may be offered.
	Family-Sized Residential Units	Unknown	Developer	Owner	Early-Mid-Late Phase	Yes	TBD	Unknown	Other	The (draft) new Official Plan has targets in Hub designations for larger units. The NCC's Master Concept Plan and City's (draft) Secondary Plan targets 15%. Larger units will be tracked by phases to meet (draft) new Official Plan/Master Concept Plan targets. This requirement will be secured in future agreements through the development approvals process.
	Space for Non-Profits	Unknown	Unknown	Unknown	Unknown	NA	Unknown	Unknown	Unknown	A variety of commercial and institutional uses are permitted within the GM and MD zones.
	Childcare Facility	Unknown	City	City	Mid-Late Phase	Yes	TBD	Unknown	DC, Other	Daycare is a permitted use in General Mixed Use and Mixed-Use Downtown zones. City will investigate development of a municipal child care facility.
	Indigenous Recognition and Presence	Unknown	City/NCC/Developer	City/NCC/Owner	Early-Mid-Late Phase	Yes	TBD	Unknown	Unknown	The NCC will develop a strategy, working in collaboration with the City. Once developed, the City could participate in implementation through the development approvals process, as required.
Local Economy	Community Gardens	Unknown	Unknown	Unknown	Unknown	NA	TBD	Unknown	Unknown	The use is permitted in Open Space zones. Soil remediation may be required.
	Food Access	Grocery Stores	Developer	Owner	Unknown	Yes	TBD	Unknown	Unknown	Retail food store is a permitted use in General Mixed Use and Mixed-Use Downtown zones.
	Community Business Development Centre	Unknown	Unknown	Unknown	Unknown	NA	TBD	Unknown	Unknown	A variety of commercial and institutional uses are permitted within the General Mixed Use and Mixed-Use Downtown zones.
Sustainability & Resiliency	Sustainable and Resilient Site and Building Design	Unknown	City/NCC/Developer	City/NCC/Developer/Owner	Mid-Late Phase	Yes	TBD	Unknown	Other	Discussions are ongoing. The City and NCC are exploring funding opportunities and partnerships. The (draft) new Official Plan and Secondary Plan will contain policy to support the provision of a Community Energy Plan.
Mobility	Active Transportation (AT)	Multi Use Pathway	NCC/Developer	City/NCC/Owner	Early-Mid-Late Phase	Yes	TBD	Unknown	NCC Funded / In progress	Pathways may be delivered by the NCC or through the development review process.
		City Centre AT Bridge	NCC/Developer	City/NCC/Owner	Early-Mid-Late Phase	Yes	TBD	Unknown	NCC/Developer	Bridges may be delivered by the NCC or through the development review process. The City will also review funding strategies including the possible introduction of area-specific Development Charges or area-specific levies for public realm, infrastructure and other investments, including bridges.
		Preston Street Bridge	NCC/Developer	City/NCC/Owner	Early-Mid-Late Phase	Yes	TBD	Unknown	Unknown	At present, the City's planning framework, including the Official Plan and Transportation Master Plan, call for an extension of Preston Street between Albert and Wellington Streets to be an arterial road designed as a complete street. The NCC's Master Concept Plan calls for an alternative configuration, with local access roads linked by a pedestrian and cycling bridge over the O-Train line. This conversion requires more analysis of network impacts and will be evaluated as part of a separate Official Plan amendment process, initiated by the NCC.
	Accessibility Considerations	General	NCC/Developer	City/NCC/Owner	Early-Mid-Late Phase	Yes	TBD	Unknown	NCC/Developer	Accessibility in the site and building design will be considered in the development review process.
		Grand Staircase Accessible Connection	NCC/Developer	City/NCC/Owner	Early-Mid-Late Phase	Yes	TBD	Unknown	NCC/Developer	An accessible option will be provided in conjunction with the Grand Staircase for access between the lower area north of the open aqueduct and Booth Street. The (draft) Secondary Plan will contain policy to support this.
Federal Parks	Urban Playground	NCC	NCC	Early Phase	Yes	NA	NA	NCC		
	Capital Park	NCC	NCC	Mid Phase	Yes	NA	NA	NCC		
	Inlet Park	NCC	NCC	Early Phase	Yes	NA	NA	NCC		

Parks & Facilities	LeBreton District Park	Municipal Park with sports fields and other facilities.	City	City	Early Phase	Yes	TBD	Unknown	DC, Other	Parkland dedication terms to be set out in the plan of subdivision agreement. Municipal park is to be constructed after approximately 25% of the units are built.	
		Municipal Community Building	City	City	Early Phase	Yes	TBD	Unknown	DC, Other	To be located within the Municipal Park. The City will construct after 50% of the units are built. NCC has expressed an interest in a partnership for a facility (LeBreton Place) to serve as a multi-purpose building, including functions such as: community facilities to support the Municipal Park, cultural, and/or commercial uses.	
	Aquatics, Recreation or Major Events Centre	Unknown	Unknown	Unknown	Unknown	Yes	TBD	Unknown	Unknown	A location along Albert Street has been identified in the (draft) Secondary Plan for a potential large-scale urban facility. A site-specific zoning by-law amendment will be required for this use. A large-scale urban facility could deliver employment opportunities, enable large events to be held, support tourism and local recreation and culture, and deliver related economic impacts.	
Public Realm	Minimum Tree Canopy	Unknown	Unknown	Unknown	Unknown	Yes	TBD	Unknown	Unknown	The City will have targets in the (draft) new Official Plan and landscape plans for LeBreton Flats will be developed as part of future development applications identifying tree planting within parks, along streets and on private property. The High Performance Development Standard may recommend providing sufficient soil volume to support canopy cover and tree watering for a minimum of two years.	
	Accessible Public Washrooms	On City Lands	City/Developer	City	Unknown	NA	Unknown	Unknown	Unknown	To be provided in addition to public washrooms in the community building, library and/or other municipal buildings.	
	Wayfinding Signage	On City Lands	City/Developer	City	Unknown	Yes	TBD	Unknown	Other	Wayfinding signage would be linked to the Ottawa-Gatineau Wayfinding Initiative for a unified system.	
	Conservation, Renovation and Enhancement of the Waterworks Complex (pump station, bridges and aqueduct)	1) Heritage Designation of Waterworks Complex	City	City	City	Early Phase	Yes	NA	Yes*	NA	*under the Ontario Heritage Act. Heritage Planning staff will update the existing designation bylaw and develop a guidance document (target Q4 2021) to ensure sensitive and compatible alterations to the Waterworks Complex.
		2) Operation and Maintenance of Waterworks Complex	City	City	City	Ongoing	NA	NA	Unknown	Funded / Ongoing	To be addressed in the guidance document.
		3) Renovation of Buried Aqueduct	City	City	City	Late	NA	NA	NA	Unknown	To be addressed in the guidance document, but presently no renovations are not planned until 2046. Improvements may be investigated sooner through redevelopment proposals.
		4) Enhancement of Buried Aqueduct	NCC/Developer	NCC/Developer	NCC/Developer	Early-Late Phase	NA	TBD	Unknown	Unknown	The City and the NCC will study the feasibility.
5) Heritage Bridges	City	City	City	Unknown	NA	TBD	NA	Unknown	There are five heritage bridges, which will be addressed in the guidance document.		