



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

# Zibi Project Update

## Islands and The North Shore of The Ottawa River

Board of Directors Meeting  
September 12, 2016



# Purpose

Update the Board of Directors on:

1. The Role of the NCC in the Zibi Project
2. The Project and the Capital public benefits envisioned
3. The Algonquin consultations

# 1 · NCC Mandate and Priorities

## Mandate:

- The NCC is responsible for planning, as well as taking part in the development, conservation and improvement of Canada's Capital Region

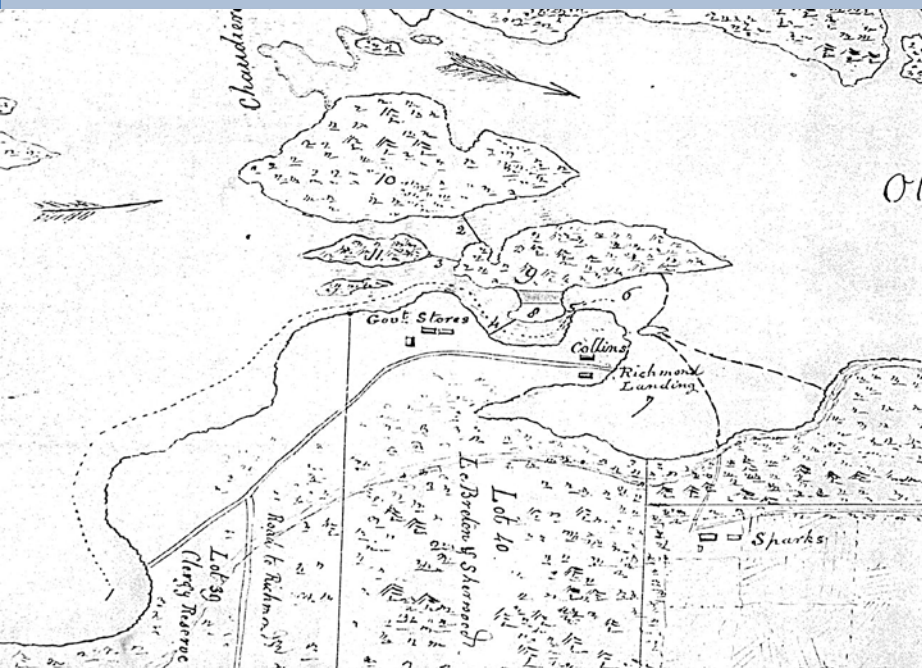
## Corporate Plan priorities:

- Make LeBreton Flats and the Chaudière and Albert islands a signature destination of national significance.
- Offer public access and new connections for Canadians to discover the shorelines and waterways.
- Be a value-added partner in Canada's Capital Region.



# History

- Pre-contact era
- Industrial era
- Post industrial era

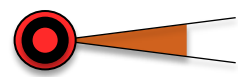




# National Interest Land Mass · 1988



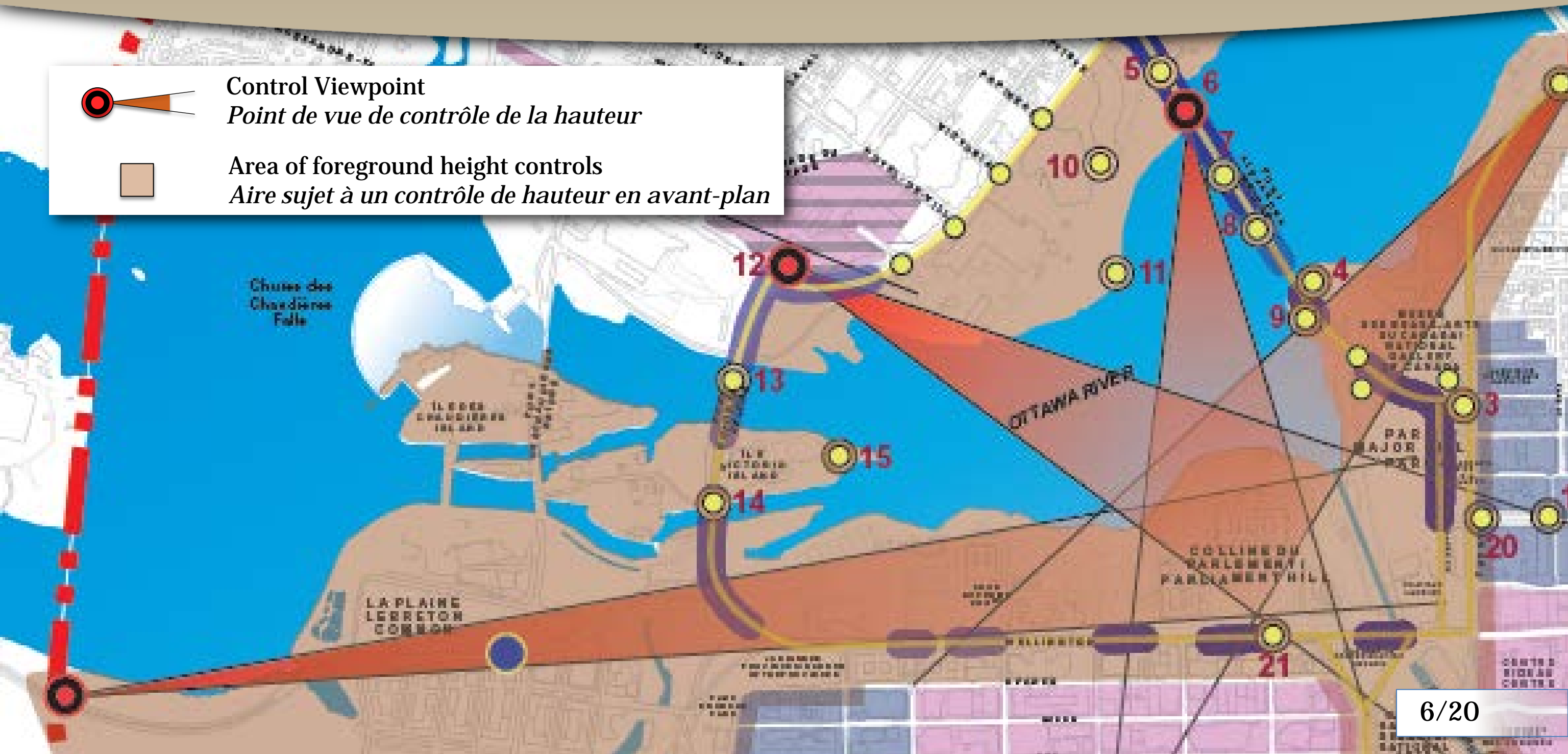
# View Protection



Control Viewpoint  
*Point de vue de contrôle de la hauteur*



Area of foreground height controls  
*Aire sujet à un contrôle de hauteur en avant-plan*





# 2005 Core Area Sector Plan

## Plan Policies:

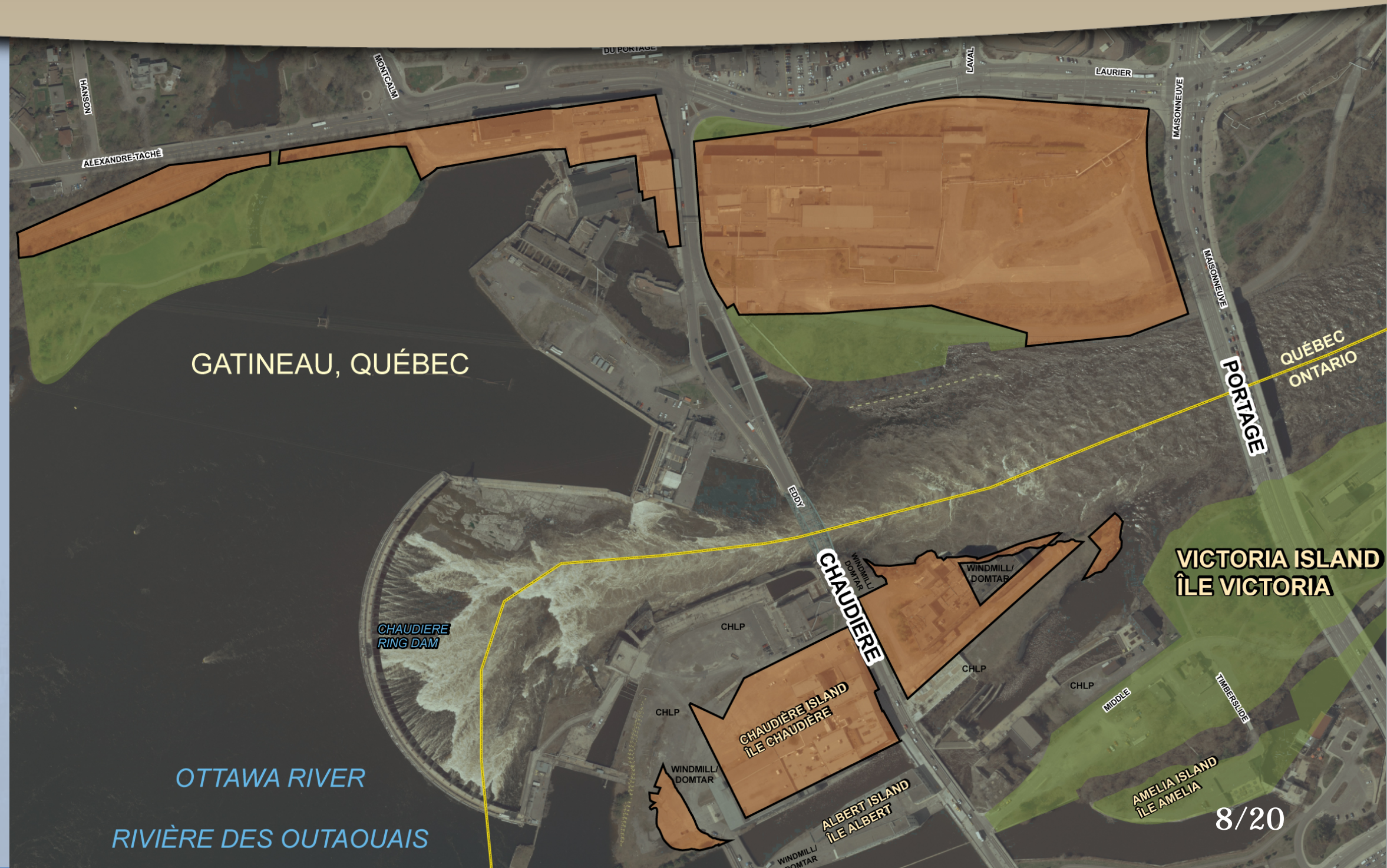
- Shoreline: pedestrian access and naturalization
- Public use of Victoria Island and east tip of Chaudières
- Archaeology and heritage importance
- Pursue opportunity to purchase
- Adapt heritage buildings to mixed use



# Private Property Acquisition

## Acquisition:

- NCC request to acquire private lands in 1990's and 2010.
- 2013: Windmill proposed to acquire private lands

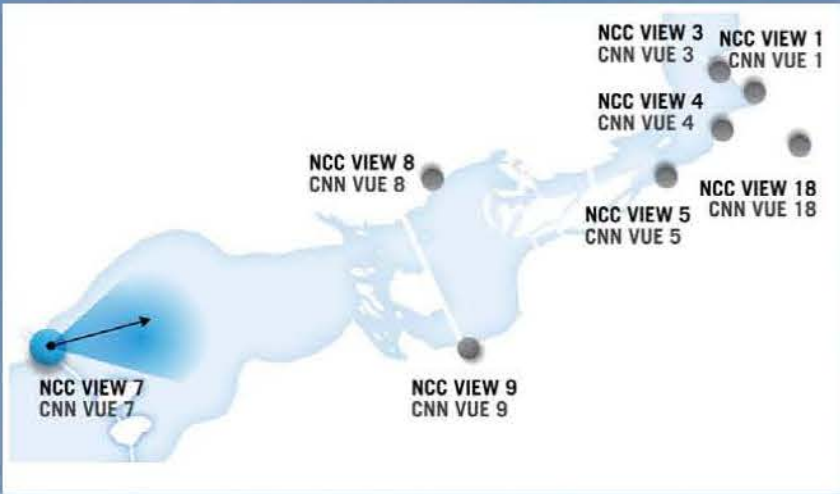




# NCC Involvement in Private Proposal

- Windmill and the NCC entered into a Memorandum of Understanding
  - Responsibilities as to the Crown duty to consult Algonquin communities
  - The capital interests and principles to be integrated in the project
  - The principles to lead to land transactions
- Capital Principles and View Protection
- Joint Design Review Panel to review Concept Master Plan

# PROPOSED PLAN PLAN PROPOSÉ





# Mixed-Use Development



<span style="color: yellow;">■</span>	<b>Residential</b>	Résidentiel
<span style="color: red;">■</span>	<b>Retail</b>	Commerce au détail
<span style="color: blue;">■</span>	<b>Commercial</b>	Commercial
<span style="color: orange;">■</span>	<b>Hotel</b>	Hôtel
<span style="color: green;">■</span>	<b>Cultural</b>	Culturel



# Current Land Ownership and Encumbrances

## Federal Lands

- Scattered parcels
- Historical leases (1881-1889)
- 12% of development area
- Essential to better development





# Proposed Ownership

Allow for public benefits

1. Consolidation of shoreline ownership
2. Improved connectivity
3. New public parks
4. New views to national symbols
5. Universal Access to public space





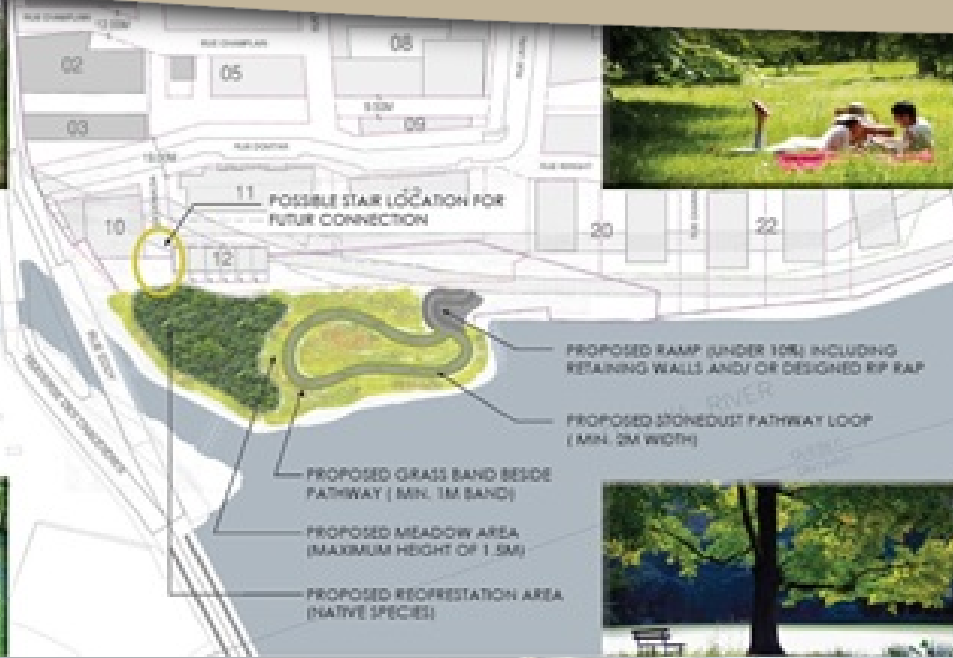
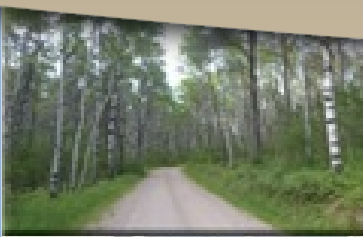
# Public Benefits · Improved Connectivity

New access to Chaudières Falls for pedestrian and cyclists



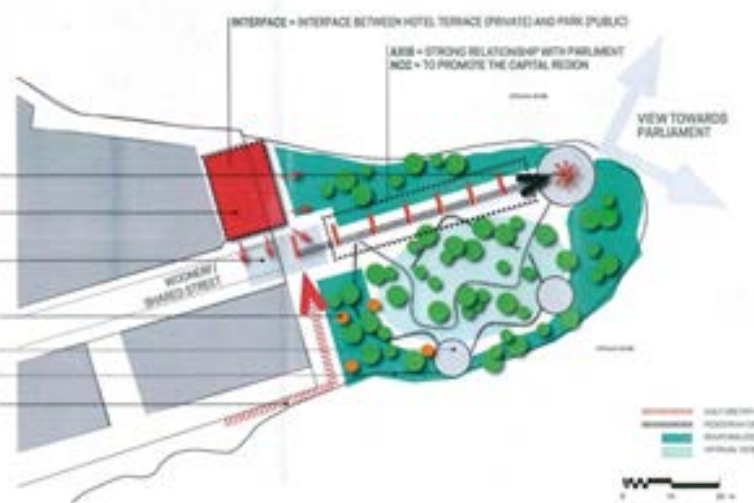


# Public Benefits · New Public Parks



EAST END PARK/ PRELIMINARY LANDSCAPE CONCEPT DIAGRAM

- SPACE FOR CONTEMPLATION
- SPACE TO DISCOVER
- PROFIT FROM THE WATER EDGE
- MAXIMIZE IMPORTANT VISTAS
- RENATURALIZE THE SHORE
- BUCOLIC ATMOSPHERE
- LINK TO THE NCC



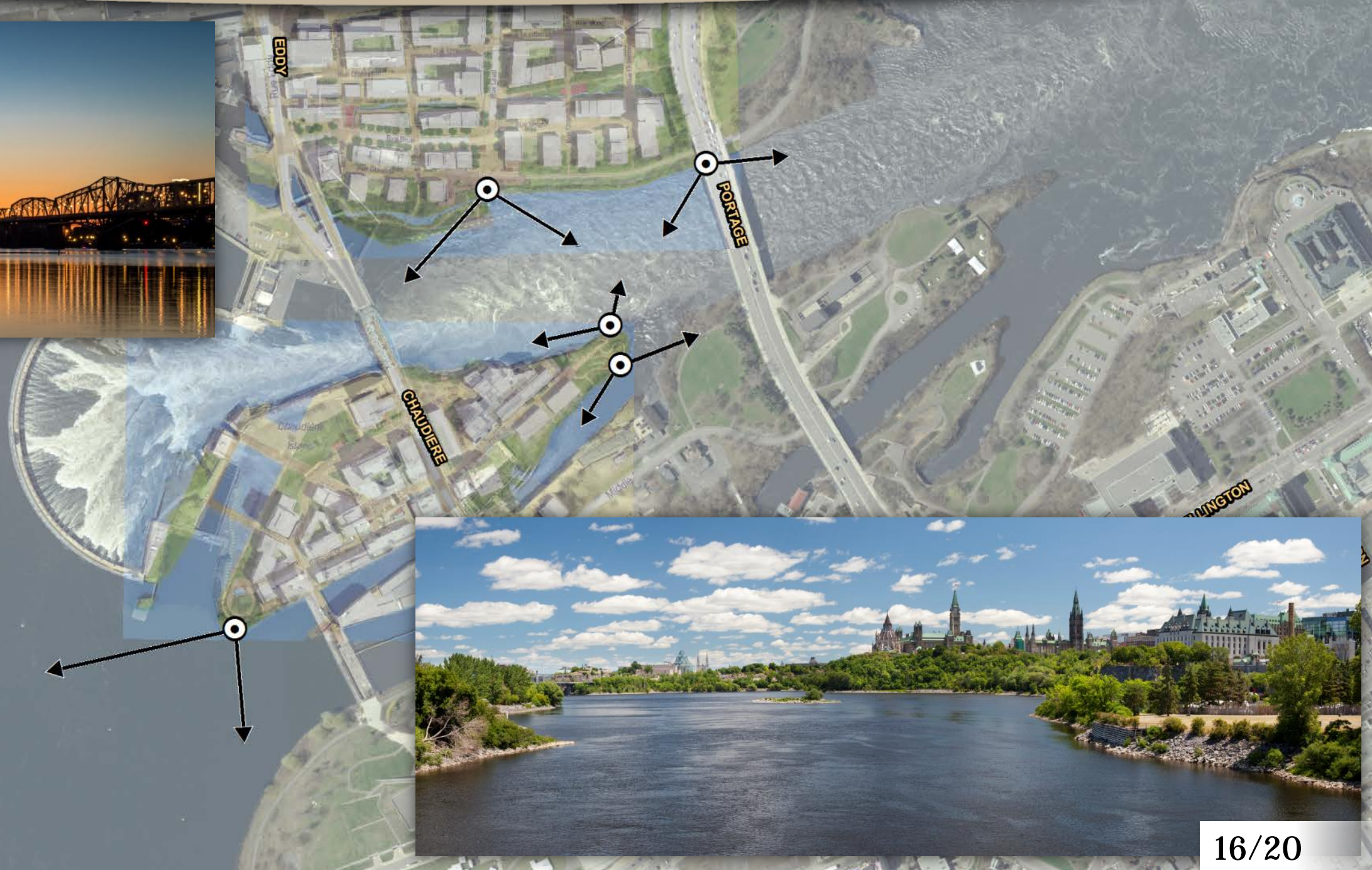
WEST END PARK/ PRELIMINARY LANDSCAPE CONCEPT DIAGRAM

- SPACE FOR SOCIAL GATHERING
- SPACE FOR CULTURAL EVENTS
- SPACE FOR PLAY
- PROFIT FROM THE WATER EDGE
- MAXIMIZE IMPORTANT VISTAS
- RENATURALIZE THE SHORE
- CREATE A NODE IN THE NETWORK





# Public Benefits · Views

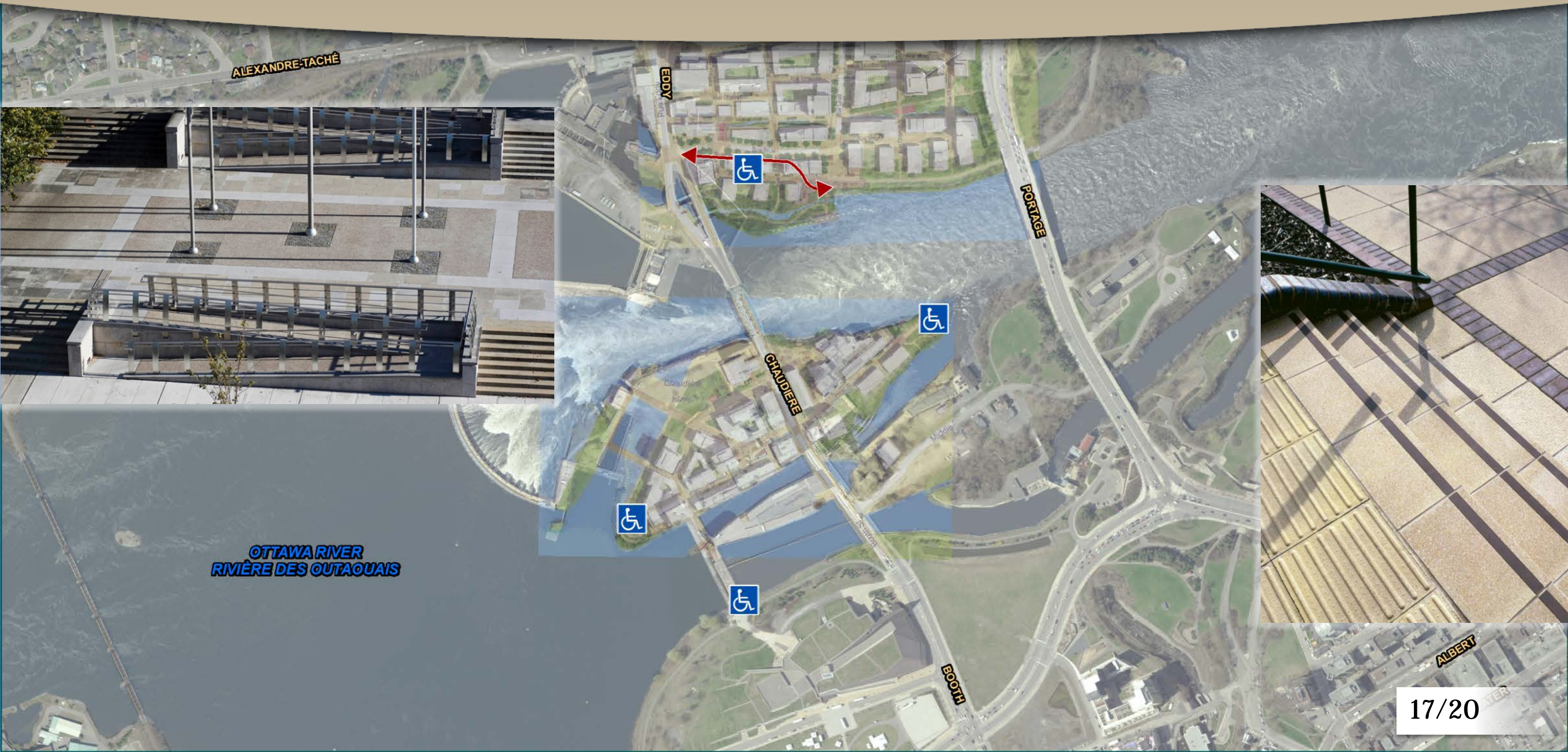


OTTAWA RIVER  
RIVIÈRE DES OUTAOUAIS





# Public Benefits · Universal Accessibility





# Consultations

- Algonquin communities are involved in the consultation process:
  - Algonquin Delegation of Chiefs: represents 10 Algonquin communities in Quebec and the Algonquins of Pikwàkanagàn (ON)
  - Algonquins of Ontario (AOO): represents the Algonquin communities in Ontario
- November 2014: Discussions with Algonquin communities;
- Early 2016: a process involving a wider representation (AANTC/ANS/Pikwàkanagàn)
- Ongoing discussions with inclusive approach



# Next Steps

- Pursue Consultations with Algonquin communities
- Approvals by the Board of Directors:
  - Required Amendments to the Core Area Sector Plan
  - Transactions
- Governor in Council Approvals for the Transactions
- Implementation of the development in compliance with the Federal Land Use and Design Approval and transaction conditions

# Questions?