



## Sector Targets for LeBreton Flats Community Benefit Agreement

### 1. Housing Targets

A CBA should be considered by the NCC because this is an opportunity...

1. To build a legacy,
2. To incorporate progressive ideas and be a role model,
3. To work with the City to address their major housing concerns and centralized waiting list of 12,000 households,
4. To coordinate with all levels of government to build a vibrant community in the capital city,
5. To develop a community that is a true example of inclusivity, health and sustainability.

### TARGETS

1. Indigenous Participation
  - a) Including the Indigenous demographic of Ottawa
  - b) Including First Nations
2. Ensuring housing for those whose housing needs are under-represented in Ottawa
  - a) Identify the GAPS,
  - b) Rebalance housing distribution to establish inclusive communities.
3. Preserving Affordability (Working definition of affordability is 30% of earned income.)

Ensuring a mixed-income community with the following principles:

- a) That 30% of all housing on LeBreton Flats be affordable.
  - b) That 33% (be in the low-market range.
  - c) That 33% be designated for shallow subsidies.
  - d) That 33% be designated for deeply affordable subsidies.
4. Models for Provision of Housing
    - a) Consideration of land trusts to ensure affordable housing in perpetuity,
    - b) Priority for development given to Non-profit models for development,
    - c) Identifying social enterprise opportunities during development,



- d) Representation of different models of housing, including: affordable home ownership, co-housing, co-ops, and non-profit housing,
- e) Building sustainable housing, and
- f) Incorporating indoor and outdoor amenities.

5. Models of Inclusivity

- a) Mixed Income Community
- b) Composition and Size of Units (larger families, aging in place, etc.)
- c) Supportive Housing
- d) Accessibility
- e) Larger families
- f) Aging Population, Senior Housing, Long-term care facility
- g) Safety

**PARKING LOT OF IDEAS**

- a) Zoning
- b) Parking for residents and workers
- c) DIVERSITY
- d) Agreements with NCC, CMHC, and the City to co-ordinate subsidies



## 2. Sustainable Transportation Targets

- a. Ensure that all main streets in the LBF development are designed as Complete Streets, with wide sidewalks, defined and safe bike lanes and adequate shade through systematic planting of trees.
- b. SJAM Parkway and Scott Street to be Complete Streets, using Vision Zero design principles.
- c. Ensure that secondary streets in the LBF development are reserved for cycling and pedestrians, with limited vehicular traffic for taxis and deliveries only.
- d. Cycling lanes should be prioritized near affordable housing.
- e. Limit on-street parking to emergency and delivery parking only.
- f. Restrict underground parking in condos and apartments to one space for every ten residential units (less than the current Ottawa formula).
- g. Include cycling, pedestrian and disabled access to all transit stops as part of overall street planning.
- h. Permit only EVs to operate on secondary streets.
- i. Ensure that only electric buses are used on main streets.
- j. Provide access to EV charging for both passenger and delivery vehicles on both streets and in public parking areas.
- k. Require all new residential and commercial buildings to include adequate EV charging facilities within their parking areas.
- l. No free parking on LBF streets or in public parking areas.
- m. Minimize the impact of construction-related transportation on surrounding neighbourhoods.

### Other Sustainability Targets

- n. Develop a Zero-Waste Strategy for LBF, including provision for total recycling of waste and elimination of single-use plastics and other non-recyclables.
- o. Include storm water design that prioritizes permeability and minimizes flooding (Slow It Down, Soak It Up, Clean It Up).

### Indigenous Targets

- p. Include indigenous concerns in development of green spaces, e.g. indigenous medicine gardens.
- q. Dialogue with Pikwakanagan and other Algonquins to ensure that our targets and overall plan are consistent with their goals in negotiating land claims for the LBF area.



### 3. Sustainable Energy Targets

All new developments and communities in the 21<sup>st</sup> century should be climate friendly, resilient and affordable for all residents, enterprises and institutions. There is a real opportunity for the development of LeBreton Flats to be a model of sustainable design having minimal impact on the local and global environment – right here in the capital.

The energy and buildings infrastructure required to achieve sustainability could be financed and procured from local sources – maximizing the benefits to Ottawa neighbourhoods and building community wealth and resilience.

We propose the following sustainable infrastructure targets for the overall Master Plan for LeBreton Flats and for each parcel of land developed.

#### 1. LeBreton Flats should be a Net Zero Emissions Community

We believe that the LeBreton Flats Master Concept Plan should have the goal of making LeBreton Flats a net zero emissions community. This would be achieved by i) minimizing emissions from all buildings and transportation, ii) maximizing the generation of renewable energy within the community, and iii) purchasing of zero carbon energy from outside the community.

To meet this goal, the Master Concept Plan should provide for an overarching energy infrastructure framework for the whole area:

- Use electric heat pumps in all buildings for heating and cooling (no gas).
- Serve the whole area with a smart mini power grid including community power storage, demand management and distributed solar generation.
- Purchase the additional zero carbon electricity required to make the area net zero from a virtual net metered large solar PV generation system in a rural area of Ottawa.
- Use low temperature heat from the federal Downtown to Tunny's Pasture district heating trunk to heat buildings near the Ottawa River, upgrading this low temperature heat for heating and hot water using heat pumps in each building. Use the river as a heat sink for summer cooling of these buildings.
- Maximize community benefit and wealth building by raising the capital for the required infrastructure and virtual net metered generation through local community finance such as investment co-operatives or social financing.
- Make the majority of secondary streets "electric vehicles only" with appropriate charging facilities.



Smart grids and distributed generation provide communities with more resilience and flexibility as well as a hedge against future price increases and providing local jobs.

<https://www.powerstream.ca/innovation/micro-grid/micro-grid-project.html>

<https://hydroottawa.com/save-energy/innovation/migen>

Community financing of distributed generation (and in the future energy storage) keeps wealth in the community and builds a sense of ownership.

<https://ilsr.org/minnesotas-solar-gardens-the-status-and-benefits-of-community-solar/>

<https://www.orec.ca/impact/>

## 2. All Buildings and Facilities on LeBreton Flats should be models of Sustainability

In addition to the above overarching requirements, the specifications for each parcel land developed should include the following requirements to make energy use affordable, minimize environmental impact, maximize local power generation, and maximize local community benefits and wealth building:

- Construct all buildings and facilities with low environmental impact materials from sustainable sources.
- Require all buildings and facilities to meet Passive Construction standards or a high level of energy efficiency.
- Require all suitable buildings to meet the Net Zero Carbon standard through maximum use of solar PV electricity generation on the building.
- Maximize community benefit and wealth building by:
  - o Where financing is required for high efficiency features and solar PV on buildings and facilities raise the capital through local community finance.
  - o Use local enterprises to build the required infrastructure and buildings
  - o Procure construction materials and services from local sources including co-operatives and social enterprises

Buildings constructed to Passive Building or “Passive House” standards are now affordable for many types of buildings - several here in Ottawa, including affordable housing (where affordability also means low energy bills), and a multi-unit building for a non-government organization. Net Zero Carbon is now a recognized building standard and a key tool for greening the economy.

<https://www.cagbc.org/zerocarbon>

<https://www.passivebuildings.ca/>

<https://www.ashrae.org/news/esociety/new-ashrae-passive-building-standard-to-boost-use-of-strategy>

<https://ccochousing.org/building/143-153-arlington/>

<http://www.csv.ca/salus-clementine/letc80apfrn2f1wrsdovchbsz4hvb1>



#### 4. Health, Community and Social Services Targets

1. Air quality
  - ☐ Set a target for the number of trees/person in LeBreton (i.e. 1 tree for every 2 people)
2. Food security
  - ☐ Incorporate edible public gardens (need to set a # target)
  - ☐ Ensure space and zoning to install a farmer's market
  - ☐ Ensure space and zoning to facilitate affordable food access (i.e. affordable grocery store)
  - ☐ Include at least one community food hub, including community kitchens, education, food sharing, etc.)
3. Physical activity
  - ☐ Include at least one recreation facility that has a pool, gym, and community spaces
  - ☐ Include outdoor park facilities (need to set a # target)
  - ☐ Include dog park (need to set a # target)
4. Community space
  - ☐ Integrate inclusive, flexible, and accessible community spaces (need to set a # target)
5. Community health
  - ☐ Include a community health centre (or satellite CHC) to provide primary health care, mental health services, health promotion and community development, settlement services, and other social services to respond to community needs and priorities
6. Seniors
  - ☐ Integrate long-term care facilities (need to set a # target)
  - ☐ Ensure affordable housing for seniors (need to set a # target)
  - ☐ Ensure accessibility for seniors
7. Childcare
  - ☐ Include childcare hub and licensed home childcare (need to set a # target) that includes full-day childcare services, children and youth programming, and after-school programming
8. Health related private services/businesses
  - ☐ Facilitate inclusion of health-related private services/businesses such as pharmacies, hearing clinics, optometrists, family doctors, etc. (need to set a # target)
9. Arts and culture
  - ☐ Need to consult arts and culture sector for input



## 5. Decent Work and Procurement Targets

Four target areas were identified:

1. **Social purchasing (supply chain)**
  - Percent of total project spending directed to:
    - small value contracts (e.g. <\$25,000)
    - social enterprise suppliers
2. **Commercial Space**
  - Percent of total space set aside for social enterprises and/or small (local) business
3. **Jobs and Apprenticeships**
  - Percent of total jobs available to equity seeking groups
  - Minimum hourly wage requirement (i.e fair wage strategy)
  - Number of apprenticeship opportunities on site (max ratio of apprenticeships to journeymen within existing guidelines)
  - On-site labour agency/support services (e.g. EARN)
4. **Communication and Reporting**
  - Create mechanisms for social enterprises to respond to emerging developer /client product/service needs
  - Regular reporting by developer/NCC on performance measures and targets

The following was also noted:

- each of the above target areas will be considered through each phase of the project: design, construction and operation.
- an indigenous lens will also be needed to identify specific targets