

**Priority: The Redevelopment of LeBreton Flats**  
**Illumination Proposal by the RENDEZVOUS LEBRETON GROUP**

**Briefing Note and Proposal Highlights**

IllumiNATION LeBreton is poised to become a signature destination for visitors to Canada's Capital and a point of civic pride for its residents. RLG is committed to creating a place where people work, live and entertain, where all can engage and celebrate the past and future of Canada.

**Heritage**

LeBreton Flats defines the spirit of Ottawa and of Canada, the cultural, political and economic forces which brought people to La Chaudière; the richly embroidered local and national characters, entrepreneurs and innovators who inspired devotion and fostered growth; the transformative events that built, destroyed and regenerated LeBreton Flats. This heritage must find a place in any design for LeBreton Flats. Our vision, harkening back to LeBreton Flats' entrepreneurial spirit, introduces and manages a world-class Major Event Centre, which will be the new home of the Ottawa Senators of the National Hockey League.

**Connectivity**

The IllumiNATION LeBreton development is focused on connecting the adjacent neighbourhoods to the south, east and west and Gatineau to the north. IllumiNATION LeBreton will join historic neighbourhoods and create visionary new developments. The design proposal will connect and expand park space to create a public realm from Nepean Bay Inlet, through the aqueduct, to the tailrace, and along the River. The public lands will also connect the Trans Canada Trail along the heritage waterworks through the Fleet Street Pumping Station up to Parliament Hill.

**Vibrancy**

IllumiNATION LeBreton is designed to optimize seasonal occasions and climate by preserving sunlight access to public space and also by introducing seasonal activities such as skating and hockey in winter and outdoor markets in the summer. Creating an environment that inspires year-round use is a fundamental component of IllumiNATION LeBreton.

## **Sustainability**

IllumiNATION LeBreton presents a solution to revitalize a contaminated site in downtown Ottawa and remove the financial burden of 1.2 million cubic metres of contaminated soil liability from the Federal government and Canadian taxpayer, while making all 21 hectares available for development. This will also eliminate the contamination discharging into the Ottawa River and remove and the greenhouse gas within the landfill.

RLG has developed a bold vision for sustainability based on the One Planet Living framework, which aims to achieve long-term environmental and social improvements in every aspect of daily life. IllumiNATION LeBreton will be one of the most sustainable developments in North America.

## **Placemaking**

IllumiNATION LeBreton will become a place of places—a broad, inclusive sector of the Ottawa urban context made from many unique smaller neighbourhoods, each with its own spirit of place. From the quieter residential Asticou neighbourhood with its celebrations of art and innovation, to the emotional beacon that is the Event Centre and LeBreton Square with its cultural excitement, animated environment and year-round activities, IllumiNATION LeBreton will establish a community of places that connect with each other.

## **Public Anchor Uses**

The proposed Major Event Centre, with its 18,000-seat capacity along with its adjacent LeBreton Square capable of holding up to 28,000 people, will become a new nexus point to an energized city—culturally, socially, environmentally and experientially. The IllumiNATION LeBreton public realm will serve an important utilitarian purpose—to move people. With two major axes overlaying traditional street grids, residents, workers and visitors alike will be able to flow freely and easily access the LRT system.

Highlight features include :

- The linear water channel of the heritage aqueduct—reborn as an engaging and iconic public place;
- A pedestrian concourse called the Public Art Axis, in partnership with the Canada Science and Technology Museum, will stage the Innovation Promenade—an experiential digital pathway;
- The Abilities Centre Ottawa, an accessible-to-all, multi-use sports facility providing unique programming that promotes healthy active living, rehabilitation and recreation

to meet the diverse needs of a diverse community, including persons with disabilities and activity limitations;

- The Sensplex, a community-use ice rink facility housing two NHL-sized hockey rinks, designed to be the most accessible skating facility in the National Capital Region, host to national and international hockey tournaments, and the Ottawa Senators practice facility;
- An opportunity to incorporate a new Ottawa Central Library.

### **New Partnerships**

**Canada Science and Technology Museum with** virtual science and technology-oriented multimedia installations, multi-faceted, sculptural exterior holograms and displays, culminating at the Innovation Pavilion.

**Live Music Activation, Bluesfest** to significantly grow the live music scene in the Nation's Capital.

**New Home for Ottawa Race Weekend, Canada Army Run, Run Ottawa** allowing the largest running event in Canada to grow and attract more visitors to the Nation's Capital.

**New Permanent Installation of Canadian Honours** to showcase the Governor General's prestigious National Honours System to foreign visitors and all Canadians who visit the Nation's Capital.

**Canada House** will serve as a gathering place for members of the Canadian military, providing short- and long-term subsidized accommodations for specialized counseling, medical care, and rehab support services to meet the unique needs of our country's military families.

**LeBreton Square Event Space, Preston Canopy and Watershow**, a storytelling stage for artistic messages on an event space that can be tailored to the most ambitious or modest scales of human activity and creativity.

**Crown Forest Outlook and Multimedia Nightwalk** establishes an entirely new paradigm for combining green best practice with experiential design to create a green roof destination.

### **Benefits to the Community**

Attract over 5 million visitors to the heart of the Capital each year. Canadian culture will be present throughout, with a focus on sustainability, partnerships with the Algonquin First Nation, the development of the Abilities Centre, Sensplex and potentially a new Central Library. Through a partnership with the Centretown Citizens Ottawa Corporation, the residential component of the project will include an affordable housing component.

**The Major Event Centre has a demonstrated ability to draw visitors from beyond the local market.**

Senators Sports and Entertainment draws over 275,000 out-of-town visitors in its current suburban location. By moving to LeBreton Flats, the number of visitors and the associated economic impact will increase significantly. The RBC BluesFest and Ottawa Race Weekend will grow the number of visitors each year and provide an improved Capital experience.

E&Y estimates an economic impact from construction of \$5.7 billion, creating 22,228 jobs (worker years) and \$798 million in total taxes. The impact from ongoing operations will provide economic output of \$4. billion and \$629 million in total taxes including over \$50 million in annual property taxes paid to the City of Ottawa and Province of Ontario upon full build-out.

**IllumiNATION LeBreton represents an opportunity to create a world-class transit oriented development in the heart of the Capital.** This type of development is essential in order to leverage the \$5 billion investment in Ottawa's Stage 1 and Stage 2 Light Rail Transit system. Through a combination of its public anchor uses, year-round programming and mixed-use development, IllumiNATION LeBreton will attract 16 million visitors to the site with 65% of these people projected to arrive via LRT.

#### **Who is RendezVous LeBreton Group?**

RLG is a joint venture between Capital Sports Management Inc. (CSMI) and Trinity Development Group Inc. (Trinity). RLG is teamed with Windmill Developments, Morley Hoppner Group, Brigil Construction, Mattamy Homes, Tomlinson, Centretown Citizens Ottawa Group. The project management of LeBreton Flats is being led by GBA Development and Project Management.