

**Green Municipal Fund Application – Former Domtar Lands**

**Demande liée aux fonds municipaux verts – anciens terrains de Domtar**

**COMMITTEE RECOMMENDATION**

**That Council support the development and implementation of a Sustainable Neighbourhood Action Plan for the former Domtar lands through an application to the Federation of Canadian Municipalities' Green Building Fund with Windmill Developments as the lead applicant.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil appuie l'élaboration et la mise en œuvre d'un Plan d'action pour des voisinages durables relativement aux anciens terrains de Domtar par le biais d'une demande liée aux Fonds municipaux verts de la Fédération canadienne des municipalités le demandeur principal étant Windmill Developments**

**DOCUMENTATION / DOCUMENTATION**

1. Nancy Schepers, Deputy City Manager, Planning and Infrastructure, report dated January 21, 2014 (ACS2014-PAI-REP-0048)  
  
Nancy Schepers, Directrice municipale adjointe, Urbanisme et Infrastructure, rapport daté du 21 janvier 2014 (ACS2014-PAI-REP-0048)

Report to  
Rapport au:

Finance and Economic Development Committee  
Comité des finances et du développement économique

and Council  
et au Conseil

January 21, 2014  
21 janvier 2014

Submitted by  
Soumis par:

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Ward: SOMERSET (14)

File Number: ACS2014-PAI-PGM-0048

**SUBJECT: Green Municipal Fund Application – Former Domtar Lands**

**OBJET: Demande liée aux fonds municipaux verts – anciens terrains de  
Domtar**

## **REPORT RECOMMENDATION**

That Finance and Economic Development Committee recommend Council support the development and implementation of a Sustainable Neighbourhood Action Plan for the former Domtar lands through an application to the Federation of Canadian Municipalities' Green Building Fund with Windmill Developments as the lead applicant.

## RECOMMANDATION DU RAPPORT

**Que le Comité des finances et du développement économique recommande au Conseil d'appuyer l'élaboration et la mise en œuvre d'un Plan d'action pour des voisinages durables relativement aux anciens terrains de Domtar par le biais d'une demande liée aux Fonds municipaux verts de la Fédération canadienne des municipalités le demandeur principal étant Windmill Developments.**

## BACKGROUND

Redevelopment of the contaminated former Domtar lands in Ottawa and Gatineau is an unprecedented opportunity to develop a national model of a truly sustainable Canadian community. As announced publicly, and through discussions with City staff, the new owners of the lands, Windmill Developments, have proposed to transform the 15 hectares of developable land on Chaudière Island from a derelict and contaminated former industrial site into a world class mixed-use sustainable community with significant new housing, restaurants, retail and offices, tourist and heritage sites, and ample public green space for biodiversity, restoration, and recreation. Windmill Developments has indicated that their intentions are that when built out, the project is envisioned to function as a total environmental system in which form, materials, mechanical and electrical systems will be interrelated and interdependent – a self-sufficient, sustainable community where waste from one area will provide fuel for another. It is anticipated that the built environment arising from this planning process will showcase a variety of sustainable innovations including district energy, electric vehicle infrastructure, renewable hydropower, storm water and wastewater treatment, composting and recycling, and water and energy conservation.

In order to achieve these ambitious goals, City staff wish to partner with the developer on undertaking a comprehensive neighbourhood planning process that will result in a world class sustainable vision and action plan for the site. Along with the City of Gatineau, the two parties will bring together important stakeholders including the National Capital Commission, provincial and federal staff and elected officials, neighbouring property owners, First Nations, Community Associations, environmental advocates, businesses, and residents to create this plan. The plan will serve as a blueprint for development on the site, and can serve as a guide for future community-scale infill projects in the city.

## **DISCUSSION**

The former Domtar lands comprise 15 hectares of land less than one kilometre from Parliament Hill, in the heart of the National Capital Region. The lands are situated on three islands and over one kilometre of shoreline along the Ottawa River, framing the historic Chaudière Falls. After 200 years of industrial activity, the lands now sit contaminated and vacant at the edge of Ottawa and Gatineau's downtowns.

There are currently no residents on the lands, though there remain several active commercial interests. Hydro Ottawa and Hydro Québec operate hydroelectric plants adjacent to the site. Bordering the properties are commercial and institutional uses, from the National War Museum to the south, to the First Nations' sites on Victoria Island, to the hydropower facilities and large-scale federal office complexes to the north. The Chaudière (also known as the Union) Bridge traverses the site and recreational paths border it to the south and north.

Critical to the success of the development of this unique property is a broad consultation process incorporating municipal, provincial, federal, First Nations, business and local stakeholders.

The proposed neighbourhood plan is aligned with the City's development policies. The former Domtar site falls within the Central Area in the Official Plan. Section 3.6.6 of the Official Plan contains applicable policies to the site, describing a vibrant, urban community achieved through new buildings and spaces that reflect a human scale of development, an enhanced pedestrian environment, and through the protection of heritage resources. The Official Plan encourages a broad range of land uses, day, night and year-round activities, as well as increasing the number of downtown area dwelling units. Policy 2(e) calls for the preservation of protected view corridors of Parliament Hill. Specific references to the site include identification of the Chaudière Bridge as a gateway to the Central Area, in Official Plan Annex 9.

Chaudière Island is also identified in the Downtown Ottawa Urban Design Strategy (DOUDS), which is the City's urban design framework for the downtown and central area and provides guidelines for targeted precinct areas. The lands are also located within the National Capital Commission's (NCC) Vision for Core Area Projects – Project #4, which deals mainly with the proposed projects on Victoria Island, a centre for aboriginal culture.

The proposed neighbourhood planning effort will respond to many of the elements of these planning documents. Specifically, the plan will adapt the planning for the site to a proposed community-scale mixed-use redevelopment rather than the more institutional uses foreseen in the NCC plans. The plan will also map out specific actions and strategies through which it will be implemented by the City of Ottawa, City of Gatineau, the National Capital Commission and Windmill Developments.

Windmill Developments has identified the Federation of Canadian Municipalities' (FCM) Green Municipal Fund as a funding source for the development of the plan. City staff have worked with Windmill to submit an application to the fund as outlined in Document 1. Should the application be successful, the FCM and Windmill will be responsible for the majority of the costs incurred in the plan development. As the FCM requires a minimum contribution of 10 percent from the municipality, staff have estimated that approximately \$38,600 of staff time will be provided.

Stakeholder consultation is intended to be innovative, including workshops, charrettes, presentations, and non-traditional engagement tools. Consultation will begin early in 2014. It is anticipated that the Sustainable Neighbourhood Action Plan for this development will be before Planning Committee and Council for approval by Fall 2014.

## **RURAL IMPLICATIONS**

As the lands are within the urban area, this report does not have any rural implications.

## **CONSULTATION**

The City of Ottawa has consulted with the City of Gatineau and Windmill Developments in the preparation of this application. Councillor Holmes has also been consulted on the development of this report.

## **COMMENTS BY THE WARD COUNCILLORS**

Councillor Holmes provided the following comments:

I am in support of the application to the Federation of Canadian Municipality Green Buildings Fund for the development of this mixed-use sustainable community development plan. This process is a great example of many agencies and communities working together to provide an innovative neighbourhood plan. I commend Windmill Development and our City Staff for working together to further this exciting project.”

## **LEGAL IMPLICATIONS**

There are no legal impediments to the implementation of the recommendation in the report. The proposed staff resources to be contributed as part of the Action Plan, if the funding application is approved, is forecasted to result in significant benefits to the City as detailed in the report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

## **FINANCIAL IMPLICATIONS**

The City's contribution will be approximately \$38,600 of in-kind services, in the form of staff time.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts related to this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are numerous environmental benefits related to the development of a Sustainable Neighbourhood Action Plan and ultimately the development of these lands as outlined in Document 1.

## **TECHNOLOGY IMPLICATIONS**

Information Technology approved this report without comment.

## **TERM OF COUNCIL PRIORITIES**

This initiative aligns with several of Council's Term of Council priorities, including:

- Economic Prosperity, EP3 - Support growth of local economy
- Transportation and Mobility, TM3 – Provide infrastructure to support mobility choices
- Transportation and Mobility, TM4 – Promote alternative mobility choices
- Environmental Stewardship, ES2 – Enhance and protect natural systems
- Environmental Stewardship, ES3 – Reduce environmental impact
- Healthy and Caring Community, HC2 – Improve parks, recreation, arts and heritage

- Governance, Planning and Decision-making, GP1 - Improve the public's confidence in and satisfaction with the way Council works
- Governance, Planning and Decision-making, GP3 – Make sustainable choices

### **SUPPORTING DOCUMENTATION**

Document 1 FCM Green Municipal Fund Application

### **DISPOSITION**

Subsequent to Council approval of this report, Council's resolution will be sent to the Federation of Canadian Municipalities to complete the City of Ottawa's Green Municipal Fund application.

## Summary

Unanswered or unfinished questions that must be addressed are indicated by red highlighting.

To return to the Question in order to answer or complete it, click the Question number below.

### Part 1 - Introduction

#### A) Applicant Information

- [Question 1.](#)
- [Question 2.](#)
- [Question 3.](#)
- [Question 4.](#)
- [Question 5.](#)

#### B) Information About Your Initiative

- [Question 1.](#)
- [Question 2.](#)
- [Question 3.](#)
- [Question 4.](#)

#### C) Prerequisites

- [Question 2.](#)
- [Question 3.](#)

### Part 2: Purpose And Sustainability Impacts

#### A) Purpose And Sustainability Approach

- [Question 1.](#)
- [Question 2.](#)
- [Question 3.](#)
- [Question 4.](#)

### Part 3 - Innovation And Knowledge Sharing

#### A) Innovative Practices And Technologies

- [Question 1.](#)

#### B) Potential For Broad Application And Lessons Learned

- [Question 1.](#)

### Part 4 - Project Management

#### A) Project Team

- [Question 1.](#)

#### B) Workplan And Budget

[Question 1.](#)

[Question 2.](#)

**C) Sources Of Funding**

[Question 1.](#)

**D) Supporting Documentation**

[Question 1.](#)

[Question 2.](#)

Your application form is now complete and ready to be submitted. Please click the Submit button to send the form to FCM's Green Municipal Fund.

[Submit Form](#)

[Return to Form](#)

It may take several minutes to upload your application form and any associated documents, depending on the file size. You will see an automatic on-screen confirmation when the upload is complete. If you do not see this confirmation, please call us at 613-907-6208 or 1-877-997-9926.

A GMF staff member will contact you in the coming days to discuss next steps in the application process.