

**BUILDING
LeBreton**

FLATS PHASE

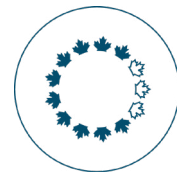
Mixed-Use Development Site Opportunity

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**NCC
CCN**



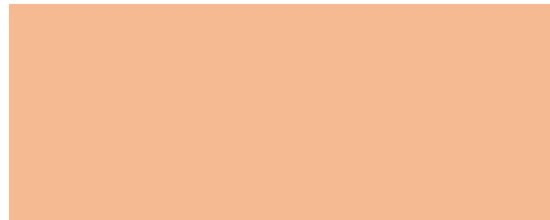
The Next Exciting Offering from the NCC at LeBreton Flats

The National Capital Commission (NCC) is accepting Requests for Offers to Lease (RFO) for the development of the first mixed-use development lands within the Flats District of the planned LeBreton Flats Community.

The NCC is seeking proposals for a vibrant, livable mixed-use community that will include diverse housing and serve as a showcase of design excellence and sustainability in terms of its low-carbon footprint and focus on active mobility.

The Flats District is intended to be a residential-focused community defined by pedestrian-oriented streets and a broad variety of housing types.

The land available under this offering includes parcels F1, F2, F3 and F8 as identified in the 2021 LeBreton Flats Master Concept Plan ("MCP"). At a minimum, offers must include parcels F1 and F8, however proponents may additionally include one or both of parcels F2 and F3. The successful proponent will also be responsible for the construction of local roads adjacent to their development parcels (see the RFO document for details).



Property Profile

Address	LeBreton Flats, Ottawa ON
Location	Located just west of the downtown core and Parliament Hill. Situated along the Ottawa River
Land Size	Up to 4.02 acres
Building Area	Suitable for the construction of up to 844,000 SF of residential and commercial spaces
Available Area	Offers must include parcels F1 and F8, however proponents may additionally include one or both of parcels F2 and F3



Site Plan



Parcel	Approximate area (acres)	Estimated maximum yield (square feet)
F1	1.16	208,000
F2	0.91	205,000
F3	1.19	276,000
F8	0.76	155,000

Roadway development requirements will be based on parcels leased and are presented in the table to the right:

Under Lease	Roadways to be developed
F1, F8	VP F3 and F1 between VP and F3
F2	F2 and F1 between F2 and F3
F3	F4 and F1 between F2 and F4

Guiding Principles

The National Capital Commission has developed a renewed vision for LeBreton Flats, which has resulted in the LeBreton Flats Master Concept Plan (MCP). Developed over 24 months and guided by public feedback and stakeholder engagement, the MCP envisions LeBreton Flats as a sustainable and inclusive live-work-play community and destination that is pedestrian- and cyclist-friendly, featuring lively and active parks and plazas.

The MCP is anchored by the following guiding principles. Proponents must demonstrate an understanding of and a commitment to these guiding principles listed on the right:



Enhance the Capital Experience

Reflect the national significance of LeBreton Flats by creating an ambitious new Capital destination that celebrates Canada.



Build Community

Create an inclusive place where anyone can live, work and play. Provide for facilities, services and public spaces that are active, lively and flexible and that contribute to community health and well-being.



Create Connections

Connect people and place by creating interactive public spaces and linking to amenities and surrounding communities. Build on access to LRT and establish active transportation networks using a Vision Zero approach.



Value Nature

Prioritize the importance of the environment through design that restores, enhances and protects the natural features of the site, and provides greater accessibility to waterways. Utilize green infrastructure, promote biodiversity, and create new green spaces.



Foster Sustainability and Innovation

Embed a culture of excellence throughout the life cycle of the project and provide opportunities for innovation in design and sustainability. Build in climate mitigation and resiliency measures to aim to achieve a zero-carbon community.



Honour the Past

Honour and interpret the role LeBreton Flats has played as a place of significance for the Algonquin Nation and in the development of the Capital and connect this story to the site's future. Recognize the lasting effects of important milestones such as the community's expropriation.



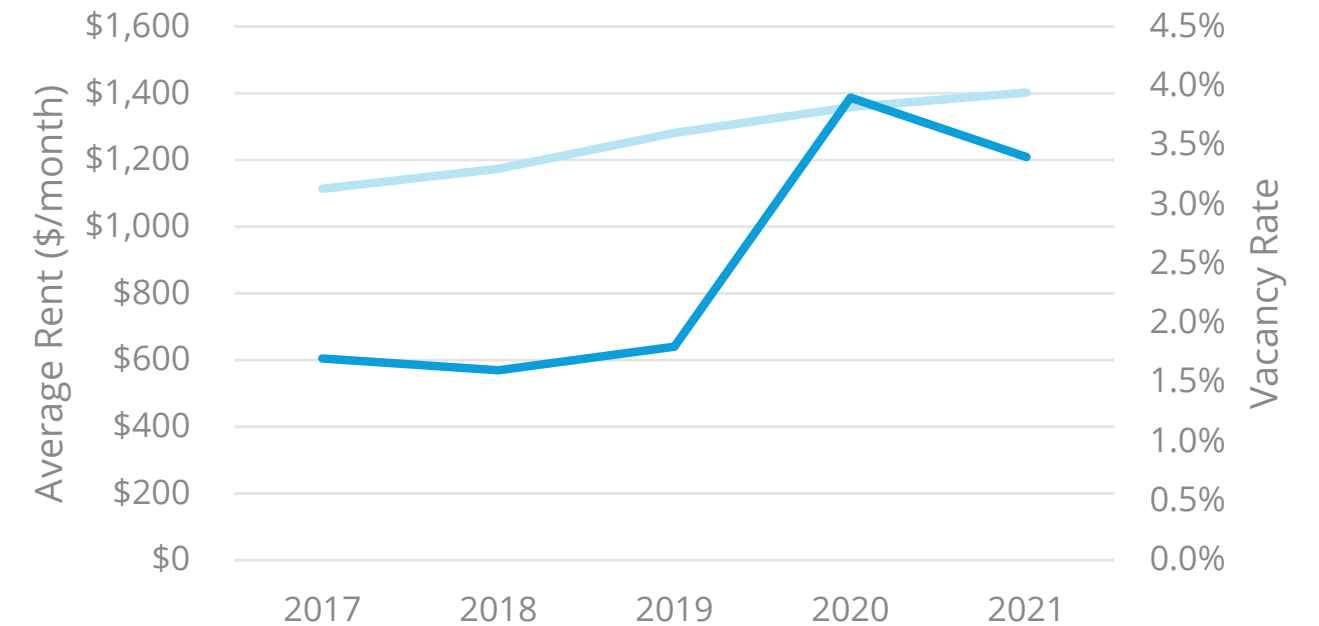
Make It Happen

Ground the vision in a strategic implementation approach supported by market feasibility. Consult with the public and collaborate with partners to support timely progress and generate social, environmental, and economic returns.

Market Overview

- According to CMHC’s Rental Market Report, Ottawa’s purpose-built rental vacancy rate remained stable in 2021 at 3.4%. A considerable number of units were added to the rental housing stock in Ottawa, as was the case in 2020. Despite this surge in rental housing construction, demand increased enough to keep the vacancy rate unchanged.
- The average rent for a vacant apartment was \$1,840 per month in 2021, higher than the average rent for an occupied unit (\$1,420 per month). At the same time, the average rent per square foot for rental condo apartments remained unchanged at \$1,752 per month.
- As a result of renewed international migration, the number of new permanent residents who settled in the Ottawa area in the first three quarters of 2021 exceeded the pre-pandemic level (same period in 2019).
- The return of employment among young people aged 15 to 24 to 2019 levels supported rental demand by encouraging the formation of new households. This was the age group that had been the hardest hit by job losses at the onset of the pandemic and whose recovery was the slowest.
- As of Q1 2022, there are 5,387 new purpose-built rental units under construction in Ottawa.

Ottawa Purpose-built Rental Apartment



Source: CMHC
■ Vacancy Rate
■ Average Rent



Purpose-built Rental Market Summary

	2019	2020	2021
Vacancy Rate	1.80%	3.90%	3.40%
Avg. Rent (\$)	\$1,281	\$1,358	\$1,400
Rental Apartment Universe	63,768	66,084	66,667

Condo Market Summary

	2019	2020	2021
Vacancy Rate	0.9	0.4	0.8
Avg. Rent (\$)	\$1,729	\$1,794	\$1,794
Condo Apartment Universe	35,452	35,863	36,353

Location Overview

As Canada’s capital, Ottawa is one of North America’s most liveable cities, with a large population base of more than 1.2 million in the Ottawa–Gatineau region. The Capital is ideally situated between Toronto, Montréal and northern New York State. More than 12 million people live within a four-hour drive of Ottawa. The city is ranked third for quality of living among large cities in North America, and is home to a sizable public service sector, a globally recognized and diverse tech hub, and a tourism sector with numerous attractions, experiences and festivals.

LeBreton Flats is a 29-hectare (71-acre) brownfield development site owned by the National Capital Commission (NCC), located in Ottawa, Ontario just west of the downtown core and Parliament Hill. Situated along the Ottawa River, the site is anchored by two O-Train Light Rail Transit (LRT) stations, aqueduct water features and the Nepean Inlet of the Ottawa River.

The subject lands are located near the Bayview and Pimisi O-Train stations, within about a 10-minute walk from either station. These stations provide access to many major destinations in Ottawa, and connect to LRT line extensions to the east, west and south that are currently under construction, including a link to the Ottawa International Airport. The property is also a short distance to downtown Ottawa and Gatineau, Canada’s Parliament Buildings, the Canadian War Museum and a wide range of local amenities.

LeBreton Flats is surrounded by arterial roads and located directly at an interprovincial bridge, the Chaudière Crossing, with direct access to downtown Gatineau. The site is approximately 1.5 kilometres from Highway 417 and 13 kilometres from the Ottawa International Airport.

Demographics (5KM Radius)



Total Population
232,058



Average Age
41.4



Post Secondary Education
102,174



Average Household Income
\$104,754



Average Family Size
3

Statistics: Colliers HYDRA 2021



Airport

18 minute drive to the Ottawa Airport

Highway 417

5 minute drive to Highway 417

LRT

anchored by two O-Train Light Rail Transit (LRT) stations



Surrounding Developments



Ādisōke, the Ottawa Public Library

Set to open its doors in 2026, Ādisōke, the Ottawa Public Library-Library and Archives Canada Joint Facility will become a landmark destination built on the shared values of the partner institutions.

The facility will deliver a rich customer experience through Ottawa Public Library's Central Library and Library and Archives Canada's public services, exhibitions and events, which showcase Canada's culture and heritage. The joint programming and services will make this a truly unique offering in Canada.

Dream Library Parcel Development

The transformation of LeBreton Flats continues, with the development of the Library Parcel, an exceptional site located at the Pimisi O-Train station near the site of the future central library in Ottawa. Dream LeBreton will build an integrated community at the Library Parcel, a 1.1-hectare site at 665 Albert Street, just west of downtown Ottawa.

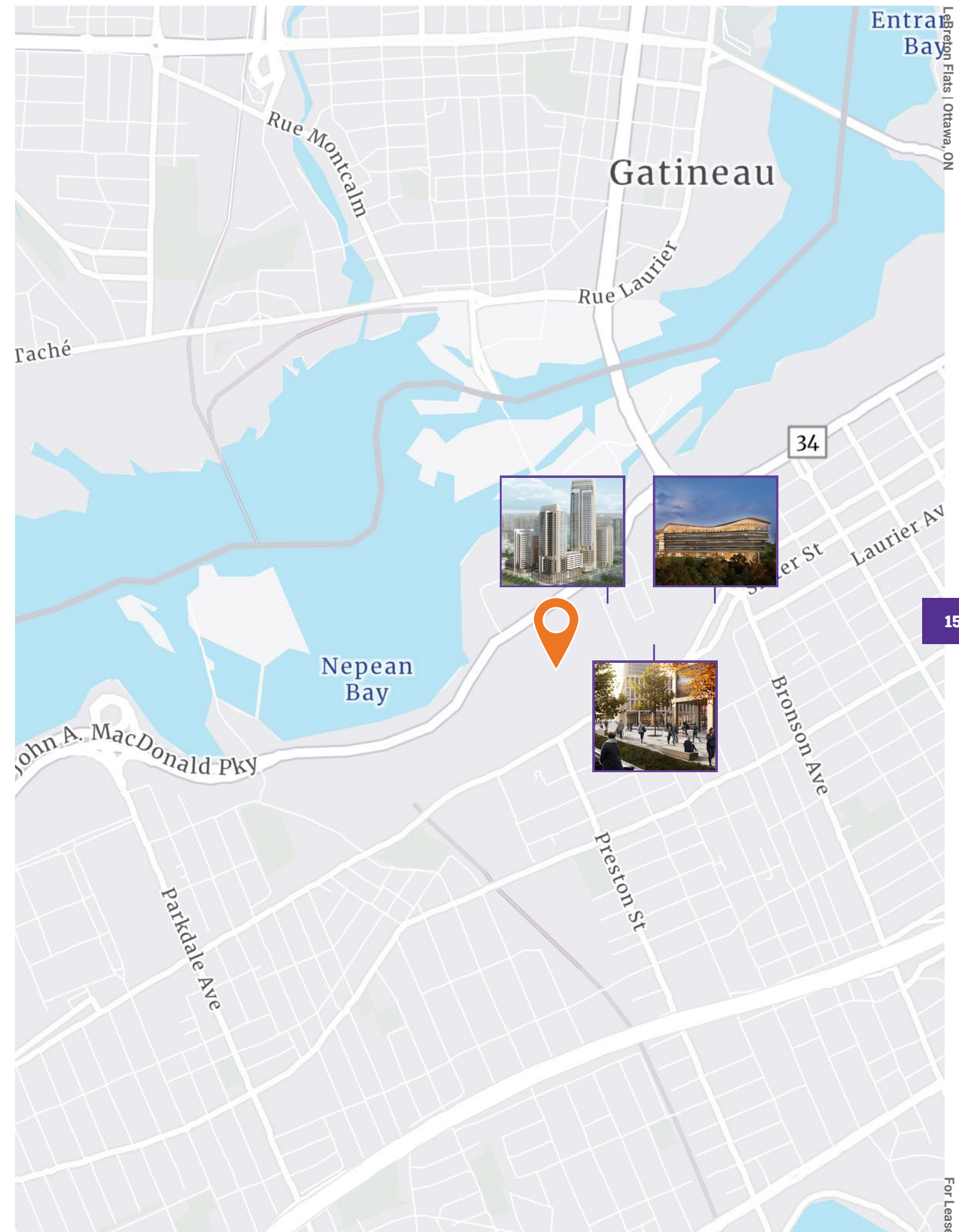
The mixed-use development is proposed to include two towers of 30 and 35 storeys, each with a four-storey terraced podium.



Claridge | The East Flats

The East Flats is a 5 building development proposed by Claridge Homes in the LeBreton Flats Neighbourhood in Ottawa. The buildings will have both residential and commercial components and will be mixed-used. Building heights will range from 25 to 45 storeys.

This area has a rich cultural history and the goal of the development is to create a walkable space with various local amenities including a new city park.



Mandatory Submission Requirements

Submissions will first be verified to ensure that all prescribed mandatory requirements set out in the NCC's Request for Offers to Lease (RFO) are met. Only submissions deemed to have met the mandatory requirements will have the financial components of their offers reviewed.

A submission not meeting the mandatory requirements may be treated as non-responsive and may, at the sole discretion of the NCC, not be considered further.

RFO Process

Proponents shall be strictly prohibited from directly contacting, by phone, email or any other means, any representatives of the NCC during the RFO process.

All communications and questions related to the RFO must be submitted by e-mail only to Colliers no later than **September 2nd, 2022 at 5 pm EST.**

Questions must be addressed to:

- Michael Pyman (Michael.Pyman@colliers.com) and/or
- Jordan Lovett (Jordan.Lovett@colliers.com)

Proponents should reference as accurately as possible the section and, where relevant, the sub-section of the RFO to which the inquiry relates.

Questions related to the RFO will be answered to the best of Colliers' ability and knowledge, and as quickly as possible. At its sole discretion, the NCC retains the right to post questions (and answers to questions) that result in a material change or clarification to this RFO in the Virtual Data Room (VDR) made available to all proponents.

Submission Procedure

All proposals are to be submitted by e-mail to Colliers, no later than **October 5, 2022 at 1 pm EST.**

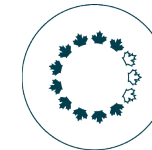
Submissions shall be clearly marked with the e-mail title: "RFO – NCC Building LeBreton: Flats Phase"

Submissions must be sent to: Michael Pyman (Michael.Pyman@colliers.com) and Jordan Lovett (Jordan.Lovett@colliers.com)

Submissions shall be no more than 40 pages in length. Within those 40 pages, the Proponent shall ensure that both the Mandatory Requirements (Section 5 of the RFO) and Financial Proposal (Section 6) are adequately addressed. In addition, Proponents may attach one additional piece of corporate literature.

It is the sole responsibility of the Proponent to:

1. Submit a digitally signed original of the submission;
2. Ensure that the submission meets all mandatory requirements as described in Section 5 of the RFO;
3. Provide a comprehensive and sufficiently detailed submission, including all requested details that will permit a complete evaluation; and
4. Deliver the submission in the appropriate manner to Colliers.
5. Submissions received on or before the stipulated closing date and time will become the property of NCC and will not be returned. All submissions will be treated as confidential until opened.



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE



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