

MINUTES

CORPORATE SERVICES & ECONOMIC DEVELOPMENT COMMITTEE

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

CHAMPLAIN ROOM

20 JUNE 2000

3:00 P.M.

PRESENT

Chair: R. Chiarelli

Members: D. Beamish, R. Cantin, B. Hill, G. Hunter, A. Loney, M. Meilleur,
W. Stewart, R. van den Ham

Regrets: P. Hume

CONFIRMATION OF MINUTES

That the Corporate Services and Economic Development Committee confirm the Minutes of the 06 June 2000 meeting.

CARRIED

DECLARATIONS OF INTEREST

No declarations were filed.

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- Notes: 1. Underlining indicates new or amended recommendations approved by Committee.
2. Reports requiring Council consideration will be presented on 28 June 2000 in Corporate Services and Economic Development Committee Report Number 68.

CHIEF ADMINISTRATIVE OFFICER / ECONOMIC AFFAIRS

1. ECONOMIC GENERATORS

- Executive Director, Economic Affairs report dated 14 June 00

Mr. R. Chartrand, Executive Director, Economic Affairs Division, began by introducing members of The Ottawa Partnership (TOP) who were present, namely, Mssrs. Kirk Mandy, Chief Executive Officer, Mitel Corporation, Adam Chowaniec, President and Chief Executive Officer, Tundra Semiconductor, Peter Morand, President, Peter Morand and Associates (representing the Ottawa Life Sciences Council), Otto Heberlien, General Manager, Sheraton Hotel (representing Ottawa Tourism and Convention Authority), Jerry Turcotte, representing the Ottawa Centre for Research and Innovation and Councillor Dan Beamish. Mr. Chartrand thanked the Corporate Services Committee and Council for having the vision to approve a very important initiative that will generate benefits for all the parties involved and for putting their faith in TOP, a fairly unique combination of industry, government and academia looking into the future of the Region's economy. Mr. Chartrand indicated that the firm ICF Consulting was chosen in September 1999 to head the project team because of its expertise in economic clusters and development activities in areas such as Northern California and Boston. He introduced Mr. Ted Lyman, who made a presentation to Committee on the report entitled "Choosing a Future: A New Economic Vision for Ottawa".

The Regional Chair, Bob Chiarelli, asked the consultant to provide examples of projects that could be undertaken within certain "clusters", more particularly the projects identified as "Brand Ottawa" or "Global Learning Centre" in the report. Mr. Lyman noted that Ottawa is not as well known as it could be for its excellence in telecommunications, software: an important marketing thrust would be to focus on telling the story of Ottawa as a place of exciting, world changing technologies, an overall place of excellence. This initiative has already begun, with Ottawa Economic Development taking the lead, as this is closely aligned with the agency's historic role. Mr. Lyman spoke about "Ottawa Connects", saying the opportunity exists for Ottawa to be Canada's most connected city from the telecommunications point of view. The Region has the companies, the talent and the leadership to build an infrastructure for the 21st century over the next ten years through an array of private-sector enterprises calling into action private investors.

Councillor R. van den Ham wanted to know what would result from the expenditure of \$400,000. Mr. Chartrand said the intention is to implement the ideas generated by the process. The Summary Report outlines 33 cluster-specific initiatives that have been proposed to ensure the clusters move forward and grow: there are 9 Flagship Initiatives that would cut across the clusters, and while these may be more difficult to achieve, the impact of achieving them would be significant.

Mr. Chartrand said another aspect is to work with the Champions, people in the community who believe in the projects and have offered their services to move them forward. In order to work with these individuals, seed funding will be required to in turn attract provincial and federal programs and other private sector funding. Replying to a subsequent question from the Councillor, Mr. Chartrand confirmed that the specifics of implementation are not contained in the report. The next steps will involve setting the criteria for TOP to allocate some of the funds, in anticipation of the many requests to access the capital from the people in the community who have offered their services.

Councillor van den Ham asked whether the report suggests that the various economic development organizations continue their current activities and increase their membership. Mr. Chartrand replied that TOP was created it was meant to be a temporary organization that would lead the strategic plan, but as was indicated by Mr. Lyman in his presentation, many of the initiatives will be led by, and implemented in, the community. Mr. Chartrand said this represents a significant change in the coordination of economic development activities. He provided a number of examples of projects and the role the various agencies could play in bringing them to fruition. He pointed out that the Entrepreneurship Centre is still under review as it is still not clear how this agency will develop: a report on this topic will be presented to TOP in the next few weeks.

Councillor van den Ham asked whether the request is for an additional \$400,000. Mr. Chartrand replied in the affirmative, noting that the first \$400,000 (\$300,000 from the Region/\$100,000 from the Province) has been expended. He added that this would tap into all that is left in the Economic Affairs capital account because staff believe it is the right thing to do in order to continue the momentum generated in the community.

Councillor R. Cantin began by congratulating all the participating agencies, noting it is interesting to see a change in vision from companies that traditionally were rivals. He asked whether allocating the remainder of funds from Economic Affairs would affect the completion of the Sports Hall of Fame project. Mr. Chartrand replied that the items are unrelated since there is no request for a funding commitment for that project. Having heard from Mr. Chartrand that all of the first \$400,000 went to the ICF, Councillor Cantin inquired how much of the additional \$400,000 would go towards implementing projects versus to the consulting firm. Mr. Chartrand indicated that, while there have been preliminary discussions no hard figure is available at this time.

Speaking to this matter, Kirk Mandy indicated that, as business leaders, TOP partners have busy lives and need someone to take a leadership role in the project. He averred that Ted Lyman has provided that leadership, and the partners had wondered how the momentum would be kept going if Mr. Lyman were allowed to leave. Mr. Mandy said that approximately

\$150,000 of the \$400,000 would go to ICF, to continue providing support while the remaining \$250,000 would provide seed money for some of the initiatives described. He cited "Brand Ottawa as an example of an important initiative that needs the involvement of ICF to see it off properly and to ensure it attracts other funds.

Councillor G. Hunter pointed out that the protection of agricultural lands and of "agri-business" interests is not mentioned as a possible cluster. He asked whether this means public resources should not be spent in this area because there is no money to be made there. Mr. Lyman pointed out that the seven clusters highlighted are the result of an analysis of relative concentration of employment in the Region, compared to other parts of North America. They represent seven sets of specialization that have concentrated in this area because the Region has underlying advantages and businesses in the field. Mr. Lyman indicated that, while there are emerging concentrations such as new media, entertainment and environmental technologies, there are no concentrations of agri-business in Ottawa more than elsewhere in Canada. Responding to a further question from Councillor Hunter, Mr. Lyman posited it would be a "bad bet" to put significant amounts of money into trying to grow the farm industry whereas it could be sustained for historic, politico/social reasons. In the same vein, spending a lot to attract manufacturing industries would not be a good bet, although any interest expressed by a business to relocate to Ottawa-Carleton should be exploited.

Councillor Hunter posited that the people who make decisions about where businesses locate and where venture capital goes represents a small group of people. He asked whether approaching venture capital investment groups was not preferable to advertising globally and through airline magazines. Mr. Mandy responded by saying there is a distinction between attracting manufacturing plants that offer a large number of relatively low-skilled, low paying jobs and attracting the kind of intellectual capital referred to here. He pointed out that venture capital investment has gone from \$60 million three years ago to \$500,000 half-way through 2000 and will likely hit \$1 billion by the end of the year. The reason this is coming into the Region is because of the intellectual capital in the clusters, with most of the investment going into either start-ups or established companies in the clusters. Mr. Mandy added that TOP is trying to raise the profile of the city to attract investment, make people aware there are jobs, that Ottawa is a great place to live, not specifically to attract manufacturing companies.

Councillor Hunter asked where it was projected what the taxpayer investment will be. Mr. Chartrand said most of the issues relate to public funding but not necessarily to local or municipal public funding. The intent is to work with public agencies and with federal and provincial agencies to tap into as many programs as possible. Mr. Chartrand posited the strength would come in speaking with one voice and having a clear direction about where the community is going. With respect to private sector funds, they will be forthcoming if there is a coordinated effort and a sense that funds for any one initiative will come to fruition. Councillor

Hunter wanted to know whether more property tax dollars will need to be collected for TOP-based projects or whether a cap has been reached. Mr. Chartrand said that, in his opinion, the biggest demands on the property tax base will be for the infrastructure required to support the growth of the high tech sector and direct contributions to external agencies pale in comparison to those costs.

He added it has not been ascertained at this stage whether increased tax dollars will need to be collected.

Responding to a question from Councillor M. Meilleur, Mr. Mandy expanded on the factors that attract highly skilled workers in the field to locate to Ottawa: these are interesting work, fair compensation and quality of life. He pointed out that education is also a factor, noting that the industry has done a lot of good work in this area and the two local universities have taken advantage of certain initiatives the industry is thinking of expanding. The Councillor described measures undertaken by la Cité collégiale, of which she is a Board member, to respond to the needs of the high tech sector. She referred to comments made by Mr. Lyman about “balancing economic growth with social equity and environmental sensitivity” asking whether he could offer any advice on how to protect the social fabric and the environment of the community. He replied that several high tech communities have attacked these problems by analyzing “the digital divide”, how it affects housing, access to child care and other factors and have organized problem-solving teams around the clusters, bringing the public and private sectors together and giving priority to social equity.

Councillor D. Beamish, in an effort to allay concerns raised by some of his colleagues, proposed a Motion calling for 25% of the requested funding to be allocated to ICF Consulting with the remainder to be used to begin certain initiatives. Mr. Mandy said it was important to keep in mind there is a line below which ICF Consulting will not be interested in going forward. He added there are ongoing discussions about the split but his sense was that it would not be 25% of the \$400,000.

Councillor van den Ham began by thanking the consultant for the work undertaken. He indicated he had supported the creation of TOP at the outset, and he averred it didn't take a big leap of faith to support staff in this initiative. The Councillor said he was reassured by the participation of the business community, who are also taxpayers, and who will ensure the funds are spent wisely.

Councillor B. Hill said she thought part of the original study was to ascertain whether all the economic development organizations should be maintained or whether efficiencies could be found there. She expressed dismay at seeing that all the agencies will continue to receive funds from the Region's budget every year. She wanted to know when Council would see results as

opposed to studies. Mr. Chartrand clarified that the requested funding is not for further study but for action and implementation, in collaboration with the private sector businesses that have contributed their time and their resources. Councillor Hill said she could not support the allocation of additional funds, because there is duplication and overlap between the agencies and they will continue to come to the Region every year looking for more money.

Councillor W. Stewart expressed her support, calling this a wise investment at this time. She asked that additional financial information be provided to the Committee to facilitate tracking the various initiatives underway in economic affairs, for example the Games of la Francophonie and the Ontario Timeship, two projects also funded from this budget. Councillor Stewart said she has a level of comfort about the people working in partnership with the Region, and is aware that the Chairs of the various agency Boards have been working hard on these initiatives. She spoke about the savings in caseload and the money invested in initiatives to create employments and she thought looking at social equity and at the environmental degradation that comes from increased demands on infrastructure as were positive developments. Councillor Stewart said she anticipated with interest the measurement of how well all the projects are performing.

Councillor Beamish began by saying that the participation of key people from the private sector has been phenomenal. If the Region were to measure this involvement at the salaries that have been donated to help with the strategic planning exercise, the \$400,000 invested to date would be dwarfed. He expressed the view the Region will receive the utmost value for its money. The single most telling statistic that has come forward is the fact that venture capital is pouring into Ottawa-Carleton because business people around the world recognize Ottawa-Carleton as a place where things are happening and will continue to happen. The Councillor indicated that ICF Consulting has provided excellent value for money and while he would like to see three-quarters of the \$400,000 invested in initiatives, he was confident that TOP managers would resolve this issue. He expressed the hope that Council will send a strong message to the business community that it is prepared to facilitate the burgeoning of the local economy by solidly supporting this initiative.

Councillor A. Loney said he was pleased to hear the comments about maintaining the quality of life and concerns about the environment. He averred that protecting those mainstays will increasingly be the role of the new City Council. The Councillor said he expected the industry in this area would recognize and fully support that, if there is not a decent quality of life here, the main reason for people wanting to live and work in the area will dissipate rapidly.

Councillor Hunter pointed out that the amount of venture capital coming into the Region contributes to the technology industry doing very well and what is being asked is that the Region follow the success of the industry. The Councillor said what is positive is that the local population is being encouraged to get involved in the industry and get its piece of the pie, get

trained and become employees. He indicated he would not support providing \$400,000 for TOP to allocate, because Council is responsible for tax dollars. Councillor Hunter said he would prefer that a list of the proposed projects be submitted to Committee and Council for approval.

Councillor Cantin said he learned early that governments don't create jobs: the best they can do is create conditions that cause the private sector to invest in the local economy, thereby creating jobs. He spoke in support of the funding, noting there have been many projects where the Region collected the data, made plans and it will be nice to get action through the high-priced volunteers who are willing to carry it through.

Chair Chiarelli began by saying municipal government is about where and how people live and creating and protecting a quality of life and a way of life for the community. In order to sustain that quality of life, a strong economic base is required. Over the last three decades, the high tech industry has become the most stable, long term, safest, cleanest industry in the world, as secure as the federal government was in the past for creating jobs. Chair Chiarelli indicated that, to the credit of every single high tech executive, they warn against denigrating the quality of life and they ask that governments learn from the mistakes of the "digital divide", where not everybody participated in the huge economic successes of the industry.

Chair Chiarelli continued by saying the local economy is a success story, partly because of the Region's investments in economic development agencies. He expressed concern that some people around the Council table do not appreciate how these agencies are delivering benefits to the entire community. Chair Chiarelli cited as example OCRI's Smart Capital initiative, a partnership of 41 high tech companies, educational institutions and the Region which received \$5 million dollars from a federal government program. These funds grew to \$13 million because the business community contributed \$8 million to help wire Ottawa-Carleton, integrate libraries, schools, government and private sector labs. Another OCRI initiative, the Access to Opportunities Program (ATOP) raised \$50 million through leveraging and through matching funds from the federal government. These funds were put into universities and colleges to provide training for high tech positions. Chair Chiarelli pointed out that the Region's share of OCRI's \$12 million budget is very small and that the largest share comes from the private sector.

Chair Chiarelli then spoke about OEDCO, noting that the venture capital alluded to by several speakers was brought here through the work of that agency. To date, the Region's investment has leveraged \$500,000 and this represents many jobs for young people in the community. The Region's investment is small compared to the feedback and the results from the venture capital coming into the community. Chair Chiarelli said one of the centers of excellence in this community is creating partnerships. The \$400,000 requested is a modest sum and it will enable

the Region to move some of the projects along. Chair Chiarelli concluded his comments by thanking the private sector for the leadership it has shown. It now needs the help and cooperation of governments to protect the quality of life and the human resources it has achieved. He felt TOP should be commended for creating a strategic economic development plan that is world class, forward looking and right on the mark.

The Committee then considered the staff recommendations:

That the Corporate Services and Economic Development Committee recommend Council:

- 1. Receive the executive summary of *Choosing a Future: A New Economic Vision for Ottawa* as the key element of a strategic economic development plan for the Ottawa region.**
- 2. Support the proposed focus for the Ottawa Economic Development Corporation, Ottawa Tourism and Convention Authority, Ottawa Life Sciences Council, and the Ottawa Centre for Research and Innovation, as detailed in this report, and encourage the boards of these organizations to pursue these proposals.**
- 3. Approve the expenditure of \$400,000 to support the implementation of the plan, with the details on the allocation of these funds delegated to The Ottawa Partnership, through the administration of the Economic Affairs Office.**

CARRIED

(B. Hill, G. Hunter dissented)

2. 2 RIDEAU STREET / CANADA'S SPORTS HALL OF FAME
DESIGN GUIDELINES AND REQUEST FOR PARTNERSHIP
- Executive Director, Economic Affairs report dated 01 June 00

Mr. Réjean Chartrand, Director, Economic Affairs, prefaced the report by saying it is the result of an incredible amount of cooperation between all the parties involved in the project. He introduced Ms. Catherine Lindquist, Project Manager, who presented the report. She began by providing a brief history of the site, originally the Union Station, its conversion to the Government of Canada Conference Centre and the current involvement of Canada's Sports Hall of Fame. Ms. Lindquist noted the site has multiple designations and land ownership and extensive repairs would be required to bring the building up to standard. The site is also designated as a key hub of the Linkages initiative, which is supported by Regional Official Plan

policies. Ms. Lindquist provided details about the Memorandum of Understanding and she outlined the responsibilities of the respective parties involved in the project. She then described four Design Guidelines Development Options, indicating that the project Steering Committee has recommended that Option 2 be pursued. An Open House was held on 26 April 2000 and, although the feedback was overall positive, there was mixed reaction to the proposed linkage across Col. By Drive. The proponents were encouraged to explore an underground linkage, however staff believes the final design guidelines address the concerns expressed.

Ms. Lindquist described the next steps for the Region:

- Continue to work in collaboration with all partners to secure commitments to proceed with long-term plans, negotiate and develop long-term lease agreements and report back to the new City Council for approval of the agreements;
- Negotiate with adjoining property owners on cost-sharing for the pedestrian linkages;
- Work closely with the National Capital Commission/others on planning and design of the last portion of Confederation Blvd.

The anticipated project timelines were described and it was noted they would culminate in the opening of Canada's Sports Hall of Fame in July 2003.

Ms. Lindquist concluded her presentation by saying that 2 firms responded to the Request for Partnerships issued in 1999. She expressed confidence that the firm chosen, Canadian Gateway Development Corporation, and its partners can handle the project. In addition, the Canadian Sports Hall of Fame is on target to collect a financial contribution of \$35 million for its part of the project.

The Committee heard from Mr. Joshua Moon, representing the Canadian Gateway Development Corporation (CGDC). Mr. Moon said the CGDC is composed of two prominent local development companies, the Regional Group and Westeinde Construction Ltd., and the rest of the project team is as follows:

- Trammell Crow Company, Property Development and Management;
- Zeidler Roberts Partnership, Architects;
- Barry Padolski Architect Ltd., restoration and heritage considerations;
- Soskolne Associates, planning and development issues;
- Pelican Woodcliff Inc., Project Managers.

Mr. Moon indicated this excellent team of experienced people would address design details and report back to Committee in four months. He introduced another member of the development team, Mr. Phil Denyes, President and Chief Executive Officer, Canada's Sports Hall of Fame.

Mr. Denyes provided information on the first six partners to join the CSHF in raising the \$35 million needed for the project. They are:

- Royal Bank of Canada
- Canada Post
- TSN/RDC television network
- Lucent Technologies
- Tourism Ontario
- Canadian Pacific/Fairmont Hotels

Mr. Denyes indicated there are ongoing negotiations but it is anticipated that a telecommunications company and a national retailer will participate in the project. He noted that the provincial government has committed \$5 million dollars to the project, and funding from the federal government is anticipated. Mr. Denyes acknowledged the support of, and the work done by, Mauril Bélanger, M.P., Ottawa-Vanier, on this project. He briefly described the vision for the Sports Hall of Fame, an exciting project in the right location, and he said he was impressed with the project team.

Mr. Chartrand summed up the presentation by saying work on this project has been ongoing for two years and this has been a challenging and rewarding exercise in cooperation. He said regional staff is pleased to have been part of the project and he requested that the Committee approve the recommendations.

Councillor M. Meilleur asked that Mr. Denyes comment on the importance of linkages to the Sports Hall of Fame project. He responded by saying these are very important but he could not assert whether above or below ground linkages are needed. He added that the facility is expected to see a lot of activity, both during the day and in the evening, and, for this reason, linkages with parking facilities in the adjacent area are part of the master plan. Councillor Meilleur wanted to know whether staff examined the feasibility of underground linkages. Mr. Chartrand indicated that while an underground connection is technically feasible, its cost is prohibitive. For this reason, the partners recommend an overhead connection, in recognition of the needs of the CSHF and of the linkages initiative approved by Council.

Councillor Meilleur inquired whether the costs of underground as opposed to above ground linkages were examined. Mr. Chartrand replied that a firm of structural engineers, McCormick Rankin, performed a high level study and looked at three or four ways to connect underground at locations across Col. By Drive. In addition, staff had done a study on standard tunneling and building of concrete connections, but did not attempt to cost connecting into adjoining buildings. Mr. Chartrand posited that the cost of relocating the extensive mechanical areas underneath these buildings would be prohibitive. Councillor Meilleur clarified that Council has only approved the concept of linkages. She averred that, had the community known all these facilities would be above ground, there would have been more opposition to the project. She noted that, at a recent Rideau Street Design Charette, participants from all sectors unanimously

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agreed that the two linkages across Rideau Street should be removed and there is now a proposal to add more in the same quadrilateral. Councillor Meilleur wanted to ensure that the matter is examined carefully and that the appropriate studies relative to costs are done. Mr. Chartrand replied that this would be part of the work plan for the coming months.

Councillor W. Stewart quoted a letter from Heritage Ottawa which states that “the approaching view of the Chateau Laurier and the mile of history that is Sussex Drive leading into the Byward Market would be completely destroyed” by a linkage: she asked that staff comment on this contention. Mr. Chartrand said it was unfortunate to see the polarization of positions on this issue. Organizations that represent heritage considerations tend not to support linkages whereas the business community tends to support them and recognizes their value in bringing strong economic benefits to, and being a practical way to move people in, the downtown core. He indicated that the Steering Committee has made it clear in the design guidelines that this would be a gateway linkage, not be designed as a utilitarian connection, but create a feeling of entrance into the Nation’s Capital. For these reasons, it will be accorded the highest design efforts and nothing will be taken away from the surrounding environment.

Mr. Moon put forward the view it is premature to say a vista will be destroyed before seeing the finished product. The project team has said it doesn’t know whether the linkage will be above or below-ground, and it will need four months to work with the design guidelines to find this out. If the Committee is not satisfied with the proposal, it can reject it, but the options need to be on the table at this time. Responding to a question from Councillor Stewart, Mr. Moon confirmed that the provincial commitment to funding is independent of any announcement related to an infrastructure program and that discussions about federal funding are ongoing.

Councillor A. Loney shared with those present his perception of the linkages in Halifax, which he said work extremely well in a city that has considerable heritage. He posited that the key to their success is to not restrict the commerce inside the linkages by protecting the adjacent business community, and ensuring that the facilities are clean and well maintained. Responding to a concern of Councillor Loney’s regarding pedestrian traffic, Mr. Chartrand assured the Committee that the primacy of the pedestrian environment at street level would take precedence over anything else. He added that, in recognition of the Ottawa winter, and of the need to link parking with the Sports Hall of Fame, any linkage will complement this primacy.

The Regional Chair, Bob Chiarelli, suggested that the first recommendation be amended to reflect that the linkage could be either above or below ground. This could allay the fear of some parties that approval of the three recommendations means defining that the linkage will be above ground. Mr. Chartrand agreed with this suggestion, saying it clarifies the intent of the design guidelines, that is, to assess all options be they above or below ground.

Delegations

Mr. David Jeanes, expressed his concern with the fact that this project, which has been running for some years, has only briefly involved the public. He said he did not think that a project of this importance, dealing with a building of this importance to local heritage, should have such short public involvement. The design guidelines have not been made readily available to the public: people actually have to attend a meeting to hear and see presentations on this issue. Mr. Jeanes pointed out that the name Union Station is rarely mentioned in advertising, although the architects present today have referred to the building by that name. He spoke about a study done in 1988 by Parks Canada, calling it deficient and indicating it focused mainly on replacing the windows with thermal windows. The Parks Canada evaluation has written off the east wall of the building, only 40% of which is blank wall, and this fact is being used to add 83% of new, modern office-type extensions to the east side of the building rather than considering the heritage of the building as a whole. Although there are possible proposals from the architect to make that side of the building visible, one could only see it from inside the new building. Mr. Jeanes provided additional historical information about the Union Station for the Committee¹. He posited that, without it being built here, there would not have been as many beaux-arts buildings like the Union Station in Toronto and some of the finest monumental hotels and landmarks built in other cities across Canada.

Chair Chiarelli thanked Mr. Jeanes for his presentation, commenting that his knowledge of stations and trains, and his tremendous expertise about heritage matters make him an asset to anyone involved in this area. Speaking in reference to comments about the east wall, Chair Chiarelli he said he was under the impression development was desirable because the original attachment was a hotel. Heritage advice received was that something be attached to the east wall for this reason. Mr. Chartrand said the more northerly section of the east wall is exactly as Mr. Jeanes described it. As one moves southerly, there is a more exterior wall, which contains a beautiful arched window. He clarified what is under discussion is the marrying of the addition to the southerly and not the northerly section of the east wall. Councillor Stewart thanked Mr. Jeanes for taking the time to document and provide the Committee with a fascinating history of the site. She pointed out the importance of receiving this kind of information, noting it does impact on how one looks at bricks and mortar.

Mr. Peter Marvitz, President, Action Sandy Hill

The speaker asked why linkages are needed, noting there are horrendous examples of these facilities in cities such as Calgary. He pointed out that comments submitted to the National Capital Commission about this matter have been largely ignored. Mr. Marvitz said Action

¹ The complete text of Mr. Jeanes' presentation is on file with the Committee Co-ordinator.

Sandy Hill and the community find above ground linkages totally unacceptable since they take people off the street. He pointed out that heritage considerations matter to local residents, since the former Union Station was in the Sandy Hill district and it is important to protect what is there.

Mrs. Jean Piggott began by informing the Committee she has been asked to be the Champion of The Ottawa Partnership's (TOP) tourism cluster for economic development. She pointed out there has been a 6.5% jump in tourism numbers over the previous year, with domestic travel generating \$38.8 million. Mrs. Piggott said tourism is the number one industry, along with the retail trade. She recalled that a former Prime Minister felt Canadians need one place in the country where they can come together, and asked her to help make the National Capital that one place. Mrs. Piggott thanked the Region for its support of tourism and of the Congress Centre over the years, adding that more convention space is required because some large companies or organizations cannot hold their conferences or conventions in Ottawa.

Mr. Mauril Bélanger, M.P., Ottawa Vanier, began by commending those who conducted the public consultations because there has been a shift in the design guidelines as a result of that consultation. He pointed out that public consultation is effective when it results in positive changes being made because of people's input. Mr. Bélanger said he attended the Annual General Meeting of Action Sandy Hill where he indicated his support for an above-grade crossing, because it is a vital component of the overall project. He agreed that the linkages across Rideau Street are unsightly, and something must be done about these. He noted he has not heard any suggestion that the linkage between the Westin Hotel and the Congress Centre should be torn down: it is one linkage that is very effective. Mr. Bélanger said he believes there is an incredible tourism industry in this area and an attraction like the Sports Hall of Fame in the core of the city will add to that industry. He averred it is important to have in Confederation Blvd a place to honour professional and amateur sports and with the work the partners have done to date, this likely will happen. He thanked all the proponents for the patience they have demonstrated over the past six years.

In reply to a question from Councillor Stewart, Mr. Bélanger indicated that the \$5 million committed by the federal government is not tied to already-announced infrastructure funding. He clarified however that this is not confirmed money and still under discussion. Councillor Stewart thanked Mr. Bélanger for his vision for the city and for all the work he has done on various initiatives.

Mr. David Gladstone, representing the City Centre Coalition, stressed the importance of not removing people from at-grade environments. He noted that the design guidelines demonstrate an overly strong interest on tourism and visitor requirements. Mr. Gladstone pointed out that struggling to attain zero percent modal share for cars means there is no need for increased

infrastructure and this should be fleshed out in the design guidelines. He posited that OC Transpo must be actively involved in these kinds of projects and he wondered when the request for amendments to the City of Ottawa zoning by-law would be forthcoming.

Councillor Meilleur put forward a Motion calling for a review of at ground, above ground and below ground linkages to be undertaken. She recalled that the community has reluctantly accepted the redevelopment, but finds above ground linkages to be totally unacceptable. Councillor Meilleur pointed out she fully supports the project, but she felt that the community's views must be heard and respected, as it is usually right.

Councillor Stewart inquired whether or not an at-grade crossing could be considered a linkage. Mr. Chartrand pointed out that, in many ways, it is positive this is the only outstanding issue in a project of this magnitude. He added that, based on presentations made by the developer, the Committee should provide an open platform where the partners can explore, over the next four months, whatever makes the best sense for the site. Mr. Chartrand expressed confidence that the project team will take into consideration all the concerns voiced today. Councillor Stewart said she thought it was premature to reject above ground linkages at this time. The challenge will be for the professionals to provide the Committee with the right solutions. She agreed with Mr. Chartrand it is a good sign that this is the only contentious issue in an enormous undertaking and she congratulated staff for putting it together.

Councillor Cantin said the Committee should not handicap what it has taken over three years to achieve, nor compromise the success of the Sports Hall of Fame. He pointed out that this facility will have no on-site parking and there will need to be easy connections for pedestrians from either the MacKenzie King Bridge, the Congress Centre, the Rideau Centre, the Chateau Laurier or from any site from the vicinity or any existing or future hotel. Councillor Cantin indicated he didn't need too many engineers to tell him that underground connections would be extremely expensive. He posited the challenge is to make the linkage functional and attractive, a profitable venture for the Rideau Centre and a good point of access for the Sports Hall of Fame.

Councillor Loney spoke about the Rideau Street charette, noting he heard the concerns expressed about the unsightliness of the existing linkages across Rideau Street but he did not hear unanimity in the presentations saying nobody wants overhead or above grade linkages. He expressed the view that, while Action Sandy Hill has taken a position on the matter, there is not massive opposition to an above grade crossing but there is opposition to more ugliness being added to the cityscape. Councillor Loney expressed the view there needs to be more activity at street level in the downtown area, as this the key both to safety and to the ongoing success of commerce. He said he hoped the designs for the new buildings will have entrances both at street level and from inside. The Councillor clarified he was not saying that under ground

connections were ruled out, as long as they could be sensibly done. He pointed out that, whilst it is impossible to get unanimity, efforts must be made to satisfy public concerns but not all of these can be satisfied.

Chair Chiarelli said this is an enormously complicated project involving a extensive partnership of government agencies and the private sector. It has many facets and requires an enormous amount of public consultation and coordination: in that respect, it already is a success story. Chair Chiarelli complimented Mr. Chartrand and Ms Lindquist for the outstanding amount of work they have accomplished, and for their high level of professionalism throughout. He posited that the Region and the public are well served by public servants such as these and that the project partners likely share this view.

Moved by M. Meilleur

That the following words be added to Recommendation 1:

“...including the review of the linkage options at grade, below grade and above grade”.

CARRIED, as amended

The Committee then approved the staff recommendations as amended by the foregoing.

That the Corporate Services and Economic Development Committee recommend Council:

- 1. Endorse the Design Guidelines, June 2000 [distributed separately] developed for the adaptive re-use of 2 Rideau Street, the former Union Station and adjoining lands, as prepared for and recommended by the study Steering Committee;**
- 2. In conjunction with the National Capital Commission, use its best efforts to coordinate the construction of the Mackenzie Avenue/Colonel By Drive section and node of Confederation Boulevard with the redevelopment of 2 Rideau Street and provide appropriate funding to meet its obligations in this regard; and**
- 3. Authorize staff to enter into negotiations with the private partnership group lead by Canadian Gateway Development Corporation to secure a formal partnership arrangement and ultimately development and long-term lease**

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20 June 2000

**agreements for the adaptive re-use of 2 Rideau Street to accommodate
Canada's Sports Hall of Fame and other complementary uses.**

CARRIED

ENVIRONMENT AND TRANSPORTATION

3. WOODROFFE AVENUE / FALLOWFIELD ROAD
INTERSECTION AND ROADWAY DESIGN
CONSULTANT APPOINTMENT (ETL00-5042)
- Environment and Transportation Commissioner's report dated 23 May 00

That the Corporate Services and Economic Development Committee and Council approve:

1. **The appointment of McCormick Rankin Corporation, Ottawa, for Contract No. ETL00-5042, to carry out the detailed design and contract document preparation for the Woodroffe Avenue and Fallowfield Intersection, for a total contract provision of \$355,963;**
2. **The transfer of funds in the amount of \$100,000 from the project, March Road (Solandt to Klondike) (Order No. 900066) to Woodroffe Avenue/Fallowfield Road Intersection (Order No. 900530).**

CARRIED

4. 2000 SAFETY IMPROVEMENT PROGRAMME - TRANSFER OF FUNDS
- Environment and Transportation Commissioner's report dated 31 May 00

That the Corporate Services and Economic Development Committee and Council approve the transfer of funds in the amount of \$275,000 from the Wellington Street Project (Order No. 900060) to the Safety Improvement Programme (Order No. 900079).

CARRIED

5. ROLLO'S BRIDGE REHABILITATION
- Environment and Transportation report dated 29 May 00

That the Corporate Services and Economic Development Committee approve the rejection of all bids received pursuant to Contract 99-700, Rollo's Bridge Rehabilitation.

CARRIED

HEALTH

6. PROGRAM TRAINING AND CONSULTATION
CENTRE FOR THE ONTARIO TOBACCO STRATEGY
Medical Officer of Health's report dated 31 May 00

That the Corporate Services Committee and Council approve:

1. **The extension of the existing contract with RBJ Health Management Associates to provide services for a total amount of \$131,500.00 (excluding taxes) to the Program Training & Consultation Centre from April 1, 2000 to December 31, 2000.**
 - **This total amount includes professional services of \$105,500.00 and**
 - **\$26,000.00 will be allocated to cover operating expenses to carry out work plan activities.**

2. **The extension of the existing contract with Centre for Applied Health Research, University of Waterloo to provide additional services in the amount of \$16,200.00 (including GST) related to the fulfilment of the contract to carry out workplan activities for the Program Training & Consultation Centre from April 1, 2000 to December 31, 2000.**

CARRIED

PLANNING AND DEVELOPMENT APPROVALS

7. SALE OF SURPLUS LAND, MCKINLEY DR., KANATA
- Planning and Development Approvals Commissioner's
report dated 05 June 00

Councillor W. Stewart pointed out this is probably the most "almost sold" property in the Region's portfolio. She asked whether the appraisal was based on the property zoning (commercial) and whether staff is satisfied with the appraised value. The Director, Property Services, Mr. Rob Ennor, replied that an offer received two years ago for the property was substantially above the appraisal at the time. Staff felt it would not come through and in fact, the transaction was not completed. A recent appraisal is significantly higher and the recommended price is in the upper range. Staff is confident of the current market value of the property and feels that, because it is dealing with Algonquin College, it would want the upper range.

That the Corporate Services and Economic Development Committee recommend Council:

- 1. Approve entering into an “Option to Purchase” agreement for 5.44 acres of vacant land, described as part of Block 12, Plan 4M-755, being Parts 3, 4, 5, 6, 7, 10 and 11, on Reference Plan 4R-8067, as shown on Annex A, with Algonquin College of Applied Arts and Technology for the sum of \$ 92,562.50 for a period of one year from July 1, 2000 to June 30, 2001; and**
- 2. Approve the conditional sale of lands described in Recommendation 1, to Algonquin College of Applied Arts and Technology for the sum of \$ 1,481,000, subject to the conditions outlined in the body of this report.**

CARRIED

INFORMATION PREVIOUSLY DISTRIBUTED

REGIONAL CLERK

RECORD OF TENDER OPENINGS
FOR THE MONTH OF MAY 2000
(As Per Corporate Policy Manual Section 4.6.6)
- Regional Clerk’s memorandum dated 01 June 00

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

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A/CO-ORDINATOR

CHAIR