

From: **Girard-Ruel, Émilie** <emilie.girard-ruel@ncc-ccn.ca>

Date: Fri, May 30, 2025 at 1:55 PM

Subject: RE: [EXT] Fwd: Comments on the NCC's Sussex Blocks proposal from New Edinburgh Community Alliance

To: Sarah Anson-Cartwright <sarah.ansoncartwright@gmail.com>

CC: Miguelez, Alain <alain.miguelez@ncc-ccn.ca>, Williams, Cédric <Cedric.Williams@ncc-ccn.ca>, NCC Public Affairs | Affaires publiques CCN <consultations@ncc-ccn.ca>

Dear Mrs. Anson-Cartwright,

On behalf of the National Capital Commission (NCC), I would like to thank you for forwarding the New Edinburgh Community Alliance's comments regarding the proposal for two blocks on Sussex, as part of the public consultation process for the National Capital Core Area Plan.

Your feedback has been shared with our planning team, who are currently reviewing all input received during the final phase of public consultations for the plan. As we indicated in our discussions with the community and in our response to a letter recently published in the Ottawa Citizen, the NCC is in the process of updating its 2005 Core Area Plan, a strategic planning document intended to guide the future evolution of the 9 square kilometres at the centre of the Nation's Capital for the decades to come.

In order to respond to the directive of our shareholder, the Government of Canada, to contribute to solving the housing crisis, we are also re-examining how NCC lands in the core of the capital can be used for housing – an approach that has the added advantage of increasing the resident population and dynamism of our downtown areas. One of many such sites, two blocks on Sussex Drive across the street from the Royal Canadian Geographical Society and the French Embassy is currently zoned in our 2005 plan for institutional use – with the intention that those sites be developed for diplomatic or other public buildings.

NCC staff are proposing that these sites could instead be imagined in the revised 2025 plan for a wider variety of building uses, including housing but also commercial and retail. Such buildings, with a height of no greater than five storeys, reflective of the New Edinburgh Heritage Conservation District and the dignity of our ceremonial route, could serve a variety of functions including residential apartments or town homes, offices, and ground-level services such as cafés and restaurants that integrate to the surrounding neighbourhood and workplaces. Our proposed idea would be consistent with the City's Official Plan which permits housing in these blocks as part of the Parliament and Confederation Boulevard Special District.

To bring such an idea to reality, a specific development plan would need to be created, complete with future public consultation. Further consultations with the community will be undertaken with an identified proponent, once a future project is initiated for this sector.

Once again, we thank you for your continued interest and engagement in this important planning exercise.

Sincerely,

Émilie Girard-Ruel

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