



NATIONAL CAPITAL COMMISSION  
COMMISSION DE LA CAPITALE NATIONALE

**FOR IMMEDIATE RELEASE**

**January 25, 2024**

## **Building LeBreton: Offer to lease with Avenue 31 Capital Inc. and Cogir for Flats Phase development to build over 900 homes**

**National Capital Region**—The National Capital Commission (NCC) is pleased to announce today that it has agreed to an offer to lease with Canadian developers Avenue 31 Capital Inc. and Cogir for the development of a portion of the Flats District at LeBreton Flats.

With this offer to lease, the NCC is moving forward with the implementation of its LeBreton Flats Master Concept Plan. The Master Concept Plan offers a cohesive and multi-decade vision for the Building LeBreton project. It guides the transformation of LeBreton Flats into a diverse residential community supported by retail and employment opportunities where anyone can live, work and play.

Following the conclusion of a lease, Avenue 31 Capital Inc. and Cogir would develop four parcels of land (1.63 hectares) within the Flats District to create a new sustainable and inclusive residential-focused community. This next phase of development will deliver more than 900 much-needed homes in the core of the Capital, including affordable residential units and units with at least three bedrooms. The net-zero-carbon buildings will sit in a neighbourhood of pedestrian-friendly streets with transit and active transportation as the preferred modes of travel and will connect to a future district energy system.

This announcement builds on the success of the first phase of the Building LeBreton project – the Library Parcel – where 608 new residential units are soon to be constructed. Of these, 250, or 41%, are affordable units. The full development of lands in the Master Concept Plan will result in at least 25% of all the residential units to be used for affordable housing.

### **NEXT STEPS**

- Over the course of 2024, the NCC will engage in lease negotiations with the proponent, which will also conduct its due diligence, including advancing design work for the development. Design for the Flats Phase development will be subject to the federal land use and design approval process.
- The NCC and Avenue 31 Capital Inc./Cogir will aim to enter into a lease agreement by late 2024.

- Construction of roads and buildings in the Flats Phase will begin following municipal approval of the NCC’s plan of subdivision, which is targeted for late 2025.
- The agreement includes deadlines for the start and completion of development blocks within the Flats Phase to ensure timely completion and occupancy of all buildings.

## **FLATS PHASE KEY FACTS**

- The Flats Phase development contains four parcels: Parcels F1, F2, F3 and F8 in the Master Concept Plan.
  - Total development area: 1.63 hectares (4.02 acres)
  - Estimated maximum yield: 78,400 square metres (844,000 square feet)
  - Potential for more than 900 residential units
- In June 2022, the NCC launched the Flats Phase Request for Offers to Lease to seek a proponent to develop up to four parcels of land within the Flats District of the Master Concept Plan.
- The site is located on the edge of Ottawa’s downtown, only two kilometres from Parliament Hill and within a 10-minute walk from two light-rail stations (Pimisi and Bayview) on the O-Train Confederation and Trillium lines.
- Avenue 31 Capital Inc. is an established Ottawa-based developer with knowledge of the local market that has successfully worked with the NCC on other projects.
- Cogir is a real estate developer based in Montreal that has worked on projects across Canada and the United States. Cogir has delivered multiple large-scale projects, including projects in partnership with First Nations in the province of Quebec.

## **QUOTES**

*“As Canada faces a housing crisis, it is more important than ever to work together to build more homes so that every Canadian has a place to call their own. This vital project will provide additional housing in the heart of the nation’s capital. It is encouraging to see the NCC’s contribution and commitment to the National Housing Strategy.”*

—The Honourable Jean-Yves Duclos, Minister of Public Services and Procurement

*“I’m excited for this important step in the implementation of our Building LeBreton plan. We look forward to working with Avenue 31 Capital Inc. and Cogir towards the shaping of the Flats District, an important gateway to LeBreton Flats.”*

—Tobi Nussbaum, Chief Executive Officer, National Capital Commission

*“Today’s news is an exciting step forward on our path to revitalizing LeBreton Flats and downtown Ottawa. Construction of over 900 new homes is what our community needs to combat the housing crisis and rebuild our downtown for more people to live, work, play, and do business.”*

— Yasir Naqvi, Member of Parliament, Ottawa Centre, Ontario

## **Links**

[The Flats Phase Development](#)  
[Building LeBreton](#)  
[LeBreton Flats Master Concept Plan](#)

## **Media Information**

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