Purpose ofthe Report
This report traces, analyzes and compares two developments in the City of Ottawa, developed by the private sector under the mandate of the National Capital Commission (NCC), a Crown corporation whose mandate is to plan and assist in the development, conservation and enhancement of the natural, built and cultural environments of the National Capital Region (NCR).
The Sussex-Mackenzie and Chambers sites, both in prestigious locations in the downtown urban core (see Figure E.l), were selected to study how two seemingly parallel urban development opportunities, at the surface, could have produced such opposing results. While an office complex was successfully developed on the Chambers site after its initial proposal call issued in 1987, Sussex-Mackenzie site proposals has experienced several failures, including the multi-purpose entertainment/hotel facility proposed in 1997, and is currently vacant.
Documenting key evidence in both the successes and failures of these agreements provides research that may benefit both public and private interests for urban development in both Ottawa and Canada, and thus help to inform the planning profession of sound planning and development practices where public lands are involved.
Results
Several

Figure E.l: Chambers and Sussex-Mackenzie Site Locations

GOVERNMENT:
13. CONFERENCE CENTRE
14. lANGEVIN BLOCK
15. POSTAL STATION B
16. BRITISH HIGH COMMISSION
17. PROVINCIAL COURT 'lOUSE
16. BANK OF CANADA

CULTURAL:

19. NAnONAL ARTL60099l2.08nn5.50[j 5.57 Tm (nONA04R HIGH)Tj 63 59568 0 /S << >>BDC -0.035 Tc 5.1361 0 085.6 191.76 377.

It was found that the following factors

3. Project Financing Related to Allowable Uses: Due to the nature nature

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diversity of potential beneficiaries, nor