Lecture 6

In 1950, the city of Ottawa annexed acres from the township of Gloucester and the township of Nepean, a move that had been sanctioned by the government of Ontario. This increased the city’s area five-fold from 6,109 acres to 30,482 acres. The reason behind the annexation of this mostly uninhabited land was to accommodate the post-war housing boom in an area that extended to the Ottawa River and surrounded the capital like a giant horseshoe. In 1950, when the majority of Nepean Township was annexed by the City of Ottawa, Nepean was suddenly made a rural, low-density township once more. By the 1960s, however, development and immigration were increasing both the population and the services available. In 1961, the population reached 20,000, the 1949 pre-annexation number, and by 1969 it was up to 56,000.

The creation of the greenbelt had been a struggle and continued to cause problems. The land was falling into ruin because its value was lower than land elsewhere. This led to the destruction of rural communities as farmers moved to the city, bought farms elsewhere in the county, or rented their properties from the National Capital Commission.

Charlotte Whitton

In 1950, Charlotte Whitton became the first woman to be elected to the Board of Control, with a majority that was the largest ever accorded a candidate in the capital. The “well-known and outspoken social worker” made history again when, after 104 years of a male-run municipality of Ottawa and Bytown, she became the first woman to be elected to the office of Chief Magistrate. She
occupied that position until 1954 and served as Mayor again between 1960 and 1964. She may also be remembered for a quote from a speech given in 1952 at the Empire Club of Canada: “Whatever she does, a woman must do twice as well as any man to be thought of as just half as good. Luckily, it’s not difficult.” Her achievements included a greatly-improved city welfare program, the construction of 800 low-rental housing units and a 300% increase in federal grants.

THE CORONATION

People in Ottawa celebrated the coronation of Queen Elizabeth II, Canada’s sovereign, in 1953 and watched the coronation on television and see the black and white images of the ceremony, which had been flown to Canada on a Vampire Jet. This televised celebration, the first to originate in Ottawa, was transmitted by the CBC’s new facility on Lanark Avenue.

FIRST SHOPPING MALL

Westgate, Ottawa’s first shopping centre, opened on Carling Avenue in 1954.

PARKING METRES

One of the changes in 1958 that directly affected the average resident was the introduction of the first parking meter. After two decades of debating the advantages, like increased revenue, and disadvantages, including angry motorists and a decrease in tourism, the city of Ottawa became the last major city in North America to install parking meters.

QUEENSWAY
Her Majesty Queen Elizabeth II visited Ottawa for the first time as monarch on 12 October 1957. On October 15, Queen Elizabeth dedicated the Queen’s Way, the $35 million highway that bisects the city and took eight years to complete.

**SPARKS STREET**

In 1960, Sparks Street was closed to vehicular traffic during the summer months for the purpose of hosting Canada’s first pedestrian mall. Jacques Gréber was the first to suggest this idea in 1958, which in turn led to the establishment of the Sparks Street Development Association.

The creation of the Regional Municipality of Ottawa-Carleton in 1969. This region encompassed 1,100 square miles and 500,000 people. Development and planning were complicated in Ottawa by the presence of the federal government as an owner and leaser of land, as well as the National Capital Commission as a planning body; in 1969 the government decided to help Hull “catch up” by building the new office complexes of Place du Portage and Terrasses de la Chaudière. Nepean, Kanata, and Gloucester were also draws for former urbanites, so population density in the core began to decrease in this period. Complementing this shift were the beautification schemes of the NCC, such as the removal of rail lines.

**ANDY HAYDON**

Nepean’s reeve from 1970 to 1979 Andrew Haydon. He was accused of exorbitant spending and denounced as dangerous for his opposition to low-income housing, but he introduced one of the most innovative senior citizens assistance programs in the province and advocated “land socialism” to curb land speculation.
CAMPEAU
Robert Campeau, one of Ottawa’s most successful and notorious developers moved to Ottawa in 1947 to work as a machinist at the Canadian International Paper Company. He built a house for his bride in Alfred, 40 miles east of the city, in 1949, but before it was even completed he sold it for a good price. With the profit he built another house and bought land on which he built 12 more. By 1950 he had left his job to become a homebuilder full time. His first development was the 700-acre Elmvale Acres in Ottawa South. By 1966, he had built and sold 12,000 units in the Ottawa area and in 1969, his company, Campeau Corporation Ltd., went public. By 1979, his company had over 2000 employees and assets of $1 billion. In Ottawa, Campeau was able to construct both office complexes and residential subdivisions to accommodate Canada's rapidly expanding civil service. Campeau frequently found himself at odds with Ottawa mayor Charlotte Whitton over planning decisions. Whitton was quoted as saying, "when I look at his (Campeau's) houses, I think perhaps nuclear bombardment might not be such a terrible thing after all." His Campeau Corporation had two main rivals in the residential housing market: Assaly Construction Limited and Minto Developments Inc., the latter owned by the family of future Ottawa mayor Lorry Greenberg. Despite opposition from Whitton, Campeau developed a reputation as a high-quality builder and became the most successful in the city. A street is named after him in the Ottawa suburb of Kanata, much of which he developed.

For many years it was city policy that buildings in the downtown core not be taller than the Peace Tower of the parliament buildings. Campeau found this rule to be unnecessary and was drawn into conflict with city council over large high-rise developments such as Place de Ville.
Due to his relationships with many civil servants and ministers, he was able to have most of his projects approved. He counted amongst his personal friends politicians like Jean Chrétien, Jean Marchand, André Ouellet, Marc Lalonde, and Michael Pitfield.

In 1962, the federal government began issuing pay cheques in French and English. The following year French was officially declared a working language in the public service and language bonuses were given to bilingual employees. Thus the NCC was made the instrument of symbolic bilingualism in 1971, when it became responsible for ensuring that all signs and symbols on government land and buildings reflected and supported both languages. Under these pressures Ottawa City Council became bilingual in 1972. Because of the greater use of French in the public service, Ottawans were encouraged to send their children French immersion programs, which received federal funding from 1971, so they could compete in the job market.

All of these forces began to change the demographic layout of the city. French speakers began moving into middle-class and professional occupations and middle-class neighbourhoods. Yet the city was still highly polarized throughout the 1970s, with the French living predominantly in the centre and east and the English in the south and west.

Women, workers, and ethnic groups also experienced new opportunities in this period. There was a greater acceptance of women in management positions and of their working after marriage. Affirmative action was introduced to the public service. Many Asians, especially Chinese and Vietnamese, and Lebanese immigrated to the city. These new social relationships caused the virtual disappearance of the Orange parade in the 1970s, which had still drawn 50,000 spectators in 1960.
The federal government changed the face of the city throughout this period by constructing many national cultural institutions including a geological museum, national gallery, national archives, museums of Man, technology, war, and aeronautics, the National Film Boards, and the National Library. Old lumber buildings in Lower Town and on Sussex Street were restored and re-used. The federal government had a key role in the construction of the National Arts Centre. Despite this, many local endeavours were left to struggle on their own, particularly the Ottawa Public Library, the City Archives, the Ottawa School of Art and the Bytown Museum.

The city of Ottawa had been a government town from the day it was designated as Canada's capital, but government dominance of the economy increased significantly after the end of the Second World War, when the federal civil service expanded a great deal. In 1971, 32% of the male labour force and 28% of the female labour force were in the civil service. With the expansion of government, a demand for more space for its offices and employee houses created a building boom that lasted virtually unchecked from the 1940s through to the 1980s.

Ottawa was one of the last major Canadian cities to be penetrated by the national chains. Sears arrives in the 1960s and The Bay arrived in the 1970s. Until then, the city was still served by family firms such as A.J. Freiman (bought out by The Bay in 1971) and Charles Ogilvy Ltd. The construction of the Sparks Street Mall has
been seen as the last gasp of these small retailers. It was a difficult
task because it involved closing the premier city street to traffic.
From 1966 it was operated year-round and was the first such mall in
the country. It represented the still-strong influence of the Upper
Town retailers who were able to gather the political support and
funding to close the “Broadway of Ottawa”.

Other factors in the economy included the emergence of the high-
tech industry in the late 1960s, especially in Kanata, known as
“Silicon Valley North.” This industry began with Microsytems,
now Bell Northern, in 1969. By the 1970s, there were 40 high-tech
firms in the city, most Canadian-owned. The extraordinary growth
was triggered by the presence of the National Research Council
and the Communications Research Council.

As in 1950, Ottawa was running out of land by the 1970s, but this
time it could not annex its neighbours with the promise of better
services because of the creation of the Regional Municipality of
Ottawa-Carleton in 1969. This region encompassed 1,100 square
miles and 500,000 people. Development and planning were
complicated in Ottawa by the presence of the federal government
as an owner and lesser of land, as well as the National Capital
Commission as a planning body. For example, Hull, Quebec had
been traditionally excluded from the government economy but in
1969 the government decided to help Hull “catch up” by building
the new office complexes of Place du Portage and Terrasses de la
Chaudière. This was not universally welcomed. These offices and
the expansion of the use of French in the public service plus
improved road and transit services across the Ottawa River made
Hull a more attractive place to live. Nepean, Kanata, and Gloucester were also draws for former urbanites, so population density in the core began to decrease in this period. Complementing this shift were the beautification schemes of the NCC, such as the removal of rail lines, which created a more attractive, not too busy city centre rich in heritage dwellings.

The station was designed by John B. Parkin & Associates and was built in 1966. It won a Massey Medal for architecture in 1967. In 2000, the Royal Architectural Institute of Canada named the station as one of the top 500 buildings produced in Canada during the last millennium.

**July 31, 1966:** Station closes, National Capital Commission prepares it for demolition. **1967:** Station granted stay of execution as building used as Centennial Centre. **1968:** Government decides to retain building as “temporary” conference centre. **1969:** Government Conference Centre opens after renovations. **1973:** Commonwealth heads of government meet at centre. **1981:** First Ministers meeting endorses patriation of Constitution, Charter of Rights. **1987:** Meech Lake constitutional accord negotiated at Conference Centre. **1990:** Seven-day meeting of first ministers fails to save Meech. **1990:** Open Skies Conference leads to reunification of Germany. **2002:** Plan to use building as Sports Hall of Fame disintegrates. **2003:** Jean Chrétien proposes converting building into a museum of Canadian political history. **2005:** Government reaffirms station’s use as conference centre. **2012:** Heritage conservation plan completed.

**Marion Dewar**

Born Marion Bell in Montreal in 1928, she was raised in the town of Buckingham, Quebec, just outside Ottawa. She graduated from Saint Joseph's School of Nursing in Kingston, Ontario, in 1949 and
was a nurse in the Ottawa region until 1952. She married civil servant Ken Dewar in 1951 and went into public health with the Victorian Order of Nurses. A devoted Roman Catholic, she would have 5 children, the last in 1963. She later studied nursing science and public health at the University of Ottawa, and was a public health nurse from 1969 to 1971. Dewar became an Ottawa alderman for Britannia Ward in 1972 and was elected Deputy Mayor in 1974, a position she held until 1978. In 1977 she ran unsuccessfully for the Ontario New Democratic Party in the provincial election in the riding of Ottawa West. She was elected mayor in 1978. As mayor she convened a convention on the issue of homosexuality six months after taking office, and in 1979 she helped to launch Project 4000 with the aim of finding sponsors for 4,000 Vietnamese refugees in Ottawa. Dewar was a peace activist and campaigner for nuclear disarmament, and, for example, picketed the U.S. Embassy in Ottawa after the invasion of Grenada. She appeared in the 1985 documentary Speaking Our Peace. In the 1993 election Dewar attempted to return to Parliament for the riding of Ottawa Centre, but lost to Liberal incumbent Mac Harb. She also served as the chair of the Ottawa-Carleton Police Services Board, which oversaw the merger of the Ottawa, Nepean, and Gloucester police forces into a unified organization. However, in December 1995, she and the three other provincially appointed members of the board were fired in mid-term by the new provincial government of Mike Harris who disagreed with their political views. The three Ottawa City Council appointees were not dismissed. Dewar and a fellow board member, Judy Hunter, sued the government for unfair dismissal. In a precedent-setting case the court ruled in their favour, and they won again on appeal. In 2002 Dewar was made a Member of the Order of Canada, Canada's highest civilian honour. On Friday afternoon September 12, 2008, Dewar was rushed to a Toronto hospital after suffering a serious fall and subsequent brain hemorrhage. She was in Toronto attending the 2008 Toronto International Film Festival. On September 15 Marion Dewar died. On that day the City of
Ottawa lowered civic flags outside Ottawa City Hall in her memory. She would return to Ottawa City Hall for the last time to lie in state in the Jean Pigott Hall until her funeral service on September 19.

**LE BRETON FLATS DEVELOPMENT**

Senators owner Melnyk gets early nod on plan for LeBreton Flats arena. Eugene Melnyk’s immediate response was much the same as everyone else gathered Thursday afternoon in that stuffy downtown conference room. “Surprised.”

The National Capital Commission, the office that oversees government properties around Ottawa, had called the gathering to announce the winner of the bid to redevelop a downtown swatch of mud and crabgrass known as LeBreton Flats. The Ottawa Senators owner had hoped his group might carry the day, but he knew he was up against billionaires who would consider him pocket change, up against promises so wild and extravagant that the competition at times seemed more like an election than a redevelopment plan. Two years ago, the NCC invited proposals for the 21.6 hectares of barren land just to the west of Parliament Hill. Once bustling with lumber mills, railway spurs and working-class housing, LeBreton Flats sat vacant for decades, its soil contaminated, its future uncertain. Four groups appeared serious about chasing the opportunity to redevelop the property along the Ottawa River. Then, last fall, two of the groups dropped away, leaving only Melnyk’s group, RendezVous LeBreton, and another entity calling itself Devcore Canderel DLS Group in the running. The Melnyk proposal was always about moving his NHL team downtown and closer to potential ticket buyers from West Quebec and east of Ottawa, fans who balked at the annoying drive west to attend Senators games in suburban Kanata. That the anchor for RendezVous LeBreton would be a hockey rink was a given. The unexpected was that the proposal from DCDLS was also centred
around an NHL-size arena. The NCC had sought a legacy proposal that would enhance the lands next door to the Canadian War Museum and within eyesight of the Peace Tower. They got two hockey rinks. The puzzle was that only the Melnyk group had a hockey team. The other group had money – two key backers being Montreal billionaires André Desmarais and Cirque du Soleil co-founder Guy Laliberté. Melnyk vowed that he would “never, never” sell his team. Others thought he might have no choice if the other group won the competition, built their rink and drew away the concerts and events that make Melnyk’s distant Canadian Tire Centre viable. It was regarded by some as a sports “hostile takeover” even though the DCDLS group insisted some arrangement beneficial to all might be reached. Both groups knowing they would have to offer something other than a Tim Hortons to complement the rink proposal began expanding their plans to make them more attractive. Both had considerable residential and retail mix and additional facilities for seniors. One group offered a school. Both offered a new site for the Ottawa Public Library. The DCDLS group then went a tad loopy. It would include a Ripley’s aquarium, a planetarium, a bandshell. It would have simulated indoor skydiving. It would build an automobile museum.

It seemed a hockey game might prove unplayable. there were so many bells and whistles in the plan. Melnyk’s group remained rather more sensible and conservative, as a government town likes to see itself. It would put in a multiplex sports centre along with the NHL rink. It would restore a historic aqueduct. It would build a square large enough to hold outdoor events and concerts. And it would bury the coming light-rail transit line that had made the whole idea of redeveloping LeBreton Flats feasible in the first place.

The public response was significant. Many found the car museum a “contradictory message” for an area that was supposed to stress “green” sustainability. The Desmarais-Laliberté group was also
seen as “outsiders” despite having significant involvement of local investment and talent. The Melnyk group, despite the owner’s residence in Barbados, became the local choice. It was, surely, pure coincidence that the announcement by the NCC board was preceded by a report on the ecosystem of Gatineau Park in which much talk had been about “invasive species.”

In the end, and to the surprise of many who thought the bells, whistles and deep pockets would prove too attractive, the commission went for the simpler plan. It voted to give the Melnyk group permission to enter negotiations, yet making it clear that should these negotiations falter the other group could still have its chance at LeBreton Flats. But it will be a long time before anyone skates on LeBreton Flats. Difficult negotiations with First Nations will also be required. And negotiations with the federal government. And the cleansing of the soil is far from complete. Ottawa Mayor Jim Watson was told it would be “three to five years” before a shovel even hits the ground. Melnyk, however, says his team will play its first game downtown in October of 2021.

Winning the proposal to develop the lands, he said, has “solidified” the often-struggling franchise “for a long, long time.

**ZIBI DEVELOPMENT**

Zibi will be a community where diverse people live, work, and play. There will be condos, parks, offices, waterfront, and stores. Zibi will be a community that embraces and celebrates this great Ottawa/Kichissippi River, and tells the stories of those who travelled, traded and lived along it. Over a quarter of the Zibi site will be dedicated to waterfront parks and open spaces, restoring access to the Ottawa River, and views to the Chaudière Falls for the first time in 200 years. Zibi will be one of the world’s most environmentally and socially sustainable communities. It
will honour the voice and heart of the Algonquin Anishinabe people, restore the land, clean the river and give back public access to the waterfront. This project is a collaboration between Windmill developments and DREAM Unlimited Corp.

Zibi’s plans include remediating the acres of industrial lands at a cost of $125 million, and replacing the vacant and abandoned riverfront lot with one of the world’s most sustainable community. Zibi was named the world’s 10th One Planet Community for its ambitious environmental and social sustainability goals.

The One Planet Living program is aimed at creating a network of the earth’s greenest neighbourhoods. The framework is based on ten guiding principles of sustainability. Zibi has set ambitious goals for each of the ten principles and created innovative strategies to meet them. Some examples include:

Meet 100% of building energy needs with renewable power generation by 2020.

Design a district energy system that uses renewable energy sources to power the community.

Minimize waste generation so that only 2% of the waste generated by the completed development goes to landfill.

Explore opportunities for on-site collection of organics for composting and biofuel production.

**FIRST NATIONS**

Our vision is a new partnership with First Nations peoples that directly and tangibly benefits the Algonquin
Anishinabe community, and the community as a whole. We have an opportunity to create a new partnership with the Algonquin Nation(s) and other First Nations that acts as a spark and a learning for how different cultures with conflicted pasts can come together and inspire others — creating a new model of engagement for our youth that we will be proud of.

Together we can rise above the whole picture of challenges and transform them into opportunities. We can realize a more productive and positive path where energies and resources are rightfully directed towards working in friendship and accomplishing greater successes as a result.

Imagine this development as a catalyst for the Algonquin Anishinabe culture, heritage and presence to once again be felt in the heart of the National Capital Region.

Zibi is aligned with Ottawa and Gatineau’s urban densification strategies. Both cities have identified urban densification as their preferred development strategies, to minimize the environmental strain of city sprawl from building cities out further into green space. Moving people to the core, building up and relying on existing infrastructure are widely recognized Smart Growth strategies and the most sustainable way to develop cities.

Dream (TSX:DRM) is one of Canada’s leading real estate companies with approximately $14.6 billion of assets under management across North America and Europe.

Established in 1994, the scope of Dream’s business has grown to include residential land development, housing and
condominium development, asset management and/or advisory services for three TSX-listed real estate investment trusts and one TSX-listed diversified, hard asset alternatives trust, investments in and management of Canadian renewable energy infrastructure and commercial property ownership.

Dream has successfully developed and marketed development projects including Pure Spirit, Clear Spirit and the Gooderham in Toronto’s Distillery Historic District, the King Edward Private Residences, the Pantages and Opus Tower, as well as the 2015 Pan Parapan American Athletes’ Village / Canary District. Dream has an exceptional track record for success and has earned a solid reputation for being capable, smart and creative. For more information, please visit www.dream.ca.

BIG GREY CONDO

THEY PAVED PARADISE
AND PUT UP AN URBAN SPRAWL
WITH A TIM HORTON’S AND A SHOPPERS DRUG MART AND ALL
DON'T IT ALWAYS SEEM TO GO
THAT YOU DON'T KNOW WHAT YOU'VE GOT
TILL IT'S GONE THEY PAVED PARADISE AND
PUT UP AN URBAN SPRAWL

THEY TOOK ALL THE TREES
PUT 'EM IN A TREE MUSEUM
AND THEY CHARGED THE PEOPLE
A DOLLAR AND A HALF JUST TO SEE 'EM DON'T IT ALWAYS SEEM TO GO THAT YOU DON'T KNOW WHAT YOU'VE GOT TILL IT'S GONE THEY PAVED PARADISE AND PUT UP A TREE MUSEUM

HEY MR DEVELOPER LEAVE OFF ON THAT GREY BOX CONDO LEAVE ME SOME SKY AND GRASS AND GIVE ME SOMEWHERE PEACEFUL TO GO DON'T IT ALWAYS SEEM TO GO THAT YOU DON'T KNOW WHAT YOU'VE GOT TILL IT'S GONE THEY PAVED PARADISE AND PUT UP A LANSDOWNE PARK

LATE LAST NIGHT I DREAMT I WAS WALKING THE STREETS AND A CITY BEAUTIFUL ROSE UP FROM UNDER MY FEET DON'T IT ALWAYS SEEM TO GO THAT YOU DON'T KNOW WHAT YOU'VE GOT TILL IT'S GONE THEY PAVED PARADISE AND PUT IN A TRAFFIC JAM

QUIZ

1. What was the name of the Algonquin who had his trap lines where Ottawa now stands.
2. In what month and year did Champlain portage around the Chaudiere Falls.
3. On what day did the first train arrive in BYTOWN.
4. What was the surname of the woman who drove the first electric car in Ottawa.
5. In what year did the last streetcar run down Elgin street.
6. What did Charlotte Whitton say to the Lord Mayor of London.