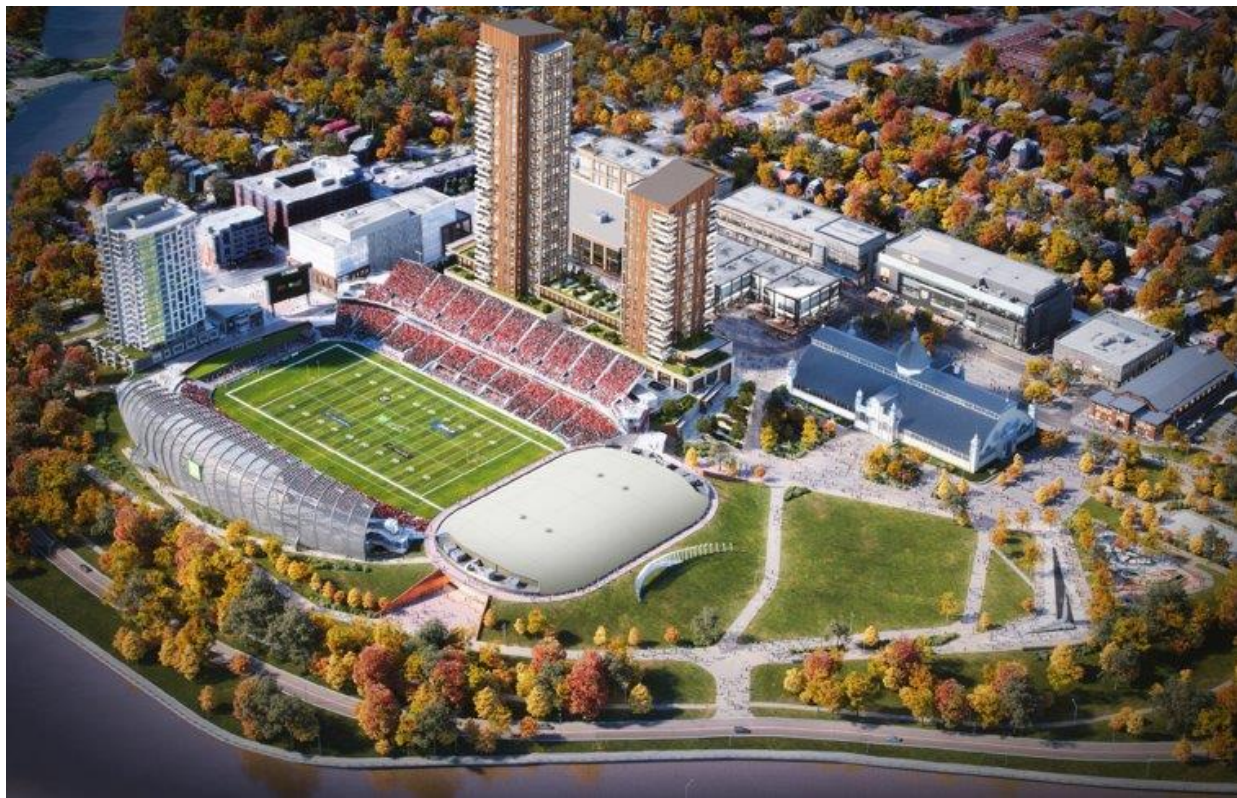


# Lansdowne 2.0 Project As We Heard It



October 6, 2023



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# Background

Engagement on Lansdowne 2.0 Project started on December 9, 2020, when City Council considered the Lansdowne Annual Report and COVID-19 Impacts Update report ([ACS2020-CMR-OCM-0003](#)). The purpose was to explore options to improve the Lansdowne Park Partnership and position it for continued sustainability over the life of the partnership.

Staff received specific direction on consultation for the Lansdowne Partnership Plan Update from [Council on December 9, 2020](#).

Staff received direction to:

1. Establish a staff working group to work with OSEG representatives (called Lansdowne Park Partnership Working Group).
2. Establish two Council Sponsors Group (Planning and Economic).
3. Establish a Stakeholder Sounding Board.
4. Develop a robust public engagement plan, with the assistance an external consultant

To best inform the development of this framework and public engagement plan, two Working Groups were formed.

On February 10, 2021, Council approved the establishment of the Council Sponsors Groups to support the Working Group. The two Council Sponsors Groups, one with a focus on economic improvements and another with a focus on planning improvements, engaged and consulted with staff to review and facilitate the development of a robust public engagement strategy, seek input from key stakeholders during the development plan process and assist with the establishment of the Stakeholder Sounding Board. Representatives of neighbouring community associations, members of the business community and the tourism and entertainment sector, were invited to be part of the Stakeholder Sounding Board, as they would represent a broad-based cross-section of the population while not being too large to be effective.

In addition to both the Lansdowne Working Group and the Councillor Sponsors Groups, the staff referred to previous engagement that the City and OSEG conducted in 2019 a resident survey to identify the types of activities and park features they wished to see prioritized for Casino Lac Leamy Plaza.

The survey identified several key improvements for the Plaza and the public realm in general. Results from this survey and consultation identified the need for a refreshed vision for the park and were brought forward through recent consultation to re-engage the topics and ideas that had been previously received.

In July 2021, Council approved the Lansdowne Park Partnership: Path to Sustainability and Next Steps report (ACS2021-PIE-GEN-0004). Staff had been directed to negotiate with OSEG on a commercially confidential basis on a proposal to revitalize Lansdowne Park. Council also directed staff to complete the necessary due diligence and business case on an OSEG proposal and associated business plan and bring forward the findings and recommendations based on the results

of the necessary due diligence review. As noted in this report, due to the complexity and commercially confidential nature of the negotiations, and the time required for due diligence, staff reported on the Business Plan and deferred the land use planning approvals and public consultation, until after Council had agreed in principle to the Business Plan.

Furthermore, the land use approvals and finalization of the development concept were dependent on Council agreeing to proceed to the next step in the process. At the time, there was no opportunity to conduct additional public consultation outside the Stakeholder Sounding Board and Councillor Sponsors Groups on an OSEG proposal that had not yet been created, nor were staff able to engage the public on confidential business and overall agreements between the City and OSEG.

After Council approved the LPP 2.0 Concept Plan, staff were enabled to proceed to the next stage that included a robust consultation strategy.

## As We Heard It Reports

The City of Ottawa is committed to full transparency and wanted to provide proactive information for residents to engage in a healthy and open discussion about the future for Lansdowne Park.

By providing As We Heard It Reports following each Public Information Session, survey, and a final, overall As We Heard It report, residents have had the opportunity to review and consider all comments and feedback staff have received from residents. Summaries were provided alongside verbatim questions from residents and answers from staff.

This final report is a summary of what the Lansdowne 2.0 Project Team has heard as an opportunity to validate feedback, and how residents' feedback has helped highlight changes from the original OSEG proposal and has shaped the final staff recommendations to Council.

The individual As We Heard It reports can be found at:

- [Concept Plan Survey](#)
- [April 27 Public Information Session](#)
- [May 17 Public Information Session](#)
- [Public Realm/Urban Park Survey](#)
- [July 13 & September 06 Public Information Session](#)
- [Pop Up Engagement](#)

# Community Engagement Summary

## **Engage Ottawa Page:**

The Lansdowne 2.0 project has prioritized community engagement through its updated Engage Ottawa page. Regularly updated, Engage Ottawa serves as a central hub for residents and stakeholders to access project information, provide feedback, and stay informed about ongoing initiatives. Since the launch of the Engage Ottawa page we have received 21,800 visits, and hundreds of public comments and feedback.

## **Public Information Sessions:**

The City has hosted four public information sessions on April 27, May 17, July 13, and September 6, 2023. With a total attendance of 620 residents, these gatherings provided valuable opportunities for discussions and feedback. For each of the public information sessions a comprehensive As We Heard It Report was completed. The As We Heard It reports serve as a detailed summary of the major themes and key discussions that took place during each session, along with all the questions in verbatim posed by residents and answers from staff.

## **Coffee Chats:**

The Lansdowne 2.0 Project Director hosted a series of virtual coffee chats, held on Wednesdays from 12pm to 1pm in June, July, August and September, to foster informal conversations with residents. The sessions were an opportunity for residents to share ideas, concerns and ask questions to the Lansdowne 2.0 team.

## **Ambassadors Working Group Meeting:**

Lansdowne 2.0 Project team facilitated a meeting with the Ambassador-Working Group, which included key stakeholders on May 30.

## **Public Surveys:**

The engagement process involved the release of two public surveys. The first survey focused on the original OSEG Concept Plan, receiving over 2100 responses from across the city. The second survey centered on the public realm/urban park, garnering more than 700 responses. For each of the surveys a comprehensive "As We Heard It Report" was or will be produced. The feedback and ideas from the surveys has guided staff and the Director in developing recommendations for the LPP 2.0 staff report.

## **Pop-up Events:**

Staff hosted a series of pop-up events on-site at Lansdowne Park, as well as different sectors of the city, throughout the summer and early fall. These events provided additional opportunities for people to share their thoughts and ideas.

## **Community Outreach:**

Pamphlets: These were distributed to members of the council, enabling them to have a comprehensive understanding of the project and its goals. They were also distributed in community centres, and at the Pop-Up Events

Citywide Poster Campaign: A poster campaign was launched to encourage residents across the city to engage with Lansdowne 2.0 through the Engage Ottawa page.

Online Advertising Campaign: This initiative involved promoting the project through various online platforms, including social media, display ads, and search engines. In total we did 1,925,640 impressions on social media and got 23,256 clicks. That's a click-through rate of 1.21% per cent which is above the industry and City average for social media campaigns. For the google display ads we did 208,048 impressions and got 264 clicks. That's a click-through rate of 0.13% per cent, which is slightly above the industry average and below the average for a typical City advertisement..

Advertising on OC Transpo Buses, Digital Billboards, and Transit Shelters.

## **Other Engagement:**

The Director of the Lansdowne 2.0 Project has participated in weekly meetings with the Ward Councillor, conducting transportation-specific workshops, and regularly engaging with key stakeholders.

The [lansdowner renewal@ottawa.ca](mailto:lansdowner renewal@ottawa.ca) email address was created as a direct inbox for residents to ask questions or share concerns and ideas directly to the project team. The email address was advertised in all materials, community information sessions, and on the Engage Ottawa website.

Staff have presented to the Accessibility Advisory Committee and have received feedback that will be reflected in the final staff report.

The Director hosted a Transportation workshop with key stakeholders.

Staff participated in public Urban Design Review Panel meetings.

Staff have reached out to various Indigenous groups for consultation.

## **Engagement Outcomes**

The community engagement efforts have yielded substantial results. Based on the collective input, the top six recurring themes and topics were identified:

### **Density and residential tower height**

Residents have shared a high level of comments and concerns regarding the original OSEG proposal of 1200 units in three towers with a potential height of 40 stories. Many responses

agree that the location is suitable for residential development, provided the infrastructure, transportation, and transit improvements can support the development, but are averse to supporting a third tower, and any towers being over 30 stories in height.

## **Green Space**

Residents expressed a strong desire for less concrete and more green spaces within the development, emphasizing the importance of preserving and enhancing the natural environment. The potential reduction in green space from the move of the Event Centre has been a concern for residents and they would like to see that potential loss replaced in other areas or with an accessible or green roof on the Event Centre.

## **Transportation and Transit**

**Car restrictions:** the community voiced a consensus against allowing cars inside the premises of the site to promote pedestrian safety and a more walkable environment.

**Improved public transit:** Residents urged the enhancement of public transit infrastructure to ensure better accessibility and reduce traffic congestion in the area.

**Transportation:** Bank Street and Queen Elizabeth Drive access to the site needs to be improved or needs to be adequate to handle any increased pressures from new residential units.

**Pedestrian and cycling-friendly design:** The project received widespread support for creating a more pedestrian and cycling-friendly atmosphere to promote active transportation and reduce reliance on cars.

## **Public Realm & Urban Park**

Residents would like to improve the overall site experience by adding accessible public washrooms, water fountains, additional shade structures, and seating. Other well received ideas shared were:

- the potential for residents to host small gatherings or events on the public lawn with either no rental fees or at an affordable rate for families
- increased public art
- additional way finding signage
- other potential winter activities.

## **Retail and Entertainment**

There is a strong desire to improve the retail and restaurant mix by providing more spaces to locally-owned and operated businesses. Residents felt that there is enough “corporate” or “big box” entities operating on site already, and a new retail and restaurant mix with encourage more destination-location visitors looking for a new and original experience. Residents felt that the current offerings were well run, well managed, and provided great products and services, but are looking for something with more “wow” factor.



## Finance

Throughout the consultation process, participants expressed worries about the complex nature of financial agreements and the potential financial impact of the Lansdowne 2.0 project on the City of Ottawa. Notably, there was a strong desire for increased financial transparency, underscoring the community's commitment to understanding the fiscal aspects of this endeavor. This collective input provides valuable insights that will shape the project's future direction and decision-making processes.

### Engagement Response Table: What We Heard VS Final Staff Report

The Engagement Response Table is a summary of all the feedback staff has received to date. It includes key themes, topics, and feedback that has been gathered through the various community engagement techniques noted in the previous section of this report. The Table outlines the topic, as we heard it, and the City's response as detailed in the final staff report. It will summarize how the topic was addressed, and what action was or was not taken and the reasoning for that outcome.

The Engagement Response Table can be found as Appendix 1 to this report.

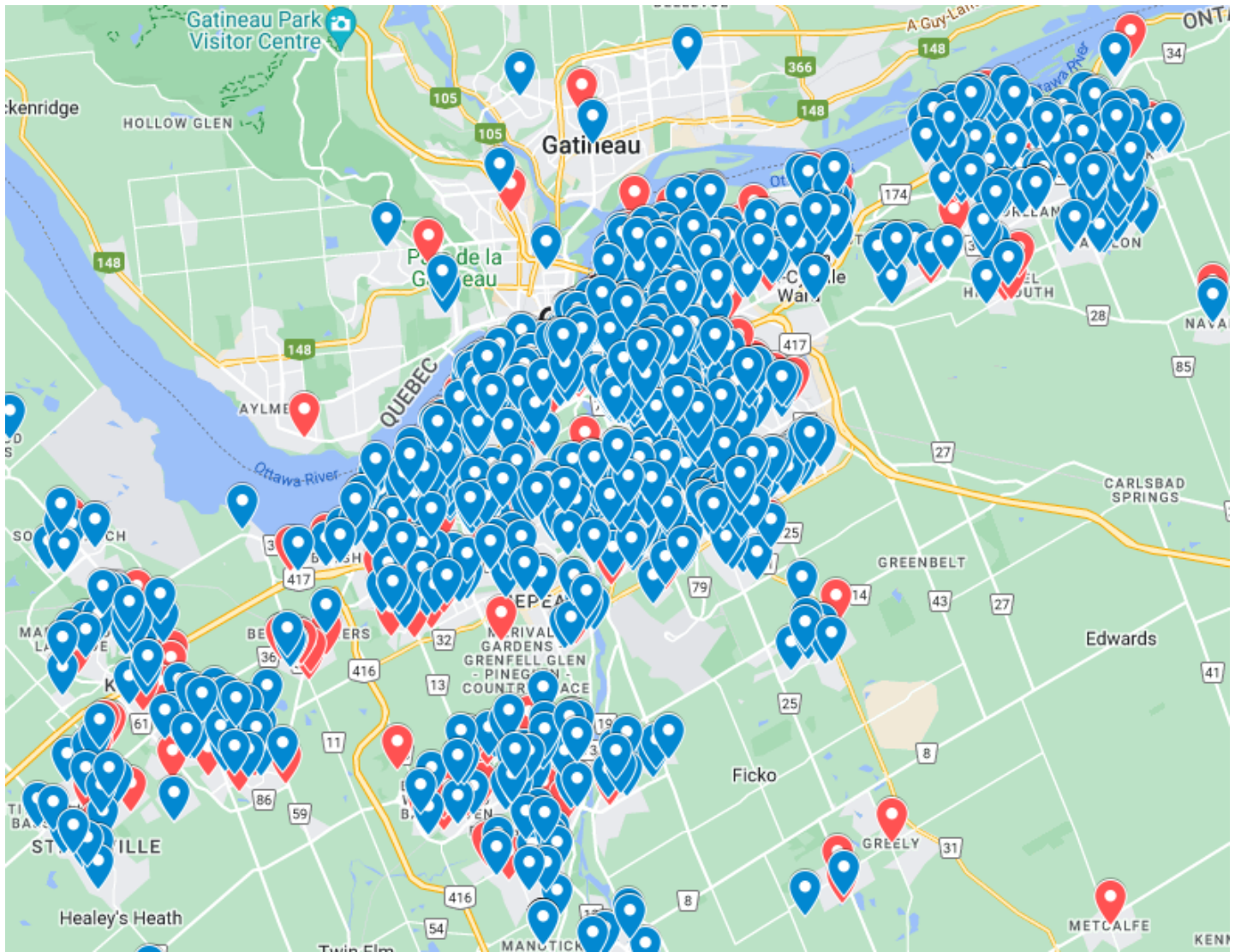
## Respondent Information

### Location of Respondents

Lansdowne is a significant city asset that plays an essential role in the lives of all Ottawa residents. Whether it's attending a sport, cultural or community event, shopping, dining out, or enjoying outdoor activities, Lansdowne is a destination that holds a special place in the heart of Ottawa.

Below is a map that highlights all of the survey's responses. Each mark on the map represents an individual who has filled out a survey. You can see from the map that responses have been received from across the city.

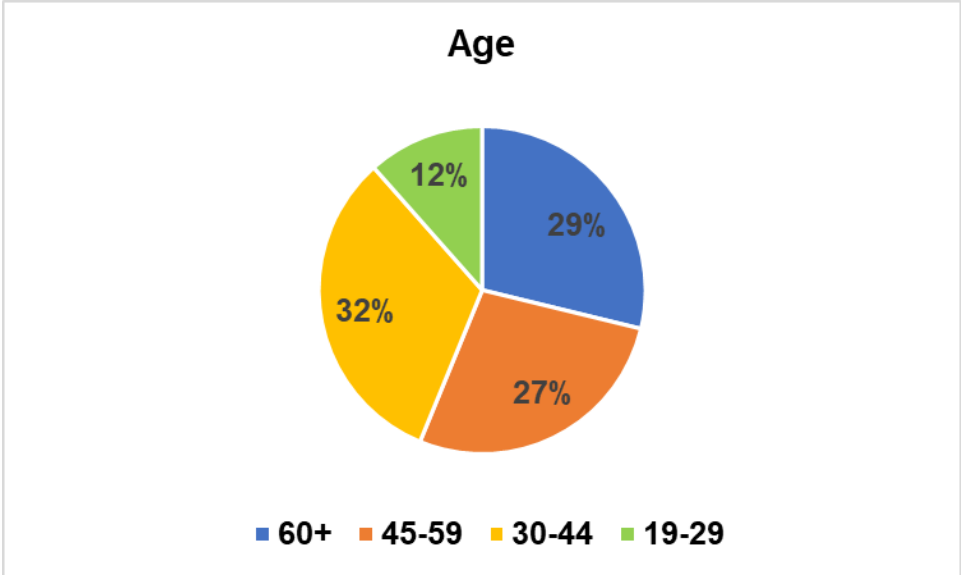
Rural, suburban, and urban areas have provided much response and it signifies that Lansdowne Park and its potential revitalization is important to residents across all of the City of Ottawa.



**Blue Checkmark: Concept Plan Survey**

**Red Checkmark: Public Realm Survey**

**DEMOGRAPHICS**



Theme	Topic	As We Heard It	Final Report
<b>Transportation &amp; Transit</b>			
	<b>Parking - More</b>	We heard that residents want more overall parking options for major events. There is not enough parking on site for major events and the off site parking in the surrounding neighbourhood can inconvenience both attendees and neighbouring residents.	The Zoning By-law proposes a parking rate of 0.4 parking spaces per residential unit. It is proposed that 336 parking spaces will be provided for residential units and 35 parking spaces for seniors, those with mobility challenges, and minor hockey users for the Event Centre.
	<b>Parking - Less</b>	Some local residents have expressed that they want less parking on site and in the surrounding neighbourhood and would like to see a shift towards more accessible bicycle parking and options for pedestrians. Adding a significant number of new spots will compound the existing problems and adds a large financial cost to the proposal	High-rise development and density come with limited allocated space for surface or underground parking. There will be limits on residential parking as it is anticipated that those who choose to live in Lansdowne 2.0 are there to take advantage of a lifestyle that does not rely solely on car ownership. Consistent with the City of Ottawa's Transportation Demand Management (TDM) Measures Checklist for new developments, the following TDM measures were identified in support of promoting sustainable modes of transportation and reducing the reliance on the single automobile travel for day-to-day activities at Lansdowne: support walking and cycling; support transit; car sharing; bikesharing; micromobility; ridesharing etc
	<b>Surface parking</b>	Some residents would like to see the surface parking removed	There is currently limited surface parking, which benefits quick drop-offs, convenient and short term parking.
	<b>Accessible/Disabled Parking</b>	Additional accessible/disabled parking spots should be added to the overall parking strategy	The City has engaged an accessibility consultant and will ensure that parking is designed and provided in accordance with their recommendation and the City's Accessibility Design Standards.
	<b>Parking - Lower Rates</b>	Parking rates are too high, more people would be willing to come to the site if it was more affordable, and reduced parking rates could help make the trip and experience more affordable	The City will work with OSEG on ideas for attracting more foot traffic to the site to activate the retail and sporting facilities. The retail strategy for ensuring retailers remain vibrant examines barriers to parking, as well as strategies to increase active transportation trips to the site.

Theme	Topic	As We Heard It	Final Report
	<b>Bicycle Parking</b>	The existing bicycle parking is well managed and is accessible for most. Expanding the current facilities would be welcome, and more awareness of the option for visitors should be better communicated.	Through the capital improvements to the public realm, bicycle infrastructure such as parking will be reviewed and improved. Staff are recommending a 1 to 1 bicycle space per unit ratio for the residential units. Furthermore, the TDM strategy will support sustainable modes of transportation
	<b>Cut through traffic</b>	Cut through vehicular access should be severely limited to off peak deliveries only. Cut through traffic creates dangerous conditions for both drivers and pedestrians. Many cut through vehicles are perceived to just be driving through to show off their cars and emit loud music.	Staff are recommending a review of a more permanent closure of Aberdeen Square. This will be done through design and public input in the next steps of Lansdowne 2.0
	<b>Transit on Bank Street</b>	<p>Transit on Bank street needs to be greatly improved, especially during major events. Frequency of routes 6 &amp; 7 should be increased or new routes created. Can bus size be increased?</p> <p>The conversion of vehicular lanes to transit only lanes on Bank Street was a common suggestion made by local residents and the area Councillor</p>	The City is undertaking a Bank Street Feasibility Study for the purpose of investigating the feasibility of adding transit priority measures and active transportation along Bank Street from the Rideau Canal to Highway 417. The study intends on examining options to improve transit service efficiency.
	<b>Access on QED</b>	Access to Lansdowne Park from the Queen Elizabeth Driveway is the only other access to the site. It is crucial for large events	There are ongoing discussions between the City and the NCC on the future of the QED.
	<b>Shuttle busses</b>	Shuttle busses from various locations across the city are well used and provide transportation relief for visitors. Residents feel like additional shuttle locations should be explored	An enhancement of the transit service and 450-series shuttles provided by OC Transpo and the STO is being considered for major events at Lansdowne.

Theme	Topic	As We Heard It	Final Report
	<b>Improved Cycling Connections</b>	Cycling connections to Lansdowne Park should be better signed, made clear for cycling, and connect to Sylvia Holden Park	Significant cycling improvements have been made to the Bank Street Bridge and Billings Bridge. Lansdowne has internal pathways throughout most of the site that provide cycling connectivity. Many of the internal pathways, particularly Exhibition Way, Marché Way, and Princess Patricia Way, are designed as Pedestrian Priority Zones. Cycling access points to Lansdowne are currently provided at Bank Street at Exhibition Way and Marché Way, as well as three cycling connections to internal pathways on Holmwood Avenue. On the east and south side of Lansdowne, connections to the multi-use pathways on Queen Elizabeth Driveway are provided at numerous locations. Improved pedestrian and cycling crossing facilities are currently contemplated at the Queen Elizabeth Driveway and Princess Patricia Way site access intersection to Lansdowne. Surface bicycle parking is provided throughout the public realm at Lansdowne. In addition, for major events held on site (such as RedBlacks games), free valet bike parking storage is provided. The proposed Zoning By-law amendment will establish a 1:1 ratio of required bike parking per residential unit, to further progress a shift in multi-modal share of transportation to cycling.
	<b>Access to Canal / Connection</b>	A place for visitors to park boats or use the Canal as a water transit way to access Lansdowne Park	As part of the proposal, improvements such as the pedestrian crossing of the Rideau Canal are being explored.
	<b>LRT Connection</b>	LRT is not realistic at this time; residents believe the Lansdowne Park or a redevelopment of this scale should be on the Confederation Line	Lansdowne is on a Transit Priority Street or 'Frequent Transit Street'. The Bank Street transit routes are identified by OC Transpo as the next highest frequency after rapid transit, where they operate seven days a week and play a structural function in the overall transit system.
	<b>Active Transportation</b>	The active transportation along Bank Street and the Queen Elizabeth Driveway needs to be improved.	The City is undertaking a Bank Street Feasibility Study for the purpose of investigating the feasibility of adding transit priority measures and active transportation along Bank Street from the Rideau Canal to Highway 417. The study intends on examining options to improve transit service efficiency.

Theme	Topic	As We Heard It	Final Report
	<b>Sidewalks</b>	Need to widen the Bank Street sidewalks and create separated bike lanes	City staff are exploring the possibility of adding a southbound bike lane from Bank Street to Alymer Street.
	<b>Pedestrian Access from Queen Elizabeth Drive</b>	Many residents mentioned that the sidewalks from the Driveway end abruptly at Lansdowne.	Connectivity improvements to and from the QED have been identified and will form a multi-year capital improvement plan to ensure Lansdowne continues to improve its public accessibility and active transportation infrastructure
	<b>Water taxi</b>	Bringing alternative transit access to the site	Ideas such as water taxis are innovative transportation and recreational trips that would bring value to the site from a tourism perspective, and should be open for discussion between the City, National Capital Commission, and Parks Canada.
	<b>3 towers not near LRT</b>	Some residents believe this type of development should be near a LRT station	High-rise development (defined as up to 40 storey) is permitted along Corridors (Mainstreets), where Transit Priority or Frequent Street Transit exists. Lansdowne is a Special District which provides for unique planning approaches to support the goals for the district. An Official Plan Amendment is being proposed to clarify the intent of up to 40 storey's at Lansdowne, within the Special District.
<b>Public Realm / Urban Park</b>			
	<b>More Shade structures</b>	Visitors would like to more shading and shade structures throughout Lansdowne Park to get relief from the sun	The City has introduced shade structures over the seating in proximity to the water feature and will introduce comfortable and friendly furnishing, such as moveable benches, picnic tables, sunshades and planters in Aberdeen Square to promote a welcoming atmosphere
	<b>More Seating</b>	Visitors would like to more seating and benches throughout Lansdowne Park that is not connected to any retail or restaurants	The City will introduce comfortable and friendly furnishing, such as moveable benches, picnic tables, sunshades and planters, to promote a welcoming atmosphere

Theme	Topic	As We Heard It	Final Report
	<b>Access to Washrooms/Change</b>	Visitors would like to access to public washrooms at Lansdowne Park 24 / 7	Staff will explore opportunities the new Event Centre could bring in terms of additional available public washrooms on site, and the duration of their availability. The Urban Park operates from 5 am to 11 pm under the Parks and Facilities Bylaw and 24/7 access would require extension to park hours and an associated security plan. Access on event days is extended to reflect the event schedule.
	<b>Loss of Greenspace from Event Centre</b>	Residents feel that with the change of the Event Centre/Arena location, the potential loss of greenspace is unacceptable or needs to be replaced on site. The intent of LPP 1.0 was to reduce hard surfaces and increase greenspace	The removal of the 3rd tower introduces approximately 27,900 s.f. of new public realm to be programmed and landscaped through the Event Centre site plan
	<b>Accessible roof</b>	Residents feel that with the change of the Event Centre/Arena location, the potential loss of greenspace, the roof should be maintained as a green roof or should be accessible for residents to use freely	The City is exploring various options for an accessible roof. The options being explored have been presented in the staff report. The increased cost of providing a fully accessible roof will be a decision point for Council and staff will bring the decision forward to the final design and Site Plan process.
	<b>Water Fountains</b>	Visitors would like to see more water features, this could include fountains or splash pads.	The City will look into the feasibility of adding a splash pad in proximity to the play area. The construction would have to be coordinated with other site improvements planned for the Lansdowne 2.0 project. Electrical, water distribution, and drainage requirements will be undertaken as part of a review of the park's amenities.
	<b>More free events on lawn</b>	Public or local events that are organized or spontaneous; space for residents to use lawn or green space without having to rent or pay fees	Residents and businesses can currently connect with Lansdowne Park staff at any time to discuss their ideas for structured events. On non-event days the lawn and hard surface plazas are available for all to use for informal activities. The City offers free activities such as movie and salsa nights and musical performances and hopes to provide more of these in the future.



Theme	Topic	As We Heard It	Final Report
	<b>Increased Greenspace</b>	Increase the overall amount of greenspace and greenery at Lansdowne Park	Staff will continue to explore various options and potential to increase the overall greenspace and greenery. With the removal of the 3rd tower, more surface area becomes available for public realm and potential green features and areas. This topic will continue to be explored through the Site Plan process.
	<b>Picnic Tables</b>	Visitors would like more options to have seating, tables, and general areas for picnics or small / family culinary events	The City will introduce comfortable and friendly furnishing, such as moveable benches, picnic tables, sunshades and planters, to promote a welcoming atmosphere
	<b>Public Art</b>	Residents would like to see more public art, preferably by local artists	Through the Lansdowne 2.0 project approximately \$2 million will be contributed towards public art and staff will explore ways to deliver on public art that will enhance the public experience on site. The City will also explore opportunities to feature more temporary art installations in the public realm to create welcoming and interesting spaces. The Event Center and new North Stands could provide excellent venues to display pieces of art from the City's existing collection. The City's Public Art policy process will be carried out through the Site Plan process.
	<b>Increased Tree Canopy</b>	Residents and visitors would like to see more mature trees throughout the site that would provide greenery and shade	While OSEG has increased the amount of trees onsite in 2023, staff and OSEG will continue to review potential locations for additional plantings throughout the Site Plan process and the strategy to improve the urban park and public realm.
<b>Infrastructure Improvements</b>			
	<b>Improved Accessibility</b>	Accessibility needs to be improved throughout the site and inside of the Event Centre. Current facilities both interior and exterior are outdated, unsafe, and are designed with out dated building codes.	The City has engaged an accessibility consultant and will ensure that parking is designed and provided in accordance with their recommendation and the City's Accessibility Design Standards.

Theme	Topic	As We Heard It	Final Report
	<b>Better exterior lighting</b>	Residents feel that the overall lighting needs to be improved throughout Lansdowne Park for a more lively and safer experience	The City will look at ways to improve lighting on the skating court to make the area more attractive and safe for winter and summer use. The City will also look at ways to improve the ability to deliver amplified sound for music and other needs in support of programming and events.
	<b>Renovated Aberdeen Pavillion</b>	Residents would like to see a properly renovated Aberdeen Pavillion that could host more events year round.	To improve the usability of the Aberdeen Pavilion staff are currently undertaking a Feasibility Study on bringing heat to the pavilion, which if ultimately implemented would allow for more programming options.
	<b>Water Fountains</b>	Free and accessible water fountains should be provided for visitors throughtout the park	The City will review the water distribution network in the park and identify opporunties to add water fountains.
	<b>Public lockers</b>	Public Lockers could be used by pedestrians or cyclists whom are attending Lansdowne Park for full daytime and nighttime hours	Staff have recieved this idea through public consultation and will continue to explore this option through the strategy to improve the urban park and public realm. This idea may also be explored through the site plan process should there be an opportunity to add public lockers in or adjoined to the new event centre.
<b>Programming</b>			
	<b>More Events</b>	Generally, more events are welcome on site. Events can be small and large, organic, local, community based or professional, organized, and family friendly. The overall site can host many more events than it currently does. Visitors want an exciting mix of events year round	The Lansdowne team and residents alike see the positive impact of the Christmas market, the Ottawa Farmers' Market, 613Flea and other full day events are adding to the site. Movie nights, salsa events, Full Moon Yoga, the Summer Arts Series are taking place in summer. Staff are investigating what other activities could be added to the programming plan to produce a vibrant and dynamic environment for all through direct delivery or innovative partnerships with community groups.

Theme	Topic	As We Heard It	Final Report
	<b>"Pick-up" Events (yoga, busker</b>	Local residents and businesses would like to see more spontaneous and locally hosted events in the greenspace or the public realm with little or no rental fees	Residents and businesses can connect with Lansdowne staff to discuss their ideas. The City offers free activities such as movie and salsa nights and musical performances.
	<b>Better access for regular public rentals</b>	A public booking opportunity website would be helpful to book and plan spaces at Lansdowne Park	There's an existing online Lansdowne park booking request form available at <a href="https://forms.ottawa.ca/en/form/rcfs/parks-facilities/lansdowne-park-booking-request-form">https://forms.ottawa.ca/en/form/rcfs/parks-facilities/lansdowne-park-booking-request-form</a> . The City can explore new and more flexible approaches to encourage the level of activity.
	<b>Music</b>	Some residents complained about the music being played on site	When music is played throughout the park, it is kept at a low allowable range to encourage multi-use of the Urban Park. Feedback had been brought forward that music creates a more dynamic and enjoyable environment during the summer and winter months. This can be reviewed and modified as use of the Lansdowne spaces evolve and new amenities are added to the public realm.
<b>Amenities and Retail</b>			
	<b>More appealing stores</b>	Residents and visitors would like to shop in a different variety and original type of stores. More local arts, crafts, and "neighbourhood" feel type of retail is desired	The City and OSEG are committed to continually improving the quality and diversity of retail at Lansdowne Park. OSEG has submitted an updated Retail Strategy as part of the report to Council.
	<b>More locally run shops</b>	Public feedback received indicated a desire for less multi-national chain and "big box" type of retail and more locally owned and managed retail	The City and OSEG are committed to continually improve the quality and diversity of retail at Lansdowne Park. OSEG has submitted an updated Retail Strategy as part of the report to Council.
	<b>More local dining options</b>	Similar to retail, visitors would like to experience more locally owned and operated restaurant options. Additionally, some new styles of cuisine or experiences would be welcome	Increased retail/commercial through the Lansdowne 2.0 project will provide the opportunity for more restaurant options

Theme	Topic	As We Heard It	Final Report
<b>Events</b>	<b>Cultural events</b>		
	<b>Local sporting events</b>	Residents would like to see more community and college/university sporting events held at Lansdowne Park either in TD Place or the new Event Centre. Rates should be affordable for small teams or championship style events. Both TD Place and the new Event Centre seem to be underused or only for semi-professional OSEG teams	OSEG is responsible for booking TD Place and associated amenities based on their sporting team schedules. The City encourages OSEG to work with local groups and sports teams to provide community based options and ensure facilities can be accessible for public use.
	<b>International Events</b>	A larger variety of international events would bring more visitors to Lansdowne Park. Does not need to be sporting events only, the Aberdeen Pavillion or Horticulture Building could also be used for more expo's and specialized events	Ottawa Tourism is a key partner in destination development to bring more international events to Ottawa. City staff continues to liaise with Ottawa Tourism and OSEG to ensure Lansdowne continues to be a vibrant site. City programmers of the Public Realm are happy to work with OSEG on hosting events that make use of TD Place and the Urban Park and a strong collaborative and supportive working relationship is in place. In addition, there is currently an agreement with the EY Centre which limits what can be offered at Lansdowne, including expos. The City may need to revisit the agreement with the EY Centre to allow such events.
	<b>Events other than sports and music</b>	A larger variety of events would bring more visitors to Lansdowne Park. The Aberdeen Pavillion or Horticulture Building could also be used for more expo's and specialized events	The Aberdeen Pavillion is undergoing a rehabilitation as part of the City's standard lifecycle management. This project will include a roof replacement, localized rehabilitation of windows and doors, structural strengthening, metal work repair and replacement of concrete topping slab. A feasibility study for the heating and cooling of the Aberdeen Pavillion and Horticulture Building is underway to examine how more programming and events can be made available within these city assets. In addition, there is currently an agreement with the EY Centre which limits what can be offered at Lansdowne, including expos. The City may need to revisit the agreement with the EY Centre to allow such events.

Theme	Topic	As We Heard It	Final Report
<b>Financial</b>			
	<b>Waterfall Agreement</b>	Most people do not understand the "Waterfall" Agreement between the CITY and OSEG - Please explain	<p>The Lansdowne Partnership Plan (LPP) is based on a “closed financial system” that captures capital costs and contributions that have been agreed upon by the City and OSEG, and cash-flows from operations to provide the basis for future distributions to the partners. Under this closed system, OSEG is responsible for any deficits that may accrue from operations. The subsequent distribution of any additional net positive cash-flows is based on a waterfall distribution structure, as follows:</p> <ol style="list-style-type: none"> <li>1. Payments to life cycle reserves on a cumulative basis; and then</li> <li>2. To each of OSEG and the City, 8% return on the Equity and City Funding Equity (N.B. City funding equity is \$0); and then</li> <li>3. Return of additional equity to OSEG; and then</li> <li>4. Return of the Minimum Equity to OSEG and the City Funding Equity (N.B. City funding equity is \$0); and then</li> <li>5. 8% return on the City Deemed Equity; and then finally,</li> <li>6. Any balance distributed to OSEG and the City in equal shares.</li> </ol> <p>The proposed changes to the Partnership agreement in support of redevelopment removes the minimum equity and deemed equity from the list, removes the 8% return going forward and pays back OSEG and the City at the same time on a pro-rata basis based on contributed equity. The City did not contribute any equity for Lansdowne 1.0 but the proposed 2.0 funding strategy includes an equity contribution from the City.</p>
	<b>Waterfall Agreement - Payout</b>	The City should receive more money from the Waterfall Agreement. The City should not get paid only after OSEG gets paid	The new waterfall structure has the City getting paid back a guaranteed payment ahead of OSEG as well as sharing net positive cashflows on a proportionate basis with OSEG
	<b>Rent-free OSEG</b>	OSEG should pay the city a higher rent for retail	The funding strategy includes a proposed increase to OSEG’s annual retail land and stadium rent from \$1 to \$500,000 annually.

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	<b>Options for Council</b>	Residents would like to see and understand the financial and funding model strategies considered by City staff	The funding strategy and funding options explored by Ernst & Young and considered by staff are explained in detail in the report. The revised funding strategy includes several of the additional options explored.
	<b>Transparency</b>	Residents feel that the City has not been transparent throughout the process	The report in May 2022 was developed at a conceptual level. Council directed staff to go further in their analysis and conduct a full financial due diligence at a much lower level of detail. The current report includes those details.
	<b>LPP 1.0 vs LPP 2.0</b>	Some residents feel that LPP 1.0 was not successful and are worried that LPP 2.0 will not live up to expectations - how is the City addressing this	City staff do not view Lansdowne as a failure. As described in the July 2021 report to Council: "In the seven years since it has opened, there have been over 20 million visitors to the Lansdowne Park and TD Place sports and entertainment district. There have been over 1,000 large and small events for people of all ages. The site currently houses over 50 businesses and has created over 4,000 full and part-time jobs. In seven years, Lansdowne has become a thriving destination sports and event site, welcoming four million visitors in 2019. But the site remains relatively quiet on non-event days. Both the City and OSEG agree that, for the Partnership to be sustainable over the life of the Agreement, Lansdowne Park needs to attract at least 5 million visitors a year. Furthermore, the north side stands and arena have become functionally obsolete. Lansdowne 2.0 proposes changes to the site and density to correct this going forward.
	<b>Public Consultation</b>	Residents wanted to see more financial details throughout the 2.0 process - they were not released until the report was made public	The report in May 2022 was developed at a conceptual level. Council directed staff to go further in their analysis and conduct a full financial due diligence at a much lower level of detail. The current report includes those details.
	<b>Revenue neutral</b>	This is a 7-year construction schedule. With the current fluctuating environment, some residents find it difficult to reconcile that this project will be revenue neutral with no additional cost to taxpayers.	The report to Committee and Council includes a complete view of costs, revenues and cashflows related to this project not only during the construction period but for the remaining term of the agreement. The financial due diligence review drilled down to a much lower level of detail on the overall financial implications of this project.

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<b>Design</b>			
	<b>3rd tower</b>	Most survey respondents and public comments received do not support a third tower	The recommendations in the staff report have eliminated the potential for a 3rd tower and staff could support an application with up to 2 towers only
	<b>Tower heights</b>	Most survey respondents and public comments received do not support a maximum height of 40 storeys for any towers at Lansdowne Park	The City's Official Plan amendment is to clarify the intent of permitting up to 40 storeys on the subject site. Staff are still receiving and reviewing comments from the public and technical agencies and the plans continue to evolve.
	<b>Shadow Impact</b>	Residents are concerned that the tower shadows will block sunlight from Lansdowne Park and neighbouring homes	The criterion identified in the City's Terms of Reference for Shadow Analysis for public spaces is that the new net shadow must not result in an average of 50 per cent of any public space being cast in shadow for 5 or more hourly interval times during the September test date only. The proposal is in compliance with the City's guidelines.
	<b>Heritage</b>	Heritage impacts must be considered and existing heritage features on site need to be protected and improved  Sight lines and shadows from towers or Event Centre should not impact the heritage buildings and features	A heritage consultant has been retained whose findings have concluded that the proposal has been designed and situated to minimize potential impact on the protected viewpoints of the Heritage Buildings and to conserve the cultural heritage value of the site as a whole.
	<b>Sustainability - LEEDS Standard</b>	Residents would like any construction materials to be recycled properly, would like any new buildings to have a high LEEDs standard, and have high-efficiency heating and cooling systems, and overall improve the efficiency and energy use of the total site	City facilities over 500 square metres must be designed to LEED certification standards. Further, through the City's Request for Offer (RFO) of the air rights process the City will incorporate the Tier 1 and Tier 2 metrics from the High Performance Development Standards (HPDS) into the scoring criteria of the RFO.
	<b>Neighbourhood Character / Tower</b>	Some individuals felt like the 3 towers in the OSEG proposal were not in conformity or fit the existing neighbourhood character - Mid sized residential is better fit for area	The site will be developed in line with the City's Urban Design Guidelines for High Rise Building and the appropriate transition for the adjacent community is being provided.

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	<b>Wind Impact</b>	The towers may cause a wind tunnel effect through the site and surrounding neighbourhood	The City initiated Zoning By-law Amendment and Official Plan Amendment included a wind study for both the 3 tower and 2 tower approaches. The 2 tower approach shows improvements, while both options present manageable wind conditions on public realm areas of the site.
	<b>Density</b>	Many residents believe that this is a good area and setting for higher density. Many residents also believe that 1200 units in 40 stories is too dense for this site without LRT and already existing congestion problems	While there are no LRT lines along the site, Bank Street is also a transit priority corridor with access to reliable bus service. The nearest bus stop is on the east side of Bank Street, between Exhibition Way and Marché Way in front of one of the existing mixed-use buildings on the subject property, and on the west side of Bank Street adjacent to the existing signalized intersection. The bus stops on both sides of the street service OC Transpo bus routes 6 and 7, which are both frequent bus routes, with service every 15 minutes or less on weekdays, and operating seven days per week in all time periods.
	<b>Loss of Greenspace</b>	Some residents feel that negative effects from the potential loss of green space generated by the Event Centre's new location, outweighs the benefits of the new Event Centre	The removal of the 3rd tower provides the opportunity to introduce approximately 27,900 s.f. of new public realm space into Lansdowne, where currently it is occupied by components of the north side stands, loading ramp and parking area.
	<b>Event Centre location</b>	Some residents believe Lansdowne is not the perfect location for a new event centre	The facilities are City owned public facilities, investing in the City owned Lansdowne Park as a Special District (as identified in the new Official Plan) is in keeping with the policy direction to encourage, support and maintain Lansdowne as an economic generator for tourism in Ottawa.



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	<b>The need for an event centre</b>	With the Ottawa Senators going to Lebreton Flats and thier current arena in Kanata does the city really need an another arena	There has been no decision on a new NHL size facility on Lebreton Flats. The Ottawa 67's play in the Ontario Hockey League (OHL), where in 2018 their average attendance was 3,800 fans per game which aligns with the OHL average as a whole (although past years attendance has averaged around 4,800 people). Industry standard defined through major venue operators in North America define 7,000 seats as maximum needed for second tier type concerts. A 5,500 seat venue (hockey mode) or 6,600 seat venue (concert) mode captures a market that an NHL size facility such as Scotiabank Place, with a seating capacity over 18,000, does not. Further, the City's Music Strategy, has identified the need for a mid-size music venue, in addition to a smaller venue in the range of 1,000 to 2,000 person capacity. The types of comedy, music, and sporting events that a new 5,500 seat venue (6,500 for concerts) is within a distinct and separate market compared to the types of entertainment that would be hosted at a larger 15,000 to 20,000 event centre.
<b>Housing</b>			
	<b>General housing</b>	Some residents feel the OSEG proposal is trying to fit in more residential units than are appropriate for the space  Some residents feel that is an appropriate site in increase the supply of housing in the area	The revised proposal has reduced the number of proposed residential units from 1200 to 770.
	<b>Affordable Housing</b>	Some residents are skeptical of offering affordable housing on site - feel it will not be affordable	The revised proposal recommends 10% of the value of the air rights be directed to Council priority affordable housing projects off-site, to aid in the delivery of affordable housing units. The units at Lansdowne are not anticipated to be constructed until 2030-2033
	<b>Affordable Housing</b>	Some residents believe that the funds collected for affordable housing can be put towards an affordable housing development that will be built in the same neighbourhood at an earlier date	The revised proposal recommends 10% of the value of the air rights be directed to Council priority affordable housing projects off-site, to aid in the delivery of affordable housing units. The units at Lansdowne are not anticipated to be constructed until 2030-2033