

Summary of Written and Oral Submissions

Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Report

This application was considered by the Joint Finance and Corporate Services and Planning and Housing Committee at their meetings of November 2, 2023, and November 3, 2023 (Report ACS2023-PRE-GEN-0009).

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Number of delegations/submissions

Number of delegations at Committee: 81

Number of written submissions received by the Joint Finance and Corporate Services and Planning and Housing Committee between October 6 (the date the report was published to the City's website with the agenda for this meeting) and November 1, 2023 (the deadline for written submissions, being 4 pm the business day before the committee meeting date): 93

Summary of written submissions

Written submissions are held on file with the City Clerk and available from the Committee Coordinator upon request:

1. Email sent October 6 from Linden Holmes
2. Email sent October 8 from James Carruthers
3. Email sent October 10 from Peter Croal
4. Email sent October 12 from Sheila Petzold
5. Email sent October 16 from Paul Jenkins
6. Email sent October 18 from Philip Cheesman
7. Email sent October 21 from Dr. John P. Nightingale
8. Email sent October 21 from Jake Cole
9. Letter sent October 24 from Andrew Frost
10. Email sent October 24 from Dan Kunic
11. Email sent October 25 from Dan Rogers and Blair Brassard, owners of Glebe Central Pub
12. Email sent October 25 from Jackie O'Callahan
13. Email sent October 25 from Elizabeth Ruddick
14. Letter sent October 25 from Judy Richards

15. Letter sent October 26 from Marc Clement, Capital Home Hardware
16. Letter sent October 26 from John Anderson, President, Davidson's Jewellers
17. Email sent October 26 from Andrée Bichon
18. Letter sent October 26 from Dave Best
19. Letter sent October 26 from Robert Brinker, Federation of Citizens' Association
20. Email sent October 26 from Janett Brummel
21. Email sent October 27 from Frank Zarboni
22. Email sent October 27 from Margaret Biggs
23. Email sent October 27 from Mindy Sichel
24. Email sent October 27 from Eric Miller
25. Email sent October 27 from Dar Dowlatshahi
26. Letter dated October 27 from Kate Twiss, Crystal Beach Lakeview Community Association
27. Email sent October 28 from Barb Grisdale
28. Letter sent October 28 from Bob Monette
29. Letter sent October 29 from June Creelman, Glebe Community Association
30. Email sent October 29 from Lorna Palmer
31. Email sent October 30 from Harriet Smith
32. Letter sent October 30 from Isla Paterson
33. Letter sent October 30 from Dr. Denis Caro
34. Letter sent October 30 from Roland Dorsay
35. Email sent October 30 from Joshua Maddox
36. Letter sent October 30 from Kate Reekie
37. Email sent October 30 from Gino Romano
38. Email sent October 30 from Isabelle Legault
39. Email sent October 30 from Francis Legault
40. Email sent October 30 from Pamela Jones
41. Email sent October 30 from Mary Laurenzio
42. Email sent October 30 from Amanda Murray
43. Email sent October 31 from Stephane Tywoniak
44. Letter sent October 31 from Michelle Groulx, Ottawa Coalition of Business Improvement Areas
45. Letter sent October 31 from Pietro Zanetti
46. Email sent October 31 from Brock Gibson
47. Letter sent October 31 from Mamadou Kane, Whole Foods Market – Lansdowne
48. Letter sent October 31 from Darrell Cox, Executive Director, Glebe BIA
49. Email sent October 31 from John Jenkins
50. Email sent October 31 from Vincent Mosco
51. Email sent October 31 from Joseph Tegano

52. Email sent October 31 from Giovanni Tegano
53. Email sent October 31 from Paul Falsetto
54. Email sent October 31 from Graham Carpenter
55. Email sent October 31 from Grace Summerfield
56. Email sent October 31 from Mark Davidson
57. Email and letter sent October 31 from Adrienne Stevenson & Jim Nuyens
58. Email sent October 31 from Morley Thomson
59. Letter sent November 1 from Richard A. Wagner
60. Letter sent November 1 from Emily Addison, Hintonburg Community Association
61. Letter sent November 1 from Nathan Bombrys, CEO, Rugby Canada
62. Email sent November 1 from Giuliana Grandinetti
63. Letter sent November 1 from David Flemming, Heritage Ottawa
64. Letter sent November 1 from Pat Steenberg
65. Email sent November 1 from Martha Quan
66. Email sent November 1 from Jane Thomson
67. Email sent November 1 from Jodi Parker
68. Email sent November 1 from Sheilagh Gregory
69. Email sent November 1 from Emma Bider
70. Email sent November 1 from Gianna Busa and Ryan Cherry
71. Letter sent November 1 from Stephane Sauve, Glebe Meat Market
72. Letter sent November 1 from Matthew Carr, President, Gifford Car Insurance Group
73. Letter sent November 1 from Wendy Gittens, Wheelchair Basketball Canada
74. Letter sent November 1 from Terry McLaughlin, Terlin Constructions
75. Letter sent November 1 from Luigi Carrozi, Labourers' International Union of North America
76. Letter sent November 1 from Andy McNeely, Thunderbolt Contracting
77. Letter sent November 1 from Ken Craig (with attachment)
78. Letter sent November 1 from Mark Eckert, Volleyball Canada
79. Letter sent November 1 from Robert Merkley
80. Email sent November 1 from Michel Amar
81. Letter sent November 1 from Sueling Ching, Ottawa Board of Trade
82. Letter sent November 1 from Ian Boyd, Compact Music
83. Email sent November 1 from Danny Globerman
84. Email sent November 1 from Brian Virostek
85. Email sent November 1 from Kerstin Meyer
86. Letter sent November 1 from Ann Marie Rochon, Ottawa Farmer's Market
87. Email sent November 1 from Kristina Randazzo
88. Email sent November 1 from Robin Hutcheson
89. Email sent November 1 from Joe and Silvana Busa

- 90. Email sent November 1 from Alino and Fiorella Busa
- 91. Email sent November 1 from Lynne Davidson-Fournier and family
- 92. Email sent November 1 from Simone Balestra
- 93. Email sent November 1 from John Davidson

Summary of oral submissions

The committee heard (39) delegations on November 2, 2023, and the remaining delegations (42) were heard on November 3, 2023:

Where a presentation or written submission was provided by the delegation, it is held on file with the City Clerk. The the order listed below does not necessarily reflect final speaking order.

November 2, 2023:

1. Richard A. Wagner stated that the city should focus on renovating the current facilities or have the new development funded by private sector money so that the city doesn't take on problematic debt or financial risk.
2. Neil Saravanamuttoo stated that approving this project would be repeating the mistakes of the LRT where information to residents and Council is being misrepresented and argues that doing nothing would cost less than it would if the city approved the project.
3. Carolyn Mackenzie feels that the information released in the staff report is not enough and that transparency is lacking. She also expressed concerns that the money spent on Lansdowne 2.0 could be better spent on other priorities such as transit and housing.
4. Laura Urrechaga, Old Ottawa South Community Association, expressed concerns about the debt that the city would incur with this project, stating that the promised financial returns from Lansdowne 1.0 have not materialized and that the Auditor General's report on the subject has not been completed. She also noted that there is not LRT line near Lansdowne so nearby traffic and housing issues will need to be addressed before the project proceeds.
5. Robert Brinker, President, Federation of Citizens' Association, expressed concerns about public funds being used for a public-private partnership based on uncertain benefits. He believes there are better uses for public funds and that the city should wait for the report from the Auditor General on the matter.

6. John Johson expressed concerns about the reduction in park space and said that the report lacks clarity. He also noted that the studies and assessments are too narrow in scope and misrepresent the full implications of the project on local residents.
7. Michael Crockatt, Ottawa Tourism, sees Lansdowne 2.0 having the potential to be a world-class event centre with economic benefits for the city. He stated that Lansdowne's success would be a success to the city and that it would spur local sports excellence.
8. June Creelman, VP, Glebe Community Association, listed ten reasons not to move forward with the proposal: the lack of a roof over the stands, upcoming plans to build an arena downtown elsewhere, the lack of a transportation plan, overshadowing of the heritage aspects of the park, the diminishing of the park itself, the expert design panel calling it an eyesore, lack of affordable housing, lack of activity in the area during business hours, and that it will benefit OSEG instead of the city.
9. Sueling Ching, Ottawa Board of Trade, supports the proposal and strategies to grow the visitor economy, attract talent, elevate the lifestyle of the community and to drive the local economy. She stated that the decline of downtown Ottawa affects everyone and that it's revitalization requires a multi-faceted approach from many stakeholders.
10. Darrell Cox, Glebe Business Improvement Area, supports the proposal as an investment in the community with economic potential for the Glebe. He also stated that hosting events at Lansdowne will help strengthen Ottawa's reputation as an international destination and that the inclusion of residential units will support the city's intensification goals.
11. Angel Davis believes that OSEG is doing a great job with Lansdowne 1.0 because the city was doing nothing before. However, she expressed concerns about the park being less of a park and more of a sports venue, as well as the area lacking activity most of the time aside from the park, which is very active.
12. Jo Wood expressed opposition to the proposal, saying that OSEG was taking advantage of the city, that the city debt will increase, causing taxes to increase. She asks that the city pause on approving the proposal to reconsider the implications.
13. Steve Ball, Ottawa Gatineau Hotel Association, stated that he has received feedback from clients that Lansdowne as it currently stands

- is in disrepair and that they're losing a competitive advantage because of it. He understands the challenges the city faces but that they need to stop the core from disintegrating and that a revitalized Lansdowne will provide financial returns that will justify the investment.
14. Robert Cushman noted that downtown doesn't need two arenas and that the demographics are changing. He suggests that the city does more research on the matter and that taxpayers shouldn't be subsidizing a risky venture for OSEG. He also expressed concerns about traffic and infrastructure.
 15. John Dance indicated that Lansdowne does not need renovating at this time and that the city can't afford to renovate it. He also reminded Council that the waterfall from Lansdowne 1.0 hasn't materialized and that traffic concerns will deteriorate.
 16. Alan Freeman noted that promises made for Lansdowne 1.0 haven't materialized and that transportation to the site is a concern. He also expressed concerns about the focus on retail space and that the city can't afford another Lansdowne 1.0.
 17. Della Wilkinson, Glebe Community Association Environment Committee, expressed concerns about the sustainability of the project, such as greenspace in the area. She supports the implementation of a green roof and would like Lansdowne 2.0 to respect the greenspace plan already in place.
 18. Diane McIntyre expressed concerns about the debt that would be incurred and how the stated benefits of Lansdowne 1.0 haven't materialized. She is also concerned about the loss of greenspace and the empty retail space currently on site.
 19. Kaite Burkholder Harris, Alliance to End Homelessness Ottawa, indicated that she's been encouraged by the city's focus on ending homelessness but that what we're doing isn't working. She also noted that the current standard of affordability doesn't apply to low or middle income earners and that we need to stop relying on private developers for affordable housing.
 20. Kate Reekie expressed concerns that the proposal is too financially risky and unaffordable in light of other priorities such as housing and climate change. She also noted that the plan would increase traffic congestion, reduce greenspace, ticket prices and the housing crisis. The city should wait for the Auditor General's report and should learn from the mistakes of the LRT.

21. Jane Keeler discussed the ethics of the proposal and noted that the staff report should have been written in plain language. Lansdowne 1.0 was a failure and there was no meaningful public consultation for Lansdowne 2.0
22. Alexandra Gruca-Macaulay, Old Ottawa East Community Association, expressed concerns about the city investing more in private partners and a lack of transparency in the report and its assessments. The city should invest in other priorities.
23. Robert Brocklebank voiced concerns around city governance, the city's overinvestment as an investor and the city being listed as an applicant on the proposal in place of the private investor. The message from staff was improper and the proposal should conform to city plans and policies.
24. Catherine Knoll, 613flea, expressed concerns that the process has excluded new ideas from coming forward. Lansdowne is poorly served by transit and limited parking to accommodate current users of the park.
25. Paul Jenkins asked if this is the right investment for the city right now. Council should weigh alternative investments and should ask itself what is the best way to promote economic growth.
26. Toby Sanger expressed concerns with the proposal from an economic perspective, given that OSEG has previously promised a waterfall that hasn't materialized and has threatened to pull out of the city if Lansdowne 2.0 isn't approved. There are operational, financial, energy and sustainability inefficiencies and is generally non-compliant. There are other projects and priorities that need funding.
27. Rod Patterson stated that the current facility is deteriorating, and although the current proposal has flaws, there's still green space and the benefit of retail. Traffic, however, is a serious issue.
28. Randy Ambrosie, CFL Commissioner, considers the Redbacks and CFL to be a pillar of Ottawa. He also noted that there's a disparity in fan experience based on where you sit, is not up to modern standards and the city deserves better.
29. Erin Benjamin, President, Canadian Live Music Association, states that concert and music marketing is booming and we need the infrastructure to attract and accommodate world-class events. Fully supports the proposal.
30. Alex Cullen stated that this is a good deal for OSEG but not for taxpayers. There are other issues and priorities to focus on, such as

transit, housing, solid waste management, etc. What we have now is functional.

31. Jake Cole asked about the air quality implications of the proposal, noting that the city should pay more attention to air quality because it will increase air pollution in the area. Air quality at Lansdowne is already bad.
32. Robert Claiborne says that Lansdowne is a city asset, that the heritage buildings are to be respected and that the stands should be functional and attractive from Queen Elizabeth Drive. Proposed placement of arena and stadium disrupts the intent of the original design.
33. Mike Morreale, Canadian Elite Basketball League Commissioner, expressed concerns related to the current state of the facilities which are unsafe for the players that need a safe place to play.
34. Mark Saunders, Saunders Farm, supports Lansdowne 2.0 and believes it to be an improvement to allow businesses to expand. World-class facilities attract world-class events. He also voiced support for the proposed densification.
35. Dean Stresman, owner, Sunset Grill, stated that Lansdowne is a cornerstone of the community that adds richness and looks forward to more foot traffic and customers to help recover post-COVID. He also noted that the facilities are not currently up to standards.
36. Jo-Anne Polak fully supports the staff recommendations as she believes it has potential and trusts this partnership.
37. Richard Moon, Reimagine Ottawa, advocated for city planning that is transparent and encourages better public consultation. He also noted that the proposal is counter to current city policies.
38. Mike Oulahen, Halpenny, supports the proposal and believes this partnership will benefit the city in terms of business growth, attracting talent, and entertainment.
39. Erika Gray expressed concerns about the aging facilities at Lansdowne which fail to deliver in quality for fan experiences, including accessibility limitations.

November 3, 2023:

40. Colin Morrison, General Manager of Embassy Hotels and Suites, expressed concerns about the unsafe conditions of the current facilities and stated that the city is in danger of losing sports business. He noted that rejuvenating the city asset would create jobs, stimulate

economic growth and make Ottawa more attractive to residents and businesses.

41. Michelle Groulx, Ottawa Coalition of Business Improvement Areas, says that Lansdowne is a landmark and that the proposal has brought conflict in the community because of unresolved issues with Lansdowne 1.0. She made comments on affordable housing, transportation impacts, traffic issues, and the local economy.
42. Liam McDermott expressed concerns about the city selling air rights to a luxury developer with no commitment for affordable housing, noting that the homeless crisis needs to be prioritized and that they should address the needs of residents.
43. David Ross made note of the current advantages of Lansdowne Park and supports the proposal to make it better, stating that Lansdowne doesn't currently match the quality of colleges in the US.
44. Isla Paterson expressed concerns around the financials of the project, stating that the price tag doesn't match what is being offered and that much has changed in the city since OSEG took over. She also commented on transportation issues and lack of parking.
45. Juan Pedro Unger stated that the proposal is flawed and diverting attention away from the LRT. He also expressed concerns about the park being used for luxury development and believes that the city is receiving bad legal advice.
46. Joel Harden, NDP MPP, expressed concerns about the proposal doing nothing to alleviate the housing affordability crisis and that it is the second biggest investment after the LRT.
47. Gawain Harding, President, National Capital Amateur Football Association, expressed support for OSEG in helping to build youth football in Ottawa.
48. Michael S. Mynott, Mynott Construction, supports the proposal and enjoys attending events at Lansdowne as it is an important asset for the city.
49. Virginia Gaffney supports OSEG and the proposal they have put forward, noting that she enjoys attending Lansdowne for its events, arts, culture, retail and dining experiences.
50. Ali Shafae, Live Nation Canada, supports the proposal so that it can meet the future demand of the live music industry. She noted that the existing facilities are deteriorating and pose a challenge for producing concerts.

51. Paula Walker supports the proposal and made remarks about the current state of Lansdowne, the proposed green roof, parking issues, and the experience of visiting Lansdowne.
52. Nick Grover spoke of the difficulties accessing the site supports motions making bus service to Lansdowne free to use. He also stated that affordable housing on the site should have been investigated more seriously.
53. Abbas Mahmoud supports the proposal to make Lansdowne and the opportunities it will provide such as commercial development, residential density and visitor volume.
54. Sam Hersh considers the proposal unpopular and believes there are alternatives to what OSEG is proposing. He says that council should consider the risks and costs associated as well as affordable housing.
55. David Flemming, Heritage Ottawa, spoke to the built heritage aspects on the site, including the Aberdeen Pavilion and Horticulture Building. Heritage Ottawa is not opposed to the proposal but concerns need to be addressed and they disagree with the conclusion of the heritage impact assessment.
56. Marnie Peters, president, Accessibility Simplified, supports the proposal for Lansdowne 2.0, highlighting the importance of inclusion and accessibility which the current facilities are lacking.
57. Brandon Bay, Make Housing Affordable, highlighted that the City needs more affordable housing and not just at Lansdowne. He is opposed to the proposal because the developer is proposing luxury housing and that the plans altogether fall short.
58. Ken Rubin stated that the proposal lacks transparency and accessibility. He also commented on the need for emergency access, finances, loss of greenspace, lack of transportation plan or traffic mitigation, and lack of sufficient public consultations.
59. Chris Pyefinch supports the proposal as a win-win for the city.
60. Alex McDonald, treasurer, ACORN Ottawa, expressed his disappointment with the proposal in terms of housing and believes the city's approach on the matter is negligent. He stated that 30% of units should be affordable based on income.
61. Sharon Katz, ACORN, expressed her concerns related to the financials of the proposal and asked that council wait until the Auditor General's report before considering the proposal.
62. Keaton Ambrose, Chandos Construction, made comments about the current housing affordability crisis and that change is needed. He

- remarked that the proposal would address the need for housing density and create a world-class event space.
63. Michael Tremblay, Invest Ottawa, supports the proposal for its innovation and economic benefits.
 64. Dennis Prouse supports the proposal for the benefits it will provide to the \ sports community, especially women's and children's sports.
 65. Rodney Moors supports the proposal because of the important of football.
 66. Pat Steenberg remarked that residents expect a decent return on investment which has not materialized with Lansdowne 1.0 and believes the city should wait for the Auditor General's report before deciding on this proposal.
 67. Jon Sinden, Nine Brains & Three Hearts, supports the proposal and hopes to see Lansdowne reach its full potential.
 68. Joan Freeman noted the importance to preserve the park and its greenspace and to be inclusive of new Canadians, children, and renters. She also spoke to Lansdowne's potential as a landmark for the city.
 69. Mohie Ali expressed frustrations about city planning in Ottawa and the lack of greenspace downtown, stating that it is not livable or sustainable. He also mentioned the need for good transportation and to consult professionals to help solve issues.
 70. Pat Buckley is opposed to the proposal, considering it too risky and too much debt. He also expressed concerns about the viability of the projections and assumptions of the proposal.
 71. Anne Marie Hogue said that the city should remember that Lansdowne is a park and public space first and should aim for something unique.
 72. Anne Marie Rochon, Ottawa Farmer's Market, expressed concerns about the proposal and spoke of the farmer's market's important as a community hub and safe space for children and families.
 73. Josh Raganold said that Lansdowne is a great venue for meetups and entertainment but suffers from drawbacks. He supports the proposal to create a world-class venue for Ottawa.
 74. Jean-S. Guillaume supports the proposal to bring a world-class centre to the city.
 75. Dean Tester supports the proposal with the caveat that it is a downgrade from what was originally presented in terms of the loss of

the 3rd tower and housing affordability, the green roof and concert space.

76. Nicholas Charles Song, Mechanicsville Community Association, expressed that it is not a responsible use of the city's money and that survey results were flawed. He also commented on road safety, public transit, car dependency, walkability, the current state of Lansdowne, affordable housing, and affordable retail spaces.
77. Joanna Gualtieri noted issues with the proposal regarding finances and OSEG. She also remarked that the surveys were flawed.
78. Zacharie Landry opposes the proposal on account of the failure of Lansdowne 1.0 and doesn't want to repeat past mistakes.
79. Randal Marlin opposes the proposal and recalls the LRT inquiry verdict where senior staff and the mayor's office failed to share information with councillors.
80. Jeannine Ritchot, OSEG Foundation, spoke to the importance of including women in sports.
81. Frank Graves, EKOS, spoke to survey results on what the public thinks of this issue. He noted that the proposal has received majority support city-wide and views it as an improvement over existing infrastructure.

Effect of Submissions on Planning and Housing Committee

Decision: The Committee spent approximately 9 hours and 48 minutes in consideration of the item on November 2, 2023, and approximately 9 hours and 46 minutes in consideration of the item on November 3, 2023.

Vote: The committee carried the following motions:

Motion No. Joint FCSC/PHC 2023 – 01/01

Moved by Councillor C. Kitts

BE IT RESOLVED THAT, upon conclusion of the Joint Committee's questions to staff, the report titled *Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment*, including the staff recommendations and any motions introduced at the Joint Finance and Corporate Services and Planning and Housing Committee meeting of November 2-3, 2023, be referred to Council pursuant to Subsection 83(8) of the *Procedure By-law*, for consideration at the Special Meeting that has been called for this purpose on Friday, November 10, 2023.

Carried as amended by motion Motion No. Joint FCSC/PHC 2023 - 01/02 with Councillor S. Menard dissenting.

Amendment:

Motion No. Joint FCSC/PHC 2023 - 01/02

Moved by Councillor S. Menard

BE IT RESOLVED that the Kitts Motion be amended to include a recommendation that Council consider the item sitting as Committee of the Whole.

Carried

Ottawa City Council

Pursuant to the *Procedure By-law*, members of the public may not make oral submissions to Council.

Number of additional written submissions received by Council between November 1st after 4 pm (deadline for written submissions to the Joint Finance and Corporate Services and Planning and Housing Committee) and November 10, 2023 (Council consideration date): 12

Summary of written submissions to Council

Written submissions are held on file with the City Clerk and available from the Committee Coordinator upon request.

1. Email dated November 1, 2023 from Charles Bordeleau
2. Email dated November 1, 2023 from Judith Haney
3. Email dated November 1, 2023 from Merle Bolick
4. Email dated November 1, 2023 from Lisa DeBortoli Tegano
5. Email dated November 1, 2023 from Terry and Peggy West
6. Email dated November 1, 2023 from Peter Thorn
7. Email dated November 2, 2023 from Lynn Leclerc
8. Email dated November 2, 2023 from Jennifer Drake
9. Email dated November 2, 2023 from Kris Nanda
10. Email dated November 3, 2023 from Robert Stanton
11. Email dated November 8, 2023 from Pamela Jones
12. Email dated November 9, 2023 from Andrew Schroer

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the report recommendations amended by the following motions:

Motion No. **2023 - 25-02**

Moved by G. Gower
Seconded by M. Sutcliffe

THEREFORE be it resolved that Council approve the Staff Report Recommendations set out in the report titled Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Report (ACS2023-PRE-GEN-0009).

Motion No. **2023 - 25-03**

Moved by C. Kitts
Seconded by G. Gower

THEREFORE BE IT RESOLVED that a revised recommendation 6c. be approved by Joint Planning and Housing and Finance and Corporate Services committee as amended by the following wording:

6c. Approve delegation of authority to the General Manager, Planning, Real Estate and Economic Development Department, for the acquisition of the property rights for retail development, in keeping with the Council approved Acquisition of Real Property Policy.

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given.

Carried

Motion No. **2023 - 25-04**

Moved by C. Kitts
Seconded by G. Gower

THEREFORE BE IT RESOLVED that page 33 of the staff report be revised from:

“Staff has been advised that the City’s Auditor General will be undertaking an agile audit of the Lansdowne financial strategy...”

to:

“Staff has been advised that the City’s Auditor General will be undertaking an agile audit of the Lansdowne 2.0 Project...”

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given.

Carried

Motion No. **2023 - 25-05**

Moved by G. Gower
Seconded by C. Kitts

THEREFORE BE IT RESOLVED that Document 2 Section 2.1 b) of the report be revised from:

“Notwithstanding Section 6.6.2, 4) h), and Section 4.4.6, 2, a sports arena is permitted within the established areas of greenspace and public space as identified on Schedule B2.”

to:

“Notwithstanding Section 6.6.2.4, 4) h), and Section 4.4.6, 2, a sports arena is permitted within the established areas of greenspace and public space as identified on Schedule B2.”

Carried

Motion No. **2023 - 25-10**

Moved by S. Menard
Seconded by S. Devine

THEREFOR BE IT RESOLVED THAT staff be directed to work with OSEG to consider options include a roof over the new north side stands similar to the roof over the existing stands, and that the cost of the roof be included in the project debt for Lansdowne 2.0.

Carried

Motion No. **2023 - 25-14**

Moved by C. Kitts
Seconded by M. Sutcliffe

THEREFORE BE IT RESOLVED that 15 per cent exempt portion (estimated at \$5.9 million from debt) from the Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Report be allocated to the Affordable Housing reserve to align with the full 25 per cent

as outlined in the Affordable Housing Land & Funding Policy and that this amount be replaced with debt funding on the project at an estimated additional cost of debt servicing of \$300 thousand per annum; and

BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given.

Carried

Motion No. **2023 - 25-15**

Moved by L. Dudas

Seconded by M. Sutcliffe

THEREFORE BE IT RESOLVED THAT any additional revenues through the formal Request for Offer process for the disposal of the subterranean and property air rights that are above and beyond the original estimated value of \$39 million be split as per the Affordable Housing Land & Funding Policy (50 per cent to the Affordable Housing Reserve Fund and 50 per cent towards the project).

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given.

Carried with Councillors B. Brown and W. Lo dissenting.

Carried

Motion No. **2023 - 25-17**

Moved by S. Menard

Seconded by R. Brockington

THEREFORE, BE IT RESOLVED THAT staff be directed to assess the feasibility of the following transportation infrastructure concepts identified in Document 3 – Lansdowne Park - Proposed Active Transportation Upgrades to the May 2022 Lansdowne Partnership Sustainability Plan and Implementation Report and, where practical and feasible, to add the projects to the TMP Active Transportation Project lists, to be prioritized along with other City Active Transportation Projects as funding becomes available through future budgets:

- (B) Signalized active transportation crossing at Princess Patricia Way and Queen Elizabeth Drive;
- (V) New PXO on Queen Elizabeth Drive from MUP across from Pig Island;

- (L) Re-fresh intersection design by adding protected cycling facility on Fifth Ave eastbound and widen westbound bike lane at Queen Elizabeth Driveway;
- (H) New PXO at Holmwood Avenue 85 metres east of Bank Street;
- (C) Extend sidewalk on Echo Drive west of Bank Street to the gate/dead end.

Carried with Councillor G. Darouze dissenting.

Carried

Motion No. **2023 - 25-19**

Moved by G. Gower

Seconded by M. Sutcliffe

THEREFORE BE IT RESOLVED that the staff report be amended to remove the unit cap of 770 units and to eliminate the minimum parking rate; and

BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

Motion No. **2023 - 25-21**

Moved by S. Menard

Seconded by G. Gower

THEREFORE BE IT RESOLVED THAT staff be directed to explore making the Aberdeen Square a more pedestrian friendly and hospitable area that could include the closure or further reduction of through traffic within the Square.

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Carried

Motion No. **2023 - 25-22**

Moved by C. Kelly

Seconded by M. Sutcliffe

THEREFORE BE IT RESOLVED that staff be directed to advance options to increase and enhance the amount of public spaces on the Lansdowne site including exploring options to improve the interface between the stadium and the great lawn to enhance the programming opportunities, improve access to the washrooms and other amenities and provide flexibility for community use.

For (25): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, T. Tierney, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Carried (25 to 0)

Motion No. **2023 - 25-25**

Moved by S. Menard

Seconded by R. Brockington

THEREFORE, BE IT RESOLVED THAT staff be directed prioritize public realm improvements identified by staff in Document 2, Strategic Investment for Plan for Urban Park and Public Realm, to the May 2022 Lansdowne Partnership Sustainability Plan and Implementation Report, and that the following improvements identified in Document 2 be prioritized and undertaken as part of the initial work for Lansdowne 2.0:

- Redesign and reconstruct entrance to Lansdowne at Queen Elizabeth Drive and Princess Patricia Way to better accommodate pedestrians and bicyclists, to ensure a clear pedestrian link from Aberdeen Square through to the intersection of Princess Patricia Way and Queen Elizabeth Drive;
- Additional shade and seating throughout the site, over and above what is currently planned;
- Forestry plan for the site, including floral plan along Queen Elizabeth Drive;
- Improved splash pad and play area at and around the water feature;

- Small bandshell for varied events;
- Increased washroom access.

Carried

Motion No. **2023 - 25-26**

Moved by S. Menard

Seconded by R. Brockington

THEREFORE, BE IT RESOLVED THAT the City consider the provision of electric charging stations and carshare programming/facilities on parking that it controls at Lansdowne; and

BE IT FURTHER RESOLVED THAT staff include transportation demand management criteria, such as, but not limited to, the provision of carshare programming/facilities, pre-loaded Presto cards offered for first occupants, and bike rental options, in the upcoming Request For Offer for air and subterranean rights stemming from the Lansdowne 2.0 proposal.

Carried

Motion No. **2023 - 25-28**

Moved by S. Menard

Seconded by R. Brockington

THEREFORE BE IT RESOLVED THAT staff be directed to explore accomplishing the following objectives with the NCC and Parks Canada:

1. Boat up access to Lansdowne Park
2. A PXO on the QED at Princess Patricia way

BE IT FURTHER RESOLVED THAT the Mayor write to our federal partners to request funding for these initiatives.

Carried

Motion No. **2023 - 25-29**

Moved by D. Brown

Seconded by W. Lo

THEREFORE BE IT FURTHER RESOLVED that, following the approval of the final legal agreements for Lansdowne 2.0 plan, staff be directed to explore legal and financial options and report to Council on the next steps

that would be required to advance a business case, options assessment, possible land value appraisal and explore the future development potential of all City-owned assets at Lansdowne that could be considered either before or at the end of the partnership agreement; and

BE IT FURTHER RESOLVED that as part of that report, staff provide their recommendation to Council as to any revenue opportunities or additional studies that could be required, that are in the City's interests, to leverage any City-owned lands or assets at Lansdowne in the short to long-term.

Carried with Councillor M. Carr dissenting on the first resolution.

For (19): M. Sutcliffe, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, L. Johnson, S. Devine, T. Tierney, S. Plante, J. Leiper, R. Brockington, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Against (5): T. Kavanagh, J. Bradley, R. King, A. Troster, and S. Menard

Carried (19 to 5)

Motion No. **2023 - 25-30**

Moved by A. Troster

Seconded by S. Devine

THEREFORE BE IT RESOLVED Council approve that OSEG and City staff work with Ottawa-based independent concert promoters to explore the future opportunities for Ottawa-based independent concert promoters to utilize Lansdowne 2.0 and report back to Council in Q2 2024.

Carried

Motion No. **2023 - 25-33**

Moved by C. Kitts

Seconded by L. Dudas

THEREFORE, BE IT RESOLVED THAT Recreation, Cultural & Facility Services work to increase community programming plan in the Urban Park to leverage its facilities for non-event days and make them more available for public use in a manner consistent with other recreation facilities across the city.

BE IT FURTHER RESOLVED THAT the public programming plan should consider the following:

1. Assessment of the existing facilities at Lansdowne Park and their potential for new and creative uses of the indoor and outdoor spaces.
2. Collaboration with OSEG, community organizations, local businesses, and cultural groups to identify opportunities for cultural and recreational programming.
3. Establishment of a schedule for public use and programming to ensure regular and diverse activities are available to residents throughout the year.
4. An engagement plan to gather input from the public, local residents, and stakeholders in the development of the programming plan.
5. A timeline for the development and implementation of the programming plan.
6. A commitment to aligning the programming plan with the city's overall recreation and cultural strategies to ensure consistency and coherence with other initiatives.

Carried

Motion No. **2023 - 25-34**

Moved by L. Johnson

Seconded by R. King

THEREFORE BE IT RESOLVED THAT the City of Ottawa develop a Social Procurement Framework with Ottawa Sports and Entertainment Group, including its contractors, to increase supply chain diversity and increase opportunities for those experiencing economic disadvantage and within equity-deserving communities, including provide training, employment opportunities; procurement from local businesses in the construction and development phase of Lansdowne 2.0; and

BE IT RESOLVED THAT the Social Procurement Framework outline how OSEG hiring practices ensure ongoing employment opportunities at the Stadium and Event Centre for traditionally underrepresented groups; and

BE IT RESOLVED THAT the Social Procurement Framework outline how OSEG will continue to incorporate opportunities for companies and organizations with social impact and social benefits into the for lease retail spaces; and

BE IT FURTHER RESOLVED that progress on the Social Procurement framework be reported back as part of the Procurement Reports scheduled in Q1 and Q2 of 2024, and that the ongoing results of the social procurement framework be reported back through the Annual Lansdowne Report.

Carried

Motion No. **2023 - 25-35**

Moved by S. Menard

Seconded by L. Dudas

THEREFORE BE IT RESOLVE THAT as staff conducts its efforts to advance options to increase and enhance the public spaces at Lansdowne Park, staff be directed to explore how to re-create a berm in a suitable alternative location in proximity to the great lawn; and

BE IT FURTHER RESOLVED THAT the size, shape and configuration of a new berm would be consulted on and determined through site plan control for the event centre design; and

BE IT FURTHER RESOLVED that Moving Surfaces be preserved at the site.

Carried

Motion No. **2023 - 25-36**

Moved by S. Menard

Seconded by S. Devine

THEREFORE, BE IT RESOLVED THAT staff be directed to develop an approach to extend the principles guiding traffic demand management, including transit and active transportation, for large events to other events like music festivals that are held on the grounds; and

FURTHER, BE IT RESOLVED THAT staff report back to council as part of a future report on Lansdowne, with recommendations for a framework for this process.

For (15): L. Dudas, G. Gower, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, T. Tierney, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, M. Carr, and W. Lo

Against (8): M. Sutcliffe, M. Luloff, D. Hill, C. Kelly, G. Darouze, D. Brown, S. Desroches, and A. Hubley

Carried (15 to 8)

DIRECTION TO STAFF (Councillor M. Luloff)

To ensure continuous animation of the site and to support the Ottawa Music Strategy, that all efforts be made to develop relationships with local event and live concert promoters to achieve the development of a midsize music venue at Lansdowne within the new commercial space built as part of Lansdowne 2.0.

DIRECTION TO STAFF (Councillor L. Dudas)

That staff be directed to explore partnership opportunities through discussions with the National Capital Commission on joint community uses and programming opportunities for the greenspace located between the great lawn and the Queen Elizabeth Driveway and report back on the outcome of these discussions.

DIRECTION TO STAFF (Councillor R. Brockington)

That staff be directed to undertake a community engagement initiative through an online public survey to identify any issues with community consultations related to Lansdowne 2.0 and seek suggestions on improving community consultations on major City projects moving forward and that staff report back to Council via memo in Q2 2024 on the results of the feedback received through the community engagement initiative.

DIRECTION TO STAFF (Councillor Menard)

That Council direct Planning Services and OC Transpo staff to review transit service along Bank Street servicing Lansdowne Park, and develop a transit strategy to improve transit service on both event and non-event days, working within current or future resource availability, with potential improvements such as, but not limited to, promotional fares and increased service along routes that service Lansdowne Park (routes 6 and 7).

Per Motion 2023 - 25-02 (above), the original staff report recommendations were put forward.

The Recommendations of the staff report were divided for voting purposes, with Recommendations 3 and 4 put to Council first, followed by the remaining recommendations (1-2 and 5-8)

3. Authorize the General Manager, Planning, Real Estate and Economic Development to continue with the Official Plan Amendment process as described in this report.

4. Approve the recommended Zoning By-law and Official Plan

Amendment changes deemed necessary to implement the revised Lansdowne Partnership Sustainability and Redevelopment Concept Plan, as described in this report and as outlined in Documents 2, 3, 4, 5, and 6, including as follows:

- a. An amendment to the Official Plan to clarify the intent to permit maximum building heights up to 40 stories within the Lansdowne Special District, as detailed in Document 2;**
- b. An amendment to the Official Plan to clarify that an Event Centre (sports arena) is permitted within the established areas of greenspace and public space at Lansdowne Park, as detailed in Document 2;**
- c. An amendment to the Official Plan to clarify that an Event Centre is permitted within the Greenspace Designation portion of the Lansdowne Special District Designation, as detailed in Document 2;**
- d. An amendment to the L2C Subzone to create a new subsection and establish new performance standards related to the new mixed-use development, including permitted uses, maximum building height, maximum podium heights, minimum tower setbacks, maximum permitted dwelling units, and minimum parking rates, as detailed in Documents 3, 4, 5, and 6;**
- e. An amendment to the L2C Subzone to create a new subsection and establish new performance standards related to the new Event Centre (sports arena), including permitted uses, maximum building heights, minimum parking rates, and to add a new holding symbol to be removed upon Site Plan Approval, as detailed in Documents 3, 4, 5, and 6;**
- f. An amendment to the existing Schedule 258-A to permit a new maximum building height of 138 metres for the new mixed-use development (Area N) and a new maximum building height of 15.5 metres for the new Event Centre (Area E), as detailed on Document 5; and**
- g. A new Schedule to the Zoning By-law to delineate the area of the new mixed-use development (Area A) and the area of the new Event Centre (Area B), as detailed on Document 6.**

For (18): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, L. Johnson, T. Tierney, S. Plante, J. Leiper, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hublely, and W. Lo

Against (7): T. Kavanagh, S. Devine, J. Bradley, R. King, A. Troster, R. Brockington, and S. Menard

Carried (18 to 7)

That City Council:

1. Approve the recommended revised concept plan for the new Event Centre, and new North Side Stands, and mixed-use development, as described in this report and attached as Document 7, as the basis for the next steps, subject to the completion of the next steps, including future Site Plan and Procurement approvals;

2. Approve the financial funding strategy, as detailed in this report ,for the construction of a new Event Centre and North Side Stands, including increasing the budget authority by \$86.5 million, for an estimated total of \$419.1 million, to be financed by a combination of the disposal of subterranean and property air rights, debt and City capital budgets for City-specific and internal project management costs, including as follows:

a. Approve the Business Case estimating the tax supported debt servicing budget to be increased by \$16.4 million and gradually increase the annual budget pressure for debt servicing, as part of the annual budget approval process by \$1.3M each year, starting in 2024, to be offset by 75% of the increase in property taxes expected to start by 2031 from additional Lansdowne retail and residential properties, ticket surcharge revenue, rent and net cashflows from the Lansdowne Master Limited Partnership (LMLP) waterfall over the term of the agreement.

b. Approve the establishment of a Lansdowne Debt Servicing Reserve to put aside the \$1.3 million budget increase each year as a contribution to that reserve until the debt on Lansdowne is issued, at which time the reserves can offset any funding gap until the full \$16.4 million base budget is established.

c. Approve that the Mayor pursue additional capital funding from the federal and provincial governments estimated at between \$20 - \$50 million.

d. Approve an \$18.6 million budget for the construction of a maximum of 140 parking spaces beneath the North Side Stands to be leased to the residential tower owners and funded by debt with the lease revenue offset by debt servicing to be paid from the parking reserve.

e. Approve, in addition to the existing spending authority of \$8 million, the estimated costs of \$10 million for the next steps in the project to be spent against the project budget authority, and authorize the City Manager to amend Cost Sharing Agreements with OSEG for detailed design work for the public Event Centre, required to continue the work

f. Waive the Affordable Housing Land & Funding Policy whereby the policy requires either 25 per cent net proceeds of the sale of City land to the Affordable Housing Reserve Fund, or inclusion of 25 per cent

housing within the development is affordable and direct Staff to allocate 10% of the value of the subterranean and property air rights disposal to the Affordable Housing Reserve Fund.

g. Approve a maximum limit of \$2 million to be allocated from the construction budget for the Event Centre and North Side Stands, included within the \$419.1 budget authority, for Public Art Commissions.

5. Direct Staff to develop a public realm improvement plan in association with the Site Plan Control application for the Event Centre and North Side Stands redevelopment, such that it addresses improvements in a phased approach and in coordination with construction staging, as described in this report, based on extensive public consultation; and develop a multi-year plan to fund design and implementation up to \$10 million to be approved in future budgets.

6. Approve the next phase of the property rights process as described in this report and as follows:

a. Declare surplus the lands described as Parcel A as shown in Document 9 attached to this report and subject to final survey.

b. Approve delegation of authority to the General Manager, Planning, Real Estate and Economic Development Department for the disposal of either the Lease Fee or Fee Simple subterranean and property air rights for Parcel A in keeping with the Council approved Disposal of Real Property Policy.

c. Approve delegation of authority to the General Manager, Planning, Real Estate and Economic Development Department, for the acquisition of the subterranean and property air rights for retail development, in keeping with the Council approved Acquisition of Real Property Policy.

d. Direct Staff to report back to Council on the results of the subterranean and property air rights disposal and property rights acquisition, prior to finalization, for approval.

7. Direct Staff to undertake an analysis of the potential benefits and drawbacks associated with various project delivery models and report back on the recommended procurement delivery model for the construction of the Event Centre and North Side Stands for Council consideration and approval, on the understanding that staff will also report back on the results of the Event Centre and North Side Stands tender process and provide an update to the financial model including any variables such as the procurement method, interest rates, and results of the property air rights disposal, construction escalation, schedule status.

8. Direct the City Manager, in consultation with the Chief Financial

Officer/Treasurer and City Solicitor to negotiate the amendments to the Lansdowne Partnership Plan agreements necessary to reflect the changes to the Partnership as described in this report and the decisions of Council.

For (16): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Tierney, S. Plante, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Against (9): T. Kavanagh, L. Johnson, S. Devine, J. Bradley, R. King, A. Troster, J. Leiper, R. Brockington, and S. Menard

Carried (16 to 9)