



Joint Finance and Corporate Services and Planning and Housing Committee

Minutes

Meeting #: 1
Date: Thursday, November 2, 2023
Time: 9:30 AM, continuing Friday, November 3, 2023 @ 8:30 am
Location: Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Mayor Mark Sutcliffe, Chair: Councillor Jeff Leiper, Vice-Chair: Councillor Catherine Kitts, Vice-Chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor George Darouze, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Rawlson King, Councillor Matt Luloff, Councillor Wilson Lo, Councillor Shawn Menard, Councillor Tim Tierney, Councillor Ariel Troster

1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and hybrid participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on November 10, 2023 in Joint Finance and Corporate Services and Planning and Housing Committee Report 1.

The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on November 1, and the deadline to register to speak by email is 8:30 am on November 2.

These “Summary Minutes” indicate the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the full Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in the Summary Minutes are draft until the full Minutes of the meeting are confirmed by the Committee. The draft of the full Minutes (for confirmation) will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.

The Chair read the following statement at the outset of the meeting pursuant to the *Planning Act*:

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item 3.1 on today’s Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on November 10, 2023, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Planning, Real Estate and Economic Development Department

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

File No. ACS2023-PRE-GEN-0009 – City-wide

At the outset, the Mayor offered some opening remarks before receiving a presentation from the Ottawa Sports and Entertainment Group (OSEG) on the Lansdowne Annual Report.

The following representatives from OSEG provided a presentation and / or

responded to questions, and a copy of the slide presentation is filed with the Office of the City Clerk:

- Mark Goudie, President
- Roger Greenberg, Executive Chair
- Janice Barresi, Vice President, Brand and Social Impact at OSEG

Staff provided an overview of the report and recommendations, and a copy of the slide presentation is filed with the Office of the City Clerk. Staff and City consultants in attendance to present and answer questions, included but was not limited to:

- Wendy Stephanson, City Manager
- Planning, Real Estate and Economic Development (PRED):
 - Don Herweyer, General Manager
 - Charmaine Forgie, Manager, Business and Technical Support Services
 - Sean Moore, Director, Lansdowne Park Project
 - Vivi Chi, Director, Transportation Planning
 - Robin Souchen, Manager, Realty Services
- Finance and Corporate Services:
 - Cyril Rogers, General Manager of Finance and Corporate Services/ Chief Financial Officer
 - Isabelle Jasmin, Deputy City Treasurer Corporate Finance
- David White, City Solicitor/Interim City Clerk
- Tim Marc, Senior Legal Counsel
- Pat Scrimgeour, Director, Transit Customer Systems and Planning, Transit Services
- Dan Chenier, General Manager, Recreation, Cultural and Facility Services
- Steve LeFaivre, Ernst & Young

Prior to receiving delegations, Committee members introduced the following motions and directions for consideration:

Moved by Vice-Chair C. Kitts

WHEREAS with respect to report ACS2023-PRE-GEN-0009 Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment recommendation 6c. recommends to “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.”

WHEREAS after publication of the final report an error was discovered in that the property rights were incorrectly described as ‘air’ and ‘subterranean’ for the retail podium; and

WHEREAS the correct wording for recommendation 6c. should read ‘property rights’ for the retail podium.

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.

Moved by Vice-Chair C. Kitts

WHEREAS with respect to report ACS2023-PRE-GEN-0009 Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment the Executive Summary of the staff report, on page 33, states “Staff has been advised that the City’s Auditor General will be undertaking an agile audit of the Lansdowne financial strategy...”; and

WHEREAS the Auditor General has identified this statement should be broader to encompass all aspects of the Lansdowne 2.0 project; and

WHEREAS the Auditor General has recommended an amendment to the wording to fully encompass the scope of work of the agile audit.

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.

Moved by Vice-Chair Gower

WHEREAS with respect to report ACS2023-PRE-GEN-0009 Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Document 2 section 2.1 b) states “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.”; and

WHEREAS staff have discovered a minor error in Document 2 Section 2.1 b) that requires revision.

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.”

Moved by Councillor L. Johnson

WHEREAS Lansdowne 2.0 is a significant economic generator for the City of Ottawa; and

WHEREAS Lansdowne 2.0 is a significant investment by the City of Ottawa into its own assets and infrastructure; and

WHEREAS on February 10, 2021, City Council unanimously approved a motion directing the Chief Procurement Officer to identify opportunities to include and encourage the City's use of social procurement projects and social enterprises in City procurement, and the motion was accompanied by a direction to staff to increase diversity within the City's supply chain and increase opportunities for those experiencing economic disadvantage and within equity-deserving communities;

WHEREAS Lansdowne provides an opportunity for local employment, procurement and entrepreneurs, including social enterprises;

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 FURTHER RESOLVED THAT the Social Procurement Framework detail that employment opportunities at the Stadium and Event Centre include employment for traditionally underrepresented groups; and

BE IT FURTHER RESOLVED THAT the Social Procurement Framework ensures that the retail aspect of Lansdowne 2.0 include opportunities for social enterprise businesses and local small and medium enterprises.

Moved by Councillor T. Tierney

WHEREAS report ACS2023-PRE-GEN-0009 Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment recommends the declaration of surplus land and disposal of either Lease Fee or Fee Simple for Parcel A only; and

WHEREAS the Council approved Business Model and Funding Strategy for the redevelopment was built on the condition that the planned uses and sources of funds for the City portion maintains revenue neutrality for the City and is aligned with the Long-Range Financial Plan; and

WHEREAS Council has endorsed Ottawa's Housing Pledge which sets a target for the construction of 151,000 new units over the next ten years; and

WHEREAS Parcel A represents the area of the two proposed towers, and Parcel B was the location of the third tower, but is not recommended to be disposed of by staff; and

WHEREAS the staff recommended Official Plan Amendment would permit maximum heights up to 40 storeys in the Lansdowne Special District; and

WHEREAS the recommended Zoning By-law Amendment permits maximum heights up to 40 storeys for Parcel A, and a residential unit cap of 1050 units for Lansdowne, but does not propose any increases in heights for Parcel B, where heights are permitted as of right at 38 metres or 10 to 11 storeys; and

WHEREAS the staff-recommended concept plan eliminated subterranean and mezzanine parking that supported the third tower to provide cost efficiencies for the City and construction simplicity for the project through staff due diligence review; and

WHEREAS the third tower would introduce additional density to Lansdowne above the 1050 unit cap, and provide potential increased financial funding for the Lansdowne 2.0 project;

THEREFORE BE IT RESOLVED THAT the Joint Finance and Corporate Services and Planning and Housing Committee recommend Council approve the following amendments:

- a. Recommendation 6a be revised to also declare Parcel B as surplus;
- b. Recommendation 6b be revised to include Parcel B for disposal;
- c. Area A in Document 4 be amended; to include Parcel B in the new L2C S258-A, S258-B, Sxx1 zone
- d. Area N in Document 5 be amended to include Parcel B in the maximum permitted heights of up to 40 storeys (138 metres)
- e. Area A in Document 6 be amended to include Parcel B; and
- f. The proposed L2C Subzone be amended to eliminate minimum parking requirements, minimum tower separation and maximum unit cap of 770 units; and

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

Moved by Councillor R. King

WHEREAS Community Benefits Agreements have been negotiated in cities across Canada and beyond; and,

WHEREAS this includes Community Benefit Agreements that have been negotiated as part of large scale P3 infrastructure projects, such as the Eglinton Crosstown LRT in the City of Toronto; and,

WHEREAS Community Benefits Agreements have also been negotiated as part of major development applications in Ottawa, such as the Manor Park Estates and Herongate agreements; and,

WHEREAS the residents of local communities are broadly opposed to the current proposal, citing, among other things, a lack of community benefits and input;

THEREFORE BE IT RESOLVED THAT the City establish a negotiating framework, and a corresponding committee, for the establishment of a community benefits agreement for Lansdowne 2.0; and,

BE IT FURTHER RESOLVED THAT the committee have representation from City staff, from the Ottawa Sports and Entertainment Group, from the three surrounding community associations (Glebe, Old Ottawa East and Old Ottawa South), from the future applicant(s) for development of the air and subterranean rights sold as part of Lansdowne 2.0, from the local ward councillor's office, and from the Ottawa Community Benefits Network; and

BE IT FURTHER RESOLVED THAT the objective of this committee is to bring a community benefits agreement forward to Standing Committee and Council for approval by no later than 2 years following the sale of air rights at Lansdowne.

Moved by Councillor R. King

WHEREAS the City's Affordable Housing Land & Funding Policy requires the sale of City land include either 25 per cent of any housing development on that land meet the definition of affordable housing or where affordable housing is not provided, ensure that 25 percent of the City's Net Proceeds be transferred to the Affordable Housing Reserve Fund to fund the development of new affordable housing elsewhere; and

WHEREAS the report ACS2023-PRE-GEN-0009 Lansdowne Partnership Plan – Authorization to Proceed to the Next Steps in the Redevelopment recommends the aforementioned policy be waived and instead 10 per

cent of the net proceeds of the sale of City land be directed to the Affordable Housing Reserve Fund; and

WHEREAS the value of the subterranean and property air rights disposal of \$39 million was estimated through an appraisal by City Staff and their professional appraisal consultants; and

WHEREAS the implications of the report would result in the allocation of 10% of the value of the subterranean and property air rights disposal to the Affordable Housing Reserve Fund (estimated at \$3.9 million), with the remaining 15% (estimated at \$5.9 million) to be allocated towards the Lansdowne 2.0 project; and

WHEREAS the City has declared an affordable housing emergency which makes it prudent to allocate more than 25 percent of the City's net proceeds from the disposal of the subterranean and property air rights to the Affordable Housing Reserve Fund.

THEREFORE BE IT RESOLVED THAT the report recommendation be amended to direct 40 percent of the City's net proceeds of the disposal of the subterranean and property air rights to the Affordable Housing Reserve Fund (estimated at \$15.6 million); and

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

Moved by Councillor C. Kitts

WHEREAS report ACS2023-PRE-GEN-0009 Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Report recommends that the requirement of the Affordable Housing Land & Funding Policy whereby 25 per cent of the net proceeds of the sale of City land be directed to the Affordable Housing Reserve Fund be waived; and

WHEREAS the report recommends the allocation of 10 per cent of the value of the subterranean and property air rights disposal to the Affordable Housing Reserve Fund (estimated at \$3.9 million) as opposed to the full 25 per cent and the other 15% be exempt from the Affordable Housing Land & Funding Policy and remain as a funding source for the project (\$5.9 million); and

WHEREAS the City is currently working on the Housing Long Range Financial Plan (LRFP) to align with the Ten-Year Housing and Homelessness Plan; and

WHEREAS City staff will report back to Council on the Housing LRFP through the 2024 Budget; and

THEREFORE BE IT RESOLVED that 15 % exempt portion (\$5.9 million) from the Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Report be allocated to the housing LRFP to align with the full 25 per cent as outlined in the Affordable Housing Land & Funding Policy; and

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

Moved by Councillor S. Menard

WHEREAS the increased provision of parking has a tendency to disparately increase the demand for parking, leading to an overall reduction in the ability to locate parking; and

WHEREAS there are many residents who, for accessibility reasons, rely on private automobile use and, therefore, on the availability of parking at their chosen destination; and

WHEREAS the best way to ensure the availability of parking for those who, for accessibility reasons, rely on it is to provide Accessible Parking Permit-only parking spaces;

THEREFORE BE IT RESOLVED that all surface parking spaces on Exhibition Way be converted to Accessible Parking Permit-only parking spaces.

Moved by Councillor S. Menard

WHEREAS the staff report “Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Report” advises that there will be “No requirement to provide a Cash-lieu of Parkland development fee (in accordance with the Parkland Dedication Bylaw)” on future residential development; and,

WHEREAS the applicable exemption in the bylaw references “any development or redevelopment of a use undertaken in partnership with the City”; and,

WHEREAS identifying the rezoning and sell-off of air and subterranean rights for private residential development as a development in partnership with the city is a liberal interpretation of this exemption; and,

WHEREAS the overall Lansdowne 2.0 proposal will see a net-loss of existing parkland and greenspace that services the existing community; and,

WHEREAS the purpose of the Parkland Dedication bylaw is to ensure that new density either comes with more parkland through parkland dedication, or with a cash payment in lieu of it; and,

WHEREAS the city should prioritize public benefit when selling off public assets, at minimum adhering to existing requirements like those under our Parkland Dedication Bylaw;

THEREFORE, BE IT RESOLVED THAT a Cash in lieu of Parkland development fee, equal to what would be required under our Parkland Dedication Bylaw without exemption, be made a requirement of future purchase agreements for air and subterranean rights at Lansdowne Park stemming from the Lansdowne 2.0 proposal.

Moved by Councillor S. Menard

WHEREAS In 2010, the City of Ottawa entered the Lansdowne Park Partnership Plan (LPP | Partnership) with the Ottawa Sports and Entertainment Group (OSEG) to redevelop and revitalize Lansdowne Park; and

WHEREAS the initial terms and conditions of the LPP were established in 2012, and were based on an asset revitalization plan that balanced the risks between the parties, established a fair relationship where the City and OSEG aligned their respective investments and risks so that the City had a strong chance of repayment on its deemed equity, and a reasonable chance of a positive return on the stadium investment, and that OSEG would be able to generate a reasonable return on their investment; and

WHEREAS the LPP has generated no positive cashflows since inception, and no distributions to either partner, other than the repayment of the cost of the repairs to the arena's steel frame roof to OSEG, as approved by Council; and

WHEREAS this underperformance of the LPP has resulted in OSEG requesting that the city renegotiate the terms of The Partnership to ensure a more sustainable arrangement, and;

WHEREAS the staff report states multiple times that if the proposed revisions to the LPP do not proceed, the City's Partnership with OSEG could fail, which would present a significant financial risk to the city; and

WHEREAS despite this highlighted risk, the staff report does not identify appropriate and robust mitigation strategies or alternative approaches to maintaining and operating Lansdowne should OSEG default on the LPP; and

WHEREAS even if the Lansdowne 2.0 plan and the proposed recommendations are approved, OSEG still maintains the right to default on the LPP at any time; and

WHEREAS considering that the Partnership hinges on financial sustainability and given the risks identified in the report, should the revised Partnership not result in financial sustainability, the city should have appropriate risk mitigation strategies in place including options for alternate paths forward;

THEREFORE BE IT RESOLVED THAT staff be directed to prepare a Mitigation Plan for Lansdowne Park to ensure a strategic plan for the City is in place should OSEG decide to default on The Partnership before the end of the agreement; and

BE IT FURTHER RESOLVED THAT the Mitigation Plan assume continued operation of the REDBLACKS and 67's at Lansdowne Park (whether municipally-owned, community-owned or privately-owned) and include the following:

1. Options for:
 - a. Maintaining and operating Lansdowne Park in-house, using traditional procurement where necessary for contracted services; and,
 - b. Establishing a non-profit corporation or board to maintain and operate the park; and,
 - c. Partnering with an existing non-profit organization to maintain and operate the park, on behalf of the city.
2. A comprehensive maintenance plan for the stadium and arena to ensure that they are both maintained in a good state of repair and an accompanying funding strategy.

Moved by Councillor S. Menard

WHEREAS the public infrastructure and activation of the public realm at Lansdowne Park has proven to be a success year-in year-out; and

WHEREAS there is untapped potential within the public realm that could further support the overall success of Lansdowne Park; and

WHEREAS the original Lansdowne 2.0 proposal spoke to \$10 million to \$20 million of upgrades to the public realm at Lansdowne Park; and

WHEREAS the current Lansdowne 2.0 proposal provides zero funding for public realm improvements and no plans to leverage and enhance the success of the public realm; and

WHEREAS there improvements that could be made in advance of, or currently to, the re-construction of the Civic Centre and the north side stands;

THEREFORE, BE IT RESOLVED THAT staff be directed to include \$10 million of funding for 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 as part of the project debt, 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.

Moved by Councillor S. Menard

WHEREAS traffic congestion on site, along Bank Street and throughout the neighbourhoods adjacent to Lansdowne Park is a serious issue that hinders the success of Lansdowne Park; and,

WHEREAS a reduction of overall car usage will result in better transportation options to Lansdowne Park, making the park more accessible to all residents and better facilitating the success of Lansdowne Park; and,

WHEREAS car ownership tends to encourage increased car usage and increased car traffic; and,

WHEREAS alternatives to car ownership should be supported and encouraged by the city to help ensure the success of Lansdowne Park, including car share, bicycle rentals and transit;

THEREFORE, BE IT RESOLVED THAT the following requirements are included in a future purchase agreement for air and subterranean rights at Lansdowne Park stemming from the Lansdowne 2.0 proposal:

- A minimum of three dedicated car-sharing spaces provided as part of the parking; and,
- Pre-loaded Presto cards for the first occupants; and,
- A minimum of 20 bikes provided on-site for rent.

Moved by Councillor S. Menard

WHEREAS Lansdowne Park is a pedestrian priority zone; and

WHEREAS Lansdowne Park's success has always relied on sufficient foot traffic through the site; and

WHEREAS cut-through automobile traffic through Lansdowne Park's pedestrian priority zones is a detriment to the comfort and safety of people visiting Lansdowne Park; and

WHEREAS Lansdowne Park has never been intended to serve as a connection link for automobile traffic between Queen Elizabeth Drive and Bank Street; and

WHEREAS automobile traffic has been eliminated on the side of Aberdeen Square (alongside the Aberdeen Pavilion), and this change has been a rousing success; and

WHEREAS in surveys conducted by both the City of Ottawa and the Capital Ward Councillor's Office, residents identified transportation through the park as a concern;

THEREFORE, BE IT RESOLVED THAT staff be directed to remove through traffic from Aberdeen Pavilion as soon as is practicable

Moved by Councillor S. Menard

WHEREAS Lansdowne Park is a prime destination for visitors and residents across the city with many urban attractions including courtyards, heritage buildings, green space, restaurants, retail, and sports facilities; and

WHEREAS a key objective of the revised Lansdowne Partnership Plan is to attract five million visitors per year to the site; and

WHEREAS creating opportunities to enhance the visitor experience that are unique to Lansdowne Park will serve to achieve that objective; and

WHEREAS Lansdowne Park is located adjacent to the historic Rideau Canal, a UNESCO World Heritage Site; and

WHEREAS leveraging this UNESCO site by exploring the option for boat access to Lansdowne Park via the Rideau Canal will expand the visitor experience, creating a unique gateway into the park along an iconic travel route, and support the objective of attracting more visitors to the park; and

WHEREAS providing a safe connection for residents and visitors to access the site via a Canal boat access is critical and a safe pedestrian crossing on Queen Elizabeth Drive (QED) at Princess Patricia Way supports that vision; and

WHEREAS the QED is under the jurisdiction of the National Capital Commission (NCC) and the Rideau Canal is operated by Parks Canada; and

WHEREAS both the NCC and Parks Canada are key partners in achieving this unique visitor experience.

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

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

Moved by Councillor S. Menard

WHEREAS traffic congestion on site, along Bank Street and throughout the neighbourhoods adjacent to Lansdowne Park is a serious issue that hinders the success of Lansdowne Park;

WHEREAS any success that will be visited upon Lansdowne Park will be predicated on transportation strategies and upgrades that do not rely upon increased car traffic;

WHEREAS a creative transportation plan that affords various transportation alternatives to residents will improve access to and exit from the site, making for more resilient transportation connectivity; and

WHEREAS in Document 3 Lansdowne Park – Proposed Active Transportation Upgrades to the May 2022 staff report Lansdowne Partnership Sustainability Plan and Implementation Report city staff identified a host of transportation infrastructure upgrades that could be made to improve transportation to and through Lansdowne Park;

WHEREAS the Capital Ward Councillor's Office conducted a survey on needed transportation infrastructure improvements to improve accessibility to Lansdowne Park;

THEREFORE, BE IT RESOLVED THAT staff be directed to add the following transportation infrastructure upgrades identified by staff in Document 3 – Lansdowne Park - Proposed Active Transportation Upgrades to the May 2022 Lansdowne Partnership Sustainability Plan and Implementation Report to the workplan of Lansdowne 2.0, with the cost to be included as part of the project debt:

- Signalized active transportation crossing at Princess Patricia Way and Queen Elizabeth Drive;
- Signalized active transportation crossing from MUP across from Pig Island;
- Add protected bicycling facility on Fifth Avenue eastbound at Queen Elizabeth Drive;
- Add protected bicycling infrastructure on Fifth Avenue westbound between Monk Street and Holmwood Avenue;
- Install new signalized pedestrian crossing at Holmwood Avenue 85 metres east of Bank Street;
- Create two-way accessible link from Colonel By Drive and Echo Drive to the canal (at Bank Street Canal Bridge);

- Extend sidewalk on Echo Drive west of Bank Street to the gate/dead end.

Moved by Councillor S. Menard

WHEREAS the Lansdowne 2.0 Report provides an updated cost estimate of \$419.1M that introduces \$312.7M in new debt and brings the debt servicing cost up to \$16.4M annually, despite already precarious debt servicing funding sources; and

WHEREAS the Lansdowne 2.0 Report currently recommends that \$18.6 million be approved for the construction of a maximum of 140 parking spaces beneath the North Side Stands that are intended to be released to residential tower owners for private use only; and

WHEREAS the cost for these 140 parking spaces were not included in the updated cost estimate of \$419.1M and would increase the total project cost by an additional \$18.6M and annual debt servicing by an additional \$1M; and

WHEREAS the cost of construction for these 140 parking spaces has increased significantly beyond the expected revenue from selling and/or renting these private parking spots and will only cover 40% of the construction costs; and

WHEREAS the remaining 60% (or \$600k annually) loss is to be paid using funds from City reserves, which could have otherwise been put toward city-wide projects that would benefit the general public; and

WHEREAS the City would therefore use a significant amount of public funds and place additional debt on taxpayers to subsidize the construction of private parking spots, which will provide no clear benefit to the general public;

THEREFORE BE IT RESOLVED that recommendation 2 (d) be removed from the Lansdowne 2.0 Redevelopment Report, as written below:

“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 3 residential tower owners and funded by debt with the lease revenue offset by debt servicing to be paid from the parking reserve.”

Moved by Councillor S. Menard

WHEREAS the current design concept of two towers, one at 40- and one at 25-storeys, was the outcome of feedback from the public, from urban design professionals, and from heritage planners; and,

WHEREAS the Urban Design Review Panel recommended that the size of the two tower floor plates be no more than 750sqm, in line with our own Urban Design Guidelines for High-rise buildings; and,

WHEREAS the current proposal leaves the door open to two 40-storey towers, with no limitation on the floor plates of the towers; and,

WHEREAS the city should lead by example by adhering to its own guidelines and the advice of its own urban design and heritage experts; and,

WHEREAS the current proposed zoning does not limit future development to the aforementioned design elements that were derived through a deliberative process which included two Urban Design Review Panel hearings, and multiple public consultations and engagements; and,

WHEREAS although the zoning does call for a unit cap of 770 units, built form is a concern that exists independently from concerns regarding density; and,

WHEREAS the unit cap of 770 units would not apply to hotel use, meaning the height of the second building could easily be revised upward in a future application under the existing zoning as proposed; and,

WHEREAS a unit cap is not an effective tool for ensuring developments adhere to the built form currently suggested by staff; and,

WHEREAS not reflecting existing zoning requirements, such as tower separation and required step backs in the zoning schedules themselves could make future planning decisions more vulnerable to successful appeals in future; and,

WHEREAS other design elements that have been presented to members of council and the public should also be reflected in the text and schedules of the zoning, including the height of the two towers, and the size of the tower floor plates;

THEREFORE BE IT RESOLVED THAT:

- Staff recommendation 4d be amended to provide one tower height of 40 storeys (closest to Bank Street) and the second tower height be a maximum height of 25 storeys (closest to the Aberdeen

Pavilion), and correspondingly Documents 3 (Details of Recommended Zoning), Document 5 (Amended Schedule to the Zoning By-law), Document 6 (New Schedule to the Zoning By-law) be amended; and

- Staff recommendation 4d be amended to provide a maximum floor plate size of 750 square metres be introduced, and correspondingly Document 3 (Details of Recommended Zoning) be amended.

Moved by Councillor S. Menard

WHEREAS traffic congestion on site, along Bank Street and throughout the neighbourhoods adjacent to Lansdowne Park is a serious issue that hinders the success of Lansdowne Park; and,

WHEREAS in surveys conducted by both the City of Ottawa and the Capital Ward Councillor's Office, residents identified transportation to Lansdowne Park as a concern; and,

WHEREAS transit is the most efficient way to move large numbers of residents from various parts of the city to Lansdowne Park; and,

WHEREAS transit frequency and availability are significant barriers to the wider adoption of transit as the primary choice for transportation to Lansdowne Park; and,

WHEREAS routes 6 and 7 currently offer day and evening off-peak headways typically between 12 and 18 minutes; and,

WHEREAS the existing frequency of routes 6 and 7 have not led to the widespread adoption of transit the primary choice for transportation to Lansdowne Park; and,

WHEREAS existing shuttle service and park-and-rides used for large events at Lansdowne is a proven method of mitigating traffic impacts on the neighbourhood and increasing accessibility of the site;

THEREFORE, BE IT RESOLVED THAT transit service to Lansdowne Park be increased by reducing day and evening off-peak headways on routes 6 and 7 to between five and ten minutes, by providing shuttle service for mid-size events (as currently defined by staff) similar to the shuttle service provided for REDBLACKS games and other large events, and by establishing park-and-ride locations for mid-size events similar to the park-and-rides provided for REDBLACKS games in order to provide

greater transportation options for residents who do not live in close proximity to Lansdowne Park.

BE IT FURTHER RESOLVED THAT the cost of this service be offset in part by increases to the ticket surcharges at Lansdowne

Moved by Councillor S. Menard

WHEREAS fairness and the appearance of fairness must be strictly upheld and enforced in the City of Ottawa procurement process; and

WHEREAS this principle is all the more important in high-priced, high-profile procurement projects; and

WHEREAS the city has an established an official partnership with the Ottawa Sports and Entertainment Group, especially pertaining to the operations and development of Lansdowne Park; and

WHEREAS the appearance of fairness demands that no entity with close ties to the city on a specific file be allowed to place bids on a procurement project linked to that file; and

WHEREAS the Ottawa Sports and Entertainment Group played a key role in the development of the Lansdowne 2.0 proposal; and

WHEREAS fairness and the appearance of fairness in procurement requires that any entity that played a role in developing a proposal for public procurement be precluded from bidding on that proposal, lest there be the appearance of fixing or “wiring” the procurement request in favour of the partner who assisted in developing the request; and,

THEREFORE BE IT RESOLVED THAT no entity that is a party to the Ottawa Sports and Entertainment Group partnership; that is owned, in whole or in part, by a partner in the Ottawa Sports and Entertainment Group; owns, in whole or in part, any partner in the Ottawa Sports and Entertainment Group; nor has any financial ties to the Ottawa Sports and Entertainment Group be permitted to bid on the sale or lease of air rights for Lansdowne 2.0.

Moved by Councillor S. Menard

WHEREAS the current north side stands have a roof that protects the majority of spectators on that side from rain and snow;

WHEREAS for the Lansdowne 2.0 proposal to be successful, it is expected that the REDBLACKS will play into October and November, when cold weather including rain and snow can be expected;

WHEREAS fan comfort is a key component of the Lansdowne 2.0 proposal and is enhanced by protection from rain and snow;

WHEREAS the elimination of the roof over the north side stands is a reduction in the fan experience at the stadium;

THEREFOR BE IT RESOLVED THAT the Lansdowne 2.0 proposal and financial plan be altered to 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.

Moved by Councillor S. Menard

WHEREAS one of the seven negotiating principles council approved for staff in relation to the replacement of sports facilities with contemporary facilities is: "Affordable housing will be a key consideration in whatever is negotiated"; and,

WHEREAS when affordable housing was initially proposed by staff for Lansdowne 2.0, it was for at least 10 per cent of units to be provided as affordable on site; and,

WHEREAS this commitment was to be "embedded in the process to seek bids for air rights, consistent with Council direction"; and,

WHEREAS this commitment was to be "a requirement for the successful purchaser of air rights and will be the baseline built into the agreement between the winning bidder of the air rights (developer) and the housing provider;"

THEREFORE, BE IT RESOLVED THAT the requirement that 10% of new residential units constructed as part of Lansdowne 2.0 be non-market housing units for the provision of affordable housing be included in any future purchase agreements for air and subterranean rights at Lansdowne Park stemming from the Lansdowne 2.0 proposal.

Moved by Councillor A. Troster

WHEREAS traffic congestion on site, along Bank Street and throughout the neighbourhoods adjacent to Lansdowne Park is a serious issue that hinders the success of Lansdowne Park;

WHEREAS car traffic is a significant deterrent for those wishing to attend events at Lansdowne Park; and,

WHEREAS the city acknowledges the elasticity of demand when it comes to fare prices and factors it into its ridership and fare revenue projections; and,

WHEREAS this acknowledgement of elasticity of demand means we know more people will take the bus if the fares are more affordable; and,

WHEREAS north-south transit service has been particularly negatively affected in the core by the reconstruction of the O-Train line, and by the delays of its reopening; and

WHEREAS even with the re-opening of the north-south O-Train line, there remains a need for more residents to use transit on Bank St to relieve congestion; and,

WHEREAS we know from multiple surveys of residents on Lansdowne that transit access to the site is a major barrier for accessing the site; and,

WHEREAS making transit more affordable is one way we can make the trip down bank worthwhile for residents, while also encouraging others to leave their car at home; and,

WHEREAS enhancing access to Lansdowne is one of the most important ways to bolster economic activity on the site;

THEREFORE, BE IT RESOLVED THAT staff be directed to implement a low fare (not exceeding \$1) or fare free transit pilot project for anyone boarding route 6 or route 7;

BE IT FURTHER RESOLVED THAT the cost of this pilot be offset in part by increases to the ticket surcharges at Lansdowne.

Moved by Councillor T. Kavanagh

WHEREAS OSEG's original concept for Lansdowne 2.0 included a green roof on top of the arena and events centre, which will replace much of the current toboggan hill; and,

WHEREAS in relocating the arena, the Lansdowne 2.0 proposal would remove approximately 50,000 square feet of greenspace in what is currently a public park, in an area currently underserved by parks; and,

WHEREAS Lansdowne 2.0 anticipates a greater volume of residents, and of visitors, on site through the redevelopment, which means the need for greenspace is greater; and,

WHEREAS the City has committed to applying a climate lens to all capital projects, which includes considering the benefits green space provides in terms of stormwater infiltration, biodiversity habitat, and mitigating the heat island effect; and,

WHEREAS the City studied three options for the green roof, ranging from \$4.2M with limited functionality to \$28M for a publicly accessible option; and,

WHEREAS the City's latest 2023 concept for the site does not include a green roof citing expense as the primary factor; and,

WHEREAS there was a significant public outcry for the initially proposed green roof to be made accessible to the public; and,

WHEREAS over 4500 Ottawa residents have now signed a petition to have an accessible green roof at the new event centre; and

WHEREAS major event centers including Fenway Park in Boston and the Target center in Minneapolis have integrated hydroponic gardens into their limited green roofs, with produce from the gardens being used in food production at multiple onsite vendors, with excess being donated to local food security organizations;

THEREFORE, BE IT RESOLVED THAT the lowest-cost green roof as identified in the report (Document 12)—being a fully-modular green roof, easily pre-grown and easily removed or moved as needed after installation—be approved as part of the overall budget authority.

BE IT FURTHER RESOVLED THAT staff be directed to study the feasibility of integrating hydroponic gardens into the limited green roof, in conjunction with OSEG, existing onsite vendors, and local food security organizations.

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.

The committee heard the following 81 delegations (note that order listed below does not necessarily reflect speaking order). The committee heard (40) delegations on November 2, 2023, and the remaining delegations (41) were heard on November 3, 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 its 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.
 - At approximately 4:30 pm, the Mayor announced, following the recession of today's meeting, the meeting will commence at 8:30 am on Friday, November 3 to continue receiving public delegations.
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 Oulahan, 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.
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.
 - After the delegations, the Mayor noted that Councillors could ask questions or clarification to staff and OSEG with respect to what had been discussed by the delegates.
 - Per Motion No. FCSC-PHC 2023-01-03, the meeting time was extended past 7pm.
 - The Committee recessed for the day at 7:18 pm and resumed hearing from delegations at 8:30 AM on Friday, November 3, 2023.
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 Lansdowne1.0. 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 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.

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

Per Motion FCSC/PHC 2023 - 01-01, 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, was referred to Council.

Report recommendation(s)

That the Joint Finance and Corporate Services Committee & Planning and Housing Committee recommend 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 million budget authority, for Public Art Commissions.**
- 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 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.**
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, and 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.**

Referred to Council

Motion No. FCSC-PHC 2023-01-01

Moved by 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

Amendment:

Motion No. FCSC-PHC 2023-01-02

Moved by 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

Motion No. FCSC-PHC 2023-01-03

Moved by C. Kitts

BE IT RESOLVED that the meeting time be extended past 7:00 p.m. pursuant to Subsection 8(1)(c) of Procedure By-law (By-law No. 2022-410).

Carried

4. City Manager's Office

4.1 2023 Lansdowne Annual Report

File No. ACS2023-CMR-OCM-0010 - Citywide

Report Recommendation(s)

That the Joint Finance and Corporate Services Committee and Planning and Housing Committee recommend Council receive the following status update report related to the Lansdowne Partnership Plan.

- 1. The update from the City Manager outlining the delegated authority exercised from May 10, 2023 to date by the City Manager, the City Solicitor and the City Treasurer, under the finalized and executed Lansdowne Partnership Plan Legal Agreements;**
- 2. The update from the City Manager on the August 30, 2023 Lansdowne Master Partnership Meeting and Meetings Amongst Parties to the Unanimous Shareholder Agreements; and,**

3. **The status update outlined in this report regarding the operations of the Lansdowne Public-Private Partnership as referenced in Section 11 of the 2022 - Procurement Year in Review report (ACS2023-FCS-PRO-0002).**

Received

5. Adjourment

The meeting adjourned at 6:16 pm on Friday, November 3, 2023.

Original signed by M. Aston,
Committee Coordinator

Original signed by Mayor M.
Sutcliffe, Chair