



Ottawa City Council

Minutes

Meeting #: 25

Date: November 8, 2023

Time: 1:00 PM, continuing Thursday, November 9, 2023 @ 12:00

Location: PM

**Andrew S. Haydon Hall, 110 Laurier Avenue West, and by
electronic participation**

1. Call to order and moment of reflection

The Council of the City of Ottawa met at Andrew S. Haydon Hall, 110 Laurier Avenue West, Ottawa, on Wednesday, 8 November 2023 beginning at 1:00 p.m. and Thursday, 9 November 2023 beginning at 12:04 p.m. The Mayor, Mark Sutcliffe, presided over the meeting from Council Chambers with some Members attending in person and the remaining Members participating remotely by Zoom.

Mayor Sutcliffe led Council in a moment of reflection.

2. Public notices and meeting information

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; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

This draft Minutes document contains a summary of 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 final Minutes, such as the record of written submissions. Recorded votes and dissents contained in this draft Minutes document are draft until the Minutes of the meeting are confirmed by the Committee. The final draft Minutes will be published with the

agenda for the next regular Council meeting and, once confirmed, will replace this document.

3. Roll Call

All Members of Council were present.

4. Declarations of Interest Including Those Originally Arising from Prior Meetings

No Declarations of Interest were filed.

5. Regrets

No regrets were filed.

6. Motion to Introduce Reports

Motion No. **2023 - 25-01**

Moved by G. Gower

Seconded by C. Kelly

That the Built Heritage Committee Report 9 and the Joint Finance and Corporate Services Committee and Planning and Housing Committee Report 1 be received and considered

Carried

7. Finance and Corporate Services Committee and Planning and Housing Committee Joint Report 1

7.1 2023 Lansdowne Annual Report

ACS2023-CMR-OCM-0010 - Citywide

Report Recommendations

That 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

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

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

Council recessed the Special Meeting at 4:48 p.m. and resumed at 5:08 pm.

The meeting recessed at 6:30pm on Wednesday, 8 November 2023 and resumed Thursday, 9 November 2023, at 12:04 p.m.

The Meeting recessed at 3:39 p.m. on Thursday, 9 November 2023, and the meeting resumed at 3:50 pm.

Committee Recommendations

That Council:

1. **Consider 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.**
2. **Consider resolving into the Committee of the Whole to address this item.**

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

Moved by G. Gower

Seconded by M. Sutcliffe

WHEREAS at the Joint Finance and Corporate Services Committee and Planning and Housing Committee referred the report titled Lansdowne Partnership Plan - Authorization to Proceed to the Next

Steps in the Redevelopment, including the staff recommendations to Council pursuant to Subsection 83(8) of the Procedure By-law; and

WHEREAS Subsection 83(8)(b) of the Procedure By-law provides that where a matter is before Council as a result of such a referral, a Motion shall be required to put the matter to Council for approval; and

WHEREAS a Council vote on the Staff Report Recommendations, as amended, would take place after consideration of any amending motions;

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

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.

Carried

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

Moved by C. Kitts

Seconded by G. Gower

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.

Carried

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

Moved by G. Gower
 Seconded by C. Kitts

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.”

Carried

Motion No. **2023 - 25-06**

Moved by S. Menard
 Seconded by W. Lo

BE IT RESOLVED that City Council resolve to move into Committee of the Whole pursuant to Section 52 of Procedure By-law; and

BE IT FURTHER RESOLVED that, when the Committee of the Whole rises and reports to Council, any dissents and declarations of interest recorded during the Committee of the Whole session be deemed to be recorded in the Council session.

Carried with Councillor M. Luloff dissenting.

Carried

Motion No. **2023 - 25-07**

Moved by S. Devine
Seconded by A. Troster

WHEREAS the report titled 'Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Report' represents the fourth report, since 2014, that City Council will consider with respect to the Lansdowne Park Partnership Plan, and

WHEREAS in each successive report, the city has approved amendments to the Partnership Plan with the Ottawa Sports and Entertainment Group (OSEG), with the stated goal to ensure the Partnership's long-term sustainability; and

WHEREAS just three years ago in December 2020, Council supported several amendments to the Lansdowne Partnership Plan to assist OSEG, including extending the partnership and associated closed financial system and Waterfall by ten years from 2044 to 2054, made concessions on participation rent and retail revenue benefitting OSEG, and approved one-time access to the city's capital reserve - increasing the liquidity for OSEG and improving their cash flows; and

WHEREAS the 2020 report indicated that these changes to the Partnership Plan would result in restored balance and alignment of risk and potential reward/potential loss, ensuring long-term financial sustainability of the Partnership; and

WHEREAS despite these significant changes, financial sustainability was not achieved, and just three years later OSEG is asking the city to once again amend the Partnership Plan, (Lansdowne 2.0) exposing the city again to increased financial risk and \$656 million in public debt repayments; and

WHEREAS the financial strategy for Lansdowne 2.0 is built upon several unpredictable financial assumptions including preliminary construction cost estimates, overly optimistic profit projections, precarious revenue sources- such as the Municipal Accommodations Tax, and unconfirmed funding from other orders of government; and

WHEREAS the funding strategy relies on the Lansdowne Partnership Plan waterfall producing significant profit, despite none to date, in

order to meet its financial obligations to service the project debt of \$16.4M annually; and

WHEREAS the assumptions in the financial strategy require further validation including a confirmed commitment from upper levels of government, a commitment to keep the teams longer than 2032 which OSEG has not provided, a market scan for potential hotel partnerships, and refined project costs, to ensure that Council can make an informed decision; and

WHEREAS given the significance of this project and increased risk to the city, the City's Auditor General has confirmed that the office will be conducting an Audit on the Draft Lansdowne 2.0 Plan and will report back through Audit Committee in 2024 on the proposed plans; and

WHEREAS the recommendations in the audit report will help ensure that Council is fulfilling its oversight role and exercising prudent fiscal management of taxpayer dollars;

THEREFORE BE IT RESOLVED THAT Council defers the report titled "Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Report" to 2024 after the tabling of the Auditor General's Sprint Audit of Lansdowne 2.0 and allow for more financial due diligence and risk analysis on the above topics, including the tabling of the Auditor General's Agile Audit of Lansdowne 2.0.

For (8): T. Kavanagh, S. Devine, J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, and S. Menard

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

Lost (8 to 16)

Motion No. **2023 - 25-08**

Moved by S. Menard

Seconded by S. Devine

WHEREAS in 2010, the City of Ottawa entered into 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; and

WHEREAS staff have advised that, should the motion be approved, the City would inherit a net operating deficit of \$8-12M annually should another partner not be selected;

THEREFORE BE IT RESOLVED THAT staff be directed to prepare a Mitigation Plan for Lansdowne Park, the preparation of which is to be funded from the \$10M budget authority for next steps identified in recommendation 2.e., 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.**
3. **That the mitigation plan be provided at the next project gate in Q1 2024**

For (12): C. Kelly, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, D. Brown, and W. Lo

Against (13): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, G. Gower, T. Tierney, S. Plante, M. Carr, C. Kitts, G. Darouze, S. Desroches, and A. Hubley

Lost (12 to 13)

Motion No. **2023 - 25-09**

Moved by T. Kavanagh
Seconded by S. Menard

WHEREAS OSEG's original concept for Lansdowne 2.0 included a green roof on top of the arena and events centre, which would 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; and

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.

For (11): T. Kavanagh, L. Johnson, S. Devine, J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, and M. Carr

Against (14): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Tierney, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (11 to 14)

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

Moved by S. Menard

Seconded by S. Devine

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

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; and

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; and

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 - 25-11**

Moved by S. Menard

Seconded by S. Devine

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 Ottawa Sports and Entertainment Group has played a key role in the development of the staff report, and has provided input on amendments to it, that will establish the procurement initiatives for the implementation of Lansdowne 2.0; and

WHEREAS the City has 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;

THEREFORE BE IT RESOLVED THAT none of the following entities be permitted to bid on the sale or lease of air rights for Lansdowne 2.0:

- Any party to the Ottawa Sports and Entertainment Group consortium; and,
- Any entity that is owned, in whole or in part, by these parties; and,
- Any entity that owns, in whole or in part, any of these entities.

For (3): S. Devine, A. Troster, and S. Menard

Against (22): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, J. Bradley, T. Tierney, S. Plante, R. King, J. Leiper, R. Brockington, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (3 to 22)

Motion No. **2023 - 25-12**

Moved by S. Menard

Seconded by A. Troster

WHEREAS the staff report “Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment” 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 By-law 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 By-law 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 the Parkland Dedication By-law;

THEREFORE, BE IT RESOLVED THAT a Cash in lieu of Parkland development fee, equal to what would be required under the 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.

For (7): J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, and S. Menard

Against (18): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Kavanagh, L. Johnson, S. Devine, T. Tierney, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (7 to 18)

Motion No. **2023 - 25-13**

Moved by R. King

Seconded by A. Troster

WHEREAS the City's Affordable Housing Land and 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 per cent 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 per cent (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 per cent 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 Recommendation 2 f be

amended to direct 40 per cent 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 to be financed from debt); and

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

For (12): G. Gower, T. Kavanagh, L. Johnson, S. Devine, J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, and M. Carr

Against (13): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, T. Tierney, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (12 to 13)

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

Moved by C. Kitts

Seconded by M. Sutcliffe

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 and 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 per cent 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;

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

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

WHEREAS the estimated total value of the subterranean and property air rights disposal of \$39 million was confirmed through a Request for Expression of Interest process and City appraisers in consultation with Altus Group; 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 planning to issue a Request for Offer in Q1 2024 for the disposal of subterranean and property air rights through a competitive process, with proponents demonstrating compliance with design criteria; and

WHEREAS City staff will report back to Council on the results of the Request for Offer of subterranean and property air rights in Q2 2024.

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 - 25-16**

Moved by S. Menard

Seconded by A. Troster

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 by the future applicant be given to a non-profit housing provider to own and operate for the purposes of providing affordable housing on site, and

that this requirement included in future purchase agreements for air and subterranean rights at Lansdowne Park stemming from the Lansdowne 2.0 proposal;

BE IT FURTHER RESOLVED THAT this requirement allows for a cash equivalent of the value of the units to be alternatively provided to the city for the purpose of building affordable housing.

For (7): L. Johnson, J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, and S. Menard

Against (17): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Kavanagh, S. Devine, T. Tierney, R. Brockington, M. Carr, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (7 to 17)

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

Moved by S. Menard

Seconded by R. Brockington

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 preliminary concepts that could be considered 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 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 - 25-18**

Moved by S. Menard

Seconded by S. Devine

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 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;

WHEREAS providing greater transportation options for residents who do not live in close proximity to Lansdowne Park to access large events that do not meet the 15,000 threshold can help boost attendance at Lansdowne Park while mitigating the traffic woes that negatively impact surrounding businesses and the surrounding neighbourhoods;

THEREFORE, BE IT RESOLVED THAT staff be directed to negotiate with OSEG to see the free Park & Shuttles service currently provided for major events (over 15,000 attendees) be expanded to be provided for events over 10,000 attendees; and

BE IT FURTHER RESOLVED THAT staff work with OSEG to see changes to ticket surcharges to offset this cost or that this otherwise be absorbed by the transit budget.

Withdrawn

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

Moved by G. Gower

Seconded by M. Sutcliffe

WHEREAS report ACS2023-PRE-GEN-0009 Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Report recommends that the revised concept plan have a maximum of 770 residential housing units within a two-tower design at a maximum of 40 storeys in height; and

WHEREAS the proposed unit cap of 770 units was introduced to address public input, planning considerations, and constructability; and

WHEREAS the parking rate for the residential development is established at 0.4 parking spaces per unit to address the typical development industry parking rates needed to support a development of 770 residential units; and

WHEREAS the revised concept plan has an estimated 336 vehicular parking spaces to support the residences; and

WHEREAS to permit height above 40 storeys the Official Plan requires a secondary plan amendment process, which staff did not undertake nor receive direction from Council to undertake; and

WHEREAS the funding strategy has accounted for 750 units in the property tax uplift, resulting in \$3.3 million per year to the City; and

WHEREAS the removal of the unit cap could yield an estimated 150 additional units in a two tower concept each at 40 storeys in height, for a total of 920 units, resulting in additional property tax uplift; and

WHEREAS the removal of the unit cap would result in addressing additional housing needs and provide additional funds to the City through property tax uplift; and

WHEREAS any additional parking to support any additional units would be at the sole expense of the developer of the air and subterranean rights;

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 - 25-20**

Moved by S. Menard

Seconded by S. Devine

WHEREAS the city is currently in a rental housing crisis; and

WHEREAS the city continuously experiences a low vacancy rate for rental units; and

WHEREAS building rental units at Lansdowne Park would assist in improving the city's vacancy rate; and

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

WHEREAS increasing the number parking stalls available encourages car ownership and increased traffic;

THEREFORE, BE IT RESOLVED THAT the following items are criteria included for consideration in the upcoming Request for Offer for air and subterranean stemming from the Lansdowne 2.0 proposal:

- **Constructing purpose-built rental units rather than condominiums.**

For (10): T. Kavanagh, L. Johnson, S. Devine, J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, and S. Menard

Against (15): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Tierney, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (10 to 15)

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

Moved by S. Menard

Seconded by G. Gower

WHEREAS within report ACS2023-PRE-GEN-0009 - Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment Report staff identify various improvements to Aberdeen Square; and

WHEREAS through the public engagement process requests have come forward to review the closure of Aberdeen Square to vehicular traffic; and

WHEREAS the current arrangement allows for vehicular traffic through Aberdeen Square along Marché Way, save and except during special events; and

WHEREAS supporting Document 12 of the report identifies a scenario for staff to review the cut-through traffic through Aberdeen

Square including the option to “Permanently close Marché Way through Aberdeen Square to regular ‘anytime’ vehicular traffic through movable barriers, signage or other means:” and

WHEREAS through recommendation 5 of the report, staff are recommending a capital allowance be funded to help advance public realm improvements such as the development of options and a plan for implementation on improving the public realm of Aberdeen Square and the enhancement of pedestrian and cycling safety through the square;

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

WHEREAS with respect to report ACS2023-PRE-GEN-0009 Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment, the new Event Centre is being placed between the stadium and the great lawn; and

WHEREAS Council has directed that staff ensure that all opportunities to preserve active greenspace for community use be considered; and

WHEREAS how the Event Centre meets the great lawn is an important design element that requires special attention to ensure we are providing the best possible experience for users and visitors to Lansdowne;

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 - 25-23**

Moved by T. Tierney

Seconded by M. Luloff

That the question be now put on the Kelly/Sutcliffe Motion.

For (16): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Tierney, R. Brockington, 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, S. Plante, R. King, A. Troster, J. Leiper, and S. Menard

Carried (16 to 9)

Motion No. **2023 - 25-24**

Moved by S. Menard

Seconded by S. Devine

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 as soon as practicable, acknowledge that existing lease agreements between retailers and OSEG may need to expire first, and pending consultation with OSEG and the Accessibility Advisory Committee.

For (9): C. Kelly, T. Kavanagh, S. Devine, J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, and S. Menard

Against (15): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, G. Gower, L. Johnson, T. Tierney, R. Brockington, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (9 to 15)

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

Moved by S. Menard

Seconded by R. Brockington

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 are 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 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

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 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 - 25-27**

Moved by S. Menard

Seconded by A. Troster

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.”

BE IT FURTHER RESOLVED THAT other options be considered to make use of this space that can contribute to city revenues or benefit the community;

BE IT FURTHER RESOLVED that, in the event no other use is identified for this space, \$3M be added to the cost of the Lansdowne 2.0 project to fill the space left by the arena, to be funded by debt and additional annual debt servicing of \$150K;

BE IT FURTHER RESOLVED that any reduction in the value of air rights would need to be funded by additional debt.

For (8): T. Kavanagh, S. Devine, J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, and S. Menard

Against (17): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, L. Johnson, T. Tierney, R. Brockington, M. Carr, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (8 to 17)

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

Moved by S. Menard

Seconded by R. Brockington

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 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

WHEREAS the City, not the Lansdowne Partnership or the Ottawa Sports and Entertainment Group (OSEG), owns Lansdowne, including the stadium, the arena and the retail space; and

WHEREAS future City debts for the Lansdowne 2.0 plan will not be covered by the proposed revenues generated on the site, with staff estimating that the City will be responsible for total of \$419 million; and

WHEREAS the estimated total annual debt servicing requirement for the 2.0 Plan is \$16.2 million in annual costs, of which \$11.2 million is expected to be offset by revenues generated through the plan, resulting in a net annual cost to the City of \$5 million; and

WHEREAS certain revenues generated in the Lansdowne 2.0 plan, including revenues realized through residential and commercial property tax uplifts, hotel taxes, and the sale of air and subterranean rights, could be generated without the without City's ownership of lands and assets; and

WHEREAS the Lansdowne 2.0 plan is expected to further increase the value of City-owned lands and assets, including through the creation of a \$419.1 million asset for a net cost of \$95.4 million; and

WHEREAS Council could consider other revenue streams to further offset costs and reduce risks, including through the leveraging, development, or exploration of alternative uses of the City-owned lands or assets not presently considered in the Lansdowne 2.0 plan; and

WHEREAS the City could reduce its debt liability, net costs to taxpayers, and other financial risks by leveraging, developing, or by exploring alternative uses for certain City-owned lands or assets; and

WHEREAS the costs, benefits, and relevant legal considerations associated with the leveraging, development, or advancing of alternative uses of certain City-owned lands or assets must be better understood to confidently determine what approach is best aligned with the City's interests.

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

WHEREAS live music has a significant impact on tourism, tax funding and employment in the province of Ontario; and

WHEREAS Council has made several commitments to supporting Ottawa’s existing independent concert promoters including in the Ottawa Music Strategy; and

WHEREAS in May, Council passed a motion asking city staff to consider independent music promoters in any venue that received tax benefits or funding from the City; and

WHEREAS independent concert promoters are defined as “operations that don’t have an affiliation, agreement or partnership with a larger parent company such as Live Nation or AEG”; and

WHEREAS Ottawa based independent concert promoters have expressed concern over the rental fees at the current and future music venues at Lansdowne; and

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 - 25-31

Moved by D. Brown

Seconded by A. Hubley

WHEREAS Lansdowne 2.0 incorporates a contribution of \$2M to public art on site in line with the City's Public Art Policy; and

WHEREAS Lansdowne 2.0 will continue to preserve and incorporate the public art created through Lansdowne 1.0, which pre-dated the City's Public Art Policy and reflects a \$1.8 m contribution; and

WHEREAS staff have made every effort to present a redevelopment plan that respects the City's Fiscal Framework, incorporating public feedback and trying to ensure the project remains affordable; and

WHEREAS waiving the Public Art Policy requirement for the Lansdowne 2.0 redevelopment project will reduce the capital contribution obligation of \$2 million as outlined in the staff report and will assist Council in reducing cost pressures over the lifetime of the Lansdowne 2.0 agreement;

THEREFORE BE IT RESOLVED that City Council waive the Public Art Policy requirement for the Lansdowne 2.0 redevelopment project.

For (6): M. Luloff, C. Curry, G. Darouze, D. Brown, A. Hubley, and W. Lo

Against (19): M. Sutcliffe, L. Dudas, D. Hill, 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, and S. Desroches

Lost (6 to 19)

Motion No. 2023 - 25-32

Moved by R. King

Seconded by L. Johnson

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 the following groups:

1. City staff,
2. The Ottawa Sports and Entertainment Group,
3. The three surrounding community associations (Glebe, Old Ottawa East and Old Ottawa South),
4. Future applicant(s) for development of the air and subterranean rights sold as part of Lansdowne 2.0,
5. The local Ward Councillor's office, and
6. 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.

For (11): T. Kavanagh, L. Johnson, S. Devine, J. Bradley, S. Plante, R. King, A. Troster, J. Leiper, R. Brockington, S. Menard, and M. Carr

Against (14): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Tierney, C. Kitts, G. Darouze, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (11 to 14)

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

Moved by C. Kitts

Seconded by L. Dudas

WHEREAS Lansdowne Park is a prominent community asset that includes sports facilities, green spaces, and cultural amenities,

WHEREAS Lansdowne Park is traditionally known for hosting sporting events and concerts, and it has the potential to offer a wide range of recreational and cultural opportunities for residents year-round,

WHEREAS the City of Ottawa is committed to providing diverse and accessible recreational and cultural programs to all its residents in the Urban Park portion of the site,

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

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 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

WHEREAS with respect to report ACS2023-PRE-GEN-0009 Lansdowne Partnership Plan - Authorization to Proceed to the Next Steps in the Redevelopment, the new Event Centre is being placed between the stadium and the great lawn, in the location where the sledding hill is, in part, located; and

WHEREAS Council has directed that staff ensure that all opportunities to preserve active greenspace for community use be considered; and

WHEREAS the hill is an important and well-used component of the public realm adjacent to the stadium and the South Court; and

WHEREAS through public consultations, a desire to maintain the hill for active use was expressed by the public; and

WHEREAS the hill is home to an important piece of public art, Moving Surfaces by Jill Anholt; and

WHEREAS assurances had repeatedly been made to the public that the hill would be maintained in some form;

WHEREAS staff have been 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;

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

WHEREAS the city has established approaches to transportation management for events of varying sizes at Lansdowne Park; and

WHEREAS there are specific approaches for transit and other transportation services for large events like REDBLACKS games; and

WHEREAS transportation management for REDBLACKS games has, generally, been successful; and

WHEREAS transit and transportation measures often need to be tailored to the specific event, based on attendance numbers and expected travel times and patterns; and

WHEREAS OC Transpo staff, city event staff, city traffic management staff, OSEG and other event organizers are best positioned to determine the specific transportation needs for specific events; and

WHEREAS city staff should be empowered to implement the necessary transportation and transit measures to facilitate successful events at Lansdowne;

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).

Motion No. **2023 - 25-37**

Moved by G. Gower

Seconded by C. Kelly

That the Committee of the Whole rise and report to City Council.

Carried

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. Hubley, 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)

8. Built Heritage Committee Report 9

8.1 Lansdowne 2.0 Heritage Considerations

ACS2023-PRE-RHU-0042 - Capital (17)

Rising from the Built Heritage Committee of November 6, 2023.

Committee recommendation

That Council receive this report for information.

Received

9. Motion to Adopt Reports

Motion No. **2023 - 25-38**

Moved by G. Gower

Seconded by C. Kelly

That the reports from the Built Heritage Committee Report 9 and Joint Finance and Corporate Services Committee and Planning and Housing Committee Report 1 be received and adopted as amended.

Carried

10. Confirmation By-law

Motion No. **2023 - 25-39**

Moved by G. Gower

Seconded by C. Kelly

That the following by-law be read and passed:

To confirm the proceedings of the Council meeting of November 8 and 9, 2023.

Carried

11. Adjournment

Motion No. **2023 - 25-40**

Moved by G. Gower

Seconded by C. Kelly

The meeting adjourned at 5:01 pm on Thursday, 9 November 2023.

City Clerk

Mayor