



Ottawa City Council

Minutes

Meeting #: 68

Date: November 7, 2025

Time: 10:30 am

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

Present: Mayor Mark Sutcliffe, Councillor Matt Luloff, Councillor Laura Dudas, Councillor David Hill, Councillor Cathy Curry, Councillor Clarke Kelly, Councillor Glen Gower, Councillor Theresa Kavanagh, Councillor Laine Johnson, Councillor Sean Devine, Councillor Jessica Bradley, Councillor Tim Tierney, Councillor Stéphanie Plante, Councillor Rawlson King, Councillor Ariel Troster, Councillor Jeff Leiper, Councillor Riley Brockington, Councillor Shawn Menard, Councillor Marty Carr, Councillor Catherine Kitts, Councillor Isabelle Skalski, Councillor David Brown, Councillor Steve Desroches, Councillor Allan Hubley, Councillor Wilson Lo

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 Friday, November 7, 2025, beginning at 10:00 a.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.

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. **2025-68-01**

Moved by S. Devine

Seconded by S. Desroches

That the Audit Committee Report 14 and Finance and Corporate Services Committee Report 29 be received and considered.

Carried

7. Audit Committee Report 14

7.1 Office of the Auditor General (OAG) – Follow-up: Audit of Lansdowne Sprint 1

File No. ACS2025-OAG-BVG-0014 – City-wide

Committee Recommendation(s)

That Council consider and approve the recommendations.

Carried

8. Finance and Corporate Services Committee Report 29

Motion No. **2025-68-02**

Moved by G. Gower

Seconded by M. Sutcliffe

BE IT RESOLVED that City Council resolve to move into Committee of the Whole pursuant to Section 52 of Procedure By-law to receive and consider all matters contained in Finance and Corporate Services Committee Report 29.

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

Carried

Motion No. **2025-68-03**

Moved by S. Menard

Seconded by M. Sutcliffe

WHEREAS the city is the midst of a housing and affordability crisis; and

WHEREAS the Lansdowne 2.0 proposal passed by council in 2023 committed \$9.75 million towards affordable housing, based on the estimation that air rights would be sold for \$39 million; and

WHEREAS City Council passed a motion that directed “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

WHEREAS the air rights are being proposed to be sold for \$65 million less \$6.7 million for the cost of integration of the developer’s design, for net proceeds of \$58.3 million; and

WHEREAS the difference between \$58.3 million and \$39 million is \$19.3 million; and

WHEREAS 50% of \$19.3 million is \$9.65 million; and

WHEREAS currently staff have only committed \$14.4 million to affordable housing in the current Lansdowne 2.0 proposal, meaning only \$4.65 million of the proceeds from the disposal of the subterranean and property air rights that are above and beyond the original estimated value of \$39 million—which equates to 24% of the additional \$19.3 million—rather than \$9.65 million, as directed by Council;

THEREFORE BE IT RESOLVED THAT Council approve that the additional revenues less the cost of integration from 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 50 per cent to the Affordable Housing Reserve Fund and 50 per cent towards the project, resulting in the original Council-directed approach with \$9.65 million above the initial \$9.75 million being dedicated to affordable housing, bringing the total contribution to \$19.4 million;

THEREFORE BE IT FURTHER RESOLVED THAT Council approve that the resulting \$5 million in additional funding now required for the parking project be funded out of the Parking Reserve.

Carried

Motion No. **2025-68-04**

Moved by C. Curry

Seconded by A. Hubley

WHEREAS repayment of the Lansdowne 2.0-related debt is proposed to be offset by \$2 million per year for a 40-year term from 2030 to 2070, achieved through a 20% increase to the Municipal Accommodation Tax (MAT); and

WHEREAS a 20% increase, from a rate of 5% to 6%, would achieve approximately \$5 million in new revenue in 2026 and the surplus revenue would be applied by the City to other tourism-related uses; and

WHEREAS the MAT revenues are a predictable source of revenue intended to reduce the cost to property taxpayers of servicing the Lansdowne 2.0 debt;

THEREFORE BE IT RESOLVED THAT 40% of 1% of the MAT rate be allocated to the Lansdowne Reserve, and a minimum of \$2 million be allocated to the budget annually to offset the debt servicing cost of Lansdowne 2.0; and

BE IT FURTHER RESOLVED THAT any amount of the 40% above \$2 million be retained in the Lansdowne Reserve to offset any fluctuations in projected revenues from other sources, as required, or to fund other infrastructure needs at Lansdowne Park, to be approved as part of the annual budget approval process as an additional risk mitigation strategy; and

BE IT FURTHER RESOLVED THAT this allocation be maintained as a fixed proportion of the MAT rate, such that any future changes to the overall MAT rate do not alter the relative share dedicated to Lansdowne 2.0 repayment; and

BE IT FURTHER RESOLVED THAT the remaining 60% of 1% of the MAT rate be allocated to a Tourism Reserve to fund the City's tourism-related priorities, initiatives and infrastructure projects, as part of the annual budget process.

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

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

Carried (15 to 10)

Direction to Staff (Councillor G. Gower)

That staff review and present options to City Council to strengthen governance and oversight of the Lansdowne project and partnership, and consult with Members and report back as part of the 2026-2030 Term of Council governance review process.

Motion No. **2025-68-05**

Moved by L. Dudas

Seconded by M. Carr

WHEREAS Lansdowne Park is a City-owned facility and a major destination for sports, entertainment, and community events, drawing thousands of residents and visitors year-round; and

WHEREAS for many residents, traveling to Lansdowne requires driving and finding parking, limiting their ability to easily access the site for games, events, and community activities; and

WHEREAS the Lansdowne 2.0 redevelopment includes a new Event Centre and modernized North Side Stands, which will position Lansdowne to host more frequent and higher-profile events, thereby increasing demand for reliable and accessible transportation options, especially for residents in Ottawa South and surrounding areas; and

WHEREAS while peak demand during individual events is anticipated to remain stable, the addition of the modern Event Centre will result in more frequent events and increased activity at Lansdowne, leading to a higher overall volume of trips to the area over time; and

WHEREAS the Lansdowne 2.0 Transportation Demand Management (TDM) strategy is designed to encourage multi-modal travel and reduce congestion during major events, with a focus on improving congestion issues for local residents ; and

WHEREAS the TDM program includes free transit for all ticketholders before and after events, including on routes 6, 7, and the 450-series special event shuttles, with OSEG covering the costs—a successful approach that is the first of its kind in North America for a large mixed-use entertainment district; and

WHEREAS OC Transpo currently provides enhanced transit service to Lansdowne for major events and collaborates with OSEG on park-and-ride shuttle services, but additional measures are needed to ensure reliable access for residents; and

WHEREAS the Bank Street Active Transportation and Transit Priority Feasibility Study is an important step toward identifying infrastructure improvements and transit priority measures along the Bank Street corridor, but there remains a significant need to commit to service delivery standards, including dedicated routes and reliable scheduling, to alleviate congestion and improve access for local residents;

THEREFORE BE IT RESOLVED that in conjunction with the work being done through the Lansdowne Transportation Demand Management Strategy, Council direct staff to work in collaboration with OSEG to undertake a review of public transportation options to Lansdowne, including the feasibility of implementing shuttle or regular bus services between Lansdowne Park and nearby LRT stations (such as Hurdman, Lees, and Carleton) for major events, with a focus on ensuring convenient access for event goers and impacted local residents; and

BE IT FURTHER RESOLVED that City staff collaborate with OSEG and other partners to identify funding sources, including potential sponsorships or community partnerships, to support additional transit services, particularly during weekday evenings and weekends, when residents across the city are most likely to seek opportunities to enjoy Lansdowne and its amenities; and

BE IT FURTHER RESOLVED that staff explore cost-effective transit solutions to enhance access to Lansdowne and reduce congestion on Bank Street, including but not limited to:

1. **Microtransit Pilot Program:** Implement a low-cost, on-demand microtransit service (e.g., using smaller vans or shuttles) connecting key neighbourhoods, such as Elmvale Acres and Riverview, to Hurdman or LRT stations during event days, leveraging existing OC Transpo vehicles or contracted services to minimize costs.
2. **Expanded Park-and-Ride Options:** Identify underutilized parking lots, such as those near community centres or commercial areas for temporary park-and-ride services during major events.
3. **Bicycle and E-Scooter Incentives:** Partner with local businesses or OSEG to offer bike valet services or e-scooter rentals at Lansdowne, encouraging active transportation from nearby communities and reducing reliance on vehicle trips along Bank Street.
4. **Community Shuttle Partnerships:** Seek out and collaborate with interested groups who could sponsor low-cost, shared shuttle services to Lansdowne for residents, particularly for families attending games or events, using existing vehicles to keep costs minimal; and

BE IT FURTHER RESOLVED that staff report back to Council annually on the effectiveness of the Lansdowne TDM strategy, as a companion report to the Lansdowne Partnership Annual Report, including transit ridership, mode share, congestion impacts, and any recommendations for further improvements.

Carried

Motion No. **2025-68-06**

Moved by S. Menard

Seconded by R. Brockington

WHEREAS the Aberdeen Pavilion will be closed for all community and public use for up to 18 months beginning in early 2026, and

WHEREAS this Pavilion has been an important community amenity that supports and facilitates programming and special events in the Lansdowne Urban Park, and

WHEREAS there are mitigation plans to allow many events and activities, including the Ottawa Farmers Market and 613 Flea to continue at Lansdowne Park during the closure of the Pavilion, and

WHEREAS many of these mitigation plans include the use of the Horticultural Building to provide indoor space for activities, and to maintain washroom access to Urban Park visitors,

WHEREAS City staff will continue to work with organizations and event organizers using the park to ensure disruptions to them are minimized,

THEREFORE BE IT RESOLVED THAT the Horticultural Building continue to be operated by the City and available to host programs and activities throughout the 18-month construction period; and

Carried

BE IT FURTHER RESOLVED THAT the Horticultural Building continue to be operated by the City and available to host programs and activities throughout Lansdowne 2.0 construction.

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

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

Lost (10 to 15)

Motion No. **2025-68-07**

Moved by I. Skalski
Seconded by C. Curry

WHEREAS Ottawa City Council voted in 2023 and in 2024 to direct staff to proceed with the plan for Lansdowne 2.0 including an Event Centre with a capacity smaller than the current TD Place arena; and

WHEREAS the PWHL introduced an Ottawa franchise in 2024 and the team has been playing at TD Place for two seasons; and

WHEREAS members of city council support girls and women's sports and the Ottawa Charge and want to see them succeed in Ottawa; and

WHEREAS the new Event Centre being built as part of Lansdowne 2.0 will be gender-inclusive and responds to a need for purpose-built athlete facilities and gender-specific change rooms for the Charge; and

WHEREAS the new facility is a multi-purpose event centre designed to serve the needs of a wide range of sports, cultural, musical, and artistic events and is not a single-use hockey arena; and

WHEREAS several different women's sports teams and events are hosted at Lansdowne and will be hosted in a future Event Centre and a revitalized outdoor stadium, including basketball, volleyball, soccer, rugby, figure skating, and more; and

WHEREAS in 2024, representatives of the Ottawa Charge and the PWHL spoke in favour of Lansdowne 2.0, including the proposed new Event Centre; and

WHEREAS based in part on feedback from the Ottawa Charge, the capacity of the new Event Centre has been increased from the original plan of 5,500 to 6,600 in the current plan; and

WHEREAS for several months the Ottawa Charge has been in ongoing negotiations on a new lease with OSEG; and

WHEREAS at a City of Ottawa committee meeting on October 29, representatives of the Professional Women's Hockey League confirmed that there is a financial gap in the lease negotiations with the Ottawa Sports and Entertainment Group; and

WHEREAS representatives of the PWHL confirm that their objective is to grow attendance beyond the capacity of the current arena at Lansdowne Park and that in three other PWHL cities, they play games in current or former NHL arenas with a capacity of approximately 18,000; and

WHEREAS the Ottawa Charge have previously played in the Canadian Tire Centre and PWHL representatives confirmed that the Charge could play some future games there, and in a proposed new arena on LeBreton Flats; and

WHEREAS representatives of the PWHL confirmed that they are unable to commit to a lease that extends beyond the 2031 season; and

WHEREAS City staff confirm that additional seating at the Event Centre would reverse several years of work done by staff, add roughly \$100 million to the cost of construction, and delay the project by two to three years;

THEREFORE BE IT RESOLVED THAT Council direct the City Manager to engage with OSEG and the PWHL to advance the lease negotiations for the Ottawa Charge, subject to the requirements of the City's partnership agreement with OSEG, and in alignment with similar leases for existing tenants and the Municipal Act; and

BE IT FURTHER RESOLVED THAT the City Manager be directed to explore solutions for supporting the viability of the Ottawa Charge to ensure their continued success in Ottawa, including discussions with other facilities in the city; and

BE IT FURTHER RESOLVED THAT the City Manager and OSEG report back to Council as soon as practicable on the state of negotiations with the PWHL.

Carried

Motion No. **2025-68-08**

Moved by S. Plante

Seconded by M. Carr

WHEREAS Ottawa is in a housing affordability crisis; and

WHEREAS one of the core objectives of the Housing Acceleration Plan is to deliver more capacity for affordable and supportive housing development, including through the strategic use of publicly owned lands; and

WHEREAS another objective is to unlock urban intensification and transit-oriented development; and

WHEREAS during the consideration of the Housing Acceleration Plan at a joint meeting of the Finance and Corporate Services Committee and Planning and Housing Committee, held on October 1, 2025, a motion was adopted directing staff to expedite the work related to the next phase of the Municipal Land Strategy to identify additional municipally-owned parcels of land suitable for the development of affordable and supportive housing; and

WHEREAS the new Event Centre at Lansdowne Park will lead to a loss of park space of approximately one acre; and

THEREFORE BE IT RESOLVED THAT Council direct staff to work with the Ward Councillor and the community on a plan that creates approximately 1.14 acres of park space; and

BE IT FURTHER RESOLVED THAT Council authorize the transfer of \$100,000 from the Citywide CIL account to the Ward 17 CIL account, to improve local park features at the discretion of the Ward Councillor, including in the Urban Park at Lansdowne.

Carried

Motion No. **2025-68-09**

Moved by A. Troster

Seconded by T. Kavanagh

WHEREAS the Ottawa Charge are one of Ottawa's fastest growing sports teams; and

WHEREAS the Ottawa Charge play an important role in showing what is possible for young girls in Ottawa and across Canada; and

WHEREAS the Ottawa Charge is in the final year of the current lease; and

WHEREAS the PWHL has yet to be shown the technical plans for the new arena, eroding their ability to propose building capacity alterations and/or plan for future use; and

WHEREAS the current projected decrease in capacity within the arena will make it unviable for the Ottawa Charge and the PWHL;

THEREFORE BE IT RESOLVED that the City and OSEG share the architectural drawings for the Lansdowne 2.0 arena plans with the PWHL by November 14, 2025; and

BE IT FURTHER RESOLVED that, subject to the City's role as a limited partner in the Lansdowne Master Limited Partnership and its obligations at law, the City and the Lansdowne Master Limited Partnership work with the PWHL to create a long-term agreement to handle the increased growth of the Ottawa Charge fanbase, including the potential of increasing the arena capacity, and report back to Council in December 2025; and

BE IT FURTHER RESOLVED that the final seating capacity for the arena remains flexible until the December report back to Council with PWHL concurrence.

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, I. Skalski, D. Brown, S. Desroches, A. Hubley, and W. Lo

Lost (11 to 14)

The following motion was introduced in Committee of the Whole. Per Subsection 62(8) of the Procedure By-law (n° 2025-100), Mayor Sutcliffe ruled that the content of the motion is a substantial substitution for items 8.3 and 8.4 and is an antithetical motion, and therefore would only be considered if the reports are not carried.

As the reports were considered and adopted by Council, this motion was not voted on.

Moved by S. Menard
Seconded by J. Leiper

WHEREAS the City of Ottawa is considering an updated Partnership Agreement with the Ottawa Sports and Entertainment Group (OSEG) to redevelop Lansdowne Park under the Project known as “Lansdowne 2.0,” and

WHEREAS the Partnership Agreement allocates significant new financial risk to the City, including \$340.2 million in new public debt and a long-term taxpayer obligation of approximately \$17.4 million annually from 2036 to 2070, regardless of the Project’s financial performance; and

WHEREAS the City’s Auditor General has identified material risks which would increase costs in the Project, including understated construction costs, limited contingency for overruns, city-related delays, tariff and supply chain risks, reliance on uncertain revenues from OSEG and the Redblacks franchise, the deal lasting 50 years into the future, and dependencies on private residential and retail development timelines; and

WHEREAS Lansdowne 2.0 would reduce public green space by 58,000 sq ft, remove sledding hills and berms used by families and spectators, eliminate 113 healthy trees, and potentially remove public artwork, resulting in a diminished experience for park goers, sports fans, and families with children; and

WHEREAS the redevelopment would remove the roof over the north side stands, reduce arena seating to 5,850 and stand seating by 3,000, and increase ticket prices, prioritizing high-end options over affordable access; and

WHEREAS existing retail and small business space (newly built in 2014, including GoodLife, Beandigen Café, CigarMan, Cinnaholic, etc.) would be demolished and replaced with nearly identical square footage of retail as exists today at a cost of \$45.9 million and throwaway costs of existing valuable retail; and

WHEREAS the Project would entail 9–10 years of heavy truck construction through 2035, including two years of Great Lawn closure, creating disruption in a highly pedestrianized area; and

WHEREAS public investments made in 2014, including the Civic Centre Arena, North Side Stands, and \$23 million spent on the steel roof, would be stranded, with approximately \$15 million remaining on loans that the City would still need to repay;

WHEREAS the redevelopment includes no improvements to transportation or transit access for urban, suburban, or rural visitors; and

WHEREAS tradespeople and their unions have raised serious concerns about the Lansdowne 2.0 redevelopment, criticizing the City's decision to award major construction contracts to a non-local company, undermining local job creation and community economic benefits, and

WHEREAS CityFolk, the organization behind Ottawa's popular annual music festival, has expressed concerns that the Lansdowne 2.0 redevelopment could disrupt the festival's traditional footprint on the Great Lawn and hill, forcing the festival to leave Lansdowne Park, potentially permanently; and

WHEREAS the Ottawa Charge of the Professional Women's Hockey League (PWHL) has raised concerns that the proposed Lansdowne 2.0 arena, with a planned capacity of 5,850 seats (6,600 with standing room), is too small to accommodate their growing fan base, and that inadequate consultation with the team has left its future in Ottawa uncertain; and

WHEREAS the Project lacks adequate transparency, alternatives, and no cost-benefit analysis, which should have been explored independently; and

WHEREAS a "no" vote on the Lansdowne 2.0 proposal would reject the redevelopment plan as presented but would not terminate the existing

partnership, and OSEG would remain bound to its ongoing obligations under the Partnership Agreements; and

WHEREAS OSEG, as one of the limited partners of the Lansdowne Master Limited Partnership is obligated by the LPP Agreements to continue to participate in the partnership until the expiry of the waterfall on Dec. 31, 2054 and the General Partners of the four component limited partnerships, which are all owned by OSEG, have the obligation to manage and administer the businesses of the component partnerships regardless of whether Lansdowne 2.0 is approved and;

WHEREAS, should OSEG default the City would likely retain the right-of-first refusal for the sports teams, subject to the actions of the mortgagee, possibly receive fair market rent for the retail component and possibly not have to pay OSEG all of its accrued equity back;

THEREFORE BE IT RESOLVED THAT:

1. Council reject the recommendations to amend the Partnership Agreement to facilitate the execution of Lansdowne 2.0 in its current form, maintaining existing agreements governed by the Master Limited Partnership Agreement, Project Agreement, Retail Lease, Stadium Lease, and other material agreements;
2. Council direct staff to commission a third-party investment strategy for the Civic Centre and North Side Stands to improve ongoing maintenance requirements and enhance accessibility and report back;
3. Council direct staff to develop and implement a strategic plan for Lansdowne Park that prioritizes cost-effective improvements, including: enhancing transportation and transit access for urban, suburban, and rural visitors; activating underused areas of the park with daytime programming, work and community hubs, markets, and family-friendly events; preserving existing green space, amenities, and facilities; conducting operational performance reviews and identifying efficiencies;
4. Council direct staff to commission an updated economic analysis reflecting risks that have since materialized identified in the EY report, including competition from the proposed new sports and entertainment district at Lebreton Flats, and assess the potential impact on revenue, attendance, and lease agreements at Lansdowne Park;

5. **Council direct staff to ensure a renewed governance and oversight model for Lansdowne Park, including the establishment of a Board to provide transparent management oversight of park operations, sports teams, and retail leasing;**
6. **Council affirm that any future redevelopment/investment plan must prioritize public benefit, protect green space and existing facilities, and ensure financial prudence, transparency, and community support.**

Motion No. **2025-68-10**

Moved by D. Brown

Seconded by C. Kitts

BE IT RESOLVED that City Council sitting as Committee of the Whole, rise and report.

Carried

8.1 2025 Lansdowne Annual Report

File No. ACS2025-CRM-OCM-0004 – City-wide

Committee Recommendation(s)

That Council receive the following status update related to the Lansdowne Partnership Plan:

1. **The update from the City Manager outlining the delegated authority exercised from February 12, 2025 to date by the City Manager in consultation with 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 September 22, 2025 Lansdowne Master Partnership Meeting and Meetings Amongst Parties to the Unanimous Shareholder Agreements.**
3. **The status update outlined in this report regarding the operations of the Lansdowne Public-Private Partnership.**

Received

8.2 Economic Impact of Lansdowne 2.0 Redevelopment

File No. ACS2025-SI-ED-0012 – City-wide

Committee Recommendation(s)

That Council receive this report related to the economic impact of the Lansdowne 2.0 redevelopment for information.

Received

8.3 **Lansdowne Partnership Plan Agreements - Amendments Related to the Lansdowne 2.0 Project**

File No. ACS2025-LEG-GEN-0002 – City-wide

Items 8.3 and 8.4 were considered and voted on together.

Committee Recommendation(s) as amended

That Council:

1. **Approve the amendments to the Lansdowne Partnership Plan Agreements as described in this report and attached as Document 1 – “Summary of the Amendments to the LPP Agreements necessary to carry out the Lansdowne 2.0 Project.”**
2. **Receive the final Amended and Restated Legal Agreements as set out in Document 2 – “Listing of Amended and Restated LPP Agreements” which are on file with the City Clerk; and**
3. **Approve that as a requirement for the execution of a new, revised Lansdowne Partnership Plan, the City of Ottawa and OSEG enshrine a guarantee that the Ottawa REDBLACKS and Ottawa 67’s remain in Ottawa, playing at Lansdowne Park, until the end of the revised Lansdowne Partnership Plan, until at least 2042.**

For (15): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Tierney, S. Plante, M. Carr, C. Kitts, I. Skalski, D. Brown, S. Desroches, and A. Hubley

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

Carried as amended (15 to 10)

8.4 Lansdowne 2.0 Redevelopment and Authorization to Proceed with Legal Close and Implementation Plan

File No. ACS2025-IWS-IS-0003 – City-wide

Items 8.3 and 8.4 were considered and voted on together.

The report was carried as amended by motions considered and approved in Committee of the Whole.

Committee Recommendation(s) as amended

That City Council:

1. **Receive the information related to the processes and due diligence exercises undertaken in preparation of the recommended approach to the redevelopment of Lansdowne Park, as described in this report and including as follows:**
 - a. **Previous Motions and Directions to Staff**
 - b. **Strata Property Parcel for the Subterranean and Property Air Rights**
 - c. **Request for Offer Fairness Commissioner Report**
 - d. **Partnership Waterfall Distributions**
 - e. **Social Procurement Framework**
2. **Approve the redevelopment of Lansdowne Park (Lansdowne 2.0), as described in this report and including as follows:**
 - a. **Approve the amended funding strategy and business case for the construction of the City's new Event Centre and North Side Stands at Lansdowne as detailed in this report and including as follows:**
 - i. **Approve the decrease in budget authority of \$279 thousand, for a total budget authority of \$418.8 million, which is inclusive of the \$22 million approved for spending to date;**
 - ii. **Approve the increase in budget authority of \$621 thousand for a total of \$19.2 million for the construction of City-owned parking beneath the North Side Stands;**

- iii. **Approve the capital budget authority of \$45.9 million for the construction of the new retail element, such that \$39.2 million will be reimbursed by the Lansdowne Master Limited Partnership and \$6.7 million will be funded from the sale of the subterranean and property air rights, subject to approval of recommendation 2.a.iv;**
- iv. **Delegate authority to the General Manager, Strategic Initiatives to execute a severance of the fee simple strata property parcels A, B, C, and D as outlined in Document 2, from the Lansdowne Park lands to support the New Residential Component and to execute an Agreement of Purchase and Sale for air and subterranean property rights for these parcels with Mirabella Development Corporation, for \$65 million, under the terms and conditions outlined in this report, with the proceeds from the sale, net of the funds required in recommendation 2.a.iii., \$58.3 million, to be allocated as follows and as described in this report:**
 1. **Direct \$33.9 million towards the Lansdowne 2.0 Project;**
 2. **Direct \$10 million of the subterranean and property air rights to the additional City-owned parking beneath the North Side Stands available for leasing by the Mixed-Use Development to the Parking Reserve to fund the cost of construction of the parking facility and reduce the debt funding needed for this investment;**
 3. **Approve a \$14.4 million contribution to the Affordable Housing Reserve;**
- v. **Approve an increase to the Municipal Accommodation Tax (MAT) by 1 per cent effective January 1, 2026 and delegate authority to the City Manager to amend the current MAT agreement to direct the additional 1 per cent to the City for its own tourism purposes, and further direct \$2 million per year from the MAT towards the Lansdowne 2.0 Project, as outlined in this report and agreed to with Ottawa Tourism and the Ottawa Gatineau Hotel Association;**

1. **Approve that 40% of the City's share of the additional 1 per cent of the MAT be allocated to Lansdowne re-payment for the duration of the re-payment period.**
- vi. **Approve the continuation of the \$20 million line of credit for the Lansdowne Master Limited Partnership post construction for the term of the LMLP agreement, when and if needed, and delegate authority to the City Manager to provide the authorization for its use;**
- b. **Approve the construction of the Lansdowne 2.0 Project, including the City's new Event Centre and North Side Stands, the City-owned underground parking, and the public realm enhancements, as described in this report, and delegate authority to the General Manager, Infrastructure and Water Services to finalize and execute the contract for the construction of the Lansdowne 2.0 project with EBC Inc., as recommended by Supply Services, based on the best value bid received in response to the Lansdowne 2.0 Request for Tender and as described in this report;**
- c. **Delegate authority to the General Manager, Strategic Initiatives to negotiate, finalize and execute all agreements required to support the development of the New Residential Component and Mixed-Use Elements and their integration into the operations of Lansdowne Park, as outlined in this report;**
3. **Approve the following implementation measures, as described in this report:**
 - a. **Approve the continued designation of the Stadium and the City of Ottawa's portion of the Parking Structure as municipal capital facilities for cultural, recreational or tourism purposes, for the purposes of the municipality and for public use, pursuant to the Municipal Act, 2001 and O.Reg. 603/06 and delegate authority to the City Manager to enter into a Municipal Capital Facilities Agreement for the new facilities, and to finalize the required by-law, as further described in this report;**

provided at the park-and-rides for attendees to events at Lansdowne Park;

- b. **That improved transit service be provided on Bank Street at all times with promotional rates for the 6 and 7 as previously described in these reports in order to reduce congestion and improve transportation to and from Lansdowne Park, and**
- c. **That OC Transpo be directed to consult with external stakeholders, including OSEG, community members, and the Glebe BIA.**

9. Consider Motion No. FCSC 2025-29-04 on affordable housing.

For (15): M. Sutcliffe, M. Luloff, L. Dudas, D. Hill, C. Curry, C. Kelly, G. Gower, T. Tierney, S. Plante, M. Carr, C. Kitts, I. Skalski, D. Brown, S. Desroches, and A. Hubley

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

Carried as amended (15 to 10)

8.5 Motion – Councillor S. Menard – Accessibility Review at the Lansdowne Site

Committee Recommendation(s)

That Council consider the matter.

Motion No. **2025-68-11**

Moved by S. Menard

Seconded by M. Sutcliffe

WHEREAS under the City of Ottawa’s Accessibility Policy, the City is committed to providing equal treatment to people with disabilities with respect to the use and benefit of City services, programs, goods and facilities in a manner that respects their dignity and that is equitable in relation to the broader public. This commitment extends to residents, visitors and employees with visible or non-visible, permanent or temporary disabilities;

WHEREAS this commitment to accessibility applies when the City renews or renovates its aging public infrastructure; and

WHEREAS City Council has given final approval to the Event Centre and North Side Stands proposed under Lansdowne 2.0; and

WHEREAS the Council-approved City multi-year accessibility plan includes a commitment that the Lansdowne North side stands and event centre will be accessible; and

WHEREAS people with disabilities deserve the City of Ottawa's commitment to accessibility at Lansdowne, whether or not proposals for a new Event Centre and North Side Stands were approved; and

WHEREAS the City's multi-year accessibility plan also commits to the "Nothing Without Us" principle, which emphasizes the importance of including people with lived experience in the design and implementation of policies, programs, and services that impact their lives; and

WHEREAS feedback has already been received from City's Accessibility Advisory Committee and people with disabilities on the barriers of the existing site and facilities.

WHEREAS Council has directed staff to develop a public realm improvement plan for Lansdowne in association with the Site Plan Control application for the Event Centre and North Side Stands redevelopment; and,

WHEREAS Council further directed staff for public realm enhancements identified in Document 2 of the May 2022 Lansdowne Partnership Sustainability Plan and Implementation Report to be prioritized and undertaken as part of the initial work for Lansdowne 2.0; and,

THEREFORE BE IT RESOLVED THAT staff be directed to undertake an accessibility review of the Lansdowne site beyond existing or proposed facilities including, but not limited to, accessible transportation and points of access to the site, accessibility of the grounds of the site, and dedicated accessible on-site parking capacity.

Carried

9. Motion to Adopt Reports
Motion No. 2025-68-12

Moved by S. Devine
Seconded by S. Desroches

That the Audit Committee Report 14 and Finance and Corporate Services Committee Report 29 be received and adopted as amended.

Carried

10. Confirmation By-law

Motion No. **2025-68-13**

Moved by S. Devine
Seconded by S. Desroches

That the following by-law be read and passed:

To confirm the proceedings of the Council meeting of November 7, 2025.

Carried

11. Adjournment

The meeting adjourned at 4:29 pm.

Motion No. **2025-68-14**

Moved by S. Devine
Seconded by S. Desroches

That the proceedings of the City Council meeting of 7 November 2025, be adjourned.

Carried

City Clerk

Mayor