

EXTRACT OF DRAFT MINUTES 39  
FINANCE AND ECONOMIC  
DEVELOPMENT COMMITTEE  
6 MAY 2022

EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 39  
COMITÉ DES FINANCES ET DU  
DÉVELOPPEMENT ÉCONOMIQUE  
LE 6 MAI 2022

- 
1. Lansdowne Partnership Sustainability Plan and Implementation Report  
ACS2022-PIE-GEN-0003 CITY WIDE
- 

## **REPORT RECOMMENDATIONS**

**That the Finance and Economic Development Committee recommend Council:**

1. **Receive the Lansdowne Partnership Sustainability Plan and Implementation Report, including the following:**
  - a. **The updates on the work undertaken in accordance with Council direction to develop a proposal to make Lansdowne Park Partnership sustainable over the term of the Lansdowne Partnership Agreements, including the proposal from the Ottawa Sports and Entertainment Group (OSEG) entitled Proposal to the City of Ottawa - Lansdowne 2.0 (Document 1).**
  - b. **The cost estimates for the recommended approach to the revitalization of Lansdowne Park, including the results of the due diligence review of all financial estimates, the pro forma projections, and the recommended funding strategy for the City's portion of the construction cost related to City assets, which incorporates an assessment of revenue neutrality and financial implications for the City for the term of the Partnership agreement.**
2. **Approve the Lansdowne Partnership Sustainability Plan and Implementation Report as described in this report and as follows:**

### **Planning and Design**

- a. Approve in principle the recommended concept plan, including the development of a new Event Centre, new North Side Stands, a new mixed-use development in the location of the existing Civic Centre, comprising 100,000 square feet of retail and 1200 new housing units as the basis for negotiations between the City and the Ottawa Sports and Entertainment Group for the redevelopment of those elements of Lansdowne Park subject to the Lansdowne Partnership, as described in this report;**
- b. Direct the General Manager of Planning, Real Estate and Economic Development to commence a City-initiated Rezoning application for Lansdowne Park and undertake public consultation in accordance with the Planning Act and the previously approved Stakeholder Engagement Strategy following the submission of all required background information from the Ottawa Sports and Entertainment Group, as described in this report, to facilitate the rezoning for the Event Centre and an amendment to the current zoning and applicable zoning standards to permit additional development to allow the City to finance the replacement of the functionally obsolete sporting facilities, consistent with the recommended funding strategy;**

### **Urban Park and Public Realm**

- c. Approve the next steps in the redevelopment of the Urban Park/Public Realm components of Lansdowne Park as described in this report, including the development of a strategic public investment plan of capital improvements to the Urban Park and Public Realm to enhance site animation, programming, and public access (Document 2: Strategic Investment Plan for the Urban Park and Public Realm) to be informed by feasibility studies and further consultation with stakeholders, to be reported back to Council in the first half of 2023, dependent on the progress of negotiations;**

### **Air Rights**

- d. **Approve the affordable housing target of 10 per cent be embedded in the process to seek bids for air rights, consistent with Council direction and the recommended funding strategy;**

#### **Business Model and Funding Strategy**

- e. **Approve the recommended business model and financial funding strategy for the redevelopment of the portions of Lansdowne Park subject to the Lansdowne Park Partnership Plan, as outlined in this report, and establish budget authority for the cost of construction and preliminary works being established with an upset limit of \$332.6 million, to be financed by a combination of the sale of air rights, debt and City capital budgets for City-specific and internal project management costs, with annual debt servicing to be funded by property tax uplift, ticket surcharge revenue, net cashflows from the Lansdowne Master Limited Partnership (LMLP) waterfall, on the condition that the planned uses and source of funds for the City portion maintains revenue neutrality for the City and is aligned with the Long Range Financial Plan.**

#### **Project Agreements**

- f. **Delegate the authority to the City Manager to renegotiate the terms and conditions of the Partnership with the Ottawa Sports and Entertainment Group for the redevelopment of Lansdowne Park for the construction of a new Event Centre, the reconstruction of the North Side Stands and new retail space with a podium component that is aligned with the legal framework and amendments described in this report and within the parameters of the recommended Financial Funding Strategy, to be reported back to Council for their consideration in the first half of 2023, dependent on the progress of negotiations.**
- g. **Approve the estimated costs of \$8 million for the next steps in the project to be spent against the project budget authority and cost sharing provisions as outlined in this report and authorize the City Manager to formalize Engagement and Cost Sharing Agreements with OSEG for the planning, design and**

**engineering steps for the public sports facilities required to be completed until the next Council approval in the project.**

Steve Willis, General Manager of Planning, Real Estate and Economic Development and Isabelle Jasmin, Deputy Finance Officer, Finance Services provided a slide presentation, a copy of which is held on file with the City Clerk.

Two motions were then introduced as follows:

**MOTION No. FEDC 2022 1/39**

Moved by Councillor S. Moffatt

**WHEREAS** this report has City-wide implications, as referenced in the Ward Councillor Comment section of the staff report; and

**WHEREAS** the Councillor for the ward in which Lansdowne Park is located has requested an amendment to the Ward Councillor Comment section of the staff report to remove reference to his being aware of the report recommendations, as he did not see the final recommendations of the report before it was released;

**THEREFORE BE IT RESOLVED** that the staff report be revised to replace the text under the Ward Councillor Comment Section with the following: “This is a City-wide report”.

**MOTION No. FEDC 2022 2/39**

Moved by Councillor G. Gower

**WHEREAS** Council approved the [Lansdowne Park Partnership: Path to Sustainability and Next Steps](#) (ACS2021-PIE-GEN-0004 ) in July 2021 on the state of the current sporting facilities and laid out a plan for a new redevelopment; and,

**WHEREAS** in this report Council approved seven negotiating principles for a revitalization including that affordable housing will be a key consideration in whatever is negotiated; and,

**WHEREAS** City staff and OSEG have worked diligently since July 2021 to achieve the recommendations contained in the Lansdowne Partnership

**Sustainability Plan and Implementation Report ACS2022-PIE-GEN-0003, and abide by the guiding and negotiating principles; and,**

**WHEREAS report ACS2022-PIE-GEN-0003 includes a recommendation to approval a process to advance the Air Rights process, which includes an affordable housing target of 10 per cent (estimated at 120 units) consistent with Council direction and the recommended funding strategy; and**

**WHEREAS the financial proforma of the development concept is based on a commitment to affordable housing and the disposal of the air rights will be written to ensure that the affordable housing units remain affordable in perpetuity under the ownership and administration of a non-profit housing provider; and,**

**WHEREAS the report recognizes that any additional funding provided to the housing provider will assist with exceeding these minimum affordability requirements; and,**

**WHEREAS the housing provider, once determined, has the option to engage the Canada Mortgage and Housing Corporation to access National Housing Strategy Program Funding and Financing to assist with making these units more affordable and ensuring that the affordable housing component is financially viable; and**

**WHEREAS the addition of 120 units of affordable housing is aligned with the Housing Long Range Financial plan that assumes 500 units built each year and assumes two-thirds funding from senior levels of government; and**

**WHEREAS the definition of affordability should be further refined to follow Council approved definition as outlined in the City's New Official Plan;**

**THEREFORE BE IT RESOLVED that staff explore all funding opportunities or programs that could enhance or increase the level of affordability of these units; and,**

**BE IT FURTHER RESOLVED that staff work through the Air Rights disposal process and with the future Air Rights developer and non-profit housing provider to advance any and all options to increase the level of affordability or to increase the number of affordable units at Lansdowne; and**

**BE IT FURTHER RESOLVED that staff explore opportunities through the**

**Affordable Housing LRFP funding strategy to waive any development charge or building permit fee exemptions and/or equity contributions to any non-profit developer that could lead to greater affordability or additional units at Lansdowne; and,**

**BE IT FURTHER RESOLVED staff report back on these efforts prior to final approval and execution of the Lansdowne Partnership Sustainability Plan and corresponding agreements.**

Councillor S. Menard advised that he circulated a motion to members of Council the day before requesting if a member of FEDC would be willing to move his motion. Given that no one offered to be the Mover, Mayor Watson advised Councillor S. Menard to bring forward his motion for consideration at Council on May 25, 2022.

Committee then heard from the following public delegations:

- Roger Greenberg and Mark Goudie, OSEG thanked staff and noted the challenges of operating an aging municipal infrastructure. Both Mr. Greenberg and Mr. Goudie were on hand to respond to questions.
- Neil Saravanamuttoo noted his support for intensification and revitalization of Lansdowne, however advised that this was not in the best interest of the public. Mr. Saravanamuttoo outlined his concerns with the overall strategy, financing and consultation.
- \*Carolyn Mackenzie, Glebe Community Association and Walkable Ottawa outlined a number of concerns such as the lack of consultation and transparency to the public regarding financing and the loss of parkspace. Ms. Mackenzie requested that the Committee receive the report to allow more time to consult.
- Anthony Carricato, Chair, Glebe Community Association echoed Ms. Mackenzie's comments and also highlighted the lack of a transportation and transit plan.
- \*June Creelman spoke on how this report is being considered prematurely without meaningful consultation. She referenced the staff report regarding transportation, retail and finances and requested the Committee to defer approving the report until consultation has been done.
- Robert Brocklebank urged members not to approve the report at this point, noting that time is required to review the report properly.

- Patrick Burke, Executive Director, Glebe BIA spoke in support of the staff report, noting the benefits of updating the aged facility and encouraged initiation of a transit review to/from Lansdowne.
- Karen Madden stated there is no urgency to approve the report at this time, noting that it is essential to consult on the public realm spaces and the implications of the three towers.
- Sueling Ching, Ottawa Board of Trade spoke in support of the report and the strategies that will enhance the community and attract tourism and talent.
- \*Ken Rubin spoke of how the proposed high-rises will overshadow the park and heritage buildings, noting that it defeats sustainability. He encouraged the Committee to send the report back for further review.
- Jake Cole noted the health impacts of air pollution to area residents with car traffic of the new residents. He suggested that health impacts be studied before moving forward.
- Dean Stresman, Owner/Operator, Sunset Grill provided his full support of the staff report including the towers. New residents will be attracted to the park and the venues every day of the week.
- Michael Crockatt, President & CEO Ottawa Tourism spoke of how updating Lansdowne will attract tourism and sporting events to the area which will add to the economic benefit.
- Charles Bordeleau, former Police Chief, spoke in support of the Plan and advised it's time to invest in the assets at Lansdowne in order to use it to its full potential. He stated the lack of accessibility, washrooms, poor insulation of the outdated event centre and urged Committee to support the report.
- Jon Sinden, as an area resident, also spoke in support of the report noting the potential for the area can be positive for Ottawa.
- Nicholas Gall briefly spoke also as an area resident imploring Council not to move forward with this report as it is premature and requires further consultation.
- Robert (Bob) Chapman grew up in Ottawa South and recited memories of past uses of Lansdowne as a season ticket holder. He spoke in support of the report and urged Committee to approve the plan.

- \*Alex Cullen, Chair, Federation of Citizens Association noted that these recommendations are premature and lacked the opportunity for public consultation. He urged Committee to defer approving this report until the new Term of Council.
- \*Laura Urrechaga, Old Ottawa South Community Association noting the lack of openness, transparency and inclusiveness and recommended the Committee undertake a full public consultations process before committing to changes to the Partnership Plan.
- Dorin Petriu echoed Mr. Cullen's comments and urged Committee to defer this item to the new Council.
- Ross Currie spoke of how intensification should occur close to transit lines and LRT stations and noted his objections to the proposed condos and lack of consultation.
- James Russell urged Committee to consider the construction that will impact and disrupt the residents in the area. He spoke of the benefits of greenspace for mental health and noted that more greenspace will be removed from Lansdowne if this plan goes ahead.
- Jimmy Fata supports the plan and spoke of the benefits that it will have on sporting events, noting that Lansdowne will be a world class venue.
- \*Alexandra Gruca-Macaulay spoke of the financial impacts of the plan and urged Council to allow more time to consult with Ottawa residents.
- Luigi Aiello had registered to speak, however advised he was no longer available.
- Randy Ambrosie, CFL Commissioner spoke in support of the recommendations and noted the disparity between the north and south side stands and how fans deserve better.
- Michael Cvitkovic, President, BlackJacks had registered to speak, however advised he was no longer available.
- David Ross, Ross Video spoke of his products and how they service NFL stadiums across the United States. He advised that his company supports the



control rooms at Lansdowne which need updating. He spoke in support of the report recommendations.

- Virginia Schweitzer spoke as an area resident and recounted her time she spends at Lansdowne with her family, benefitting from the different events and venues located there. She noted the importance of affordable housing and suggested that more studies be done on wide and shadow.
- Jo Wood urged Council to hold public consultation sessions before going forward with this plan.
- Don and Jackie Byrne (Danica Robertson spoke on their behalf) advised that they were part of the appeal on Lansdowne 1.0. Danica spoke in support of receiving this plan at this time and more discussion on air rights needs to occur.
- Steve Ball, Ottawa Gatineau Hotel Association spoke of the impacts on tourism since the pandemic and noted how people need to get out and benefit from a world class facility.
- \*John Dance, Old Ottawa East C.A. outlined the parkland failures and how the event centre will encroach on greenspace and noted that Lansdowne needs more parkland, not less.
- Jim Wright spoke of how the construction will decommission the events at Lansdowne for a number of years and stated the negative impacts to the area.
- M Joan Freeman although supports Lansdowne, noted that there are still too many unanswered questions before approving the report.
- Reid Smith had registered to speak, however was not in attendance.

*[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk. ]*

The following correspondence is held on file with the City Clerk.

- Chris Carlson – email received May 2, 2022
- Erin Benjamin, President & CEO, Canadian Live Music Association – email received May 3, 2022
- Keenan Wellar – email received May 3, 2022

- Susan Burgess – email received May 3, 2022
- Dr. Denis Caro – email received May 4, 2022
- David Best and Carol Buckley – email received May 4, 2022
- Don Masters, President, M+ – email received May 4, 2022
- Alain Miguelez, Vice-President, Chief Planner, National Capital Commission – email received May 4, 2022
- David Flemming, Chair, Heritage Ottawa – email received May 4, 2022
- Doug Macaulay – email received May 4, 2022
- Fernando Lopez, Atlético Ottawa – email received May 4, 2022
- Robert Merkley – email received May 5, 2022
- Blake Duffy, Manager, Season Seat Membership – email received May 5, 2022
- Robert Ashe – email received May 5, 2022
- George Hanna, President, Gabriel Pizza – email received May 5, 2022
- Bill Brown – email received May 5, 2022
- Zachary Wood, Regional Director, Jack Astor – email received May 5, 2022
- Dan Chook Reid – email received May 5, 2022
- Jennifer Brenning, Assistant Vice-President, Carleton University – email received May 5, 2022
- Sheila Petzold – email received May 5, 2022
- Jeremy Snyder, Assistant Manager, RedBlacks – email received May 5, 2022
- Anna Cuylits – email received May 5, 2022
- Joanne Dupuis – email received May 5, 2022
- Kenny Walls, TSN 1200 – email received May 5, 2022
- Eileen P.K. Costello, Aird Berlis – email received May 5, 2022

- Christopher Hofley – email received May 5, 2022
- Shawn McLaughlin – email received May 5, 2022
- Harriet Smith – email received May 5, 2022
- Terry Chilibeck – email received May 5, 2022
- Laura Urrechaga, Old Ottawa South Community Association – email received May 6, 2022
- Kristy Larose, Principal, Blyth Academy – The Glebe – email received May 6, 2022
- Carol Lever – email received May 6, 2022
- Miranda Gray – email received May 6, 2022

At the conclusion of questions to the delegations and to staff, and following Committee discussion, the report recommendations were then put before Committee and were RECEIVED and CARRIED, as amended by Motions NOS FEDC 2022 1/39 and FEDC 2022 2/29 as follows:

**That the Finance and Economic Development Committee recommend Council:**

- 1. Receive the Lansdowne Partnership Sustainability Plan and Implementation Report, including the following:**
  - a. The updates on the work undertaken in accordance with Council direction to develop a proposal to make Lansdowne Park Partnership sustainable over the term of the Lansdowne Partnership Agreements, including the proposal from the Ottawa Sports and Entertainment Group (OSEG) entitled Proposal to the City of Ottawa - Lansdowne 2.0 (Document 1).**
  - b. The cost estimates for the recommended approach to the revitalization of Lansdowne Park, including the results of the due diligence review of all financial estimates, the pro forma projections, and the recommended funding strategy for the City's portion of the construction cost related to City assets, which incorporates an assessment of revenue neutrality and financial implications for the City for the term of the Partnership agreement.**

- 2. Approve the Lansdowne Partnership Sustainability Plan and Implementation Report as described in this report and as follows:**

**Planning and Design**

- a. Approve in principle the recommended concept plan, including the development of a new Event Centre, new North Side Stands, a new mixed-use development in the location of the existing Civic Centre, comprising 100,000 square feet of retail and 1200 new housing units as the basis for negotiations between the City and the Ottawa Sports and Entertainment Group for the redevelopment of those elements of Lansdowne Park subject to the Lansdowne Partnership, as described in this report;**
- b. Direct the General Manager of Planning, Real Estate and Economic Development to commence a City-initiated Rezoning application for Lansdowne Park and undertake public consultation in accordance with the Planning Act and the previously approved Stakeholder Engagement Strategy following the submission of all required background information from the Ottawa Sports and Entertainment Group, as described in this report, to facilitate the rezoning for the Event Centre and an amendment to the current zoning and applicable zoning standards to permit additional development to allow the City to finance the replacement of the functionally obsolete sporting facilities, consistent with the recommended funding strategy;**

**Urban Park and Public Realm**

- c. Approve the next steps in the redevelopment of the Urban Park/Public Realm components of Lansdowne Park as described in this report, including the development of a strategic public investment plan of capital improvements to the Urban Park and Public Realm to enhance site animation, programming, and public access (Document 2: Strategic Investment Plan for the Urban Park and Public Realm) to be informed by feasibility studies and further consultation with stakeholders, to be reported back to Council in the first half of 2023, dependent on the progress of negotiations;**

**Air Rights**

- d. **Approve the affordable housing target of 10 per cent be embedded in the process to seek bids for air rights, consistent with Council direction and the recommended funding strategy;**

#### **Business Model and Funding Strategy**

- e. **Approve the recommended business model and financial funding strategy for the redevelopment of the portions of Lansdowne Park subject to the Lansdowne Park Partnership Plan, as outlined in this report, and establish budget authority for the cost of construction and preliminary works being established with an upset limit of \$332.6 million, to be financed by a combination of the sale of air rights, debt and City capital budgets for City-specific and internal project management costs, with annual debt servicing to be funded by property tax uplift, ticket surcharge revenue, net cashflows from the Lansdowne Master Limited Partnership (LMLP) waterfall, on the condition that the planned uses and source of funds for the City portion maintains revenue neutrality for the City and is aligned with the Long Range Financial Plan.**

#### **Project Agreements**

- f. **Delegate the authority to the City Manager to renegotiate the terms and conditions of the Partnership with the Ottawa Sports and Entertainment Group for the redevelopment of Lansdowne Park for the construction of a new Event Centre, the reconstruction of the North Side Stands and new retail space with a podium component that is aligned with the legal framework and amendments described in this report and within the parameters of the recommended Financial Funding Strategy, to be reported back to Council for their consideration in the first half of 2023, dependent on the progress of negotiations.**
- g. **Approve the estimated costs of \$8 million for the next steps in the project to be spent against the project budget authority and cost sharing provisions as outlined in this report and authorize the City Manager to formalize Engagement and Cost Sharing Agreements with OSEG for the planning, design and engineering steps for the public sports facilities required to be completed until the next Council approval in the project.**

- 3. That the staff report be revised to replace the text under the Ward Councillor Comment Section with the following: “This is a City-wide report”;**
- 4. Direct staff explore all funding opportunities or programs that could enhance or increase the level of affordability of these units; and**
  - a. That staff work through the Air Rights disposal process and with the future Air Rights developer and non-profit housing provider to advance any and all options to increase the level of affordability or to increase the number of affordable units at Lansdowne;**
  - b. That staff explore opportunities through the Affordable Housing LRFP funding strategy to waive any development charge or building permit fee exemptions and/or equity contributions to any non-profit developer that could lead to greater affordability or additional units at Lansdowne; and**
  - c. That staff report back on these efforts prior to final approval and execution of the Lansdowne Partnership Sustainability Plan and corresponding agreements.**

CARRIED, as amended