

EXTRACT OF DRAFT MINUTES 27  
FINANCE AND ECONOMIC  
DEVELOPMENT COMMITTEE  
6 JULY 2021

EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 27  
COMITÉ DES FINANCES ET DU  
DÉVELOPPEMENT ÉCONOMIQUE  
LE 6 JUILLET 2021

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LANSDOWNE PARK PARTNERSHIP: PATH TO SUSTAINABILITY AND  
NEXT STEPS

ACS2021-PIE-GEN-0004

CITY WIDE

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## **REPORT RECOMMENDATIONS**

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

- 1. Receive the background information for this report, as follows:**
  - a) The 2019 “TD Place Functional Obsolescence Report” by ROSSETTI (Document 1);**
  - b) The 2018 “Feasibility of Possible Redevelopment” report by Leibe Engineering Associates (Document 2);**
  - c) The “As We Heard It” reports from the Stakeholder Sounding Board (Document 3);**
  - d) The “Lansdowne Park Guiding Principles” approved by City Council in 2010 (Document 4).**
  
- 2. Approve the framework for improving Lansdowne Park and making the Lansdowne Park Partnership sustainable over the term of the Lansdowne Park Partnership Agreements, as outlined in this report and as follows, with the results of the work to be reported back to Committee and Council in Q1 2022:**
  - a) Direct staff to work with OSEG to bring forward detailed plans and cost estimates for the revitalization of Lansdowne Park and conduct a due diligence review of all**

**financial estimates and proforma projections; a funding strategy for the City's portion of the construction cost related to City assets; an assessment of revenue neutrality and assessment of the financial implications for the City for the term of the Partnership agreement, as well as undertake the other required due diligence exercises outlined in the report.**

- b) Delegate the authority to the General Manager of Planning, Infrastructure and Economic Development to negotiate with the Ottawa Sports and Entertainment Group (OSEG), on a commercially confidential basis, on a proposal to revitalize Lansdowne Park, as described in this report, and approve the negotiating principles for a revitalization of Lansdowne Park under the Partnership as follows:**
- i) The overall package must have a material and/or financial benefit for the City and the taxpayer, as well as adhering to the basic principles of fairness to both parties and ensuring the Partnership is sustainable over its entire term.**
  - ii) The overall package must be affordable for the City, as determined by the City CFO/Treasurer and independently validated and be in keeping with the terms of the LMLP Partnership Agreement, the Long-Range Financial Plan and consistent with the requirements of the Municipal Act, 2001 and any other relevant legislation.**
  - iii) City funds will not be used to subsidize any of OSEG's operations, including the professional sports teams, retail, or residential, and including any impacts of construction on those operations.**
  - iv) There will continue to be City-owned and managed assets that are distinct from the OSEG partnership.**
  - v) Affordable housing will be a key consideration in**

whatever is negotiated.

- vi) **Retail or Commercial (existing and any potential new) remains in the waterfall, to a level deemed satisfactory to the City.**
- vii) **Any new municipal or public facilities will be done through a competitive tendered process administered under the City's procurement methodology with oversight by a construction management team involving both parties.**
- c) **Approve the targeted objectives for the next phase of Lansdowne revitalization and renewal site-wide, both inside and outside the Lansdowne Partnership Plan, as described in this report and as follows:**
  - i) **That the following be added to the Guiding Principles section B) "The Overall Site":**

**"The public access to the site should be studied with a goal that pedestrians, and cyclists feel safer. Any changes should improve the comfort of people who use the outdoor portions of the site and enhance safety for pedestrians and cyclists coming to the site, along with a continued emphasis on travel demand management during major events."**
  - ii) **That the following be added to the Guiding Principles section D. b) "New Development":**

**"New mixed-use development using air rights can be considered in the footprint of the existing Civic Centre/North Side Stands to help defray the cost of replacing functionally obsolete sporting facilities, and add to the intensity of development to keep the site active at all times as contemplated in the Council-adopted January 2010 principles D) Site Components b) New Development."**
- d) **Approve the cost-sharing proposal for the next steps of the**

potential revitalization proposal from OSEG, as outlined in the report, with the \$675K required for the City's share to be funded from the City-wide reserves; and delegate the authority to the General Manager of Planning, Infrastructure and Economic Development, with the concurrence of the City Solicitor, to negotiate, finalize and execute a Memorandum of Understanding with the Ottawa Sports and Entertainment Group to confirm these arrangements.

- e) Direct staff to undertake the planning and other work for the Urban Park/Public Realm in the following areas, as described in this report and as follows:
  - i) Significant Capital Improvements in support of site animation;
  - ii) Creating a better and more welcoming outdoor Public Realm; and
  - iii) Developing policies and programs that support increased public use of the Park.

- 3. Approve the Public Engagement Strategy as described in Document 5 and outlined in this report, with the \$200k in funding to come from City-wide reserves.

At the outset, Committee considered the following motion:

**MOTION No. FEDC 2021 3/27**

Moved by Councillor L. Dudas

**WHEREAS** the report (ACS2021-PIE-GEN-0004) titled "Lansdowne Park Partnership: Path to Sustainability and Next Steps" was not circulated with the agenda;

**THEREFORE BE IT RESOLVED** that, pursuant to Subsection 89(3) of the Procedure By-law (being By-law N<sup>o</sup> 2021-24), the Finance and Economic Development Committee approve that the Rules of Procedure be suspended to allow for the consideration of this item.

CARRIED

Committee members then heard from the following delegations:

- Catherine Callary, Vice President, Destination Development, Ottawa Tourism, spoke in support, noting the benefits it will have to the community and to businesses.
- Mark Monahan, Bluesfest and Ottawa Festivals, spoke from an arts and cultural standpoint and noted the need for the work to Aberdeen Pavilion. He supports the overall recommendations outlined in the report.
- Michel Tremblay, Invest Ottawa also supports the report and OSEG, noting the importance of continued expansion and growth.
- Sueling Ching, Board of Trade said that an updated Lansdowne Park Plan is an example of meaningful city building, bringing together sustainability, diversity and economic development.
- Dr. Frank Johnson, President, Ottawa Instrumentation Ltd, spoke to a PowerPoint presentation, a copy of which is held on file with the City Clerk
- Robert Brocklebank spoke in support of the report and suggested that re-roofing Aberdeen Pavilion should be a priority. A copy of his comments are held on file with the City Clerk.
- Andrew Peck, Executive Director, Glebe Business Improvement Area
- Sheila Vaselenak
- Michael C. Wolfson spoke to his written comments and requested that a transparent financial history of the Lansdowne Park redevelopment plan. A copy of his comments are on file with the City Clerk.

Correspondence was received by the following individuals and organizations:

- June Creelman, email received on July 3, 2021
- Danny Lamoureux, Director, Championship Services, Curling Canada, email received on June 30, 2021
- Wendy Gittens, Executive Director, Wheelchair Basketball Canada, email received on June 30, 2021
- Debra Armstrong, CEO, Skate Canada, email received on June 30, 2021
- Laura Smith, President / Anthony Carricato, Chair, Glebe Community Association, email received on June 30, 2021

Questions and comments to staff were in reference to the lack of information in the report, the level of commitment from CFL, transportation and traffic to/from Lansdowne, reporting process and the steps moving forward. After discussion, the Committee CARRIED the report recommendations and provided the following Direction to staff:

DIRECTION TO STAFF

Vice-Chair L. Dudas (on behalf of Councillor S. Menard)

1. That as the business plan and physical plans for the site are developed and brought forward for recommendation, staff will ensure through physical design and/or legal agreements that the configuration of any air rights deal will not adversely affect the flexibility of the City to do future modifications to the sporting facilities that may be required over time.
2. That, given the issue of increasing public transit to Lansdowne was raised in both Council Sponsors Groups and at the Sounding Board, staff will review all options to improve public transit to the site on major event days and non-event days in addition to looking at other improvements to active transportation, and include that consideration in the report to Committee and Council.