

Proposal to The City of Ottawa



LANSLOWNE 2.0

LAND RECOGNITION

Ottawa is located on the unceded territory of the Algonquin Anishinaabe Host Nation.

The peoples of Algonquin Anishinaabe Host Nation have lived on this territory for millennia.

Today, Ottawa is home to approximately 40,000 First Nations, Inuit and Métis people.

Ottawa's indigenous community is diverse, representing many nations, languages and customs.

OSEG and its partners honour the land of First Peoples, as well as First Nations, Inuit and Métis in Ottawa and their valuable past and present contributions to this land.

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EXECUTIVE SUMMARY

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Lansdowne: Sports, Culture, History, Connection

Background

Lansdowne is a place of history and civic pride. For over 175 years, it has been a **gathering place** for neighbours, residents of Eastern Ontario and Western Québec, and for tourists from across Canada and around the world. It is a place of **connection and celebration for sports, cultural and community events.**

In 2012, City Council entered into a 30-year partnership (now a 40-year partnership) with the Ottawa Sports and Entertainment Group (OSEG) for the renewal and revitalization of Lansdowne with a new South Stadium Stands, new mixed-use retail and reimagined public realm spaces and subterranean parking.



Since then, Lansdowne has welcomed over 20 million visitors for major events and championships, football, hockey, soccer, basketball, festivals, concerts, cultural celebrations, community gatherings, farmers' markets, and to enjoy the green space and amenities that support day-to-day life in the heart of the city. Lansdowne, along with its sports and entertainment events, restaurants and retailers have become an important public space for the community and a destination for residents of the National Capital Region and tourists alike. It is an integral part of Ottawa's quality of life and economic development fabric.

When the Partnership was established, discussions were held as to whether the arena and North Stadium Stands complex, a Centennial project constructed in 1967, should also be re-constructed. A joint decision was taken to make short-term, mostly cosmetic, improvements to the aging infrastructure and stabilize the operations of the complex until such a time that full renewal was required.

The 55-year-old complex is now at the end of its life. The Ottawa Civic Centre is one of the oldest municipal arenas of its use in Canada, and interim band aid measures are proving to be costly, inefficient, and not in the interest of Lansdowne's long-term sustainability. There are serious structural, accessibility, environmental, energy efficiency and health and safety challenges to be resolved. In addition, the arena and

North Stadium Stands are inconsistent with the rest of the Lansdowne site, making it difficult to attract guests who have many entertainment options and expectations of modern conveniences. As a result, the North Stadium Stands and arena complex are increasingly hindering Lansdowne's ability to reach its full potential as our region's pre-eminent gathering place and to support its long-term financial sustainability.

The "functional obsolescence" of this complex is characterized by its inaccessibility, as well as its operational and financial inefficiencies, energy and sustainability inefficiencies, as well as its general non-compliance with current building codes. Our ability to attract events is compromised and will diminish as the facilities continue to age and decay. Attracting world-class sports and entertainment events requires world-class venues, and event organizers and concert promoters will turn to other cities and more state-of-the-art facilities if we do not address the systemic issues related to the complex.

We engaged experts and worked with our partners at the City to examine options that would best address these and apply a sustainable, long-term lens to the site. In July 2021, City Council accepted that the existing facilities required replacement and asked OSEG to work with City staff to bring back a proposal with detailed plans and costs estimates for replacing these facilities.

EXECUTIVE SUMMARY

Lansdowne 2.0: Our Proposal

Our proposal celebrates and honours the storied history of Lansdowne as a bedrock of Ottawa's civic, cultural and sports identity while presenting a "Generational Opportunity" to renew and transform these city assets.

Using the Lansdowne Guiding Principles as our framework, our proposal also builds on the collaboration and vision that has guided development at Lansdowne to date. These Guiding Principles, developed in 2010 by the City, NCC, Parks Canada and OSEG in consultation with the public, envision a site that reflects the history, unique location and role of Lansdowne as a year-round gathering place for our Capital City. Lansdowne 2.0 is consistent with these Guiding Principles and represents an important next step in achieving the vision for this site.

We are proposing to demolish the existing functionally obsolete North Stadium Stands and arena complex, and build a new, world-class Event Centre and North Stadium Stands. This new public infrastructure will make our venues accessible, sustainable, and better position Lansdowne as an iconic, landmark site. New retail podium and additional residential units are also included within the proposal. In line with the City's Official Plan, the residential component will bring additional density to Lansdowne, while providing a significant part of the funding envelope for Lansdowne 2.0.

Highlights of our proposal:

New public infrastructure that will offer the conveniences of modern multi-use sports and entertainment spaces including adequate site-lines, washroom, accessible seating, concourses and gathering spaces. These will continue to be owned by the City and will include:

› **A new 5,500-seat Event Centre** that will be the home of the Ottawa 67's and Ottawa BlackJacks and capable of hosting world-class arts and entertainment concerts and events. The Event Centre is designed to be a standalone facility that will join the new North Stadium Stands to the existing South Standing Stands in the east stadium endzone. The Event Centre will include a "live" green roof that aesthetically forms part of the berm that will tie the Event Centre in with the greenspace of the Great Lawn.

› **A new 11,200-seat/12,000-spectator North Stadium Stands** that completes the refurbishment of the overall stadium that is home to the Ottawa REDBLACKS and Atletico Ottawa and also capable of being utilized for other large-scale events including sporting championships and music festivals.

The addition of rental and owned residential units at Lansdowne that promote the sustainable live, work, play philosophy, and support a 15-minute community and the City's density targets and objectives set out in the Official Plan.

Affordable housing as an important, integrated part of the residential component.

Additional unique, experiential, and destination-based retail offerings at Lansdowne that provide more variety for Ottawa residents and support the broader local business community.

A continued focus on placemaking, and the careful integration and enhancement of all new features with the objectives of the existing site – including a shared commitment to recognizing and celebrating Algonquin history, art and culture, respecting heritage building views, animating Exhibition Way, providing access to the Great Lawn, and preserving an incorporating existing public art.

A commitment to sustainability and the environment, and to building on our LEED achievements to date. We will be targeting LEED silver for both the Event Centre and the Stadium.

A site that is accessible to people of all abilities. The Event Centre and North Stadium will incorporate accessibility features throughout and will be designed in compliance with Ontario's Building Code accessibility standards.

A continued focus on active transportation, with Lansdowne continuing to promote active transportation measures on site while being a catalyst for greater pedestrian and cycling connections across the City.

The cost of the new Event Centre, North Stadium Stands and adjacent public space, including the berm replacement, is \$330 million. The incremental taxation and air rights fees will, along with ticket fees and direct cash distributions to the City from the Lansdowne Partnership, fund the new municipal infrastructure on a tax neutral basis to City taxpayers. The Lansdowne 2.0 project will be completed in three phases (Event Centre, North Stadium Stands and Retail/Residential) to ensure continuity of all operations at Lansdowne, the stadium and the current arena/new Event Centre and minimize disruption to the operations at Lansdowne and the surrounding community.

We look forward to our continued role in the evolution of the site and are committed to continuing to work with the City to support a vision that is consistent with Lansdowne's role as an **iconic, landmark site in the heart of Ottawa.**



LANSDOWNE: A BRIEF HISTORY



LANDSDOWNE: A BRIEF HISTORY

Lansdowne is a major Ottawa destination, with more than a century of history as a gathering place for neighbours, residents and tourists.

After decades of under-investment and decline, Lansdowne has once again resumed its role as Ottawa's designation for sports, arts, and culture. The revitalized Lansdowne, with its greenspaces, play areas, public art, sports venues, event venues, restored heritage buildings and new facilities, pathways, parking, retail, restaurant spaces and much more, was made possible through a 30-year (now a 40-year) partnership between the City of Ottawa and the Ottawa Sports and Entertainment Group (OSEG). This was approved by City Council in October, 2012 governed by the Lansdowne Partnership Plan (LPP), and Lansdowne "re-opened" in 2014.

Located within the traditional Algonquin territory and next to the UNESCO World Heritage Rideau Canal site, Lansdowne is a landmark Ottawa **historical and cultural** destination with roots dating back to 1847 when it was deeded to Bytown by the then Province of Canada.

LANDSDOWNE: A BRIEF HISTORY

For the past 175 years, Lansdowne has had a long and proud history as a **gathering place**, including:

- › Use as a marshalling, encampment, and induction centre for troops during the **Boar War, WWI and WWII**;
- › Home to the **“The Ex”** (Central Canada Exhibition) from 1888 to 2010;
- › The **1947 Marian Congress** which attracted up to 250,000 people from across North America and, to that point, was the largest religious gathering ever in North America; and
- › Thousands of **concerts, arts performances, exhibitions, and conventions** (including The Who, the Rolling Stones, Led Zeppelin, Bruce Springsteen, U2, Queen and Supertramp).



1900: The Central Canada Exhibition



1950: The Ottawa Rough Riders

Lansdowne is also a **premier sporting location** in Ottawa, having been home to world-class teams, events, and sports history over the years, including:

- › Host to the **1904 Stanley Cup** championship won by the Ottawa Silver Seven;
- › Home to the **Ottawa Rough Riders and Ottawa Renegades** of the Canadian Football League (CFL) which won 9 Grey Cups;
- › Host to **historic games in the early 1950's** between the NFL NY Giants and the Ottawa Rough Riders;
- › Host location of the **2000 FIFA U20 World Cup** won by Argentina;
- › Home to the **Ottawa 67's** of the Canadian Hockey League and host to **1972 and 1999 Memorial Cup** Canadian junior hockey championship tournaments;
- › Home to **professional baseball** with the Ottawa Athletics and Ottawa Giants in the 1950's and **professional box lacrosse and field lacrosse**;
- › Host of the **first-ever IIHF Women's World Hockey Championships in 1990** which was won by Canada and where a "pink craze" took over Ottawa as a result of Team Canada's neon pink uniforms;
- › Home to the **Ottawa Senators when they re-entered the NHL in 1992** and where they played until 1996 and home to the short-lived home of the Ottawa Nationals and Ottawa Civics of the WHA;
- › Co-host of the **2009 IIHF World Junior Hockey Championship**; and
- › The former home of **horse racing, stock car racing and numerous other Canadian championships** including curling and figure skating



1967: Aerial photo taken during the construction of the Civic Centre and North Stadium Stands

LANDSDOWNE: A BRIEF HISTORY



ROB KELK

2008: Aerial photo of Lansdowne taken prior to redevelopment

By the mid-2000's, much of Lansdowne was in a state of disrepair.

There was no longer any CFL football, and the South Stadium Stands were condemned and subsequently demolished. The site consisted mainly of historic exhibition buildings requiring repair, and asphalt surface parking.

In **2009**, the Ottawa Sports and Entertainment Group (OSEG) won a design competition to redevelop Lansdowne under a **partnership model** with the City of Ottawa.

In January 2010, the Lansdowne Development Review Panel prepared a set of Guiding Principles as a frame of reference for the master plan development and its components. These principles were developed in collaboration with the National Capital Commission, Parks Canada, the City of Ottawa and OSEG, as directed by Ottawa Council.

Respecting these guiding principles, the partnership revitalized and re-opened Lansdowne in July 2014 with:

- › **New South Stadium Stands** and modestly refurbished north stands and arena that allowed for the return of the CFL with the Ottawa REDBLACKS, a continued home for the storied Ottawa 67's franchise, and for the venues to support Ottawa's sports, art and cultural events.
- › A new **green, inviting, and accessible** Great Lawn and associated community spaces and the **preservation of the historic Aberdeen Pavilion and Horticulture Building**;
- › **The addition of residential density**, with the inclusion of two residential towers and a row of townhouses acting as a transitional area between the neighbourhood and Lansdowne;

- › **350,000 ft² of mixed-use retail space** including restaurants and shops;
- › The addition of **new office building/space**; and
- › The removal of the surface parking lot and provision of **parking capacity underground**.

The revitalization has allowed for the return of Lansdowne as Ottawa's gathering place.

Since opening in 2014, Lansdowne has welcomed **over 20 million visitors** – about **4 million visitors every year** pre-pandemic. There have been **over 1,000 large and small events** for people of all ages. The site currently houses **over 50 businesses** and has created **over 4,000 full and part-time jobs**.

LANDSDOWNE: A BRIEF HISTORY

Since opening its doors in 2014, the **revitalized** Lansdowne and TD Place have:

- Returned **professional football** to Ottawa with the CFL's newest franchise, the Ottawa REDBLACKS, as well as professional soccer (first with the Ottawa Fury and now Atletico Ottawa);
- Solidified the **Ottawa 67's** place in the Nation's Capital and welcomed professional basketball with the **Ottawa BlackJacks** of the CEBL;
- Hosted the **2017 Grey Cup** between the Toronto Argos and the Calgary Stampeders and the **2017 NHL 100 Classic** hockey game between the Ottawa Senators and the Montreal Canadiens;
- Hosted the **2015 FIFA Women's World Cup** soccer tournament and two Canadian Women's soccer matches against Brazil and New Zealand;
- Hosted the **Canadian Figure Skating Championships** twice, **The Brier Canadian Curling Championships** and the **David Cup** tie between Canada and Great Britain in 2017;



OVER 20 MILLION VISITORS / 4 MILLION VISITORS ANNUALLY
OVER 1,000 EVENTS / OVER 50 BUSINESSES
OVER 4,000 JOBS CREATED

- Hosted the **2020 USports** Men and Women's national basketball championships and provided a home to uOttawa and Carleton University annual rivalry football, hockey and basketball games;
- Hosted an internationally televised **UFC Fight Night** in 2016;
- Launched the **Ottawa Christmas Market**;
- Hosted outdoor music festivals including **City Folk and Escapade**;
- Held stadium concerts featuring **AC/DC** and **Guns N' Roses** and numerous arena concerts, theatrics and comedy shows;
- Re-emerged as the home of the **Ottawa Farmers' Market** and **613Flea markets**; and
- Hosted many other city-programmed events and activities.

In addition, the formation of the OSEG Foundation has provided children and youth in our community with the opportunity to play, learn and develop through sports.

While there has been much progress, **improvements are required to support a livelier, more sustainable future** for this world-class site.



LANSDOWNE. CURRENT CHALLENGES AND OPPORTUNITIES

LANSDOWNE: CURRENT CHALLENGES AND OPPORTUNITIES

The successful redevelopment of Lansdowne and TD Place, including the 4 million annual visitors (pre-pandemic), have demonstrated its importance as **gathering place** for our neighbourhood, region, and for tourists from across Canada and around the world.

OSEG's annual report to City Council on December 9, 2020 outlined the impacts of COVID-19 and ageing facilities on the future financial and operational sustainability of the site. At that meeting, City Council directed that a working group comprised of City staff and OSEG representatives further explore options to enhance the sustainability and long-term financial viability of Lansdowne's operations and the Partnership. The scope of the review included ways to increase foot traffic on the site, options to enhance animation, improve public amenities, assess aging infrastructure and to increase the density in keeping with Council's urban intensification principles, including affordable housing.

The results of that review, and a framework for improving Lansdowne and addressing the future sustainability of the Partnership, were presented to the Finance and Economic Development Committee (FEDCO) on July 6, 2021 and to City Council on July 21, 2021. At that time, Council directed staff to work with OSEG to bring forward a detailed plan and cost estimates for further revitalization of Lansdowne.

This proposal provides our recommendations to meet the objectives set forth by City Council.



LANDSDOWNE: CURRENT CHALLENGES AND OPPORTUNITIES

A Review of the Current Facilities

In July 2021 at the request of City Council, OSEG provided an **overview of the aging infrastructure and challenges** to be addressed at Lansdowne, including the need for critical infrastructure improvements to attract and host world-class events, and for a more optimal mix of retail, recreational programming, density and animation on the site.



OTTAWALANDSDOWNEPARK.COM

A photo taken of Frank Clair Stadium prior to the demolition of the South Stadium Stands

The infrastructure review of Partnership assets centered on the North Stadium Stands and Arena complex (former Civic Centre), which were the subject of **fourteen engineering reviews** for building and structural condition assessments from 2007–2009, during the initial period of the Lansdowne redevelopment discussions.

Functional obsolescence

The facility does not have the infrastructure required to attract world-class sports, cultural and entertainment events

Some of the challenges of the North Stadium Stands/Arena include washrooms that are so antiquated that 50 portable washrooms are brought into the North Stadium Stands on REDBLACKS game days, a leaky arena ceiling, risking event cancellations, game delays and unsafe ice conditions, as well as persistent mold outbreaks. The facilities also have inadequate AODA-compliant seating and amenities. The arena concourse and roof are not insulated, resulting in excessive heat loss in the winter and a “cold” arena with high operating costs.

But there are bigger, more fundamental issues. For example, the arena was not compliant with current standards to attract recent tourism-friendly events such as the Canadian Hockey League Memorial Cup. TD Place also

doesn’t have the ability to continue to meet ever-expanding event technical requirements for marquee competitive sports events such as The Brier, Davis Cup, Skate Canada. Load (weight) restrictions make it impossible to host multiple events in the stadium and arena, the dressing room space is small and inadequate, suites in the arena that are inaccessible due to building code violations and an elevator that cannot be used for guest access. In addition, there is no press box, forcing media to occupy make-shift working spaces within the arena stands.

Concessions are small, below requirements of a modern facility, and lack proper ventilation. Accessible seating is below current requirements and there are restrictions on the dispersion of the accessible seating locations. There is also non-existent (North Stadium) or inadequate (Arena) elevator access and capacity. Finally, while all the new buildings, pathways, plazas and green spaces were designed and built to a LEED Stage 3 silver certification, the North Stadium Stands/Arena was built to 1967 standards. The structure is energy inefficient, resulting in increased operating costs and a building that does not meet Council’s overall environmental goals for the site.

LANDSDOWNE: CURRENT CHALLENGES AND OPPORTUNITIES

Major upgrades are required to create maximum flexibility to attract all kinds of venues – from rock concerts, to national skating events, briers, and various entertainment events. A modern, attractive venue is required to **compete for these national and international, world-class events.**

To begin to address these issues, **OSEG commissioned two reports** for the North Stadium Stands/Arena.

The “TD Place Functional Obsolescence Report,” was prepared in late 2019 by ROSSETTI, a firm with international expertise in stadium design, sustainable design and urban planning. The ROSSETTI report overall concludes that the Arena functions well-below contemporary standards and will continue to decline. It concludes that the North Stadium Stands/Arena complex is incurably obsolete, stating: **“Many of the conditions assessed in this report have an aggregated direct negative impact on fan/performer morale and culture beyond rising maintenance costs and constantly increasing capital re-investment.”** The current conditions also have a direct impact on lost revenue, the receding ability in performance and output, general safety, accessibility and trends towards decreasing attendance.”

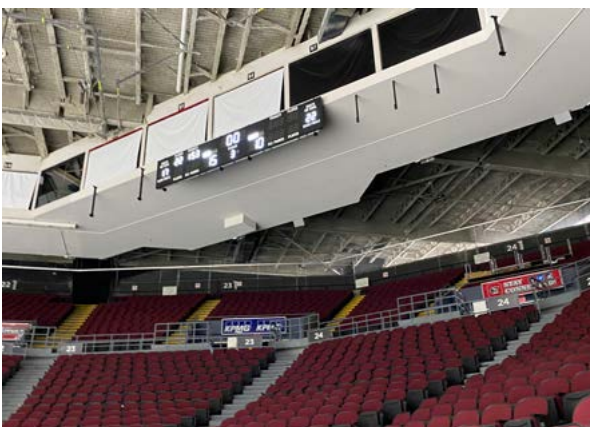


The Leibe Engineering Associates report found, among other things, that **“the existing condition and under-capacity of the structure of Ottawa Civic Centre and North Stands has resulted in restrictions on use and occupancy,”** and that the recent refurbishment of the North Stadium Stands/Arena did not address the structural overload issues highlighted in previous reports by Adjeleian Allen Rubeli. The report also notes that the current Ontario Building Code requirements for Wind Loadings and Snow Loading and accumulations cannot be applied to this structure.

City Staff have agreed with OSEG that the **functional obsolescence** of the North Stadium Stands/Arena will continue to become harder to retain and attract guests and events to TD Place. This will likely make the continued improvements that the Partnership has seen, and that OSEG is forecasting over the remaining life of the Partnership, unlikely, or impossible, to attain.

Recent photos show the building’s **washroom capacity limitations and antiquated safety and accessibility standards.** Abundant cracks and leaks are clear indicators of the building’s **end of life.**

ALL PHOTOS: OSEG FILE



LANSDOWNE: CURRENT CHALLENGES AND OPPORTUNITIES

Options for the North Stands and Arena Complex

After the review of the state of the North Stadium Stands/Arena leading up to the July, 2021 Council report, including the site tour and the engineering reports, and feedback received about the need to continue to improve visitor experience at Lansdowne, the City Working Groups and City Staff provided **three options** for Council’s consideration:

Option 1	Keep the status quo, meaning that there will only be basic maintenance for the functionally obsolete arena and North Stadium Stands until 2054;
Option 2	Invest in refurbishing and modernizing the current structure. Based on engineering reports, staff did not believe this option was feasible; and
Option 3	The recommended option , which is to look at building new, modern structures to replace the North Stadium Stands and Arena.

For **Option 1**, City Staff studied maintaining the Status Quo, including maintaining the North Stadium Stands/Arena at their current level of functionality until the end of the Partnership in 2054. It concluded that repairs would continue to be made to address internal climate control issues, water infiltration issues, and improving antiquated mechanical and electrical systems in accordance with the Stadium Lifecycle Plan that was a foundation of the Partnership Agreement.

The underlying functional deficiencies will cause the 54-year old building to continue to decline in commercial usability, making it harder for the Partnership to successfully



compete for events and visitors to the stadium and arena, and ultimately meet its commercial, operational and financial sustainability requirements. This will worsen as the facility ages.

Option 2 involved looking into the feasibility of going beyond the existing Lifecycle Plan to make substantial upgrades to the facility. Under this scenario, staff concluded that there were significant issues associated with the feasibility of making major upgrades to a facility of this age and with these physical limitations. This conclusion was supported by both the ROSSETTI and Leibe reports.

In addition, redevelopment above the facilities is not feasible because the facilities are not structurally adequate to allow for a redevelopment into a mixed-use residential, retail and sports complex.

This means that any building above the current structure would require the demolition of the existing Ottawa Civic Centre and North Stands.”City Staff recommended against this option on the basis that the feasibility of major upgrades was in question, as was the ability to control the scope of the project given the age and condition of the building.

A Recommended Way Forward

The City staff recommended Option 3 including a complete replacement. To begin this process, the City requested that OSEG prepare a formal proposal.

In order to make the project financial feasible, City Staff concluded that the air rights and incremental tax revenue might form part of the facility’s funding envelope.



THE FRAMEWORK: LANSDOWNE GUIDING PRINCIPLES

THE FRAMEWORK: LANSDOWNE GUIDING PRINCIPLES

The Lansdowne Guiding Principles jointly developed by the NCC, Parks Canada, the City of Ottawa and OSEG, and informed by public consultation, provide a framework for the development of our proposal for the next iteration of the site. Identified over a decade ago, these principles **continue to be applicable to everything we do**. They include:



1. CAPITAL AND CITY CONTEXT

- › One that **embraces, celebrates and enhances Lansdowne's history** as our region's district for cultural, lifestyle and live sports events
- › **Create an Urban lifestyle district** for the neighborhood, the city and tourists
- › **Create a "Landmark"** which capitalizes on location by the UNESCO World Heritage Site Rideau Canal and gateway to the Glebe and Old Ottawa South



DAVID KAWAI / OTTWP

2. THE OVERALL SITE

- › **A year-round canvas for events, festivals, and leisure** that integrates a stadium, mixed-use and heritage buildings, the Rideau Canal and community spaces into a site that has interesting public space (sculptures, bandshells, fountains), is responsive to cars, boats, walking and cycling and which makes use of water



CITY OF OTTAWA

3. SUSTAINABILITY

- › Achieve LEED certification and be a **shining example of sustainable design and operational practices**

THE FRAMEWORK: LANSDOWNE GUIDING PRINCIPLES



4. THE SITE COMPONENTS

- › Ensure the great lawn, heritage buildings and other public spaces support **year-round programming** (including impromptu community activities), enhance Lansdowne's relationship as "**front door**" to the Rideau Canal and part of the "Capital Experience" by supporting recreational use and programming by the water
- › **Reconsider Queen Elizabeth Driveway's relationship to Lansdowne** (pedestrian link and broadening opportunities to experience Canal and celebrate it's Algonquin First Nation history)
- › **Embrace and enhance the Farmers' Market**
- › **Ensure Aberdeen is the centerpiece of Lansdowne** and respect it's historic design while programming year-round animation
- › Any **retail outside the clustered mixed-use retail limited to small-scale** niche and integrate Holmwood into Lansdowne
- › Stadium and Arena Revitalization - Create a **modern, iconic, urban stadium** that rises organically from the surrounding parkland and Rideau Canal
- › Integration of Components - **design for physical and functional integration** of all elements on the site and on all sides of the stadium

OSEG FILE



HOBIN/DOUBLESPEACE

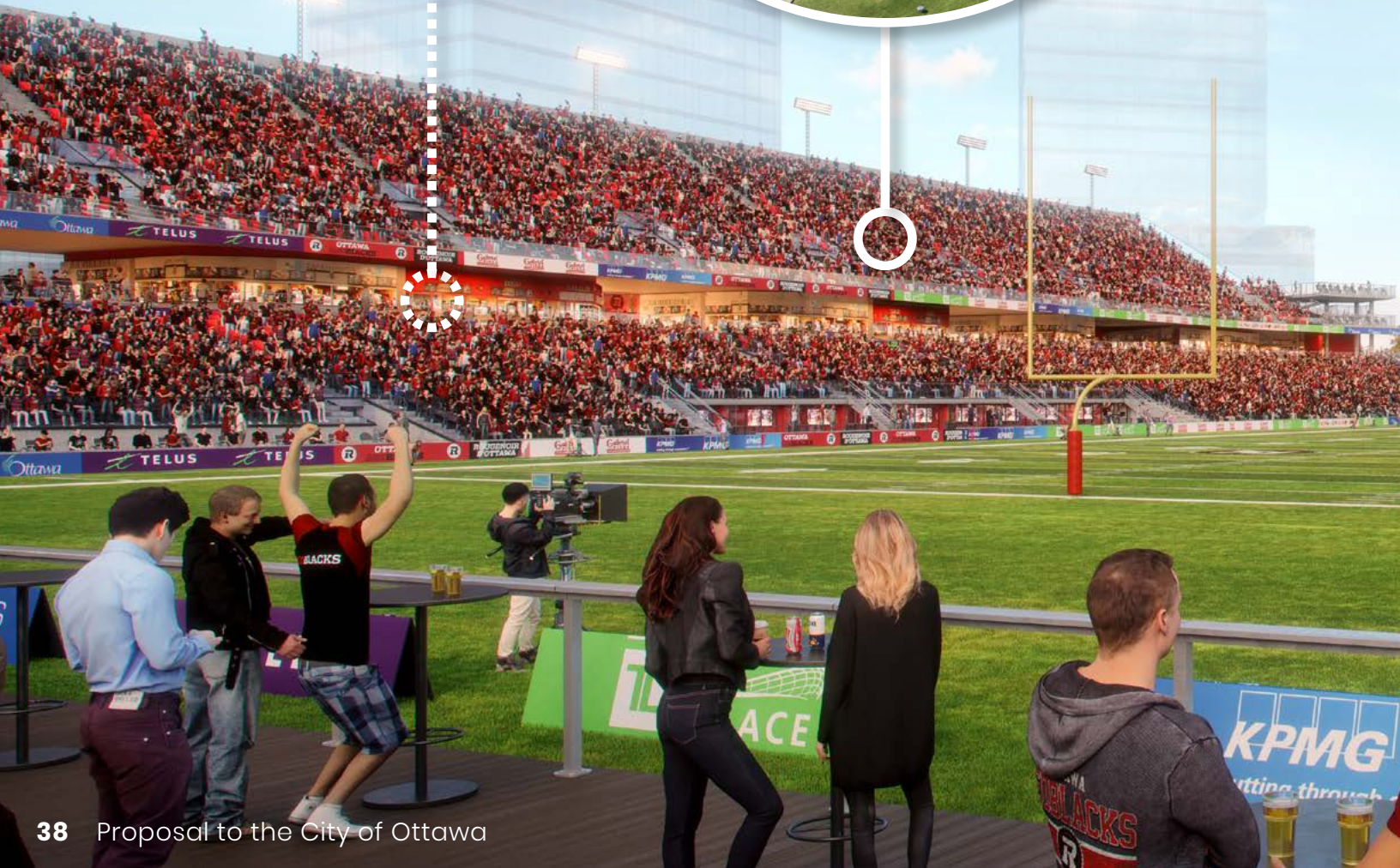
5. PROGRAMMING

- › Design for large, medium and small **programming opportunities** throughout the site and ensure the needs of festival organizers are taken into account
- › Include a **significant residential element**
- › Ensure the site is **unique and a tourist destination** considering needs of city residents, tourists, sports fans, and festival goers and while developing a diverse programming agenda

OSEG PROPOSAL:
LANDSDOWNE 2.0



New North Stadium
Stands and intensified
mixed-use zone



OSEG PROPOSAL: LANDSDOWNE 2.0

In summary, Lansdowne 2.0 includes the following components:

New Public Infrastructure, including a new 5,500 seat standalone Event Centre, new 11,200-seat/12,000-spectator North Stadium Stands and additional retail amenities

New Private Infrastructure, including new residential units onsite

Key features including:

- › **Placemaking, Preserving Heritage and Integration**
- › **Sustainability**
- › **Accessibility**
- › **Transportation**



**New standalone
Event Centre**

OSEG PROPOSAL: LANSDOWNE 2.0

The Site Plan

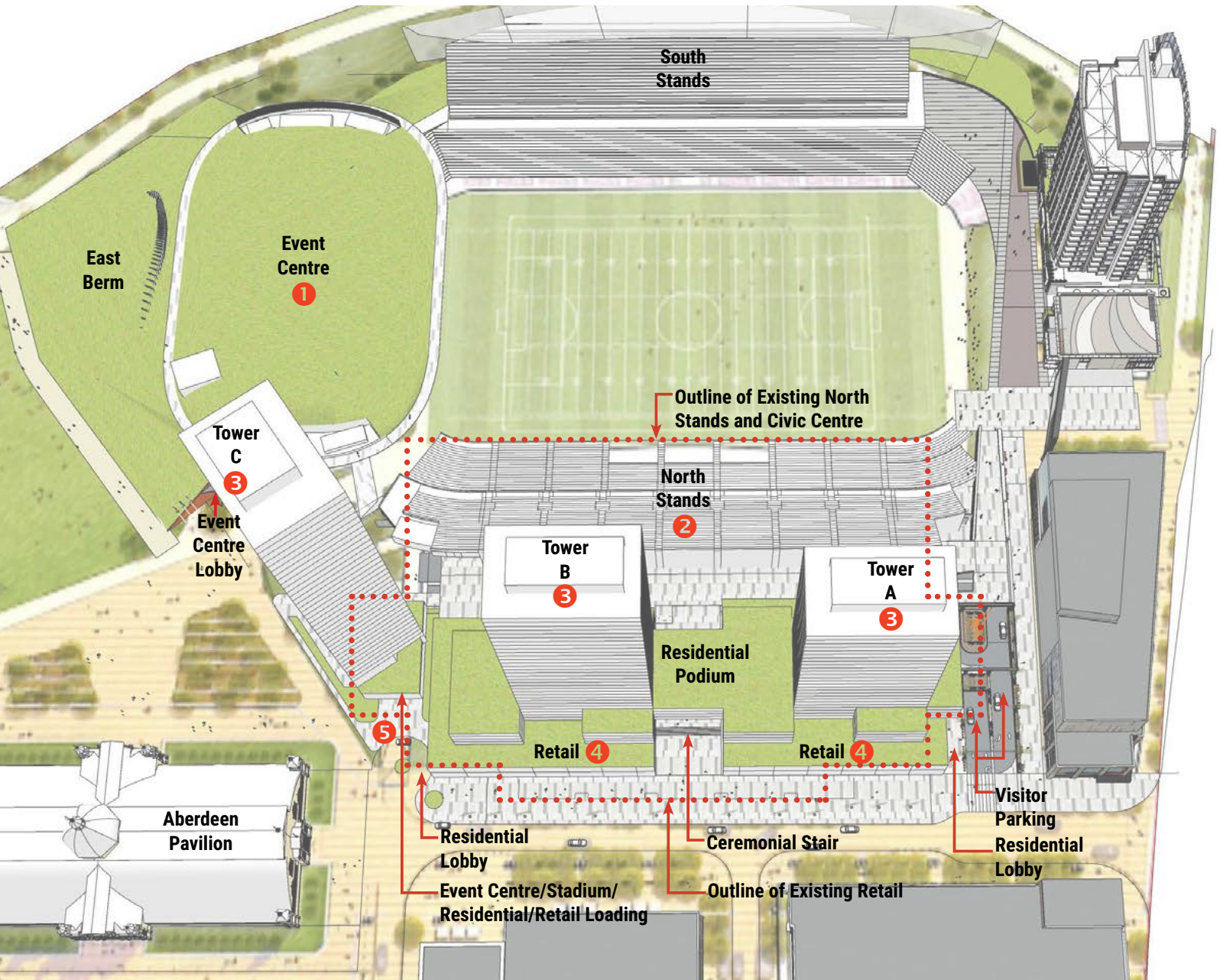
The vision for Lansdowne 2.0 is a plan that will **allow the site to thrive as a premier sports, culture, and entertainment destination**, and a more celebrated centre of Ottawa life.

Our proposal for Lansdowne 2.0:

Replaces the functionally obsolete City facilities	1 A new 5,500-seat standalone multi-purpose Event Centre
	2 New 11,200-seat/12,000-spectator North Stadium Stands
Adds residential density	3 Three towers including a combination of condominium and rental units (including affordable housing units)
Adds mixed-used retail space	4 Replace the current 41,000 ft² retail space affixed to the arena/stadium complex with 100,000 ft² of new mixed-use retail space in the podium of the residential towers
Consolidates service access & loading	5 A common access point for service & loading is provided for the Event Centre, Stadium, Residential and Retail

In addition, City enhancements to the public realm and programming (which will be in keeping with the Lansdowne Guiding Principles) will form an important part of Lansdowne 2.0.







Public Infrastructure

The storied and historic North Stadium Stands and arena, which have become functionally obsolete, will be replaced with **new, modern, more inclusive, environmentally friendly facilities** that will include a smaller 5,500-seat Event Centre, smaller 11,200-seat/12,000-spectator North Stadium Stands and a new retail podium.

These new facilities will continue to be municipally-owned and leased to the Lansdowne Master LP under current lease terms and conditions.

A. Event Centre

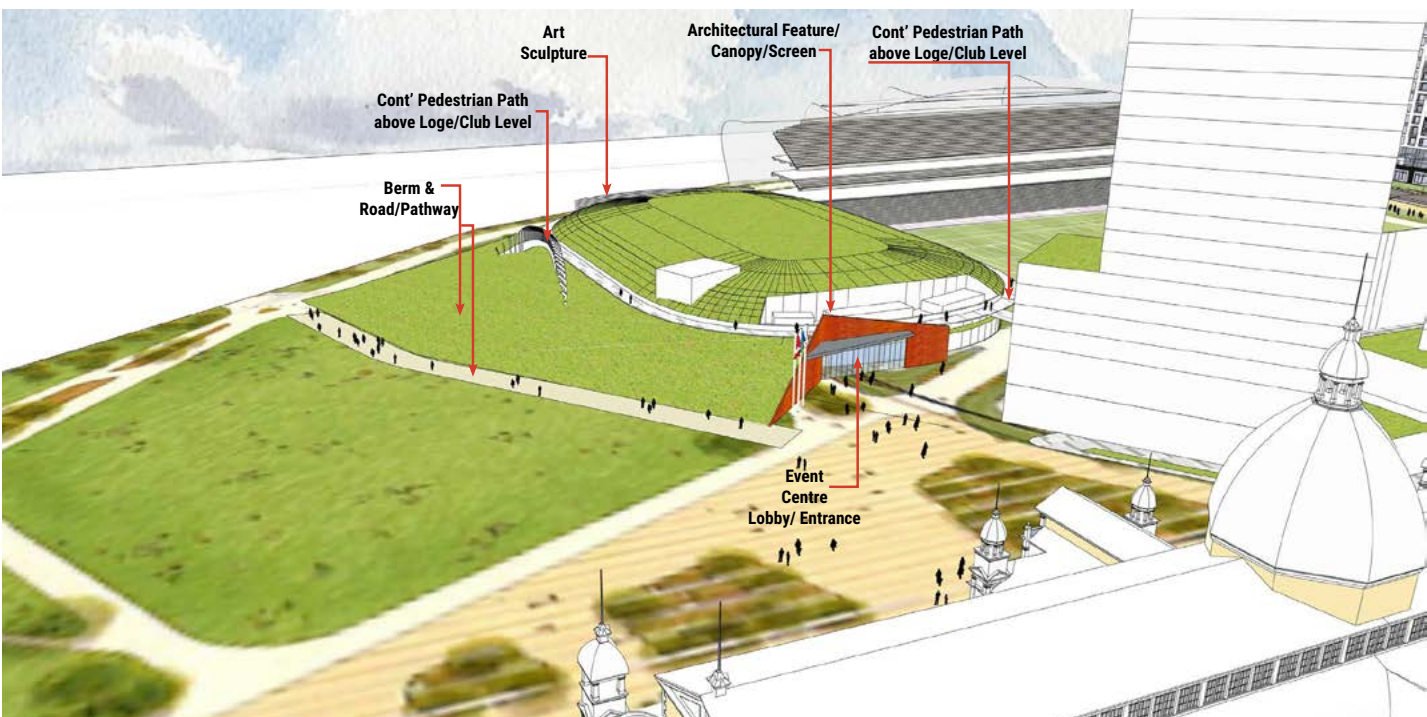
The new Lansdowne Event Centre will provide Ottawa with a **modern venue** capable of attracting and hosting touring shows and major sporting events, in addition to continuing to be home to the storied Ottawa 67's franchise.

Outside, the Event Centre will **seamlessly blend into the adjacent Great Lawn** with a grass berm that rises from the green space and transitions to meet the Event Centre's live green roof. Multiple pathway connections will link the Event Centre to the overall site.



Artist's concept

OSEG PROPOSAL: LANSDOWNE 2.0



Above: Schematic diagram looking toward the new Event Centre from the Aberdeen Pavilion (South Stadium Stands beyond)

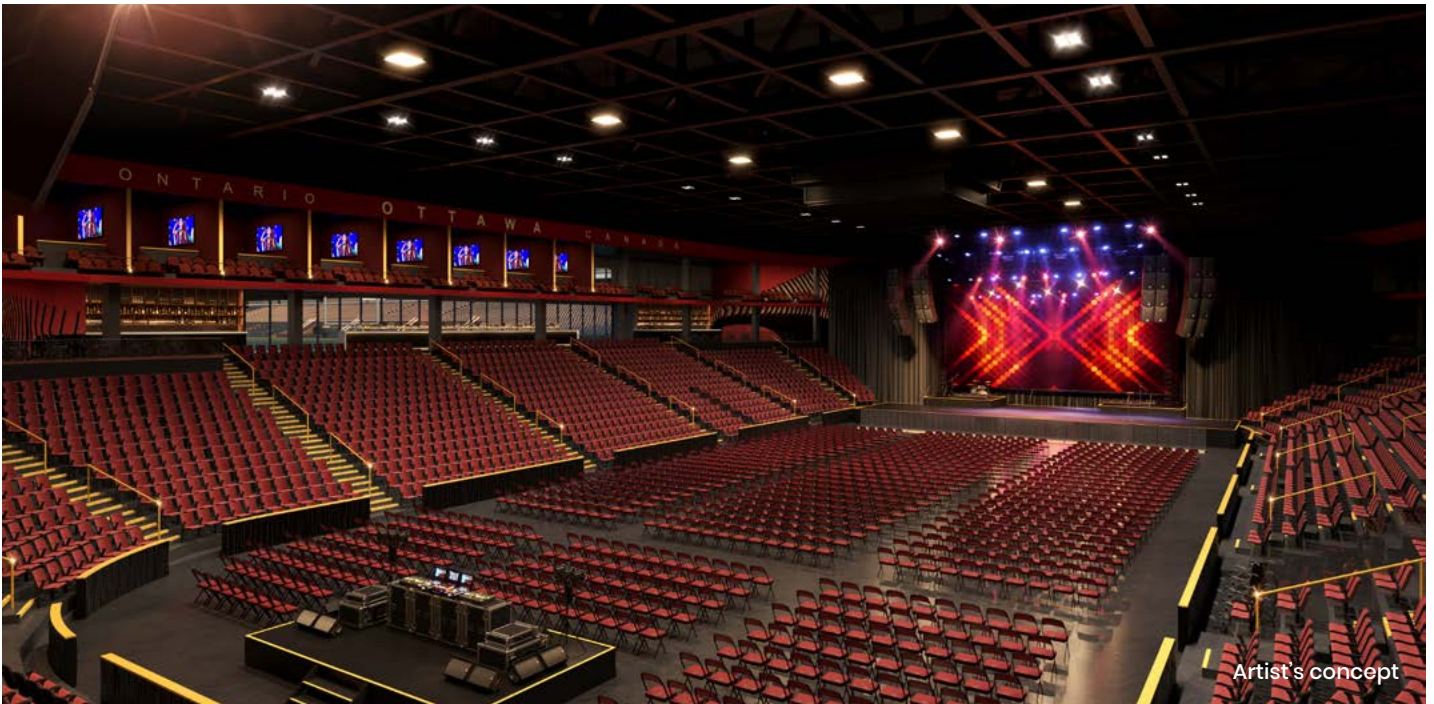
Below: Aspirational images of the “arena in the berm”



ON ARCHITECTS



BELZBERG ARCHITECTS



Inside, the new Lansdowne Event Centre will be a 21st century mid-capacity venue capable of attracting and hosting touring shows (concerts, family shows, Disney on Ice, etc), a wide variety of sports events (hockey, basketball, figure skating, curling, tennis, national championships etc); and business & educational events. With a seating capacity of 5,500 (and total capacity of 6000+) and a four-sided retractable centre-hung LED scoreboard, the Event Centre will have the **right size, volume, technology, guest services and features**

to attract and host different mid-size events throughout the year.

With an overall area of 176,000 sf, the Event Centre has three main levels. The upper level includes private and flexible group party suites, three clubs (one with beautiful views out to the Rideau Canal), a destination sports bar and a multi-use balcony overlooking the stadium field. The main entry level offers a 365-degree concourse with food, beverage and washroom amenities in each quadrant and a canal view bar/lounge at its southern end. A stadium view-

OSEG PROPOSAL: LANSDOWNE 2.0

ing patio is located on the west side of the Event Centre with direct access from the main concourse level that oversees the east end of the field. The lowest level is restricted to back-of-house operations including truck loading and team spaces.

This new multi-faceted Event Centre marks an integral moment in Lansdowne and the Ottawa region. Not only will this destination be a **beacon for recreation** and entertainment but as well be a **gathering point** for the local communities to come together and create lasting memories for generations to come.



OSEG FILE



VALERIE WUTTI





Artist's concept

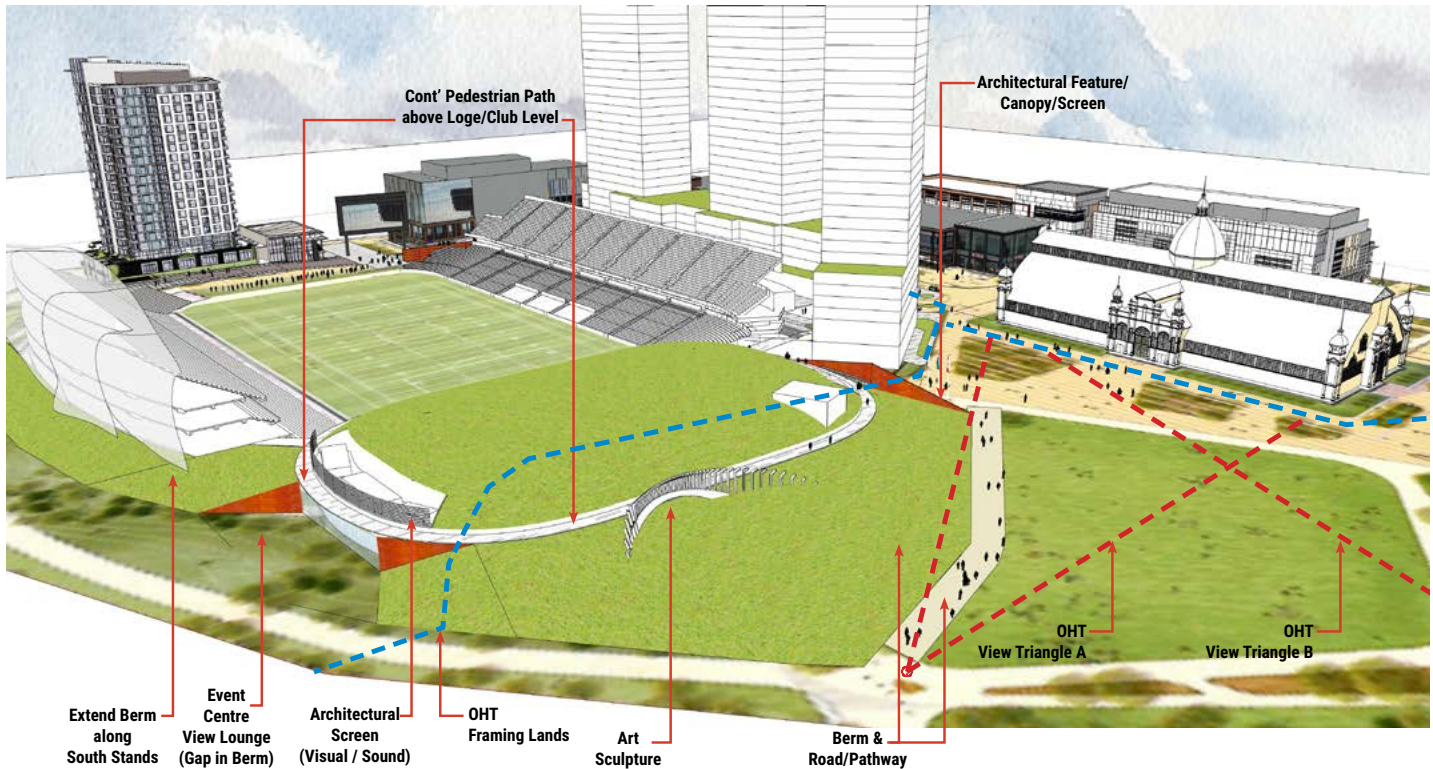
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B. North Stadium Stands

The design for the new North Stadium Stands aims to provide an **improved viewer experience**. The design includes a steeper pitch that brings seats closer to the field, and larger and improved concourses, food and beverage amenities, and washrooms. The new North Stadium Stands will also include suites with direct field views, stacked upper-level fan decks and a mid-level club.

With a seating capacity of 11,200 (and overall capacity of 12,000), the North Stadium Stands' main concourses are split between two levels, with one level linking to the new elevated east-west public promenade and the club level of the new Event Centre. An updated connection path between the north and south stands will be integrated into the new design and will travel across the edge of the event centre's live green roof.



Schematic diagram looking west from the Rideau Canal

The new North Stadium Stands seating is split into upper and lower seating sections and is designed to provide excellent sight lines to the field, similar to the South Stadium Stands.

This totally new structure with its many amenities will be integrated with the different elements of the site to allow the North Stadium Stands to **improve the fan and guest experience for years to come.**

Serving the Event Centre and Stadium administrative needs, an office (which is currently located within the Arena at TD Place) will be located adjacent to the North Stadium Stands.

OSEG PROPOSAL: LANSDOWNE 2.0

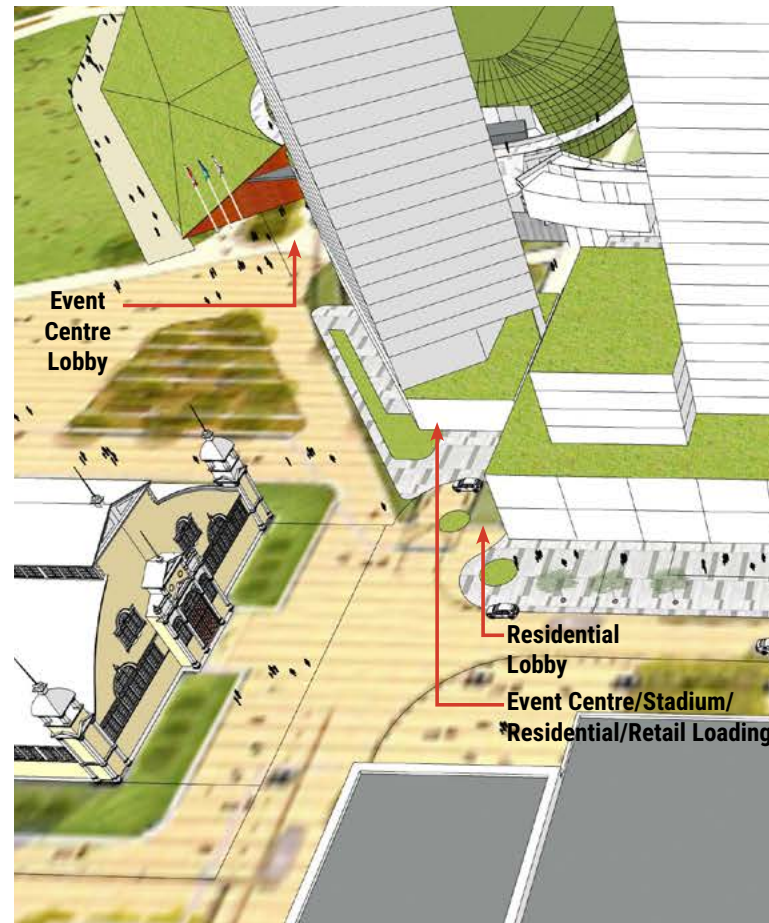
C. Retail Podium

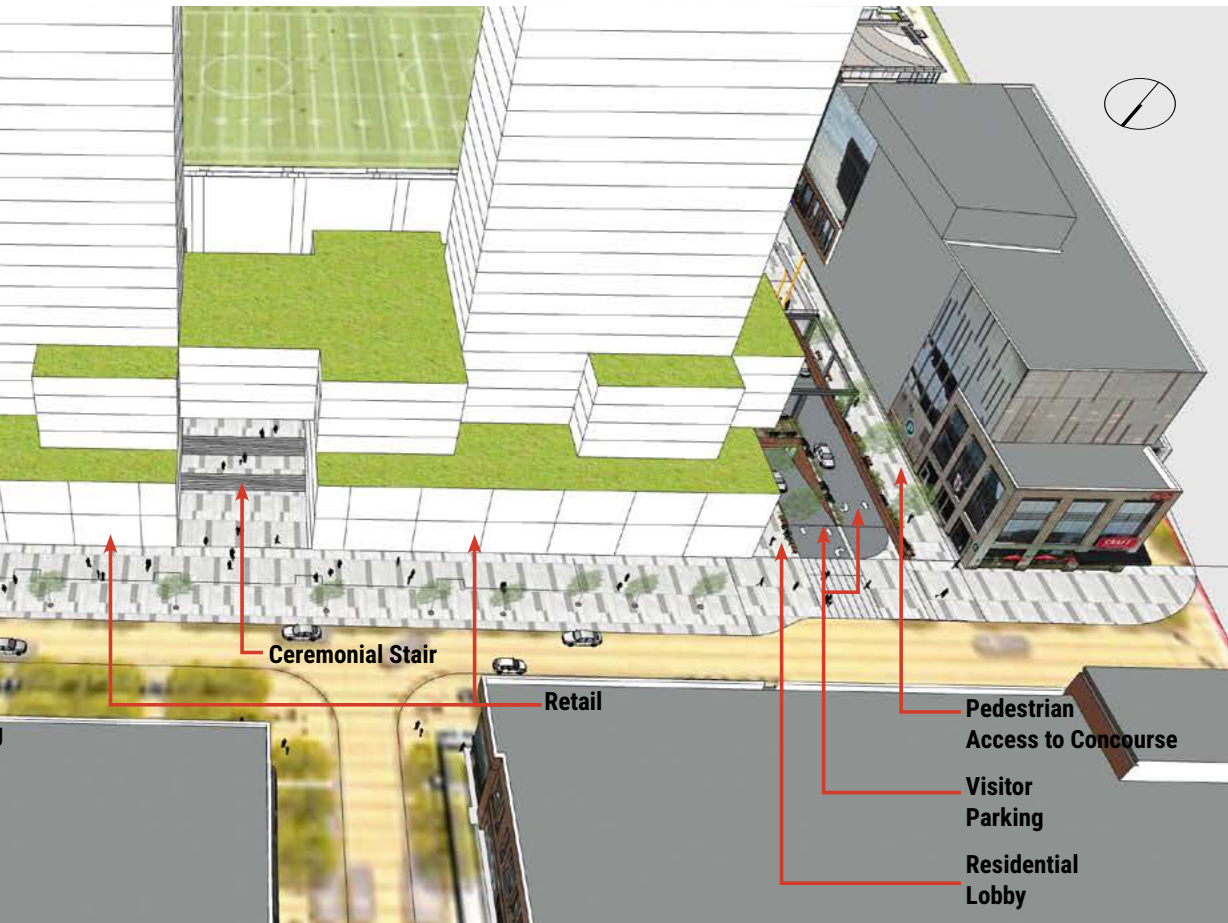
As part of Lansdowne 2.0, the current existing 41,000 ft² of retail space adjacent to the arena will be demolished and replaced with a mixed-use podium that includes 100,000 ft² of retail space.

The retail podium will be set back from the existing retail storefront location, which will open up Exhibition Way and allow for **expanded and better vistas from Bank Street** and as you enter Lansdowne and look toward the historic Aberdeen Pavilion.

The retail podium will allow Lansdowne to bring **additional destination-focused and experiential attractions** to the site. These could include a new music hall and the relocation of Goodlife.

The podium will serve as the functional and aesthetic base of the retail components of the Lansdowne 2.0 program.





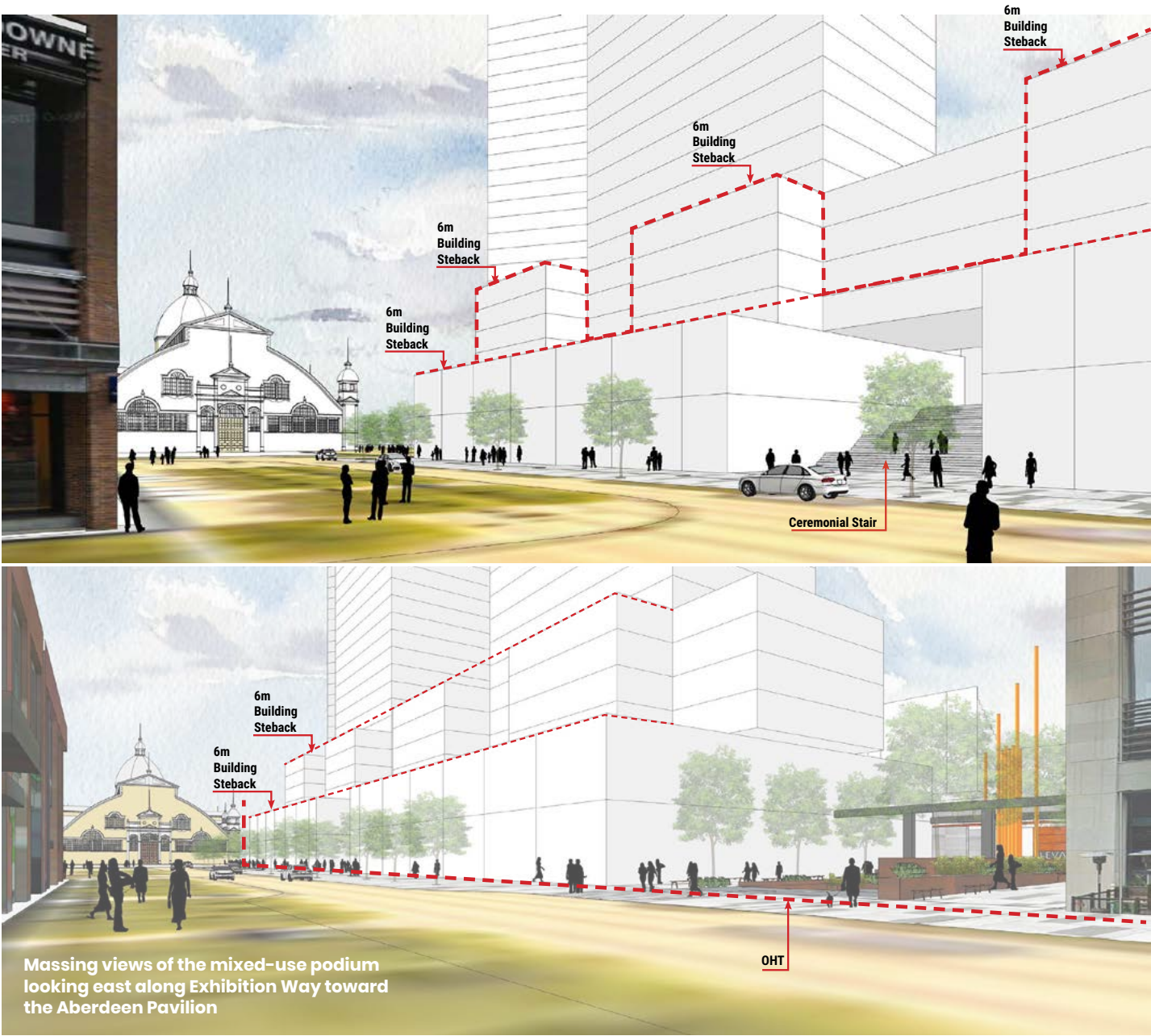
Schematic diagram looking south toward Exhibition Way (stadium beyond).



From left: The Ceremonial Stair (artist's concept); Artist's concept of the mixed-use public realm experience from Lansdowne 1.0; Aspirational image of the urban/commercial experience

COPLEY WOLFF

OSEG PROPOSAL: LANSDOWNE 2.0



Private Infrastructure

The private-developed and operated infrastructure will include three residential towers and associated parking which will add **much needed density** to Lansdowne.

Residential

More than an event destination, Lansdowne will be **a place that people call home**. Attracting a mix of new residents is a key component of the Lansdowne 2.0 plan.

In line with the City's Official Plan, the residential component will bring additional density to Lansdowne—allowing more people to live, work and play in the heart of our City. It also helps meet the targeted objective of adding density to **keep the site active and vibrant** at all times, and particularly on non-event days, which are the majority.

It will also **provide a significant part of the funding envelope** for the Lansdowne 2.0 plan. The residential component built atop of the mixed-use retail podium will help defray the cost of replacing the functionally obsolete sporting facilities with a new Event Centre and North Stadium Stands.

To meet urban intensification principles while integrating with the existing infrastructure at Lansdowne and the surrounding community, we are proposing the addition of **three residential buildings** that will emerge from the proposed retail podium in the **centre of the site**.

These buildings will provide **1,200 new residential units** to the site and are expected to include:

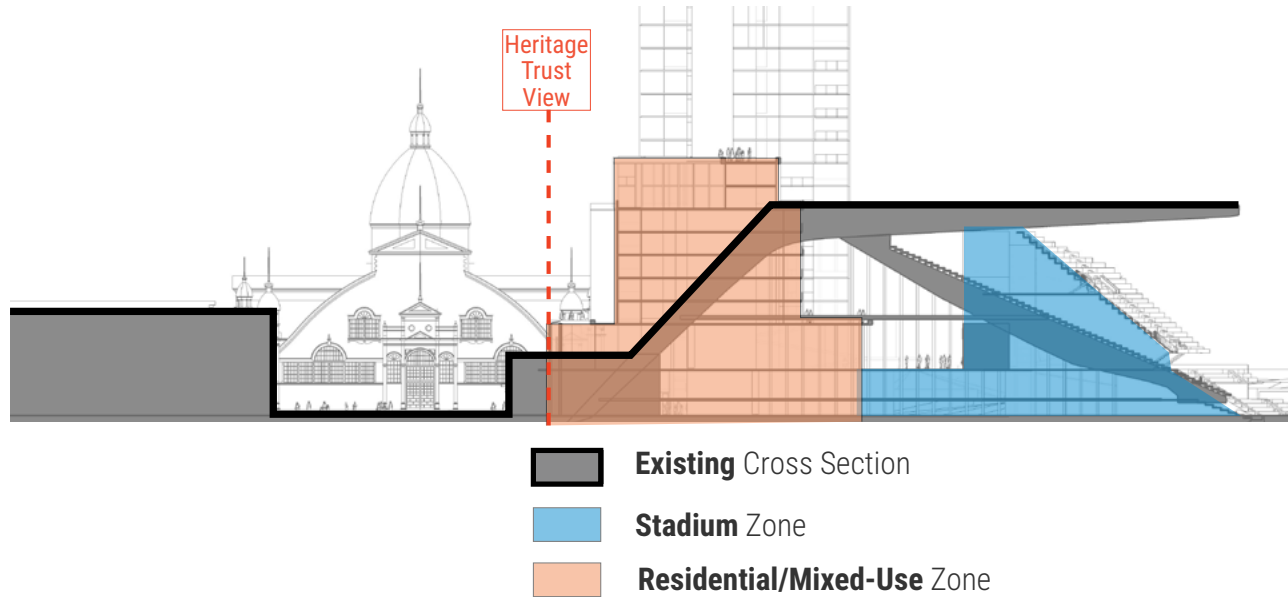
- › **Two towers of purpose-built rental units**
- › **One tower of condominiums**
- › **Affordable housing**, including 10% of the total residential build dedicated to affordable housing units that will be built and financed in partnership with an affordable housing partner
- › **A range of unit types** catering to various needs, including family-sized units
- › **Underground residential** parking adjacent to the existing Lansdowne parking. These 720 new spaces will be segregated and associated with the new residential units and will be in line with our commitment to creating a vibrant, active transportation focused community at Lansdowne.

As indicated in the July 2021 FEDCO report, once the Lansdowne 2.0 proposal is accepted, the City will complete the sale of air rights required to accommodate these residential towers in a transparent and competitive public process.

Placemaking and Preserving Heritage

Artist's concept of the widened view corridor

Our proposal also seeks to **enhance the public realm and increase vibrancy** of Exhibition Way and provide a new mixed-use retail podium that will animate the street and promote human interaction. Significant building step-backs included in the design will help to break down the scale and massing along Exhibition Way and reflect the scale and height of the Aberdeen Pavilion. Levels 3-6 of the mixed-use podium include a residential program with

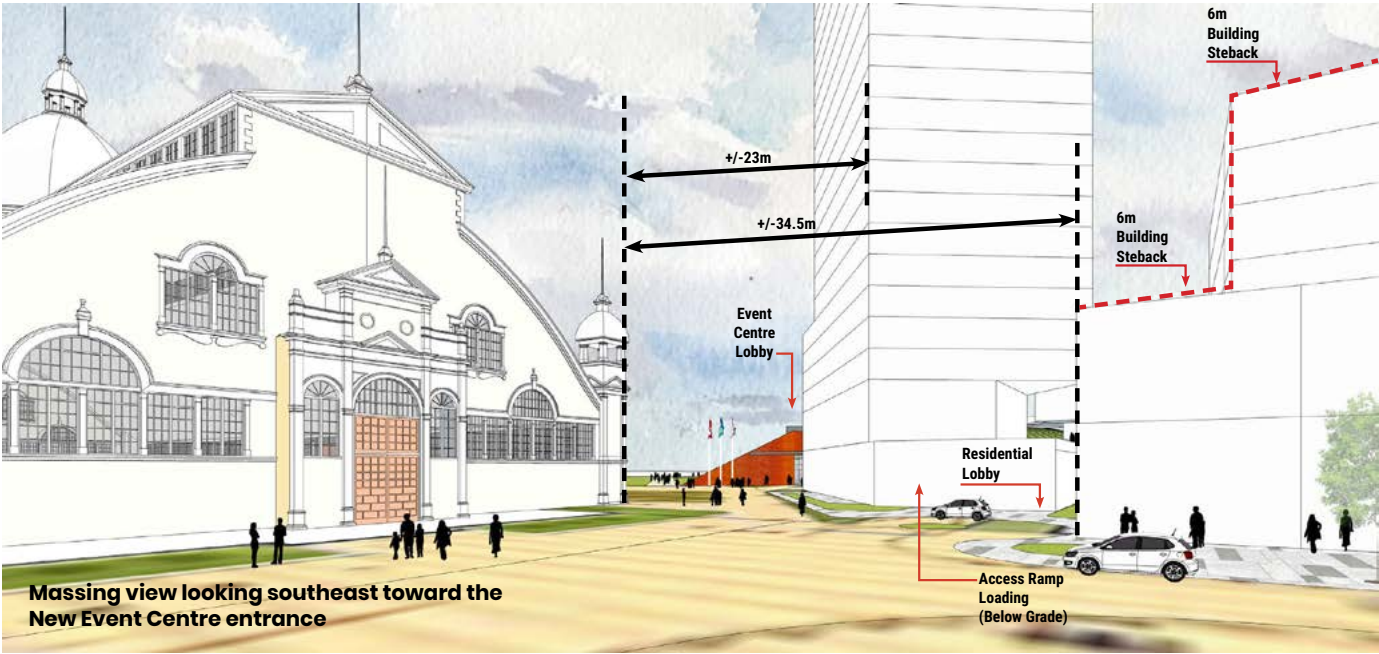
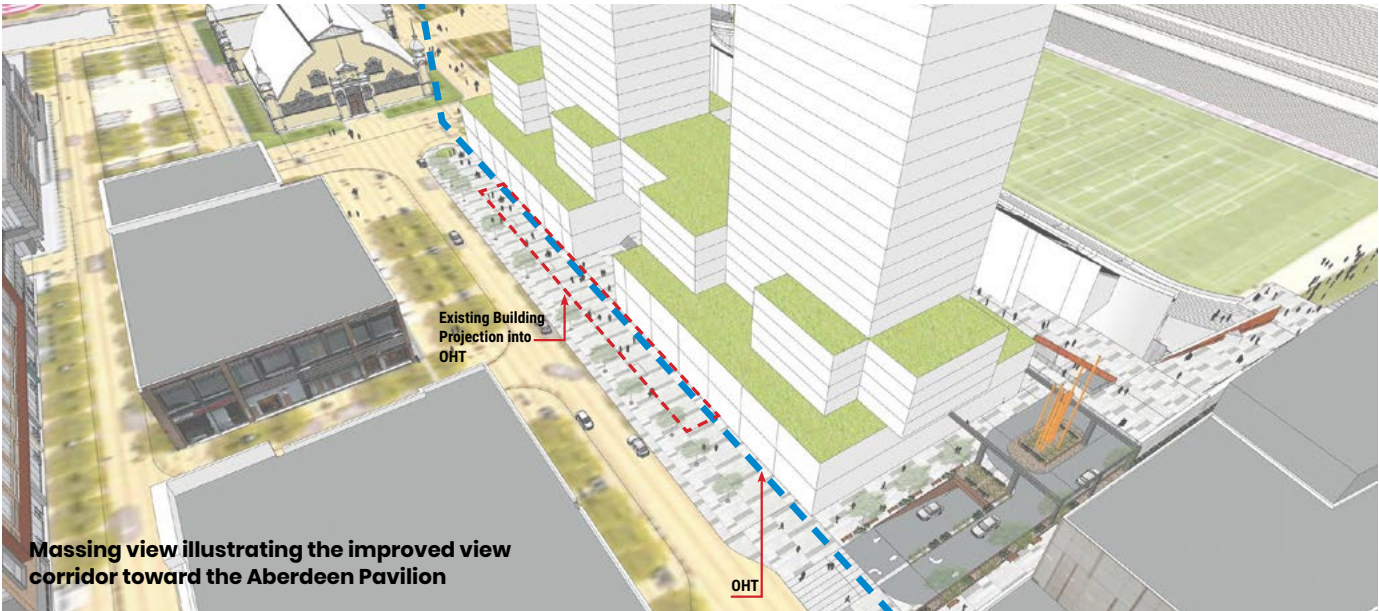


Schematic cross-section through Exhibition Way and the North Stadium Stands (looking east toward the Aberdeen Pavilion)



Existing view along Exhibition Way. Red shaded area indicates the existing retail encroachment into the Ontario Heritage Trust view corridor which would be removed in Lansdowne 2.0.

OSEG PROPOSAL: LANSDOWNE 2.0



rooftop terraces. This podium serves as a base that steps up to a continuous rooftop amenity level with access to a rooftop terrace where three proposed residential towers rise to **animate the sky plane** above the North Stadium Stands.

Our proposal includes a firm commitment to continue working with the City and the Algonquins of Ontario to advance our **shared commitment to recognizing and celebrating Algonquin history, art and culture**. Lansdowne is situated on traditional Algonquin territory. Incorporating the Algonquin Nation's rich history, culture, arts, and connection to the land, was an integral part of the revitalization of the site in 2012. Algonquin interpretive elements including way-finding based on the four colours, an Ethno-Botanical garden, a Teaching Circle, plantings of trees of significance to Algonquin culture and Algonquin art commissions are integrated throughout Lansdowne and significantly enhance the cultural experience of residents and visitors. It will remain an important consideration throughout the planning, design and development of this project.

Lansdowne 2.0 continues to **preserve and incorporate existing public art**. The Moving Surfaces art installation, that ties in Lansdowne and the Rideau Canal and which currently adorns the berm adjacent to the Great Lawn, will be retained. We will work with the artist to decommission, safely store and re-install

Moving Surfaces as part of the work. We will also work with the City of Ottawa to identify public art possibilities outside and inside the new facilities.

BRETT HITCHINS



CITY OF OTTAWA



OSEG PROPOSAL: LANSDOWNE 2.0

Sustainability and Environmental

We were proud to have been able to be partners in the redevelopment of Lansdowne that resulted in it becoming the **first neighbourhood in Canada** to be awarded the **LEED ND 2009 Stage 3 Silver certification** from the U.S. Green Building Council.



Building on this success, OSEG intends to follow the City’s Green Building Policy and will be **targeting LEED Silver for both the Event Centre and the Stadium**. Various sustainability measures are being explored for the construction and operation of the proposed Event Centre and North Stadium Stands, including:

<ul style="list-style-type: none">› Energy efficient MEP design› Additional natural ventilation to be provided including more fresh air supplied with economizers› Call for local materials in specs› Call for salvaged materials in specs› Convert all fixtures to low flow/waterless› % electric vehicle charging stations + possible partnerships	<ul style="list-style-type: none">› LED lighting› Occupancy sensor technology› Building automation system› Electric powered zambonis› Rainwater catchment from room/recyclable water system› Initiatives that encourage guests and staff to reduce energy consumption and carbon production when travelling to and from Lansdowne	<ul style="list-style-type: none">› Geothermal› Full recycling program for construction waste› Water bottle refilling stations› Heat recovery from refrigeration equipment› A single stream container recycling program› A food waste organics program and equipment› A battery program to run various operations equipment	<ul style="list-style-type: none">› Efficient window glazing and efficient building heating and cooling› Waste prevention› The use of electric power and solar power› Reduction of our carbon footprint: promote use of public transit and funding of more bike lanes, e-scooters and other active transportation options—and subsequent reporting› Partnerships with vendors that exercise sustainable practices
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Accessibility

As outlined in the ROSSETTI Report, the current Lansdowne Arena and North Stadium Stands have significant accessibility issues. Lansdowne is a place of gathering for residents and visitors of **all ages and abilities**, and our proposal strives to incorporate the **highest standards of accessibility**.

The proposed Event Centre and North Stadium Stands will incorporate accessibility features throughout and will be designed in compliance with the Ontario Building Code's accessibility standards. Key features of the new Event Centre and North Stadium Stands include:

- › Barrier-free paths of travel throughout publicly used spaces, including improved entrance ways, turning spaces, compliant doorway and corridor widths, adequate companion seating and power door operators
- › Equitable distribution of accessible seating in all levels
- › Elevator and ramp access for patrons with mobility issues
- › Accessible and family washroom facilities
- › Accessibility considerations will need to be integrated as part of the Ceremonial Stairs

We will also strive to ensure that the residential and retail components meet the highest standards of accessibility.

OSEG PROPOSAL: LANSDOWNE 2.0

Transportation

Lansdowne has a Transportation Demand Management (TDM) Program identifies the initiatives in place to accommodate the transportation demands for **both day-to-day activity and special events** at Lansdowne. Initiated with Lansdowne 1.0, TDM will continue to be an area of focus with this new proposal.

Currently, Lansdowne's transit and active transportation model split is approximately 70%—meaning the **majority of people who access the site for events do so by transit, on foot or by bicycle.** Given its geographic location in the heart of the City, and many easy cycling and pedestrian links to surrounding communities, this will continue to be an area of focus and emphasis.

Lansdowne 2.0 includes the proposed widening of the space along Exhibition Way, which provides the opportunity to identify pedestrian and active transportation enhancements and safety measures for the overall site.

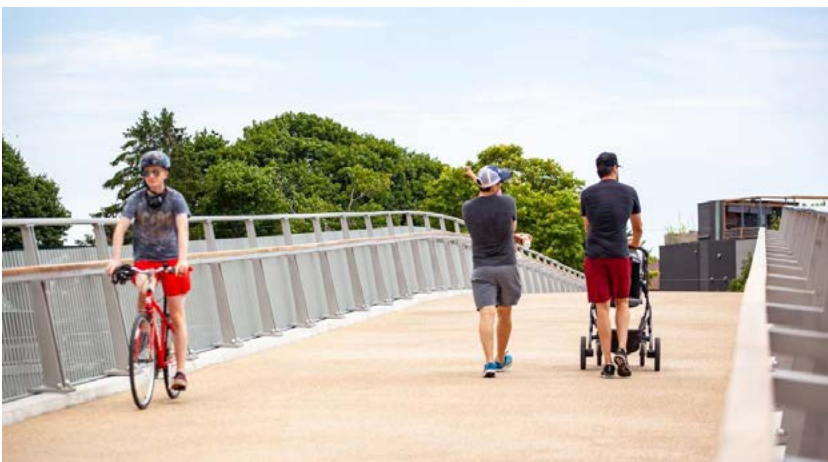


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OSEG FILE

The implementation of this proposal will also require a full Transportation Impact Assessment to understand impacts within the site and in the surrounding communities. Two specific areas to be assessed include the intersection of Bank and Sunnyside and the intersection of Lansdowne and Queen Elizabeth Driveway. As always, **we will continue to work with our partners at the City, NCC and in the surrounding communities.**



DTAH



OSEG FILE

PUBLIC
INFRASTRUCTURE
EVENT CENTRE,
NORTH STADIUM
STANDS AND RETAIL
PODIUM COSTING

PUBLIC INFRASTRUCTURE EVENT CENTRE, NORTH STADIUM STANDS AND RETAIL PODIUM COSTING

We have worked with **world-leading organizations** to design and cost the construction of these facilities.

This is lead on the municipal facilities-side by **Brisbin, Brook Beynon Architects** whose sports and entertainment portfolio includes numerous iconic facilities around the world such as Arena Berlin, Arena Hungary, Chase Center (San Francisco), Coca-Cola Coliseum (Toronto), Hartwall Arena (Helsinki), Madison Square Garden at Farley, New York, Malmo Arena, Melbourne Arena, Moscow Arena, Rogers Arena (Vancouver), Scotiabank Arena (Calgary), TD Garden (Boston), Wells Fargo Center (Philadelphia), Workers Arena (Beijing).

The site plan and mixed-use development side is led by well-known and highly respected local firm **Hobin Architecture**. Hobin are well known as designers of high-quality urban and living environments. Their design of Landsowne 1.0's residential elements have garnered numerous awards such as the **City of Ottawa's Special Jury Prize for Tall Building Design Excellence**.

BTY, a global, multi-disciplined construction consulting firm was selected as the costing consultants for this project.

A full list of design and construction consultants utilized on this proposal is included in the Appendix.

The private infrastructure portion of the Lansdowne facilities rejuvenation project, including multi-use event centre and North Stadium Stands has been costed at \$330 million.

Event Centre and North Stadium Stands

1. BTY's detailed "Class D" hard cost report for the Event Centre and North Stadium Stands and totaling \$219,400,000 is included in the Appendix.
2. Construction soft costs are detailed in Appendix I.
3. The Event Centre and Stadium administrative offices totaling 25,000 ft² have been included in the retail podium adjacent to the North Stadium Stands. The podium

Project Cost Summary

Event Centre/North Stadium construction hard costs	\$219,400,000 ¹
Event Centre/North Stadium construction soft costs	23,500,000 ²
Event Centre/Stadium administrative offices	10,000,000 ³
Cost escalation provisions	25,000,000 ⁴
Lease displacement costs	20,000,000 ⁵
Retail Podium	10,000,000 ⁶
Additional contingency	22,100,000 ⁷
TOTAL LANSDOWNE 2.0 PROJECT COSTS	\$330,000,000

provides for a more efficient space, financially, as opposed to including them in the open-air North Stadium or footprint constrained Event Centre.

4. Cost escalations are the average annual escalation rates utilized in the BTY Cost Estimate.
5. Lease displacement costs represent costs to the Lansdowne Master LP associated with the loss of leased facilities during construction. It includes the loss of the North Stadium Stands, offices, box office and the merchandise store for two years and cost of relocating current tenants.

6. Retail podium costs are estimated at \$40,000,000 with \$10,000,000 to be funded under this project and \$30,000,000 retained by the LLP.
7. Each of the individual construction components of this project include their own contingencies. An additional contingency of \$22 million (or 7% of the overall project costs) has been included.

CONSTRUCTION SCHEDULE AND CONSIDERATIONS

CONSTRUCTION SCHEDULE AND CONSIDERATIONS

A phased construction schedule has been identified aimed at **minimizing the impact on events** at Lansdowne, as well as **traffic and construction disruptions** on the neighbouring community.

Construction associated with Lansdowne 2.0 will be completed in phases as follows:

- Phase I – Event Centre:** Commencement November 2022, Completion September 2024, Duration 23 months
- Phase II – North Stadium Stands, Retail Podium, Parking:** Commencement December 2024, Completion North Stadium Stands May 2027, Duration 30 months
- Phase III – Residential Towers:** Commencement 2024, Completion 2029

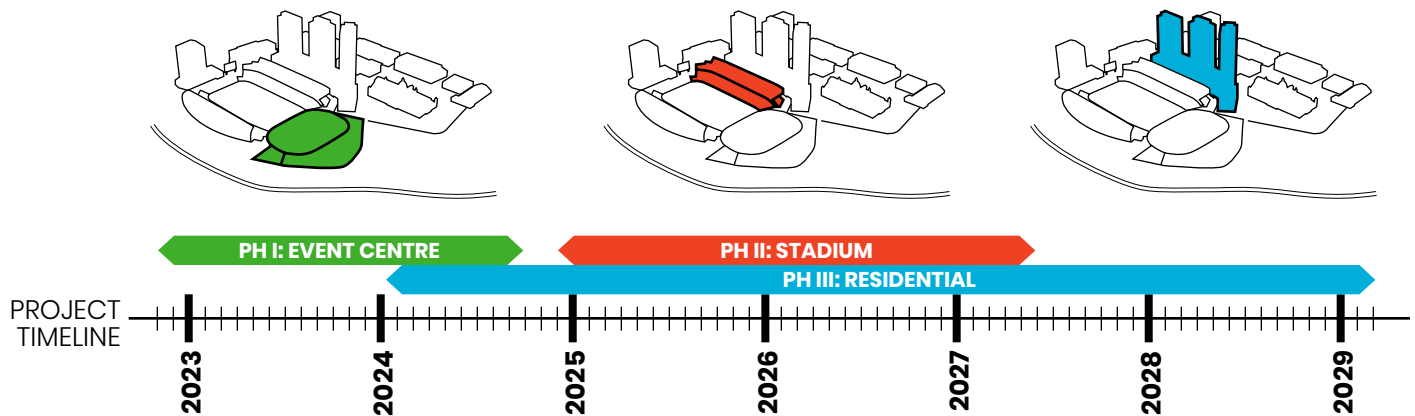
Starting with the Event Centre in late 2022 will allow current TD Place events to continue uninterrupted during 2023 and 2024 until it opens in October 2024.

In late 2024, after the Ottawa REDBLACKS season, demolition of the current North Stadium Stands and arena complex will commence. The North Stadium Stands will be unavailable during 2025 and 2026 until they are completed in May 2027. Temporary stands, representing 35% of the current North Stadium Stands capacity, will be utilized for the two seasons during construction.

The residential component of the project will start welcoming residents in 2027 and through to the completion of the third tower in 2028/29.

To minimize traffic and disturbance within the community a portion of the Great Lawn will be used for construction staging.

All other facilities, amenities, businesses, and spaces at Lansdowne will remain open and operational during the rejuvenation period.



COMMUNITY
IMPACTS AND
ECONOMIC
DEVELOPMENT

COMMUNITY IMPACTS AND ECONOMIC DEVELOPMENT

The economic and social impacts of having a **vibrant, multi-faceted gathering place** in the heart of our city are vast.

Economically, the rejuvenation of Lansdowne in 2014 has been a boon to both the Ottawa region and our local neighbourhood.

The Lansdowne Partnership generates between \$85M and \$165M in economic impact (GDP) annually and had resulted in over 1,200 full and part-time jobs.

Considering the entire Lansdowne site (which includes over 40 businesses), the economic impact is between \$270M and \$530M annually and has created over 4,000 full and part-time jobs.

That means that over the life of the Partnership (to 2054), Lansdowne will generate between \$17B and \$33B of economic benefit for our region.

In addition, since redevelopment, property values in the immediate vicinity of Lansdowne have grown at a rate in excess of regional averages.

The construction of the new Event Centre, North Stadium Stands and Retail Podium are expected to generate an **additional \$600M+ in economic benefit and over 4,000 person-year jobs**. If the planned residential component is included, then this total project could generate an additional \$400M+ in economic impact and add over 2,700 jobs.

In addition, once completed, this project is expected to add **over 600 new permanent full and part-time jobs** to Lansdowne.

However, the more important impact of this historic site is the social impact that it has and will continue to have on our community.

Beyond the direct economic benefits to the City of Ottawa, OSEG and the Lansdowne Partnership contributes in a meaningful way through social impact programs, community engagement and our charitable foundation. As a company, our commitment to support the community in which we work, live, and play has never been stronger. Community building and giving back are integral to our corporate culture at OSEG, extending from our ownership group to our athletes, fans, and employees.

We strategically select projects and long-term partnerships that **create social value and the impact needed to drive positive change** most effectively.

These range from program delivery for youth from priority neighbourhoods, athlete community service, implementation of a comprehensive equity, diversity and inclusion action plan, commitment to sustainability and financial and in-kind donations.



OSEG FOUNDATION

COMMUNITY IMPACTS AND ECONOMIC DEVELOPMENT

Our Engagement in the Community

We give back:

Since its inception in 2017, the OSEG Foundation has contributed more than \$6M in programming and community investments. Whether it's prioritizing mental health and well-being; expanding opportunity for girls; investing in youth sport and addressing barriers to access and inclusion; or helping more kids and communities discover the power of play and movement, we're working to shape a more equal, active, and inclusive future. Through the OSEG Foundation, we're investing in initiatives and programs across the national capital region that **help all kids access, learn, grow, and develop critical life skills through sport.**

Beyond monetary contributions invested into the community from the OSEG Foundation, OSEG athletes contribute **over 1,500 hours of community service** each year and OSEG donates **over \$500,000 annually** in free facilities for not-for-profit groups, in-kind donations of tickets and merchandise.

Through our community efforts, we have helped **turn sponsors into philanthropists, fans into volunteers and donors and players into change makers.**

A new Event Centre, North Stadium Stands and increased residential density on site will increase the OSEG Foundation's ability to invest in and contribute to the betterment of the community.

We invest in building a more equitable, diverse, and inclusive community:

OSEG is deeply committed to leveraging our visibility, reach and resources to foster equity, diversity, and inclusion (EDI) across our organization and more broadly within the community. Our goal is to not only push ourselves forward but by leveraging our platforms, serve as a **catalyst for change in sports and within our community.** OSEG has developed a comprehensive, multi-pronged EDI action plan that will enable us to increase EDI within our business but equally as important, **commits us to social action** more broadly and with an emphasis on youth.

OSEG's EDI Action Plan was developed through a collaborative and consultative process that includes representation from across the community. The members of the EDI Council and associated subcommittees shared with us their invaluable and immense expertise and lived experience to inform the objectives and areas of focus.

We are committed to environmental stewardship and sustainability:

Lansdowne is green by design.

It is Canada's first completed neighborhood development project to achieve LEED Stage 3 silver certification, which affirms that new buildings, pathways, plazas, and green spaces were designed and built to enable people to gather in a healthy environment. The certification supports the vision for Lansdowne as an **eco-friendly gathering place for sports and entertainment, recreational activities, shopping, and dining, with sustainable working and living spaces.** Sustainability is integrated into our operations and business practices as a core operating



principle, and we continue to introduce and implement sustainable initiatives regularly.

OSEG is a proud member of the **"Green Sports Alliance,"** an organization for promoting/sharing global best practices in stadium sustain-

ability initiatives such as: energy consumption, food services, venue operations, waste management, water management, transportation, and procurement.

OSEG believes sustainability is a responsibility. As new, socially responsible technologies emerge and best practices evolve, we are committed to assessing their relevance to Lansdowne and analyzing their potential impact on our sustainability practices

and commitment. It is an ongoing process that involves all departments and engages all staff in a common cause to deliver meaningful benefits to our community. **We're proud of what's been done so far and excited to continue as part of the global effort to sculpt a healthier, sustainable future for us all.**