



**945 & 1015 Bank Street  
Lansdowne 2.0 Phase 1 - Event Centre**

Planning Rationale Addendum + Zoning Confirmation Report  
Site Plan Control  
August 7, 2024



Prepared for City of Ottawa

Prepared by Fotenn Planning + Design  
396 Cooper Street, Suite 300  
Ottawa, ON K2P 2H7

August 2024

© Fotenn

The information contained in this document produced by Fotenn is solely for the use of the Client identified above for the purpose for which it has been prepared and Fotenn undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
1.1	Application History	1
1.2	Application Overview	2
<b>2.0</b>	<b>Site Context and Surrounding Area</b>	<b>4</b>
2.1	Subject Property	4
2.2	Surrounding Area	7
2.3	Road Network, Transportation Network, and Active Transportation Network	8
<b>3.0</b>	<b>Proposed Development</b>	<b>11</b>
3.1	Overview of Development	11
3.2	Access and Egress	13
3.3	Design Intent	15
3.4	Materiality	16
3.5	Landscaping Strategy	16
3.6	Public Realm	18
3.7	Heritage Considerations	19
3.8	Accessibility	21
3.9	Microclimate Analysis	21
3.10	Crime Prevention Through Environmental Design (CPTED)	22
3.11	Climate and Sustainability	23
<b>4.0</b>	<b>Policy Review</b>	<b>24</b>
4.1	Provincial Policy Statement (2020)	24
4.2	City of Ottawa Official Plan (2022)	24
4.3	Lansdowne Guiding Principles	28
4.4	Lansdowne Park Design Manual	29
4.5	Zoning Confirmation Report	29
<b>5.0</b>	<b>Public Consultation Strategy</b>	<b>32</b>
<b>6.0</b>	<b>Conclusion</b>	<b>34</b>

# 1.0 Introduction

Fotenn Planning + Design (“Fotenn”) has been retained by the City of Ottawa to prepare this Planning Rationale and Zoning Conformance Report in support of a Site Plan Control application to facilitate the development of a new Event Centre on the property municipally known as 945 and 1015 Bank Street, and otherwise known as Lansdowne (the “subject property”) in the City of Ottawa.

## 1.1 Application History

The current process leading to the redevelopment of Lansdowne dates back to 2007 as detailed in the site timeline below. In July 2021, Council directed staff to bring forward detailed plans and cost estimates for the revitalization of Lansdowne (Lansdowne 2.0) that met the objective of helping the Partnership achieve financial sustainability and included a funding strategy for the City’s portion; and assessment of financial affordability and assessment of the financial implications for the City for the term of the Partnership agreement. In June 2022, Council “approved in principle” the proposed concept plan, and through Official Plan Amendment and Zoning By-law Amendment applications Council approved the proposed redevelopment in November 2023. A subsequent appeal was filed; however, through Provincial Bill 185, the appeal was dismissed.

- / **October 2007:** The City of Ottawa initiated a redevelopment of Lansdowne due to cracks discovered in the stadium.
- / **October 2008:** OSEG proposed a plan to revitalize Lansdowne by entering into a partnership with the City of Ottawa.
- / **April 2009:** Ottawa City Council directed City staff to work with OSEG to develop a plan to revitalize Lansdowne.
- / **September 2009:** City of Ottawa staff and OSEG presented City Council with a plan to redevelop and transform Lansdowne under a Lansdowne Partnership Plan (LPP).
- / **November 2009:** City Council approved the Lansdowne Partnership Plan and directs staff to negotiate a project agreement framework with OSEG.
- / **June 2010:** City Council approved the Lansdowne Partnership Plan and Implementation Report and votes to proceed with sole-source negotiations with OSEG after reviewing studies on the proposal.
- / **June 2011:** City decision appealed with Ontario Municipal Board settlement and decision on Lansdowne following.
- / **October 2012:** The legal closing of the LPP is approved by City Council and the City enters into a 30-year partnership with OSEG.
- / **November 2012:** Construction began on the redevelopment of Lansdowne.
- / **August 2014:** Construction completed and Lansdowne reopens.
- / **November 2019:** A report goes to City Council identifying significant financial challenges to the partnership.
- / **December 2020:** Following the **Lansdowne Annual Report and COVID-19 Impacts Update** report, City Council extended the LPP to 40 years and directed City staff to work with OSEG to explore options that will enhance the sustainability and financial viability of the partnership.
- / **June 2021:** City Council approved the **Lansdowne Partnership: Path to Sustainability and Next Steps** report, which includes the framework for improving the LPP’s sustainability, and directs staff to negotiate with OSEG to develop a proposal to revitalize Lansdowne.

- / **June 2022:** City Council approved the Lansdowne Partnership Sustainability Plan and Implementation Report and directed staff to renegotiate the LPP and to work with OSEG to develop the proposed concept plan.
- / **June 2023:** City Submits Official Plan Amendment and Zoning By-law Amendments to facilitate the proposed concept plan.
- / **November 2023:** City of Ottawa Council approved Official Plan Amendment and Zoning By-law Amendment applications to facilitate the proposed redevelopment concept plan.
- / **December 2023:** Appeals are filed against the approval of the Official Plan Amendment and Zoning By-law Amendment applications.
- / **July 2024:** Appeals are dismissed by the Ontario Land Tribunal.
- / **2024:** Preparation of Master Site Plan Control application for the new Event Centre and North Side Stands.

## 1.2 Application Overview

The proposed development consists of a new 5,500-seat Event Centre located adjacent to the eastern edge of TD Place Stadium. The proposed Event Centre is oval-shaped, with soft scaping on the south and east sides and hardscaping on the north side. As part of the development of the Event Centre, the surrounding landscaping will also be reconfigured, resulting in a new sloped grassy berm situated on the southeastern side of the Event Centre.

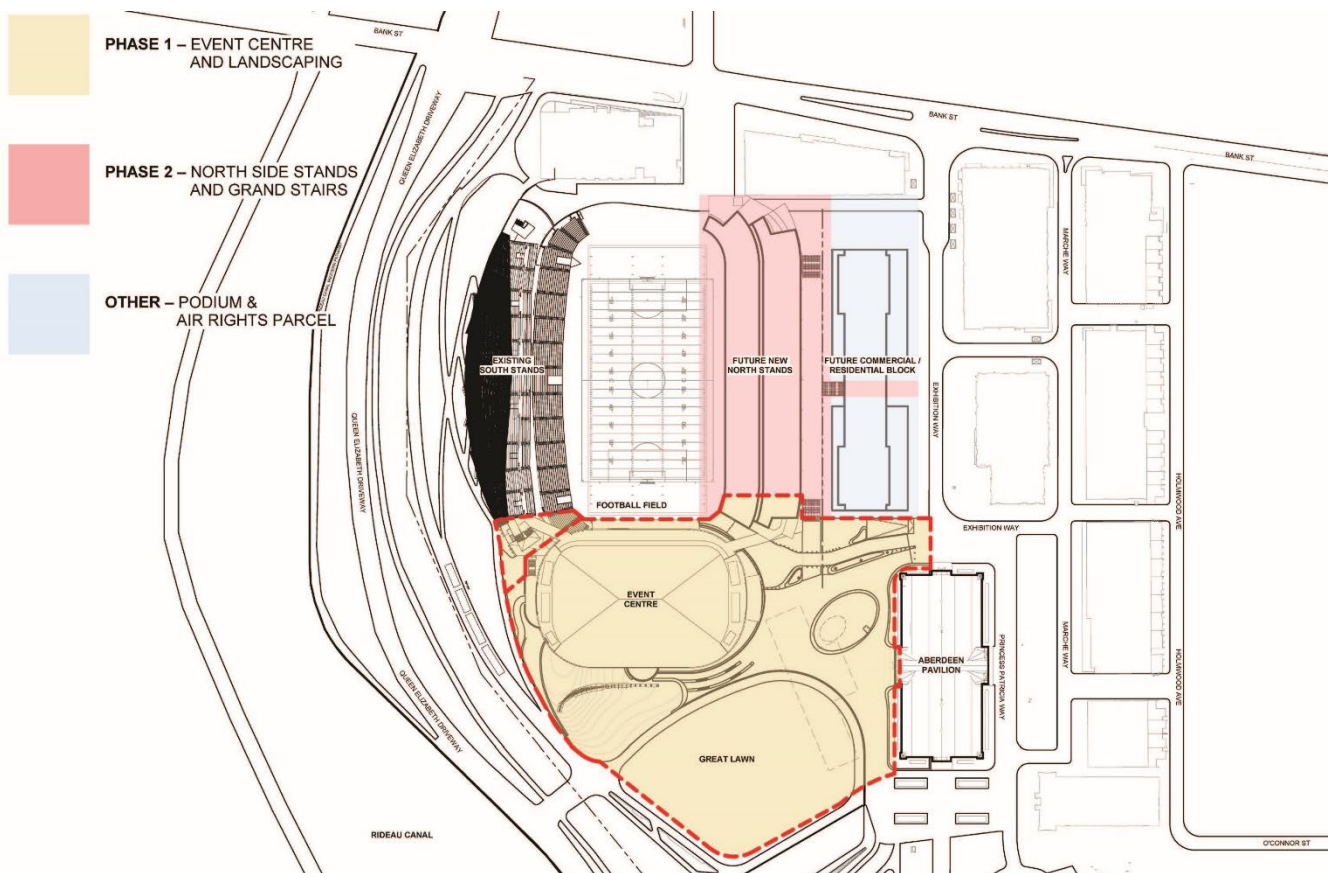


Figure 1 Proposed Phasing Approach.

The existing Moving Surfaces art installation is proposed to be relocated to sit atop the new berm. North of the berm adjacent the new Event Centre will be terraced seating walls. To the east of the Event Centre, beyond the berm, the Great Lawn will be reshaped to extend closer to the Aberdeen Pavilion. A new 'ellipse' has also been designed to complement the Great Lawn. The pathways and geometry of the green spaces follow a curvilinear design. A Site Plan Control application is being submitted to facilitate the development of the Event Centre. This represents the first phase of development of Lansdowne 2.0.

### 1.2.1 Project Objective

The new Event Centre project for Lansdowne 2.0 aims to honour and celebrate Lansdowne's rich history as a cornerstone of Ottawa's civic, cultural, and sports district while offering a generational opportunity to renew and invigorate this landmark destination. Leveraging Lansdowne's unique location and its potential to be a year-round gathering place for Ottawa, the project introduces a new world-class event centre and improved public infrastructure. These enhancements will bolster accessibility, placemaking, and economic activity, reinforcing Lansdowne as a thriving and vibrant destination and community asset.

### 1.2.2 Project Overview

Located in the heart of Lansdowne Park and Ottawa, the new Event Centre will be a modern venue designed to host a variety of events, including concerts, sports, and other performances and activities. Situated between the Great Lawn, Aberdeen Pavilion, and TD Place Stadium, the Event Centre carefully integrates with overall site context, while adding vibrancy and a dedicated place to gather. It will offer a revised entertainment experience with seating for 5,500 patrons. The venue will feature private suites, clubs, a viewing balcony overlooking TD Place field, and a 360-degree concourse equipped with food, beverage, and washroom facilities.

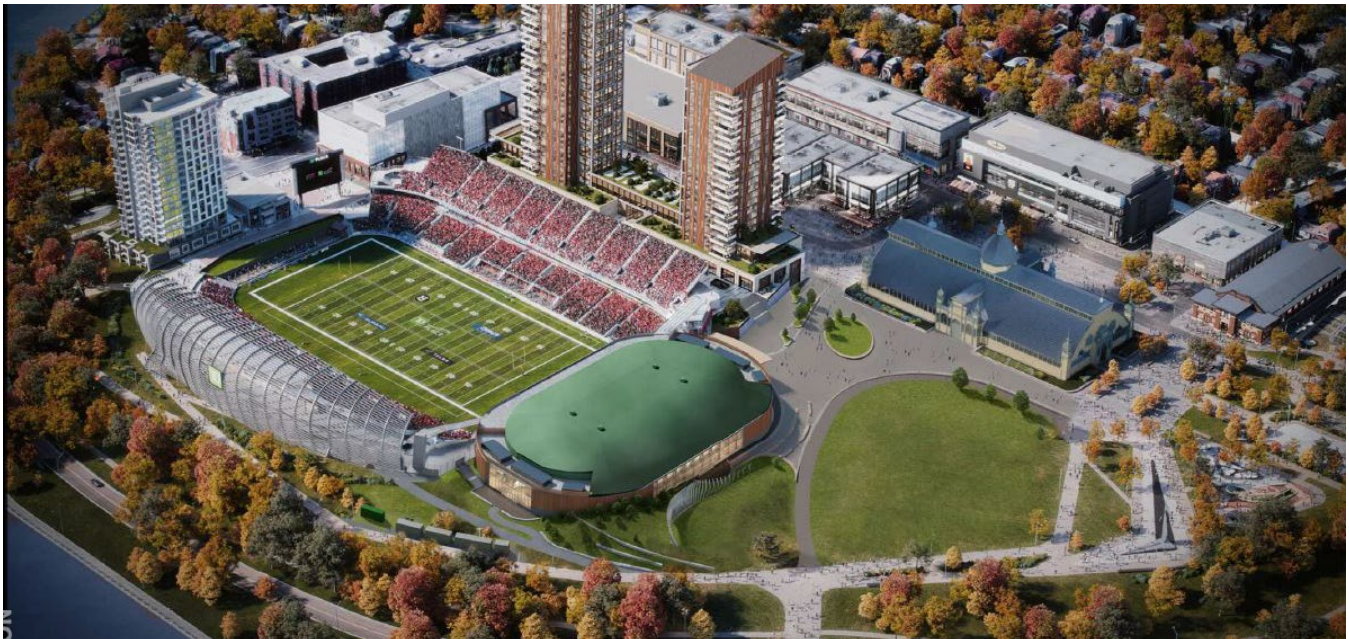


Figure 2. Overall site redevelopment concept plan including proposed new event centre.

# 2.0 Site Context and Surrounding Area

## 2.1 Subject Property

The subject property, municipally known as 945 and 1015 Bank Street, or Lansdowne Park/TD Place Stadium and Arena, is bound by Holmwood Avenue to the north, Queen Elizabeth Driveway to the east and south, and Bank Street to the west (Figure 1). The subject property has approximately 338.4 metres of frontage on Bank Street and 339.36 metres of frontage on Holmwood Avenue, and a total lot area of approximately 156,366 square metres (15.64 hectares). The area that encompasses Phase 1 of the Site Plan Control application is 37,300 square metres.

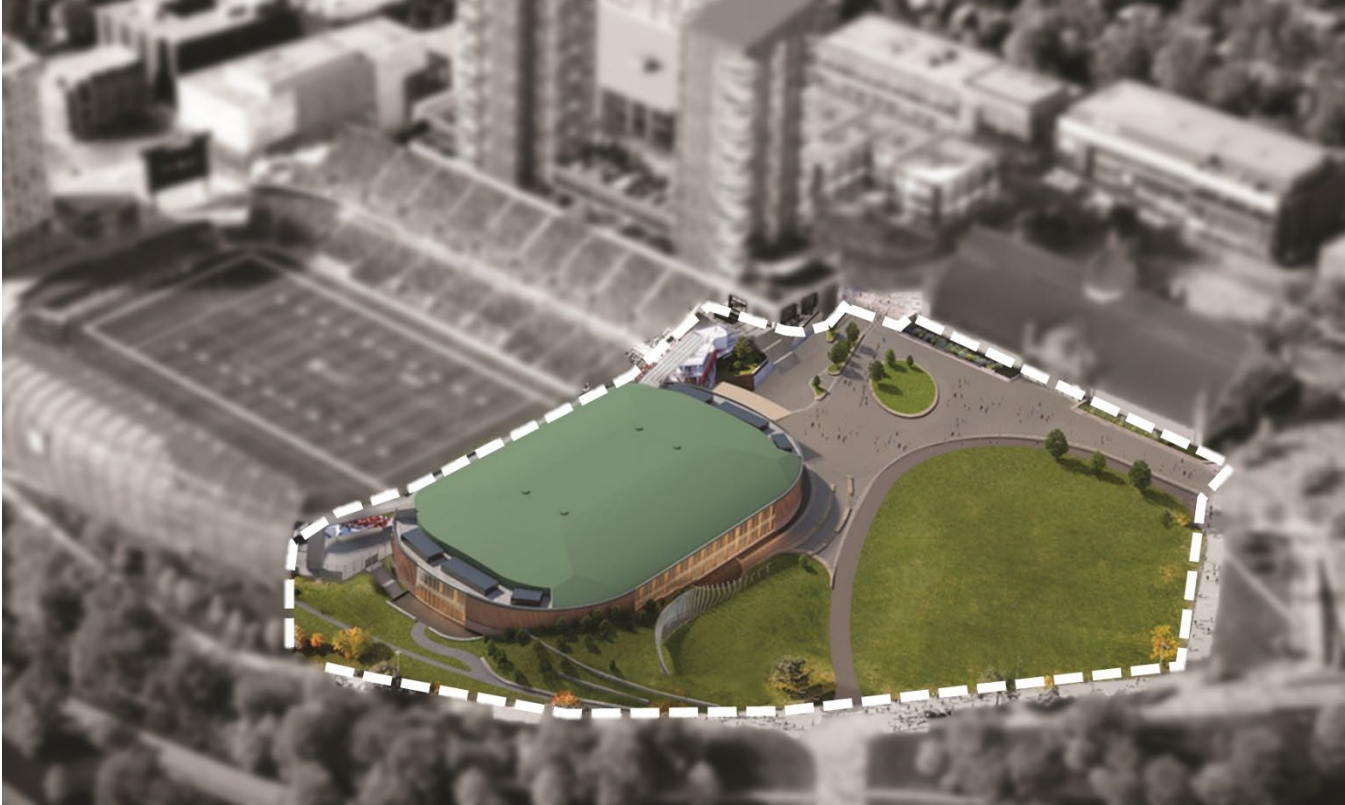


Figure 3. Proposed subject site boundaries.

The subject property is a mixed-use property which previously underwent redevelopment to revitalize the area to Ottawa’s gathering space. Since the reopening in July 2014, the subject property is now developed with a mix of uses ranging from TD Place (outdoor stadium and indoor arena) which is home to professional football, soccer and basketball, and major junior hockey in Ottawa, residential uses ranging from townhouses to residential towers, mixed-use retail including retail shops and restaurants, office space, heritage buildings such as the Aberdeen Pavilion, and open/park space which includes the Great Lawn, community gardens, Lansdowne Park Orchard, and Lansdowne basketball court/skating rink and skatepark, among other open space and park uses.

The subject property is bound by National Capital Commission (NCC) lands to the east and south, which consists of parkland, the Rideau Canal Western Pathway, Queen Elizabeth Driveway and the Rideau Canal, which is a UNESCO World Heritage site. Pathways are located on both sides of Queen Elizabeth Driveway, providing connectivity to the subject property from NCC lands. Sidewalks are provided on the north and south side of Princess Patricia Way as you enter into the subject property from Queen Elizabeth Driveway, however,

the sidewalks on the north side of Princess Patricia Way terminate with no pedestrian crossing or access to the south side and remainder of the property.

The subject property, bound by Bank Street to the west, has two access/egress points to/from the property at Exhibition Way and Marché Way, with Exhibition Way defined by a three-way signalized intersection. Both Exhibition Way and Marché Way provide vehicular access to the subject property. Bank Street consists of sidewalks on the east and west side of the street, as well as a cycling lane on the east side of the street, and a shared vehicle and cycling lane on the west side of the street, providing opportunities for pedestrian and cyclist access to the subject property.

The subject property, bound by Holmwood Avenue to the north, has five (5) access points to the property which only accommodate pedestrian and cyclist access. Holmwood Avenue has a residential interface between the subject property and the existing Glebe neighbourhood to the north, due to the location of townhouses on the north edge of the subject property. Holmwood Avenue is a one-way street with vehicular traffic travelling east from Bank Street. Sidewalks are located on both sides of the street, with on-street parking located on the south side of the street.



Figure 4. Existing condition looking north.





Figure 5. Existing Condition looking north-west.



Figure 6. Existing condition looking south-east.



Figure 7. Existing condition looking west.

## 2.2 Surrounding Area

The surrounding uses vary and can be described as follows:

**North:** North of Holmwood Avenue is the Glebe neighbourhood, which consists of a mix of low-rise residential uses, and a mix of commercial uses along Bank Street. Sylvia Holden Park, a municipal park, is located immediately north of the subject property, as well as Ottawa Fire Station 12. Further north of the subject property is the Flora Footbridge, which provides pedestrian connectivity between the east and west sides of the Rideau Canal. Highway 417, located north of the subject property, is the north boundary of the Glebe neighbourhood before transitioning to the Centretown neighbourhood.

**East:** East of the subject property are NCC lands, including the Rideau Canal Western Pathway and the Rideau Canal, which is a UNESCO World Heritage site. Further west of the subject property on the west side of the Rideau Canal is the Old Ottawa East neighbourhood, which consists of a mix of low-rise residential uses. The Old Ottawa East neighbourhood is bound to the east by the Rideau River, municipal parkland, and a pathway network.

**South:** South of the subject property are NCC lands, including the Queen Elizabeth Driveway, the Rideau Canal Western Pathway and the Rideau Canal, which is a UNESCO World Heritage site. Further south of the Rideau Canal is Colonel By Drive, which is also owned by the NCC. South of the NCC lands is the Old Ottawa South neighbourhood, which consists of a mix of low-rise residential uses, commercial uses along Bank Street, and community facilities such as the Ottawa South Community Centre and the Ottawa Public Library. The Old Ottawa South neighbourhood is bound to the south by the Rideau River, and Carleton University to the west.

**West:** West of Bank Street is the Glebe neighbourhood, which consists of a mix of low-rise residential uses as well as community facilities such as the Glebe Community Centre. Several schools are located west of the subject property, including Mutchmor Public Elementary School, Corpus Christi Elementary School, and Glebe Collegiate Institute. Further west of the Glebe neighbourhood is Dow's Lake, which provides connectivity from the Rideau River to the Rideau Canal. Dow's Lake is surrounded by federally owned land and facilities which includes Commissioners Park, HMCS Carleton, and the Dominion Arboretum.

### 2.2.1 Future Planned Function of Lansdowne

Through the ongoing Lansdowne 2.0 redevelopment program, the planned function of Lansdowne Park remains consistent; a mixed-use community hub and entertainment district, consisting of residential, retail and office uses, along with major sports/event facilities, recreational and open space uses. The area immediately surrounding the proposed event centre is planned to be developed with new north side stadium stands and a new retail podium along Exhibition Way to the north-west of the proposed event centre.

Sitting atop the new retail podium will be two (2) residential towers that are zoned for heights up to 40 storeys. The area immediately abutting the Lansdowne Park on Bank Street to the west is planned for taller heights up to twelve (12) storeys directly across from Lansdowne Park, with heights gradually decreasing to four (4) storeys further north on Bank Street, demonstrated by Schedule A of the Bank Street in the Glebe Secondary Plan.



Figure 8 Planned future condition of abutting areas to the proposed Event Centre..

### 2.3 Road Network, Transportation Network, and Active Transportation Network

The June 2023 Planning Rationale for the previous Official Plan Amendment and Zoning By-law Amendment applications reviewed the road network, transportation network, and active transportation network, and at the time of writing this Report, these networks remain unchanged, and the previous review remains applicable and should be referenced.

The subject property is served by public transit options. As per Schedule C2 – Transit Network-Ultimate, the subject property is located along a Transit Priority Corridor. The nearest bus stop is on the east side of Bank Street, between Exhibition Way and Marché Way in front of one of the existing mixed use buildings on the subject property, and on the west side of Bank Street adjacent to the existing signalized intersection. The bus stops on both sides of the street service OC Transpo bus routes #6 and #7, which are both frequent bus routes, with service every 15 minutes or less on weekdays, and operating seven days per week in all time periods

PUBLIC TRANSIT NETWORKS

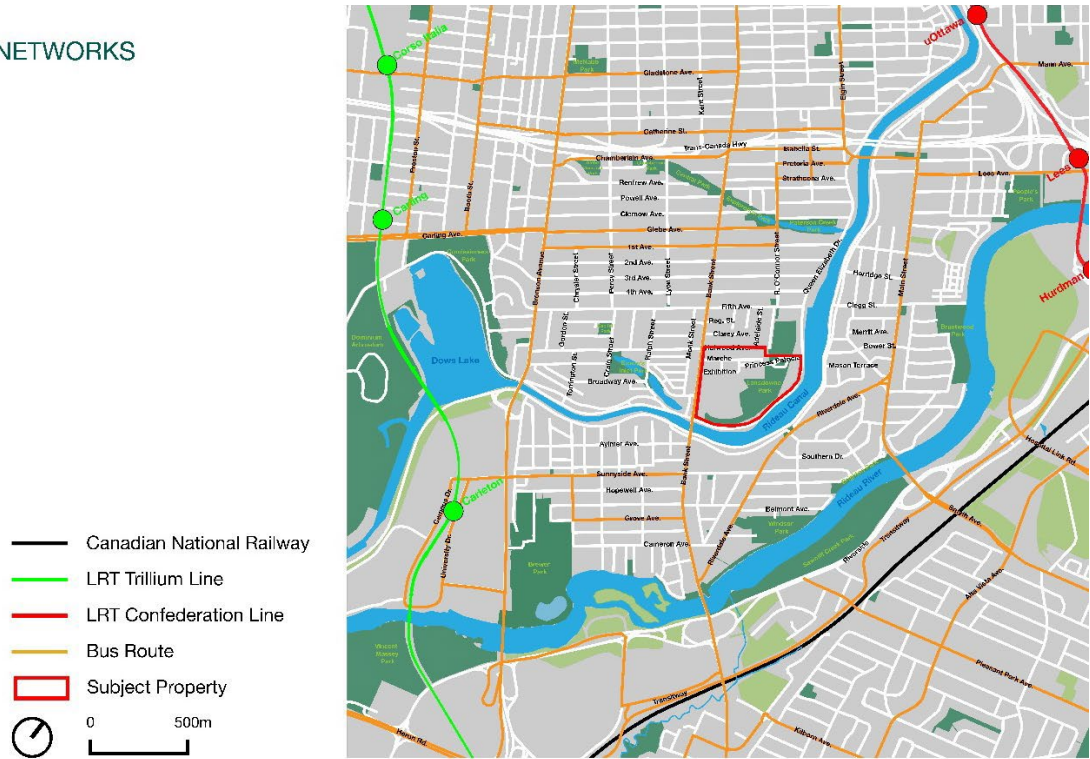


Figure 9 Existing Public Transit Networks.

The subject property is well served by the City of Ottawa’s planned cycling network and active transportation network, as shown on GeoOttawa and as per Schedule C3 – Active Transportation Network, of the City of Ottawa’s Official Plan. A pathway link is located along the east and south edges of the property, with additional links located at the northeast and southwest corners of the subject property. The pathway link at the northeast corner of the site connects to O’Connor Street, which is an identified cross-town bikeway and cycling spine route. This pathway link also connects to Fifth Avenue, which connects to the Flora Footbridge, an identified cross-town bikeway and cycling spine route. The pathway links around the subject property provide connectivity to the greater cycling network via municipal roads and federally owned lands.

ACTIVE TRANSPORTATION NETWORKS

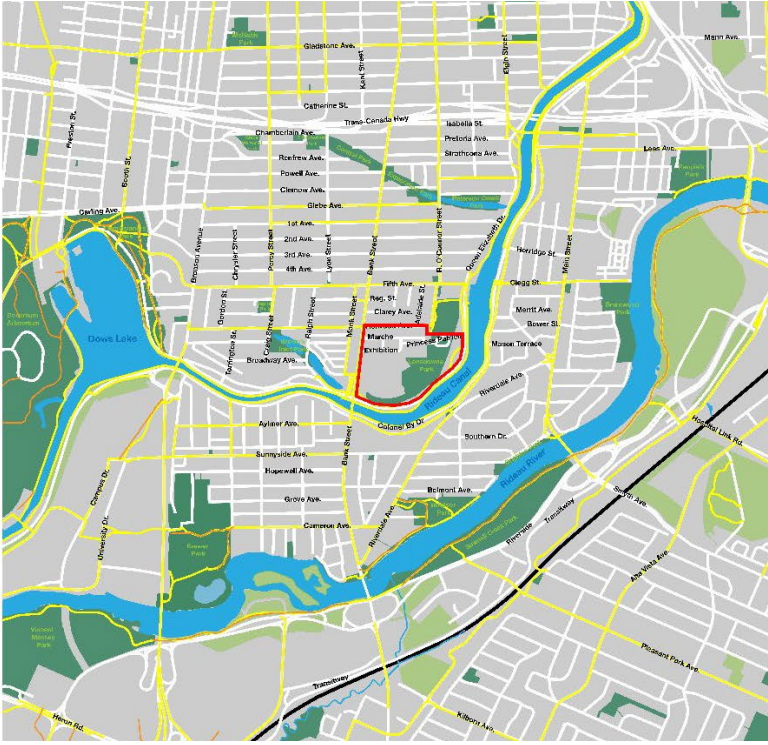
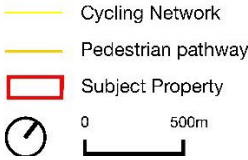


Figure 10 Existing Active Transportation Networks.

# 3.0 Proposed Development

## 3.1 Overview of Development

The proposed development consists of a new 5,500-seat Event Centre located adjacent to the eastern edge of TD Place Stadium.

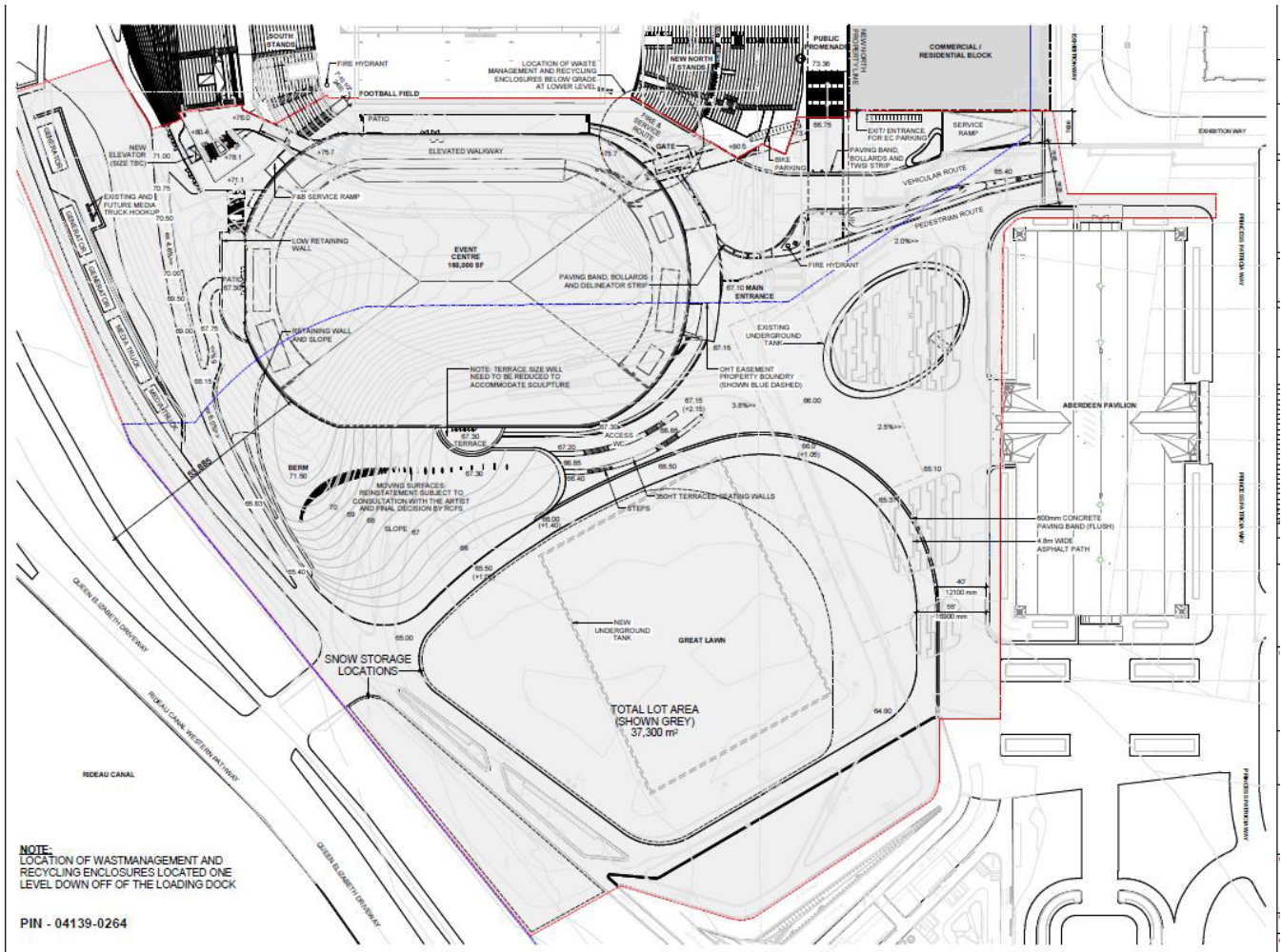
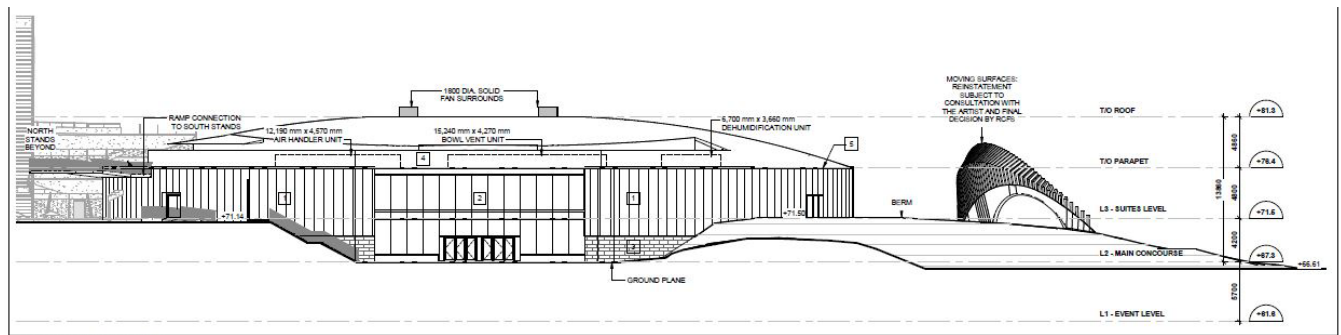


Figure 11. Proposed Site Plan.

The proposed Event Centre is oval-shaped, with soft scaping on the south and east sides and hardscaping on the north side. As part of the development of the Event Centre, the surrounding landscaping will also be reconfigured, resulting in a new sloped grassy berm situated on the southeastern side of the Event Centre. The existing Moving Surfaces art installation is proposed to be relocated to sit atop the new berm. North of the berm adjacent the new Event Centre will be terraced seating walls. To the east of the Event Centre, beyond the berm, the Great Lawn will be reshaped to extend closer to the Aberdeen Pavilion. A new 'ellipse' has also been designed to complement the Great Lawn. The pathways and geometry of the green spaces follow a curvilinear design.

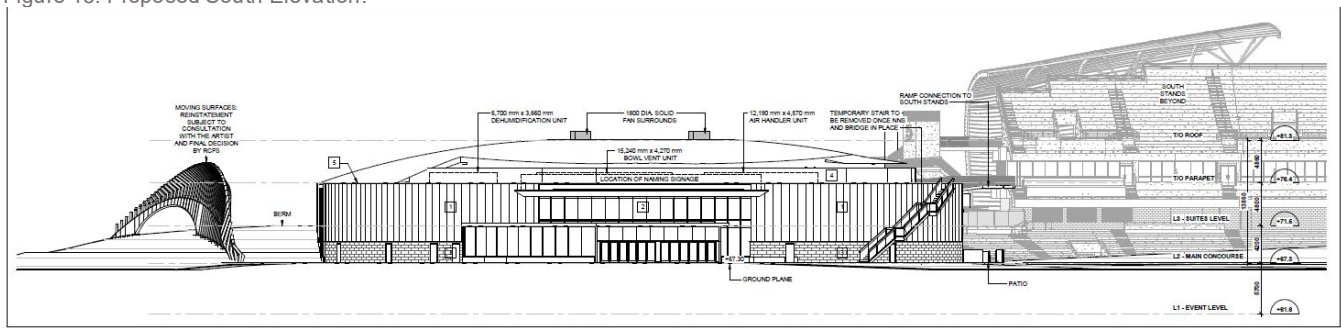


Figure 12. Overall Lansdowne 2.0 Concept Plan.



2 SOUTH ELEVATION - ARENA

Figure 13. Proposed South Elevation.



1 NORTH ELEVATION - ARENA

Figure 14 Proposed North Elevation.

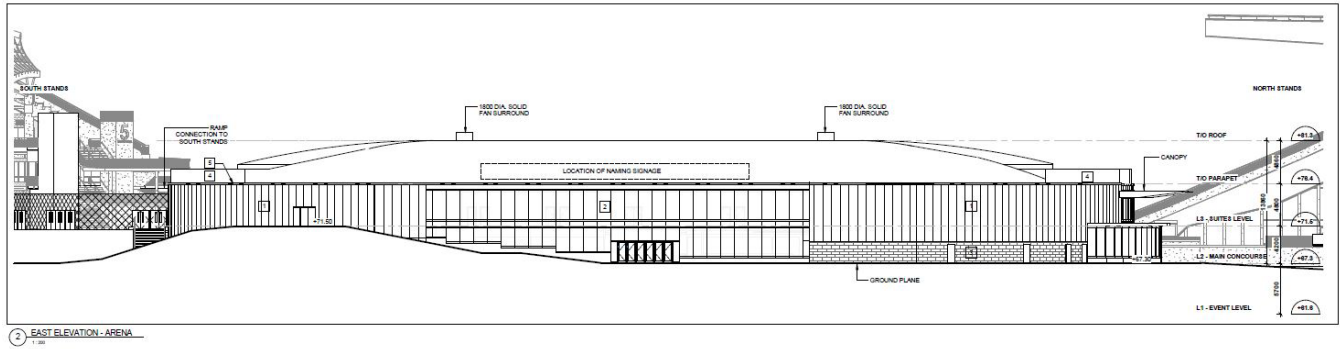


Figure 15. Proposed East Elevation.

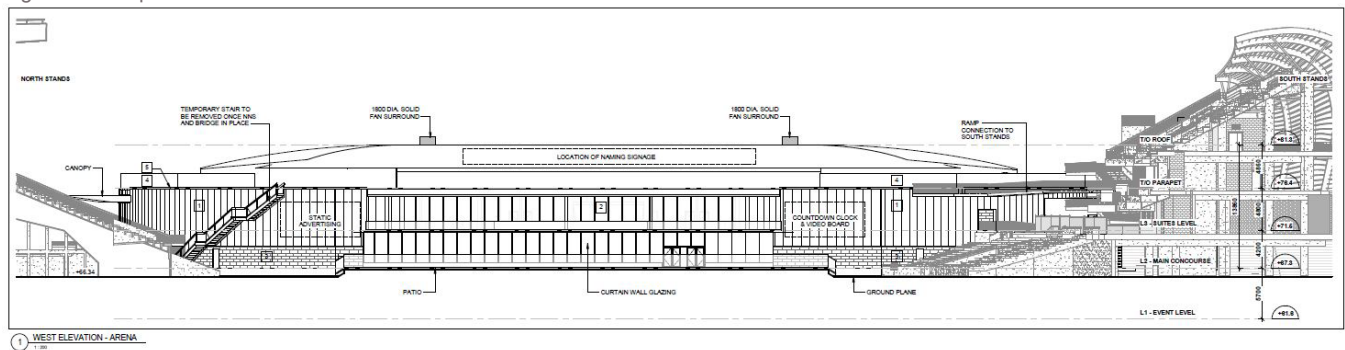


Figure 16. Proposed West Elevation.

### 3.2 Access and Egress

Primary vehicular access to the site will be maintained along Bank Street and Queen Elizabeth Driveway. While there will be no access for personal vehicles to the Event Centre, vehicular access for emergency vehicles and OC Para Transpo is provided from Exhibition Way on the east side of the existing north side stadium stands. This vehicular access will be separated from the pedestrian access by removable bollards and plantings. During non-event days, access to the plaza area to the north of the Event Centre and to the Great Lawn will be from both the pedestrian and vehicular areas. Both of these access spaces will be treated with the same pavers and will be designed at the same grade, to ensure a seamless transition from the north side stands and Exhibition Way.



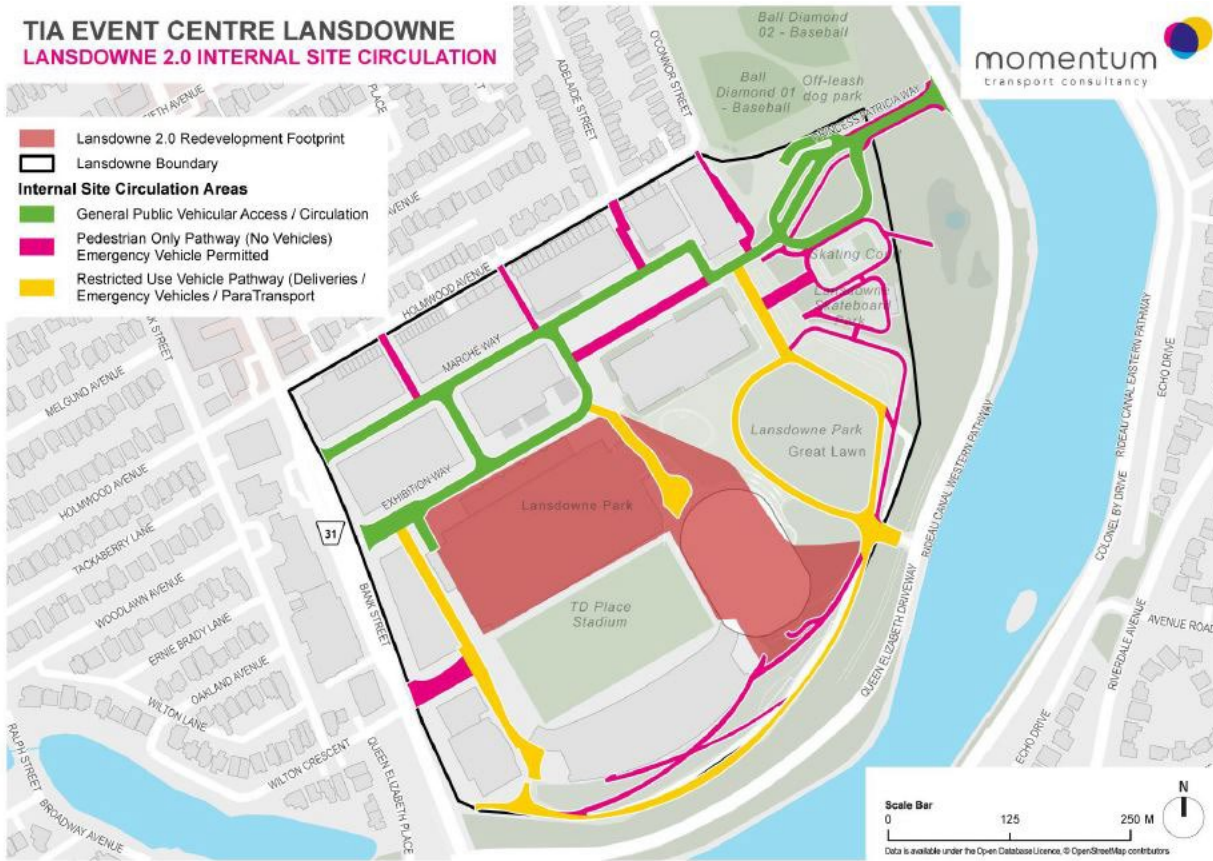


Figure 17. Internal Site Circulation Analysis.

The reconfigured Great Lawn will maintain an asphalt path around the outer edge of the lawn, which will provide vehicular access to event vehicles during event-days. This pathway will not be accessible to personal vehicles. Through previous discussions with City of Ottawa staff, concern over pedestrian and vehicular conflicts on this ring pathway were identified; however, it should be noted that this ring pathway exists in a similar form today, and the operational use of this ring road is not proposed to change.

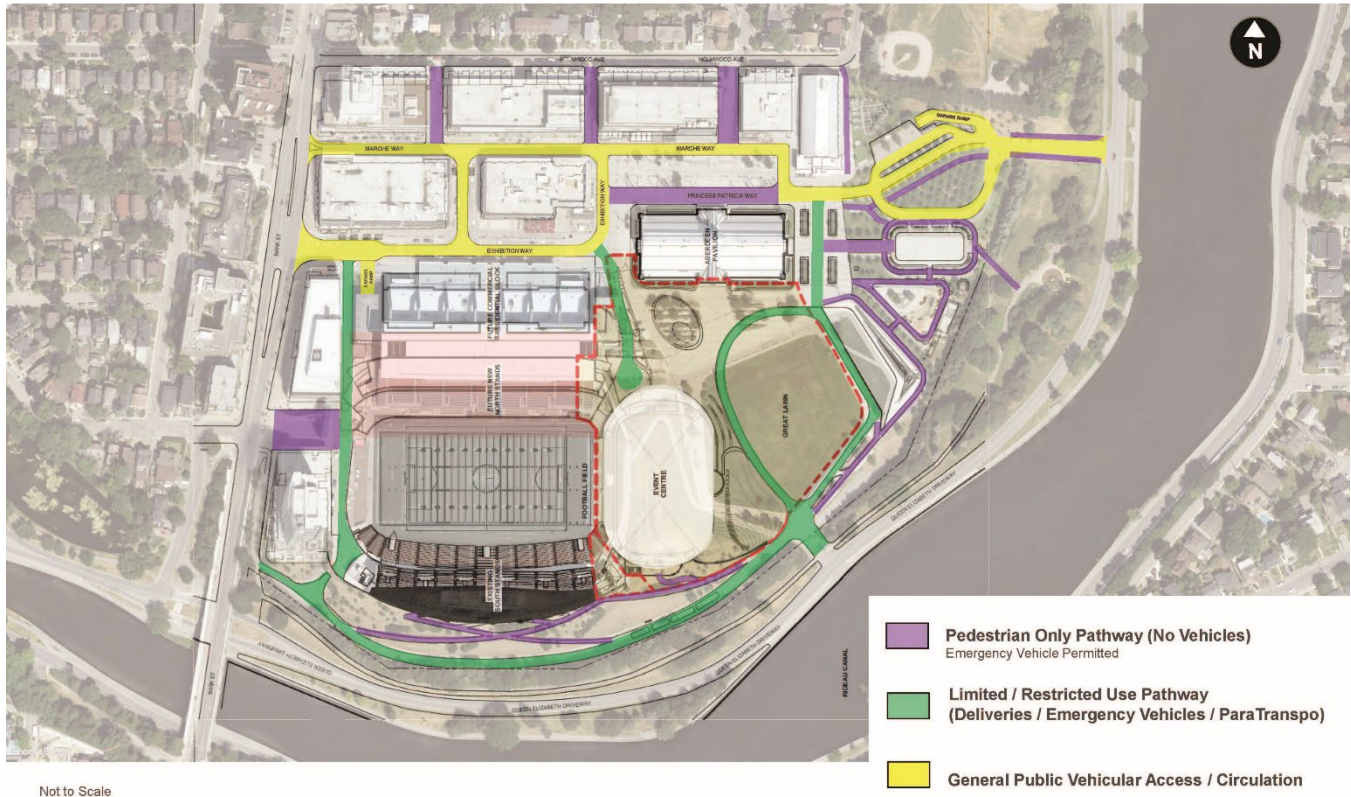


Figure 18 Proposed Public Realm and Circulation Approach.

### 3.3 Design Intent

The design of a new Event Centre at Lansdowne, adjacent to the Great Lawn and Aberdeen Pavilion, focuses on cohesive integration and community enhancement. The design is a harmonious blend of contemporary architecture with earth-toned aesthetics. The extensive use of glazing creates transparency and openness, while natural materials bring warmth and texture. The colour palette complements the architectural design, emphasizing and agreeing with the surrounding area. The overall ambiance is one of invitation, warmth, stability, and a strong connection to Lansdowne Park.

The project design prioritizes several elements to achieve this outcome:

- / The Event Centre blends into the grass berm and the adjacent Great Lawn, promoting continuity between the overall site and the new venue. This is further reinforced by the use of natural materials, with stone-like and wood accents.
- / The design intent for the Landscape space is to provide a vibrant public realm which can accommodate large public gatherings and facilitate community events while also providing an attractive landscape setting to be used for passive recreation by members of the surrounding community and visitors to Lansdowne during non-event periods.
- / The Event Centre features exterior patios and a public washroom, enhancing the flexibility and usability of the space and fostering a vibrant public realm.

- / The design emphasizes accessibility, ensuring that people of all abilities can comfortably enjoy all areas, both inside and outside.
- / Improvements to pedestrian and active transportation access ensure safer and more efficient movement throughout the Great Lawn, the Aberdeen Pavilion, and the event centre.
- / The design promotes active transportation by enhancing cycling and pedestrian connections across the site, reinforcing Lansdowne as a catalyst for sustainable urban mobility. These connections additionally tie into the Event Centre's main entrance, which features a new pedestrian route and a one-way shuttle loop for vehicles, facilitating ease of access.
- / Sightlines remain undisturbed per Ontario Heritage Trust's recognized view corridors guidelines.



Figure 19 Design Intent Objectives.

### 3.4 Materiality

The design intent of the Event Centre is to blend contemporary architecture with earth-toned aesthetics, creating a connection to the surrounding green space. The proposed design features sections of curtain wall glazing centred on all four elevations, interspersed with vertical wood siding to form an alternating pattern around the oval structure. Additional proposed materials include a grey or natural stone masonry base and a green metal patina roof.

The materiality approach is utilizing a vertical plank to work with the softer geometry of the Event Centres curvilinear forms, with a grounding masonry base. The materials and colors emphasize a harmonious blend with the natural surroundings, responding to the green spaces around the venue, the venue aims to create a seamless transition between the built environment and the natural landscape and compliments the areas aesthetic and historical value.

### 3.5 Landscaping Strategy

The new landscape entities surrounding the Event Centre provide the framework which ties together the existing Lansdowne urban public realm, the TD Place, proposed Event Centre, Aberdeen Pavilion and the Great Lawn.

A continuity of materials and landscape features such as raised planters, seating walls, paving materials, lighting and site furniture provide a unified design which transitions from the urban landscape character of Exhibition Way to the softer landscape spaces surrounding the Event Centre.

The new plaza space which connects the two forecourts of the Event Centre and the Pavilion is enlivened by a raised, elliptical lawn serving as a festive, gathering and performance space. A low seating-wall with benches runs around the perimeter and is accompanied by planters that separate the flow of vehicles giving emergency access to the stadium and the drop-off area from the rest of the pedestrian realm.



Figure 20 Rendering of public realm including public art (Moving Surfaces) and berm.

To the east of the Event Centre, tiered steps provide a transition to the park, with elevated views across the Great Lawn from both the berm and tiered seating elements. The design employs the highest level of universal accessible design standards which will be carried through to detailed elements such as paving materials, signage, wayfinding and lighting.

Tree and shrub planting has been designed to ensure important surrounding heritage views to the Aberdeen Pavilion are maintained, while providing opportunities for large deciduous shade trees with supporting soil volumes. Robust tree and shrub planting is proposed along the South and West side of the berm as a backdrop to the Moving Surfaces sculpture and as a continuation of the tree canopy adjacent to the NCC pathways and Rideau River. Finally, the Great Lawn is maintained and expanded to the North for flexible programming of the site, while providing a visual link between the Event Centre and the Aberdeen Pavilion.

As mentioned above, the design intent for the Landscape space is to provide a vibrant public realm which can accommodate large public gatherings and facilitate community events while also providing an attractive landscape setting to be used for passive recreation by members of the surrounding community and visitors to Lansdowne during non-event periods.

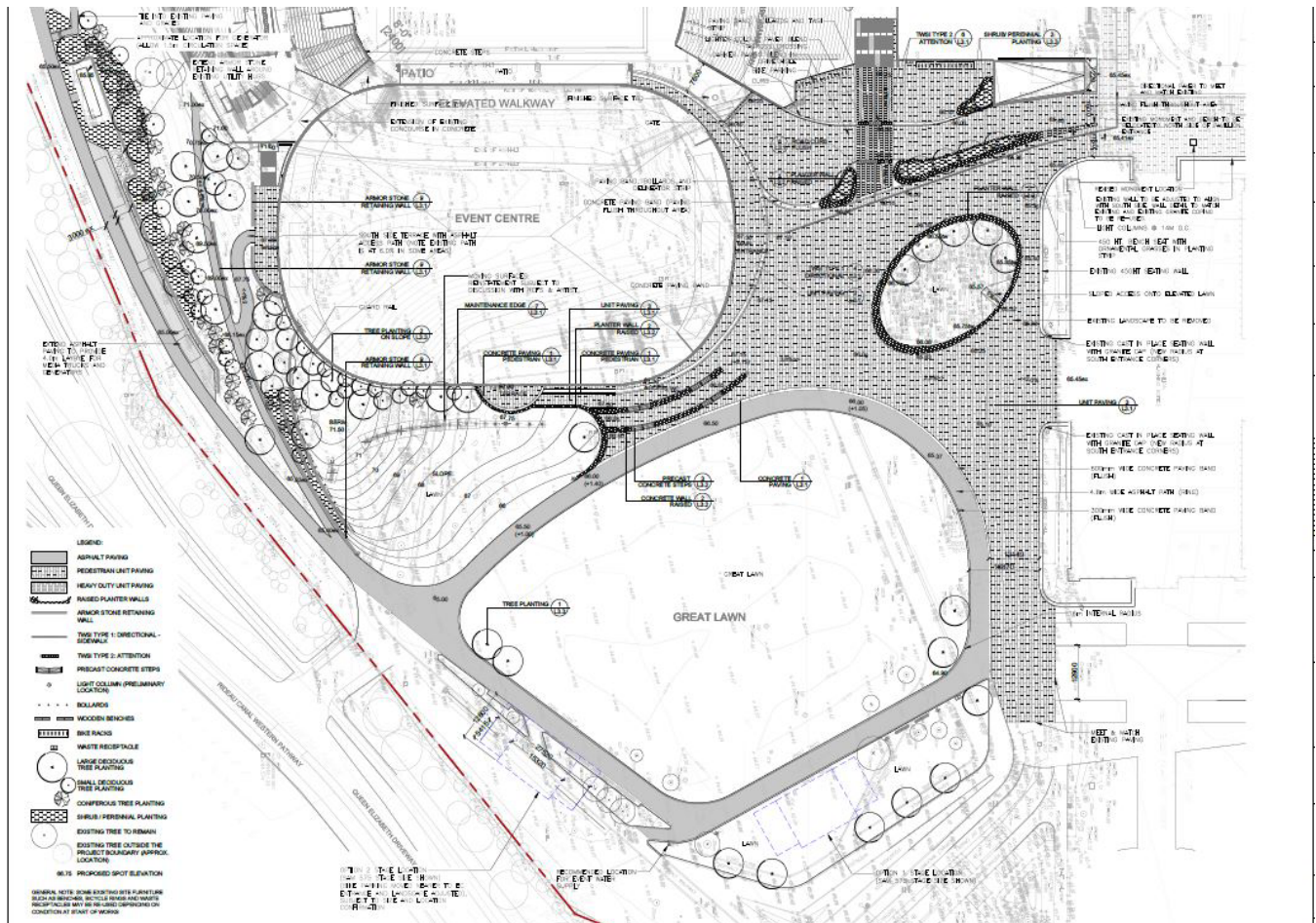


Figure 21. Proposed Landscape Plan.

### 3.6 Public Realm

A large component of the proposed Event Centre development is the reconfiguration of the Great Lawn to the east of the existing TD Place Stadium. The Event Centre will replace the existing grassed berm that currently abuts the east end of the stadium. As a result, and to maintain a similar layout and feel, a new grassed berm is proposed along the south-east edge of the Event Centre. The new berm will accommodate the relocation of the existing Moving Surfaces public art installation, and the new berm has been designed with the corresponding grades required for the Moving Surfaces public art installation.

In addition to the new grassed berm, terraced seating options are proposed towards the Great Lawn from the Event Centre, as well as an outdoor patio space at the ground level of the Event Centre. The proposed patio space and terraced seating options will provide an interface between the Event Centre and the Great Lawn, and will act as an intermediary space between the two programmable spaces on the site. As shown on the renderings and elevations, publicly accessible washrooms will also be provided within the Event Centre, and are recommended to be accessible at all times, regardless of whether there are events occurring in the Event Centre.

The Great Lawn is proposed to be extended closer to the Aberdeen Pavilion to recapture as much greenspace as possible, with the addition of a new 'ellipse' or 'raised lawn' that will replace the existing landscaping

benches within the Great Porch area of the Aberdeen Pavilion. The below image provides a side-by-side comparison of the existing landscaping layout and the proposed landscaping layout to illustrate the changes.

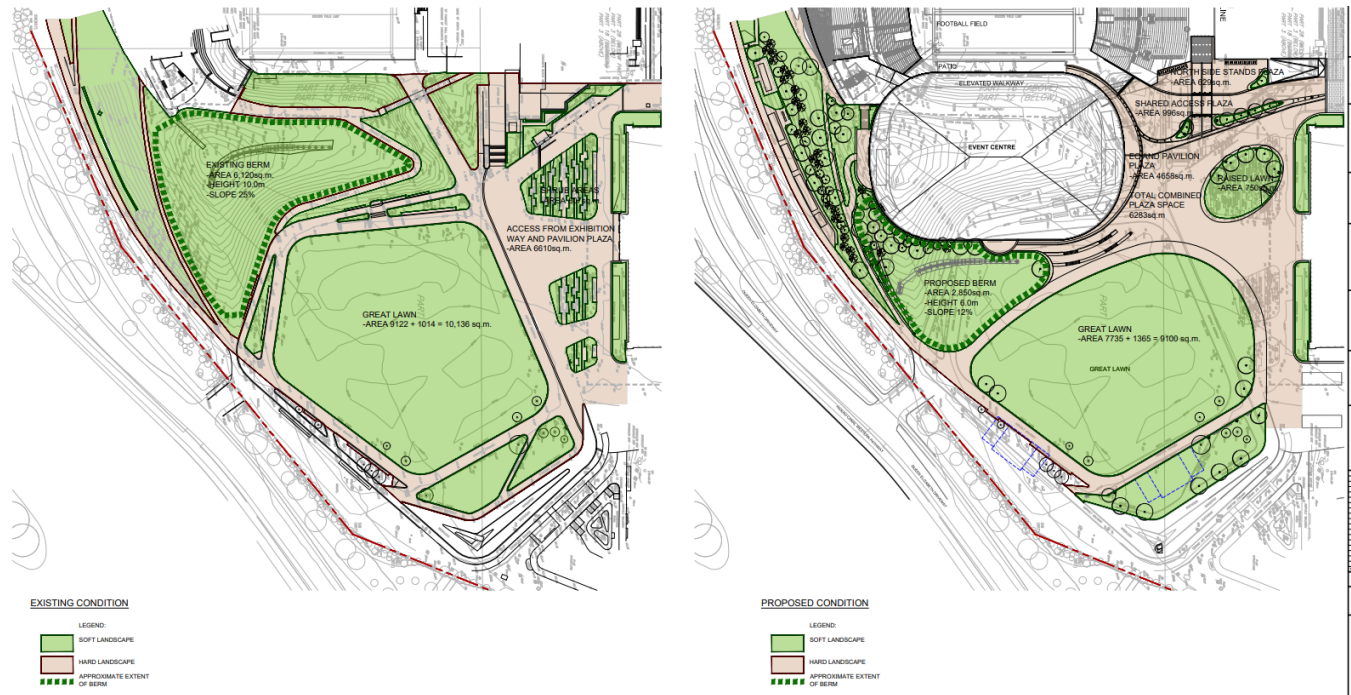


Figure 22 Existing and Proposed Landscape Configurations of the Great Lawn.

### 3.7 Heritage Considerations

Lansdowne includes many significant heritage resources for the City and the Region. For a full assessment of the heritage considerations on the site, please refer to the Heritage Impact Assessment (HIA) prepared by ERA Architects, submitted as part of the Site Plan Control application. A previous HIA was also completed by ERA Architects for the Official Plan Amendment and Zoning By-law Amendment applications approved by City Council in November 2023.

As noted in the June 2023 Planning Rationale, the Aberdeen Pavilion National Historic Site and the Horticulture Building are two facilities at Lansdowne which are designated under Part IV of the *Ontario Heritage Act*. In addition to these designated buildings, Lansdowne is subject to an easement agreement between the City of Ottawa and the Ontario Heritage Trust (OHT) via the authority of the *Ontario Heritage Act*. The purpose of the easement agreement is to ensure that the cultural heritage value and attributes of the property will be conserved, and permanent modifications to the property within the easement boundaries require consultation with, and potentially a permit from, the OHT.

Through the June 2023 HIA, ERA prepared a set of Conservation Design Parameters to help guide the design of new construction and mitigate the impacts of the existing and evolving cultural heritage value of Lansdowne Park. The Conservation Design Parameters relevant to the site and the proposed Event Centre include:

1. Prioritize the pedestrian experience at ground level between future development and the Aberdeen Pavilion;
2. Integrate new event centre, berm and public art sculpture with the Great Lawn, while protecting views to the Aberdeen Pavilion; and

3. Explore opportunities to enhance pedestrian access and interface of the Site and the Rideau Canal along the south-eastern edge.

A full discussion regarding each Conservation Design Parameter above is included in the HIA submitted as part of the Site Plan Control application. The HIA has concluded that the proposal conserves the cultural heritage value of the Site by maintaining views to its significant buildings, preserving the setting of the Aberdeen Pavilion, and appropriately mitigating potential impacts on its heritage value. The proposal allows for the evolution of the site to accommodate a new standalone Event Centre. The following encapsulates ERA's perspective and understanding of the principles that should guide the redevelopment of the Site.

- 1 Protect and conserve significant views to the Aberdeen Pavilion.
- 2 Maintain the Aberdeen Pavilion as a landmark.
- 3 Ensure high-quality design for new construction that complements existing built resources.
- 4 Enhance the quality of place at Lansdowne Park with new year-round programming, activation and public amenities.
- 5 Consider opportunities for commemoration and interpretation across the Site to comprehensively highlight its cultural heritage significance and the narrative of its evolution over time.

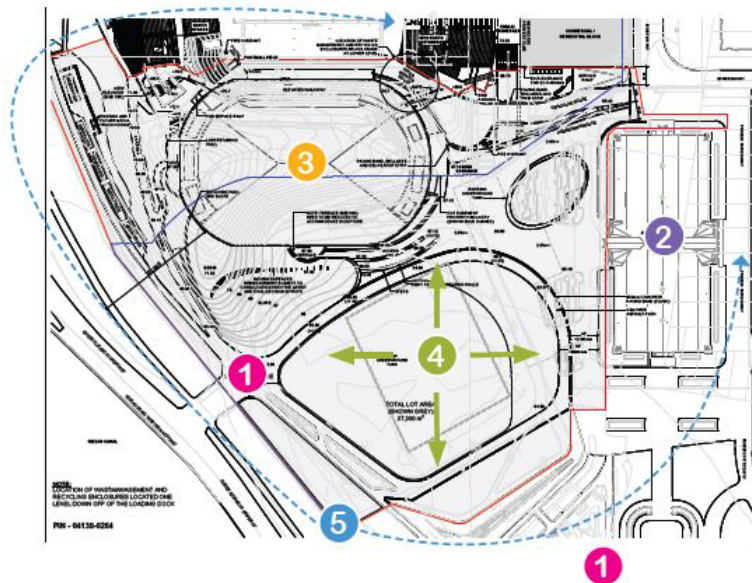


Figure 23. Proposed Heritage Strategy.

### 3.8 Accessibility

The proposed development has ensured that accessibility is incorporated into the design of the Event Centre and the landscaping of the site. The proposed development has included a vehicular drop-off at the front door of the Event Centre to ensure that OC Para Transpo can provide direct access to the site, as opposed to a side or back entrance. Additionally, the landscape program that is being proposed requires the re-grading of a large portion of the site due to the existing grade change. This re-grading will result in a site that is more-easily maneuverable and accommodating to those who cannot maneuver easily on sites with a steep grade change. The park has been designed to comply with the City of Ottawa Accessibility Standards and AODA requirements.

### 3.9 Microclimate Analysis

The new Event Centre is being constructed to the east of TD Place field, in the current location of the berm. It will have two storeys above ground and one storey below ground. The curvature of the Event Centre's roof and its perimeter walls will be very minor and gradual, allowing wind to flow freely over and around it. With the Event Centre positioned in the current berm location, the low overall building height relative to grade, and the building profile, the current wind patterns are not substantially impacted. The proposed Event Centre will be approximately 13.5 metres above grade level. As demonstrated by the Shadow Analysis, the Event Centre's shadow impact is very minor and does not significantly affect the surrounding elements, including the existing North and South stands or the Aberdeen Pavilion. For these reasons, the proposed Event Centre will not disrupt the surrounding site or existing facilities, nor will it create a new microclimate.

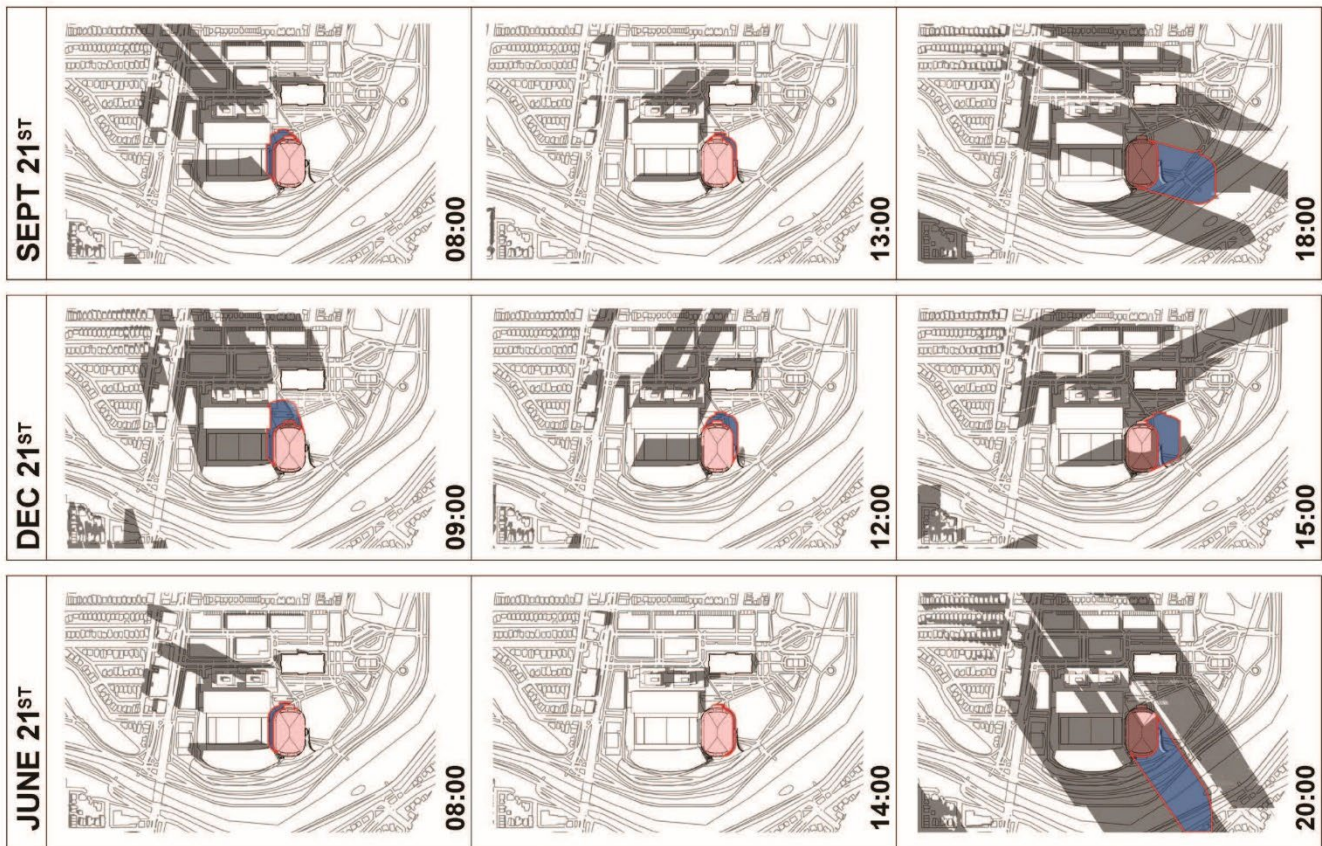


Figure 24 Shadowing Analysis.



### 3.10 Crime Prevention Through Environmental Design (CPTED)

The intent of the proposed development and landscape program is to create a vibrant outdoor space for entertainment and gathering with connectivity between the Event Centre, Aberdeen Pavilion and Great Lawn.

With consideration to the guiding principles of CPTED, the Landscape Plan has reduced areas of shrub planting to increase the visual permeability of the site and improve natural surveillance. The elevated lawn will provide additional capacity for seating, both along the perimeter seating wall and on the lawn itself. It will serve as a natural gathering place with an improved sense of safety, with opportunities for passive recreation such as gathering with friends or laying out on the grass under the shade of the trees, away from the more active uses of the great lawn (ball games, cyclists, dog walkers etc...).

In addition to natural surveillance design strategies, the proposed development also incorporates natural access control design strategies and territorial reinforcement design strategies.

A number of informative CPTED Design Strategies from the Parks Manuel 2nd edition have been explored for the proposed design, landscape plan, and site layout including:

**Natural Surveillance** is a design strategy with the objective of keeping intruders under observation. Spaces must be designed to facilitate this by increasing 'visual permeability.' Personal safety is privileged and limited sightlines and privacy are managed carefully. 'Vulnerable activities' such as child's play, are positioned in well-monitored spaces. Potential for 'eyes on the street' is cultivated by aligning activity generators, such as windows, towards areas of 'vulnerable activities.' Finally, each phase of a project must improve and balance the natural surveillance opportunities established in the design phase. The considered use and placement of street frontage, landscape, lighting and benches are essential examples.

**Natural Access Control** is a design strategy aimed at minimizing the opportunity for crime by denying access to potential targets and generating a perception of risk in potential offenders. The design must guide and influence movement by giving users a sense of direction as well as a natural indication as to where they are and are not permitted. This is accomplished by directing normal access to observable spaces, preventing entry to spaces not visually accessible and of course, developing potential for 'eyes on the street.' Access routes are limited but allow for some flexibility in circulation. Natural Access Control opportunities must also improve and balance natural surveillance targets. The calculated use of distance and topographical features to direct and/or buffer activities are important examples of how this can be achieved.

**Territorial Reinforcement** is a design strategy that effectually motivates users of a property to develop a sense of proprietorship over it. A feeling of ownership is strengthened by underscoring existing natural surveillance and natural access control strategies with symbolic or psychological barriers. This is enacted by delineating public, semi-public and private space, usually achieved with signage and bollards, resulting in a protective response from users in the event of an intrusion. Another tactic involves minimizing the creation of ambiguous space by developing 'leftover spaces,' stimulating a feeling of responsibility for them from users. Spaces should be designed for their intended purpose and ongoing use, be resilient and minimize maintenance. The foundational concept guiding this strategy imparts that design should provide behavioural and environmental cues that only particular behaviours will be tolerated.

Key Outcomes of this approach include:

- Back of TD Place Stadium becomes front of Event Centre – reinforcing territorial strategy and sense of ownership of the place
- New event centre has natural access and sense of direction – provides visual sight-lines from Event Centre to Aberdeen and Great Lawn.
- The proposed terrace has reasonable access to the Great Lawn to prevent an entrapment zone.

- The proposed lighting in the plaza will be designed to ensure visibility.

### 3.11 Climate and Sustainability

The proposed Event Centre will be a LEED Certified Event Centre. Further, the proposed development of the Event Centre is designed in conformance with the City's High Performance Development Standards.

The approach has thoroughly considered appropriate landscaping and tree planting, energy efficient materials and designs, bird safe design approaches, and ensuring ease of use and access for multi-modal transportation options.

The Event Centre Site Plan Tier 1 Metrics are included as a supplemental report for this formal submission package.



Figure 25 Rendering of proposed event centre from inside the existing stadium,

#### 3.11.1 Bird Safe Design Guidelines

The following bird-safe design elements will be implemented to reduce risks to birds:

- / Use of specified bird-safe glass or integrated protection measures to treat at least 90% of exterior glazing within the first 16 m of height or to the height of the adjacent mature tree canopy.
- / Use of specified bird-safe glass or integrated protection measures to treat any glazing adjacent to a green roof, rooftop garden or garden terrace to a height of 4 m or to the height of the adjacent mature vegetation.
- / Elimination of fly-through effects (e.g., glass corners, parallel glass) and other traps from building design or use specified bird-safe glass or integrated protection measures.
- / Adherence to bird safe glass that follow these specifications:
  - o High colour contrast to the glass surface.
  - o Application to the exterior (first) surface of the glass.
  - o A visual marker (i.e. lines, dots, etc.) with spacing of 50 mm by 50 mm is used.
  - o Individual marker elements with a minimum of 4 mm diameter, or 2 mm.

# 4.0 Policy Review

## 4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 (PPS) was reviewed in detail in the June 2023 Planning Rationale for the Official Plan Amendment and Zoning By-law Amendment applications. The discussion within the report as it relates to the PPS remains valid as it relates to the Site Plan Control application for the Event Centre. The proposed development continues to introduce a new municipally-owned recreational facility that will create some employment opportunities that will meet the needs of residents on the subject property, residents within the adjacent neighbourhood and residents of the City of Ottawa as a whole. The proposed Event Centre will result in a new facility that will be safer, provide accessibility and be more sustainable than the existing facility on-site today. Additionally, the proposed Event Centre will remain co-located with the existing TD Place Stadium, residential uses, retail uses, and other recreational and greenspace uses.

The June 2023 Planning Rationale should be referred to for a full discussion regarding the PPS.

## 4.2 City of Ottawa Official Plan (2022)

The City of Ottawa Official Plan was reviewed in detail in the June 2023 Planning Rationale. The discussion within the report as it relates to the Official Plan remains valid as it relates to the Site Plan Control application for the Event Centre. Additional discussion regarding the Event Centre, that should be read in conjunction with the June 2023 Planning Rationale and October 2023 Planning Rationale Addendum, follows.

### 4.2.1 Lansdowne Special District Designation

As outlined in the June 2023 Planning Rationale and October 2023 Planning Rationale Addendum, the subject property is designated as Special District 5 – Lansdowne.

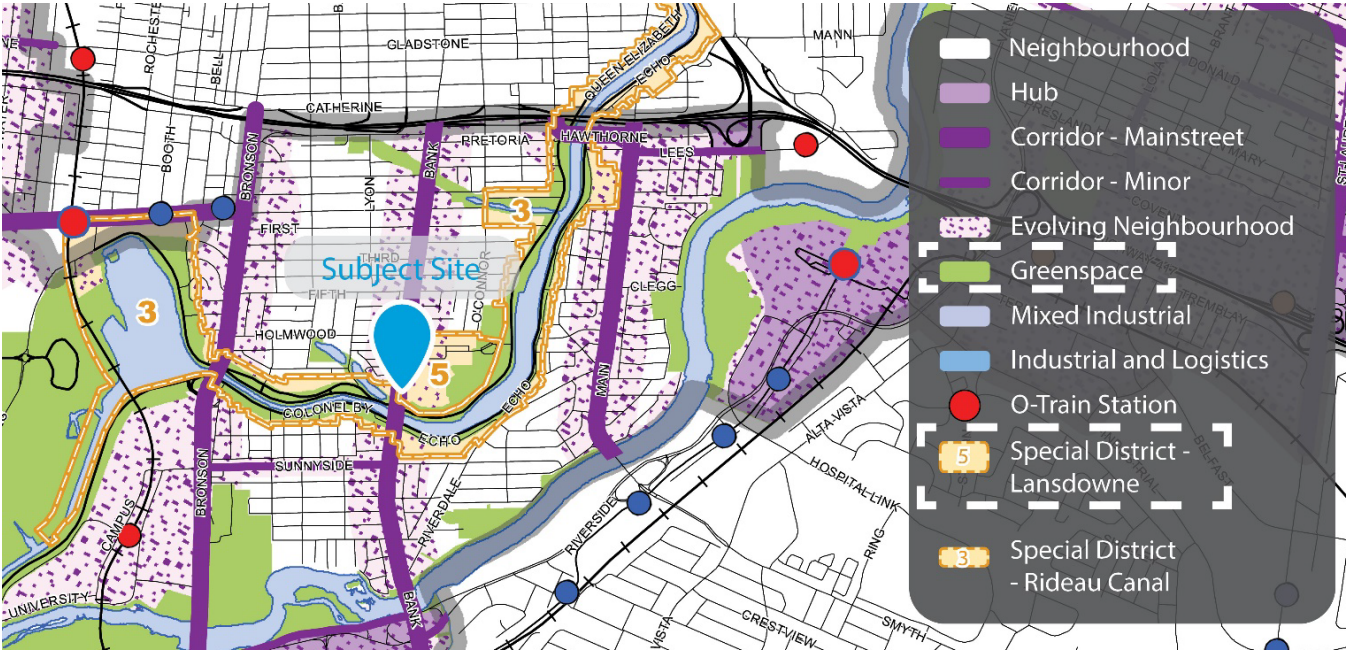


Figure 26. Land Use Designation Schedule Ottawa Official Plan.

An expanded discussion regarding the applicable Special District policies is provided below as it relates to the Event Centre and the amended policies approved through an Official Plan Amendment.

- / Policy 1 of Section 6.6.2.4 – Support the role of Lansdowne as a destination for amateur and professional sports, year-round festivals, residential, entertainment, commercial activity and a public place that has been one of Ottawa’s main gathering spaces for over a century and provides a mix of greenspaces and heritage and can be enjoyed by residents 365 days a year.

**The proposed Event Centre will be a new facility that will contribute to Lansdowne as a destination for amateur and professional sports, year-round festivals, entertainment, and a public gathering place. The proposed development will be a brand-new facility built to modern standards, including accessibility features and sustainability features that do not otherwise exist in the existing facility on-site today. As part of the development of the Event Centre, the Great Lawn will be reconfigured to provide a similar amount of programmable green space that can also be used for passive recreational purposes, contributing to the site as a gathering space.**

- / Policy 2 of Section 6.6.2.4 – Continued investment in transportation demand management programs for residents and visitors to ensure the focus is on sustainable transportation modes. Automobiles should be de-emphasized with corresponding improvements to pedestrian and cycling infrastructure. The safety of pedestrians and cyclists on Bank Street as well as on connections to the surrounding neighbourhood will be prioritized.

**The proposed development is in an area well served and supported by multi-modal transportation options including walking, cycling, and public transit. The City of Ottawa’s TDM-supportive design and infrastructure elements checklist was consulted to identify and incorporate TDM supportive measures into the design stage. An updated Transportation Demand Management Strategy for Lansdowne 2.0 was developed as part of the Lansdowne 2.0 Transportation Impact Assessment Study (Stantec – July 2023).**

**The TDM Checklist in support of the event centre (Phase 1) is included in Appendix C of the submitted TIA Report.**

- / The TDM Checklist in support of the event centre (Phase 1) is included in Appendix C. Policy 4 of Section 6.6.2.4 – Should new development be proposed, any amendment to the Zoning By-law will be evaluated in accordance with the requirements set out in the City’s Lansdowne Partnership Plan, the Master Limited Partnership and registered site plan agreements for Lansdowne, and any other related agreements, all as may be amended from time to time. New development will be evaluated for conformity with the above. New development will be evaluated for conformity with the above-noted requirements and the Council-approved Guiding Principles for Lansdowne as follows:
  - a) The site components should continue to include the stadium and arena, Front Lawn, the heritage buildings, neighbourhood-oriented commercial, community and speciality uses such as the farmers’ market, horticulture building and recreational amenities such as the urban park. The Aberdeen Pavilion is a prominent landmark on the site.

**The proposed development subject to the current Site Plan Control application includes the arena and stadium and the Great Lawn. The core site components of Lansdowne remain unchanged.**

- c) Great care and attention are to be given to ensure the universal values of the Rideau Canal UNESCO World Heritage site are not adversely impacted or diminished. Acknowledge as a heritage element and retain its soft landscape environment with this environment extending into the new open space. A cultural heritage impact statement may be required for any development

application under the Planning Act within 30 metres of the Rideau Canal UNESCO World Heritage Site and its landscaped buffer, which will be reviewed in consultation with Parks Canada and the National Capital Commission.

**An updated Heritage Impact Assessment was prepared by ERA Architects as it relates to the Site Plan Control application for the Event Centre. ERA has concluded that the proposed development does not present a direct impact on the adjacent cultural heritage resources of the Rideau Canal, including the Queen Elizabeth Driveway and the Colonel By Drive cultural landscapes.**

- d) Development should respect and conserve existing buildings designated under the *Ontario Heritage Act*. New development shall respect the established heritage values of the Aberdeen Pavilion National Historic Site of Canada and the agreements to ensure its conservation, including enhancement of views to and from the building and appropriate uses for ongoing public access and activity.

**As noted above, the HIA prepared by ERA Architects has concluded that the proposed development appropriately conservers the cultural heritage value of Lansdowne Park and its adjacent cultural heritage landscapes, while allowing for its continued evolution.**

- e) View lines from the property edge at Queen Elizabeth Drive and to the Aberdeen Pavilion and other requirements of the Easement Agreement with the Ontario Heritage Trust will be maintained.

**As stated above, these view lines will be maintained. The Event Centre will encroach into the Framing Lands, presenting an adverse impact on the Framing Lands; however, the original functions of the public areas, including the Great Lawn, Berm, and Great Porch, are maintained. Visual impacts on the Aberdeen Pavilion have been mitigated through the siting, placement and relatively low height of the proposed Event Centre.**

- g) Through redevelopment applications, ensure that the design of the site will continue to maintain the high-quality public realm;

**The proposed development will result in the reconfiguration of the existing Great Lawn and Great Porch; however, the public realm will remain high-quality with opportunities for both active and passive recreation.**

- h) Focus development on existing built areas, avoiding or maintaining the established areas of greenspace and public space;

**Through the previously approved Official Plan Amendment, a new policy has been included within Section 6.6.2.4 to permit the development of a sports arena within established areas of greenspace and public space. The proposed event centre has been designed in a manner that enhances the greenspace and allows for an interesting interface between the event centre and the Great Lawn through the use of terraced seating options and an amphitheatre.**

- i) The design shall be responsive to how users access the site (transit, car, boat, walk, cycle) so as to prioritize pedestrians and cyclists;

**Significant consideration has been given to how users will access the site, specifically as it relates to the event centre. Primary access to the event centre will be by pedestrians walking or cycling, with vehicular access limited to OC Para Transpo and through unique permissions and permissions.**

- j) Development shall provide high quality architecture and materiality; and

**The proposed architecture and materiality are of high-quality and relate to the existing buildings on site and the surrounding environment along the Queen Elizabeth Driveway. The**

**architecture and materiality aims to create a seamless transition between the built environment and the natural landscape and compliments the areas aesthetic and historical value.**

- k) Promote tree planting and other measures that contribute to the City's Climate Change objectives.

**As shown on the Landscape Plan, a mix of large and small deciduous tree plantings, as well as coniferous tree planting and shrub/perennial plantings are proposed. Tree planting will contribute to an increase in canopy cover within the Inner Urban area of the City.**

- / Policy 6 of Section 6.6.2.4 – Notwithstanding Section 6.6.2.4, 4) h), and Section 4.4.6, 2), a sports arena is permitted within the established areas of greenspace and public space as identified on Schedule B2.

**The proposed development conforms to the policy direction of Policy 6 of Section 6.6.2.4.**

- / Policy 7 of Section 6.6.2.4 – Notwithstanding Section 7 of this Plan, a sports arena is permitted within the Greenspace designation within the Lansdowne Special District.

**The proposed development conforms to the policy direction of Policy 7 of Section 6.6.2.4.**

#### **4.2.2 Large-Scale Institutions and Facilities**

As outlined in the June 2023 Planning Rationale and October 2023 Planning Rationale Addendum, Lansdowne is home to a major sports and recreational facility, hosting professional and minor professional sports leagues, and as such, the Large-Scale Institutions and Facilities policies apply to the subject property. An expanded discussion regarding the applicable policies is provided below as it relates to the proposed Event Centre and Site Plan Control application; however, this should be read in conjunction with the previous Reports.

- / Policy 1 of Section 4.3.2 – development that will establish a new or expand an existing large-scale institution or facility shall be evaluated on the basis of all the policies below:

- a) Downtown Core, Inner Urban, Outer Urban, or Suburban Transect policies and overlay policies where applicable, shall apply to the built form and site plan;

**As discussed in the June 2023 Planning Rationale and October 2023 Planning Rationale Addendum, the proposed development conforms to the policies of the Inner Urban Transect.**

- b) Institutions and facilities of this scale are about city-building and shall enhance the quality of life for the surrounding neighbourhood and the city as a whole through means such as:
- i. Providing public parks and privately-owned public spaces, tree planting and enhanced landscaping;

**As outlined in the previous Planning Reports, the Event Centre will be located in the existing municipal park. As previously discussed, the existing park will be reconfigured to enhance the landscaping and extend the greenspace where possible. Additional opportunities for tree planting have also been explored and are identified on the submitted Landscape Plan.**

- ii. Large buildings are recognized as priority locations in support of their rooftop photovoltaic electricity potential to generate local renewable energy while reducing greenhouse gas emissions;

**The Event Centre proposes a green roof membrane, which is highly rated from a sustainable perspective. This roof colour member is Energystar and EnergySmart.**

- iii. Consistent with the City's Public Art Policy, one percent of eligible municipal or public-private partnership construction budgets, including new large-scale institutions and facilities, shall be for public art commissions. For large-scale institutions and facilities not

subject to this requirement, an equivalent contribution to public art commissions will be encouraged; and

**The northeast corner of the Event Centre façade has been reserved for a potential public art installation. It is understood that the City of Ottawa has its own Public Art Process and any potential public art will be required to be chosen through that process.**

- iv. Heritage assets and natural features shall be identified to be conserved and integrated, where possible.

**A Heritage Impact Assessment (HIA) has been completed by ERA Architects and is included with the Site Plan Control application. The HIA identifies Conservation Design Parameters and discusses how the proposed development mitigates any potential impacts on the heritage assets on the site.**

- d) Sites shall be designed in a way that makes pedestrian access the most convenient option from the surrounding neighbourhood, transit stations/stops and from existing public streets. New development shall integrate into and extend throughout its site a street grid pattern from the existing surrounding pattern of public streets and sidewalks. Sites shall be organized to create walkable blocks that support permeability through the site. Where appropriate, the street network may include private internal streets and pathways to provide more connections. All private and new public streets are required to have sidewalks on both sides, and a right of way width that accommodates cycling and trees. Any private street shall have the look and feel of a public street and be equally accessible to the public, other than in exceptional circumstances where fully demonstrated security requirements may entail access control;

**As outlined in the June 2023 Planning Rationale and the October 2023 Planning Rationale Addendum, the proposed Event Centre has been designed to make pedestrian access the most convenient option from the surrounding neighbourhood. This is done by implementing a comprehensive TDM strategy that includes free OC Transpo on event-days and shuttles. There is also a limited amount of parking available on-site that serves the entirety of Lansdowne, and no new parking is proposed for the Event Centre.**

- e) A transportation impact assessment and a transportation demand management strategy that demonstrates actions to reduce automobile dependency;

**A Transportation Impact Assessment has been provided as part of the Site Plan Control application.**

- f) The adequacy of public water, wastewater and stormwater services; and

**An Adequacy of Services Report was provided as part of the Official Plan Amendment and Zoning By-law Amendment applications. An updated Servicing Study and associated plans are provided as part of the Site Plan Control application.**

### 4.3 Lansdowne Guiding Principles

The Lansdowne Guiding Principles were jointly developed by the National Capital Commission (NCC), Parks Canada, the City of Ottawa and OSEG, and informed by public consultation. The Guiding Principles provide a framework for the development of Lansdowne 2.0. When the proposed Lansdowne 2.0 concept was considered by City Council on May 25, 2022, the proposed concept's adherence to the guiding principles was outlined in the Staff Report.

The Lansdowne Guiding Principles were reviewed in the context of the previous Official Plan Amendment and Zoning By-law Amendment applications and the review as outlined in the June 2023 Planning Rationale remains applicable for the Site Plan Control application.

The proposal will support and promote the objectives and direction of the Lansdowne Guiding Principles. The June 2023 Planning Rationale should be referred to for a full discussion regarding the adherence of the proposed development to the Lansdowne Guiding Principles.

**The proposed event centre will support a wide variety of events, and upgrading facilities and infrastructure across the site will help to attract additional events. The City will work with internal and external stakeholders to expand programming year round on the site, and present options to the public that will make the park a more inviting place that encourages people to stay.**

**Lansdowne Park is already considered by the City to be a landmark feature and a cultural destination. The proposed new event centre and upgraded facilities provides an opportunity to expand the range of events at Lansdowne and build on its location along the Rideau Canal.**

**The proposal will re-imagines and re-designs the existing urban park, with additional consideration provided given to landscaping, shade features, seating, and additional green space.**

#### 4.4 Lansdowne Park Design Manual

The Lansdowne Park Design Manual was prepared in June 2011 as design guidelines, directions, and strategies for site plan and architecture. The Design Manual is separated into two parts – Public Realm/Master Plan and Architecture and Buildings. At the time of the preparation of this Design Manual, the underlying thrust and objective for the revitalization of Lansdowne was to create an urban place exhibiting high quality design for both the public realm and the buildings that define the public realm. This objective has not changed as Lansdowne 2.0 continues to be developed and designed through Site Plan Control. The Design Manual was prepared along with the final site plan for Stage 1 of the development, comprising a compilation of the design related guidelines, directions, and strategies determined through the work undertaken to respond to the various design related Site Plan condition required by City Council through the Stage 1 approval.

The Lansdowne Park Design Manual was reviewed in the context of the previous Official Plan Amendment and Zoning By-law Amendment applications and the review as outlined in the June 2023 Planning Rationale remains applicable for the Site Plan Control application.

**The June 2023 Planning Rationale should be referred to for a full discussion regarding the Lansdowne Park Design Manual.**

**The proposal supports and promotes the objectives and direction of the Design Manual. The proposal achieves the underlying focus and objective for the revitalization of Lansdowne to create an urban place exhibiting high quality design for both the public realm and the buildings that define the public realm.**

#### 4.5 Zoning Confirmation Report

The portion of the subject property to be developed is split-zoned Major Leisure Facility, Subzone C, Urban Exception 2915 with a holding symbol, site-specific schedules 258-A, 258-B and 487 (L2C[2915]-h S258-A, S258-B, S487), Parks and Open Space, Subzone S, site-specific schedule 258-A (O1S S258-A), and a small portion is zoned (L2C S258-A, S258-B). The site is also subject to the Mature Neighbourhoods Overlay and a portion of the site abutting Aberdeen Pavilion is subject to the Heritage Overlay.




The existing zoning framework on the land was established in 2010 through Ottawa City Council approval and Ontario Municipal Board (OMB) settlement. The zoning provisions at that time were tailored to the existing built-form and residential density on the site at the time of approval. The zoning framework for the portion of the site proposed to be developed with the new Event Centre was established through a recent Zoning By-law Amendment application that was approved by Ottawa City Council in November 2023, with a subsequent appeal dismissal by Ontario Land Tribunal.

As noted in the June 2023 Planning Rationale and October 2023 Planning Rationale Addendum for the Official Plan Amendment and Zoning By-law Amendment applications, no new buildings are proposed to be located within the portion of the site subject to the Heritage Overlay. As part of the Site Plan Control application, the existing landscaping within the south edge of the Heritage Overlay area will be replaced.

Table 1, below, outlined the required zoning provisions for the site and assesses the compliance of the proposed Event Center with these zoning provisions. For the purposes of this review, the proposed Event Centre is considered a Sports Arena under the list of permitted uses on the subject property. A sports arena is a permitted use.

Project Information			
<b>Review Date:</b>	August 7, 2024	<b>Official Plan Designation:</b>	Lansdowne Special District
<b>Municipal Address(es):</b>	945 & 1015 Bank Street	<b>Legal Description:</b>	Plan 4R-46535
<b>Scope of Work:</b>	Site Plan Control application		
<b>Existing Zoning Code:</b>	L2C[2915]-h S258-A, S258-B, S487 O1S S258-A	<b>By-law Number:</b>	2008-250;
<b>Schedule 1/1A Area:</b>	Area X	<b>Overlays Applicable:</b>	Heritage Overlay

Zoning Mechanism	L2C[2915]-h S258-A, S258-B, S487 Requirements	Proposed Event Centre	Compliance
<b>Minimum Lot Width</b>	No minimum	15.4 m (entrance to the event centre from Exhibition Way)	<b>Yes</b>
<b>Minimum Lot Area</b>	No minimum	37,300 m <sup>2</sup>	<b>Yes</b>
<b>Minimum Setback from Bank Street</b> 176(l)(i)	3 m	>3 m	<b>Yes</b>
<b>Minimum Setback from Holmwood Avenue</b> 176(l)(ii)	3 m	>3 m	<b>Yes</b>
<b>Minimum Setback from Queen Elizabeth Driveway</b> 176(l)(iii)	7.5 m	> 7.5 m	<b>Yes</b>
<b>Maximum Building Height</b>	Area A: 6 m Area E: 15.5 m	Area A: no buildings proposed	<b>Yes</b>

Schedule 258-A		Area E: 13.86 m	
<b>Maximum Non-Residential Gross Leasable Floor Area (Full Site)</b> 176(3)(b)	33,450 m <sup>2</sup>	Not applicable to the proposed event centre	Yes
<b>Maximum Office Gross Leasable Floor Area (Full Site)</b> 176(3)(c)	9,300 m <sup>2</sup>	Not applicable to the proposed event centre	Yes
<b>Minimum Vehicle Parking</b> Section 101 does not apply 176(5)(c)	1230 spaces across L2C and O1S zones No minimum parking rates are required for Area B on Schedule 487.	No parking is proposed.	Yes
<b>Minimum Driveway Width</b> 107(2)	2.6 m	7.6 m – this is a driveway for accessible drop off, not for permanent parking	Yes
<b>Minimum Bicycle Parking Spaces</b> Table 111A(i)	1 space per 1,500 m <sup>2</sup> of GFA 14,864 m <sup>2</sup> = 9.9 spaces	58 spaces	Yes

The proposal adheres fully to the provisions of Zoning By-law 2008-250.

## 5.0

# Public Consultation Strategy

The City of Ottawa prepared a Public Engagement Strategy for Lansdowne Park, dated June 2021. The City created the following engagement strategy objectives:

- / Ensure the outreach is far reaching and includes all of the City of Ottawa and the National Capital Region;
- / Inform, educate and consult the public in the development of Council's approved option to bring more people to Lansdowne Park as a 365-days-a-year destination;
- / Reach as many residents, businesses, stakeholders and potential visitors in the engagement process as possible;
- / Apply equity, inclusion, accessibility and diversity lenses through the engagement process;
- / Provide regular and frequent updates on project milestones and include a loop-back mechanism on all engagement activities; and
- / Seek a diversity of input from different demographics and communities as they experience the site in different ways.

Given that the proposed development is a large-scale City-initiated project, it is proposed that the City's BTSS team will lead the public consultation program for the Site Plan Control application for the Event Centre.

The scope of the public consultation is city-wide, given the nature of the proposed development and the users of the future event centre. In addition to city-wide scale consultation, additional neighbourhood-wide consultation is proposed, with the intended target audience being residents living in Old Ottawa East, Old Ottawa South, and the Glebe. These neighbourhoods have been identified specifically due to their proximity to the subject property, and their previous involvement in the project through attendance at pre-consultation meetings.

Engagement activities are planned to be a mix of in-person/virtual sessions and online activities to ensure that audiences have a variety of options to provide input on the project that are convenient and customized. These engagement activities will include:

- / Engage Ottawa Website – an online tool that provides the opportunity to provide access to information and provides feedback in a convenient, accessible manner. The Lansdowne 2.0 Engage Ottawa site is now an active website.
- / Consultation Sessions and Open Houses – targeted and structured sessions that will maximize their engagement potential.
- / Targeted Workshops and Meetings – workshops that will be customized to suit the needs and interests of the participants.
- / Community Outreach – special efforts will be made to reach and seek input from members of the Equity Deserving Lens Group. The City will ask the members how best to reach out and engage their communities.
- / Web and Social Media – Engagement opportunities will be shared and amplified via the City's social media channels, Instagram, Facebook, LinkedIn, Twitter, City's webpage. Public engagement sessions will be live-streamed and available on the City's YouTube channel.
- / Paid and Earned Media – To reach target audiences, the City will publish advertisements and provide regular updates to the media on the project. The City will work with local cultural media outlets and community bloggers to reach a broad audience.

- / Community Champions – A call out to Ottawa residents to recruit Community Champions from various demographics, interest groups, and subject matter experts to act as champions to assist in awareness and engagement of the public.
- / As We Heard It Reports – Regular, responsiveness summaries at key milestones of the consultations that provide feedback to the public.

Aside from the Public Engagement Strategy prepared by the City of Ottawa, the following engagement activities will comply with Planning Act requirements, including circulation of notices and the Statutory Public Meeting.

The following public engagement steps and activities will have already been undertaken in preparation of this application submission or will be undertaken in the following months after the application has been submitted.

- / Notification of the Ward Councillor, Councillor Shawn Menard
- / Community “Heads Up” to local registered Community Associations
  - A ‘heads up’ notification to local registered community associations will be completed by the City of Ottawa during the application process.
- / Community Information Session
  - A Public Open House was held on June 18, 2024 at TD Place Arena. The purpose of this open house was to introduce members of the public to the Event Centre development.
  - A booth at the Lansdowne Farmers Market is arranged for August 11, 2024.
  - A virtual Public Meeting is planned for September 10, 2024. The virtual format will allow for a presentation of the submitted materials and a follow-up Q&A with members of the public.

It is understood that ongoing discussions are held with key stakeholders of the project, including but not limited to, Parks Canada, National Capital Commission, Ontario Heritage Trust.

# 6.0 Conclusion

It is our professional opinion that the proposed Site Plan Control Application applications to permit the proposed Event Centre and surrounding grounds constitutes good planning and is in the public interest. As outlined in the preceding sections:

**Conforms to the General Intent of the Provincial Policy Statement:** The event centre and surrounding grounds proposal is consistent with the Provincial Policy Statement (2020) as it provides implements the approved Phase 1 redevelopment program for Lansdowne 2.0, thereby improving site conditions and providing for a modern, accessible, energy efficient, and world-class event centre for the City of Ottawa. The site is also within the built-up area where existing infrastructure and public service facilities are available and where public and active transportation will be supported and encouraged;

**Conforms to the General Intent of the City of Ottawa Official Plan:** The proposed Phase 1 plan conforms to the Official Plan’s vision for managing growth in the urban area. The proposal responds to its context within the Inner Urban Transect by proposing a modern event centre on a large parcel of land and promotes active and public transportation over other modes of transportation;

- / Meets the urban design policies of Section 4.6 of the Official Plan;
- / Conforms to the Official Plan’s direction (as amended) for the Lansdowne Special District;
- / Responds to and respects the existing heritage assets and character on and surrounding the site;

**Maintains the General Intent of the Zoning By-Law:** A zoning by-law amendment was approved to facilitate the proposal in November 2023. The proposal therefore fully meets the applicable requirements in the Comprehensive Zoning By-law 2008-250.

**Conforms to the General Intent of the Lansdowne Guiding Principles:** The proposed concept will allow for intensification of a site that requires a critical mass of people to support the role of Lansdowne as a destination for sports, festivals, entertainment, commercial activities, and office space at the local, regional and national level.

**Supported by Submitted Technical Studies:** As referenced throughout this report, the proposal is supported by technical studies submitted as part of this application.

**Represents Good Planning:** Overall, the proposed concept advances several key policy objectives at the Provincial and Municipal levels including: optimizing the use of serviced lands within the existing urban boundary, encouraging growth within the urban boundary, and new development adjacent to a transit priority corridor.

Sincerely,



Patricia Warren, MCIP RPP  
Planner



Timothy Beed, MCIP RPP  
Associate