

# LANDS DOWN NE PARK

UDRP Meeting #1 July 7 2023



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# 1.0 The Site

## Evolution of the Site

### Mid 19th Century

Site used as a focal point for the city and region for various activities.

### 1870s

Initial use as a playing field.

### 1908

Original stadium built.

### 20th Century

Used for Fairground, Agricultural Exhibitions, and Sporting location with extensive surface parking.

### 2010

Ottawa City council voted in favour of the redevelopment of the lands.

### 2014 - PRESENT

Completion of Lansdowne Redevelopment and TD Place.



1928



1965



1991



2018

# 1.1 The Site

Existing Development | Evolving Challenges

1

**Aging Infrastructure** & Physical Limitations of Existing Civic Centre/North Side Stands

2

**Enhancing** the quality of experiences at Lansdowne Park, **Live, Work, Play**

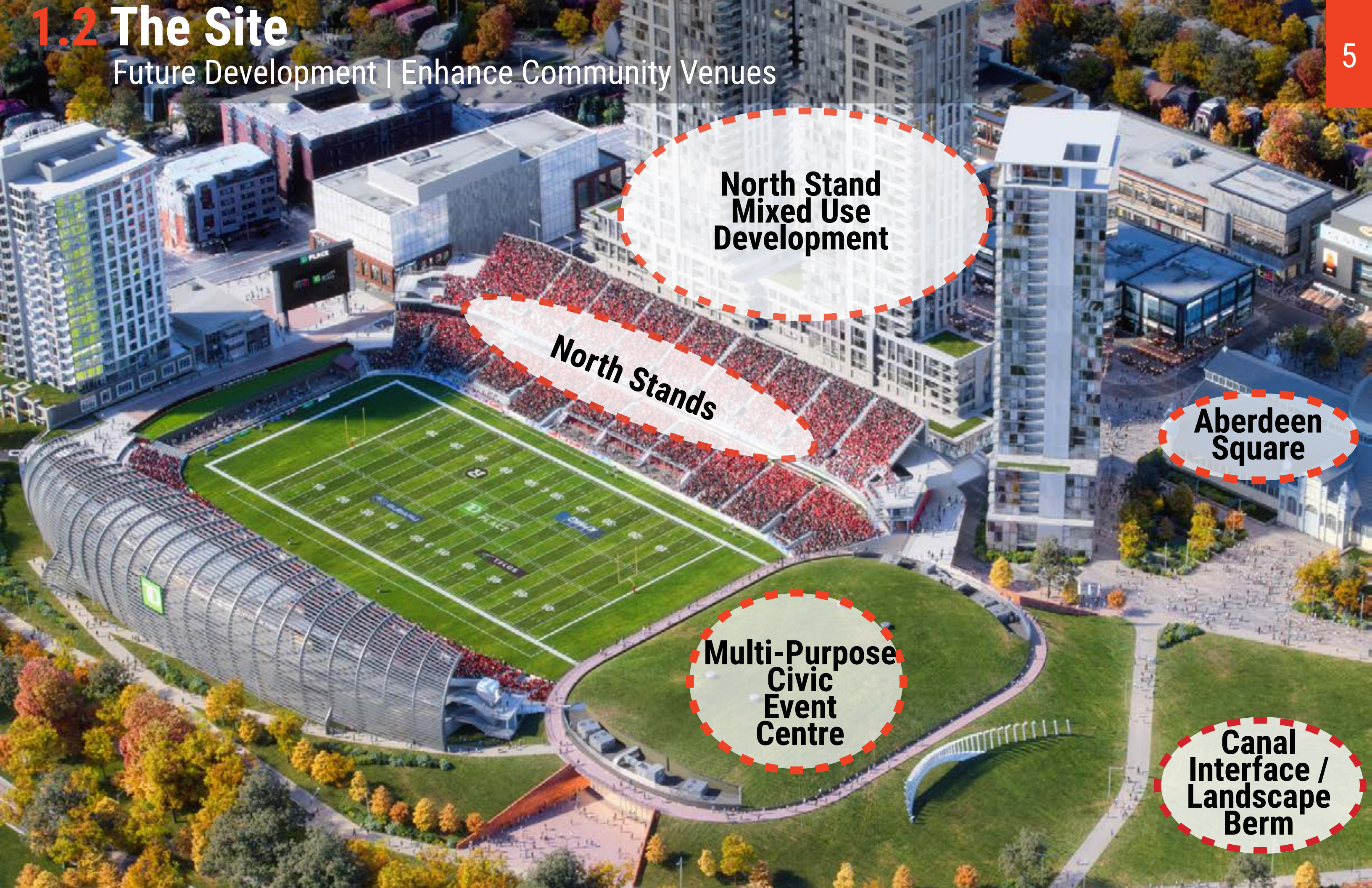
3

**Re-inventing** Community Spaces, **Sport, Music, Arts** and **Canal Connections**



# 1.2 The Site

Future Development | Enhance Community Venues



**North Stand  
Mixed Use  
Development**

**North Stands**

**Aberdeen  
Square**

**Multi-Purpose  
Civic  
Event  
Centre**

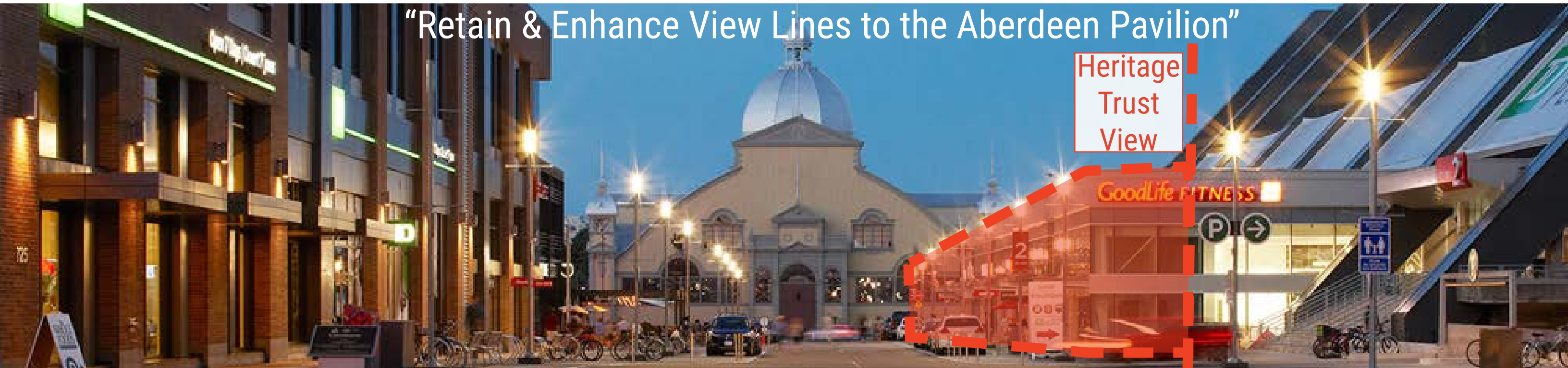
**Canal  
Interface /  
Landscape  
Berm**

# 2.0 Preserving Heritage

Preserving character of Exhibition Way



“Retain & Enhance View Lines to the Aberdeen Pavilion”

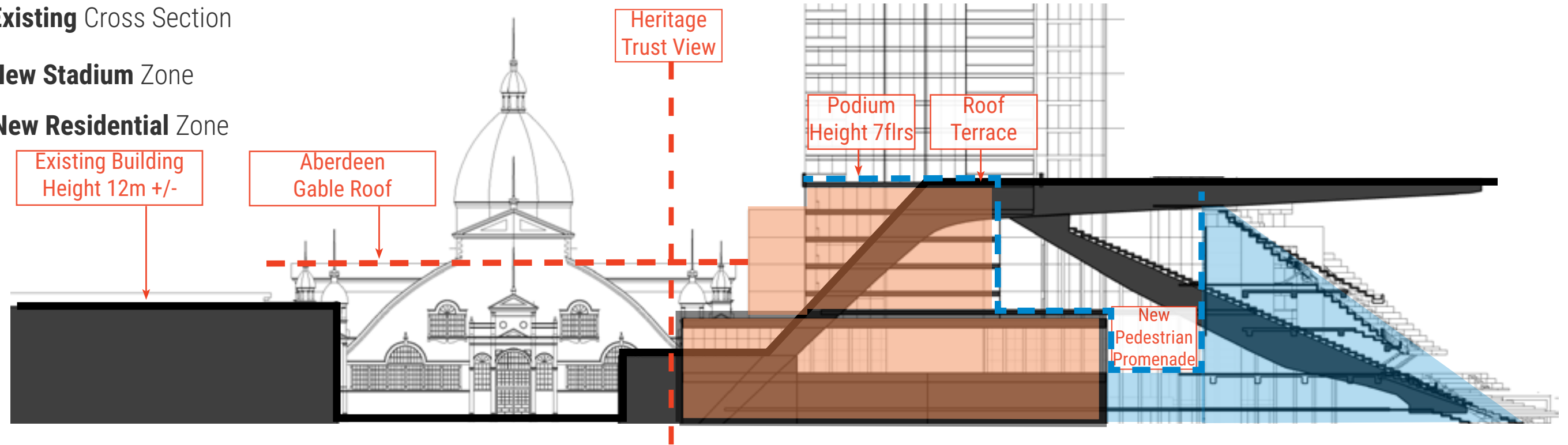


# 2.1 Preserving Heritage/ Exhibition Way & North Stands

Existing Spatial Ineficiencies | Diagram Overlay of Existing vs New

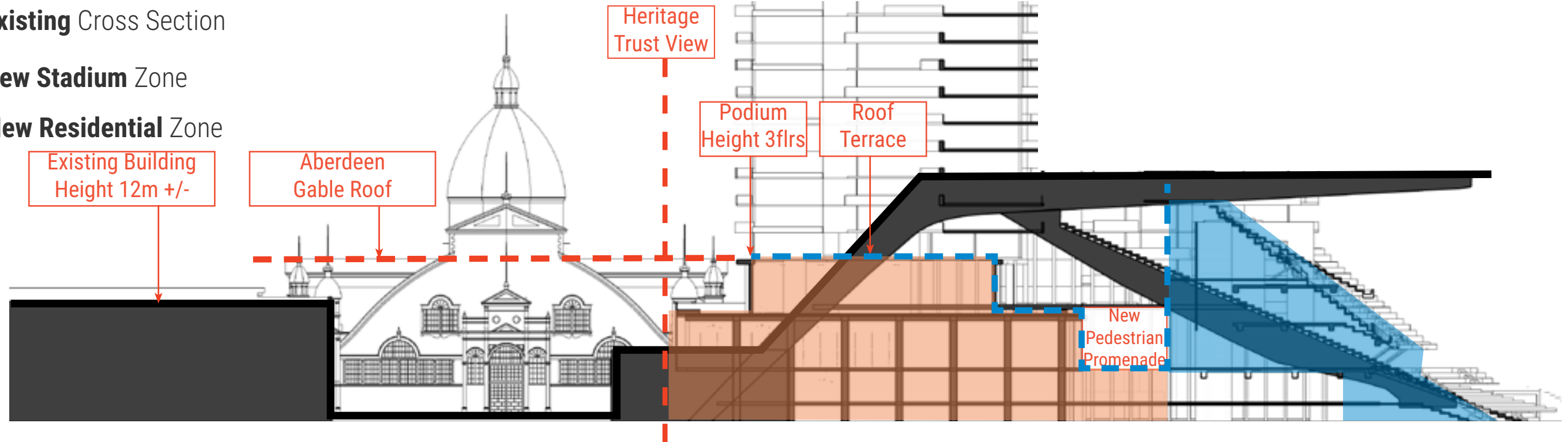
## 2022 CONCEPT

- Existing Cross Section
- New Stadium Zone
- New Residential Zone



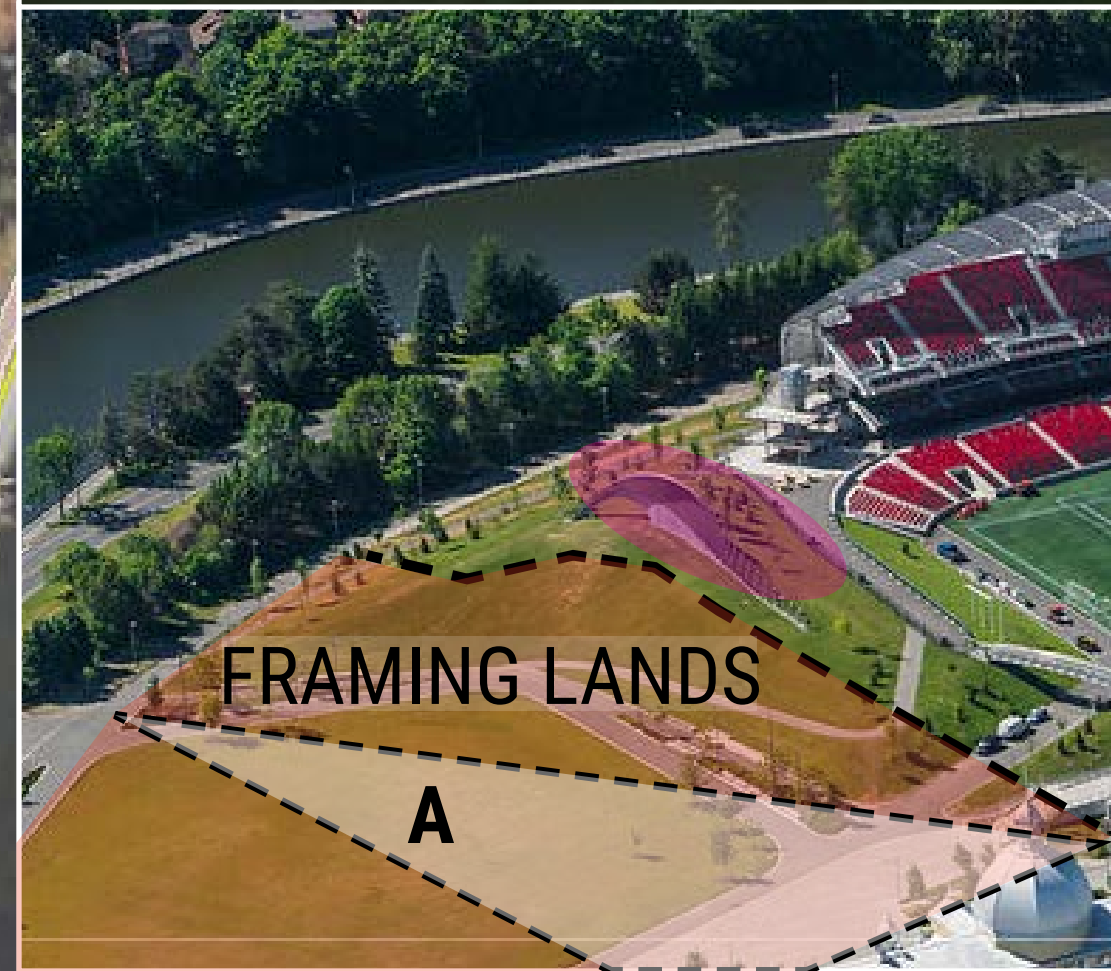
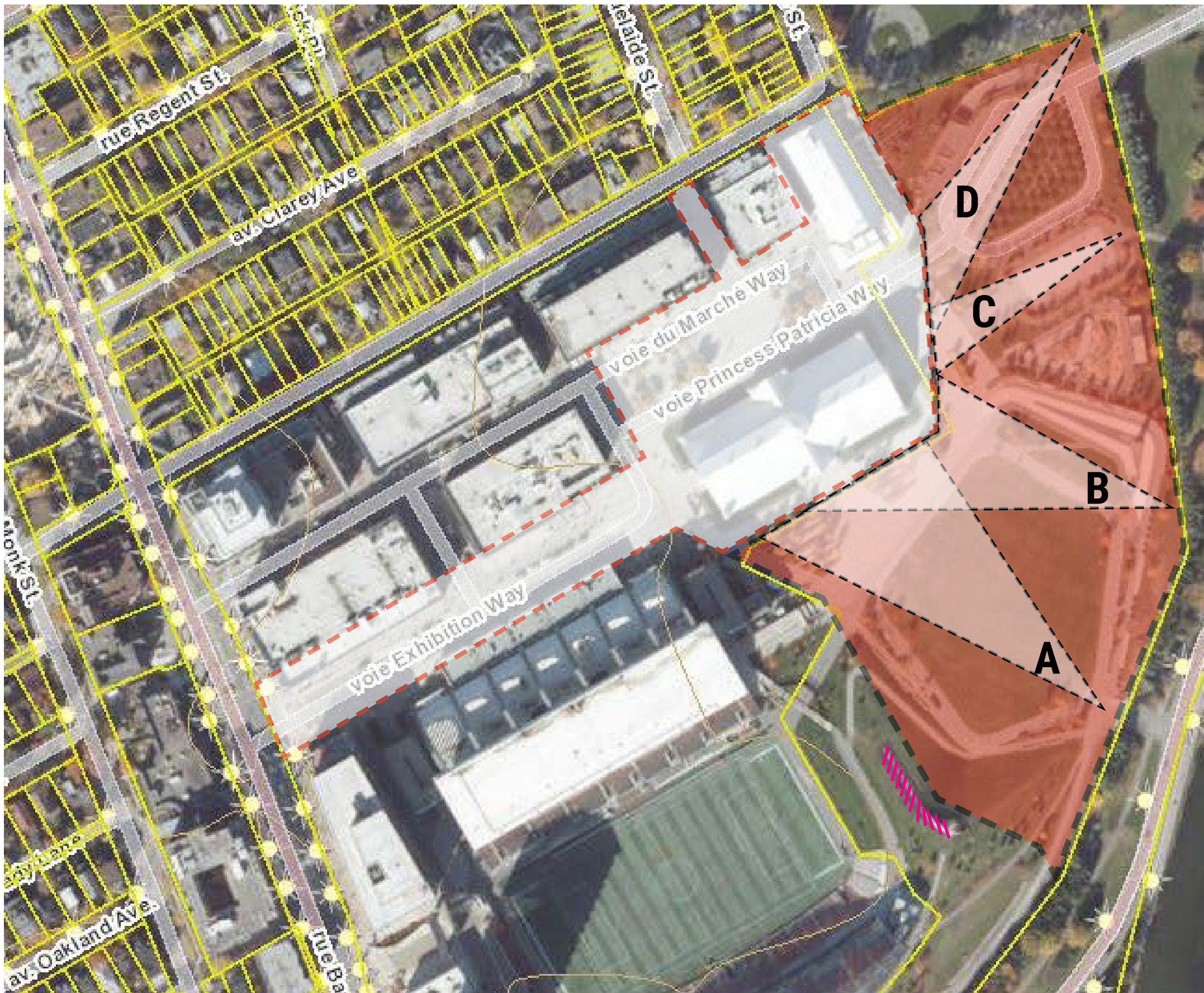
## Alternative Demonstration Plan

- Existing Cross Section
- New Stadium Zone
- New Residential Zone



# 2.2 Preserving Heritage

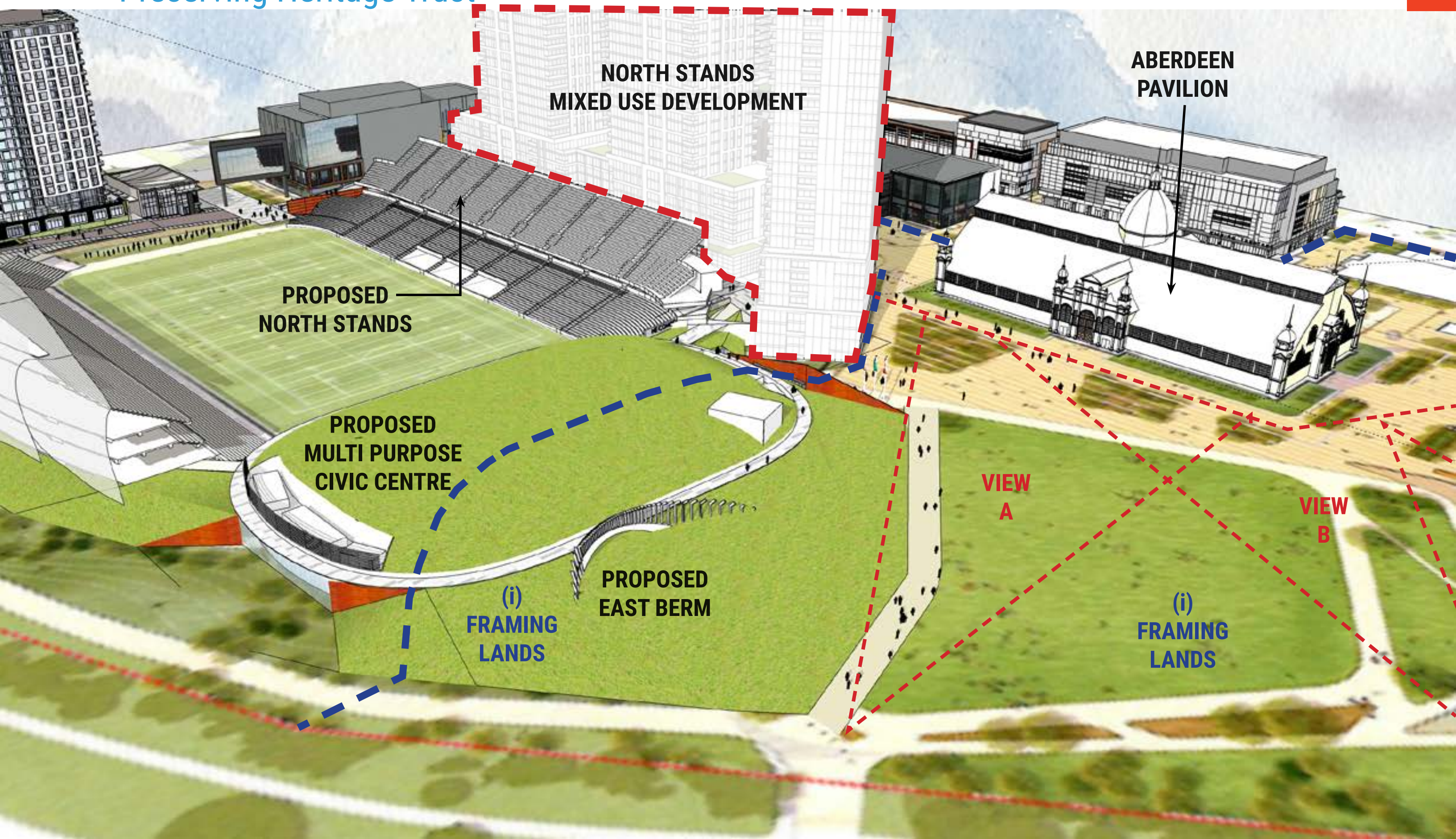
Preserving Heritage Trust





# 2.2 Preserving Heritage

Preserving Heritage Trust



# 3.0 Vision

## Design Objectives

### 1 Urban Design

Enhance the public realm and increase the vibrancy of Exhibition Way.

### 2 Residential Village

Provide more housing options to increase opportunity to live at Lansdowne.

### 3 Pedestrian Street

Create a Pedestrian environment with openness, transparency and Provide unique Retail opportunity.

### 4 Fan Experience

Improve the fan experience and unique programmability of the Stadium.

### 5 Heritage Trust

Preserve and enhance the existing place of heritage.



# 3.1 Vision

## Design Objectives

The proposed development represents an important opportunity to continue the transformation of Lansdowne Park as a mixed-use, complete community.

The following development objectives have been established to achieve the vision for the site and area based on the City's policies and Urban Design guidelines.



### Mix of Uses:

Encourage Community Vibrancy and Vitality through a mix of uses.

### Mobility:

Provide for improved streets and pedestrian connections ensure ease of Mobility, for all users.



### Design and Scale:

Development attractive buildings that are engaging and respect existing built form, view planes, and design elements.

### Public Realm:

Create High-Quality Open Spaces and Public Realm.

# 3.2 Vision

## Sustainability Statement of Intent



Lansdowne 2.0 and the redevelopment of the North Side Stands is proposing a new Cultural Event Centre along with an innovative mixed-use retail and residential development that is aiming to be at the forefront of sustainable design and construction. This visionary project aspires to embody the highest green building performance standards set by the new Canadian Government's comprehensive green building standards program. With a deep commitment to environmental responsibility, this development aims to integrate a range of sustainable initiatives throughout its design, construction, and operation. From the initial planning stages, every aspect of the project is meticulously crafted to minimize environmental impact and maximize energy efficiency. The development is considering advanced green building technologies, such as solar panels, rainwater harvesting systems, and efficient insulation, to reduce energy consumption and carbon emissions. The residential units are designed with a focus on occupant comfort and health, incorporating features like natural daylighting, enhanced indoor air quality, and green spaces. The retail spaces within the development prioritize eco-friendly practices, promoting sustainable retail practices and encouraging tenants to adopt environmentally responsible approaches. With reference to the new Canadian Government green building standards, this mixed-use development aims to set a new benchmark for sustainable urban development, serving as a model for future projects aiming to achieve a harmonious integration of cultural, retail, and residential spaces while prioritizing the well-being of both occupants and the environment.

# 3.3 Vision

## Design Brief

### Official Plan

The subject property is located within the Inner Urban Transect of the City of Ottawa and is designated as the Lansdowne Special District in the City's Official Plan. Special Districts are parts of the City that are important internationally, nationally and to the metropolitan area. They define the image of the City through their cultural heritage value, architecture, public realm, their roles as tourism attractions and/or as major economic generators. Lansdowne is considered to be a City-defining special district, as it is a demonstration of the successful integration of a large professional sports facility within an established neighbourhood.

The Special District policies provide general direction for maximum permitted building heights and more specific policies for the Lansdowne Park area, which considers heritage, transportation, the type of development, and where development is located. The proposed development mostly conforms to the policies of the Official Plan as it relates to the Lansdowne Special District and the Inner Urban Transect, and where it doesn't, an Official Plan Amendment has been proposed to capture the discrepancies. The proposed development will contribute to supporting the role of Lansdowne as a destination for amateur and professional sports, festival, concerts, etc. by creating modern, safe and efficiently maintained facilities. The proposed development will increase housing choice within Lansdowne Park and will support existing and potential new cultural assets.



The proposed development responds well to the City's policy direction as it relates to urban design. The subject site is located within a Tier 2 Design Priority Area, which is an area of national and regional importance to defining Ottawa's image. The proposed development recognizes the importance of cultural heritage assets on and around the site, and has been designed to enhance existing views of the Aberdeen Pavilion as outlined in the Heritage Easement with the Ontario Heritage Trust. The proposed development has considered four-season comfort, and how pedestrians will interact with the new spaces. Pedestrian-scale and the public realm are important elements of the proposed development that have been considered

in the development of the proposed retail podium, pedestrian promenade, and event centre entrance. The proposed residential portion of the development is proposed to have a maximum building height of 40 storeys. The proposed development has been approved in principle by Ottawa City Council, and the design has been advanced to understand how future build out of the development could look like upon the sale of the air rights. The proposed development will ensure tower separations that are greater than the desired 23-metre separation that is outlined in Policy 9 of Section 4.6.6 of the Official Plan. As currently proposed, the minimum tower separation as approved in principle by Council is 27 metres.

# 3.3 Vision

## Urban Design Guidelines for High Rise Buildings



The proposed development is supportive of the following guidelines, among others:

- Respects the views and angular planes in the development process and includes a view analysis to evaluate the potential impact of the proposed development on these views and vistas [Guideline 1.2];
- Respects and enhances the existing and planned views and vistas through the placement of the buildings, height transitions, setbacks and step backs [Guideline 1.9a];
- Respects and enhances the overall character of the existing and planned urban fabric and the skyline by maintaining a harmonious relationship with the neighbouring buildings through means such as height transition, built form design, fenestration patterns, color, and materials without necessarily being the same [Guideline 1.9b];

- Includes base buildings that relate directly to the height and typology of the existing or planned streetwall context [Guideline 1.12];
- The lot is of sufficient size to achieve tower separation, setback and step back of high-rise buildings [Guideline 1.16];
- Conserves the integrity of the cultural heritage value attributes, and character of the heritage buildings on site [Guideline 1.19];
- Respects the overall historic setting, including protecting and enhancing views of the adjacent heritage buildings through placement, scale, and design of the high-rise building [Guideline 1.22];
- Enhances and creates the overall pedestrian experience in the immediate surrounding public spaces (including POPS) through the design of the lower portion, typically the base, of the building [Guideline 2.1];
- Place the base of a high-rise building to form continuous building edges along streets, parks, and public spaces or Privately Owned Public Space (POPS)
- Where there is an existing context of streetwall buildings with consistent height, the base of the proposed high-rise building respects this condition through setbacks and architectural articulation [Guideline 2.18];
- Respects the character and vertical rhythm of the adjacent properties and create a comfortable pedestrian scale [Guideline 2.20];

- Provides proper separation distances between towers to minimize shadow and wind impacts, and loss of skyviews, and allow for natural light into interior spaces [Guideline 2.25];
- Steps back the tower, including the balconies, from the base to allow the base to be the primary defining element for the site and the adjacent public realm, reducing the wind impacts, and opening skyviews [Guideline 2.29];
- Provides at grade or grade-related public spaces such as plazas, forecourts, and public courtyards, which may be under public or private ownership [Guideline 3.4];
- Locates the main pedestrian entrance at the street with a seamless connection to the sidewalk [Guideline 3.10];
- Locates parking underground [Guideline 3.14];
- Internalizes and integrates servicing, loading, and other required utilities into the design of the base of the building [Guideline 3.16];

As the proposed residential portion of the development will be subject to a future air-rights sale, the details of the actual buildout will be determined through a future Site Plan Control application. The proposed development will respond to the Urban Design Guidelines for High-Rise Buildings by providing a building that includes a high level of architectural detail, including glazing, active entrances, and appropriate building massing, siting, setbacks and tower separation.

# 3.4 Vision

## Ottawa Zoning by-law



### Zoning

The site is currently zoned 'Major Leisure Facility, Subzone C, Schedule 258-A and Schedule 258-B (L2C S258-A S258-B)' and 'Parks and Open Space, Subzone S, Schedule 258-A (O1S S258-A)'. The site is also subject to the Mature Neighbourhoods Overlay and a portion of the site is subject to the Heritage Overlay.

### The purpose of the L2 zone is to:

- Accommodate major, urban City-wide sports, recreational and cultural facilities addressed under the Major Urban Facilities policies of the Official Plan;
- Permit a broad range and intensity of leisure, recreational, cultural and related uses; and
- Allow a moderate density and scale of development.

### The purpose of the O1 zone is to:

- Permit parks, open space and related and compatible uses to locate in areas designated as General Urban Area, General Rural Area, Major Open Space, Mixed Use Centre, Village, Greenbelt Rural and Central Area as well as in Major Recreational Pathway areas and along River Corridors as identified in the Official Plan, and
- Ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.

As part of the Zoning By-law Amendment, a portion of the O1 lands will be rezoned to L2C to permit the development of the new event centre, while a portion of the existing L2C zone will be developed with a new stadium, retail uses and future residential development, all of which will be captured in a site-specific urban exception. It is proposed that the existing site-specific Schedule 258-A will be amended to reflect the proposed development and proposed maximum building heights. The proposed development will not occur on the portion of the property subject to the Heritage Overlay, and as such the related zoning provisions do not apply to the proposed development. It is also important to note that the proposed residential towers are conceptual and will only be constructed by a builder after the future air-rights sale. Several community engagement opportunities are proposed in the upcoming months, and the proposed concept is antic-

ipated to be refined. As such, the required Zoning By-law Amendments and project statistics will be refined and updated as needed.


The proposed development respects the intent of the Zoning By-law as it relates to the subject site, and the required amendments are considered to be appropriate. The proposed development is occurring on a large site that can accommodate the increased height permission and the new location of residential buildings interior to the site. It is also recognized that the inclusion of new residential units on the site are critical to ensuring that Lansdowne Park is a destination regionally and nationally, as more residents will contribute to the vibrancy of the site. It is also recognized that the zoning for the site may be refined through the ongoing application process and upon future community engagement opportunities, where designs may be refined and more details are added into the resulting Zoning By-law Amendment and future Zoning Schedule.

(Refer to the chart on the following page)

# 3.4 Vision

## Ottawa Zoning by-law

| Zoning Mechanism                              | L2C Zoning Requirements                         | 2022 Concept (approved in-principle) | Compliance |
|---|---|--------------------------------------|------------|
| Minimum Setback from Bank Street              | 3 m   | >3 m                                 | Yes        |
| Minimum Setback from Holmwood Avenue          | 3 m   | >3 m                                 | Yes        |
| Minimum Setback from Queen Elizabeth Driveway | 7.5 m   | >7.5 m                               | Yes        |
| Maximum Building Height<br>Schedule 258A      | Park area – 6 m<br>Existing stadium area - 30 m | 126.0 m (40 storeys)                 | No         |

|   |   |  |     |
|---|---|--|-----|
|   |   |  |     |
| Maximum Non-Residential Gross Leasable Floor Area | 33,450 m <sup>2</sup>   | Will comply  | Yes |
| Maximum Office Gross Leasable Floor Area          | 9,300 m <sup>2</sup> and located within a building designed predominantly as an office building fronting onto Bank Street             | Will comply  | Yes |
| Maximum Number of Dwelling Units                  | 280 units   | 1200 units   | No  |
| Location of Residential Units                     | Residential uses are only permitted in buildings either fronting directly onto Holmwood Avenue or fronting directly onto Bank Street. | Residential towers will be located fronting Exhibition Way | No  |

|  |  |  |                |
|--|--|--|----------------|
| Minimum Vehicle Parking Residential and Non-Residential Uses           | 1230 spaces and:<br>a) A minimum of 1200 spaces must be located below grade and no at grade or above grade parking garages shall be established<br>b) Required parking for each residential use must be calculated at a minimum rate of 0.5 spaces per dwelling unit, and<br>c) All of the parking spaces not set aside for residential uses may be shared amongst all the non-residential uses on the lot in the L2C and O1S subzones.<br><br>0.5 spaces per unit<br>= 600 spaces | 739 new parking spaces proposed                                    | Yes            |
| Vehicle Access   | No vehicles associated with stadium, arena or other events at Lansdowne shall be permitted to access the site from Holmwood Avenue or to exit the site onto Holmwood Avenue.   | Access and egress is not proposed on Holmwood Avenue.              | Yes            |
| Minimum Visitor Parking Spaces<br>Section 102<br>Area X on Schedule 1A | 0.1 spaces / unit up to a maximum of 30 spaces per building<br>= 90 spaces   | 90   | Yes            |
| Minimum Bicycle Parking Spaces<br>Section 111                          | 0.5 spaces / unit<br>= 600 spaces  | Will comply  | Yes            |
| Bicycle Space Provisions<br>Section 111                                | Horizontal Space: 0.6 m x 1.8 m<br>Vertical Space: 0.5 m x 1.5 m<br>Stacked Space: 0.37 m width<br><br>Aisle: 1.5 m  | Will comply  |                |
| Amenity Area<br>Mixed Use Building with 9 or more dwelling units       | Total: 6 m <sup>2</sup> / dwelling unit<br>= 7,200 m <sup>2</sup> (1,200 units)<br><br>Communal: A minimum of 50% of the required total amenity area   | Will comply  | Yes            |
| High-Rise Zoning Provisions<br>Area A on Schedule 402                  |  |  |                |
| Minimum Lot Area – Corner Lot  | 1,150 m <sup>2</sup>   | 156,366 m <sup>2</sup>   | Yes            |
| Minimum Interior Side Yard and Rear Yard Setbacks                      | 10 m   | >10 m  | Yes            |
| Minimum Separation Distance between Towers                             | 20 m   | Tower 1 to Tower 2:<br>29.1 m<br><br>Tower 2 to Tower 3:<br>27.8 m | Yes<br><br>Yes |



# 3.4 Vision

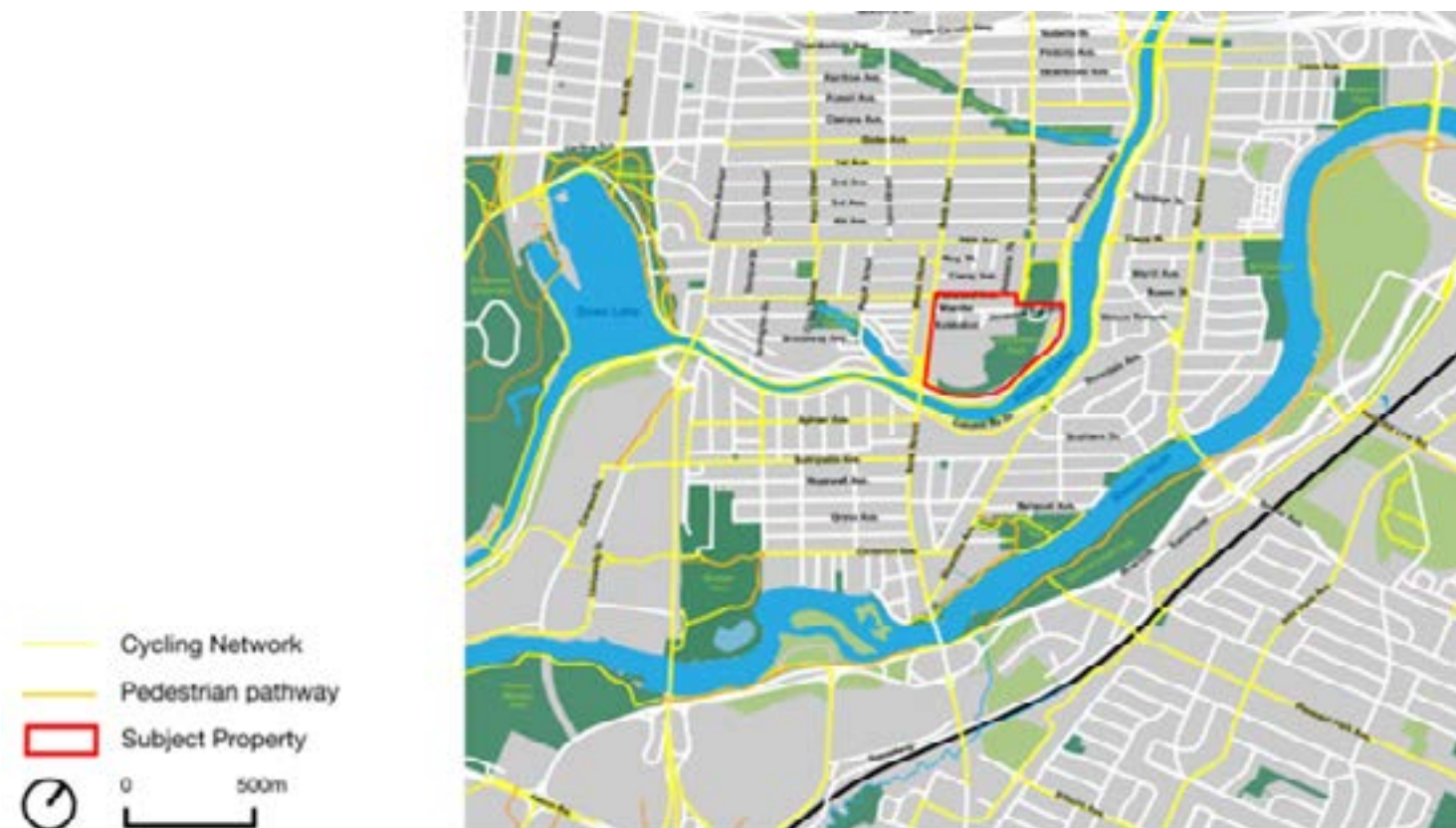
## Transportation Networks (walk, bike, transit)

A comprehensive contextual analysis of nearby transit stations, transportation networks (walk, bike, transit), focal points/nodes, and a written analysis of the relationships between the proposal and the public realm/pedestrian experience.



### Transportation Network

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 Marche 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.

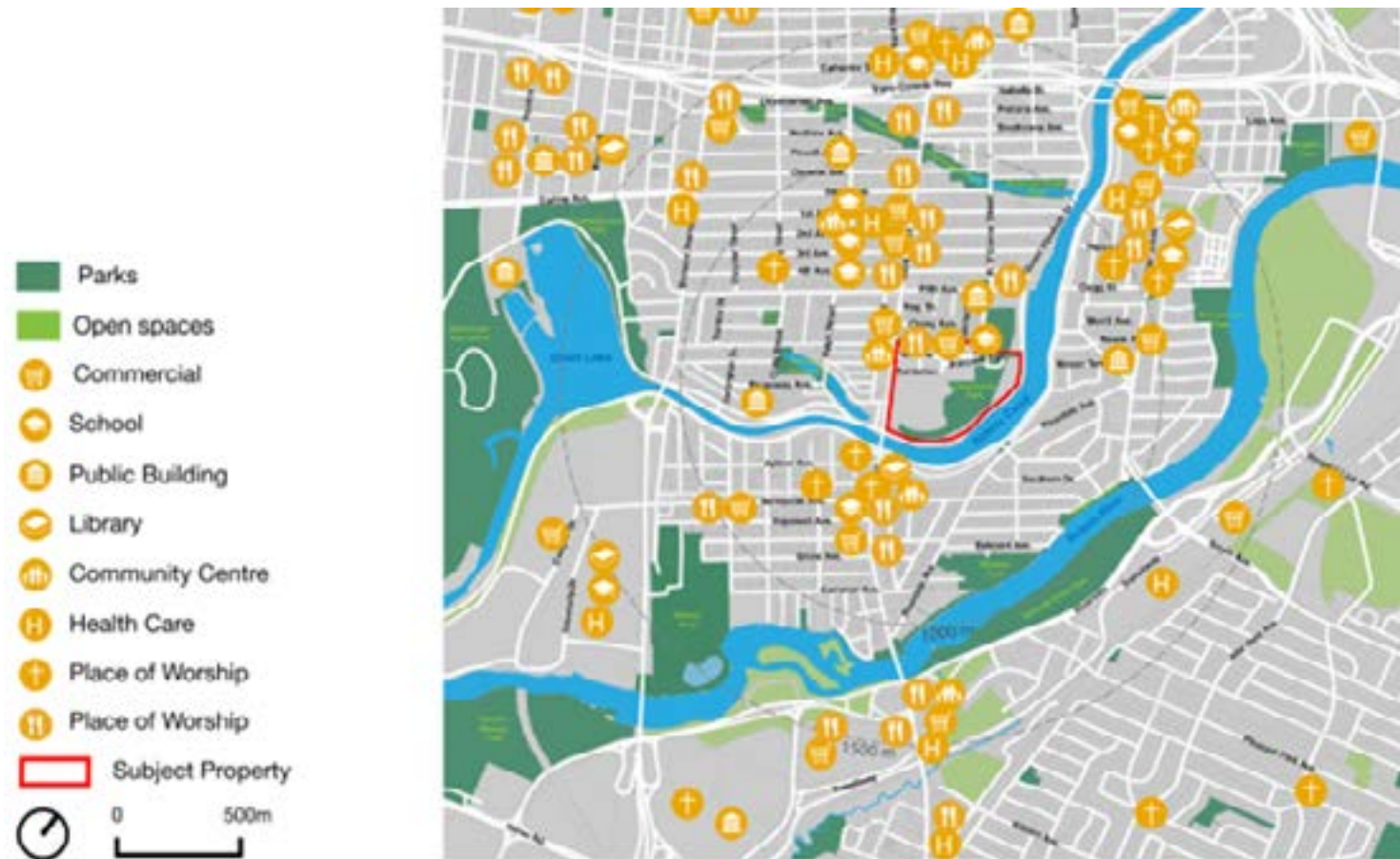


### Active Transportation Network

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 (Figure 6 and Figure 7). 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.

# 3.4 Vision

## Transportation Networks (walk, bike, transit)

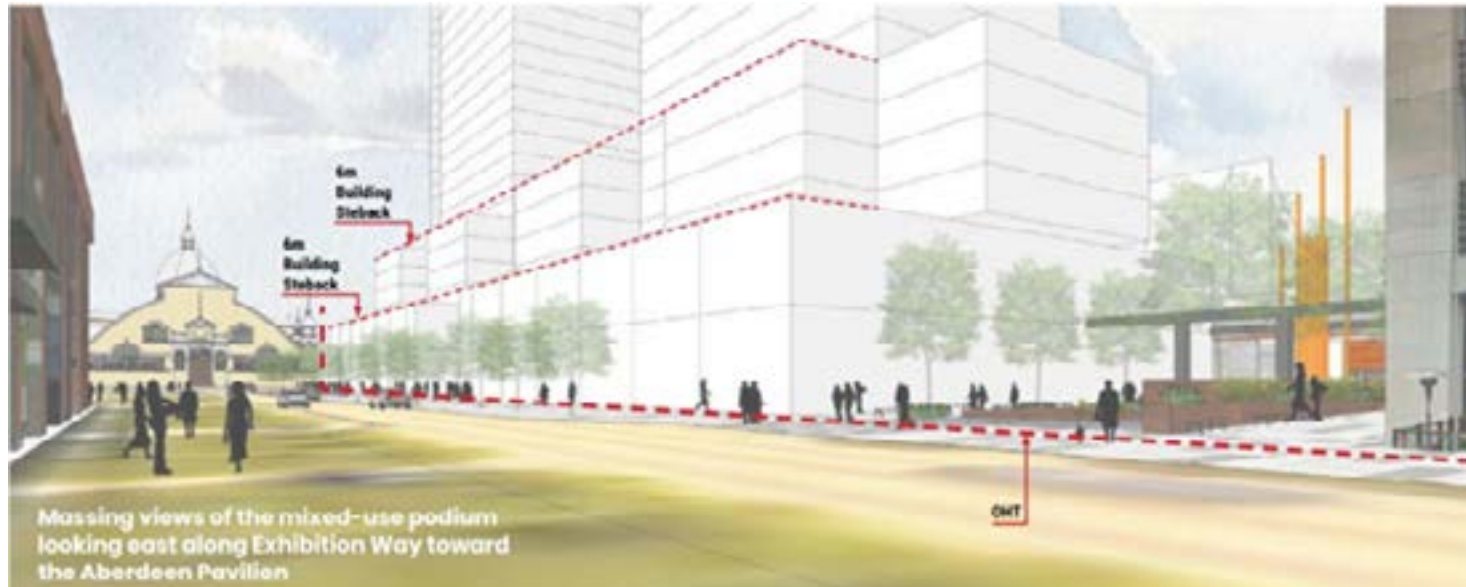


### Neighbourhood Amenities

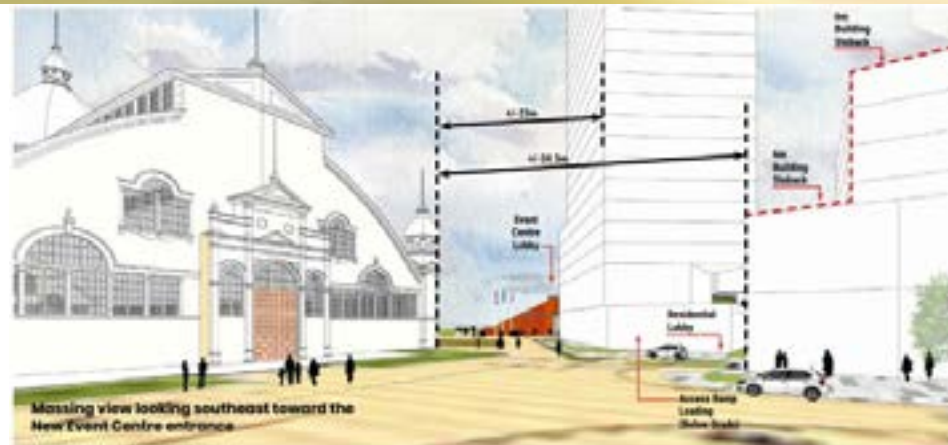
The subject property enjoys proximity to a variety of neighbourhood amenities, whether within Lansdowne Park itself, or within the larger Glebe neighbourhood. Amenities include restaurants, bakeries and coffee shops, retail stores, a movie theatre, parkland, schools, and churches. The subject property and surrounding area benefits from access to two (2) grocery storeys within 500 metres of Lansdowne Park – Whole Foods Market at 951 Bank Street (within Lansdowne Park) and Metro at 754 Bank Street. The Great Lawn, Lansdowne Skatepark, and Lansdowne Park Skating Rink and Basketball Court all create the municipal park within Lansdowne Park itself, while Sylvia Holden Park, Olympic Garden, Lionel Britton Park, Firehall Park, Brown’s Inlet Park and Capital Park, among others, provide for additional municipal and federal parkland that serve Lansdowne Park and the surrounding area. The figure below highlights some key amenities in the area.

# 3.4 Vision

## Public Realm and Pedestrian Experience



Massing views of the mixed-use podium looking east along Exhibition Way toward the Aberdeen Pavilion



Massing view looking southeast toward the New Event Centre entrance



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

### Public Realm and Pedestrian Experience

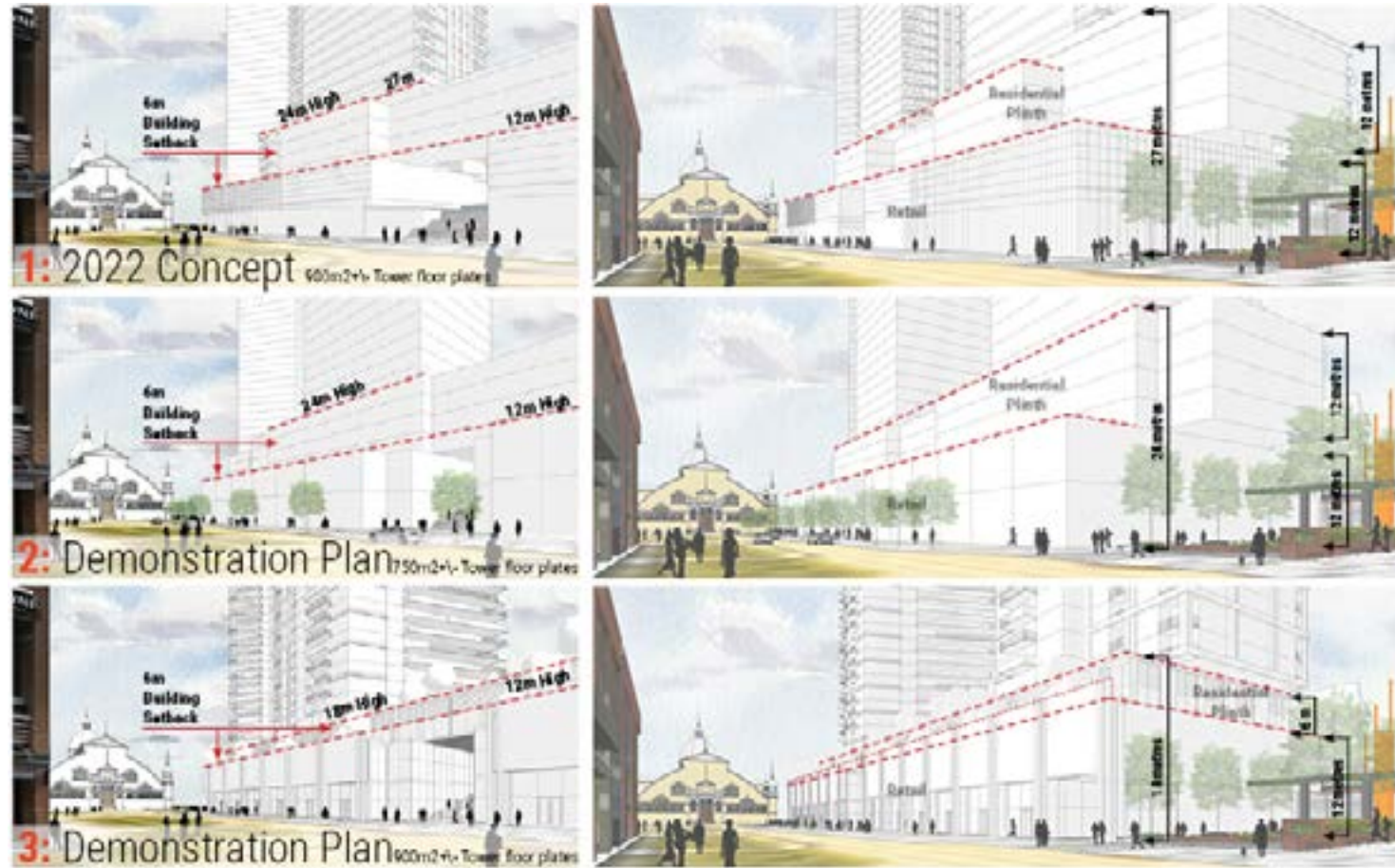
The proposed development in its entirety will contribute to enhanced public realm at Lansdowne Park. The new retail podium will be set back further from the street, creating a wider sidewalk along the south side of Exhibition Way. The wider sidewalk will allow for increased pedestrian activity and interaction, while also providing space for street trees and other plantings or street furniture. While the increased sidewalk contributes to the public realm along Exhibition Way, the additional space will also enhance the existing Ontario Heritage Trust view corridor of Aberdeen Pavilion from Bank Street. As Lansdowne Park contains several heritage assets, maintaining these heritage assets and the character of the site is of utmost importance to the proposed development.

In addition to the enhanced views and public realm along Exhibition Way, the proposed event centre will result in a new plaza located beside the event centre entrance, which will connect to existing hardscaping on the south side of Aberdeen Pavilion. The new plaza in front of the event centre will connect to the existing plaza in front of Aberdeen Pavilion, contributing to greater connectivity throughout the site and prioritizing pedestrians within the site.

Through the application process, the 2022 Concept has evolved the design of the podium and towers and the relationship between these features and the pedestrian areas within the site. Through the evolution of this design, consideration has been given to the City of Ottawa's design guidelines and heritage implications for the site. As shown in the below figure, the 2022 concept has been revised to lower the podium height, create an interesting-shaped building, and maximum the separation distances between towers. The evolved podium height is considered to be a more pedestrian friendly scale, as the mass of the podium above the fourth storey has been redistributed into the bulk of the towers, resulting in larger floorplate sizes.

# 3.4 Vision

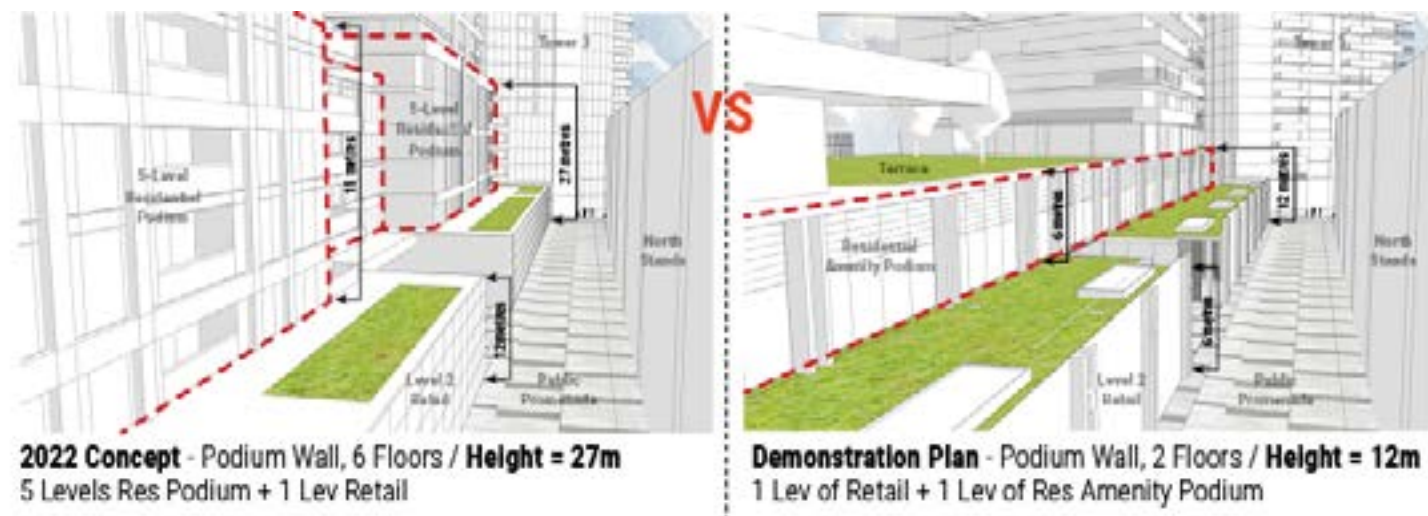
## Public Realm and Pedestrian Experience



Podium Scale | Exhibition Way

Through the application process, the 2022 Concept has evolved through demonstration plan studies to explore alternate massing design of the podium and towers and the relationship between these features and the pedestrian areas within the site. Through the evolution of this design, consideration has been given to the City of Ottawa’s design guidelines and heritage implications for the site. As shown in the below figure, the 2022 concept has been revised to lower the podium height, explore alternative tower floor plate configurations, and maximum the separation distances between towers. The evolved podium height is considered to be a more pedestrian friendly scale along both Exhibition Way and the new pedestrian concourse level created behind the north stands. The mass of the podium above the fourth storey has been redistributed into the bulk of the towers, resulting in larger floorplate sizes with alternate floor plate configuration to improve residential unit layout.

This Alternative Demonstration Plan aims to breakdown the scale of the development by reducing the height of the podium to improve heritage OHT sight lines along Exhibition Way and to provide a more suitable scale to enhance the pedestrian experience at Lansdowne Park. Above the 2 storey retail podium, a shared amenity program with a roof top terrace organizes all of the residential amenity program to connect all 3 towers on a single level. The continuous residential podium wall that backed onto the proposed north stands in the 2022 Concept has been replaced with 3 towers organized around a landscape roof top terrace with large open spaces created with improved building separations surrounding the tower floor plates. The tower floor plates together with increase building separation promote quality unit layouts with access to daylight and views surrounding the site. The resulting tower floor plates minimize the number of units facing the north stands and offers more open space surrounding the built forms that are further animated and better connected with the vibrant roof top terrace and new pedestrian promenade behind the north stand and along Exhibition way.



Podium Scale | Concourse Level

# 4.0 The Concept



# 4.0 The Concept

## Design Narratives

### 1 Preserving Heritage

Preserve and enhance the existing place of heritage by Improving sight lines and enhancing the heritage trust easement

### 2 Public Open Space

Improve accessibility, connectivity, amenities & concessions.

### 3 Exhibition Way

Enhance the Pedestrian Experience and vibrancy along Exhibition way with active retail, residential loobbies and feature ceremonial stair that animate the streetscape throughout the day.

### 4 Mixed Use Podium

Improve the civic experience with a unique programmability of the Stadium and Retail Streetscape along Exhibition way.

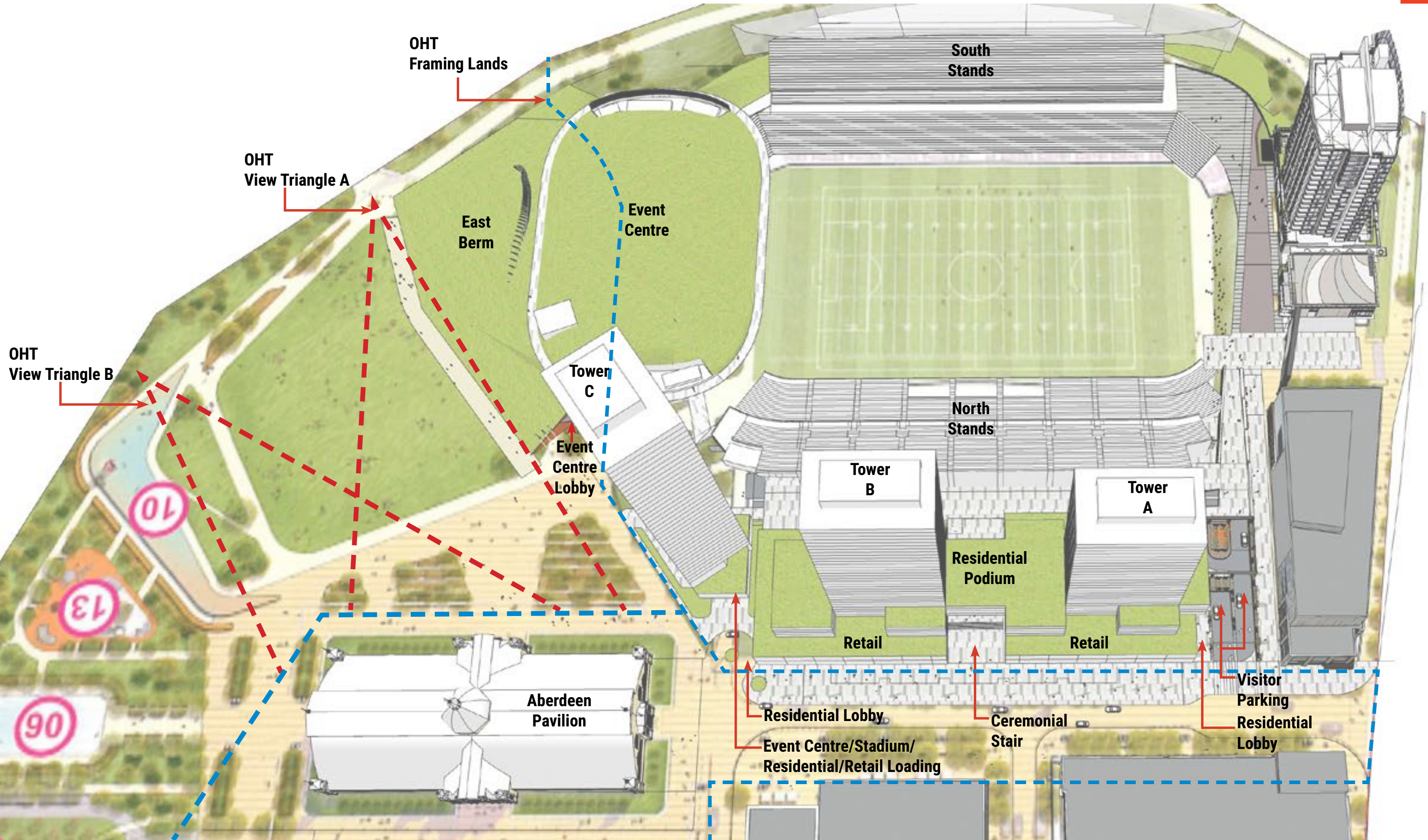
### 5 Building Scale

Design Building Scale, Form and Seperation that shape the public realm experience to minimize impact from the proposed highrise form above.



# 4.1 The Concept

## Preserving Heritage



# 4.1 The Concept

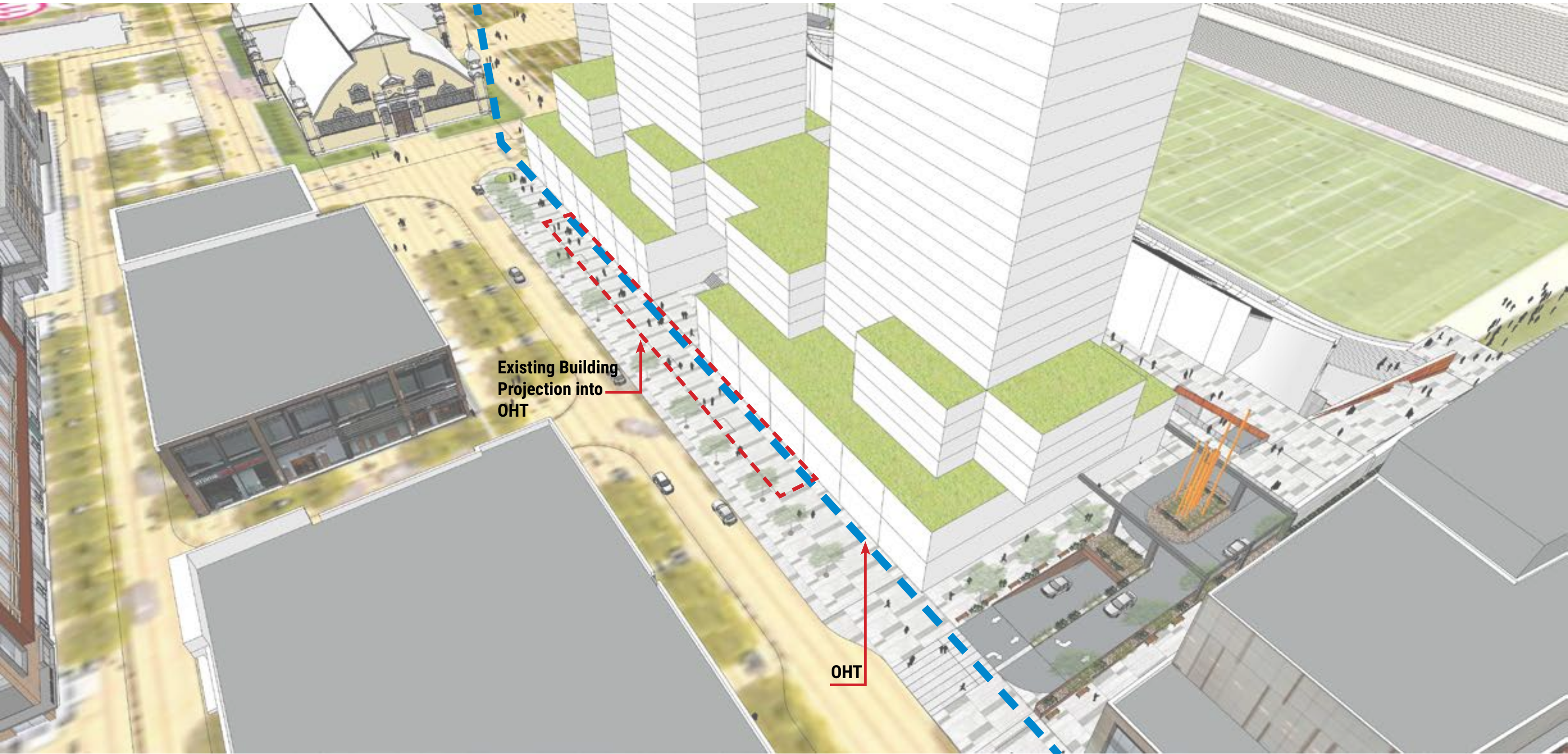
## Preserving Heritage





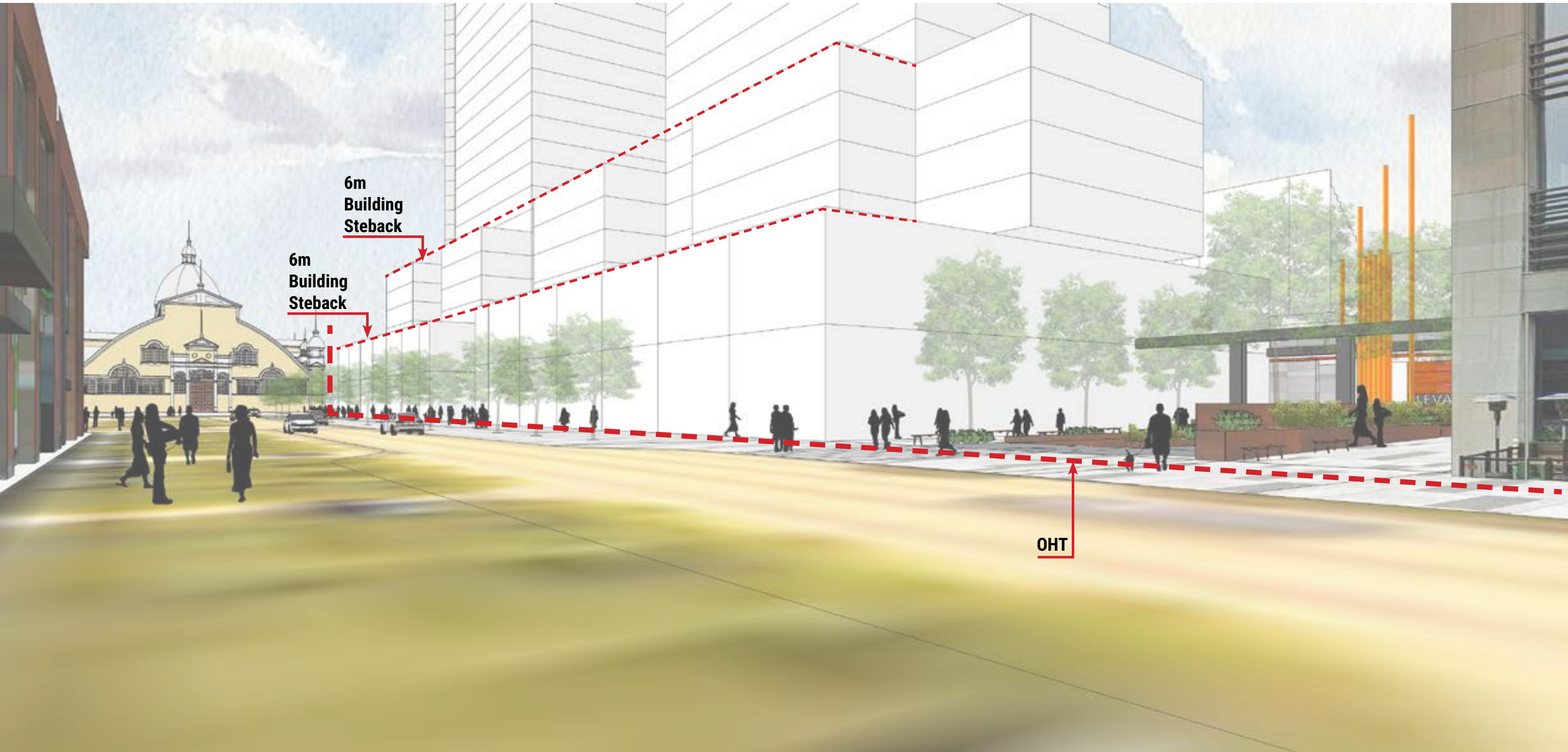
# 4.2 The Concept

## Preserving Heritage



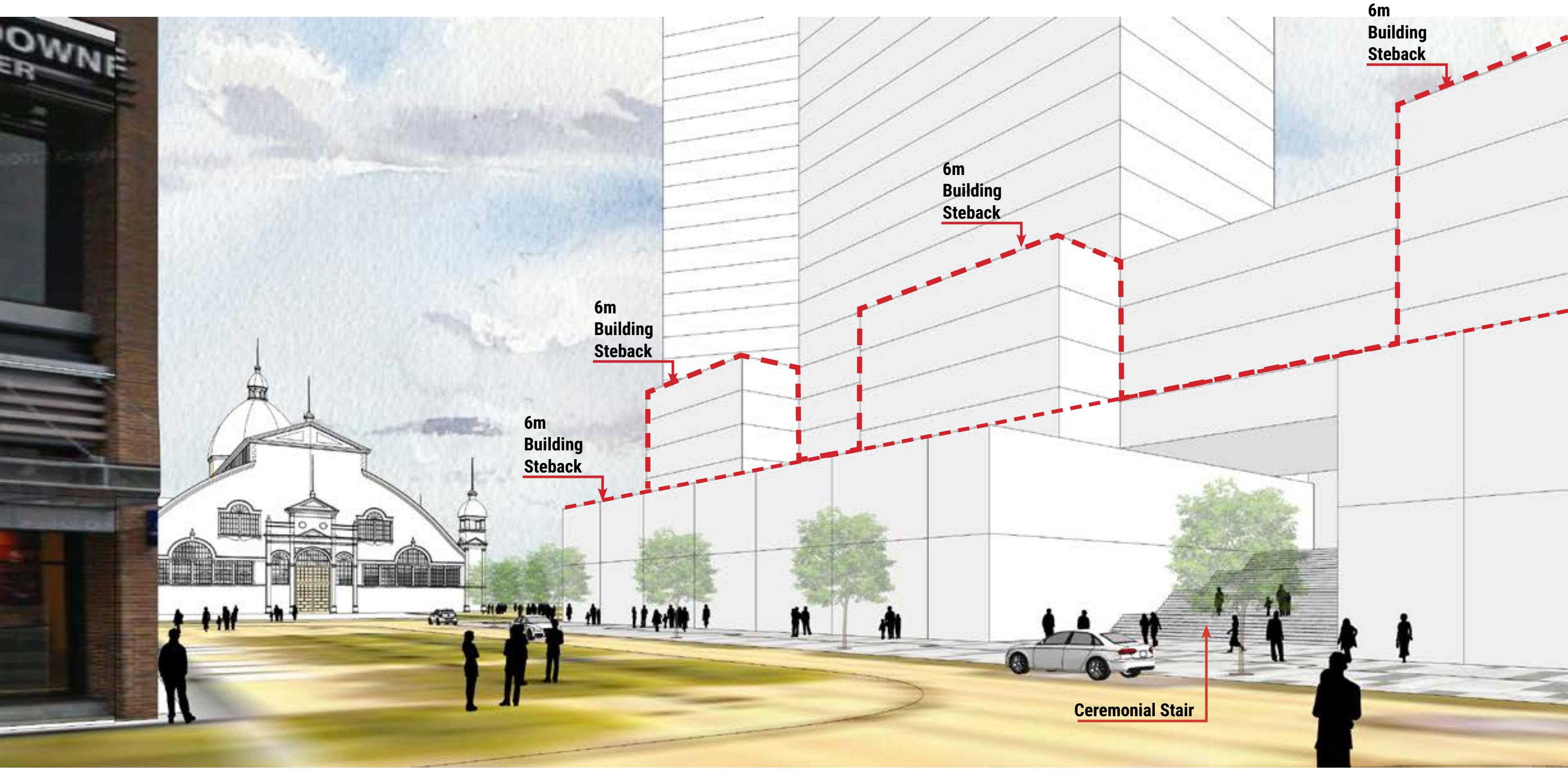
# 4.2 The Concept

## Exhibition Way



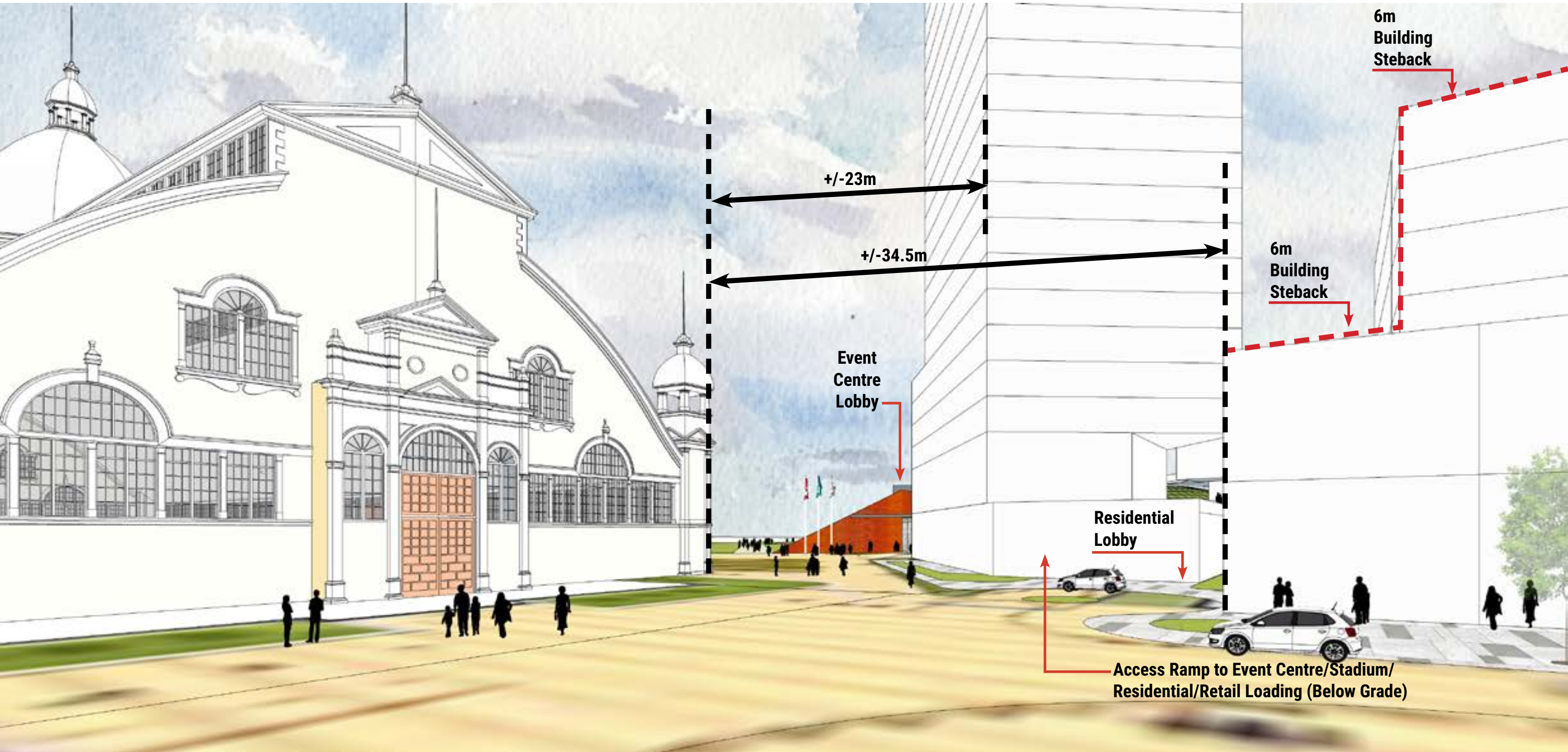
# 4.3 The Concept

## Exhibition Way



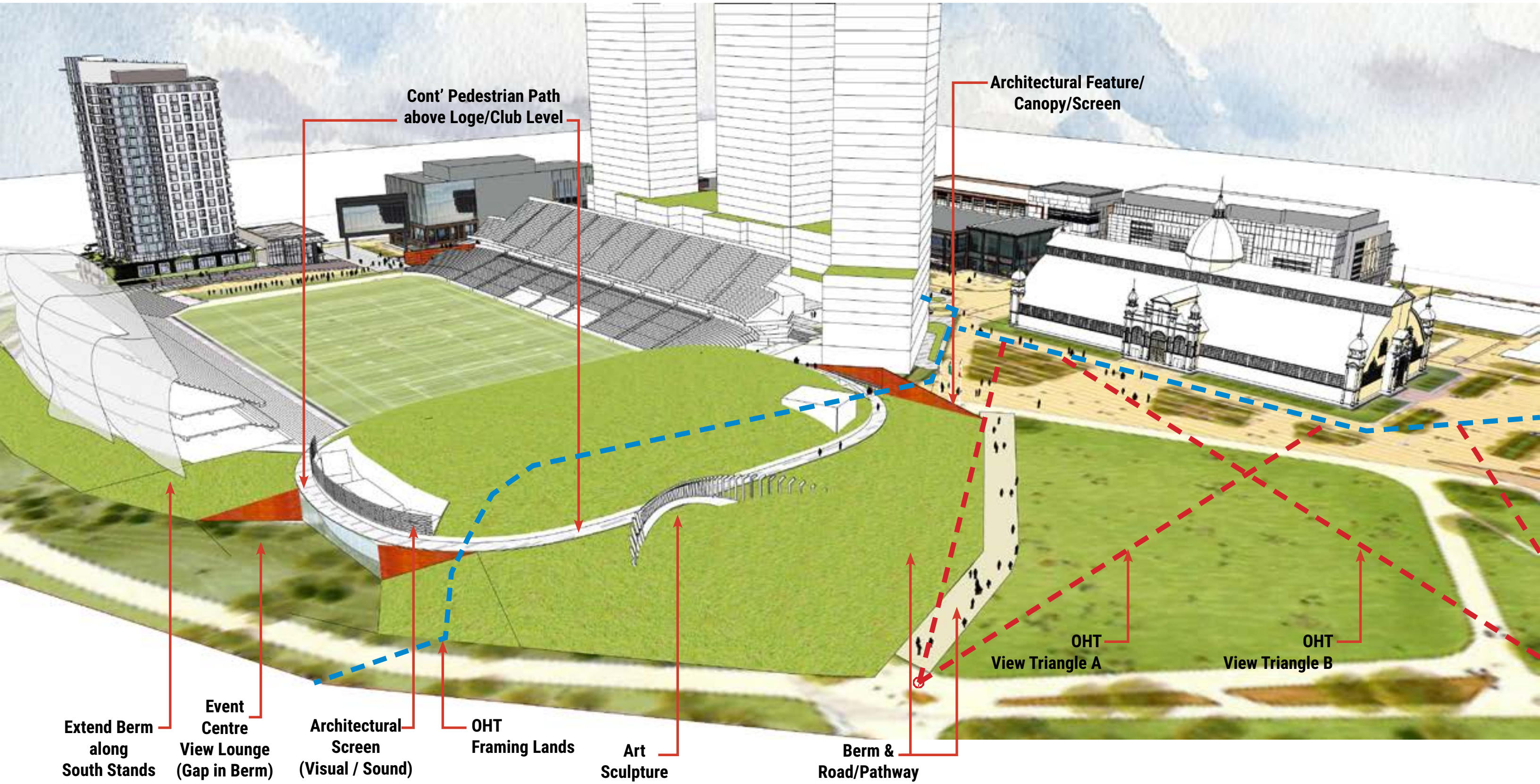
# 4.3 The Concept

## Public Open Space



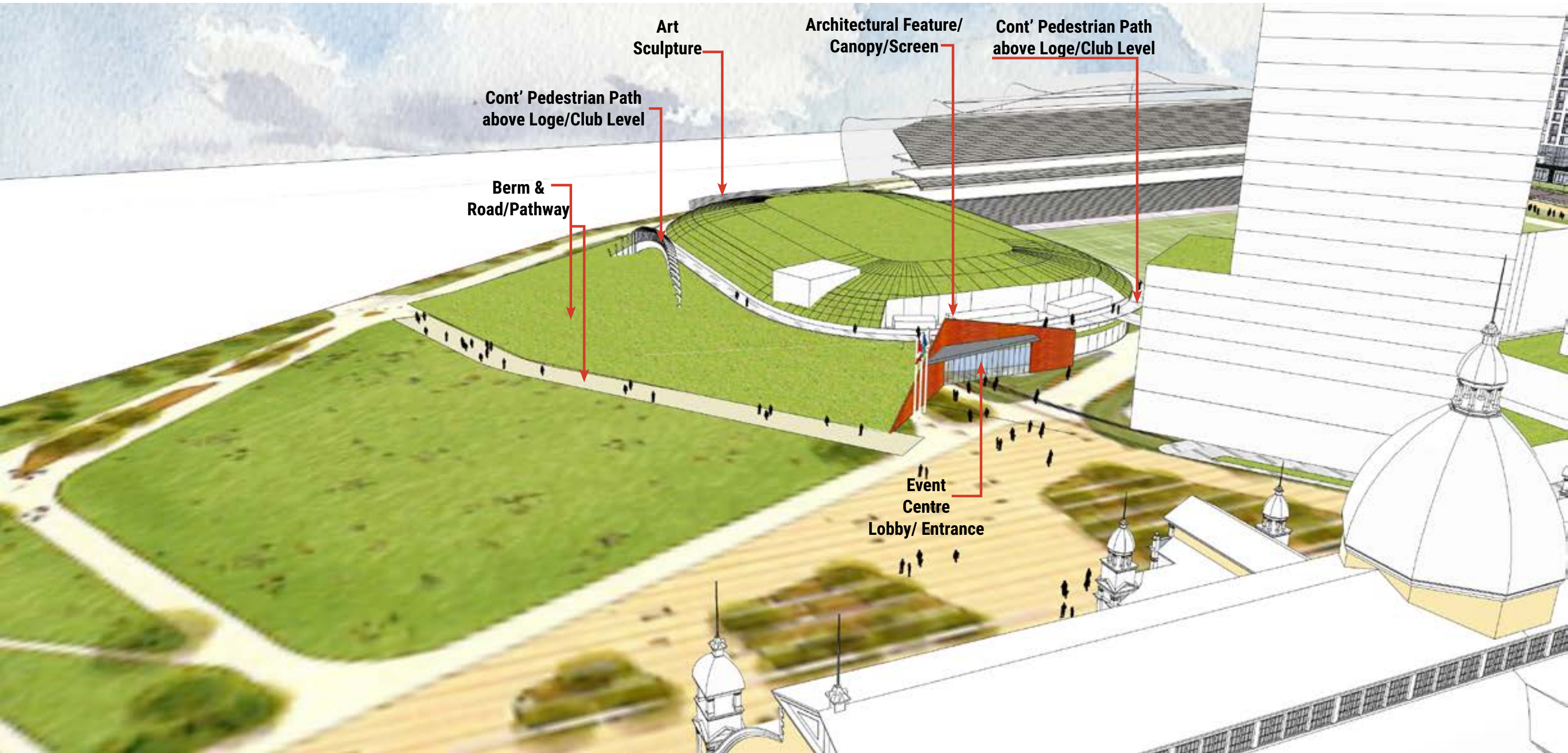
# 4.3 The Concept

## Public Open Space



# 4.3 The Concept

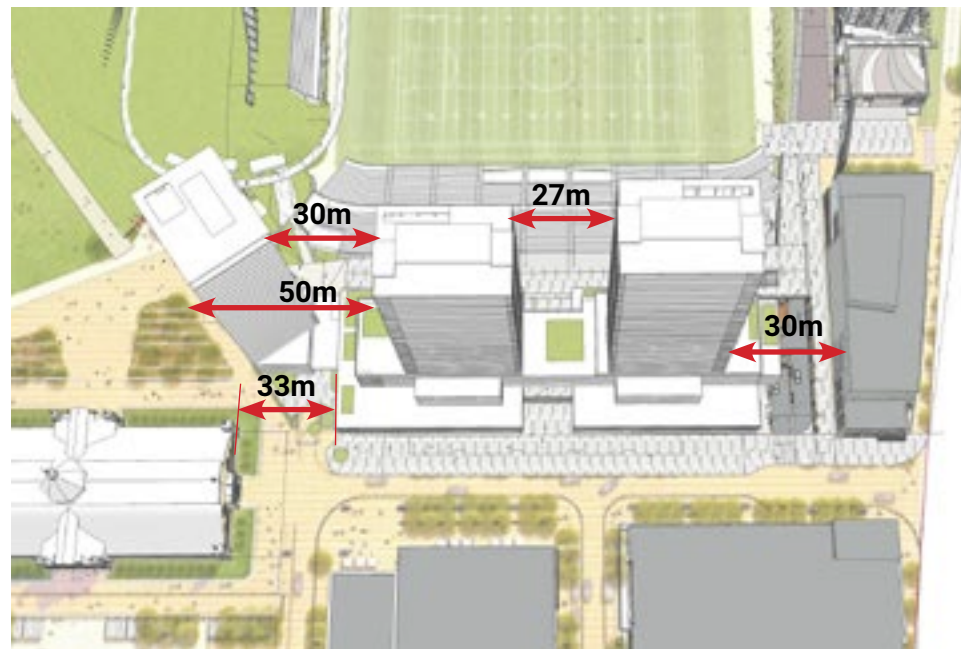
## Public Open Space



# 4.4 The Concept **BUILDING FOOTPRINTS + SEPARATION**

**1: 2022 Concept**

Tower floor plates  
895 m<sup>2</sup> and 775m<sup>2</sup>



Level 1-2 Retail Podium 12 metres (H)

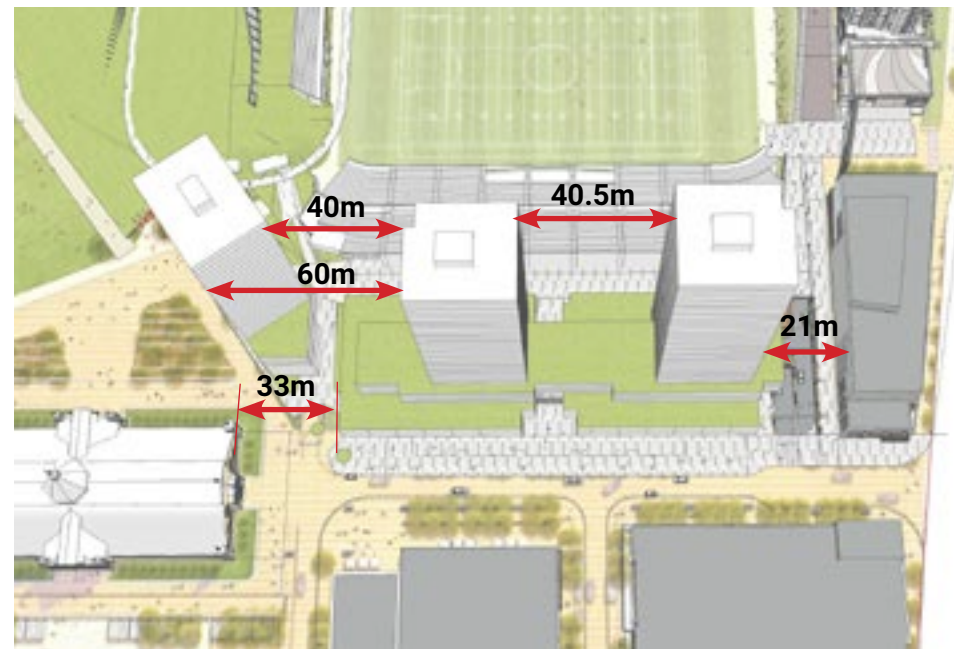
Level 3-7 Res Podium 15 metres (H)

**Total Podium Height 27 metres (H)**

Level 8-40 Floor Plate 775-895 m<sup>2</sup>

**2: Alt Demonstration Plan A**

Tower floor plates  
750m<sup>2</sup>



Level 1-2 Retail Podium 12 metres (H)

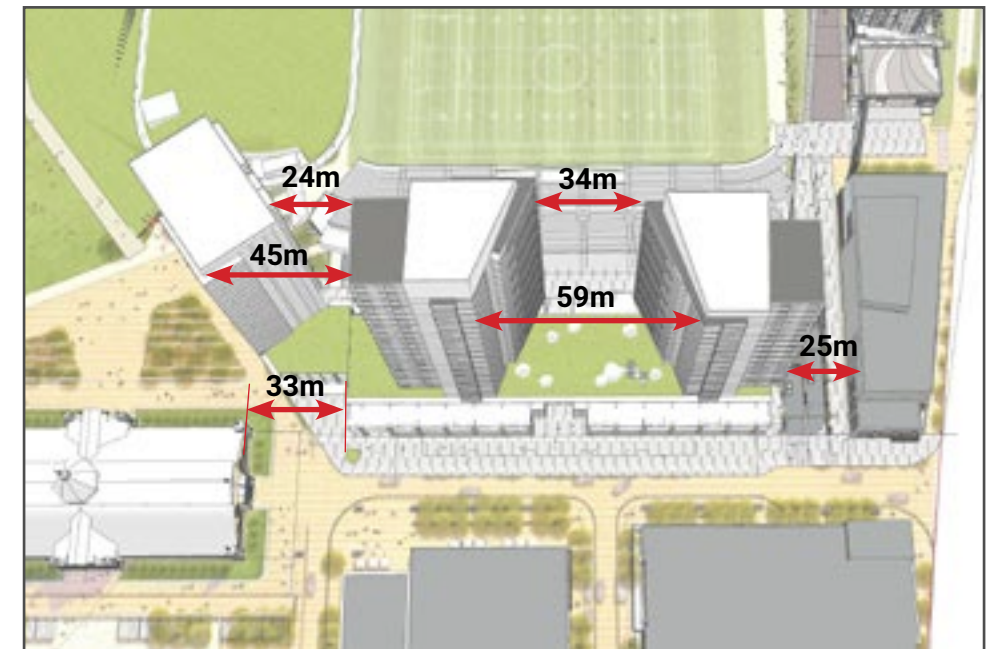
Level 3-6 Res Podium 12 metres (H)

**Total Podium Height 24 metres (H)**

Level 7-40 Floor Plate 750 m<sup>2</sup>

**3: Alt Demonstration Plan B**

Tower floor plates  
1080m<sup>2</sup> and 1050m<sup>2</sup>



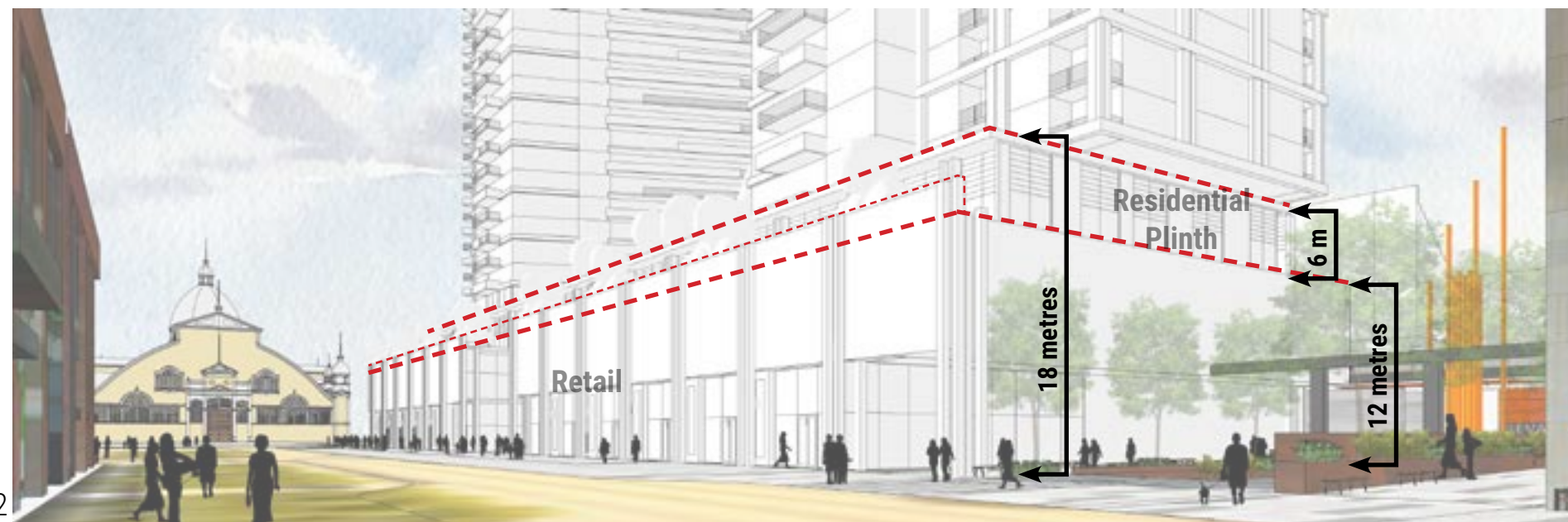
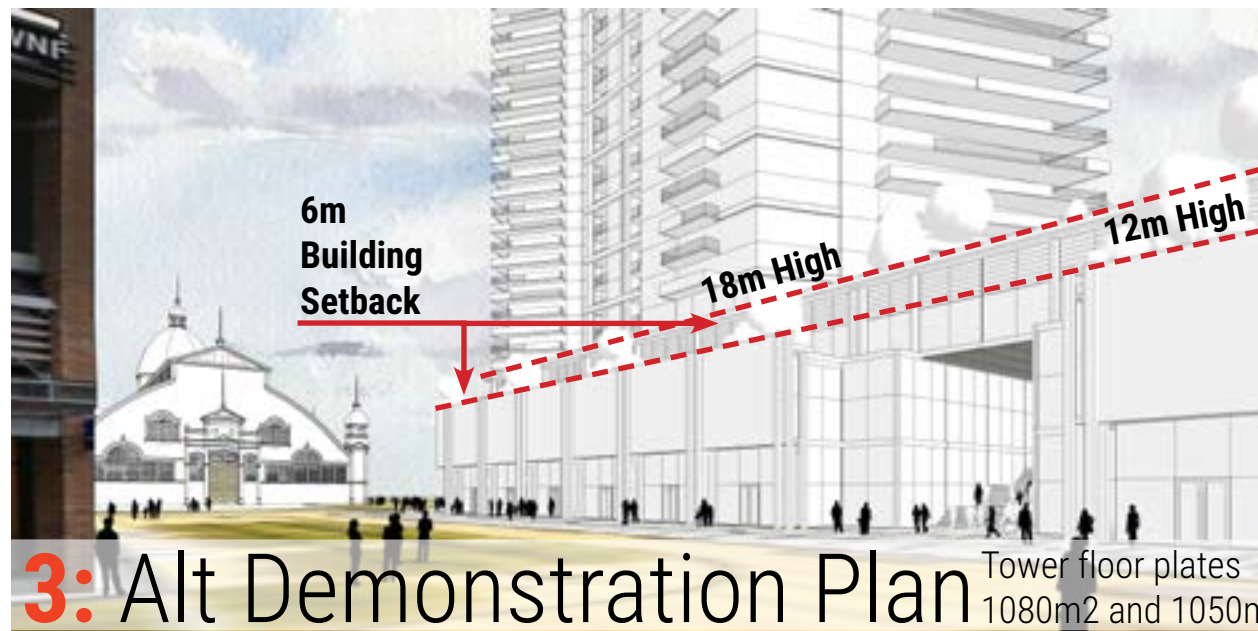
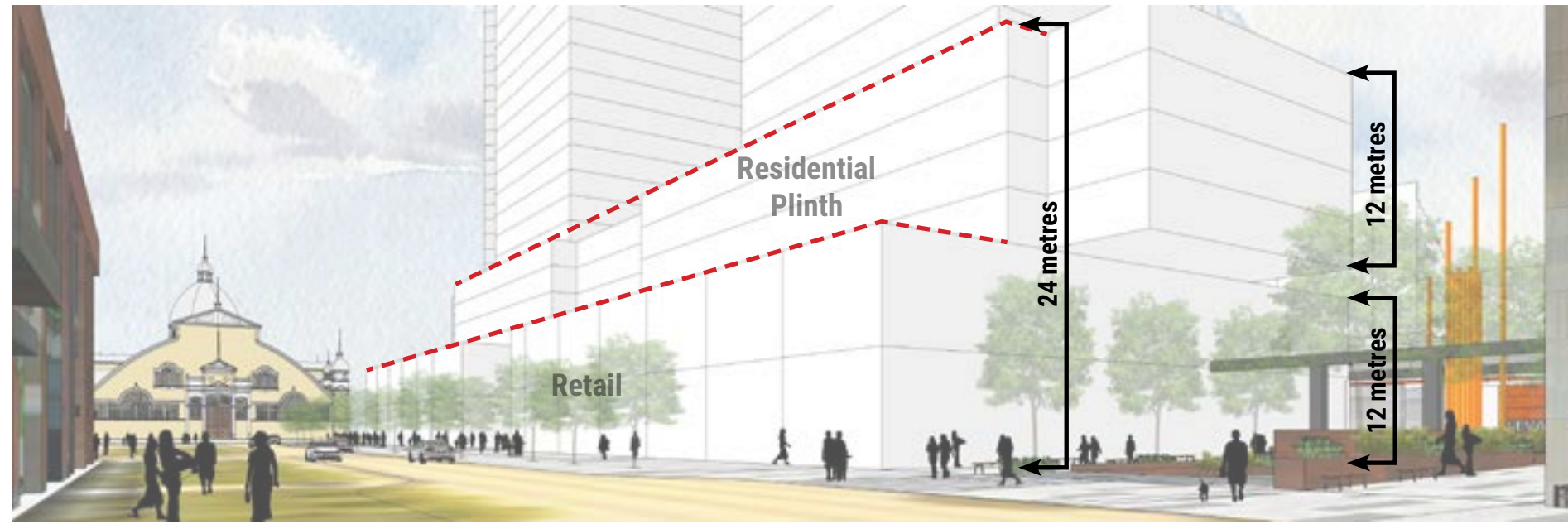
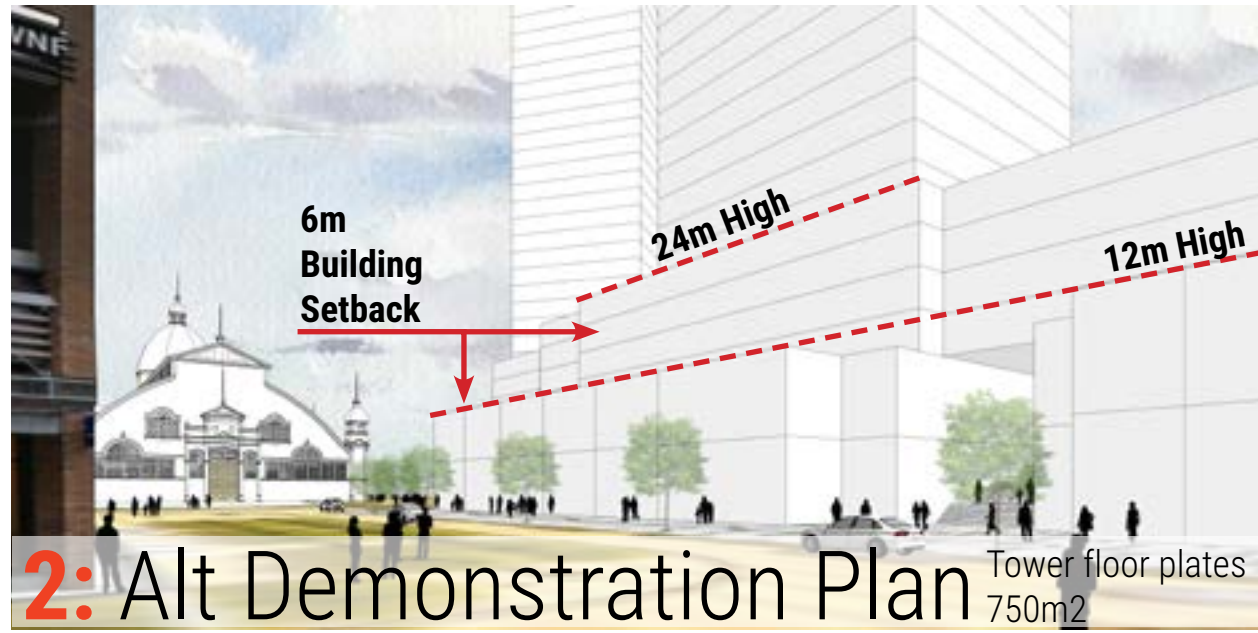
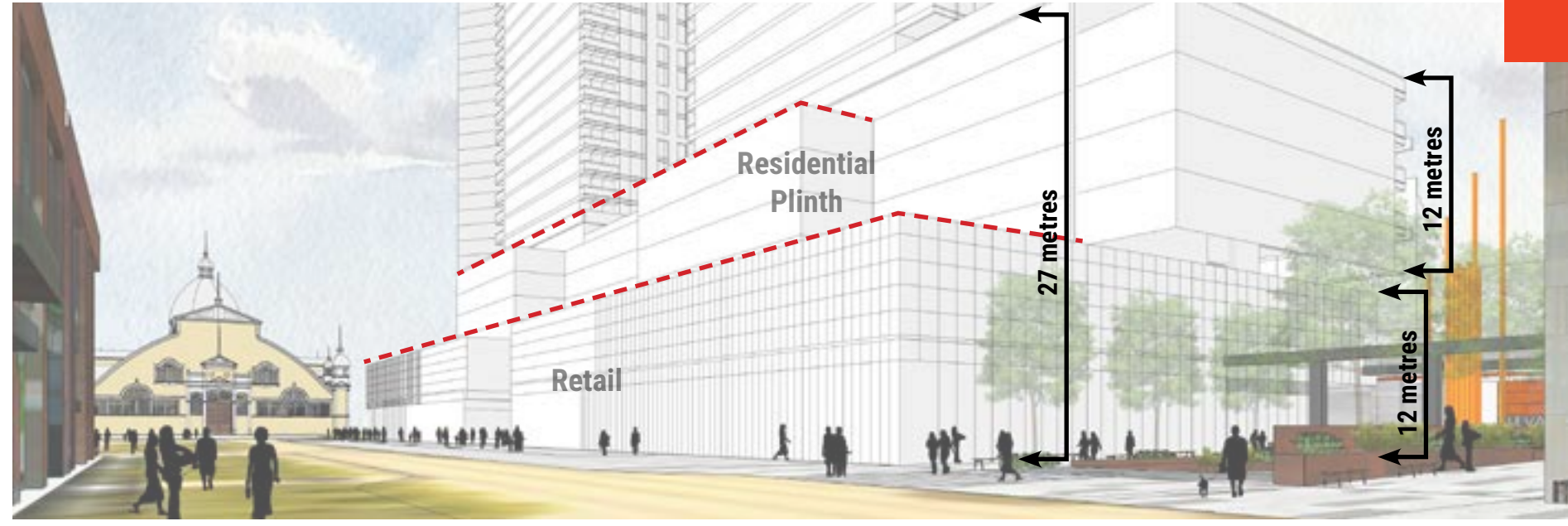
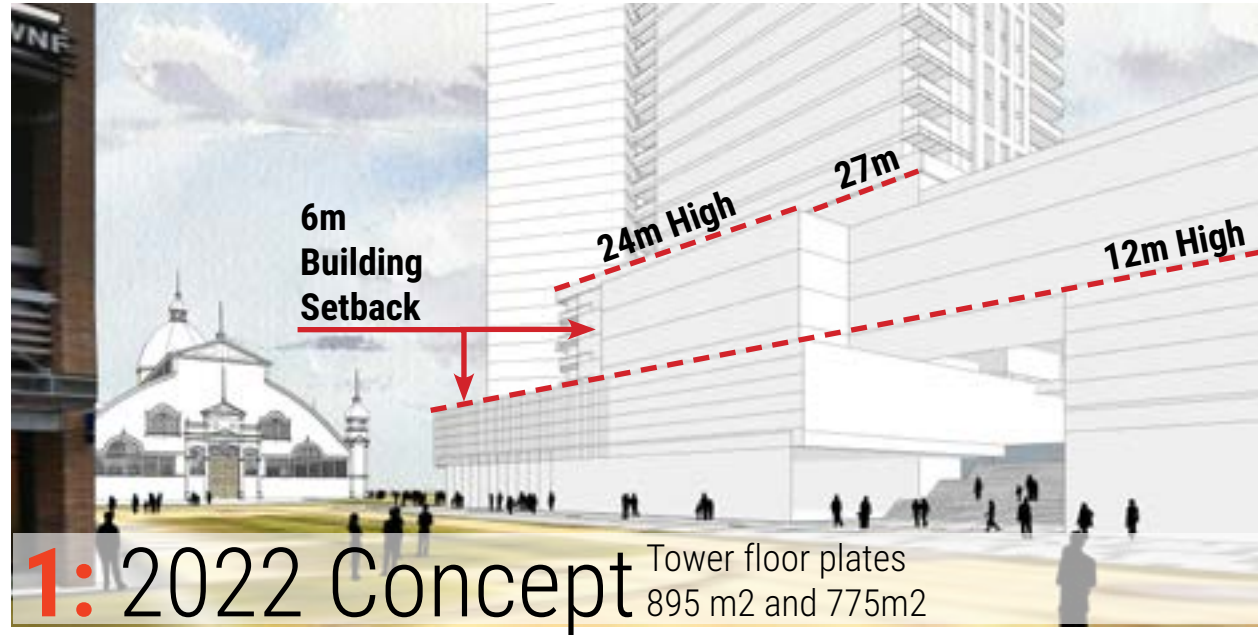
Level 1-2 Retail Podium 12 metres (H)

Level 3 Res Podium 6 metres (H)

**Total Podium Height 18 metres (H)**

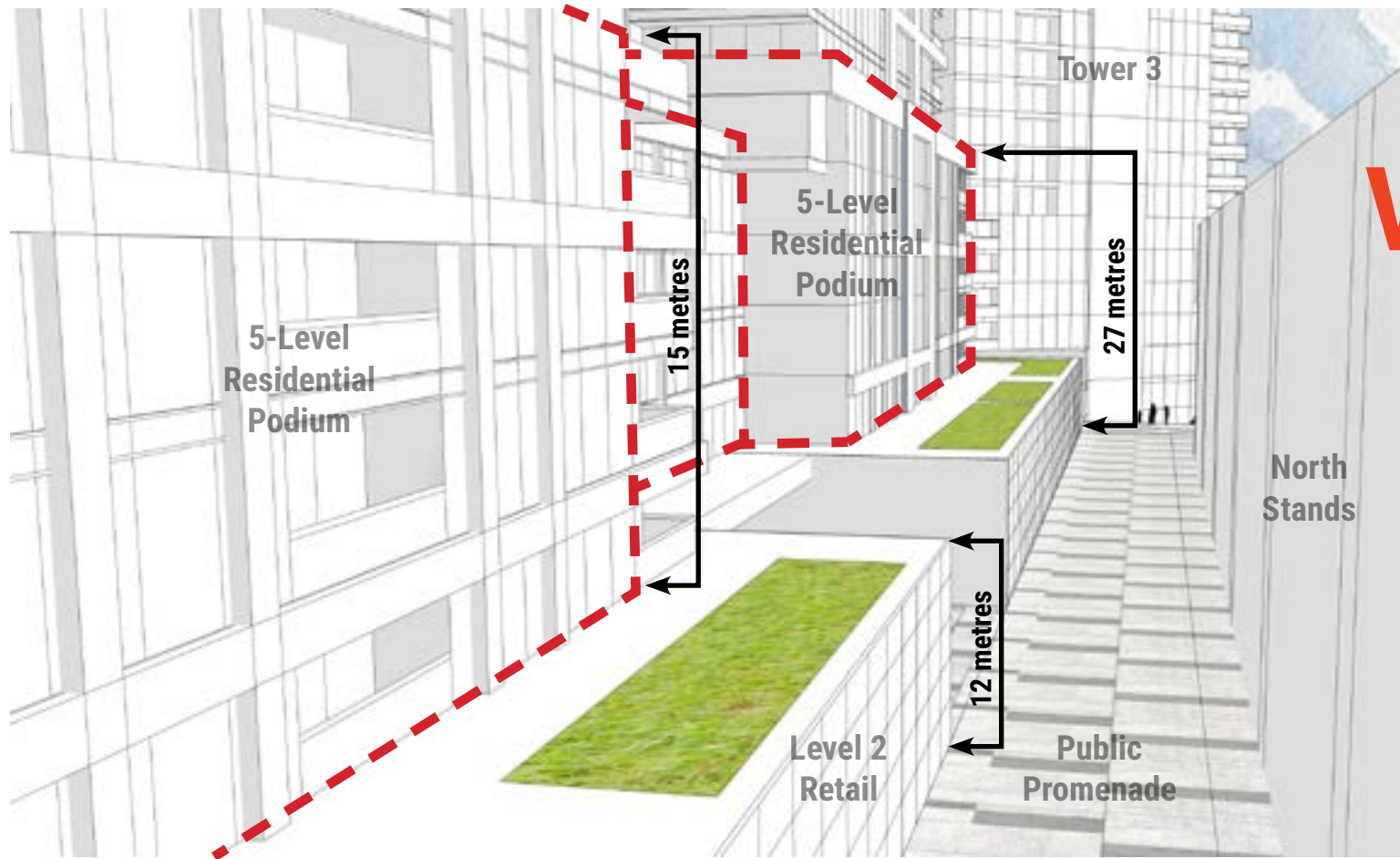
Level 7-40 Tower Floor Plate 1050-1080m<sup>2</sup>

# 4.4 The Concept **PODIUM SCALE: EXHIBITION WAY**

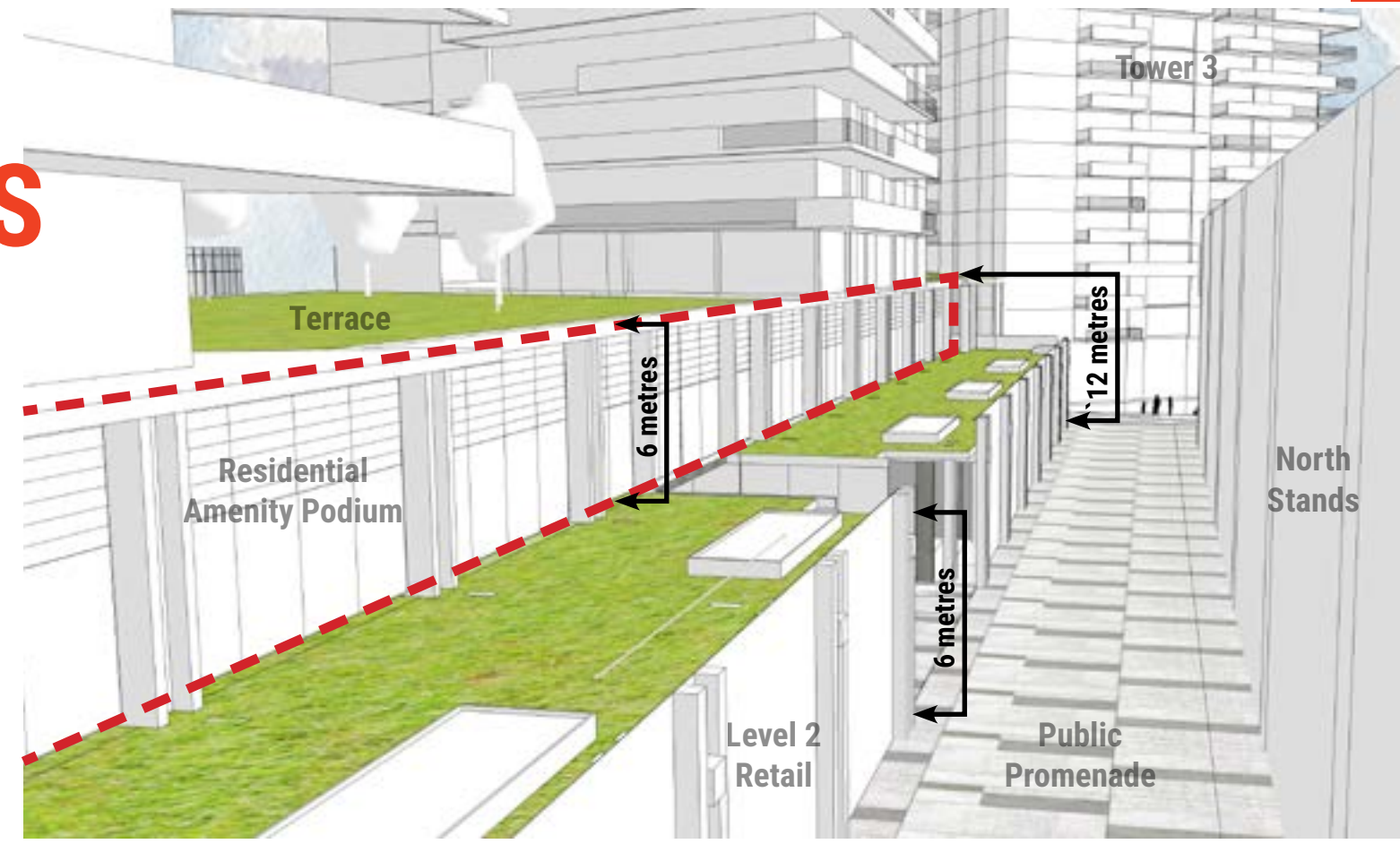




# 4.4 The Concept **PODIUM SCALE: PUBLIC PROMENADE**



**VS**



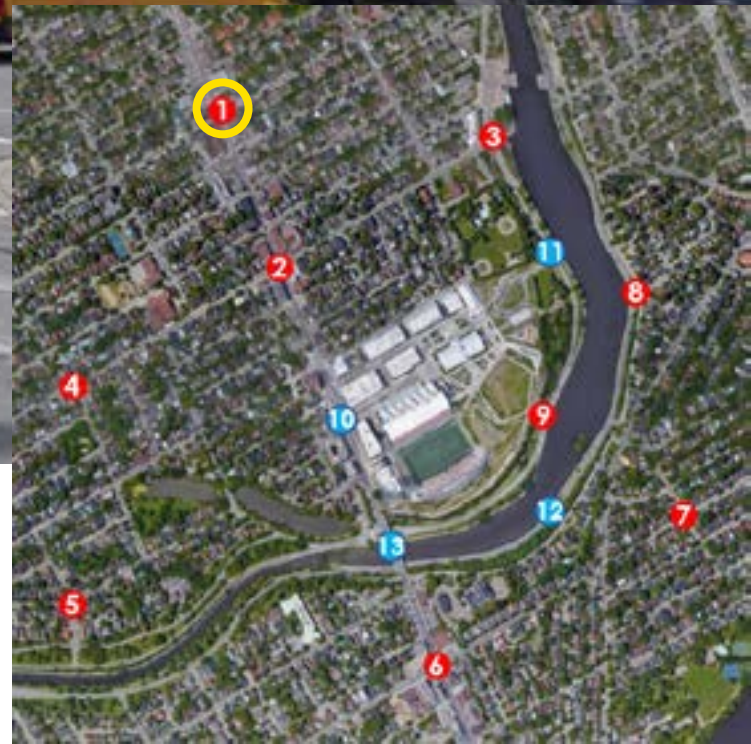
**2022 Concept** - Podium Wall, 6 Floors / **Height = 27m**  
5 Levels Res Podium + 1 Lev Retail

**Demonstration Plan** - Podium Wall, 2 Floors / **Height = 12m**  
1 Lev of Retail + 1 Lev of Res Amenity Podium



# 4.5 The Concept

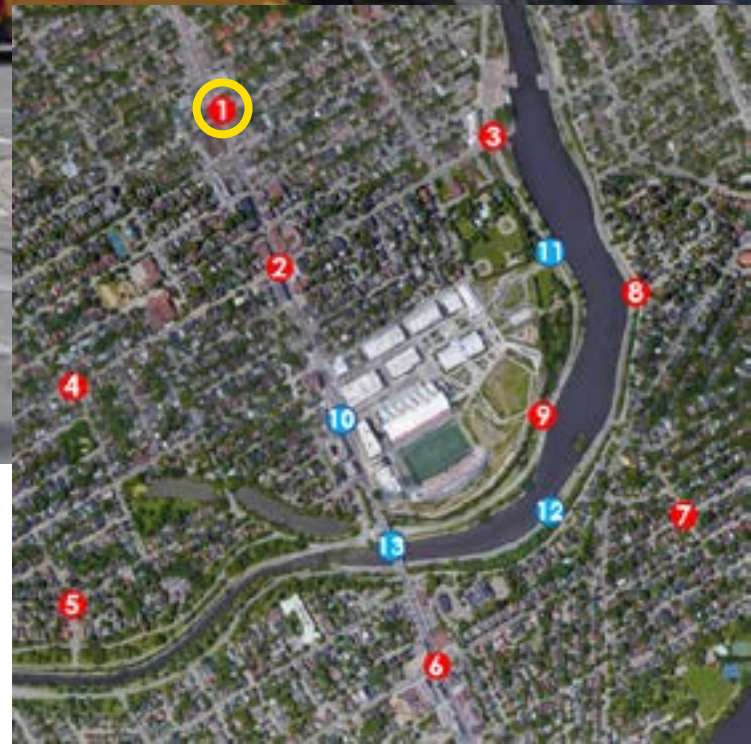
Context Views - 2022



1 Bank St & First Ave

# 4.5 The Concept

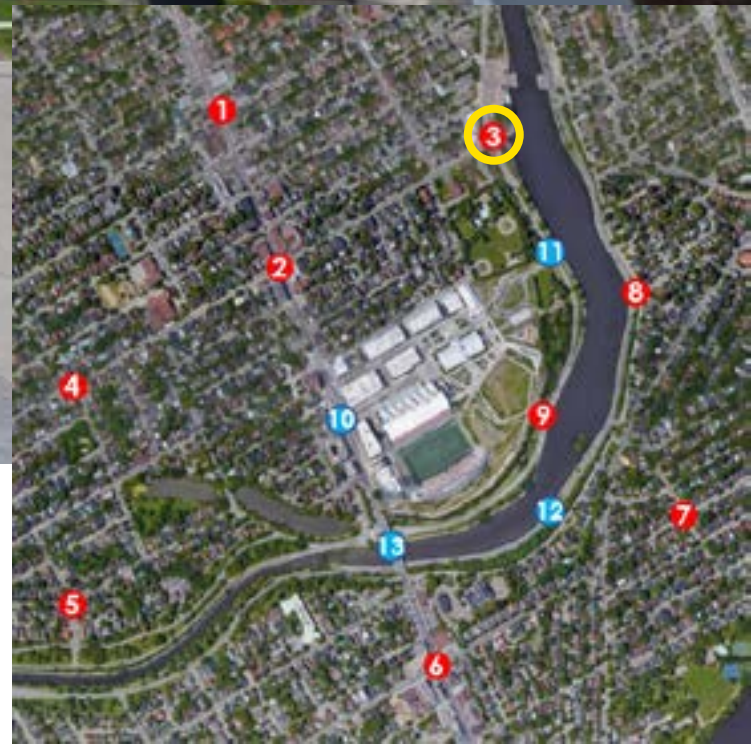
## Context Views - Alternative Demonstration Plan



1 Bank St & First Ave

# 4.5 The Concept

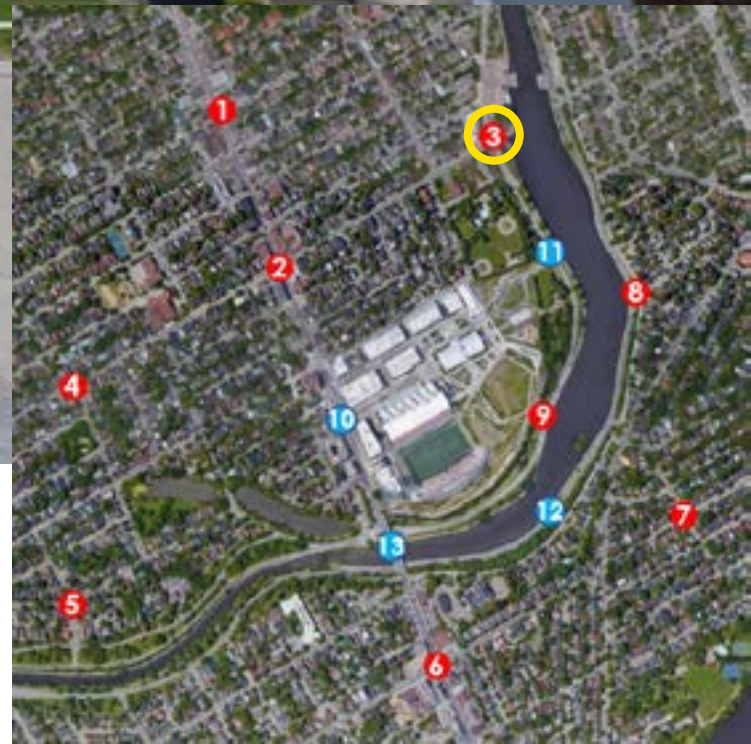
Context Views - 2022



3 QED & Fifth Ave

# 4.5 The Concept

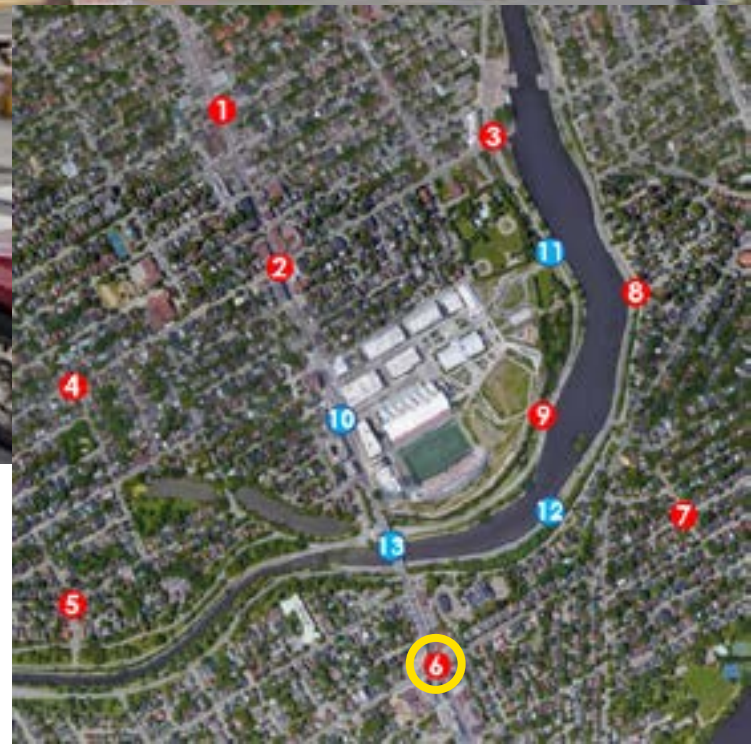
## Context Views - Alternative Demonstration Plan



3 QED & Fifth Ave

# 4.5 The Concept

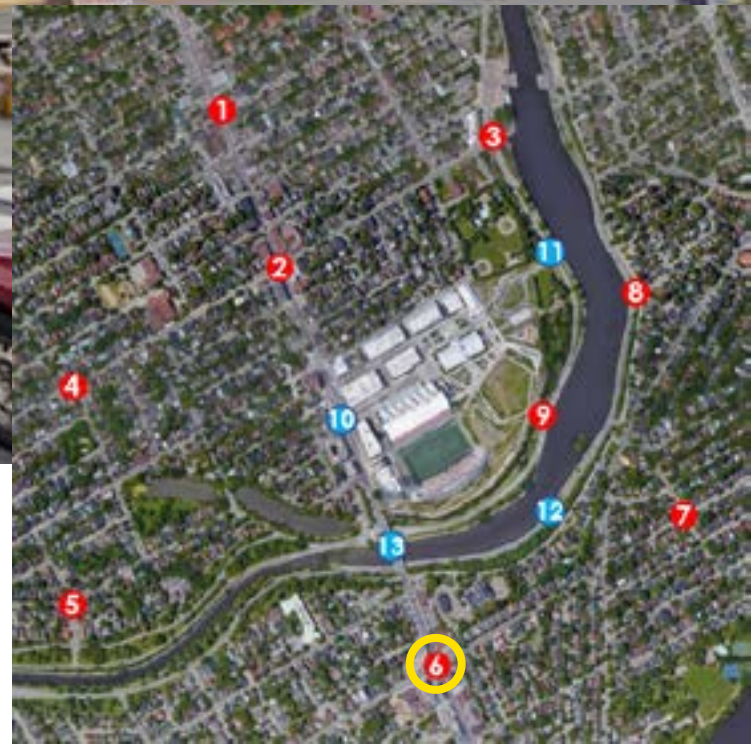
Context Views - 2022 Concept



6 Bank St & Sunnyside Ave

# 4.5 The Concept

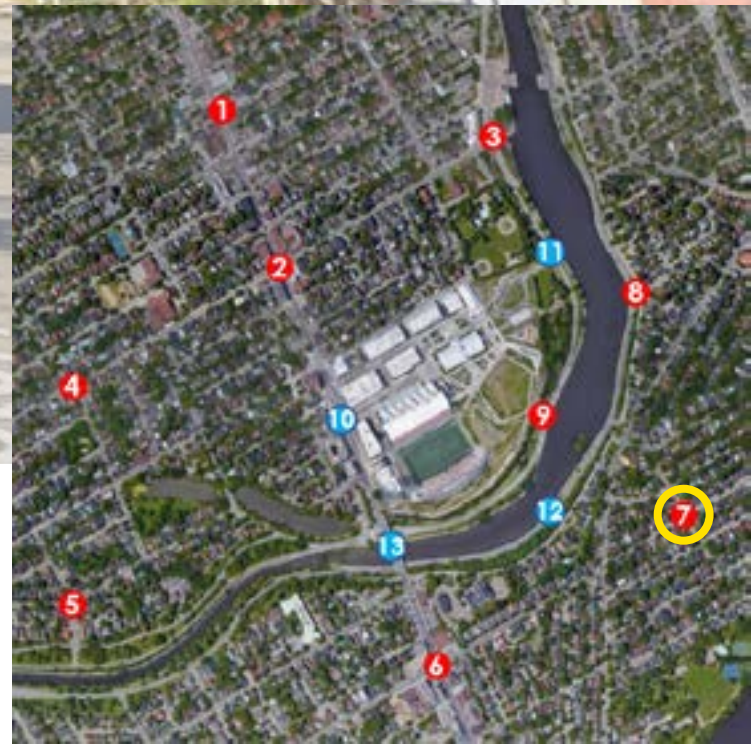
## Context Views - Alternative Demonstration Plan



6 Bank St & Sunnyside Ave

# 4.5 The Concept

Context Views - 2022

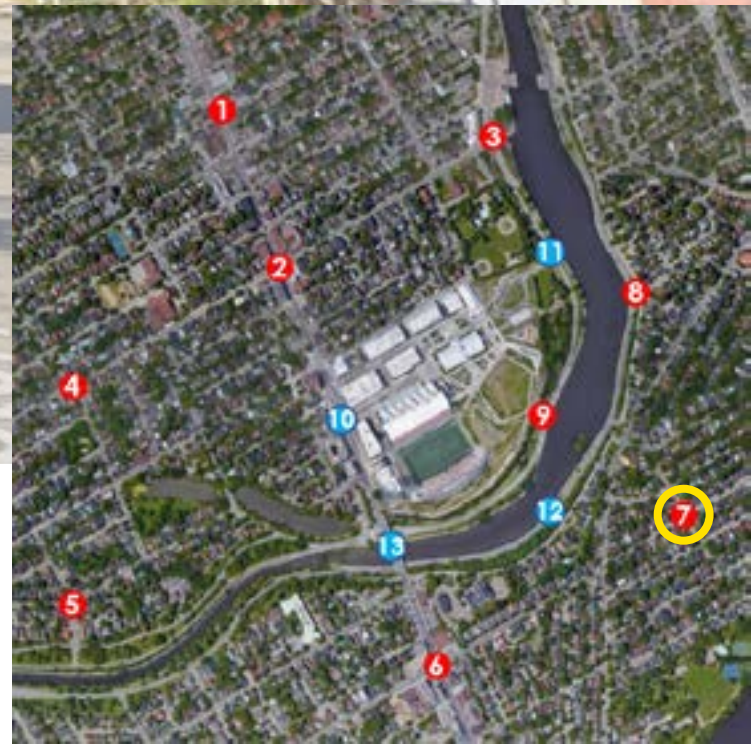


7 Sunnyside Ave & Bristol Ave



# 4.5 The Concept

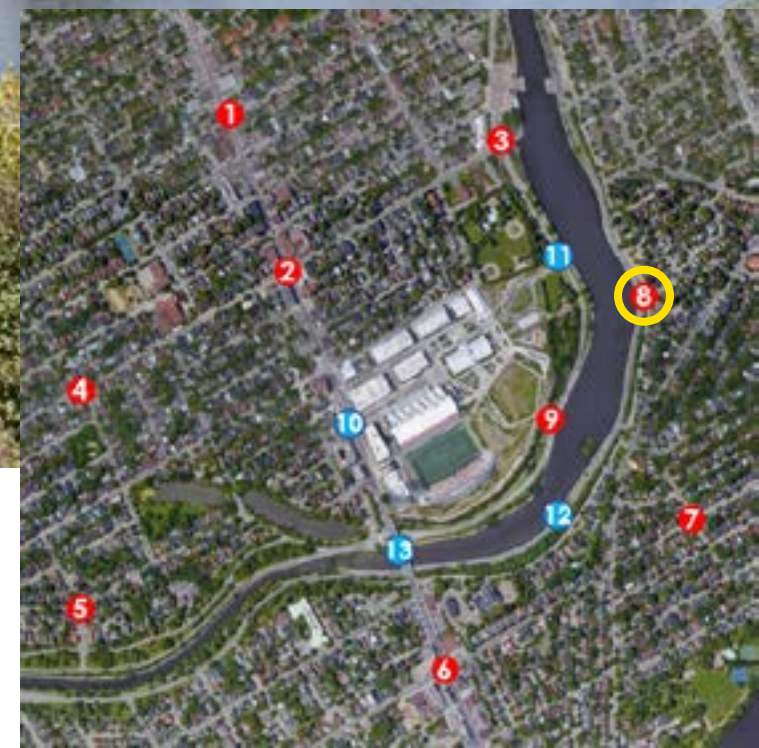
## Context Views - Alternative Demonstration Plan



7 Sunnyside Ave & Bristol Ave

# 4.5 The Concept

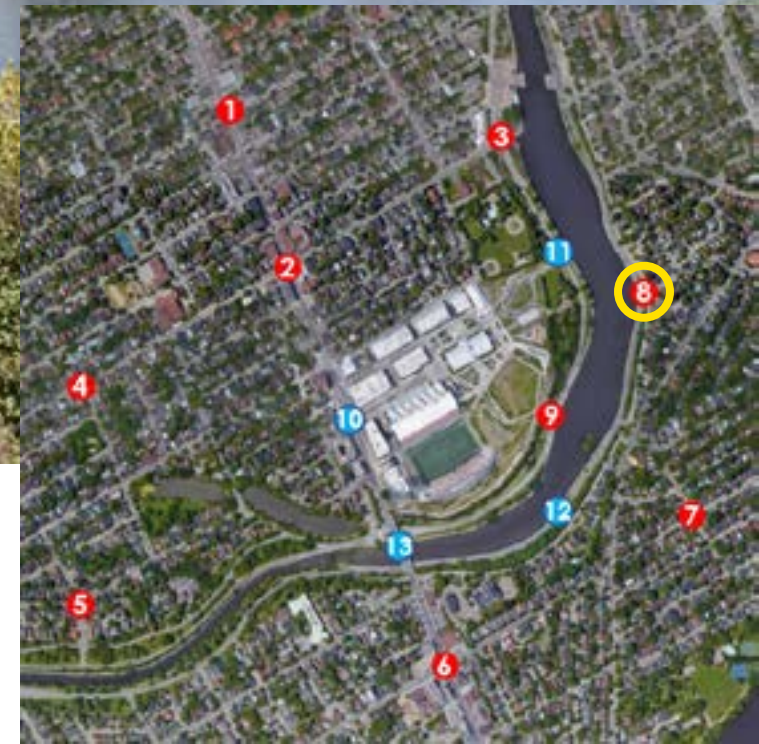
Context Views - 2022



8 Colonel By Drive

# 4.5 The Concept

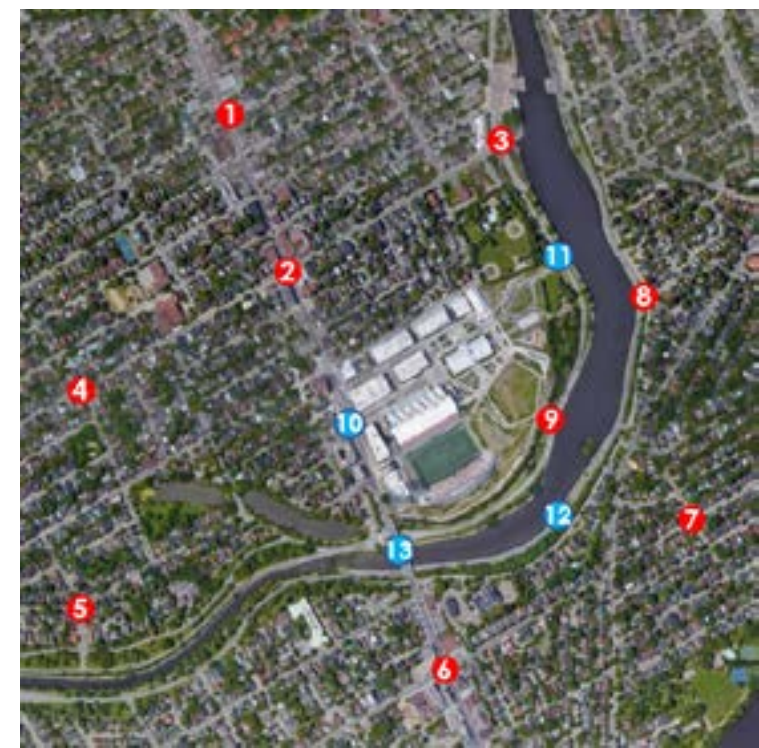
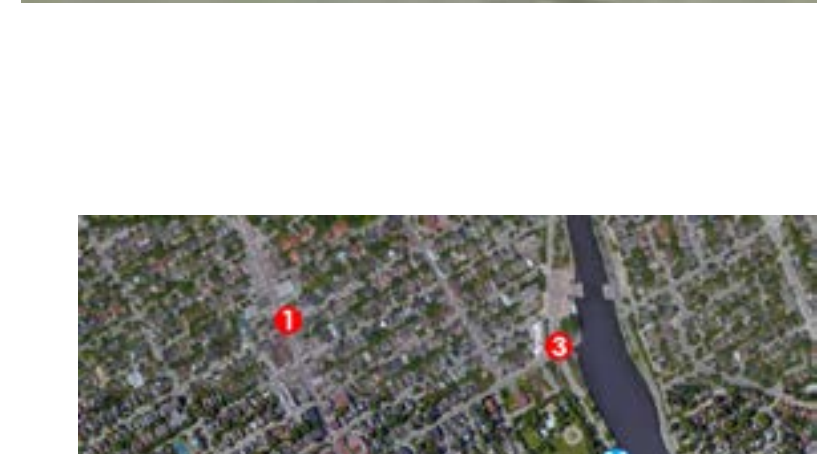
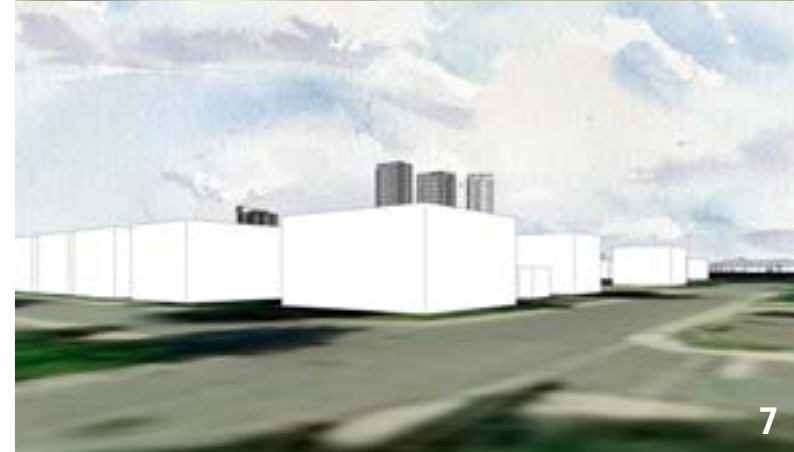
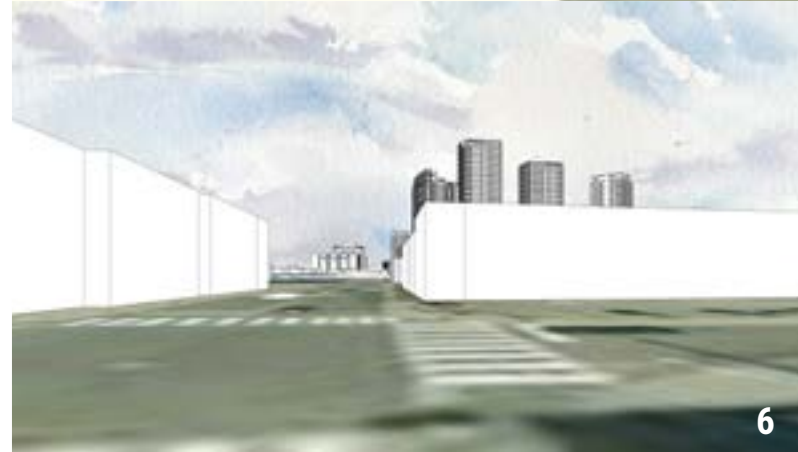
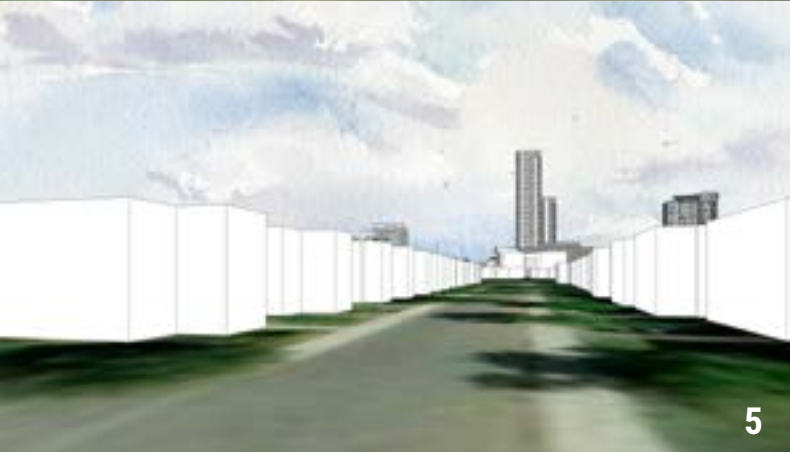
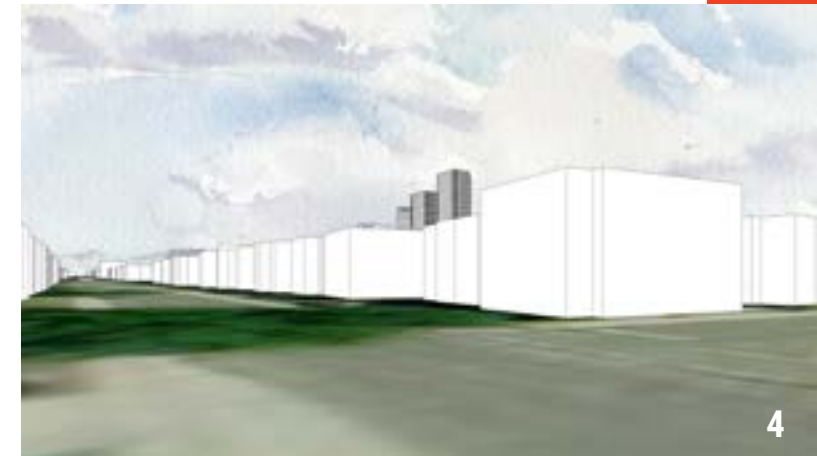
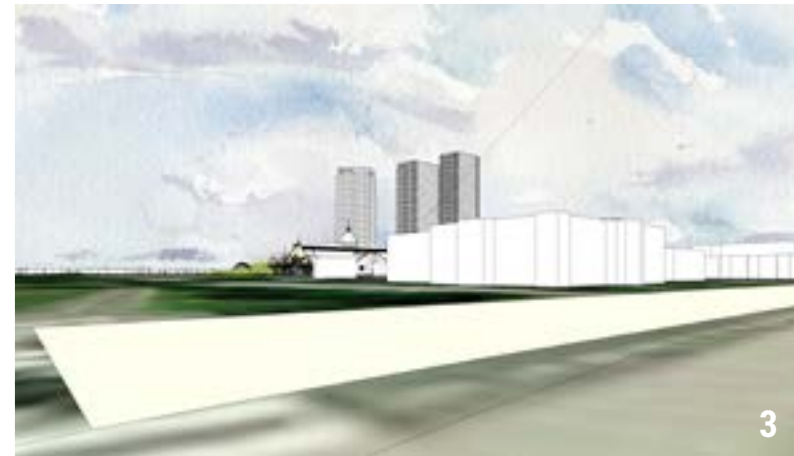
## Context Views - Alternative Demonstration Plan



8 Colonel By Drive

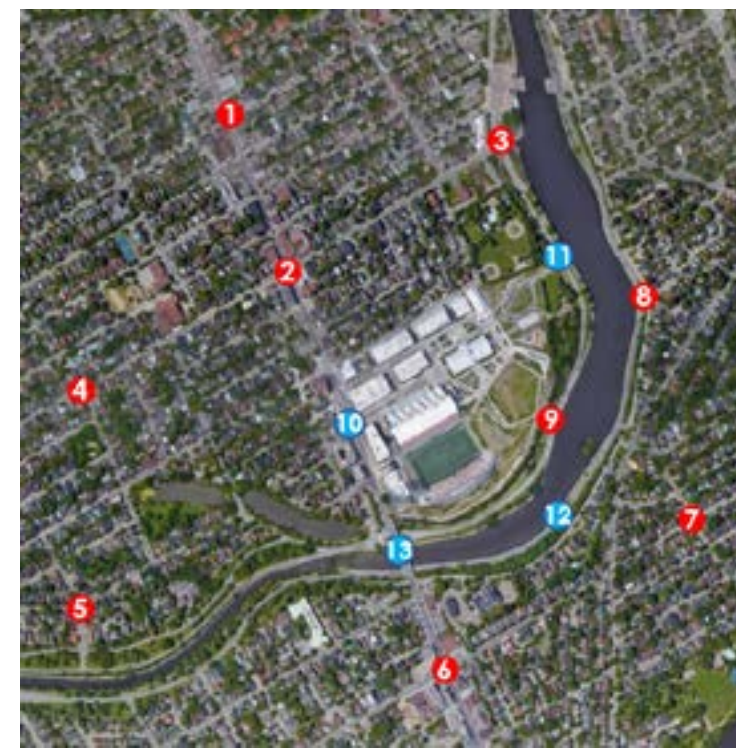
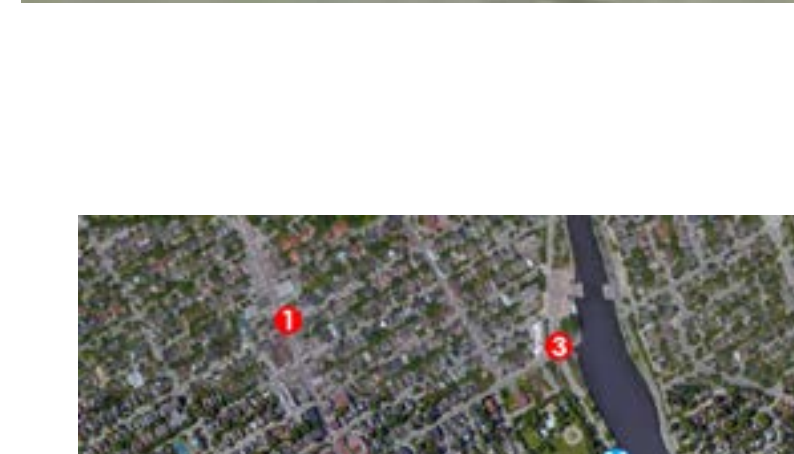
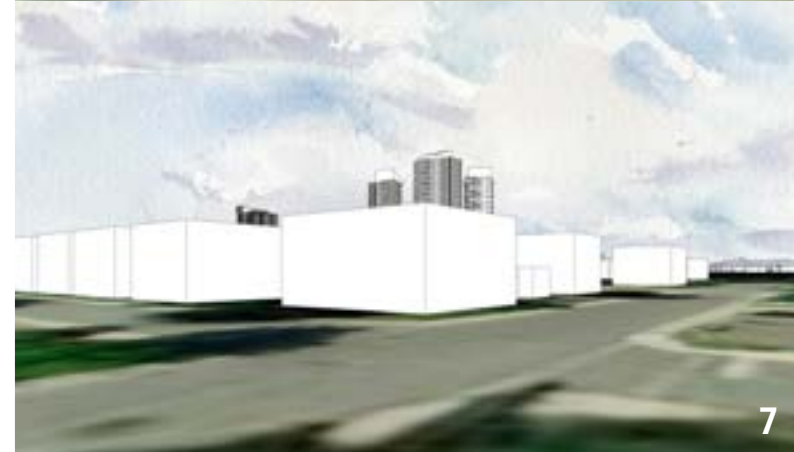
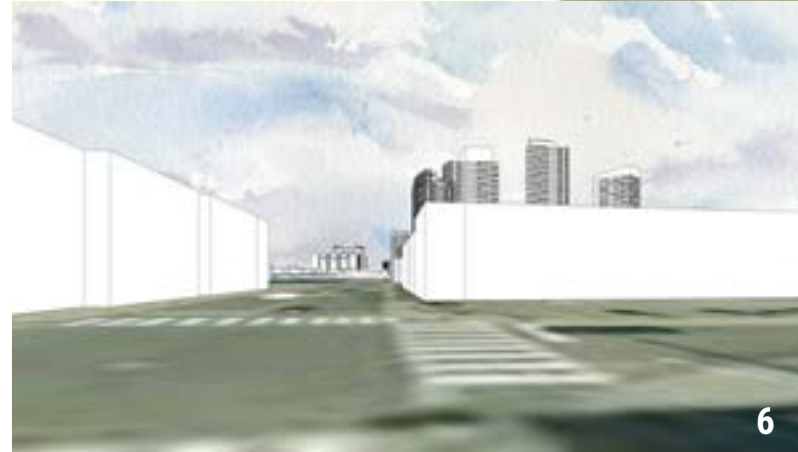
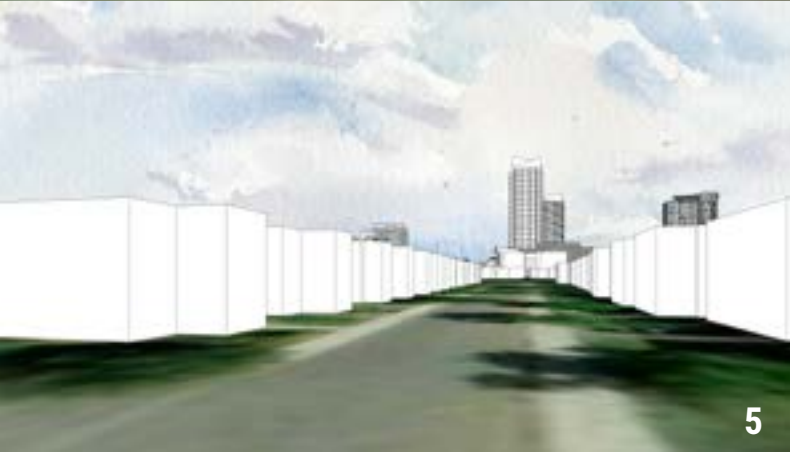
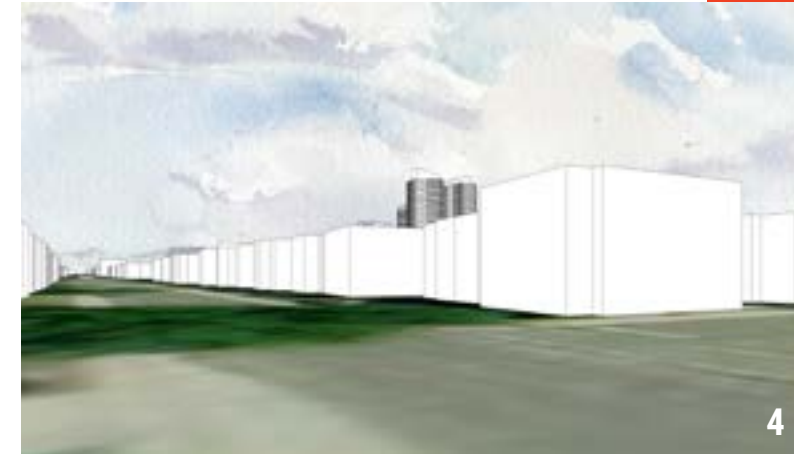
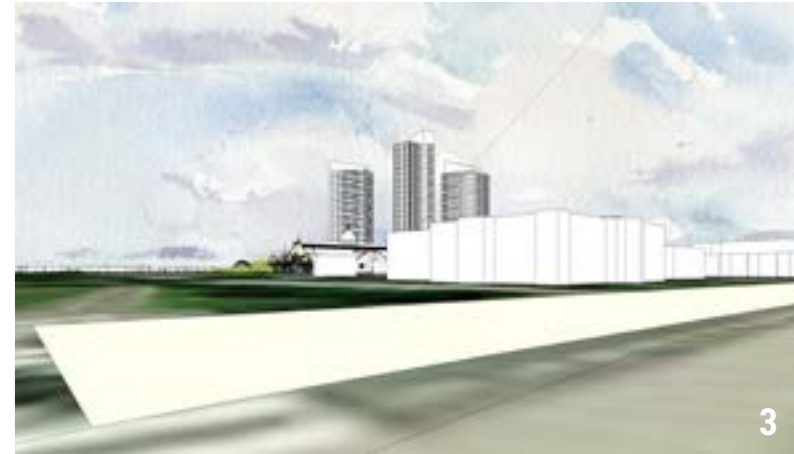
# 4.5 The Concept

## Context Views - 2022 Concept



# 4.5 The Concept

## Context Views - Alternative Demonstration Plan



An aerial architectural rendering of a stadium complex. The stadium features a large, curved, ribbed roof structure and a green field. It is surrounded by modern high-rise buildings with glass facades. The entire complex is situated on a riverbank, with a road and a walkway in the foreground. The surrounding area is filled with trees showing autumn foliage in shades of yellow, orange, and red. The text "ARCHITECTURAL PLANS" and "2022 CONCEPT" is overlaid in white, bold, sans-serif font across the center of the image.

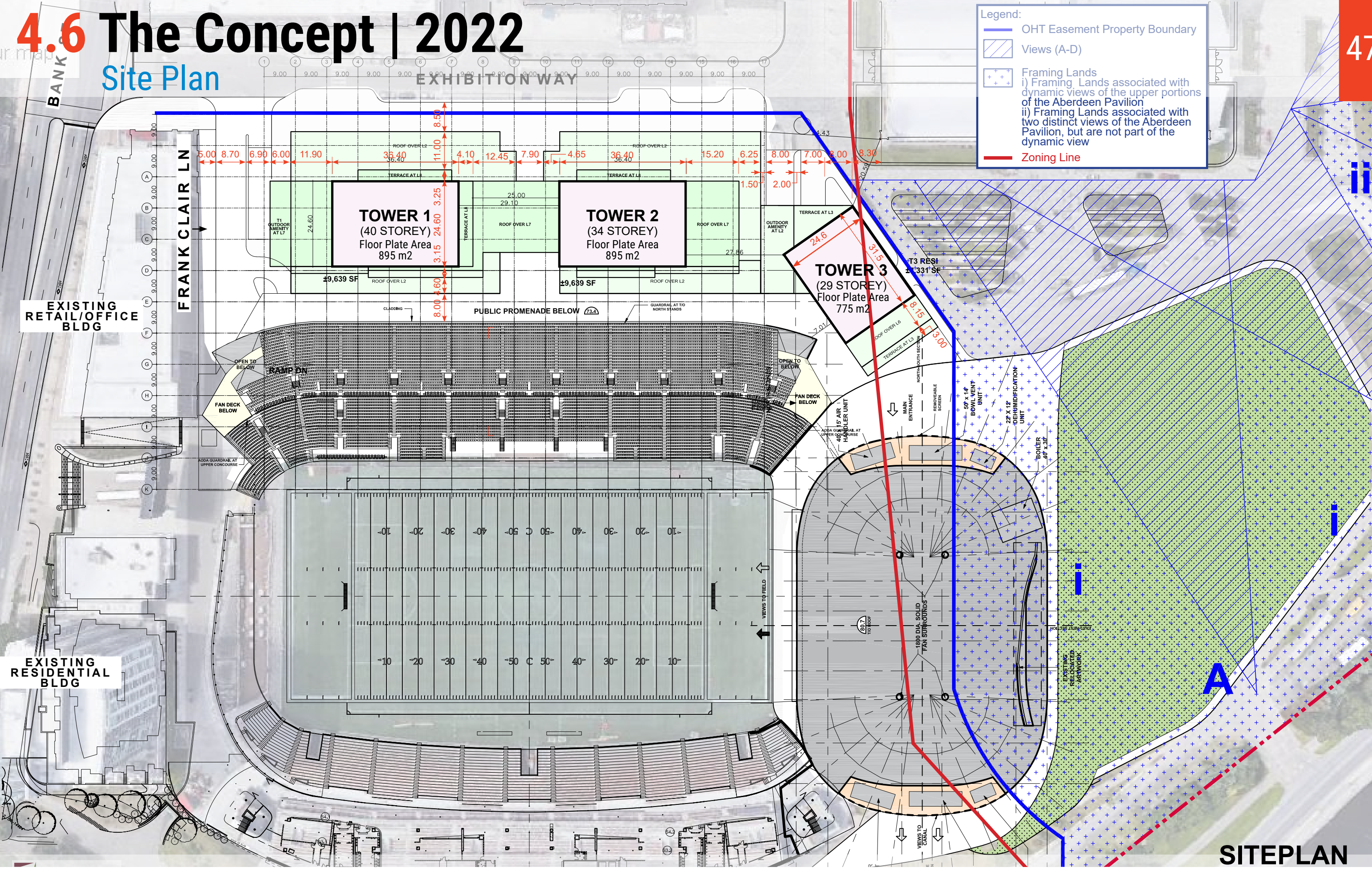
ARCHITECTURAL PLANS  
2022 CONCEPT

# 4.6 The Concept | 2022

## Site Plan

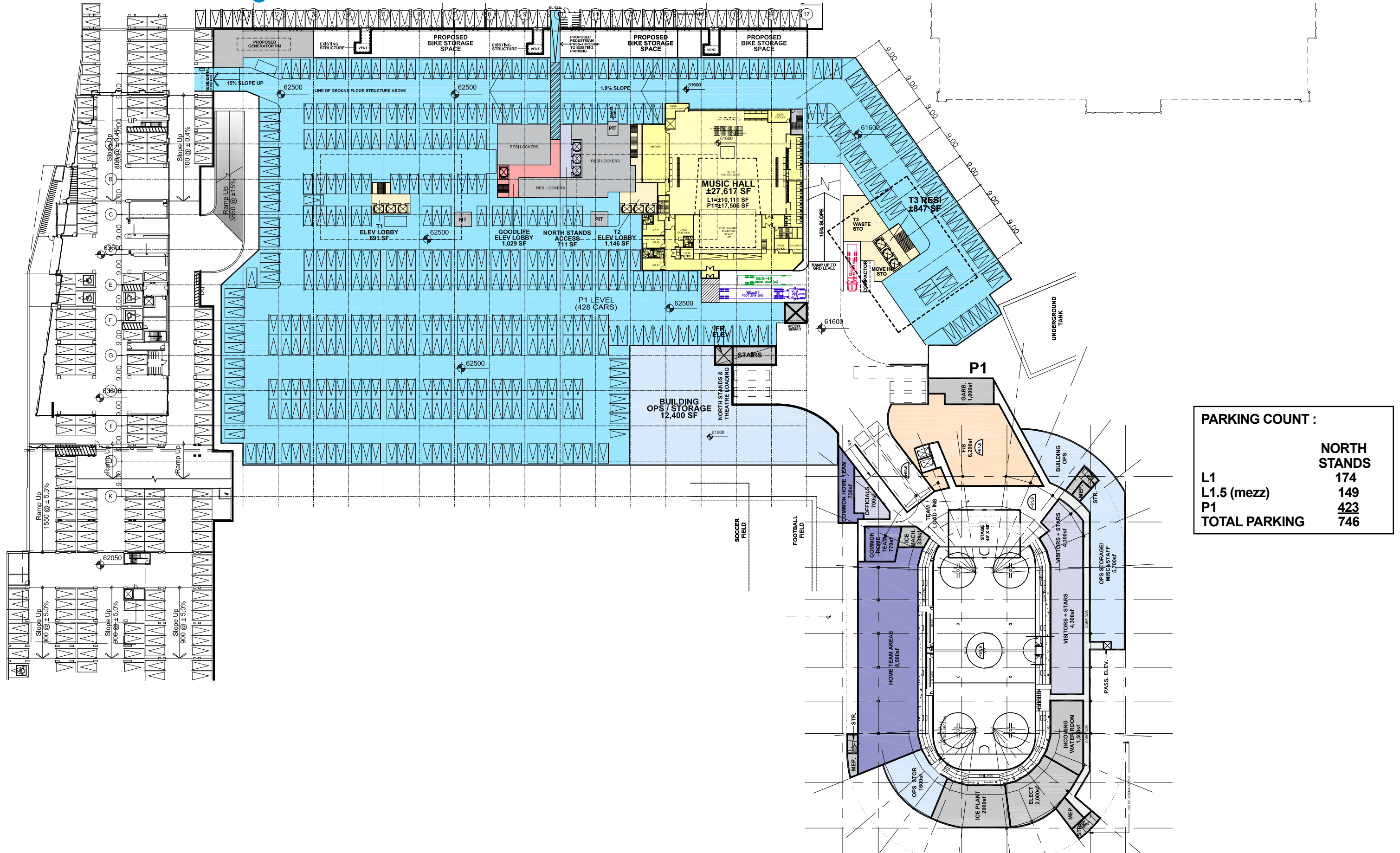
**Legend:**

- OHT Easement Property Boundary
- Views (A-D)
- Framing Lands
  - i) Framing Lands associated with dynamic views of the upper portions of the Aberdeen Pavilion
  - ii) Framing Lands associated with two distinct views of the Aberdeen Pavilion, but are not part of the dynamic view
- Zoning Line



# 4.6 The Concept | 2022

## P1 - Parking Level

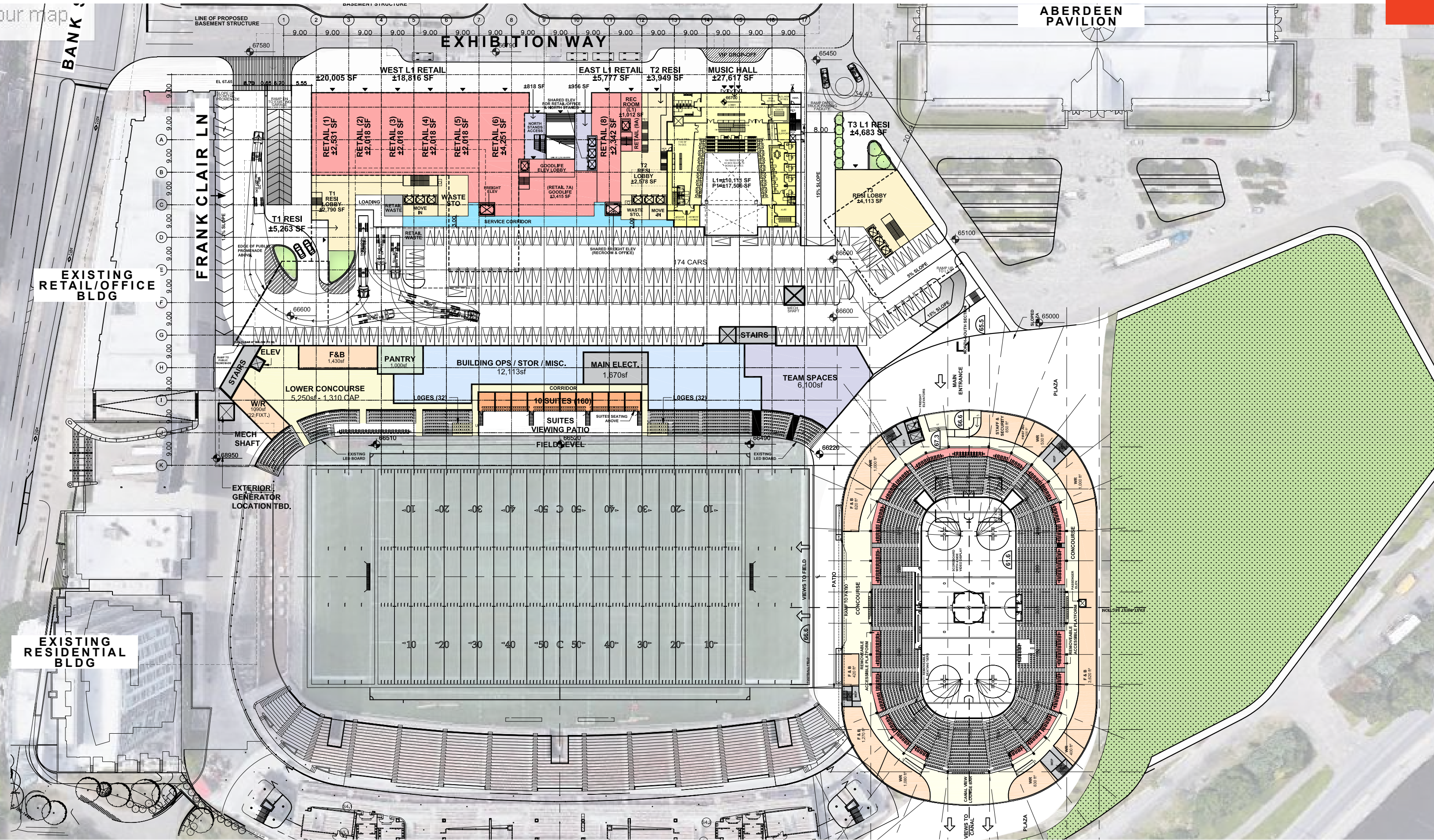


| PARKING COUNT :      |                     |
|----------------------|---------------------|
|                      | <b>NORTH STANDS</b> |
| L1                   | 174                 |
| L1.5 (mezz)          | 149                 |
| P1                   | 423                 |
| <b>TOTAL PARKING</b> | <b>746</b>          |



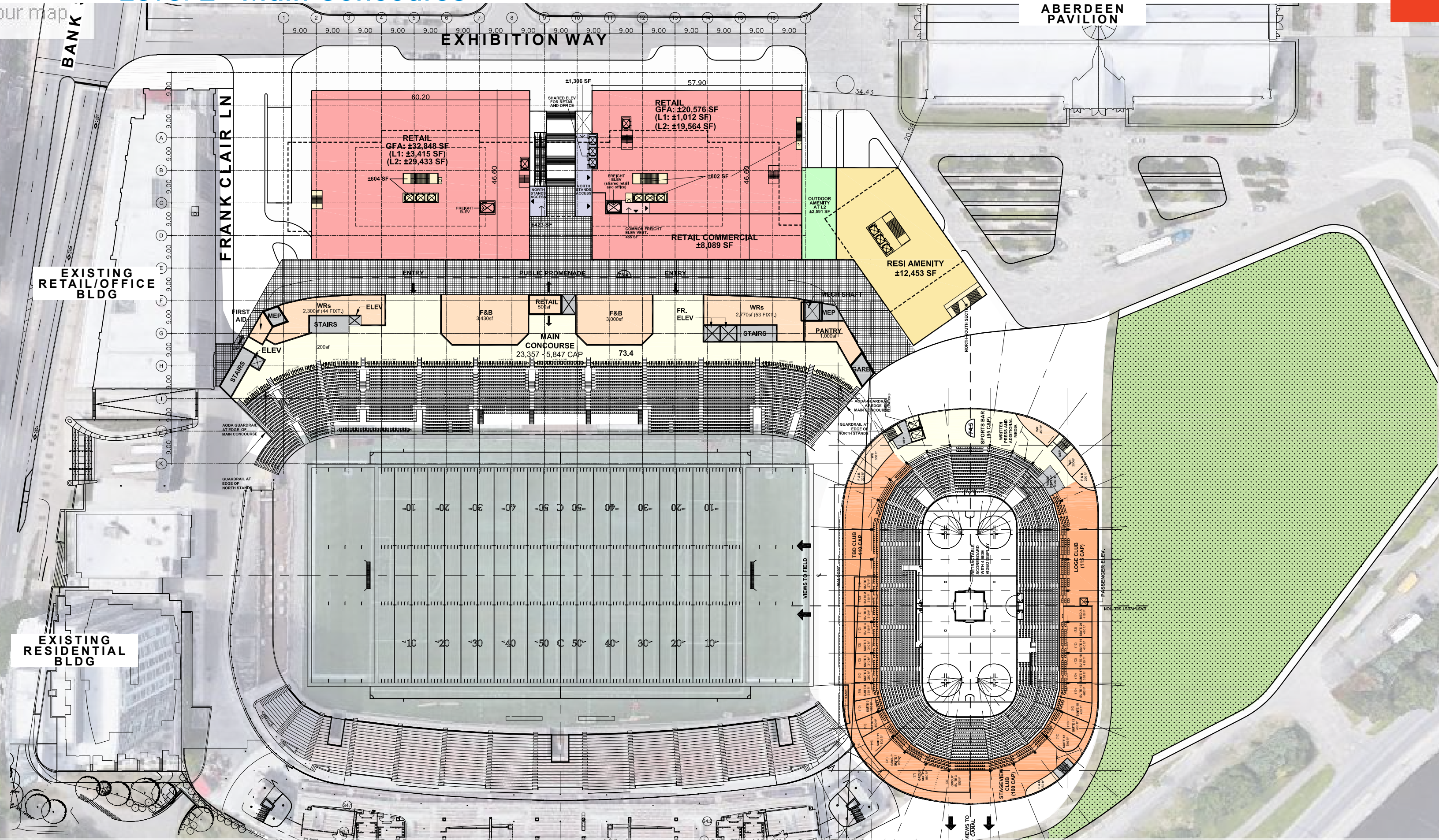
# 4.6 The Concept | 2022

## Level 1 - Ground Floor



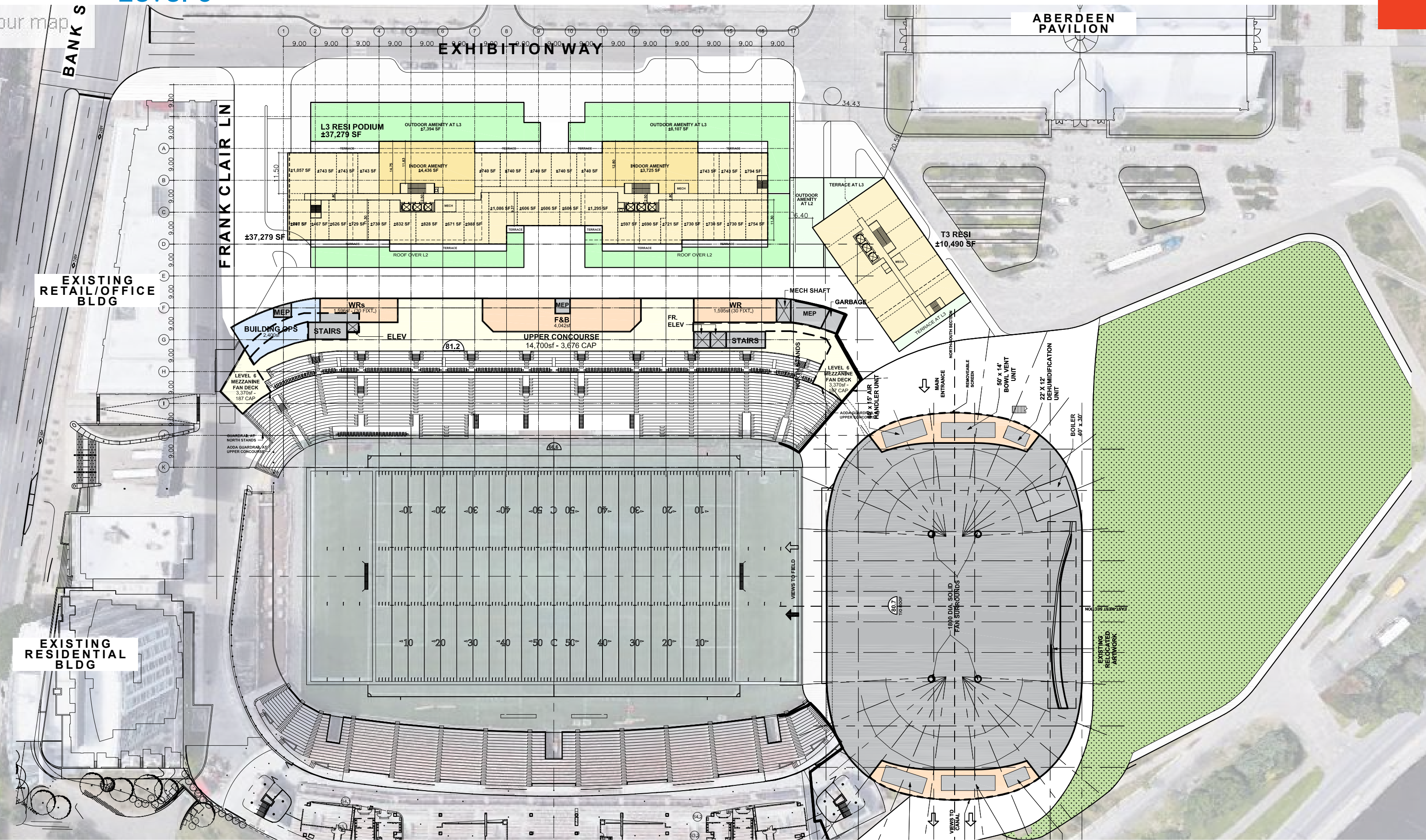
# 4.6 The Concept | 2022

## Level 2 - Main Concourse



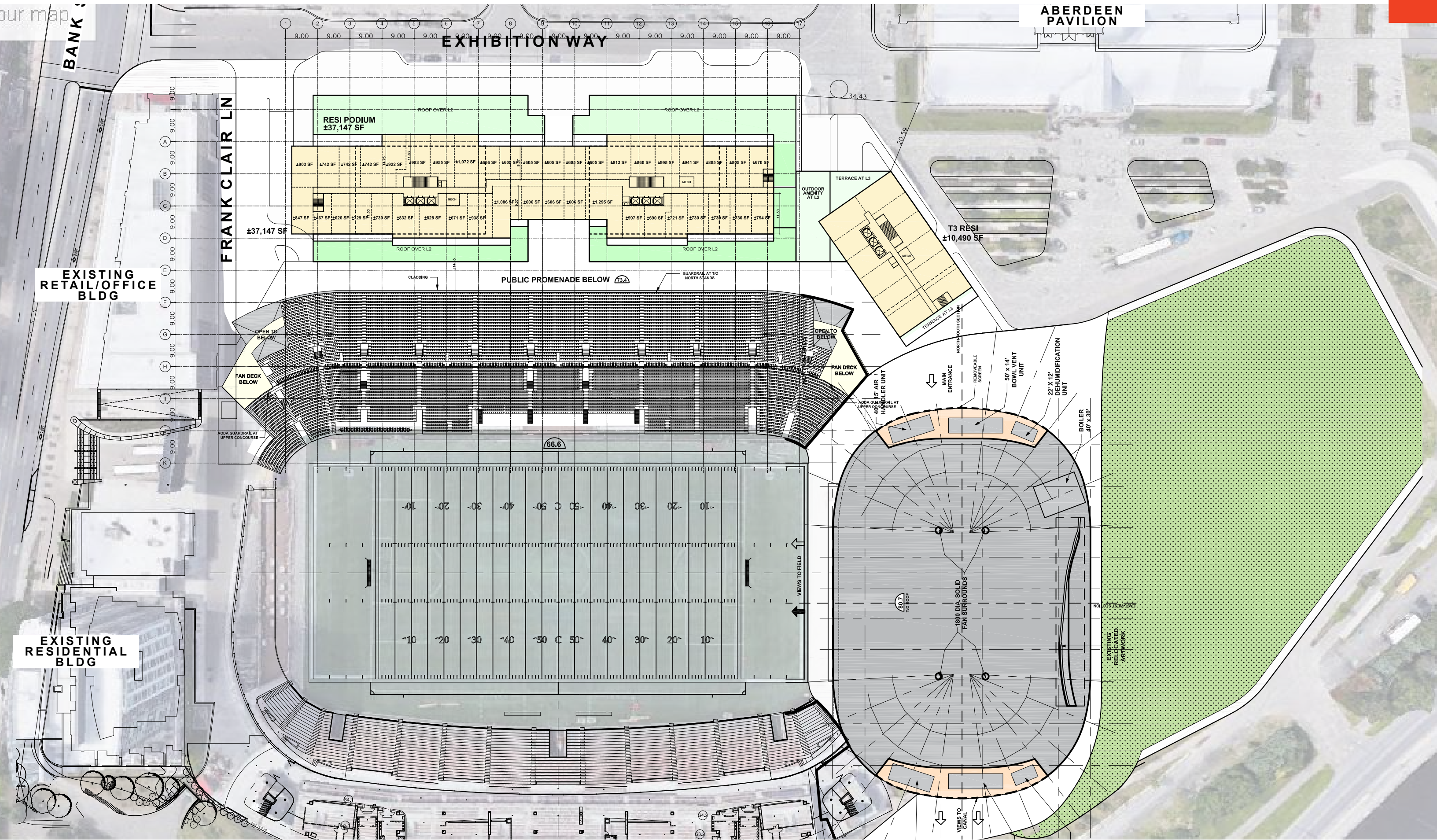
# 4.6 The Concept | 2022

## Level 3



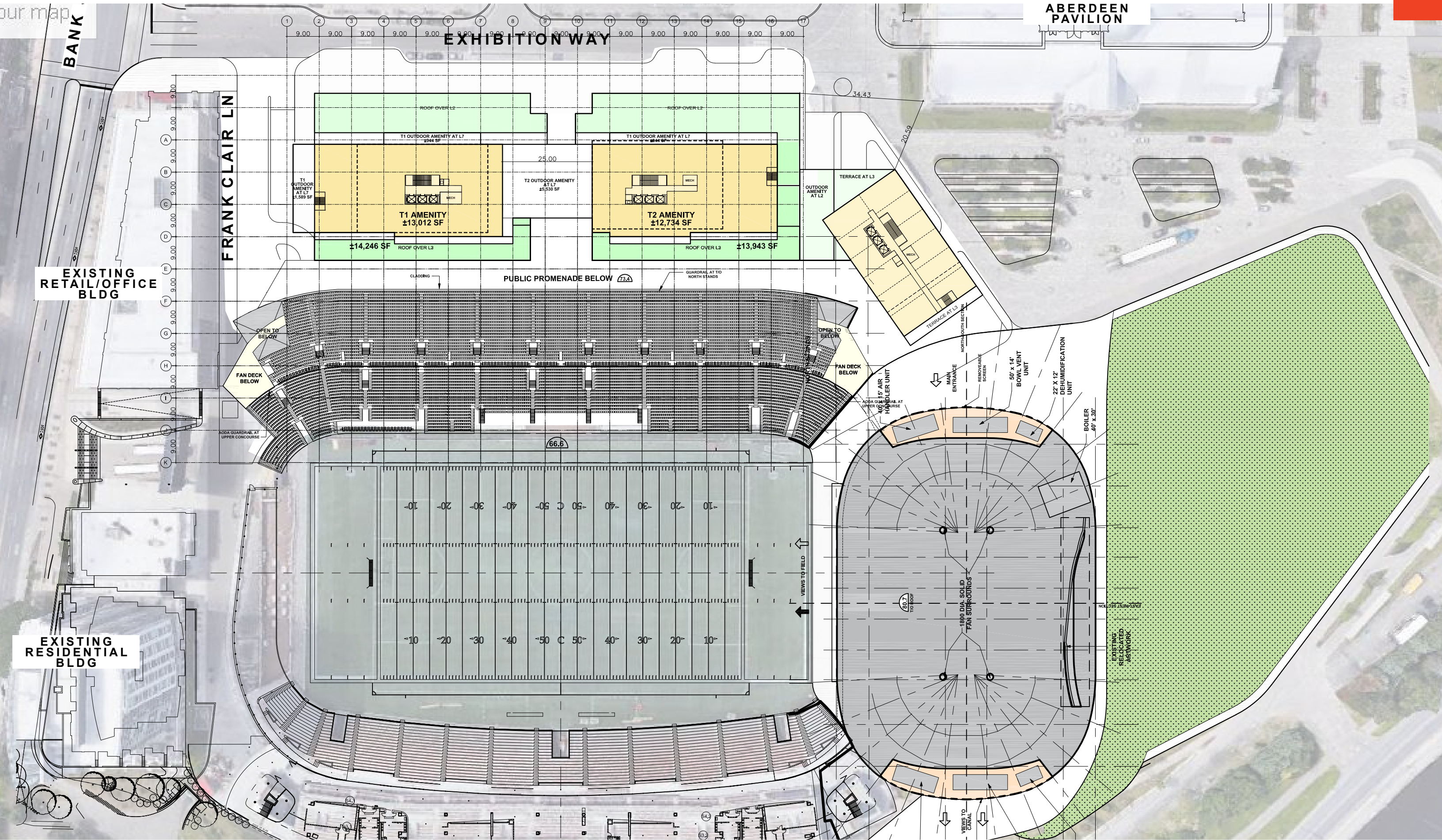
# 4.6 The Concept | 2022

## Level 4-6



# 4.6 The Concept | 2022

Level 7



ABERDEEN PAVILION

BANK

FRANK CLAIR LN

EXISTING RETAIL/OFFICE BLDG

EXISTING RESIDENTIAL BLDG

EXHIBITION WAY

PUBLIC PROMENADE BELOW

VIEWS TO CANAL

VIEWS TO FIELD

EXISTING RELOCATED MASTWORK

A 9.00  
B 9.00  
C 9.00  
D 9.00  
E 9.00  
F 9.00  
G 9.00  
H 9.00  
I 9.00  
J 9.00  
K 9.00

1 9.00 2 9.00 3 9.00 4 9.00 5 9.00 6 9.00 7 9.00 8 9.00 9 9.00 10 9.00 11 9.00 12 9.00 13 9.00 14 9.00 15 9.00 16 9.00 17 9.00

10- 20- 30- 40- 50 C 50- 40- 30- 20- 10-

10- 20- 30- 40- 50 C 50- 40- 30- 20- 10-

80.7 TO ROOF

66.6

73.8

80.7 TO ROOF

80.7 TO ROOF

80.7 TO ROOF

80.7 TO ROOF

80.7 TO ROOF

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80.7 TO ROOF

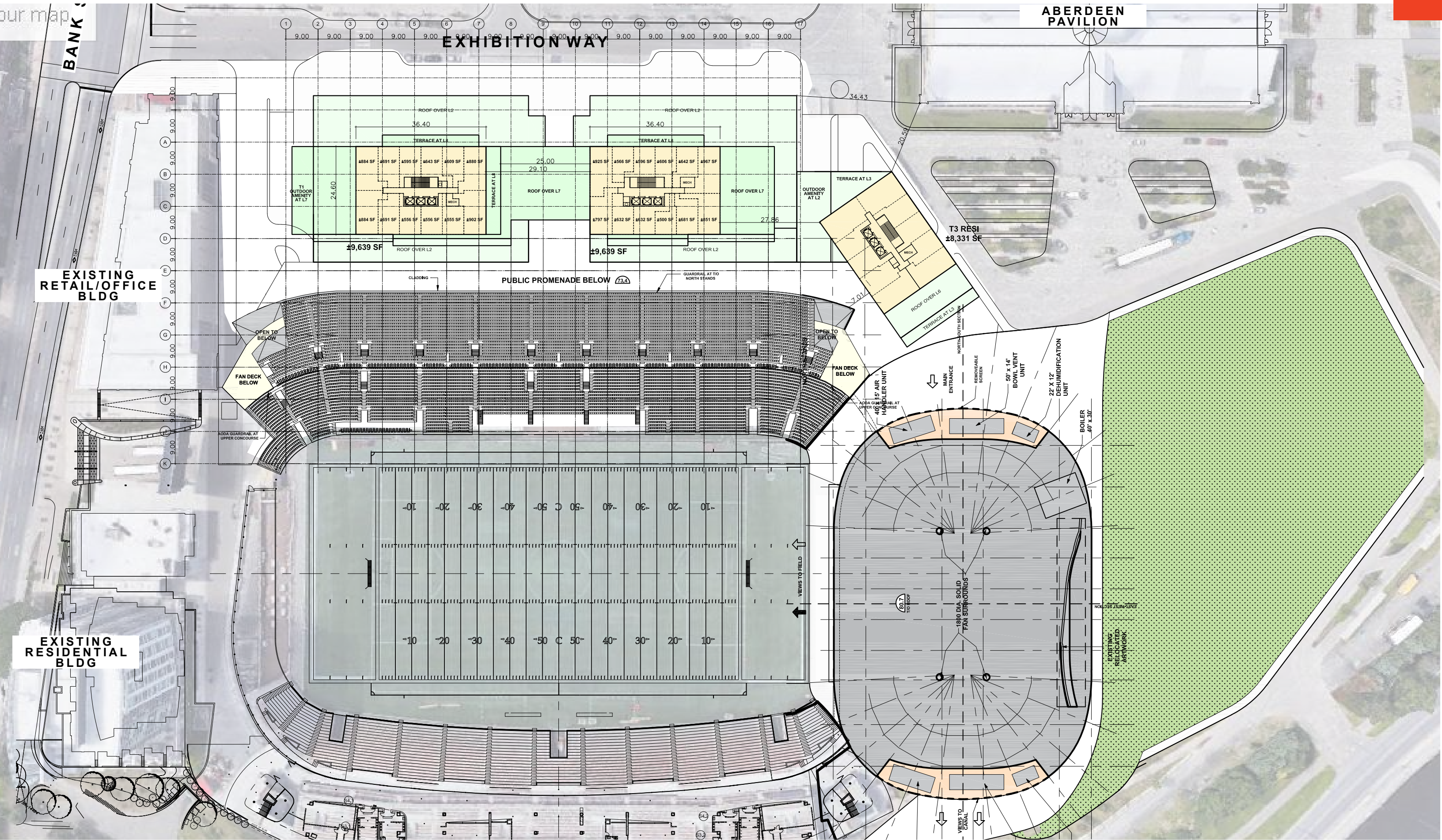
80.7 TO ROOF

80.7 TO ROOF

80.7 TO ROOF

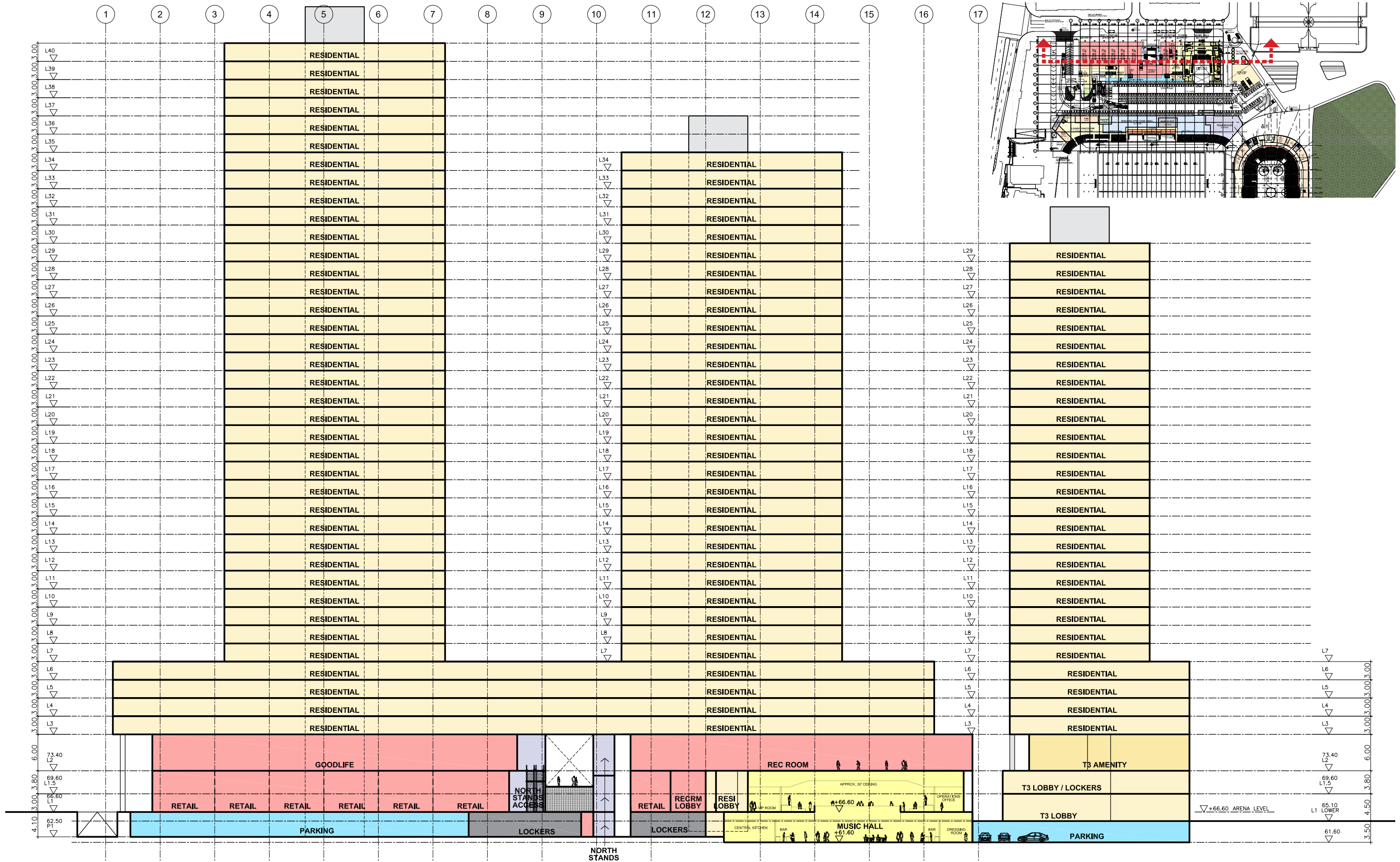
# 4.6 The Concept | 2022

## Level 8 - Typical Tower Floor Plate



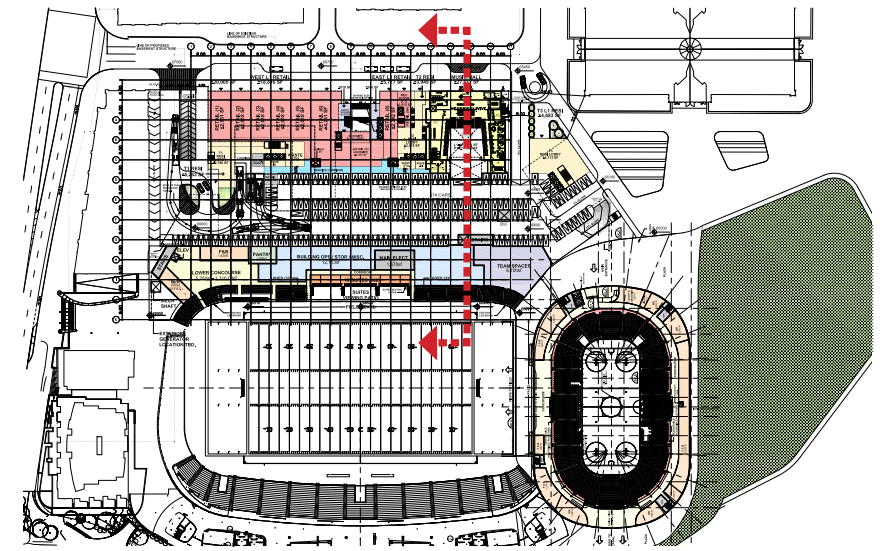
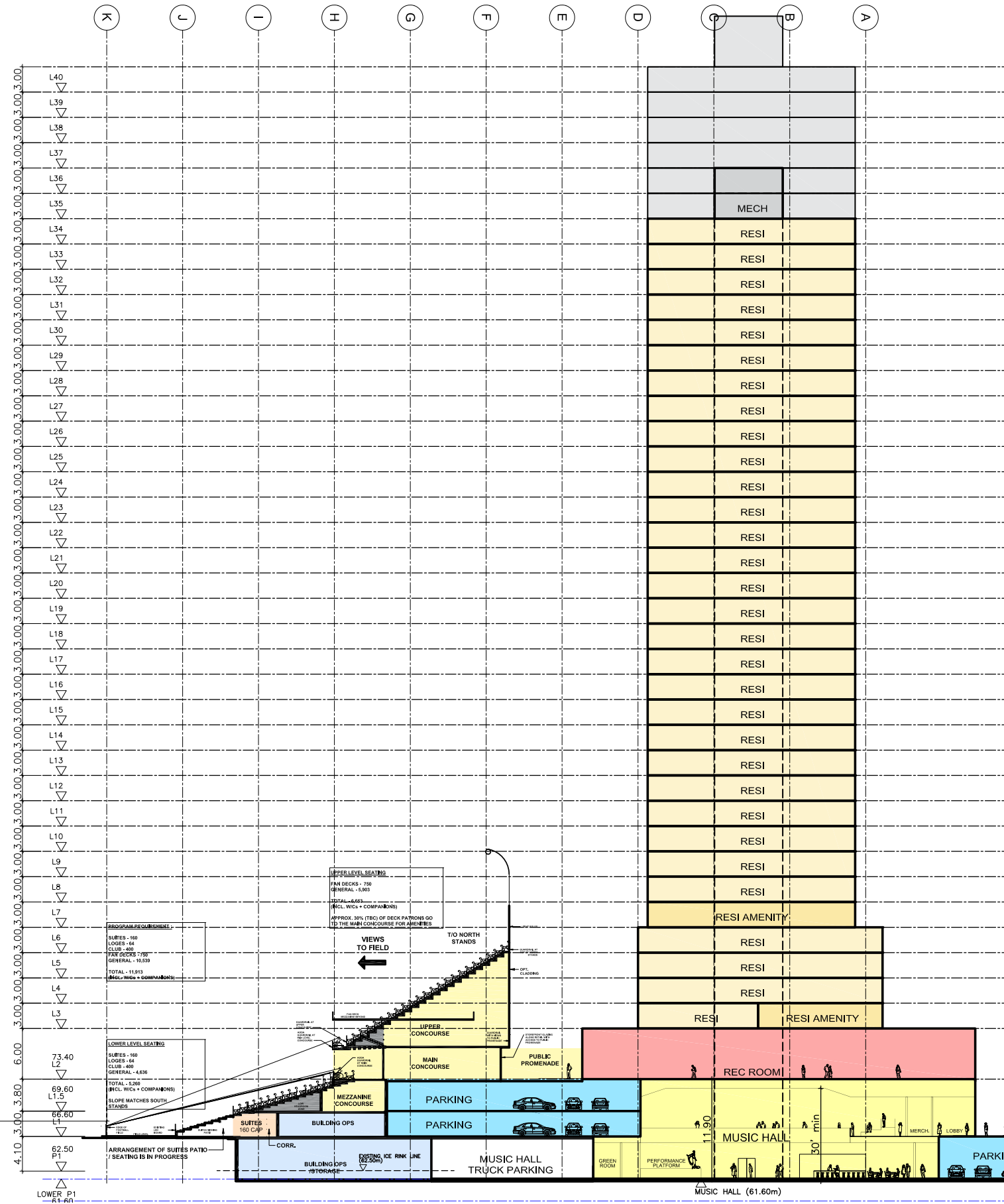
# 4.6 The Concept | 2022

## Cross Section A | Mixed Use Podium and Towers



# 4.6 The Concept | 2022

## Cross Section B | Mixed Use Podium and Towers



**UPPER LEVEL SEATING**  
FAN DECKS - 750  
GENERAL - 5,303  
TOTAL - 6,053  
MCL, WICKS + COMPANONS  
APPROX. 30% (TBC) OF DECK PATRONS GO TO THE MAIN CONCOURSE FOR AMENITIES

**PROGRAM REQUIREMENTS**  
SUITES - 160  
LOBBY - 44  
CLUB - 400  
FAN DECKS - 750  
GENERAL - 10,539  
TOTAL - 11,913  
MCL, WICKS + COMPANONS

**LOWER LEVEL SEATING**  
SUITES - 160  
LOBBY - 44  
CLUB - 400  
GENERAL - 4,836  
TOTAL - 5,260  
MCL, WICKS + COMPANONS  
SLOPE MATCHES SOUTH STANDS

ARRANGEMENT OF SUITES PATIO / SEATING IS IN PROGRESS

**UPPER CONCOURSE**  
**MAIN CONCOURSE**  
**MEZZANINE CONCOURSE**  
**PARKING**  
**PUBLIC PROMENADE**

MUSIC HALL TRUCK PARKING  
MUSIC HALL (61.60m)

**REC ROOM**  
**RESI AMENITY**

MUSIC HALL  
MUSIC HALL (61.60m)

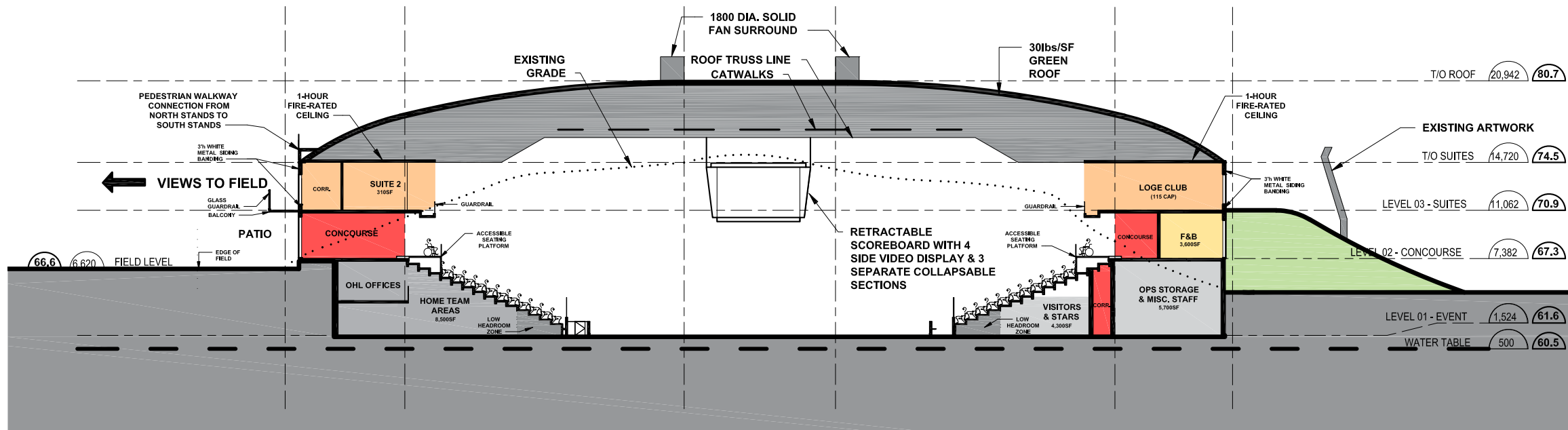
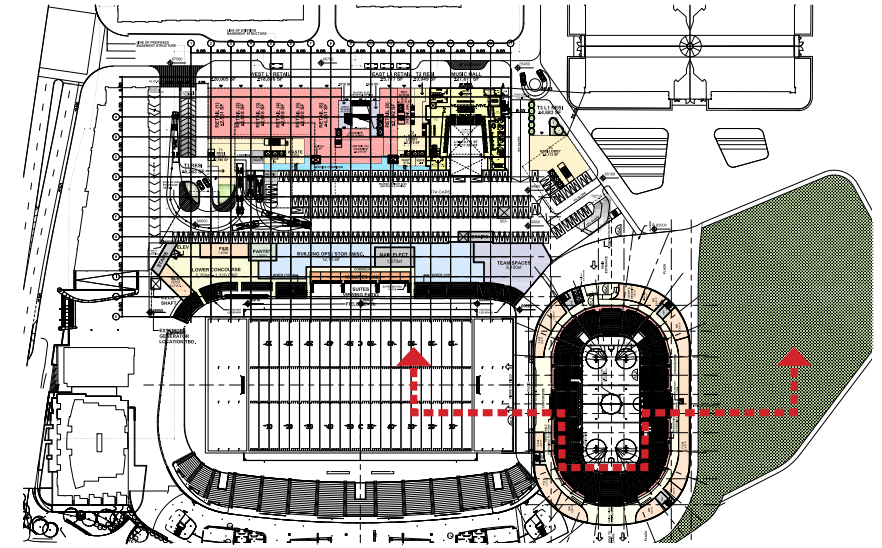
EXISTING BUILDING  
EXISTING PARKING

APPROXIMATE HIGH GROUNDWATER LEVEL (MID-JULY TO NOVEMBER) 61.50m  
APPROXIMATE LOW GROUNDWATER LEVEL (FEBRUARY) 60.90m



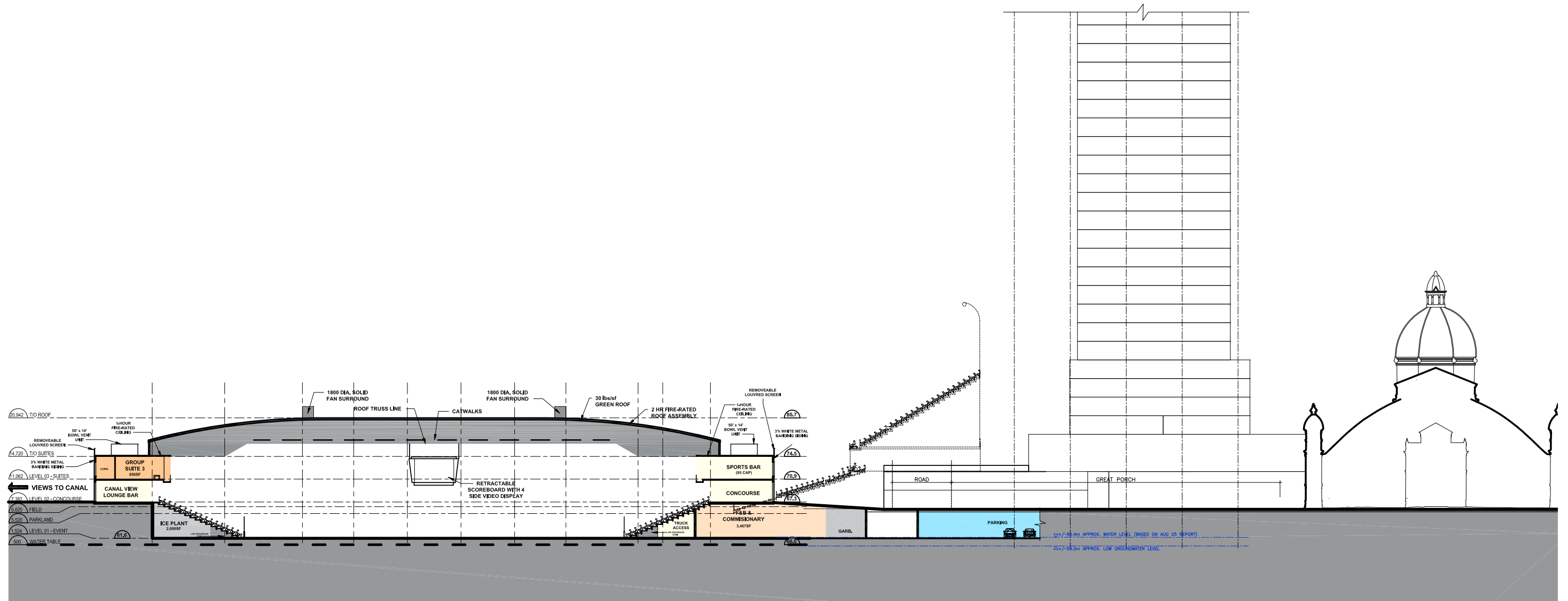
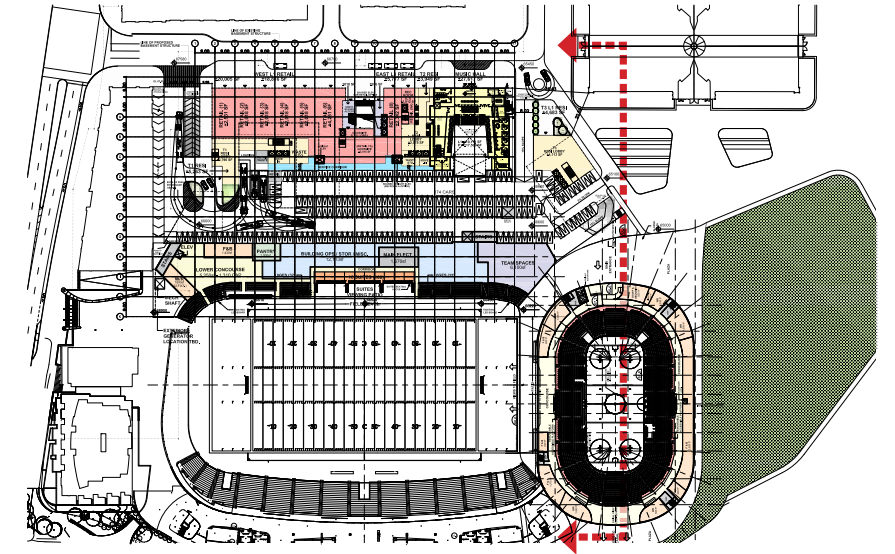
# 4.6 The Concept | 2022

## Cross Section C | Event Centre



# 4.6 The Concept | 2022

## Cross Section D | Proposed Arena & Aberdeen



An aerial architectural rendering of a stadium complex. The central feature is a large stadium with a green field and tiered seating. To the left is a large, curved, textured structure, possibly a retractable roof or a large walkway. Behind the stadium are three tall, modern skyscrapers with glass facades and dark tops. The surrounding area includes various other buildings, trees with autumn foliage, and a river in the foreground. The text "ARCHITECTURAL PLANS Alternative Demonstration Plan" is overlaid in white on the image.

ARCHITECTURAL PLANS  
Alternative  
Demonstration Plan



Aerial View - Above Canal Looking North



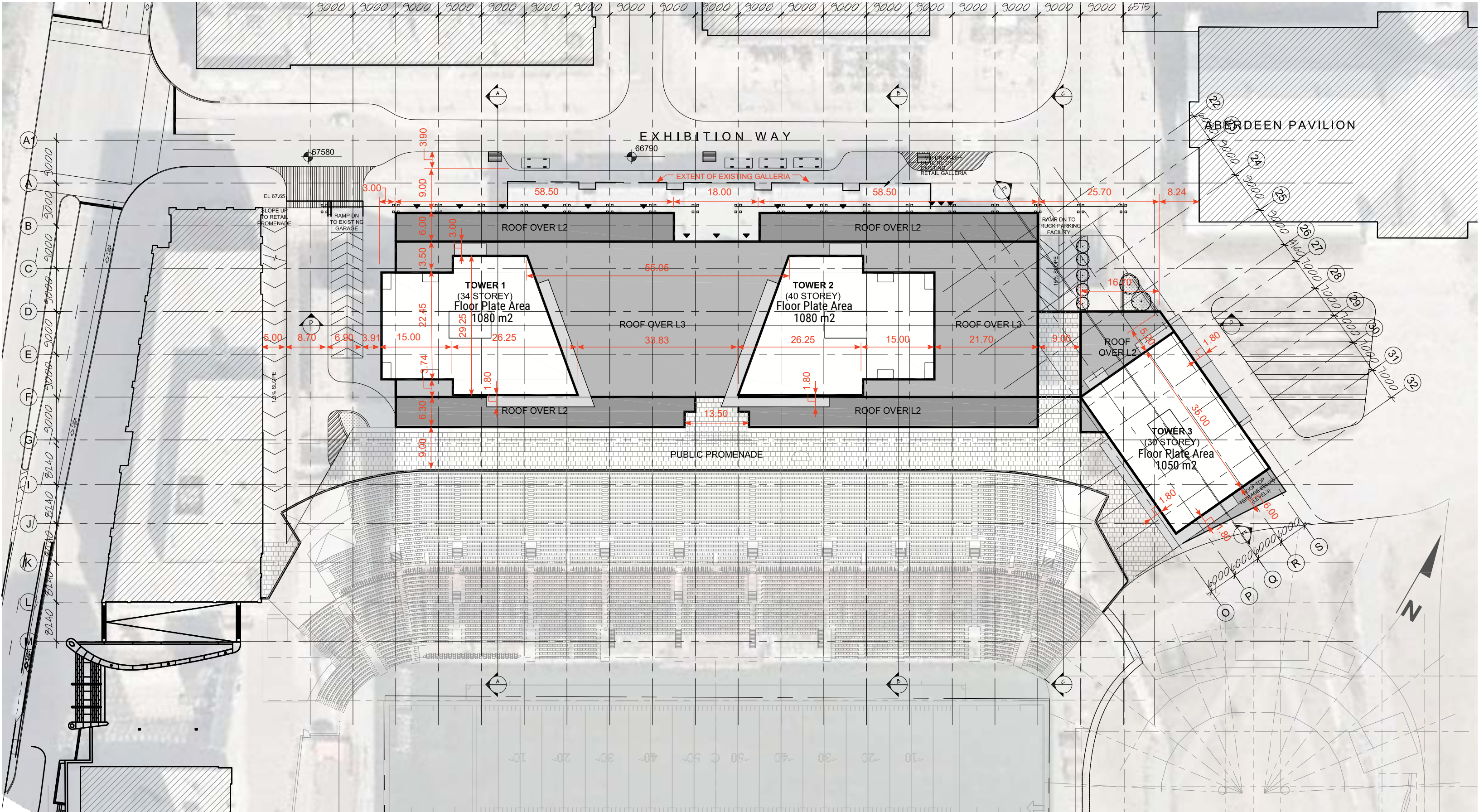
Streetview - Exhibition Way



Streetview - Exhibition Way @ Ceremonial Stair

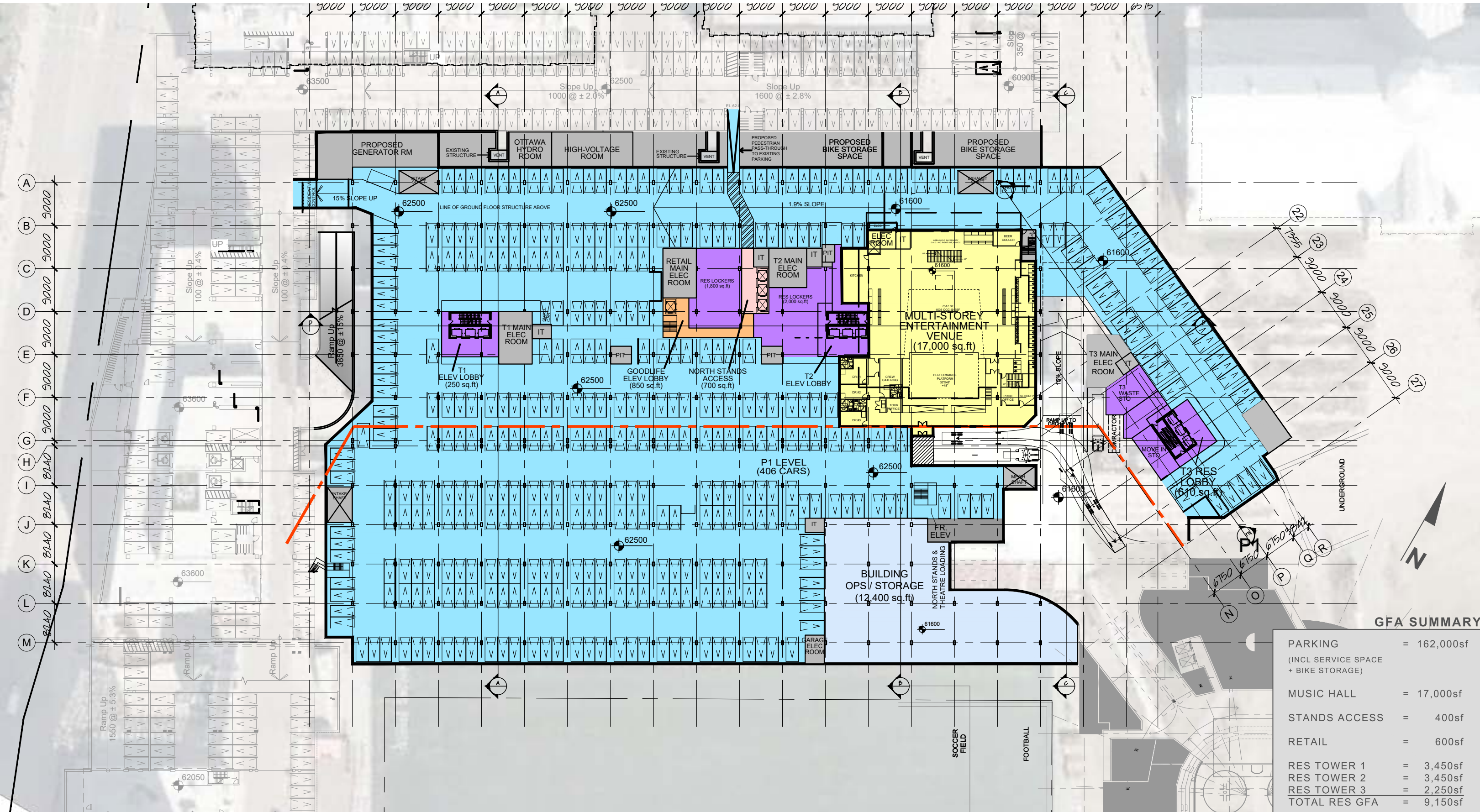
# 4.7 Alternative Demonstration Plan

## Site Plan



# 4.7 Alternative Demonstration Plan

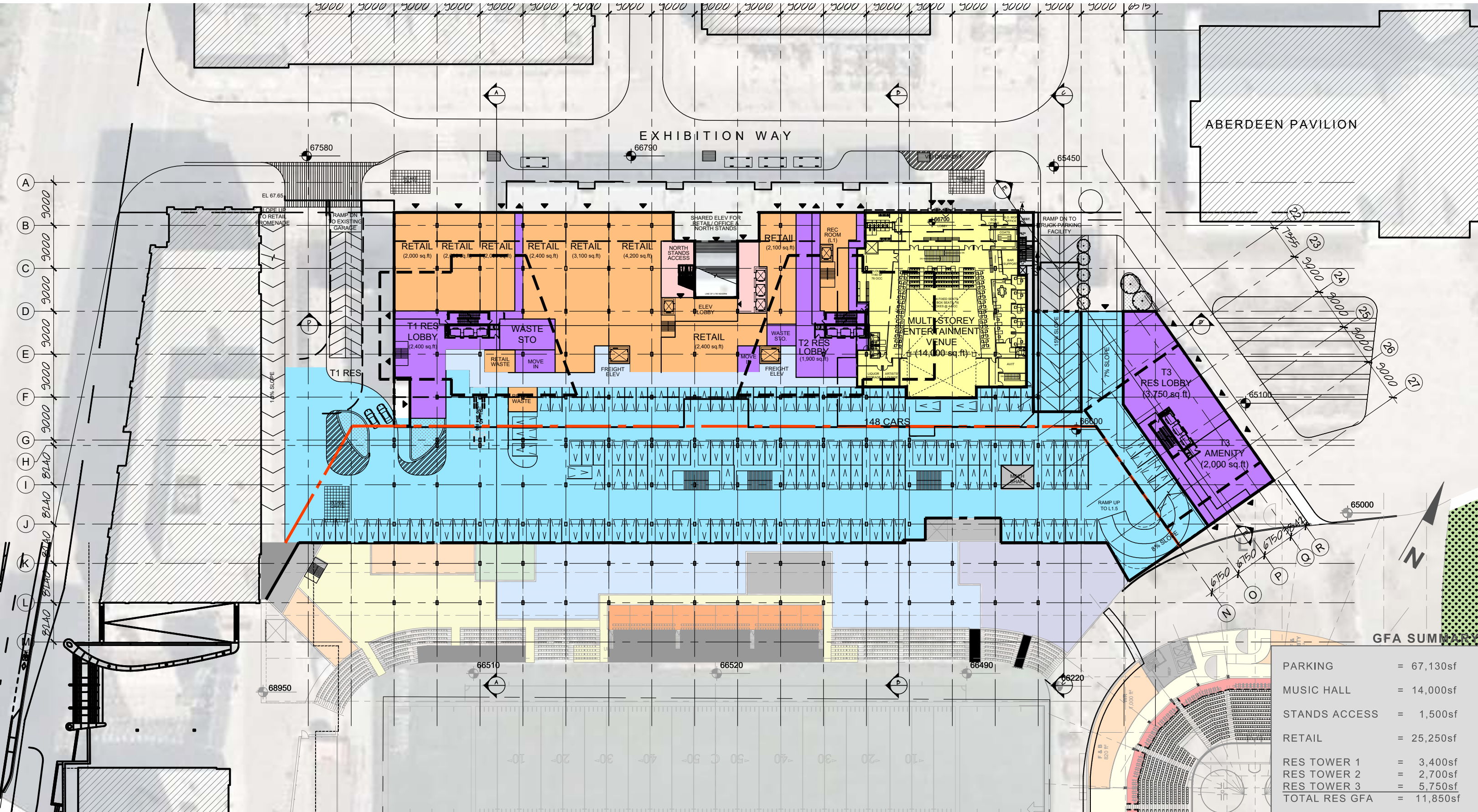
## P1 - Parking Level





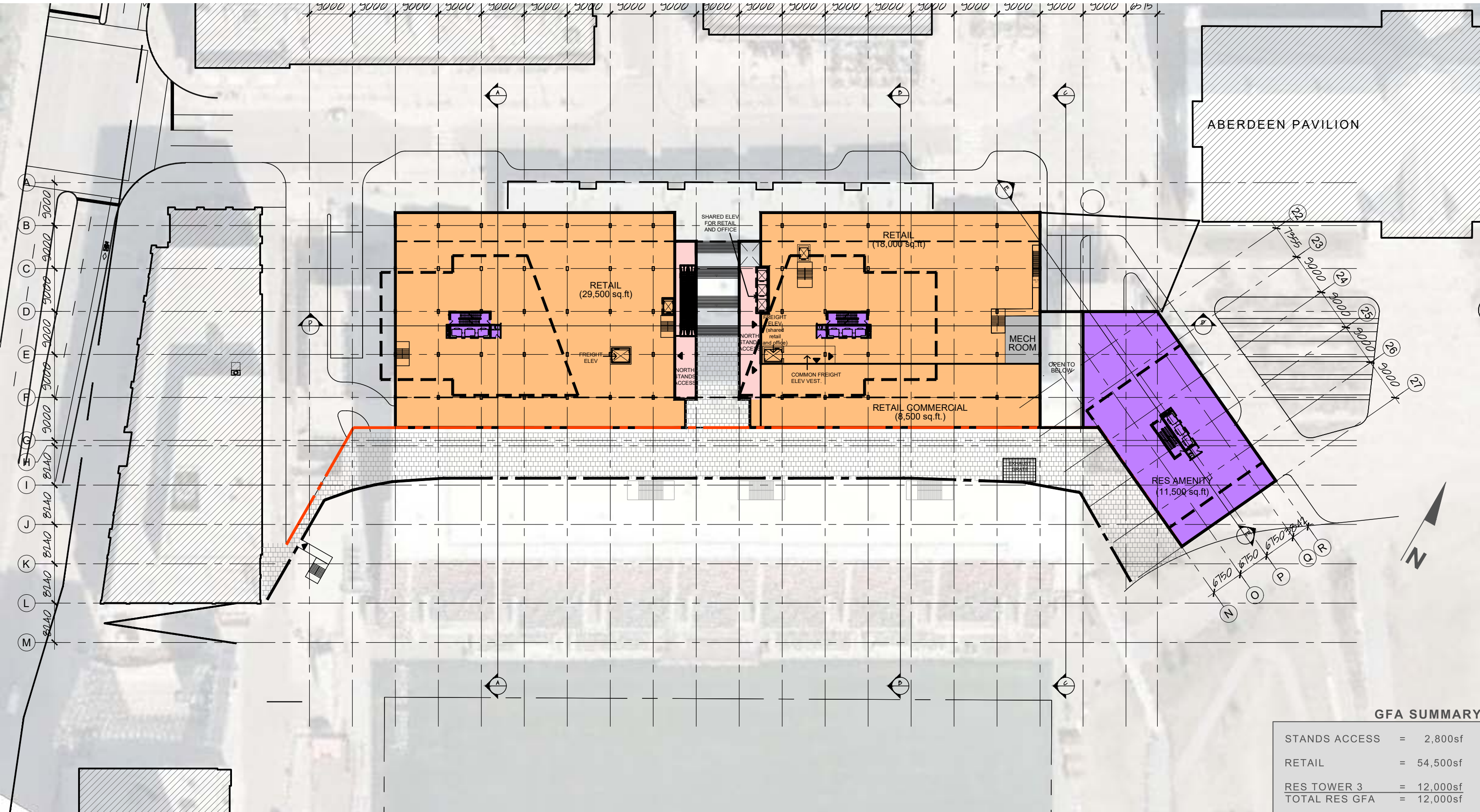
# 4.7 Alternative Demonstration Plan

## Ground - Event Level



# 4.7 Alternative Demonstration Plan

## Level 2 - Main Concourse

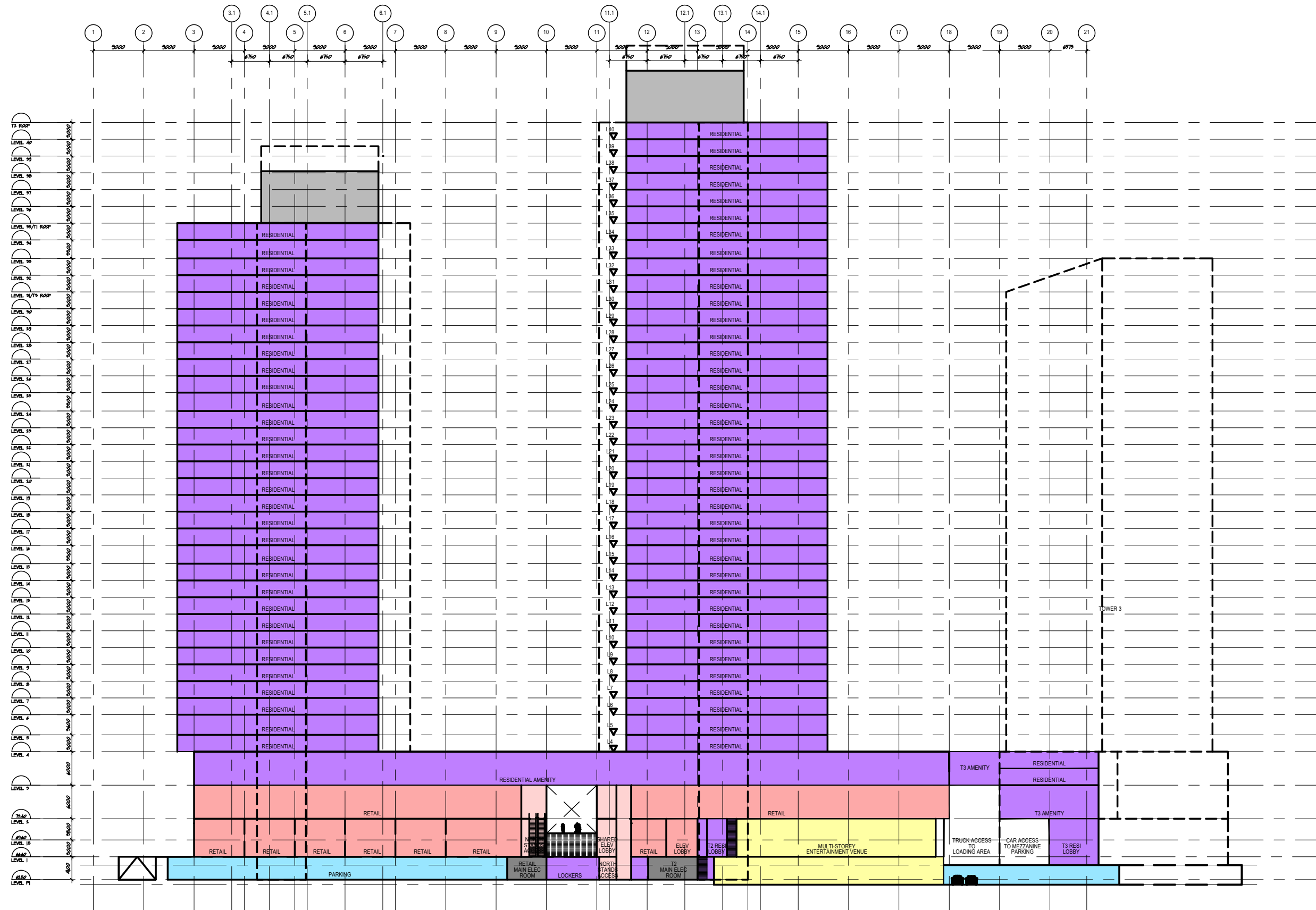


### GFA SUMMARY

|               |   |          |
|---------------|---|----------|
| STANDS ACCESS | = | 2,800sf  |
| RETAIL        | = | 54,500sf |
| RES TOWER 3   | = | 12,000sf |
| TOTAL RES GFA | = | 12,000sf |

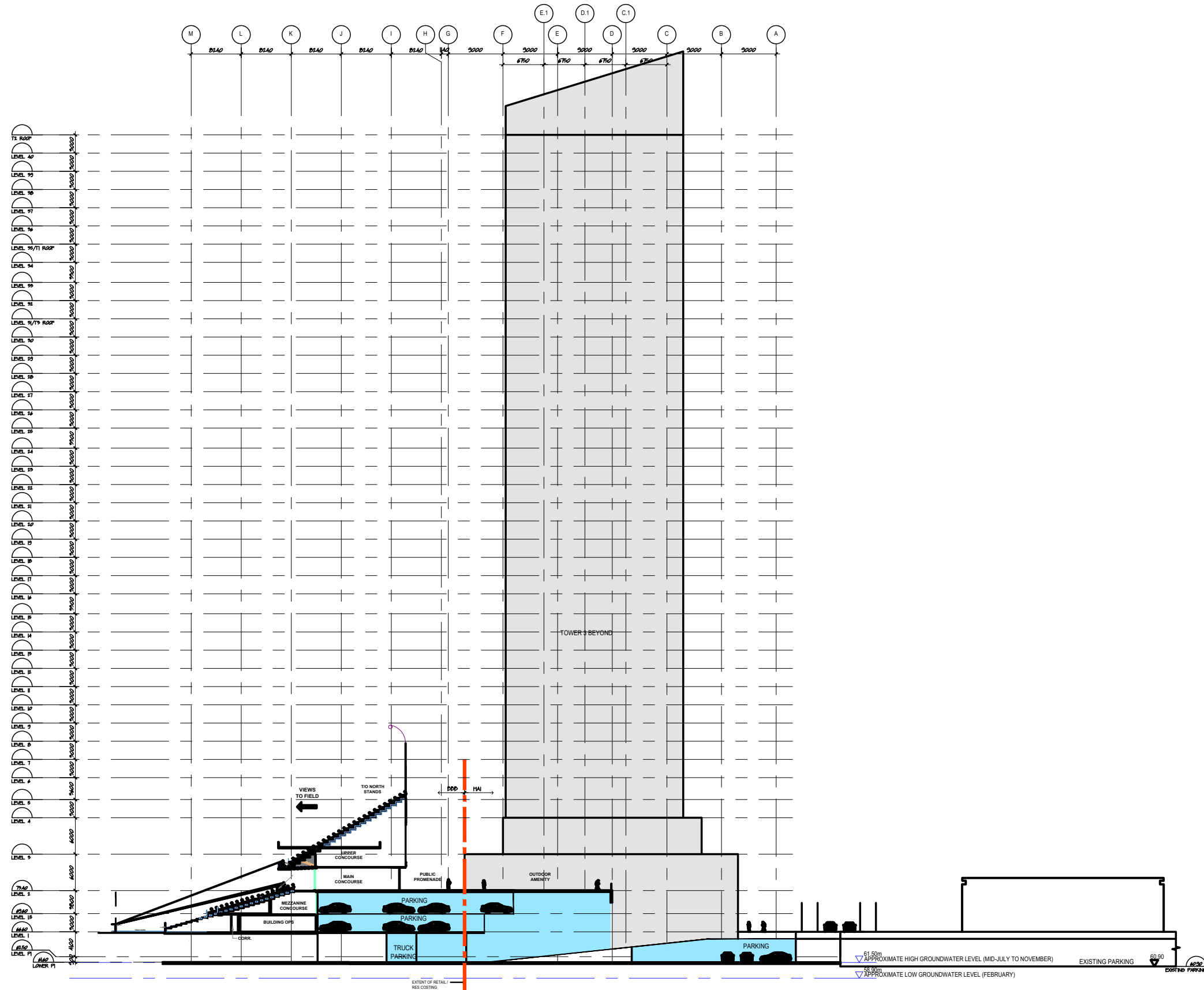
# 4.7 Alternative Demonstration Plan

## Section A



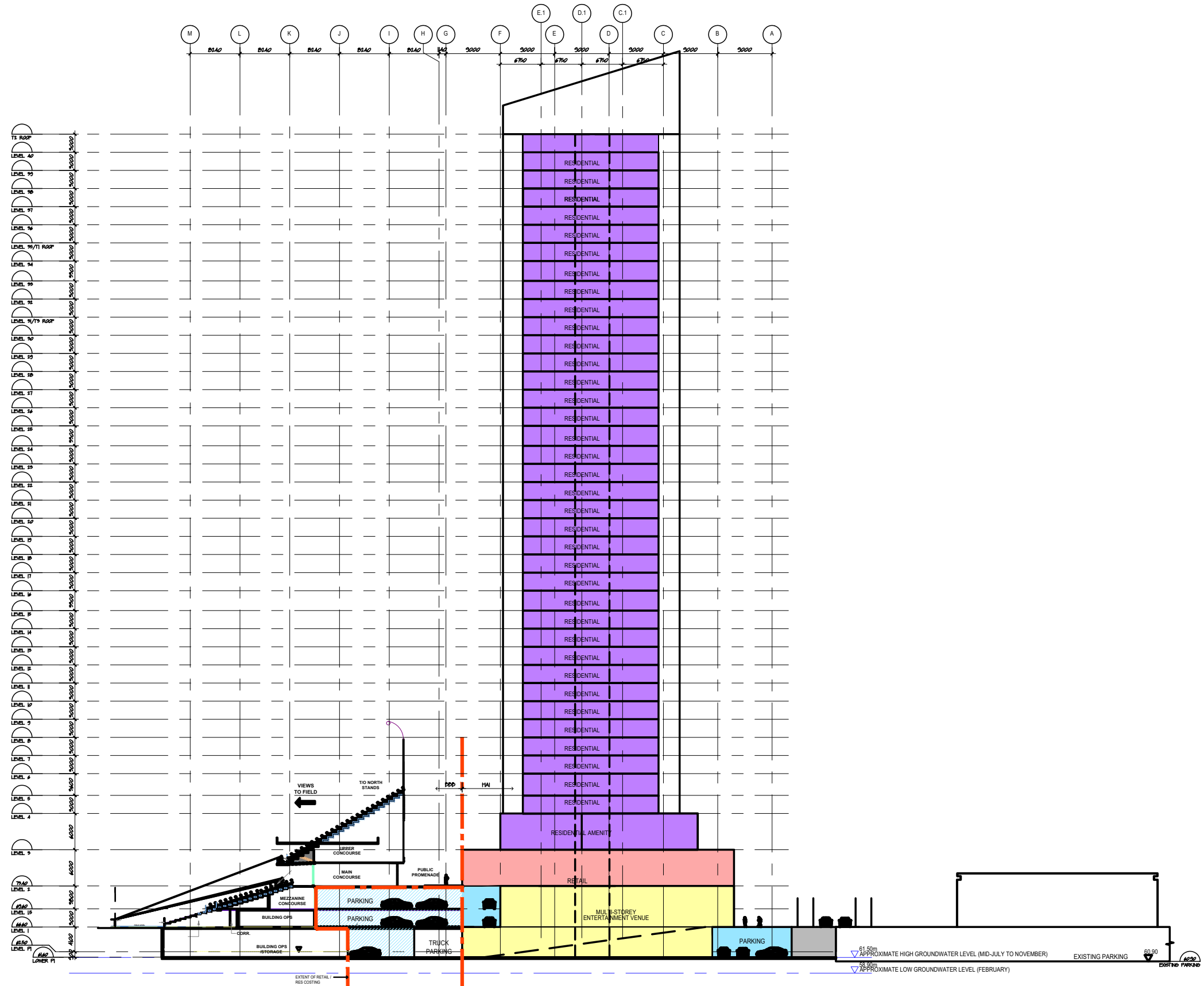
# 4.7 Alternative Demonstration Plan

## Cross Section B



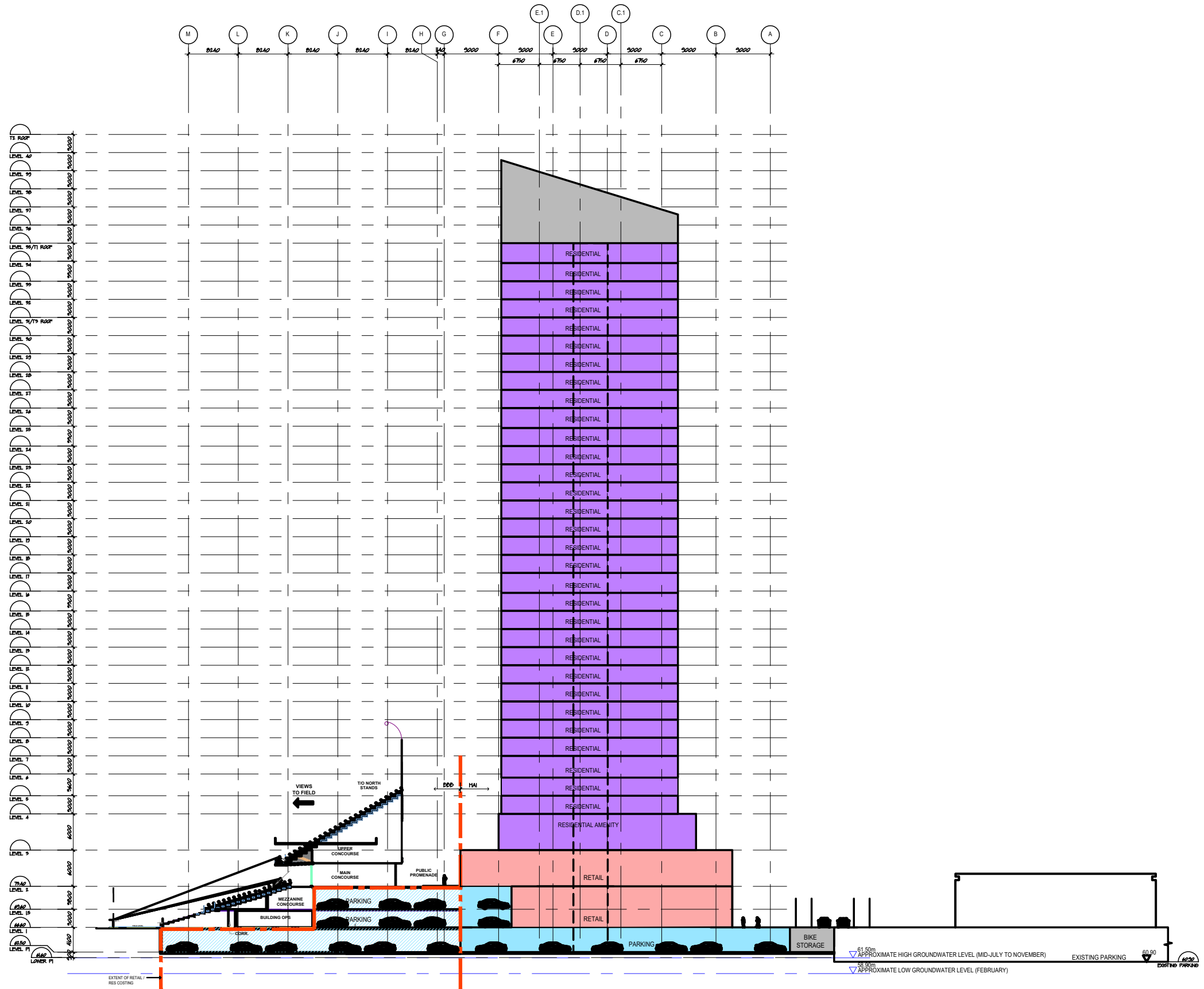
# 4.7 Alternative Demonstration Plan

## Cross Section C



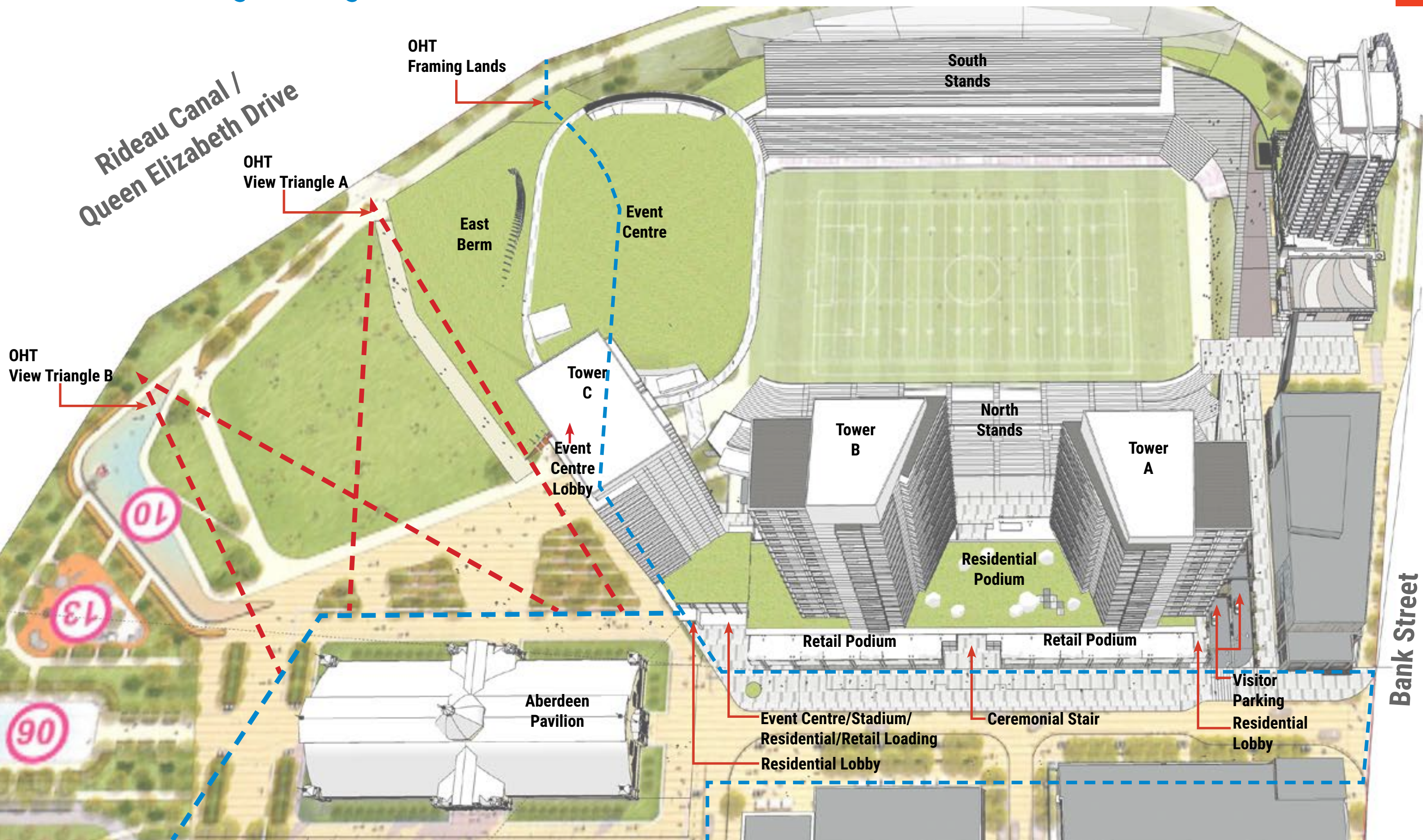
# 4.7 Alternative Demonstration Plan

## Cross Section D



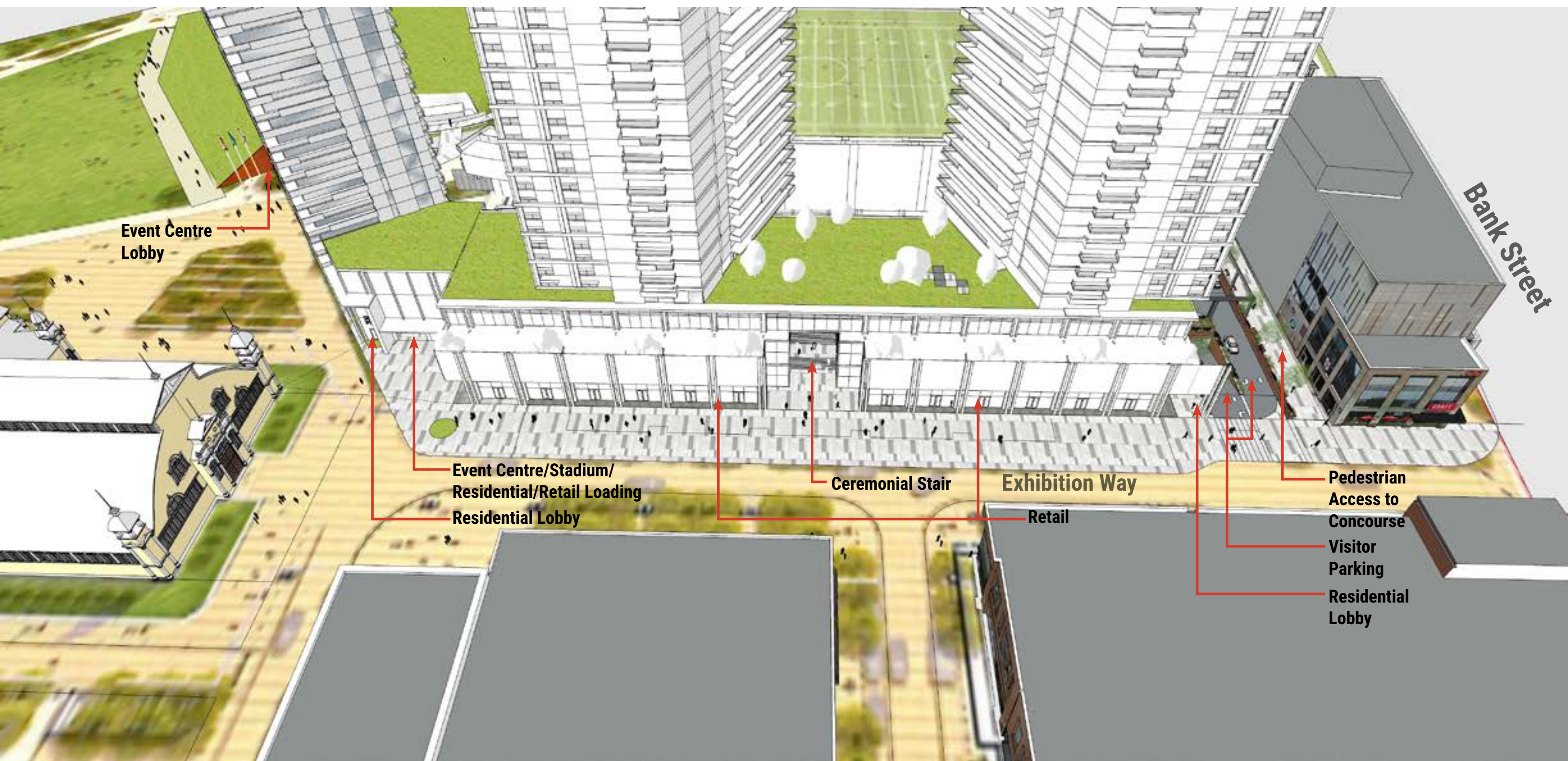
# 4.7 Alternative Demonstration Plan

## Preserving Heritage



# 4.7 Alternative Demonstration Plan

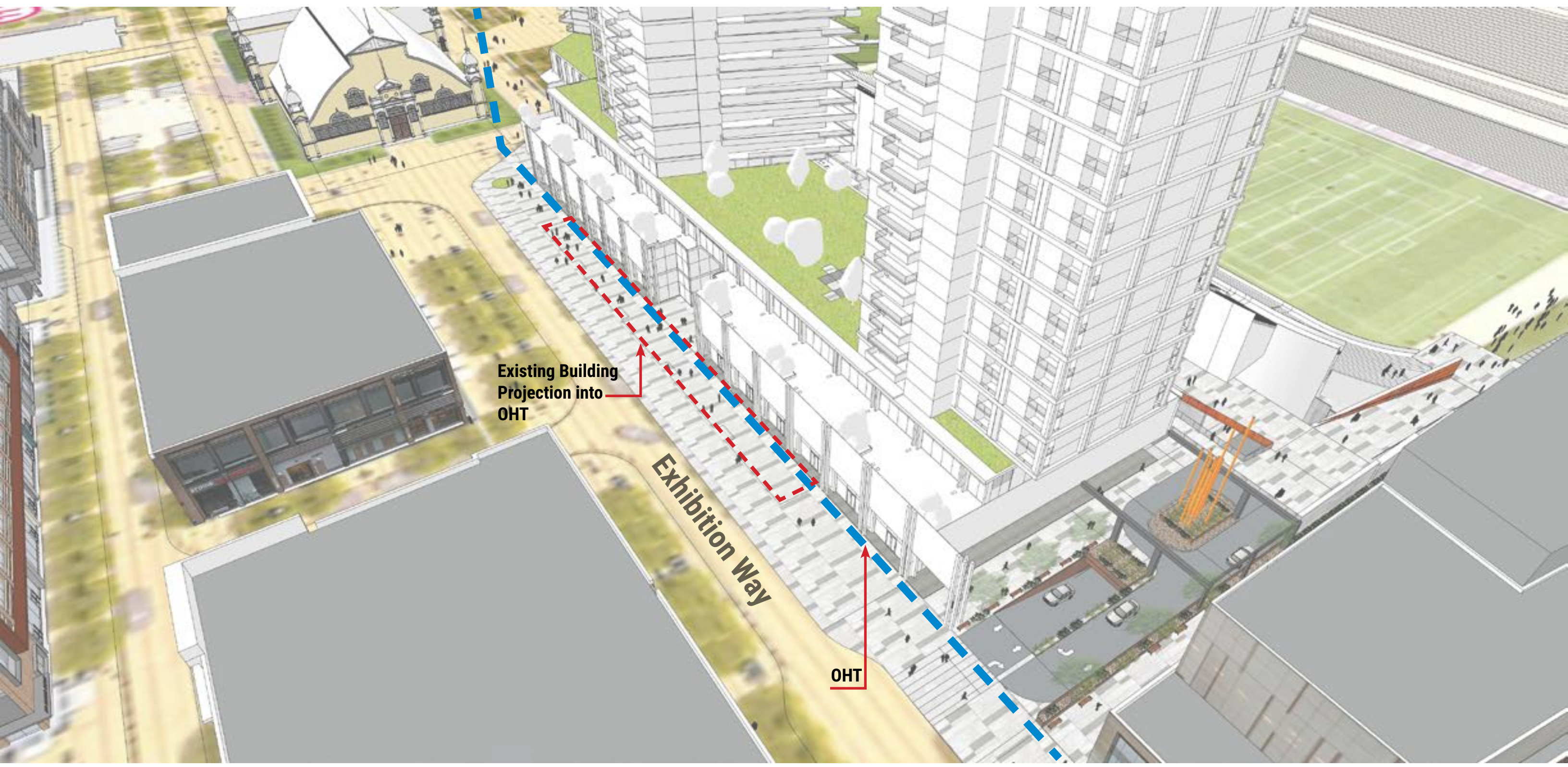
## Preserving Heritage





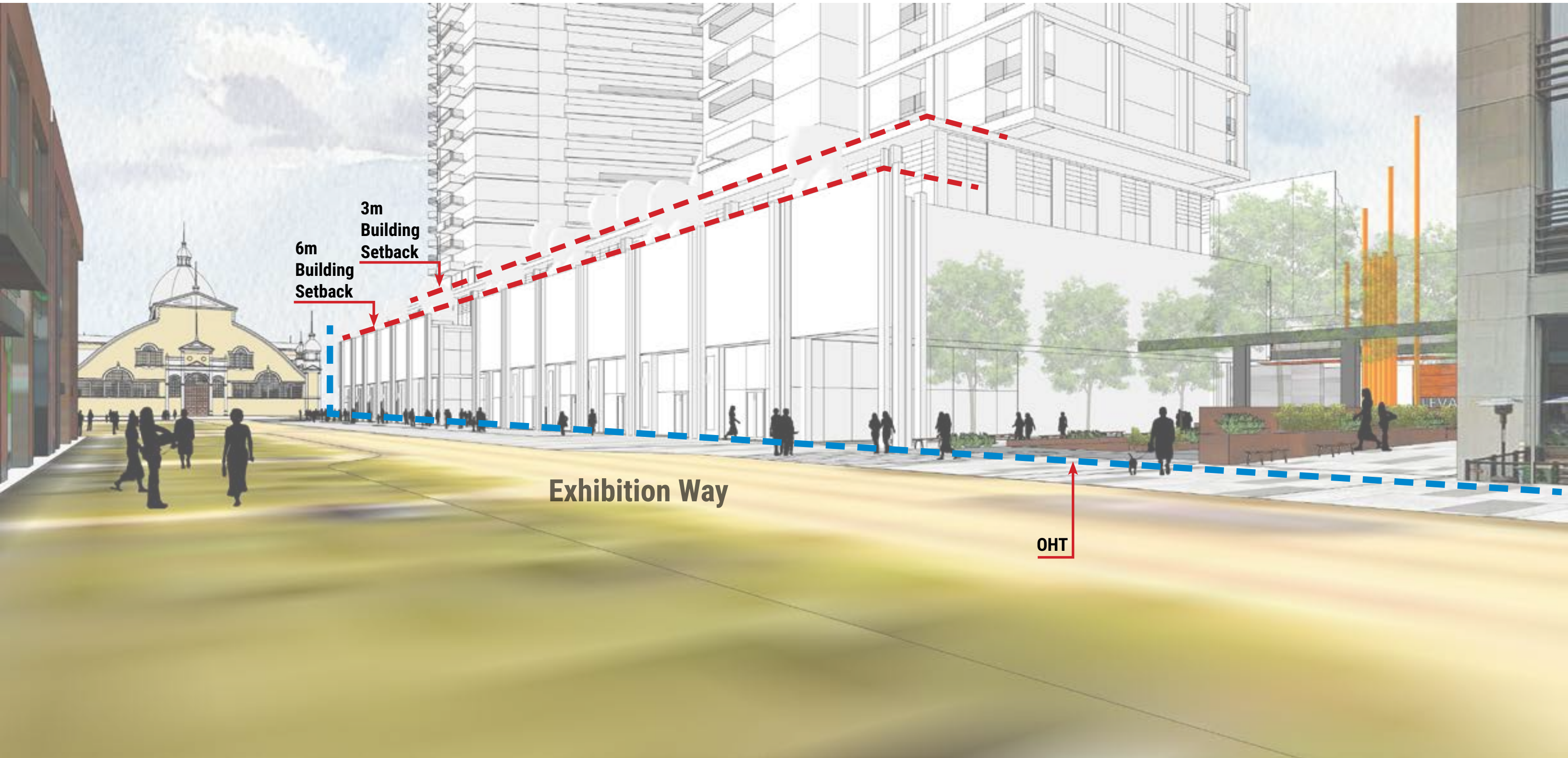
# 4.7 Alternative Demonstration Plan

Preserving Heritage



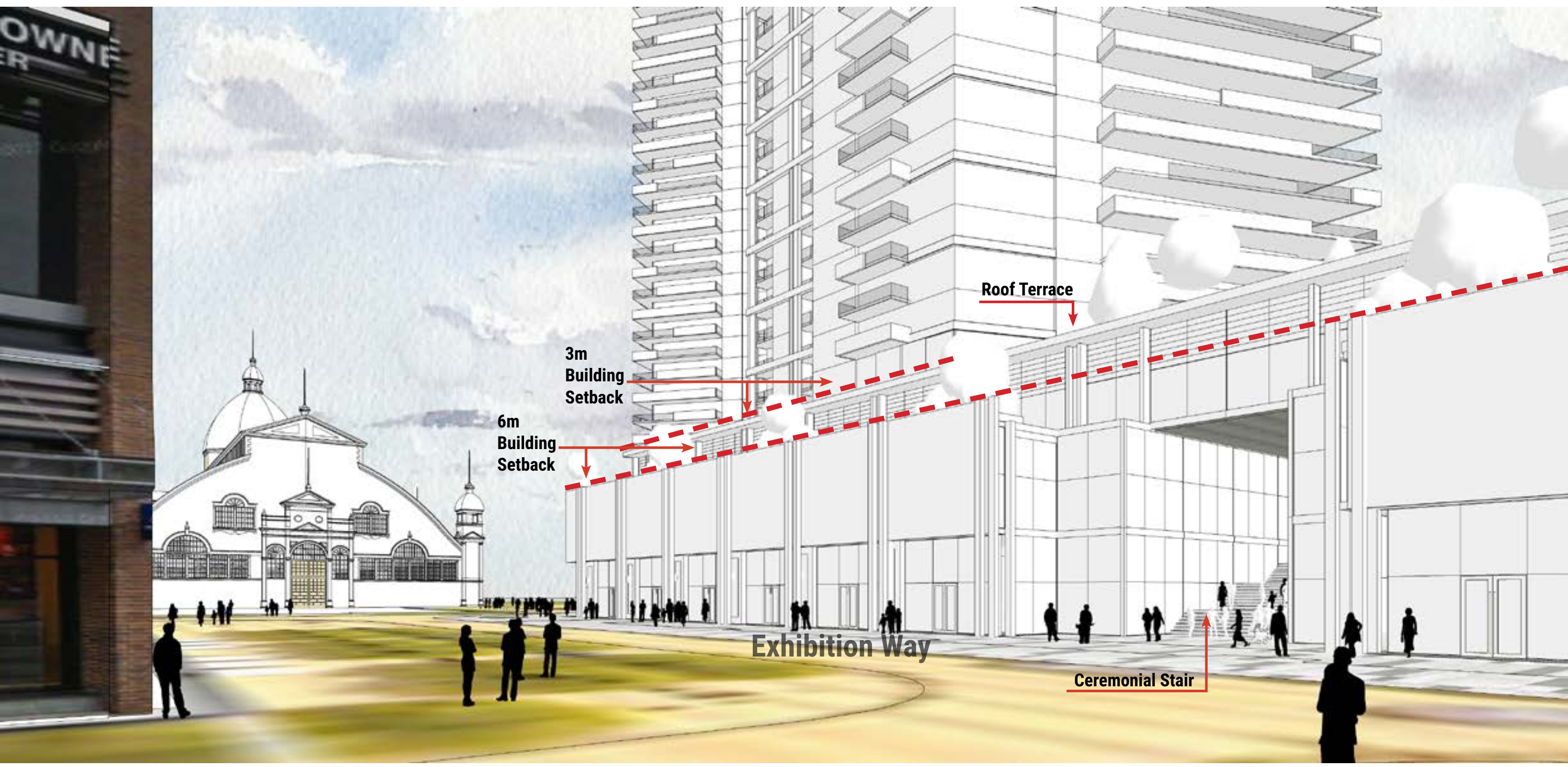
# 4.7 Alternative Demonstration Plan

## Exhibition Way



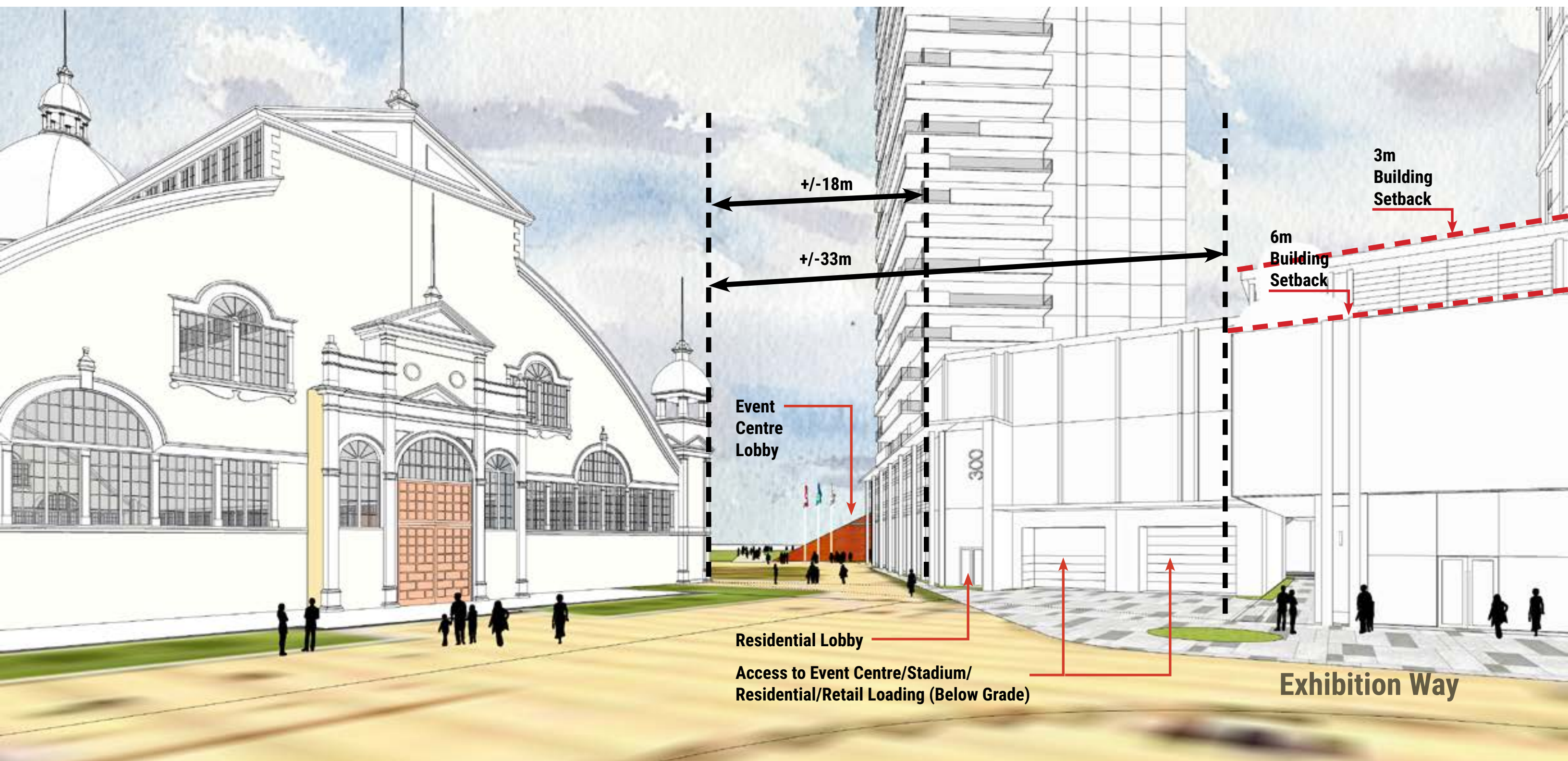
# 4.7 Alternative Demonstration Plan

## Exhibition Way



# 4.7 Alternative Demonstration Plan

## Public Open Space



+/- 18m

+/- 33m

Event Centre Lobby

Residential Lobby

Access to Event Centre/Stadium/  
Residential/Retail Loading (Below Grade)

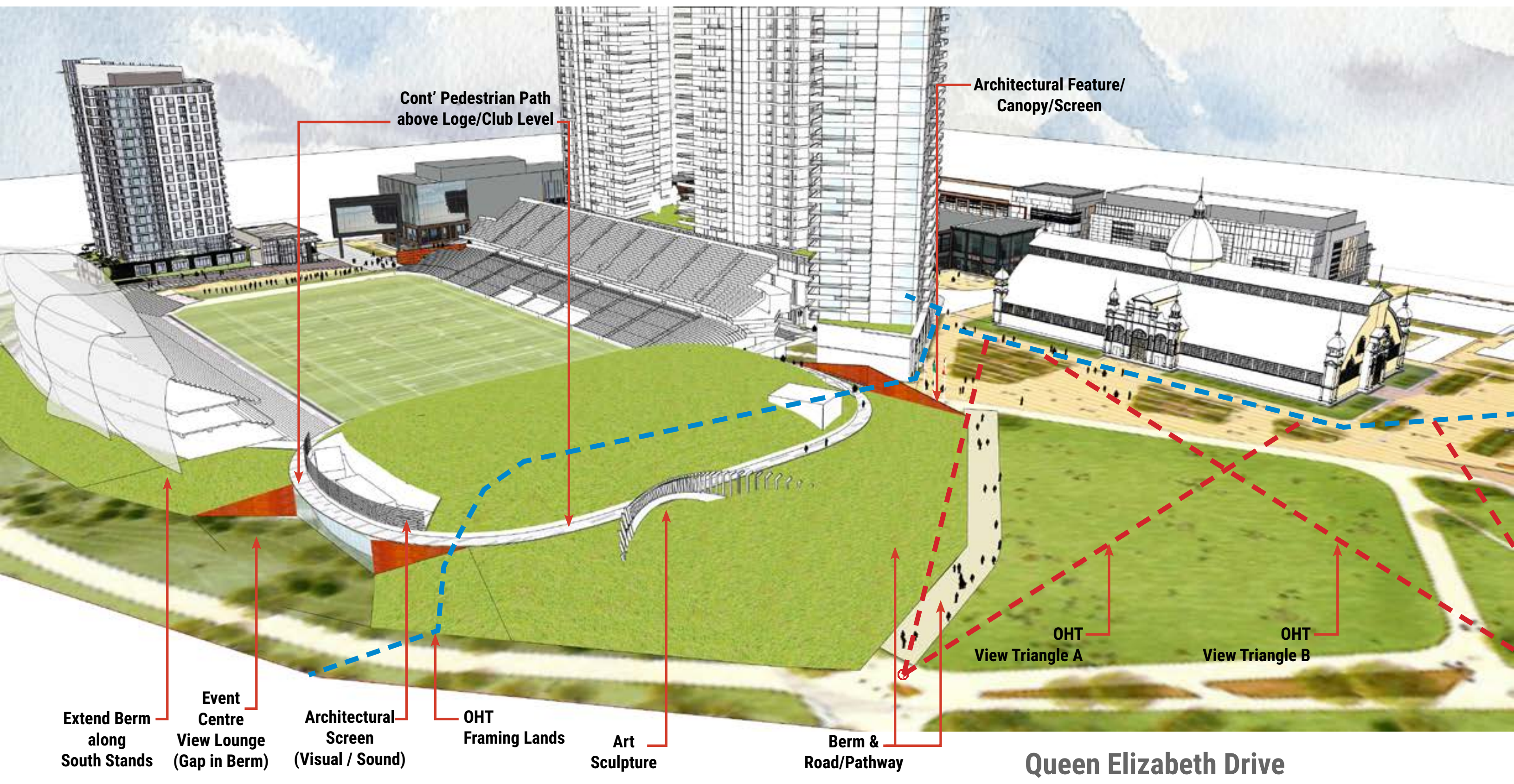
3m Building Setback

6m Building Setback

Exhibition Way

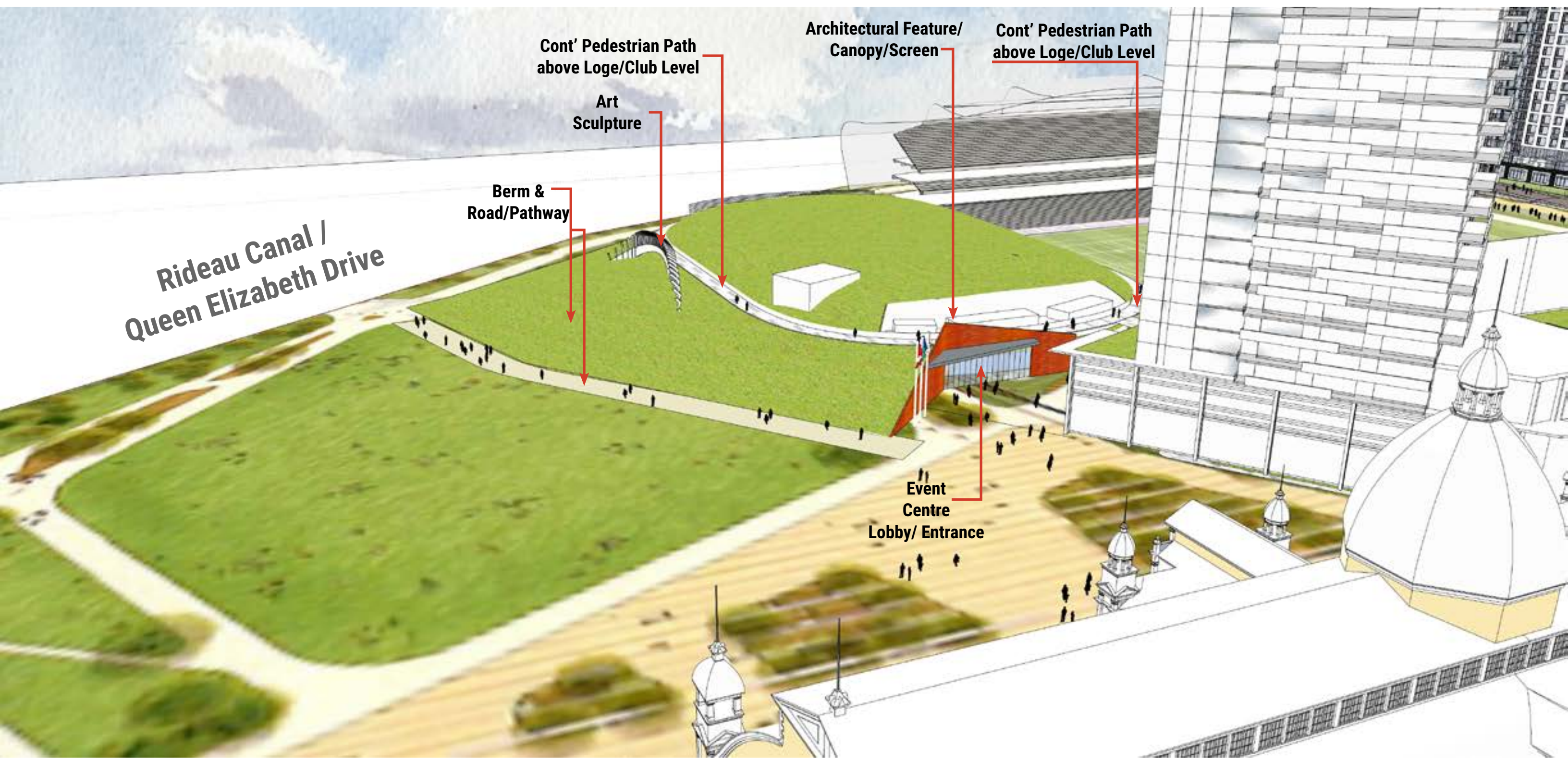
# 4.7 Alternative Demonstration Plan

## Public Open Space



# 4.7 Alternative Demonstration Plan

## Public Open Space



# CHEERS!