



**SITE PLAN CONTROL APPLICATION
SITE PLAN APPROVAL REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 945 and 1015 Bank Street (Lansdowne 2.0)

File No.: D07-12-24-0082 (Event Centre)
D07-12-24-0178 (North Side Stands)

Date of Application: August 08, 2024 (Event Centre)
December 24, 2024 (North Side Stands)

The SITE PLAN CONTROL applications submitted by the Fotenn Planning and Design (c/o Patricia Warren and Tim Beed), on behalf of the City of Ottawa (c/o Sean Moore), are APPROVED upon resolution of the conditions stated in this report

Lansdowne 2.0 – Event Centre (D07-12-24-0082):

Approved Event Centre Plans:

1. **Overall Site Plan**, EC-A1-01, prepared by BBB Architects Toronto Inc., Revision 1, dated 2025-03-21.
2. **Site Plan – Upon Completion of Event Centre & New North Stands**, EC-A1-04, prepared by BBB Architects Toronto Inc., Revision 4, dated 2024-10-18.
3. **North & South Elevations**, EC-A3-001, prepared by BBB Architects Toronto Inc., Revision 6, dated 2024-12-20.
4. **East & West Elevations**, EC-A3-002, prepared by BBB Architects Toronto Inc., Revision 6, dated 2024-12-20.
5. **Notes and Details**, Drawing C01, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.
6. **Details**, Drawing C02, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.
7. **Removal Plan**, Drawing C03A, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.
8. **Removal Plan**, Drawing C03B, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.
9. **Erosion and Sediment Control Plan**, Drawing C06, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.

10. **Lansdowne 2.0 Risk Management Great Lawn Area Plan**, Drawing C09, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.
11. **Underground Chamber Cross Section**, Drawing C10, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.
12. **Overall Servicing Plan**, Drawing C12, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.
13. **StormTech Chamber System Drawings**, Lansdowne 2.0, Project # S426399, Sheets 1-7, prepared by Advanced Drainage Systems Inc. (ADS), Revision 2, dated 12/13/24.

Lansdowne 2.0 – North Side Stands (D07-12-24-0178):

Approved North Side Stands Plans:

1. **Site Plan Context**, NS-A1-001, prepared by BBB Architects Toronto Inc., Revision 7, dated 2025/01/21.
2. **Site Plan**, NS-A1-002, prepared by BBB Architects Toronto Inc., Revision 6, dated 2025/01/21.
3. **Overall Elevations**, NS-A3-001”, prepared by BBB Architects Toronto Inc., Revision 5, dated 2025/01/21.
4. **Notes and Details**, Drawing C01, prepared by WSP Canada Inc., Project No. CA0043476.7969, Revision 4, dated 2025-01-22.
5. **Removal Plan**, Drawing C03, prepared by WSP Canada Inc., Project No. CA0043476.7969, Revision 4, dated 2025-01-22.
6. **Erosion and Sediment Control Plan**, Drawing C05, prepared by WSP Canada Inc., Project No. CA0043476.7969, Revision 4, dated 2025-01-22.
7. **Post-Drainage Area Plan**, Drawing C06, prepared by WSP Canada Inc., Project No. CA0043476.7969, Revision 4, dated 2025-01-22.

And as detailed in the following report(s):

Lansdowne 2.0 – Event Centre (D07-12-24-0082):

Approved Event Centre Studies:

1. **Phase One Environmental Site Assessment Update**, Lansdowne Park – Proposed Event Centre Lands, prepared by WSP Canada Inc., Project No. CA0037195.1094, dated January 14, 2025.
2. **Lansdowne Park Event Centre Ottawa, ON, Servicing Study**, prepared by WSP Canada Inc., Project No. CA0033920.1056, dated March 07, 2025.
3. **Lansdowne Park – Event Centre, Heritage Impact Assessment**, prepared by ERA Architects Inc., Project # 21-306-02, dated January 14, 2025.

4. **Geotechnical Investigation, Proposed Event Centre, Lansdowne Park Redevelopment – Lansdowne 2.0**, prepared by Paterson Group, Report PG6655-1, Revision 2, dated January 10, 2025.

Lansdowne 2.0 – North Side Stands (D07-12-24-0178):

Approved North Side Stand Studies:

1. **Phase Two Environmental Site Assessment, Lansdowne Park – North Side Stands**, prepared by WSP Canada Inc., Project No. CA0045396.3464, dated January 17, 2025.
2. **Lansdowne Park – North Side Stands, Heritage Impact Assessment, prepared by ERA Architects Inc.**, Project # 21-306-04, dated December 20, 2024.
3. **Lansdowne 2.0 North Stadium Stands (Phase 2), Transportation Impact Assessment Report**, prepared by Momentum Transport Consultancy, Issue 0.1, dated 20/12/2024.

And subject to the following Requirements, General and Special Conditions:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

General Conditions

1. Lapsing of Approval

- a) The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and/or Letter of Undertaking, complete the conditions to be satisfied prior to the signing of this Agreement, and have the corresponding building permit(s) issued within three (3) years of Site Plan approval, the approval shall lapse.
- b) The Owner acknowledges and agrees that the Site Plan Agreement and Maintenance and Liability Agreement arising from the Lansdowne 1.0 Agreement framework remain in full effect for the applicable conditions and party-specific obligations, with the exception of any Schedule “E” plans approved pursuant to this application. All agreements relating to this development shall remain or be registered on title and must be read in context with all other applicable agreements.

2. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

3. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

4. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

5. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

6. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

7. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

8. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior

consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

9. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the satisfaction of the General Manager, Planning, Development and Building Services, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

10. **Update to Plans and Reports-Event Centre and North Side Stands**

The Owner acknowledges and agrees, prior to the preparation of the Site Plan Agreement, issuance of a Commence Work Notification, or prior to issuance of a building permit, to update the list of required plans and studies listed below to

address the below items as they relate to the comments from formal review letter dated April 23, 2025, to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to preparation of the Site Plan Agreement, issuance of a Commence Work Notification, or issuance of a building permit.

a. Stormwater Management Report

- i. Great Lawn 3 is on top of an impermeable layer, All of the water will be captured by Basin 3 storage and there will be no infiltration, Use $C = 0.9$. Show how the increase in runoff will be captured and stored.
- ii. In the model, there is no overland connection between C106 and C68. Conduit C68 has 0 flow. Catchment A1_2 is still draining directly into the minor system. Please demonstrate how the overland flow upstream of J22 will be captured into the minor system, and how much will overflow will be directed to C68.

b. Grading Plan

- i. The model does not provide reliable evidence to show that no ponding will occur during the 100-year storm event. All catch basins (existing and proposed) are required to be modeled with the appropriate capture flow rates; the model is currently showing that the runoff will enter the system instantaneously which is not realistic. Limits of 100-year ponding were provided in the Storm water Management Design Report prepared by Stantec dated February 6, 2012 see Grading Plan drawing number C02. Will this ponding no longer occur?
- ii. Capture curves for proposed CBs and trench drains are not shown for certain CBs. Proposed CB09, CB11, CB13 are not modelled. Please add further detail in the model to demonstrate that no ponding will occur and that the depth of major flow in front to the Aberdeen Pavilion will be less than FFE of the Aberdeen Pavilion.
- iii. The proposed ponding limits of CM09 and CB10 intersect the existing retaining wall. Please update accordingly.
- iv. It appears that there is no established major over land flow path due to the high point between the landscape feature and the Aberdeen pavilion. Please revise.

c. Servicing Plan

- i. As per the site plan it appears that the fire route is proposed over the limits of the underground parking. Approval from the City of Ottawa fire protection Engineer is required for any fire route access over underground structures.
- ii. Please confirm the anticipated flow rate through the foundation drainage system with the geotechnical consultant and ensure that the proposed sanitary sewer is sized accordingly. Please reach

out to me with the updated expected total flows to confirm capacity of the receiving sanitary outlet. Please identify the level of pre-treatment done as required by the sewer use compliance by law group.

d. Landscape Plans

- i. Please have the geotechnical consultant confirm tree planting where recommendations from the geotechnical investigation are not being adhered.

e. Geotechnical Review and Recommendations Memo

- i. The Civil drawings referenced do not match the latest revision provided, additionally revision 8 does not correspond correctly with the revision dated cited. Please revise accordingly.
- ii. The memo is required to confirm that there is adequate cover or insulation provided for frost protection. As per the geotechnical investigation report prepared by Paterson Group, "it is recommended that the bottom of the infiltration tank be founded a minimum of 1m above the seasonal high post-development ground water table level." As per the geotechnical report the design ground water table elevation may be considered at a geodetic elevation of 60.78m. Additionally, the geotechnical report requires a minimum of 2.1m thick soil cover, or insulation equivalent.

f. Transportation Impact Assessment

- i. The Owner acknowledges and agrees, prior to registration of this Agreement or issuance of a Commence Work Notification, to update the Lansdowne 2.0 Event Centre Transportation Impact Assessment (dated January 22, 2025) to address the comments from the formal review letter dated April 23, 2025, to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner further acknowledges and agrees that the submission may necessitate changes to the plans and reports approved herein. If necessary, the Owner further acknowledges and agrees to provide all revised plans and reports to the General Manager, Planning, Development and Building Services Department prior to registration of this Agreement or the issuance of a Commence Work Notification.

Plans to be updated:

Event Centre:

1. **Grading Plan**, Drawing C04, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.
2. **Servicing Plan**, Drawing C05A, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.

3. **Servicing Plan**, Drawing C05B, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.
4. **Landscape Layout Plan**, EC-L1.0, prepared by CSW Landscape Architects, Revision 12, dated 2025-03-07.
5. **Landscape Planting Plan**, EC-L1.1, prepared by CSW Landscape Architects, Revision 12, dated 2025-03-07.
6. **Landscape Details Proposed Development**, EC-L3.1, prepared by CSW Landscape Architects, Revision 11, dated 2025-03-07.
7. **Landscape Details Proposed Development**, EC-L3.2, prepared by CSW Landscape Architects, Revision 11, dated 2025-03-07.
8. **Landscape Details Proposed Development**, EC-L3.3, prepared by CSW Landscape Architects, Revision 11, dated 2025-03-07.
9. **Tree Conservation Report Existing Condition**, EC-TCR 1.0, prepared by CSW Landscape Architects, Revision 9, dated 07 MAR 2025.
10. **Tree Conservation Report Proposed Development**, EC-TCR 1.1, prepared by CSW Landscape Architects, Revision 9, dated 07 MAR 2025.
11. **Tree Conservation Report**, EC-TCR 1.2, prepared by CSW Landscape Architects, Revision 9, dated 07 MAR 2025.
12. **Post-Drainage Area Plan**, Drawing C08, prepared by WSP Canada Inc., Project No. CA0033920.1056, Revision 7, dated 2025-03-07.

North Side Stands:

1. **Grading Plan**, Drawing C03, prepared by WSP Canada Inc., Project No. CA0043476.7969, Revision 4, dated 2025-01-22.
2. **Servicing Plan**, Drawing C04, prepared by WSP Canada Inc., Project No. CA0043476.7969, Revision 4, dated 2025-01-22.
3. **Landscape Plan Ground Floor**, NS-L1.0, prepared by CSW Landscape Architects, Revision 6, dated 2025/01/21.
4. **Landscape Cross-Section**, NS-L1.1, prepared by CSW Landscape Architects, Revision 6, dated 2025/01/21.
5. **Landscape Details Proposed Development**, NS-L3.1, prepared by CSW Landscape Architects, Revision 6, dated 2025/01/21.
6. **Landscape Details Proposed Development**, NS-L3.2, prepared by CSW Landscape Architects, Revision 6, dated 2025/01/21.
7. **Landscape Details Proposed Development**, NS-L3.3, prepared by CSW Landscape Architects, Revision 6, dated 2025/01/21.
8. **Tree Conservation Report Existing Condition North Side Stands and Haul Road Access**, NS-TCR1.0, prepared by CSW Landscape Architects, Revision 6, dated 2025/01/21.
9. **Tree Conservation Report Proposed Development North Side Stands and Haul Road Access**, NS-TCR1.1, prepared by CSW Landscape Architects, Revision 6, dated 2025/01/21.
10. **Tree Conservation Report North Side Stands and Haul Road Access**, NS-TCR1.2, prepared by CSW Landscape Architects, Revision 6, dated 2025/01/21.
11. **Proposed Haul Road Plan North Side Stands and Haul Road Access**, NS-TCR1.3, prepared by CSW Landscape Architects, Revision 6, dated 2025/01/21.

Reports to be updated:

Event Centre:

1. **Lansdowne Park Event Centre – Ottawa, ON, Stormwater Management Report**, prepared by WSP Canada Inc., Project No. CA0033920.1056, dated March 07, 2025.
2. **Lansdowne 2.0 Event Centre (Phase 1.0), Transportation Impact Assessment Report**, prepared by Momentum Transport Consultancy, Issue 0.3, dated 22/01/2025.

North Side Stands:

1. **Lansdowne Park North Side Stands – Ottawa, ON, Servicing Report**, prepared by WSP Canada Inc., Project No. CA0043476.7969, dated January 22, 2025.
2. **Geotechnical Investigation – Proposed North Side Stands, Lansdowne Park Redevelopment – Lansdowne 2.0**, prepared by Paterson Group, Report PG6655-2, Revision 1, dated December 20, 2024.

Special Conditions

Engineering Conditions

11. **Professional Engineering Inspection**

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Development and Building Services Department, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Development and Building Services Department, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Development and Building Services Department, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services Department.

12. **Slope Stability-Event centre**

The Owner acknowledges and agrees that prior to issuance of a Building Occupancy Permit, a Professional Soils Engineer, licensed in the Province of Ontario will inspect and confirm that the berm and associated slope have been constructed in accordance with the approved Slope Stability Assessment included in the Report **Geotechnical Investigation Proposed Event Center Lansdowne Park Redevelopment Ottawa, Ontario**, prepared by Paterson Group, Report PG6655-1, Revision 2, dated January 10, 2025 to the satisfactory of the General Manager, Planning, Development and Building Services.

13. **Geotechnical Investigation-Event Centre**

The Owner acknowledges and agrees that prior to Building Permit Issuance, it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the **Geotechnical Investigation Proposed Event Center Lansdowne Park Redevelopment** (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

14. **Geotechnical Investigation-North Side Stands**

The Owner acknowledges and agrees that prior to Building Permit Issuance, it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the **Geotechnical Investigation Proposed North Side Stands** (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

15. **Retaining Wall - Event Centre and North Side Stands**

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved **Grading Plan, and Landscape Plans** referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. Upon completion of construction, the Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

16. **Retaining Wall – Stability-Event Centre**

The Owner acknowledges and agrees to install the proposed retaining walls in accordance with the approved Retaining Wall Design for Lansdowne and as shown on the approved **Grading Plan, and Landscape Plans**, both referenced in Schedule "E" hereto. The Owner shall provide written confirmation, satisfactory to the General Manager, Planning, Development and Building Services, that a Geotechnical Engineer/Professional Structural Engineer, licensed in the Province of Ontario, has inspected and confirmed that the retaining walls have been constructed in accordance with the said approved Retaining Wall Design for

Lansdowne. The Owner further acknowledges and agrees to provide an Internal Compound Stability (ICS) analysis from a Geotechnical Engineer / Professional Structural Engineer, licensed in the Province of Ontario, that all retaining walls, which are greater than one metre in height have been checked for global stability, have a factor of safety of at least 1.5 for static conditions (as calculated through SLIDE) and 1.1 for seismic conditions is achieved, which shall be to the satisfaction of the General Manager, Planning, Development and Building Services. The report shall provide structural details of the retaining wall(s).

17. **Groundwater Management**

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.

18. **Water Demand for Fire Fighting-Event Centre and North Side Stands**

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

19. **Fully Supervised Sprinkler System-Event Centre**

The Owner acknowledges and agrees to establish and maintain a fully private supervised sprinkler system, which will include water flow and control valve alarm service as per approved **Lansdowne Park Event Centre – Ottawa, Servicing Report**. The Owner further acknowledges and agrees that he will provide a confirmation letter /memo issued by a professional engineer that the Owner has complied with all the recommendations and provisions of the Report / Memo to the satisfaction of the General Manager, Planning, Development and Building Services Department (PDBS). “

20. **Fully Supervised Sprinkler System-North Side Stands**

The Owner acknowledges and agrees to establish and maintain a fully private supervised sprinkler system, which will include water flow and control valve alarm service as per approved **Lansdowne Park North Side Stands Ottawa, ON, Servicing Report**. The Owner further acknowledges and agrees that he will provide a confirmation letter /memo issued by a professional engineer that the Owner has complied with all the recommendations and provisions of the Report / Memo to the satisfaction of the General Manager, Planning, Development and Building Services

Department (PDBS).

21. **Stormwater Works Certification- Event Centre and North Side Stands**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

22. **Private Storm Sewer Connection to City Sewer System - Event Centre and North Side Stands**

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Development and Building Services.

23. **Site Lighting Certificate - Event Centre and North Side Stands**

- (a) In addition to the requirements contained in Clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
 - (ii) it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

Fire Code Services Condition

24. The Owner acknowledges and agrees to construct the site in accordance with the requirements of Ottawa Fire Services and to the satisfaction of the General Manager, Planning, Development and Building Services.

Planning Conditions

25. Exterior Elevations Drawings

The Owner acknowledges and agrees to construct the proposed building in accordance with the approved Elevations, referenced in Schedule "E" herein. The Owner further acknowledges and agrees that any subsequent proposed changes to the approved plans shall be filed with the General Manager, Planning, Development and Building Services (PDBS) and agreed to by both the Owner and the General Manager, PDBS, prior to the implementation of such changes. No amendment to this Agreement shall be required.

Site Specific Conditions

26. Construction Management

The Owner acknowledges and agrees prior to registration of this agreement, to provide Construction Management Plans, for approval by the City pertaining to the phasing, traffic management, and any other requirement as deemed fit by the City to facilitate the construction of the new Stadium Stand and Event Centre. A final construction management plan is to be submitted for GM approval prior to commencement of construction.

27. Tree protection fencing

The Owner acknowledges and agrees that prior to building permit issuance, tree protection fencing will be installed at the time of construction at the property line between Lansdowne Park and the NCC-owned lands, or at the limit of the Critical Root Zone, whichever provides greater protection.

28. Wayfinding and signage plan

The Owner acknowledges and agrees that prior to the issuance of a Building Occupancy Permit, the Wayfinding and Signage plan is to be revised and implemented to address the new event centre and north side stands in keeping with

the Sign By-law in consultation with Parks Canada and the National Capital Commission, to the satisfaction of the General Manager – Planning Development and Building Services.

29. **NCC – landscaping and tree buffer on NCC property, screening of media trucks area**

The Owner acknowledges and agrees prior to the registration of the agreement, to work with the National Capital Commission (NCC) on improving the existing landscape and tree buffer on NCC property, along the perimeter of the Lansdowne site, for the purpose of improving the screening of the new Event Centre and its media truck area, to the satisfaction of the GM, Planning, Development and Building Services Department.

30. **Corporate Branding from Canal or adjacent parkways**

The Owner acknowledges and agrees that the City will not permit any building-mounted corporate branding, advertising, and/or digital screens on the Event Centre that will be visible from the Rideau Canal or adjacent parkways.

31. **Tree Planting and Replacement**

The Owner acknowledges and agrees that the Lansdowne 2.0 project will provide a minimum of a 1:1 tree replacement ratio, being a total of at least 120 new trees, via a combination of the tree plantings on the approved Landscape Plan, as well as offsite tree plantings within immediate surrounding area.

The owner further acknowledges and agrees to implement the tree plantings in accordance with the approved Landscape Plan, and is required to achieve a minimum of a 1:1 tree replacement ratio, being a total of at least 120 new trees which can be provided via offsite tree plantings within immediate surrounding area.

32. **Signage – NCC and Parks Canada**

The Owner acknowledges and agrees that prior to the issuance of the building permit, to consult with the NCC and Parks Canada on any proposed signage along the frontage of Lansdowne towards Queen Elizabeth Drive, or that has the potential of visual impact to QED and the Canal.

33. **Ministry of Environment, Conservation and Parks Approval**

The Owner acknowledges and agrees prior to building permit issuance, to apply to the Ministry of Environment, Conservation, and Parks for the issuance of a Record of Site Condition. Prior to the issuance of a Building Occupancy Permit, the Owner shall demonstrate compliance with the Certificate of Property Use to the satisfaction of the General Manager, Planning, Development and Building Services (PDBS).

34. **Temporary Permit to Take Water with Ministry of Environment, Conservation and Parks**

The Owner acknowledges and agrees that prior to building permit issuance, a temporary Ministry of the Environment, Conservation and Parks (MECP) permit to take water (PTTW) will be required for this project as more than 400,000 L/day of ground and/or surface water is to be pumped during the construction phase. A minimum of 4 to 5 months should be allowed for completion of the PTTW application package and issuance of the permit by the MECP.

35. **Snow Storage - Setback**

The Owner agrees that in addition to the provisions set out in Clause 17 of Schedule "C" to this Agreement, the Owner acknowledges and agrees that no snow storage will occur within the fifteen (15 m) metre setback from the top bank of the watercourse, pursuant to the City's Zoning By-Law 2008-250, as amended.

Heritage conditions:

36. **Lighting and Signage Plans**

Prior to the issuance of a building permit, the owner acknowledges and agrees to provide the following plans, to the satisfaction of the Program Manager, Heritage Planning:

- a. Lighting Plan
- b. Signage Plan

37. **Heritage Interpretation Plan**

The owner acknowledges and agrees prior to final occupancy of the new north side stands and event centre, to provide an Interpretation Plan for the site, as outlined in the Heritage Impact Assessment submitted by ERA Architects, to the satisfaction of the Program Manager, Heritage Planning.

38. **Heritage Protection Plan**

The Owner agrees that as part of the contract with the General Contractor, a Heritage Protection Plan for the Aberdeen Pavilion will be provided prior to the issuance of a building permit, to the satisfaction of the Program Manager, Heritage Planning. The Heritage Protection Plan must include the following:

- a. Pre-construction building condition survey and documentation
- b. Vibration and crack monitoring
- c. Implementation of physical protection for the designated buildings
- d. Management of construction dust, debris etc.; and
- e. Post-construction building condition survey and documentation.

39. **Heritage plaques**

The Owner agrees to reinstate the heritage plaques to the satisfaction of the GM Planning, Development and Building Services Department.

40. **Princess Patricia monument**

The Owner agrees to reinstate the Princess Patricia's monument, as shown on the approved Landscape Layout Plan references in Schedule "E", to the satisfaction of the GM Planning, Development and Building Services Department

41. **Ontario Heritage Trust**

The owner acknowledges and agrees prior to registration of the agreement, to provide the City with the permission from the Ontario Heritage Trust and further acknowledges and agrees that any revisions to the approved plans and studies outlined in schedule E, will require consultation with the Ontario Heritage Trust.

NCC Conditions

42. **Offsite plantings along Queen Elizabeth Drive**

The Owner agrees prior to building permit issuance, to prepare a separate landscape plan depicting the proposed locations for off-site plantings for NCC approval.

43. **Construction access**

The Owner agrees and acknowledges that prior to building permit issuance, that the proposed construction access via NCC-owned lands along Queen Elizabeth Place will require NCC approvals and agreements.

Parks Canada Conditions

44. **Signage – Rideau Canal**

The owner acknowledges and agrees to consult with Parks Canada – Ontario Waterways Field Unit on the Heritage Signage Plan to ensure that signage proposals respect the cultural landscape and visual setting of the Rideau Canal World Heritage Site.

Further, the Owner shall consult with Parks Canada - Ontario Waterways Field Unit on any signage proposed along the eastern and southern perimeters of Lansdowne Park, or within Lansdowne Park that has the potential to visually impact the Rideau Canal World Heritage Site.

45. **Infrastructure – Rideau Canal**

The owner acknowledges and agree that any new or replacement stormwater infrastructure extending along Parks Canada-administered lands contiguous to the

Rideau Canal World Heritage Site requires prior approval from Parks Canada – Ontario Waterways Field Unit. In accordance with the Historic Canals Regulations, any new or upgraded stormwater outlets draining into the Rideau Canal World Heritage Site require an approved permit from Parks Canada - Ontario Waterways Field Unit.

May 26, 2025

Date



Andrew McCreight
Manager, Development Review
Central, Planning, Development and
Building Services Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-24-0082 (Event Centre)
D07-12-24-0178 (North Side Stands)

SITE LOCATION

945 and 1015 Bank Street, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject site is located in Lansdowne Park, an approximately 15-hectare entertainment district within the Glebe neighbourhood bounded by Bank Street to the west, Holmwood Avenue to the north and the Queen Elizabeth Driveway and the Rideau Canal National Historic Site to the south and east.

The subject site for redevelopment consists of a 4.5 hectare area to the north and east of the TD Place Stadium, and southwest of the Aberdeen Pavilion, a building designated under Part IV of the *Ontario Heritage Act*. The area subject to redevelopment includes the north side stands and associated storefronts along Exhibition Way, as well as portions of the great lawn including the berm and seating area.

Lansdowne Park is a cultural and entertainment hub containing a variety of residential and non-residential buildings and uses including but not limited to restaurants, cinema, groceries, education, and recreational/park space. The surrounding land uses include low-rise residential to the north, a range of mixed-uses and heights along Bank Street and low-rise residential uses to the west, the Rideau Canal and low-rise residential uses to the south, and the Rideau Canal and low-rise residential uses to the east.

The Site Plan Control applications seek to facilitate the construction of a major event centre and the reconstruction of the north side stands, including new public spaces surrounding the new structures.

The Event Centre will be located immediately east of the TD Place Stadium and form its eastern edge. The new building would be approximately 14 metres in height and oval-shaped, with pedestrian access and a new vehicular drop-off route provided from Exhibition Way. Redesigned public spaces associated with the project include a reconfigured berm and public art structure, a reconfigured Great Lawn, and a new raised lawn near the main entrance to the building, south of the Aberdeen Pavilion.

The North Side Stands will be located immediately north of the existing TD Place Stadium field and form its northern edge. The new structure will be approximately 30

metres in height and will include improved accessibility through Gates 2, 3 and 4. The stands will include the provision of club seating, enhanced accessible viewing areas, standing-room space, sensory rooms, and a reimagined main concourse. OSEG offices are proposed on the lower concourse.

The development is targeting a Silver LEED Certification and has incorporated the following into the design:

- Heating/cooling systems – using modern HVAC with zone capabilities provide room-by-room climate control.
- Building Envelope – designed with enhanced insulation, double/triple glazed windows, and air sealing.
- Energy Monitoring – Smart building systems will be used to track and adjust energy use in real time, and provide submetering feedback for tenants and event users.
- Indoor Environment Quality – using fresh air intake and CO2 monitoring for ventilation. Strategically placed openings for daylighting and visual connection to the outdoors. Dehumidifier provided to improve air quality in the spaces for visitors and increases the building durability.

A proposed pedestrian bridge will facilitate the connection of the Event Centre with the new North Side Stands. Vehicular access will largely rely on existing conditions, which are subject to some reconfigurations. The construction of a new parking level at the existing service level will connect to the adjacent parking structure via an access ramp. To the east of the new North Side Stands is a proposed service ramp, and on the west side, the existing ramp is proposed to be maintained. Reconfiguration of Frank Clair Lane is proposed to allow for vehicular drop-off for greater accessibility.

The third phase of development, which will be subject to a future Site Plan Control application, will facilitate the development of up to two forty storey residential high-rise towers which will have a mixed-use podium fronting onto Exhibition Way to the north, and the new North Side Stands to the south.

Related Applications

The following applications are related to this proposed development:

- Official Plan Amendment – D01-01-23-0009
- Zoning By-law Amendment – D02-02-23-0047

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is located within the Inner Urban Transect Policy Area on Schedule A of the Official Plan. The Inner Urban Transect supports the development of large parcels and superblocks into fully urban districts and integrated neighbourhood centres, requiring that development of such parcels introduce permanent and high-quality public pedestrian networks within the site. The Inner Urban Transect is generally planned for mid to high density

development subject to proximity to frequent street transit or rapid transit, limits on building heights and massing, and resolution of any constraints to municipal servicing capacity. Further, the policies support the development of a mixed-use environment to provide residents with a full range of services within a walking distance from home and the growth of 15-minute neighbourhoods by prioritizing transit and active transportation, with any parking being hidden from the public realm.

- The subject property is located within the Lansdowne Special District on Schedule B2 of the Official Plan. Special districts are parts of the City that are important internationally, nationally, and to the metropolitan area and define the image of the City through their cultural heritage value, architecture, public realm, tourism, and major economic generators. Policies for the Lansdowne Special District are intended to support the role of Lansdowne as a destination for amateur and professional sports, year-round festivals, residential, entertainment, commercial activity, and main gathering spaces providing a mix of greenspace and heritage that can be enjoyed throughout the year. The Special District policies also focus on sustainable transportation modes, with a de-emphasis on automobile reliance through the improvement of pedestrian and cycling infrastructure. Further, these policies support the animation of the public realm and protection of the visual setting of the Rideau Canal UNESCO World Heritage Site. Sports Arenas are permitted within the established greenspace and public space areas, and greenspace designations within the Lansdowne Special District.
- The Event Centre is located within an area subject to the Greenspace Designation within Schedule B2 of the Official Plan, and further the Park sub-designation on Schedule C12 of the Official Plan. The Parks designation is intended to contribute to the urban tree canopy and provide spaces for active and passive recreation.
- The Lansdowne Special District is located within a Tier 2 (National and Regional) Design Priority Area and indicated on Schedule C7A of the Official Plan. Tier 2 areas are of national and regional importance to defining Ottawa's image. These areas are intended to support moderate pedestrian volumes and contain regional attractions pertaining to leisure, entertainment, nature, or culture. Design Priority Areas are to provide excellent urban design to promote vibrant communities and economic hubs, including the recognition and conservation of cultural heritage resources throughout the City.
- The proposed development is consistent with the Council approved Lansdowne Plan, as well as the Official Plan Amendment and Zoning By-law Amendment approved by Council on November 24th, 2023.
- The applicant has obtained the applicable approvals from the Ontario Heritage Trust pertaining to the protection of views to the Aberdeen Pavilion and from the Rideau Canal.
- The proposal complies with the requirements of Zoning By-law 2008-250.
- The proposal represents good land use planning by improving the functionality, accessibility, and public realm components of Lansdowne Park.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

URBAN DESIGN REVIEW PANEL

Event Centre

The Event Centre application was subject to the Urban Design Review Panel process. An informal meeting was held on June 20, 2024 and a formal review meeting was held on October 04, 2024.

The panel's recommendations from the formal review meeting can be found [here](#).

The Panel was successful in aiding in the implementation of the following:

- Regarding the pedestrian and vehicular paths of travel, the applicant widened the throat of the path, added removable bollards, and movable planters. The median landscape was also further recessed from Exhibition Way to provide a wider flexible area to prioritize comfort of pedestrians.
- The implementation of a signage plan which keeps the Event Centre signage away from the Great Lawn and Canal views. Branding/naming rights are focused on the north and west facades.
- Creation a mock-up to study the materiality that best suits the site context.
- The implementation of an integrated public art program.
- Review of pedestrian and vehicular flow for non-event, minor event, and major events days.
- Lighting to address pedestrian experience and safety.
- Implementation of Bird Safe Design
- Changing the colour palette of the Event Centre and integrated art including accents on the stadium and within the landscaping.
- Providing a more orthogonal shape for the new proposed raised lawn.
- Patina green roof membrane to represent a classic institutional look that oxidized copper has in the Nation's Capital.
- Materiality at the entrance has been revised to read as a shared space, with removable bollards and planters to create flexible pedestrian space.
- Integrating the building with the Aberdeen Pavilion and Urban Park through a comprehensive HIA in consultation with a number of stakeholders.
- Increased glazing on the north and east facades which allow greater visibility to and from the Event Centre.
- A cantilevered canopy roof.
- A rooftop viewing deck to TD Place field and connections to the North and South Side Stands.

North Side Stands

The North Side Stands application was subject to the Urban Design Review Panel process. An informal review meeting was held on December 06, 2024, and a formal meeting was held on March 07, 2025.

The panel's recommendations from the formal review meeting can be found [here](#).

The Panel was successful in aiding in the implementation of the following:

- Exploration of how the North Side Stands adjacent to Frank Clair Lane can be animated and improve user experience.
- Changing the colour palate and textured design of the North Side Stands to better carry over the stone base of the Event Centre and family of colours to reflect the Event Centre and Aberdeen Pavilion.
- Ensuring the lighting is directed onto the field and will not flow backwards towards the air rights parcel.
- The implementation of a flex fan zone between the North Side Stands and the future air-rights parcel.
- Enhanced materiality, including red accent colours to improve fan experience.

CONSULTATION DETAILS

Councillor's Comments

Councillor Shawn Menard was aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Through various forms of consultation, Staff have received submissions from approximately ten members of the public, as well as feedback from the Glebe Community Association, Old Ottawa East Community Association and Old Ottawa South Community Association. The comments that were received covered topics including greenspace, the berm, traffic, parking, pedestrian movement, accessibility, lighting and urban design, which were considered by staff.

Technical Agency/Public Body Comments

Summary of Comments –Technical

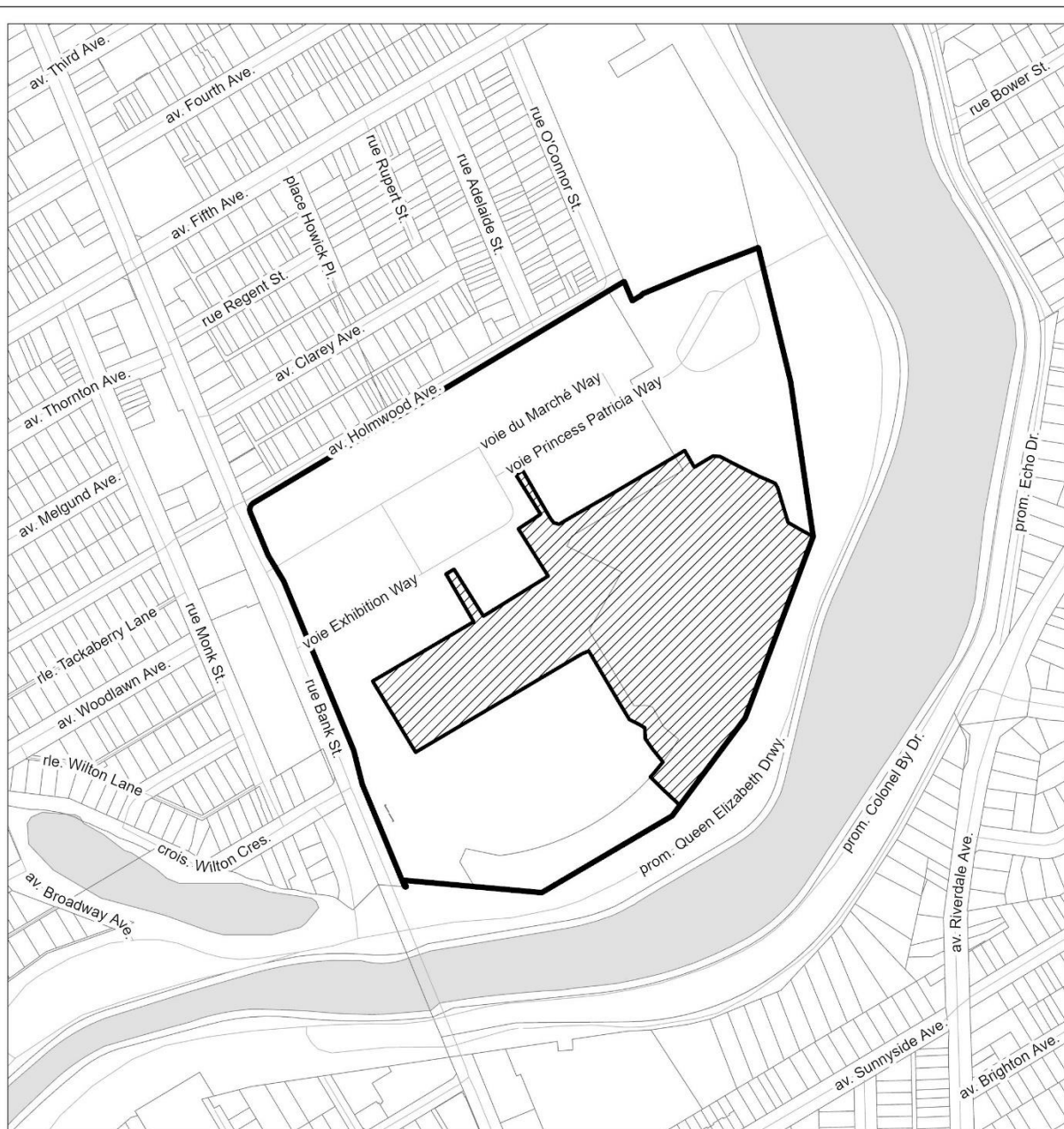
Staff received technical agency comments from the Rideau Valley Conservation Authority (RVCA), the National Capital Commission (NCC), le Conseil des écoles catholiques du Centre-Est (CECCE), Safe Wings, Ottawa Police Services, Enbridge Gas and Bell Canada and they were relayed to the applicant team for their consideration. Some conditions of approval were applied.

APPLICATION PROCESS TIMELINE STATUS

This Site Plan applications were not processed by the On Time Decision Date due to the complexity of the files.

Contact: Jean-Charles Renaud Tel: 613-223-7273, or e-mail: [Jean-Charles.Renaud@ottawa.ca](mailto:Jean.Charles.Renaud@ottawa.ca)

Document 1 – Location Map



D07-12-24-0178

25-0197-E

I:\CO\2025\Site\Bank_945_1015

©Parcel data is owned by Terranet Enterprises Inc. and its suppliers.
All rights reserved. May not be produced without permission.
THIS IS NOT A PLAN OF SURVEY.

©Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE.

REVISION / RÉVISION - 2025 / 02 / 18

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT



**945 rue Bank St.
1015 rue Bank St.**



Subject Site

