

LANSDOWNE 2.0

Planning Rationale

June 29, 2023

IN SUPPORT OF THE OFFICIAL PLAN AMENDMENT & ZONING
BY-LAW AMENDMENT OF LANSDOWNE PARK, OTTAWA



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LANSDOWNE 2.0 PLANNING RATIONALE

Prepared for the City of Ottawa Real Estate Partnerships and Development Office

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June 29, 2023

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LANSDOWNE 2.0

Land Acknowledgment

Honouring the Anishinabe Algonquin Nation, and First Nations, Inuit and Métis peoples, Ottawa is built on un-ceded Anishinabe Algonquin territory.

The peoples of the Anishinabe Algonquin Nation have lived on this territory for millennia. Their culture and presence have nurtured and continue to nurture this land.

We honour the peoples and land of the Anishinabe Algonquin Nation.

We honour all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.



Introduction



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1.0 Introduction

Fotenn Planning + Design (“Fotenn”) has been retained by the City of Ottawa to prepare this Planning Rationale in support of Official Plan and Zoning By-law Amendment applications to facilitate the proposed concept plan of the property municipally known as 945 and 1015 Bank Street, and otherwise known as Lansdowne (“the subject property”) in the City of Ottawa.

1.1 Application History

The current process leading to the redevelopment of Lansdowne dates back to 2007 as detailed in the site timeline below. In July 2021, Council directed staff to bring forward detailed plans and cost estimates for the revitalization of Lansdowne (Lansdowne 2.0) that met the objective of helping the Partnership achieve financial sustainability and included a funding strategy for the City’s portion; an assessment of financial affordability and assessment of the financial implications for the City for the term of the Partnership agreement. In June 2022, Council “approved in principle” the proposed concept plan.

The 2021 direction from Council approved the **Lansdowne Park Partnership: Path to sustainability and Next Steps report**. This plan included the framework and principles for improving Lansdowne and making the Lansdowne Partnership sustainable over the term of the partnership. As discussed in greater detail throughout this report, the Lansdowne 2.0 version of the plan involves a proposed mixed-use redevelopment project for the site.

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



- / **June 2021:** City Council approved the **Lansdowne Partnership: Path to Sustainability and Next Steps** report, which includes the framework for improving the LPP's sustainability, and directs staff to negotiate with OSEG to develop a proposal to revitalize Lansdowne.
- / **June 2022:** City Council approved the Lansdowne Partnership Sustainability Plan and Implementation Report and directed staff to renegotiate the LPP and to work with OSEG to develop the proposed concept plan.
- / **2023 (We are here):** City Submits Official Plan Amendment and Zoning By-law Amendments to facilitate the proposed concept plan.

Regarding the zoning history on the site, the City of Ottawa passed a By-law rezoning the area known as Lansdowne Park to permit the proposed revitalization in 2010. The revitalization involved significant reconstruction of Frank Clair Stadium, including the Civic Centre, remodelling of the park grounds, and construction of residential and commercial uses. The process involved the Ottawa Sports and Entertainment Group (OSEG) who proposed a revitalization program to the City in a form of Partnership.

The Zoning By-law Amendment Application was approved at City Council in 2010, however, an appeal was filed on the lands. The current zoning regulations are reflective of the Ontario Municipal Board (OMB) settlement & decision of 2011.

1.2 Application Overview

The proposed Official Plan and Zoning By-law Amendments for Lansdowne 2.0 represent the next step in the evolution and progression of Lansdowne towards a redevelopment approach that will allow the site to succeed as an important residential, sports, culture, recreation, commercial, and entertainment destination, and a more vibrant day-to-day hub for Ottawa.

The proposed concept requires both Official Plan and Zoning By-law Amendments to align the proposed concept plan with the City's planning policy framework. In general, the proposed concept includes two (2) components – a public infrastructure component and a private infrastructure component.

These two principal components are advanced through a number of important elements, including:

- / Increased residential density to foster daily vibrancy of the area by proposing three (3) high-rise towers including a combination of condominium and rental units and including affordable housing units.
 - The private infrastructure component may include up to 1,200 new residential units on-site, which could be provided in three (3) new towers atop the proposed retail podium.
 - The proposed heights of the towers as per the 2022 Council approved in principle concept are 29, 34, and 40 storeys, with the proposed maximum height limited to 40 storeys (developed through a future air rights contract). Approximately 739 new parking spaces could be provided for the new residential units and located within the underground parking garage and within level 1 and level 1.5 (mezzanine) of the podium and north stadium stands.
- / Add mixed-used retail space by replacing the current 3,809 square metres of retail space attached to the arena/stadium complex along Exhibition Way with 9,290 square metres of new mixed-use retail space in the podium of the new residential towers.
 - Integrate the new north stadium stands with a new retail podium, which will provide additional retail options to the existing Lansdowne Park, enhance the existing public realm along Exhibition Way, and enhance the protected viewpoint of the Aberdeen Pavilion from Bank Street.
- / Replace the existing City facilities on-site through proposing a new 5,500-seat standalone multipurpose event centre and a redesigned and reconstructed 12,000-seat North Stadium Stands.



- The public infrastructure component will include a new event centre which is intended to replace the existing 9,500-seat TD Place Arena which is located within the north stadium stands.
- In addition to the new event centre, the north stadium stands will be replaced with 11,200 new seats, which will accommodate 12,000 spectators with additional standing-only areas.
- / Consolidate service access & loading areas by including a common access point for the event centre, stadium, residential and retail uses.
- / Facilitate City-led enhancements to the public realm and programming as per the direction of the Lansdowne Guiding Principles which will form an important part of Lansdowne 2.0.

Overall, the proposed concept intends to re-visit the form and function and Guiding Principles of Lansdowne, and specifically Exhibition Way, as a place of exhibition, open to the City as whole that fosters public gathering, vibrancy, and a centre of activity for the City. There will be a continued focus on placemaking, and the careful integration and enhancement of all new features with the objectives of the existing site – including a shared commitment to recognizing and celebrating Algonquin history, art and culture, respecting heritage building views, animating Exhibition Way, providing access to the Great Lawn, and preserving and incorporating existing public and private components of Lansdowne today.



Lansdowne Park Partnership (LPP) Annual Report and COVID-19 Impacts	Lansdowne Park Partnership: Path to Sustainability and Next Steps	Recommendation to replace the aging infrastructure	Council Approved Guiding Principles	Business Case, REOI, and Planning Process
<p>On November 25 2020, a report was presented to Council entitled LPP Annual Report & COVID-19 Impacts that confirmed that the long-term viability of the Partnership needed to be updated to reflect current market conditions.</p>	<p>In July 2021, a subsequent report entitled Lansdowne Park Partnership: Path to Sustainability and Next Steps was considered by Council. The report provided evidence of the functional obsolesces of the North Side Stands, and Civic Centre. Three options were presented as to what to do with the antiquated facilities.</p>	<p>Council unanimously endorsed the recommendation to replace the aging infrastructure and to work on a commercially confidential basis with the Ottawa Sport and Entertainment Group (OSEG) to develop a business plan for the revitalization of Lansdowne Park.</p>	<p>The June 2022 report followed the Guiding Principles for Lansdowne and provided a financial plan that achieves revenue neutrality and the sustainability of the operations at Lansdowne, a Concept Plan, and further Public Realm improvements.</p>	<p>This report represents the City initiating the OP Amendment and rezoning applications as well as Request of Expression of Interest (REOI) and Financial Due Diligence processes addressing the direction from Council in June 2022.</p>
<p>November 2020</p>	<p>July 2021</p>		<p>June 2022</p>	<p>2023</p>

Site Context



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Site Context and Surrounding Area

2.1 Subject Property

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



Figure 1: Aerial Image of the Subject Property and Surrounding Area

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

Lansdowne Park Orchard, and Lansdowne basketball court/skating rink and skatepark, among other open space and park uses.

The subject property is bound by National Capital Commission (NCC) lands to the east and south, which consists of parkland, the Rideau Canal Western Pathway, Queen Elizabeth Driveway and the Rideau Canal, which is a UNESCO World Heritage site. Pathways are located on both sides of Queen Elizabeth Driveway, providing connectivity to the subject property from NCC lands. Sidewalks are provided on the north and south side of Princess Patricia Way as you enter into the subject property from Queen Elizabeth Driveway, however, the sidewalks on the north side of Princess Patricia Way terminate with no pedestrian crossing or access to the south side and remainder of the property.

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

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



Figure 2. Site Photos





Figure 3. Site Photos



2.2 Surrounding Area

The surrounding uses vary and can be described as follows:

CITY CONTEXT

- ① LIV Apartments
 - ② Canadian Museum of Nature
 - ③ uOttawa - Minto Sports Complex
 - ④ Carling Station - Trillium Line
 - ⑤ Claridge Icon Tower
 - ⑥ Glebe Community Centre
 - ⑦ Saint Paul University
 - ⑧ Hurdman Station LRT/Trasitway
 - ⑨ NCC Scenic Driveway
 - ⑩ Carleton University
 - ⑪ Canada Post
 - ⑫ RA Centre
 - ⑬ Billings Bridge Shopping Mall
 - ⑭ Ottawa Hospital Riverside Campus
 - Subject Property
- 0 500m

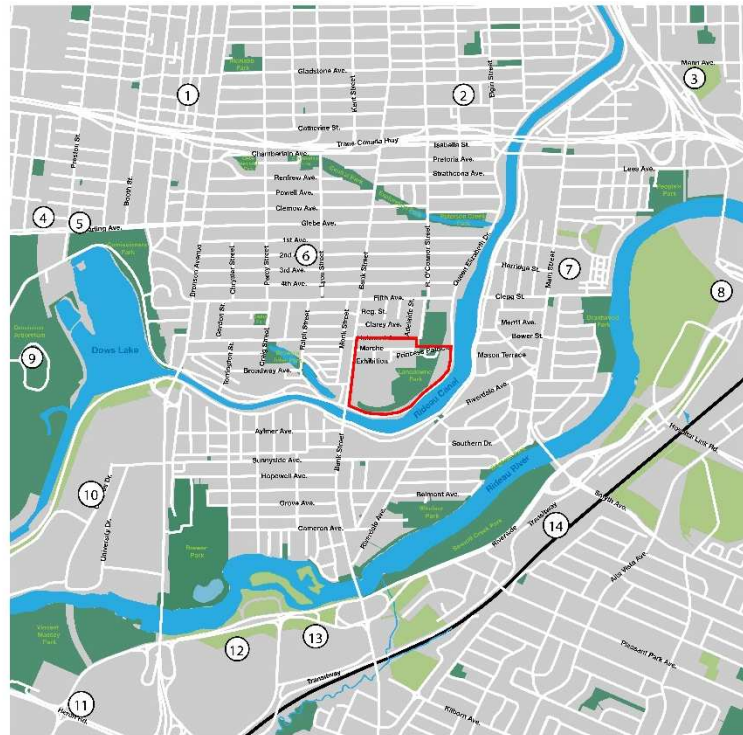


Figure 4 City Context.

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

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

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

West: West of Bank Street is the Glebe neighbourhood, which consists of a mix of low-rise residential uses as well as community facilities such as the Glebe Community Centre. Several schools are located west of the

subject property, including Mutchmor Public Elementary School, Corpus Christi Elementary School, and Glebe Collegiate Institute. Further west of the Glebe neighbourhood is Dow's Lake, which provides connectivity from the Rideau River to the Rideau Canal. Dow's Lake is surrounded by federally owned land and facilities which includes Commissioners Park, HMCS Carleton, and the Dominion Arboretum.

2.3 Road Network

The subject property abuts Queen Elizabeth Driveway, Bank Street and Holmwood Avenue, which have been identified as a Federally Owned Road, Arterial Road, and Local Road, respectively, as per Schedule C4 – Urban Road Network, in the City of Ottawa's Official Plan (Figure 5). Queen Elizabeth Driveway is a two-way street, with two lanes of primarily north-south travel, though at the south side of the subject property the direction of travel becomes east-west. As this is a federally owned road, the National Capital Commission is responsible for the road.

Bank Street is a two-way street with four lanes of north-south travel along the west side of the subject property. Arterial roads are the major routes of the City's transportation network that generally carry large volumes of traffic over the longest distances. Arterials function as major public and infrastructure corridor, not only accommodating private and commercial vehicles and public transit buses, but also serving other modes of travel including people walking and cycling.

Holmwood Avenue is a one-way street with one lane of east-bound travel. Local roads are typically residential streets that serve numerous overlapping functions. They provide transportation access to major collectors and arterials and act as social places that foster interaction between neighbours and provide space for street trees and on-street parking.

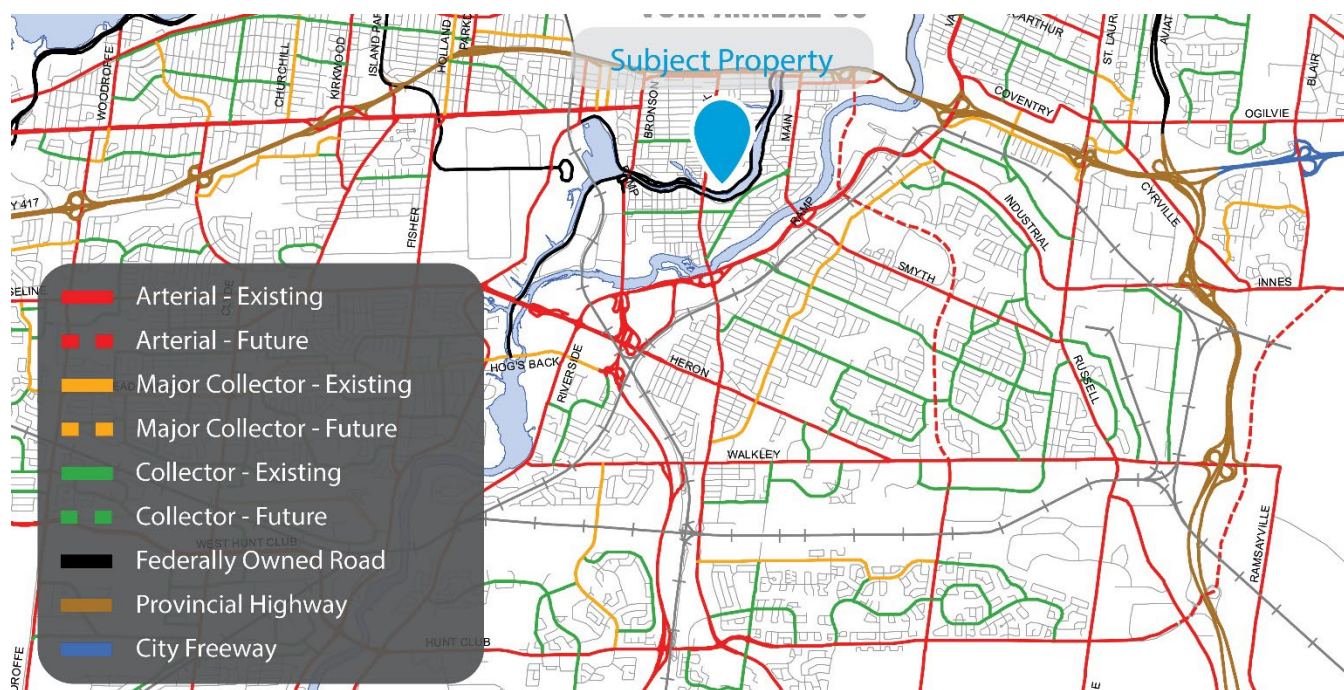


Figure 5. Schedule C4 - Urban Road Network, City of Ottawa Official Plan

2.4 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 (Figure 7).

PUBLIC TRANSIT NETWORKS

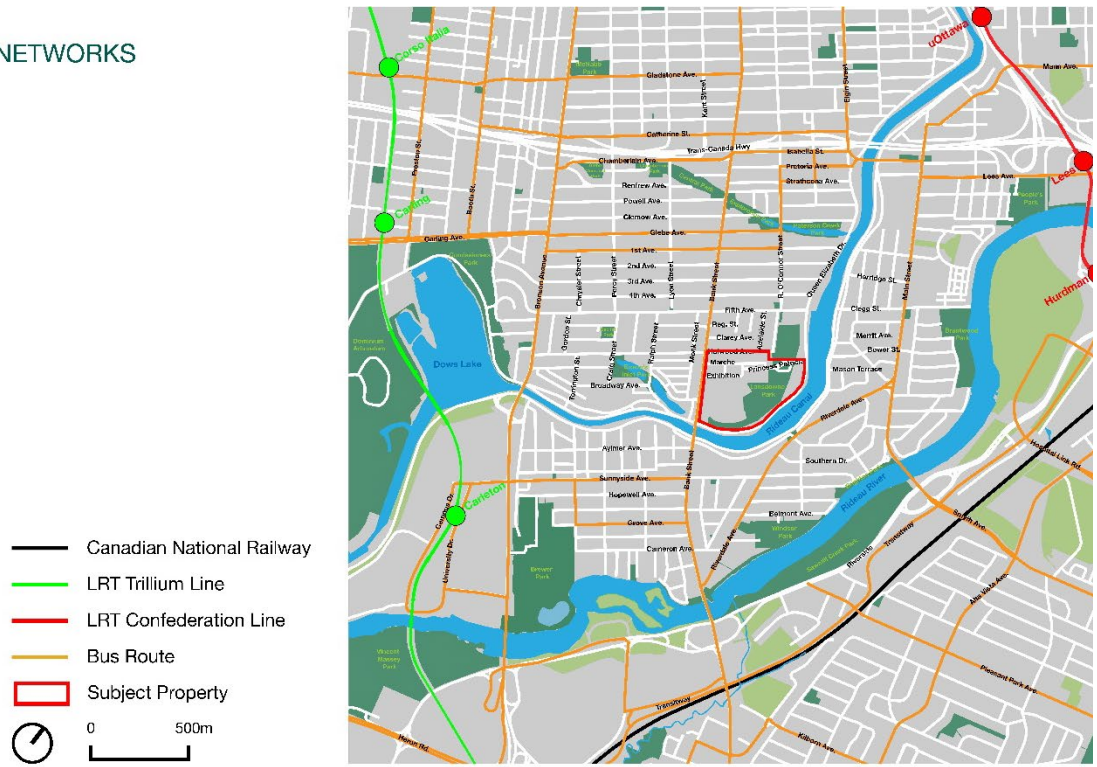


Figure 6 Public Transit Networks.

The nearest bus stop is on the east side of Bank Street, between Exhibition Way and Marché Way in front of one of the existing mixed-use buildings on the subject property, and on the west side of Bank Street adjacent to the existing signalized intersection. The bus stops on both sides of the street service OC Transpo bus routes 6 and 7, which are both frequent bus routes, with service every 15 minutes or less on weekdays, and operating seven (7) days per week in all time periods.



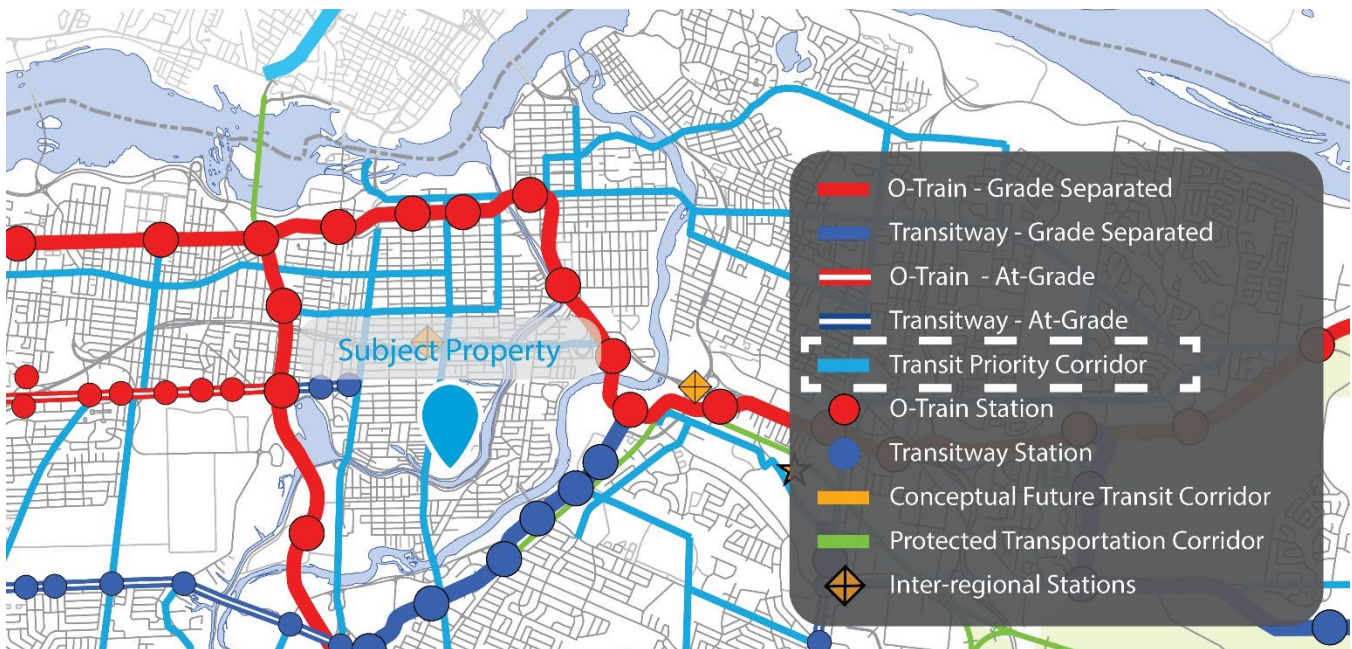


Figure 7. Schedule C2 - Transit Network Ultimate, City of Ottawa Official Plan

2.5 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 8 and Figure 9). A pathway link is located along the east and south edges of the property, with additional links located at the northeast and southwest corners of the subject property. The pathway link at the northeast corner of the site connects to O'Connor Street, which is an identified cross-town bikeway and cycling spine route. This pathway link also connects to Fifth Avenue, which connects to the Flora Footbridge, an identified cross-town bikeway and cycling spine route. The pathway links around the subject property provide connectivity to the greater cycling network via municipal roads and federally owned lands.

ACTIVE TRANSPORTATION NETWORKS

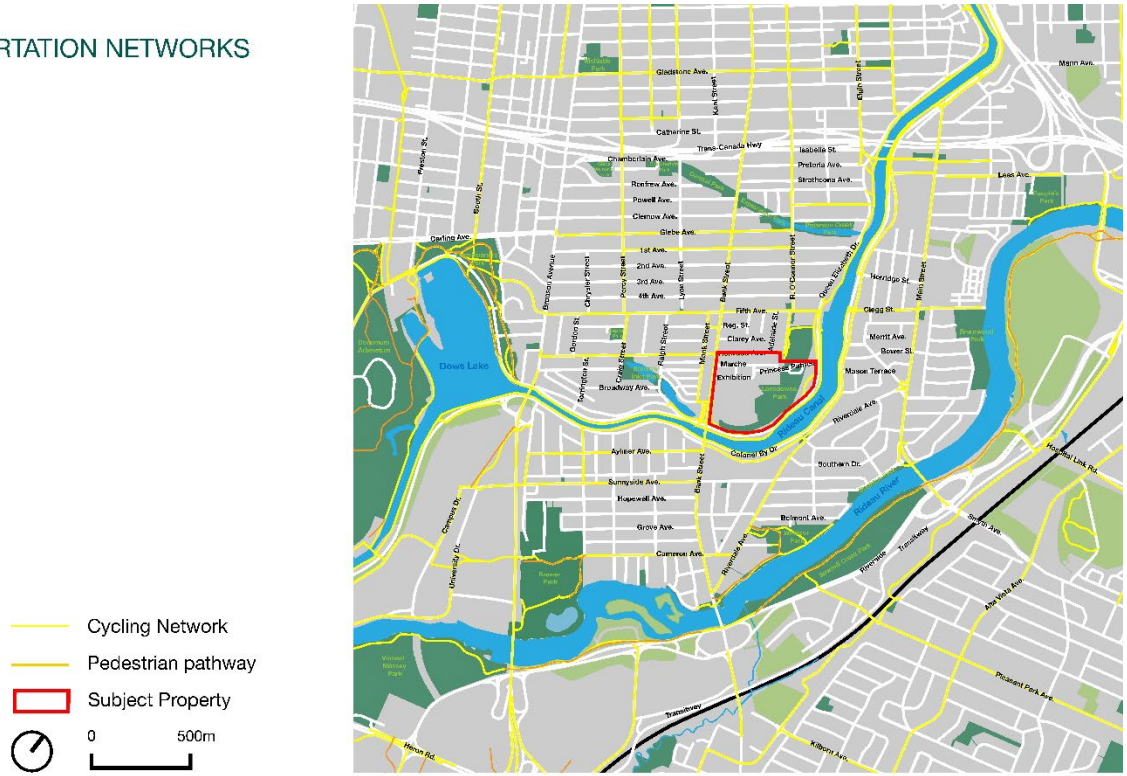


Figure 8. Active Transportation Network.

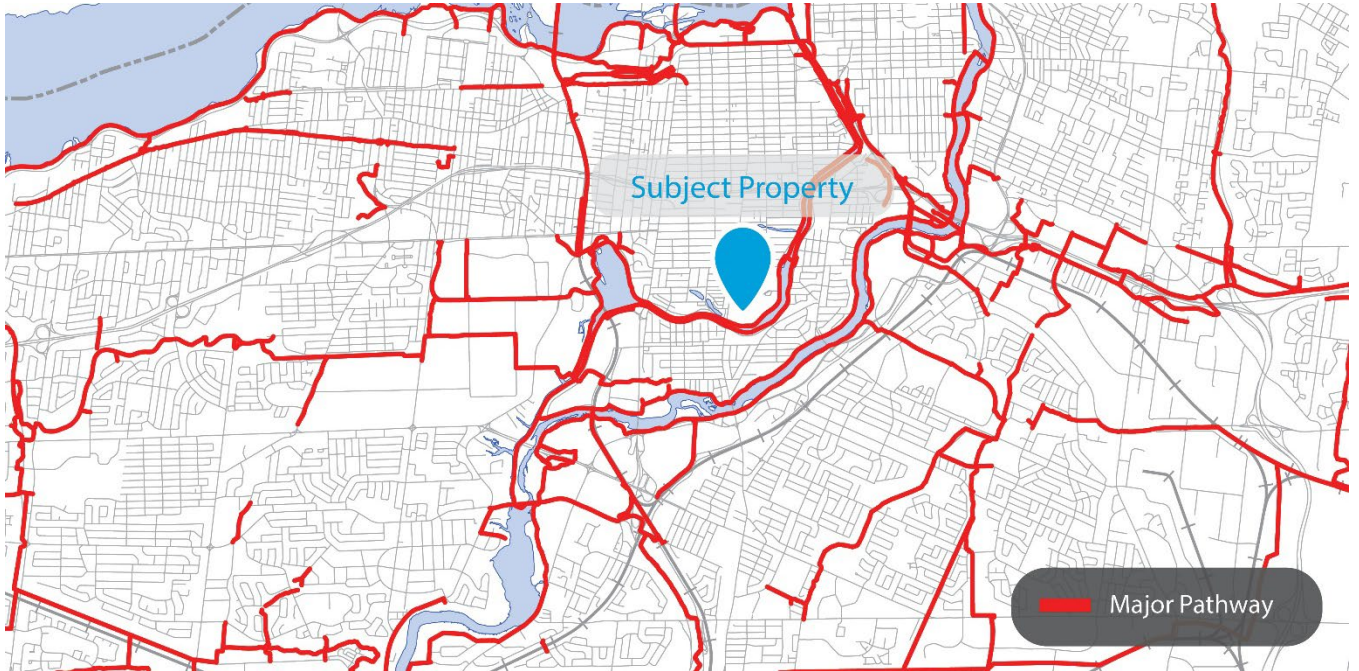


Figure 9. Schedule C3 - Active Transportation Network-Urban Major Pathways, City of Ottawa Official Plan



2.6 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. Figure 10, below, highlights some key amenities in the area.

AMENITIES AND OPEN SPACES MAP

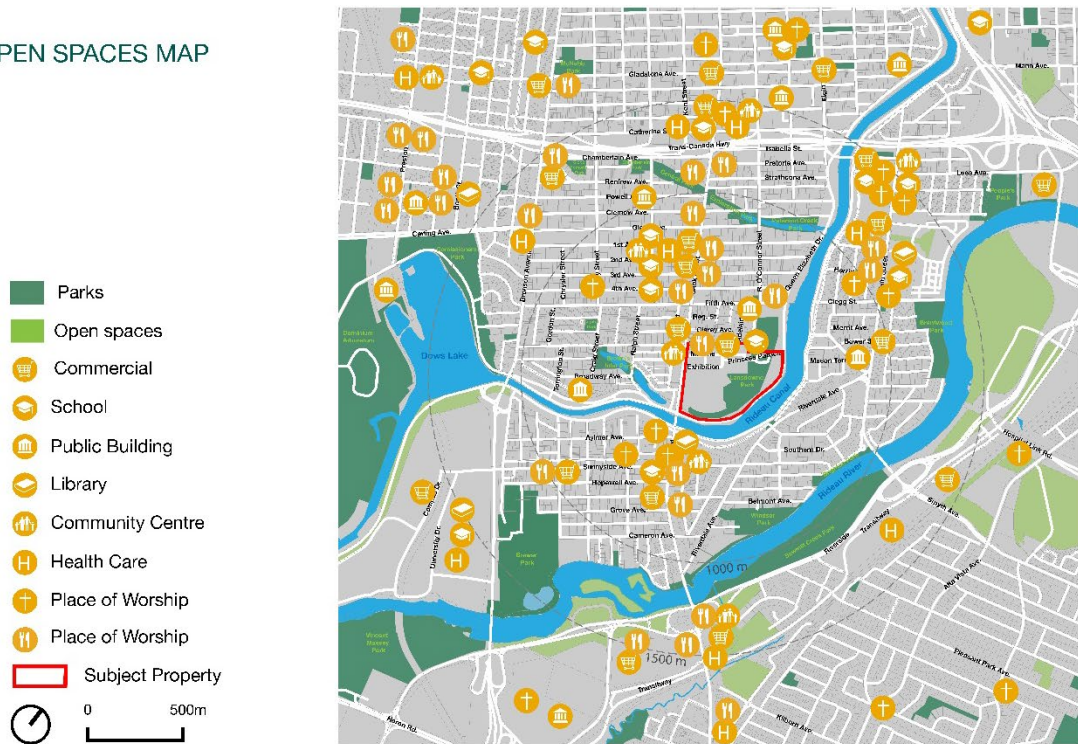


Figure 10 Amenities and Open Space.



SITE AERIAL VIEWS



An aerial architectural rendering of a stadium complex. The stadium is filled with spectators, and the field is marked with yard lines and numbers. Surrounding the stadium are several tall, modern high-rise buildings with glass facades. The entire scene is overlaid with a semi-transparent blue filter.

Proposed Concept



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3.0 Proposed concept

The City of Ottawa is proposing to redevelop a portion of Lansdowne Park, with the project known as Lansdowne 2.0. In July 2021, Council approved the Lansdowne Park Partnership: Path to Sustainability and Next Steps report which included the framework and principles for improving Lansdowne Park and making the Lansdowne Partnership with Ottawa Sports and Entertainment Group (OSEG) sustainable over the term of the partnership. Further, in 2022, the City approved in principle the framework for redevelopment of the lands (Figure 11).



Figure 11. 2022 Approved in Principle concept rendering.

At that time, Ottawa City Council provided additional instructions to advance a proposal that would enable additional residential and commercial viability. Council also directed City Staff to consider improvements to public access, safety for all users and make recommendations for capital improvements to support site animation, create a more welcoming outdoor Urban Park and develop public programming to increase site use.



In summary, the proposed concept will include the demolition of the existing north stadium stands/arena complex and retail podium, which will be replaced with new north stadium stands, a new retail podium, and a new standalone event centre located predominantly below grade, adjacent to the east end zone. As part of the proposed concept, massing & height for future residential towers above the retail podium will be established.

The proposed redevelopment of the lands and associated Official Plan Amendment and Zoning Bylaw Amendment Application has been guided and informed by the recently approved in principle design concept as well as the existing Lansdowne Guiding Principles. In addition to the above noted key features of the proposed new development, the project will also include enhancements to the public realm and programming which will be in keeping with the approved Lansdowne Guiding Principles and be guided by the approved public consultation strategy. Important improvements to the active-transportation infrastructure on and connecting to the site will also be explored and implemented.

The proposed concept, as outlined in the site plan below, will have a total of three residential towers atop a reconfigured retail podium with heights of 40 storeys, 34 storeys, and 29 storeys, while the event centre will be approximately 15.05 metres in height above the average grade, with a more significant portion of the event centre located underground. The proposed towers are intended to facilitate 1,200 new residential units while 9,300m² of new retail space is expected to be facilitated in the new retail podium along Exhibition Way.

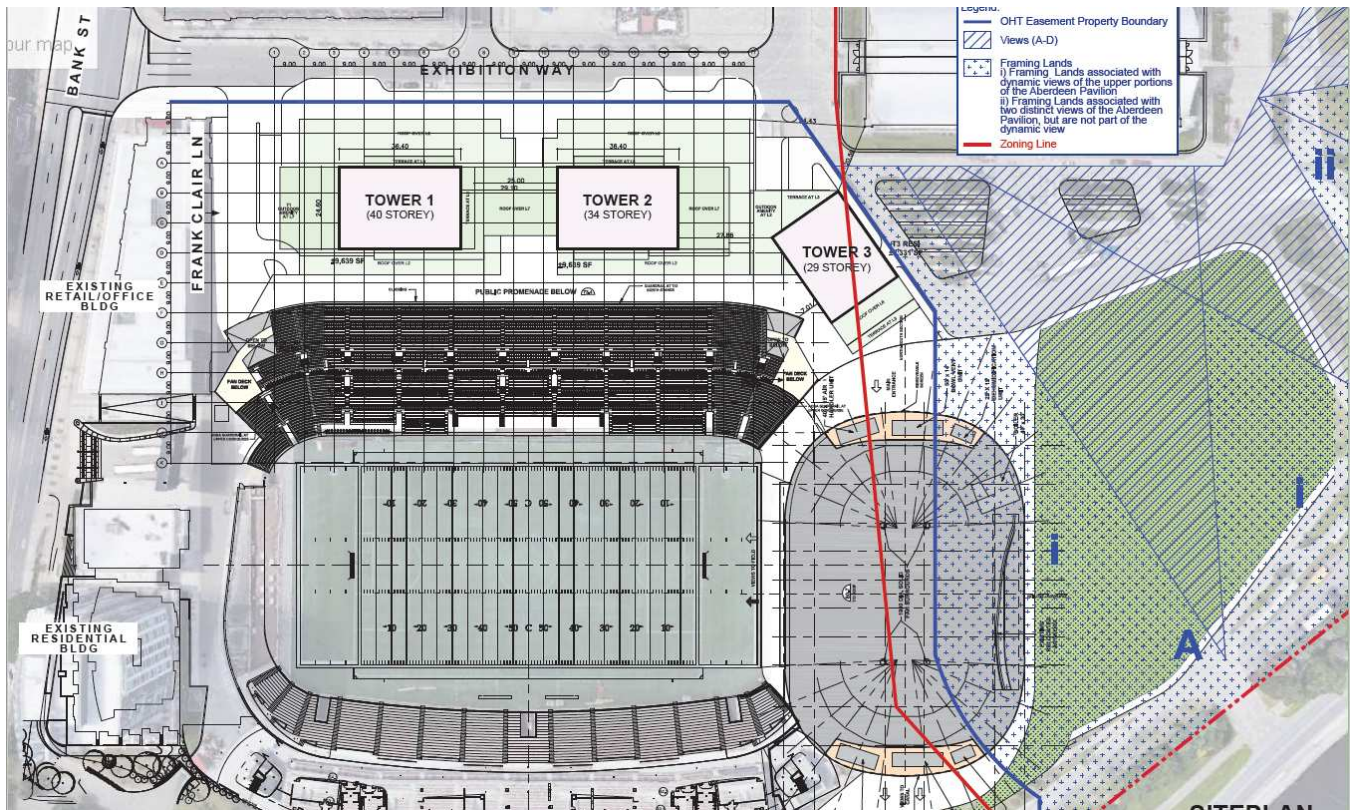


Figure 12. 2022 Approved In-Principle Concept

The principles for the Lansdowne redevelopment program continue to include establishing opportunities for various sizes and layouts of retail and commercial space along Exhibition Way. The proposed retail podium realignment and expansion will contribute to realizing the original goal of a healthy and diverse retail reality at Lansdowne.

3.1.1.1 Vehicle Access and Egress

Vehicular access to the site will be maintained along Bank Street and Queen Elizabeth Driveway, while vehicular access to the proposed concept itself will be located at the west side of the new retail podium and the east side of the new retail podium, serving the proposed 739 parking spaces for the new residential units. All servicing and loading will be located under the proposed pedestrian promenade at the rear of the retail podium, accessed by the same ramps that serve the underground parking garage. No new parking is proposed for the event centre and the retail uses within the new podium, as alternative modes of travel to the site, such as walking or cycling, are encouraged and detailed further below.

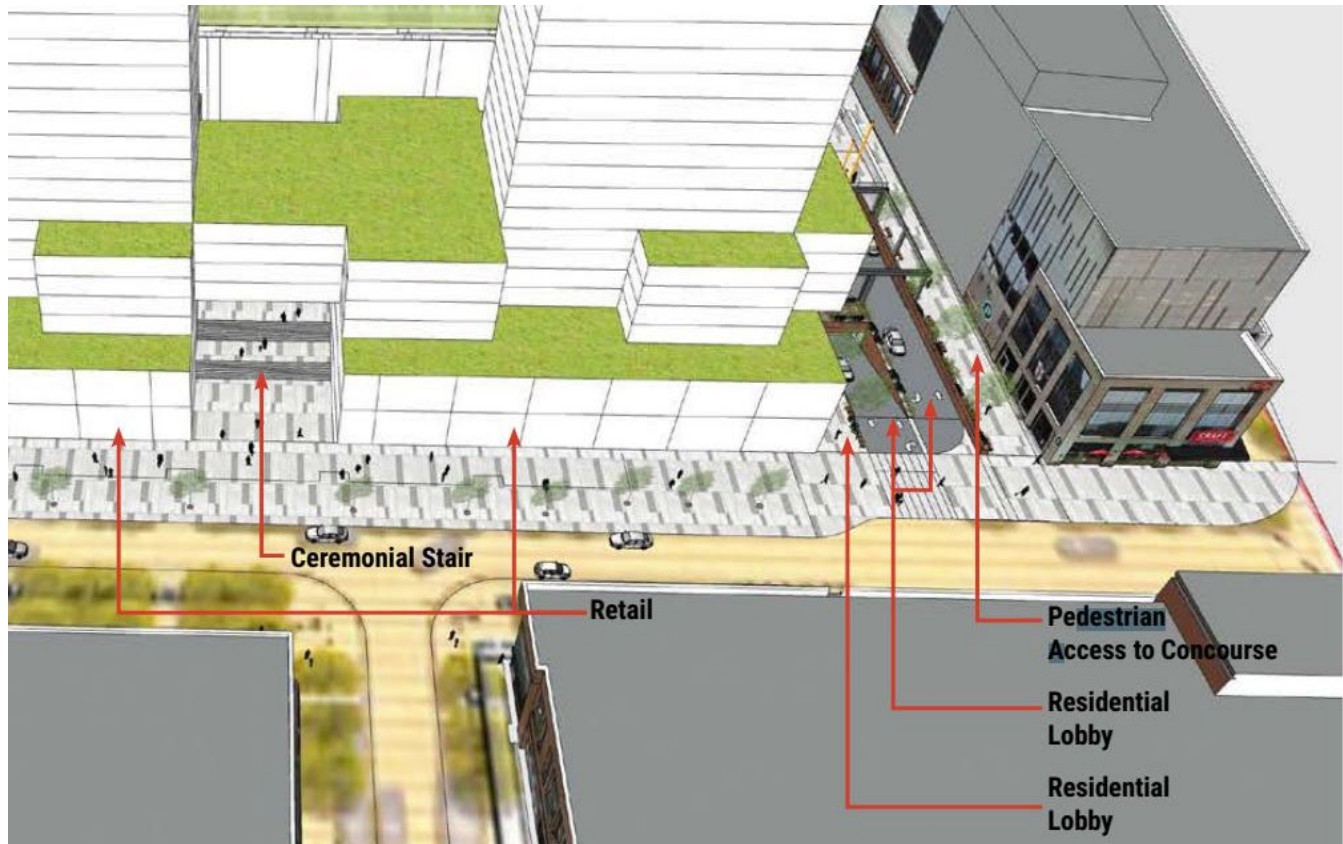


Figure 13. Aerial image of Exhibition way and vehicular access to the proposed concept

3.1.2 Heritage Considerations

Lansdowne Park includes many significant heritage resources for the City and Region, for a full assessment of the heritage considerations on the site, please refer to the Heritage Impact Assessment submitted as part of this application by ERA.

The Aberdeen Pavilion National Historic Site and the Horticulture Building are two facilities on site which are designated by the City under Part IV of the Ontario Heritage Act. As such, the proposal for the redevelopment of the site has involved a thorough evaluation from a heritage standpoint and involved discussion with local heritage stakeholders and the Ontario Heritage Trust (OHT). Portions of Lansdowne Park, including the Aberdeen Pavilion, Horticulture Building and their settings, are also subject to an easement agreement between the City of Ottawa and OHT via the authority of the Ontario Heritage Act.

The purpose of this easement agreement is to ensure that the cultural heritage value and attributes of the property will be conserved and as such, permanent modifications to the property within the easement boundaries require consultation with, and potentially a permit, from the OHT. Given that the proposed new

Event Centre is located within the easement lands, its design features will need to be reviewed, and will be subject to consultation and approval with the OHT. Similarly, as illustrated below, the proposed podium is abutting the easement boundaries along Exhibition Way. As the podium respects and is proposed to extend beyond the limits of the existing easement, there is no permit required for this. Involvement and consultation with Heritage Stakeholders will continue during the Official Plan & Zoning By-law amendment applications review process.

2022 CONCEPT

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

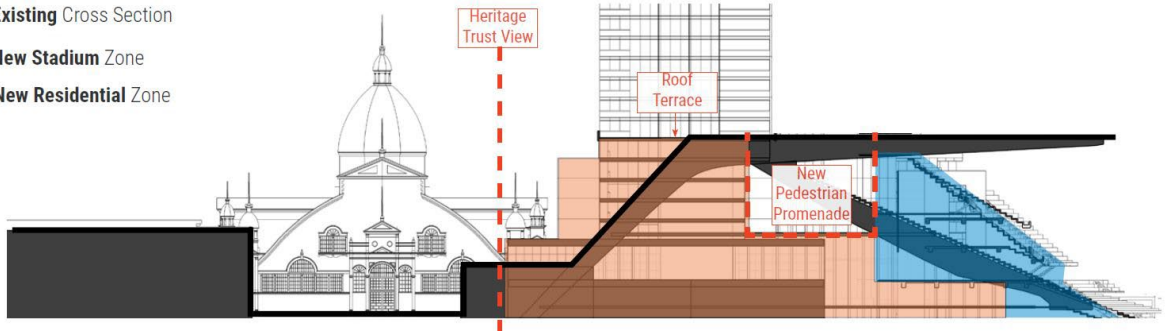
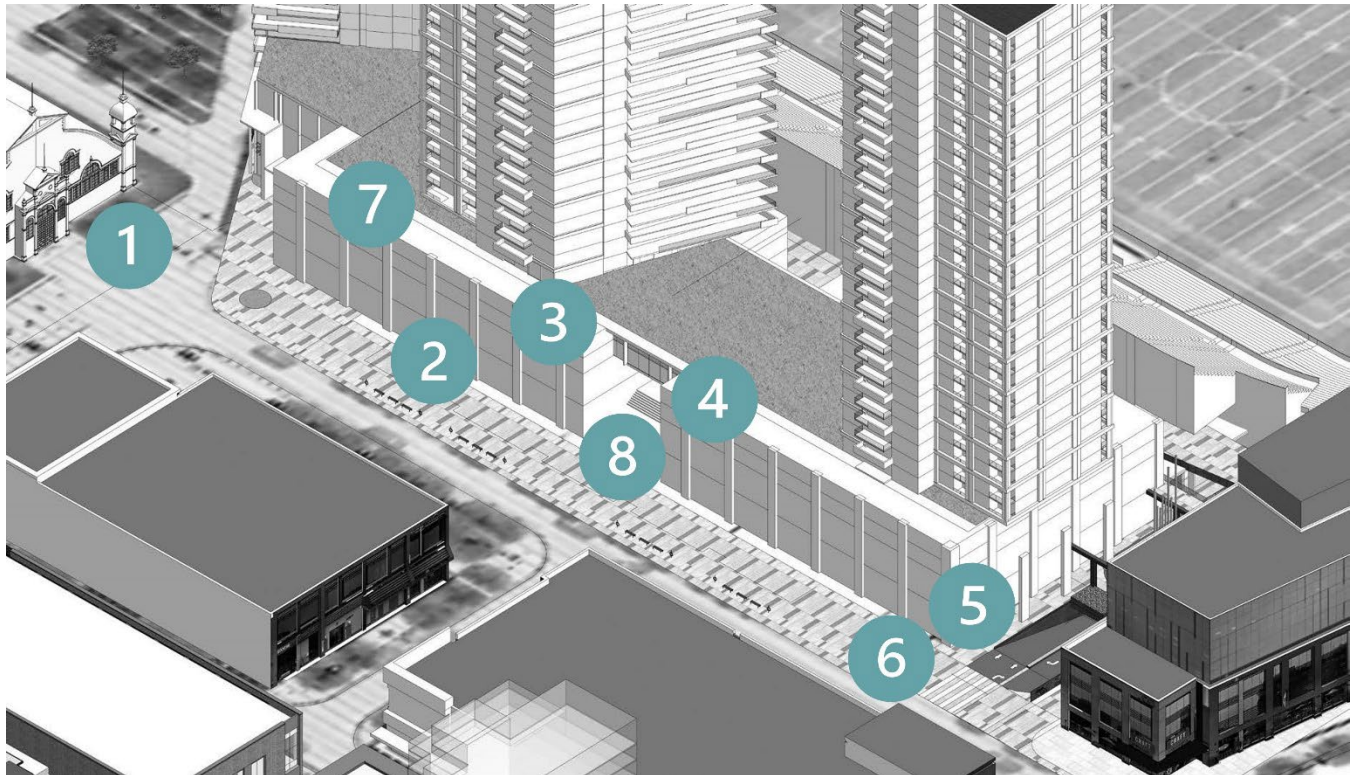


Figure 14. Heritage Easement Cross-Section.

As illustrated below, a number of Conservation Design Parameters have been considered and recommended for the proposed redevelopment concepts along Exhibition Way:



- 1) Protect and enhance views to the Aberdeen Pavilion by setting the existing podium further back.
- 2) Remove existing retail podium.



- 3) Reintroduce a Grand Street Wall to give prominence to the new podium, reinforcing the human scale along Exhibition Way.
- 4) Provide a consistent rhythm of openings and bay articulation, while considering diversity in the design and articulation of individual bays .
- 5) Interpret the historic built features of the Old Grandstand, such as its rectangular form grounded at the base.
- 6) Enhance the public realm surrounding the Grand Street Wall and design for year-round usability.
- 7) Consider opportunities for new views to the Aberdeen Pavilion from patio or upper viewing areas.
- 8) Consider the design of the Ceremonial Stair as a means to activate and enhance the public realm.

The proposed concept is intended to be completed in three phases, starting with the event centre, followed by the new north stands and the retail podium, followed by the residential towers (Figure 15). The proposed concept is anticipated to be completed by 2029, with the final residential phase to follow.



Figure 15. Proposed Phasing

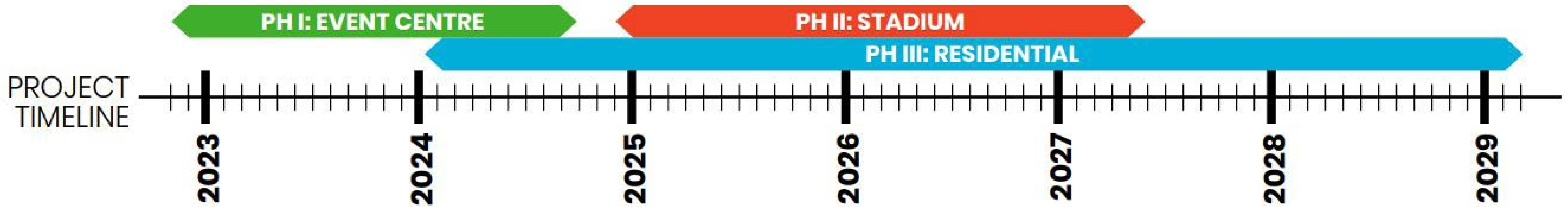
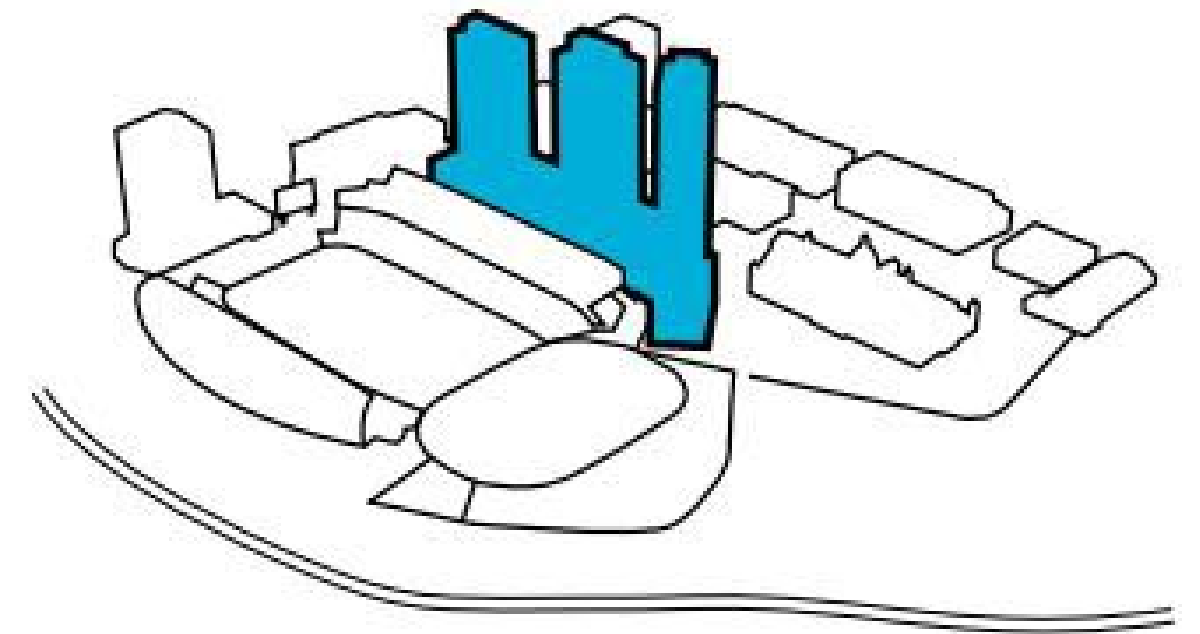
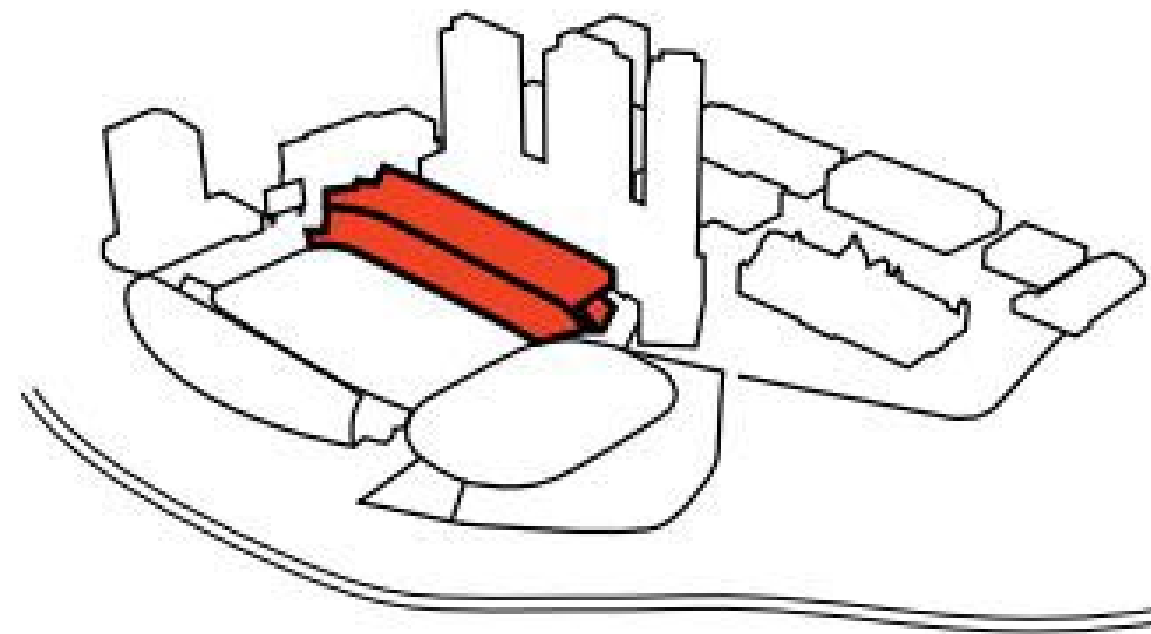
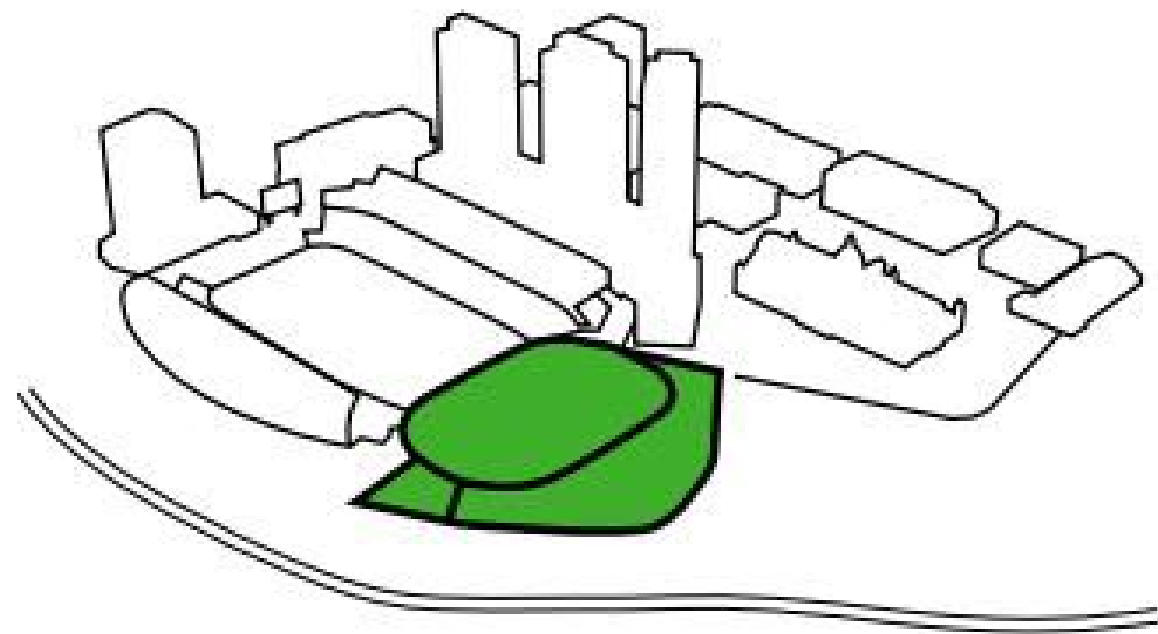




Figure 16. Artist's rendering of the proposed concept at night



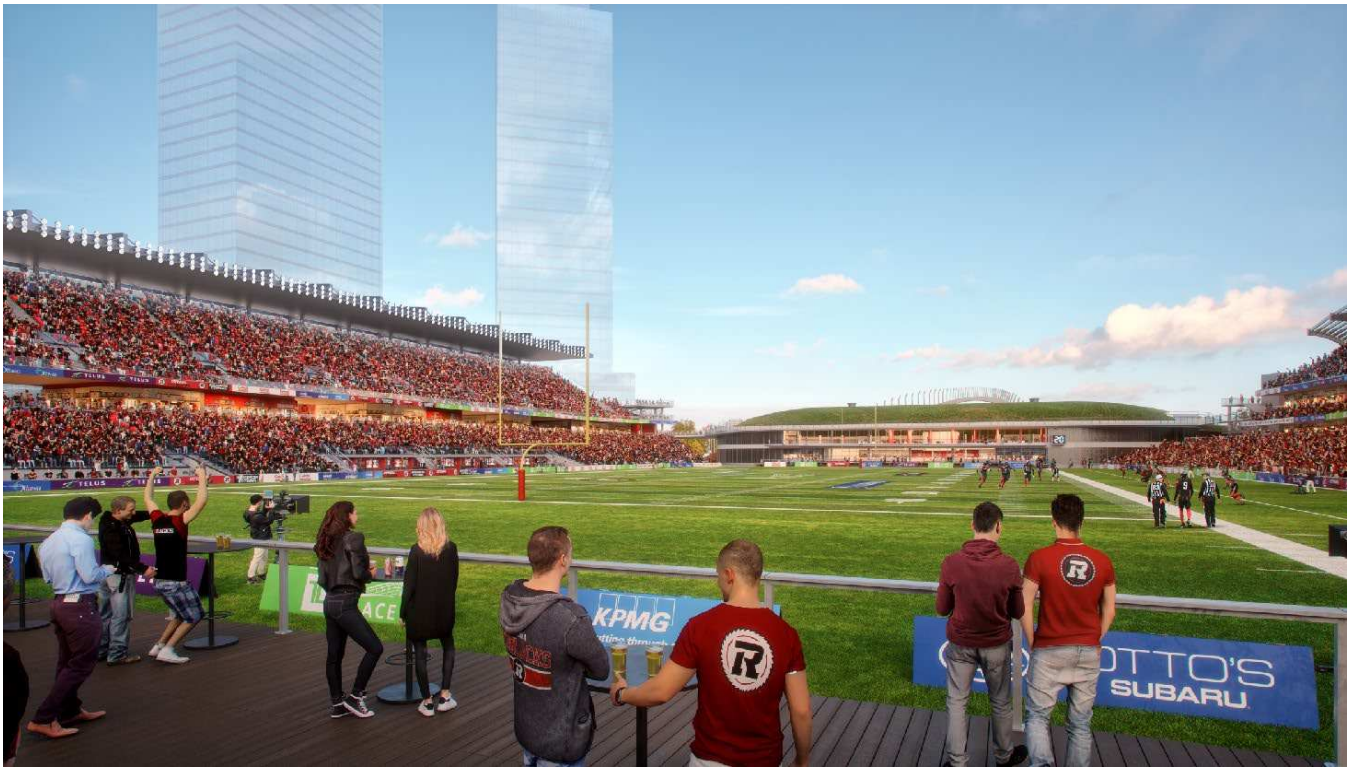


Figure 17. Artist's rendering of the proposed concept at the field level

3.1.3 Public Realm

The proposed concept 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 (Figure 19). As Lansdowne Park contains several heritage assets, maintaining these heritage assets and the character of the site is of utmost importance to the proposed concept.



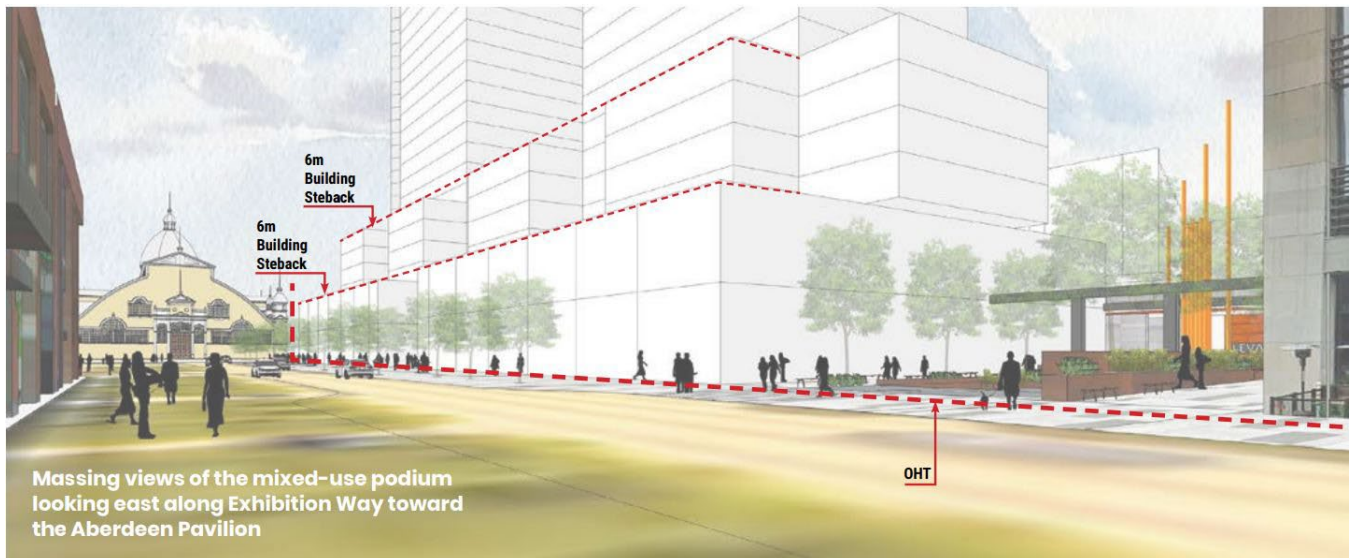


Figure 18. Proposed concept along Exhibition Way

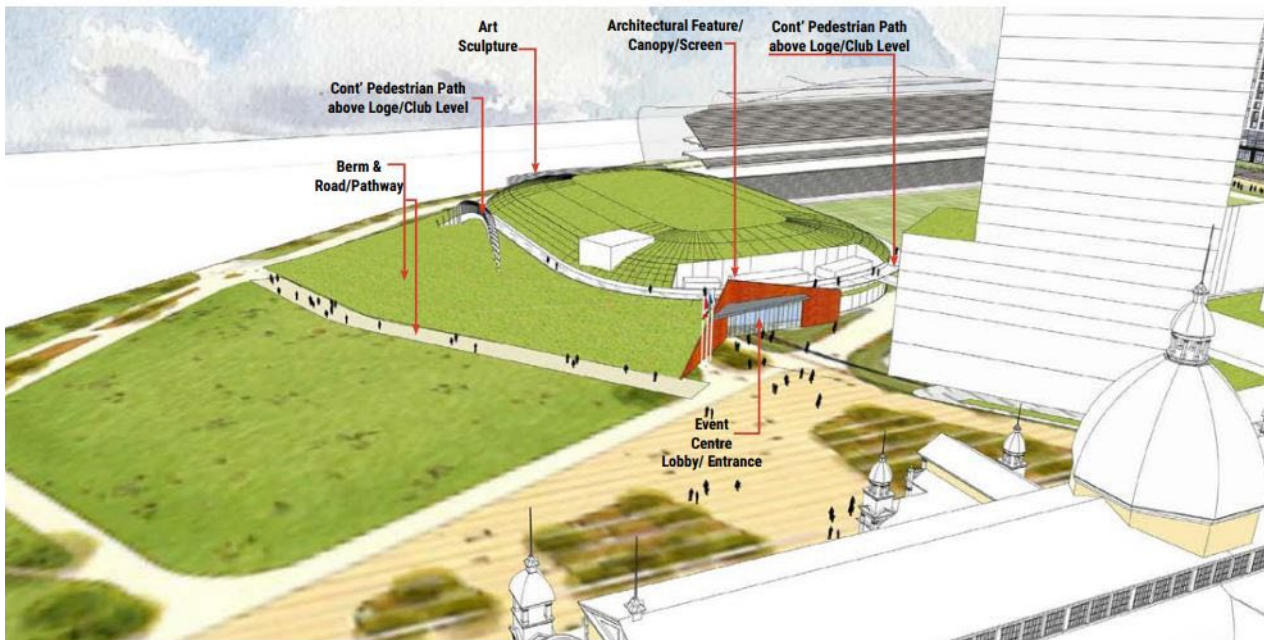


Existing view along Exhibition Way. Red shaded area indicates the existing retail encroachment into the Ontario Heritage Trust view corridor which would be removed in Lansdowne 2.0.

Figure 19. Ontario Heritage Trust View Corridor of Aberdeen Pavilion

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 (Figure 20). 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.





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

Figure 20. Public plaza in front of the new event centre entrance

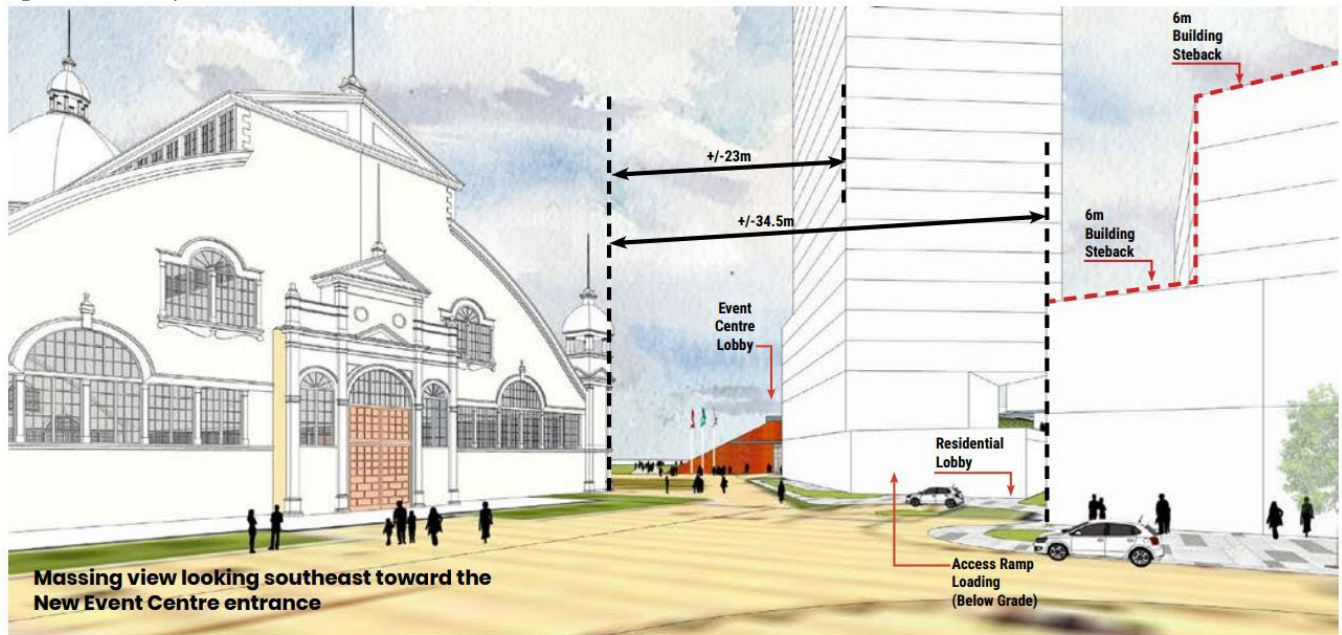


Figure 21. Existing plaza in front of Aberdeen Pavilion and pathway to the proposed event centre entrance

3.1.4 Active Transportation, Transit and Traffic Upgrades

Due to the proposed residential and retail intensification on the site, as well as the anticipated additional activity generated by the new multipurpose civic event centre, access to and from the site by all modes has been contemplated as an important consideration raised by local residents. As part of the Lansdowne 2.0 redevelopment program, the City is considering a medium to long-term plan for initiatives that will enhance



connectivity for pedestrians and cyclists and improve on-site safety for all users and reduce conflict between transportation modes.

As detailed below, twenty-four suggested connectivity improvements have been proposed. Importantly, additional potential cycling and active transportation infrastructure improvements and new connections that go beyond the formal Lansdowne boundaries, are currently under consideration. The City's Active Transportation Plan includes a proposal for a feasibility study for cycling facilities on Bank Street between Echo Drive and Riverside Drive.

3.1.5 Strategic Investment Plan for the Urban Park and Public Realm

Although not subject to the current Zoning By-law and Official Plan Amendment, public realm improvements for the sections of Lansdowne managed by the City are also under consideration. The improvements and upgrades recommended for the site will give the City additional options for site programming in the future and simplify the operations of the existing facilities.

Improvements to the Aberdeen Pavilion and the Horticulture Building are proposed to improve their usability for community activities in the future and will provide flexibility for more types of uses, provide better amenities. The 2022 proposal approved in principle by Council also included a dedicated plan for investment in both the urban park that improve connectivity to the site and make the park more appealing.

The redevelopment program as part of Lansdowne 2.0 also includes strategic investment for the publicly-controlled portions of the site. Implementation of these improvements will be phased and will require input from the community regarding the following themes:

- / Broaden arts and culture on the site;
- / Increase variety of events and sports;
- / Broaden the spectrum of events;
- / Enhanced green space beautification;
- / Improvements to Aberdeen Pavilion and Horticulture Building;
- / Modernize amenities and focus on diverse and accessible programming;
- / Increase the uptake and the diversity of retail, including small format and local retailers;
- / Rideau Canal access and general connectivity;
- / Improvements to pedestrian and cycling safety and transportation infrastructure;
- / Investment and improvements to the great lawn and access points/view lanes from the surrounding public realm.

3.1.6 Affordable Housing Commitment

As part of the 2022 proposal approved in principle, the City recommended that the residential tower elements of Lansdowne 2.0 should have a minimum of 10 per cent affordable housing which would constitute 120 of the total 1,200 proposed units. As defined in the 2022 Staff report, Affordable Housing is defined as rental housing where the monthly rent does not exceed the City-Wide Average Market Rent (AMR) by unit type as determined by the Canada Mortgage Housing Corporation.

This condition will secure that the proposed redevelopment fosters a mixed income community, affordable to people of diverse incomes and stages of life. As per the 2022 direction, the contract for residential tower air rights will be constructed to include conditions stating that affordable housing units remain affordable in perpetuity under the ownership and administration of a non-profit housing provider.



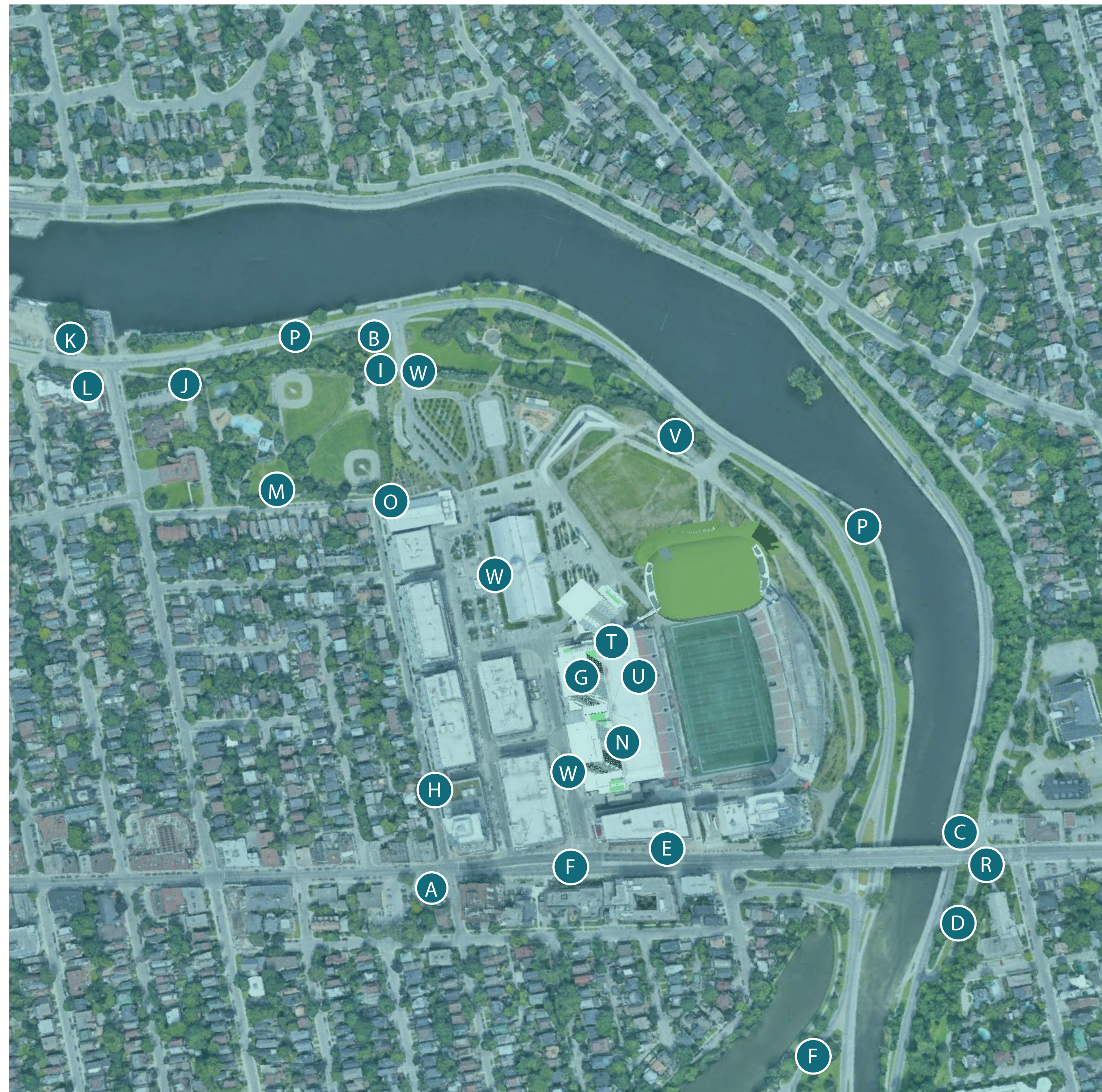
STRATEGIC INVESTMENT PLAN FOR THE URBAN PARK AND PUBLIC REALM

- 1 Additional seating in and around park. Park tables and umbrellas to provide more seating and additional shade.
- 2 Small bandshell for varied events. Portable bandshell for smaller events to attract visitors to the site.
- 3 Additional covered bike parking New covered bike parking throughout the site.
- 4 Interpretive panels throughout the site Erect permanent interactive panels throughout the site to display history of Lansdowne.
- 5 Enhanced delineation of square versus road. Installation of more permanent features that can help delineate the square and make it place for pedestrians.
- 6 Increased lighting and better sound equipment at skating rink. Enhanced infrastructure around skating rink to support better lighting and sound equipment.
- 7 Additional storage on-site. Construct an aesthetically pleasing single storey unheated storage unit that accommodate storage for equipment to support events on-site.
- 8 Bring WiFi to the site. Serves a purpose to track and understand the demographics of those visiting the park.
- 9 Food vendors. Food trucks and other similar vendors inside the park during events and festivals.
- 10 Redesigned entrance to the park at Queen Elizabeth Driveway Redesign and reconstruct the entrance to the park to better accommodate cyclists and pedestrians. Consider adding a signalized crosswalk.
- 11 Forestry Plan for the site which includes a floral plan along the QED. Landscape plan for the entire site, includes a floral plan along Queen Elizabeth Driveway.
- 12 Provide additional shade. Permanently installed shade sails to encompass all seating areas at the water feature. Long term plan will involve shade being provided by trees, which links to the landscaping plan.
- 13 Redesign and rebuild of Great Lawn. Reconfigure paved pathways and redefine the berm elevations optimizing the barrier free routes as well as south facing steps.
- 14 New permanent art feature. A permanent visual draw that can attract visitors to the site and create instagrammable moments.
- 15 Upgraded electrical across the site A redesign of the lighting plan across the site can support more support varied programming, festivals and concerts.
- 16 New permanent skate shack This would eliminate the need to rent one every year and can double as storage.
- 17 More water fountains. Tie this to electrical redesign, and consider water leads and part of design.
- 18 New play area When time comes for renewal of play area, consider including a water feature or splash pad to the park.
- 19 Community Garden. New community garden for residents living on-site.
- 20 Aberdeen roof repairs. Currently in design, construction expected for 2023 under the Capital Budget.
- 21 Aberdeen climate control - Feasibility Study Undertake a feasibility study to understand what can be done to adjust climate control while maintaining the heritage nature of the building.
- 22 Aberdeen sound system, masking, lighting, electrical. Recommend undertaking a feasibility study to upgrade infrastructure across the entire site, and a corresponding phasing plan.
- 23 This connected to item above. To be costed as part of Aberdeen Feasibility Study
- 24 Venting in Horticulture to support kitchen use. Upgrade kitchen facilities to allow more events to occur.
- 25 Horticulture sound system. New electrical and audio equipment, with sound masking, could support more events.
- 26 Access to washrooms Improve access to public washrooms throughout the site. This could include retrofitting buildings to allow access from the outside or create a corridor for public use of washrooms while events are happening.



PROPOSED ACTIVE TRANSPORTATION UPGRADES

- A** Signalization Improvements. Add advanced bike phase.
- B** Roadway Modifications. Signalized crossing.
- C** Roadway Modifications. Narrow throat entrance and extend sidewalk.
- D** Roadway Modifications. Create a two-way accessible link.
- E** Roadway Modifications. Curb modification.
- F** Roadway Modifications. Adjust curbing to facilitate right turn movements.
- G** Infrastructure Upgrades. Covered bike parking.
- H** Roadway Modifications. Install a new signalized pedestrian crossing.
- I** Roadway Modifications. Add sidewalk.
- J** Infrastructure Upgrades. New lighting.
- K** Infrastructure Upgrades. Improved lighting.
- L** Roadway Modifications. Re-fresh intersection design by adding protected cycling facility.
- M** Roadway Modifications. Provide northbound bike and pedestrian MUP facility.
- N** Infrastructure Upgrades. Install physical barriers.
- O** Roadway Modifications. Improve entrance into Lansdowne Park.
- P** Signage. Sign speed limit.
- R** Roadway Modifications. Add a south-bound bike lane or cycle track.
- S** Roadway Modifications. Upgrade asphalt sidewalk.
- T** Infrastructure Upgrades Bike repair stand on-site.
- U** Signage Wayfinding.
- V** Infrastructure Upgrades. Install Pedestrian Crossover.
- W** Roadway Modifications. Consideration of cycling lanes through the site.

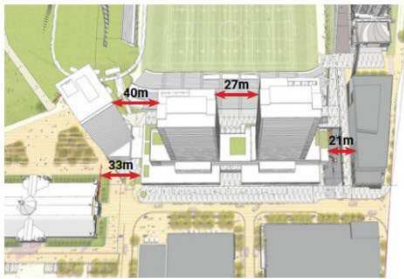


3.2 Future Massing Options

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

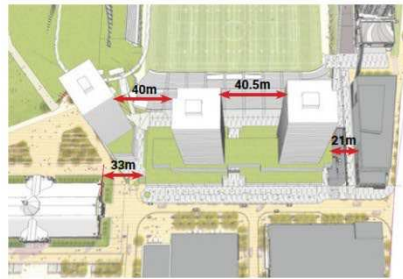
site. As shown in Figure 22 and Figure 23, the 2022 concept has been revised to lower the podium height, create an interesting-shaped building, and maximum the separation distances between towers. The evolved podium height is considered to be a more pedestrian friendly scale, as the mass of the podium above the fourth storey has been redistributed into the bulk of the towers, resulting in larger floorplate sizes.

1: 2022 Concept (900m²)



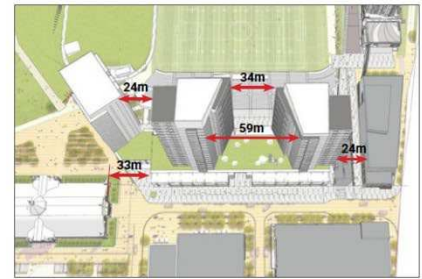
Level 1-2	Retail Podium	~ 12 metres
Level 3-7	Res Podium	~ 15 metres
Total Podium		~ 27 metres

2: 750m² Tower



Level 1-2	Retail Podium	~ 12 metres
Level 3-6	Res Podium	~ 12 metres
Total Podium		~ 24 metres

3: 2023 Concept (900m²)



Level 1-2	Retail Podium	~ 12 metres
Level 3-6	Res Podium	~ 6 metres
Total Podium		~ 18 metres

Figure 22. Aerial image of alternative massing’s derived from the 2022 concept



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 Pedestrian Experience and vibrancy along Exhibition Way with active retail, residential lobbies and ceremonial stair that animate the streetscape

4 Mixed Use Podium

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

5 Building Scale

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



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 Experience

Create a Pedestrian environment with openness, transparency and Pro-vide 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.



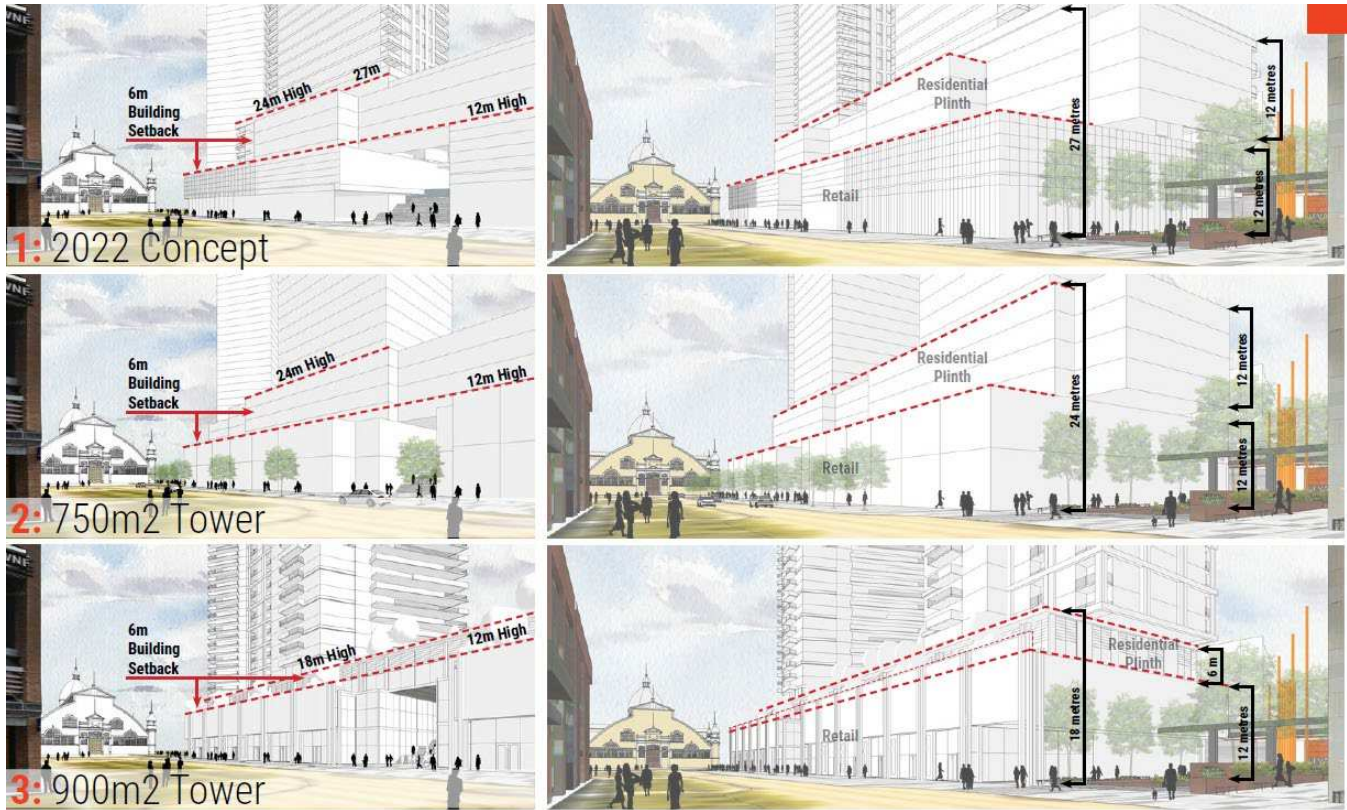


Figure 23. Street-level view of alternative massing's derived from the 2022 concept

In addition to the podium being redesigned, the tower shapes and heights have been updated to reflect a design that creates an interesting skyline. The 2023 concept has also been designed with a shape and materials that make the towers look closer to the 750 square metres suggested floorplate as opposed to the proposed 900 square metre floorplate. Despite the 2022 concept being evolved to address heritage considerations and pedestrian interaction, the 2023 concept is simply a demonstration of how the 2022 concept can be built out.





Figure 24. Artist's rendering of the 2023 Concept





Figure 25. Artist's rendering of the proposed podium along Exhibition Way at night



Figure 26. Artist's rendering of the proposed podium along Exhibition Way during the day



The 2022 concept has been evaluated against the Official Plan, Zoning By-law Amendment and other supporting documents. It is anticipated that through the ongoing development application process, the 2022 concept will continue to evolve, and the resulting Zoning By-law Amendment will address a design that has taken into consideration all policy and regulatory documents and direction, as well as community input.



Figure 27. Proposal key elements.

An aerial photograph of a city, likely Vancouver, showing a large stadium with a green field and tiered seating. Several tall, modern skyscrapers are visible in the background, surrounded by residential buildings and trees. The entire image has a light blue overlay.

Policy Review



Parc
LANSLOWNE
Park

FOTENN
Planning + Design

4.0 Policy & Regulatory Review

4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 (PPS) provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS.

The PPS supports the goal of enhancing the quality of life for residents of Ontario, including the protection of health and safety, the quality of the natural and built environment, and resources of provincial interest. The PPS also recognizes that the “long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages...”. The policies of the PPS support building strong healthy communities, wise use and management of resources, and protecting public health and safety. The following PPS policies are applicable to the site and proposed concept:

- / Policy 1.1.1 – Healthy, liveable and safe communities are sustained by:
 - a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - b) Accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
 - c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
 - e) Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - f) Improving accessibility for person with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
 - g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
 - h) Promoting development and land use patterns that conserve biodiversity; and
 - i) Preparing for the regional and local impacts of a changing climate.

The proposed concept is located within the urban boundary, on a serviced lot, on a designated Transit Priority Corridor. As a site abutting a Mainstreet Corridor at the edge of an established neighbourhood bound by the Rideau Canal to the east and south, the site represents an opportunity for the efficient use of land in proximity to existing amenities and services (both within and outside of the subject property). The proposed concept will introduce additional housing options, a new municipally owned recreational facility, and employment uses that will meet long term needs of residents on the subject property, residents within the adjacent neighbourhood and the residents of the City of Ottawa as a whole, while mitigating impacts on the established internal portions of the neighbourhood.

- / Policy 1.1.3.2 – Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
 - a) Efficiently use land and resources;



- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) Prepare for the impacts of a changing climate;
- e) Support active transportation;
- f) Are transit-supportive, where transit is planned, exists or may be developed; and
- g) Are freight supportive.

The proposed concept is on an existing lot within the urban boundary, where infrastructure, amenities, public service facilities, and transit are readily available. The site is within walking distance of services and amenities, including municipal and federal parks, schools, retail, and public transit.

- / Policy 1.1.3.3 – Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The subject site is appropriately located for development that promotes opportunities for transit-supportive development along a Transit Priority Corridor. The proposed concept will provide a range of housing options through intensification of the site and redevelopment of a municipal facility. Frequent transit service is provided along Bank Street (Transit Priority Corridor) to key destinations and employment hubs along this important commercial Main Street, and the City's downtown core.

- / Policy 1.3.1 – Planning authorities shall promote economic development and competitiveness by:
 - a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - d) Encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4

The proposed concept will provide employment opportunities within the new event centre and retail podium, while also locating approximately 1,200 new residential units on the same property, supporting liveable communities where residents are able to live, work, and play.

- / Policy 1.4.3 – Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 - b) Permitting and facilitating:
 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 2. All types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
 - c) Direction the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;



- d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- e) Requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The proposed concept represents residential intensification of a site where infrastructure already exists, and where the development can be supported by public transit and active transportation options. The proposed concept will result in a mix of housing options within Lansdowne Park and will contain a mix of rental and condo units, as well as affordable housing.

/ Policy 1.5.1 – Healthy, active communities should be promoted by:

- a) Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) Planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- d) Recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The proposed concept will result in a new retail podium along Exhibition Way being set back further from the street than the retail buildings that currently exist. The new development will create an active street edge along Exhibition Way that is also visible from Bank Street, fostering social interaction within the site and between the site and Bank Street. The proposed concept's proximity to the Rideau Canal, a UNESCO World Heritage site, as well as Aberdeen Pavilion and the Horticulture Building, both designated has been considered and the proposed concept has been designed to mitigate any impacts on these heritage features.

/ Policy 1.6.2 – Planning authorities should promote green infrastructure to complement infrastructure.

The proposed event centre contemplates a future green roof, however, it is recognized that further direction is required from City Council to explore the design. Future details of the design of the roof will be explored during a subsequent Site Plan Control application.

/ Policy 1.6.3 – Before consideration is given to developing new infrastructure and public service facilities:

- a) The use of existing infrastructure and public service facilities should be optimized; and
- b) Opportunities for adaptive re-use should be considered, wherever feasible.

The proposed concept makes use of existing infrastructure and intensifies a large parcel of land within the urban area of the city. The proposed development of the north stadium stands and new event centre is as a result of the obsolescence of the existing facility. The proposed north stadium stands and event centre will be safer, provide for accessibility and will be more sustainable than the existing facility.

/ Policy 1.6.5 – Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.



The proposed concept will maintain the co-location of the TD Place Stadium with the event centre, however the event centre will be a standalone building at the east end of the stadium. The separation of the two facilities will permit multiple events to occur at one time. In addition to the co-location of the event centre and stadium, residential, retail and office uses will also be co-located within a new podium and future residential towers. These uses will be located immediately adjacent to the event centre and stadium, and shared underground parking and loading access will be provided for all uses.

/ Policy 1.7.1 – Long-term economic prosperity should be supported by:

- a) Promoting opportunities for economic development and community investment-readiness;
- b) Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- c) Optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- d) Maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- e) Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- h) Providing opportunities for sustainable tourism development;
- j) Promoting energy conservation and providing opportunities for increased energy supply;
- k) Minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature

The proposed concept represents an opportunity to enhance Lansdowne Park as a community hub and tourist destination by upgrading existing facilities and providing opportunities to live, work and play within the community. Lansdowne Park is flanked by Bank Street to the west, which is identified as a Mainstreet. The proposed concept will draw more people to the site for different events and festivals and will also add more people to the site permanently through residential units, enhancing the vitality of Bank Street as a Mainstreet.

/ Policy 2.6.3 – Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The proposed concept, and more specifically, the event centre is not anticipated to create any undue impacts on the adjacent Aberdeen Pavilion, which is a designated heritage building. The proposed retail podium will be set back further from Exhibition Way than the existing podium, resulting in an Aberdeen Pavilion being more evenly framed on each side of the spires of the building. The increased setback of the podium from Exhibition Way will also result in a more enhanced view of Aberdeen Pavilion from Bank Street.

The proposed concept is consistent with the policies of the Provincial Policy Statement. The proposed concept is located on a Transit Priority Corridor which is serviced by frequent transit service, contains a mix of uses from residential to commercial, retail and recreation, which advances the goals of healthy, liveable and safe communities that efficiently use infrastructure, improve the range and mix of housing types and recreation, support transit use, and improves accessibility on the subject property. The proposed concept will introduce additional housing options while upgrading an existing recreational facility, resulting in a more vibrant urban community that considers sustainability, accessibility and affordability, as well as the protection of existing heritage resources on the subject property.



4.2 City of Ottawa Official Plan (2022)

The City of Ottawa has adopted a new Official Plan to guide the growth of the City within a 25-year planning horizon. The new Official Plan was approved with changes by the Ministry of Municipal Affairs and Housing (MMAH) on November 4th, 2022, and is therefore in full force and effect.

The Official Plan proposed five (5) broad policy directions as the foundation to becoming the most liveable mid-sized city in North America over the next century. These directions, referred to as “big moves” include the following:

1. Achieve, by the end of the planning period, more growth by intensification than by greenfield development.
2. By 2046, the majority of the trips in the city will be made by sustainable transportation.
3. Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.
4. Embed environmental, climate and health resiliency and energy into the framework of our planning policies.
5. Embed economic development into the framework of our planning policies.

4.2.1 Growth Management, Supporting Intensification

The Official Plan’s growth management framework is premised on the ability to provide sufficient development opportunities and an appropriate range of choices, locating and designing growth so as to increase sustainable transportation mode shares and use existing infrastructure efficiently, while reducing greenhouse gas emissions. Most growth will occur within the urban area of the City, with a majority of residential growth to be within the built-up area through intensification. It is anticipated that growth within the built-up portion of the urban area will represent 51% of urban growth through 2046.

The following policies of Section 3.2 apply to the proposed concept:

- / Policy 2 – Intensification may occur in a variety of built forms and height categories, from low-rise to high-rise 41+ buildings provided density requirements are met. Unless more specific policies provide alternate direction, minimum densities are intended to establish a minimum starting point for the intensity of development, a maximum building heights are intended to establish a limit to building height.
- / Policy 3 – The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them as shown on Schedules B1 through B8. Hub and Corridor designations are intended to be diverse concentrations of employment, commercial, community and transportation services (in addition to accommodating significant residential opportunities) that are accessible to adjacent Neighbourhood designations on a daily and weekly basis.
- / Policy 4 – Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services. This [Official] Plan supports intensification and the approval of applications for intensification shall be in conformity with transect and overlay policies as applicable.
- / Policy 6 – Focus areas for the majority of employment growth and employment intensification are the Downtown Core, Hub, Corridor, Industrial and Logistics, Mixed Industrial and Special District designations as shown on Schedules B1 through B8.
- / Policy 8 – Intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices. Dwelling sizes are categorized into two broad categories, with a range of floorspaces occurring within each category:



- a) Small-household dwellings – units with up to two bedrooms and are typically within apartment built forms; and
 - b) Large-household dwellings – units with three or more bedrooms or an equivalent floor area and are typically within ground-oriented built forms.
- / Policy 13 – Where development occurs on properties designated under the *Ontario Heritage Act*, intensification targets and minimum density requirements are encouraged to be met through context-sensitive infill that conserves cultural heritage attributes. This development shall respect Statements of Cultural Heritage Value and be consistent with applicable Heritage Conservation District guidelines.
 - / Policy 14 – An amendment or minor variance to the Zoning By-law shall be required for any increase in height within the height categories, provided the proposed increase is in the same height category. An increase in height to permit a building in a taller height category requires an amendment to this Plan or secondary plan where applicable, in addition to the amendment to the Zoning By-law.

The proposed concept represents intensification of an existing property within the urban area, which is where the majority of growth is to occur, as per the Official Plan. The proposed concept will contribute to the existing 15-minute neighbourhood that is Lansdowne Park by creating additional residential uses on the property, in addition to a new event centre and north stadium stands which will invite additional people into the property at any given time. Despite the policy direction of the Official Plan directing intensification to Hubs, Corridors and land within the Neighbourhood designation, the proposed concept, which abuts a Corridor, will intensify a Special District Area which is subject to its own policy direction.

Inner Urban and Outer Urban Corridors and Hubs will see a significant increase in new jobs of 25% within the City of Ottawa to 2046. The following Employment policies of Section 3.5 apply to the proposed concept:

- / Policy 1 – Employment uses that can mix with residential uses are permitted within Hubs and Corridors. Generally, employers with the highest densities are preferred to locate in proximity to rapid transit stations. These uses tend to be office-based or regional scale retail-focused facilities.
- / Policy 4 – Areas that have a unique cultural and/or economic development context and require a tailored policy approach to development are identified as Special Districts, such as Parliament and Confederation Boulevard, Rideau Canal, ByWard Market, Kanata North Economic District, Ottawa International Airport Economic District, Lansdowne, and Ottawa River Islands. Subsection 6.6 describes these Special Districts in more detail.
- / Policy 10 – The scale of office use is categorized as follows:
 - a) Major Office: a single building with approximately 10,000 square metres or more of floor area, or 500 or more jobs; and
 - b) Small-scale Office: a single building that is smaller than Major Office, typically less than 10,000 square metres of floor area.

The proposed concept is consistent with the policies of the Official Plan as they relate to employment. The proposed event centre and retail spaces within the new podium will increase the number of employment opportunities within Lansdowne Park. Although these uses already exist within Lansdowne Park, the new event centre will increase the capacity for events and permit multiple events to occur at one time (event centre and stadium), resulting in additional employment opportunities. New office space will also be included in the proposed concept. The existing event centre, retail uses, and office uses within Lansdowne Park have demonstrated that employment uses are capable of mixing with residential uses, making the proposed concept appropriate for the subject property.

The proposed employment uses are also supported by the existing public transit system, as Lansdowne Park is located along a Transit Priority Corridor and is accessible by all modes of travel. It is recognized that Lansdowne Park has been designated as a Special District Area and the policies of



Section 6.6 of the Official Plan provides more direction for the area. The Special District policies have been reviewed in Section 4.2.3 of this Report.

4.2.2 Inner Urban Transect

The subject property is located within the Inner Urban Transect on Schedule A – Transect Policy Areas, of the Official Plan (Figure 28).

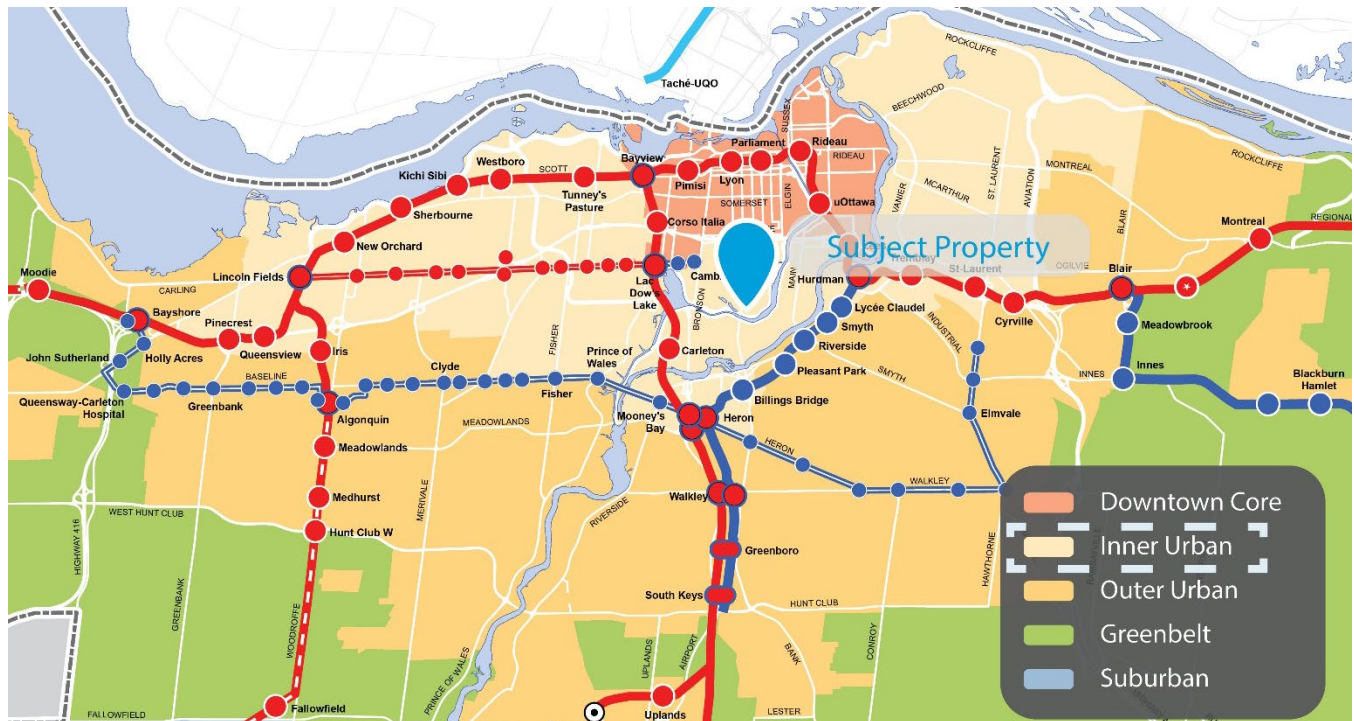


Figure 28. Schedule A - Transect Policy Areas, City of Ottawa Official Plan

The Inner Urban Transect includes the pre-World War II neighbourhoods that immediately surround the Downtown Core, and the earliest post-World War II areas directly adjacent to them. Generally, the older neighbourhoods reflect the urban built form characteristics. The following Inner Urban Transect policies apply to the subject property and proposed concept:

- / Policy 2 of Section 5.2.1 – In the Inner Urban Transect, the City shall support the development of large parcels and superblocks into fully urban districts and integrated neighbourhood centres, including:
 - a) Intensification or redevelopment of old shopping centres;
 - b) Encouraging mid-20th century tower-in-the-park sites to infill underused lands on their sites so as to connect with and frame the surrounding streets, increase housing choice and integrate existing towers with the physical and social fabric of abutting neighbourhoods; and
 - c) Requiring that the development of such parcels introduce permanent and high-quality public pedestrian networks within the site through easements and public streets, and to orient new buildings to such networks and to public streets.

The proposed concept represents intensification of a large parcel of City-owned land. The proposed concept will increase housing choice within Lansdowne Park and will integrate the proposed high-rise apartments with the existing buildings on-site, including residential and commercial buildings, as well as the existing stadium and heritage buildings. The proposed

residential towers and retail podium will be oriented to Exhibition Way, which forms part of the site's overall circulation network for vehicles and pedestrians.

- / Policy 3 of Section 5.2.1 – The Inner Urban Transect is generally planned for mid- to high-density development, subject to:
 - a) Proximity and access to frequent street transit and rapid transit;
 - b) Limits on building heights and massing, as per the underlying functional designation, and the separation of tower elements, established through secondary plans or area-specific policy, the functional designations and urban design policies in subsection 4.6, or as a result of the application of heritage conservation policies in subsection 4.5; and
 - c) Resolution of any constraints in water, sewer and stormwater capacity.

The proposed concept is consistent with the planned mid- to high-density development within the Inner Urban Transect. The subject property has frontage on Bank Street, which has been identified as a Transit Priority Corridor with frequent bus service. As the site is subject to the Lansdowne Special District policies, there is limited direction regarding height and massing. As such, an Official Plan Amendment to create an area-specific policy is proposed to create clearer direction for the site as it relates to land uses, height and massing.

- / Policy 4 of Section 5.2.1 – The Inner Urban Transect shall continue to develop as a mixed-use environment, where:
 - a) Hubs and a network of Mainstreets and Minor Corridors provide residents with a full range of services within a walking distance from home, in order to support the growth of 15-minute neighbourhoods;
 - b) Small, locally oriented services may be appropriately located within Neighbourhoods;
 - c) Existing and new cultural assets are supported, including those that support music and nightlife;
 - d) Larger employment uses are directed to Hubs and Corridors; and
 - e) Increases in existing residential densities are supported to sustain the full range of services noted in Policy a).

The proposed concept represents a mixed-use development consisting of a major recreational facility, retail office, and residential uses. The proposed concept will contain a mix of uses that serve both the immediate neighbourhood and the City as a whole. The proposed concept supports existing and potential new cultural assets that support music and nightlife, while mitigating the impacts on the existing cultural heritage assets on the site. The proposed residential development on the site will support and help to sustain the non-residential uses on the site and in the surrounding area.

- / Policy 5 of Section 5.2.1 – The Inner Urban area is planned for mid- to high-density, urban development forms where either no on-site parking is provided, or where parking is arranged on a common parking area, lot or parking garage accessed by a common driveway.

The proposed concept will include approximately 739 parking spaces for the future residential development. No new parking spaces are proposed as a result of the new event centre, new north stadium stands and retail podium. The proposed concept will locate new parking spaces underground and within the mezzanine level of the north stands, with access co-located with required loading spaces.

- / Policy 2 of Section 5.2.2 – The transportation network for the Inner Urban Transect shall:
 - a) Prioritize walking, cycling and transit use; and



- b) Accommodate motor vehicle access and movement provided doing so does not erode the public realm nor undermine the priority of pedestrians, cyclists and transit users.

The proposed concept is located in an area that is accessible by all modes of transportation. The proposed concept will locate vehicular and loading access to the new podium and residential towers in the same location to reduce interference with pedestrian and cyclist movements, and to ensure that the public realm is not disturbed by vehicles. The proposed concept will provide vehicular parking at a rate of 0.6 spaces per unit for the residential units, however, no new parking will be provided for the event centre, stadium or retail podium. By reducing the amount of parking being provided, walking, cycling, and transit use are encouraged to access Lansdowne Park.

/ Policy 3 of Section 5.2.2 – Motor vehicle parking in the Inner Urban Transect shall be managed as follows:

- a) Motor vehicle parking may only be required for large-scale developments, and only to the extent needed to offset sudden large increased in parking demand;
- d) Where new development is proposed to include parking as an accessory use, such parking:
 - i. Shall be hidden from view of the public realm by being located behind or within the principal building, or underground;
 - ii. Shall be accessed by driveways that minimize the impact on the public realm and on both City-owned trees and privately-owned distinctive trees, and result in no net increase in vehicular private approaches; and
 - iii. May be prohibited on small lots or where parking cannot reasonably accommodated in a manner consistent with the intent of this [Official] Plan.

As previously discussed, the proposed concept will limit the amount of new vehicular parking that is provided. All new vehicular parking will be located underground or within the mezzanine of the podium/stadium, ensuring that the parking is hidden from view of the public realm.

4.2.3 Lansdowne Special District

The subject property is designated “Special District 5 – Lansdowne”, as shown in Schedule B2 – Inner Urban Transect (Figure 29). It is noted that the subject property appears to also be designated “Mainstreet Corridor” and “Greenspace”, with the “Evolving Overlay” applied to the western portion of the site, however after confirmation with City of Ottawa policy staff, it is our understanding that the Special District designation supersedes these additional designations. Despite this, the Greenspace policies have been evaluated as the Lansdowne Special District policies speak to development within the Greenspace. As outlined in 5.1 of this Report, the Official Plan Amendment for the subject property will provide direction and improved clarity regarding the applicable designations on the site and conflicting policy direction throughout the Official Plan.



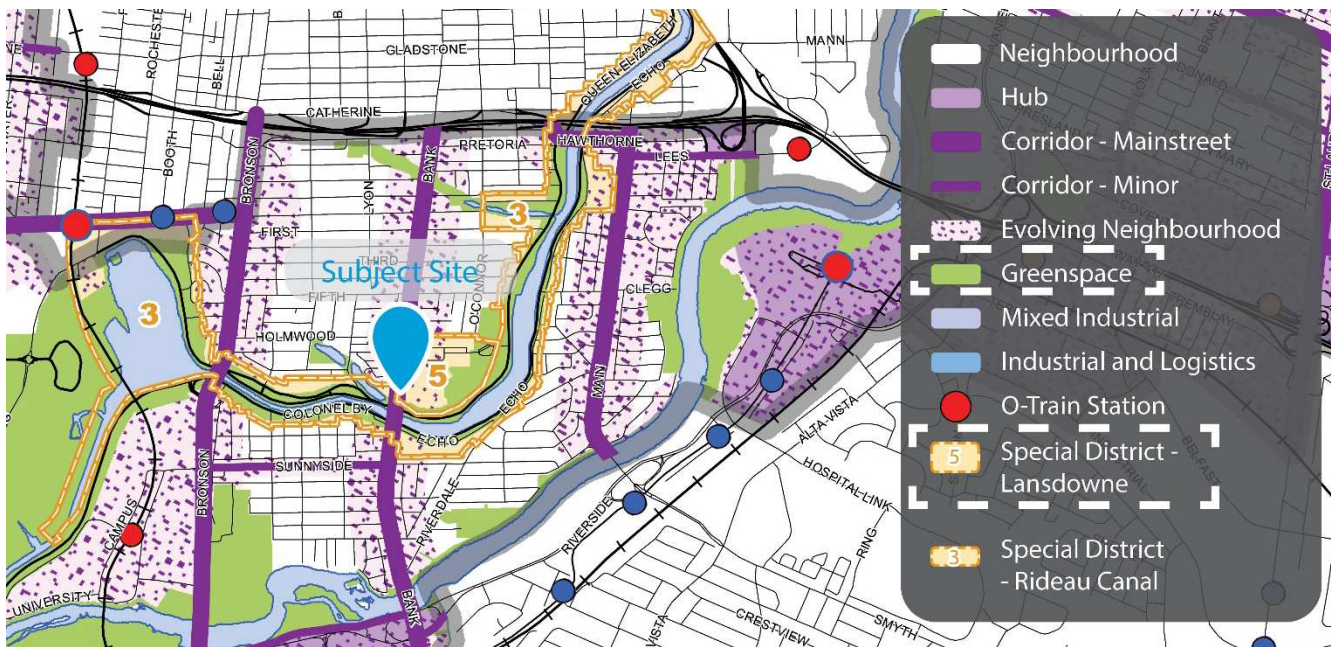


Figure 29. Schedule B2 - Inner Urban Transect, City of Ottawa Official Plan

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 City shall set development requirements consistent with the Council approved guiding principles of the Lansdowne Partnership Plan and Lansdowne Master Limited Partnership Agreement.

Policy 1 of Section 6.6.1 states that the following will apply to all Special Districts:

- a) Special districts are designated on the B-series of schedules;
- b) Development applications and capital projects within Special Districts must demonstrate adherence to this section and the general policies in Subsection 4.5 and 4.6;
- c) Development proponents should seek conformity with both this Plan and, where applicable, the requirements of the Government of Canada and the National Capital Commission;
- d) With the exception of Kanata North, the permitted building height will be the higher of the:
 - i. Existing zoning in place at the time of adoption of this Official Plan; or
 - ii. As provided through an adopted Secondary Plan.
- e) Municipal investment, such as capital projects, will complement investments by the National Capital Commission and Government of Canada, where possible. Coordination with Business Improvement Areas, development proponents, community associations and other partners will be encouraged. Pilot projects that uphold the policy intentions of the Special District may be encouraged; and
- f) The designation of new Special Districts will only be initiated by the City.

As outlined in sub policy d), it is understood that the maximum permitted building height within a special district is the existing zoning on the site (38 metres). The development is proposed to have a maximum building height of 40 storeys (approximately 127 metres), which exceeds the existing

permitted building height. Despite the direction within Policy 14 of Section 3.2 that only a Zoning By-law Amendment may be required for a proposed increase in height within the same category, an Official Plan Amendment is proposed for the proposed concept to ensure clarity with respect to maximum permitted height on the subject site.

The following Lansdowne Special District policies of Section 6.6.2.4 apply to the proposed concept:

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

The proposed north stadium stands and new event centre will contribute to supporting the role of Lansdowne as a destination for amateur and professional sports, festivals, concerts, etc. by creating modern, safe and efficiently maintained facilities. The new facilities will contribute to the increasing the number of visitors at Lansdowne Park, enhancing the site as a gathering space.

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

No new vehicle access is proposed to the site through the proposed concept. The proposed concept will provide approximately 739 new parking spaces for the proposed residential portion of the development, however no new parking spaces are proposed for the new event centre or retail spaces. The current transportation demand measures that are in place on game-days for all ticketed events, including the Ottawa Redblacks (free OC Transpo for three (3) hours before and after a game) is not proposed to be removed, and future transportation demand management measures may be considered during future Site Plan Control applications.

- / Policy 3 – Explore new opportunities to animate the public realm of the Rideau Canal, in collaboration with the National Capital Commission and Parks Canada. Priority should be given to protecting the visual setting of the Rideau Canal UNESCO World Heritage Site.

As per the Heritage Impact Assessment prepared by ERA Architects, there will be some impact on the views of the site from the Rideau Canal to the south and east. While these impacts are a result of the proposed residential tower heights above the tree canopy, the Heritage Impact Assessment concludes that despite this, the proposal is in keeping with the evolving character of the area, particularly along Bank Street.

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

The proposed concept will continue to include all uses outlined in sub policy a) above.

- b) Encourage sufficient intensity of development and mix of uses that will allow the site to remain active;



The proposed concept will result in a new standalone event centre, a new retail podium, and future residential towers which will contribute to attracting additional people to the site. The new event centre will accommodate approximately 5,500 people, while the new north stadium stands will accommodate approximately 12,000 spectators. The proposed residential towers will include approximately 1,200 units, however this will be determined through a future Site Plan Control application.

- c) Great care and attention are to be given to ensure the universal values of the Rideau Canal UNESCO World Heritage site are not adversely impacted or diminished. Acknowledge as a heritage element and retain its soft landscape environment with this environment extending into the new open space. A cultural heritage statement may be required for any development application under the *Planning Act* within 30 metres of the Rideau Canal UNESCO World Heritage site and its landscaped buffer, which will be reviewed in consultation with Parks Canada and the National Capital Commission;

A Heritage Impact Assessment (HIA) prepared by ERA Architects has been completed as part of the Official Plan Amendment and Zoning By-law Amendment applications. The HIA has concluded that the proposed concept generally conserves the cultural heritage value of the site, while allowing for revitalization. As per the HIA, some impact to the dynamic views of Lansdowne Park from the Rideau Canal and adjacent cultural landscapes is anticipated as the proposed residential towers will be visible above the existing tree canopy. Future heritage studies will be conducted during the Site Plan Control process.

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

As outlined above, the HIA has concluded that the proposed concept generally conserves the cultural heritage value of the site, while allowing for revitalization. No direct adverse impact on the cultural heritage value of existing buildings or lands is anticipated as a result of the proposed concept.

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

View lines have been maintained in the design of the podium, future towers and the proposed event centre. The proposed retail podium will enhance the view of Aberdeen Pavilion from Bank Street along the heritage easement by relocating the podium approximately 6 metres further from Exhibition Way compared to where it stands today.

- f) To support Lansdowne's integration with the surrounding mature residential neighbourhood, the broader area context will be examined to determine appropriate scale in building form to design the mass and height with appropriate transitioning, with specific attention to building transitions from the established low-rise residential areas;

The proposed concept will be located interior to the site, a significant distance from the surrounding mature residential neighbourhood. A community viewpoint analysis and shadow analysis has been completed for the proposed concept and shows that there is minimal impact to the neighbouring community's views.

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

High-quality public realm forms a key part of the vision for the proposed concept. The proposed podium has been designed to prioritize the comfort of pedestrians along



Exhibition Way by limiting the height to four storeys and stepping back the rest of the podium and towers. The podium will be highly glazed to create an interactive interface between the podium and pedestrians along Exhibition Way. The main entrances for the new event centre and the third tower closest to Aberdeen Pavilion will both face towards Aberdeen Pavilion, creating a new opportunity for an active pedestrian plaza.

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

The proposed event centre will be located within the existing grass berm of the Great Lawn at the east end zone of the stadium. Although this new event centre will be located within existing greenspace, it is not uncommon for municipal facilities to be located on municipal greenspace. The proposed event centre will be integrated into the existing berm, and a green roof will be considered during a future Site Plan Control application. As part of this application, the Official Plan Amendment will seek to address this policy and permit the location of the event centre within the existing municipal park.

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

The proposed concept ensures that pedestrians and cyclists are a priority on the site. Future loading and servicing of the development will occur primarily underground, with access to the loading areas and parking located closest to Bank Street. Additional covered bike parking is also proposed, which will encourage more cycling to the site as a safe location for bike parking will be available.

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

The proposed concept represents high quality architecture and materiality. Although the architectural details will be reviewed in much greater detail during the Site Plan stage, The conceptual plans, and more specifically the proposed podium, propose to integrate wood materials into the design, bringing warmth to the site while also recognizing the history of the site and the lumber industry in Ottawa.

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

The proposed concept will ensure that tree planting can occur on site, with a focus on ensuring that tree planting can occur along Exhibition Way. The proposed podium has provided an increased setback from Exhibition Way, allowing for a large sidewalk and opportunity for tree planting. Through a future Site Plan Control application a detailed landscape plan will be prepared ensuring that tree planting can occur on site benefiting from some of the lessons learned from tree plantings with Lansdowne 1.0.

4.2.4 Greenspace Designation

The Greenspace designation identifies a network of public parks, other spaces within the public realm and natural lands that collectively provide essential ecosystem services to Ottawa's residents, support biodiversity, climate resilience, recreation and healthy living. Through the City's policies, access to public Greenspaces will be preserved and enhanced where possible, especially in the urban area. The Greenspace on the subject property has been identified as Park on Schedule C12 of the Official Plan. The following Greenspace policies apply to the proposed concept:

- / Policy 6 of Section 7.1 – Parks comprise a vital component of Ottawa's Greenspace and make a critical contribution to its quality of life. The policies for Parks appear in subsection 4.4 of the Official Plan.

Section 4.2.6 of this Report includes a review of the Parks policies of the Official Plan as they relate to the proposed concept.



- / Policy 1 of Section 7.2 – The City may permit art and cultural activities, including temporary or permanent art installations, in any City-owned urban greenspace, subject to such restrictions and conditions as it deems reasonable.

The proposed event centre will be a space that accommodates art and cultural activities, such as concerts, festivals, and sporting events, among other activities. As such, the proposed location of the new event centre within City-owned greenspace is considered to be appropriate.

4.2.5 Large-scale Institutions and Facilities

Large-scale institutions and facilities such as hospitals, major health care facilities, universities, community colleges, major employers, federal employment campuses, and major sports, recreational and cultural facilities are vital contributors to the City and generate economic development and employment. These spaces have a regional draw and often occupy large sites in urban areas. As large numbers of people require access, they have the potential to affect traffic significantly if not located near rapid transit stations or along a Mainstreet Corridor with frequent street transit. These facilities can better play their role if they are seamlessly integrated into their surrounding context. It is noted that Lansdowne Park is home to major sports and recreational facilities, hosting professional and minor professional sports leagues, and as such, the policies of Section 4.3 as they relate to large-scale facilities are applicable to the proposed concept:

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

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

The proposed concept is consistent with the direction of the Inner Urban Transect policies. The proposed represents intensification of a large parcel and will prioritize pedestrians and cyclists over vehicles.

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

The proposed event centre will be located within a portion of the existing municipal park, however the facility will provide an opportunity for additional art and cultural activities to take place on site. The proposed concept will be located partly underground, with the opportunity for landscaping on the roof of the building. The proposed landscaping of the roof and surrounding area will be refined during a future Site Plan Control application.

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

The potential for renewable energy will be considered during a future Site Plan Control application.

- iii. Consistent with the City's Public Art Policy, one percent of eligible municipal or public-private partnership construction budgets, including new large-scale institutions and facilities, shall be for public art commissions. For large-scale institutions and facilities not subject to this requirement, an equivalent contribution to public art commissions will be encouraged; and

The proposed concept will relocate an existing public art installation within the same municipal park. Any future public art installations will be determined during a future Site Plan Control application.



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

Heritage assets on the site and within the surrounding area have been identified in the Heritage Impact Assessment prepared by ERA Architects. These assets will be conserved and any impact will be mitigated in accordance with the conservation design parameters outlined in the Heritage Impact Assessment.

- c) Co-locating or providing a mix of land uses at a density that is transit supportive may be required;

The proposed concept will include a variety of uses, including the new event centre and stadium (large-scale facility), commercial, residential, office, and recreational uses.

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

The proposed concept will prioritize pedestrians and cyclists into, and throughout, the site. The proposed concept will ensure ample space is provided between the proposed retail podium and Exhibition Way, creating opportunities for pedestrian interaction and movement around the site. Additionally, the proposed entrance to the event centre will be located in an area that will have limited vehicular access, promoting walking and cycling throughout the site. No new access is proposed by Queen Elizabeth Driveway or Bank Street, however, future upgrades to these entrances into the site are recommended in the Transportation Impact Assessment and Transportation Demand Management Strategy to make these entrances more pedestrian and cyclist friendly.

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

A transportation impact assessment and a transportation demand management strategy have been prepared for the proposed concept.

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

A functional servicing study has been prepared for the proposed concept. Detailed engineering for the site will be completed in a future Site Plan Control application.

- g) Service and loading areas should be internalized for facilities over four storeys. For low-rise facilities, the service and loading areas shall be visually screened from the streets, sidewalks and parks and from abutting residential properties through building and site design in accordance with transect and overlay policies.

The proposed service and loading areas are internalized for the proposed concept. The proposed service and loading areas will be underground and take place out of view of the public realm. The proposed access for service and loading areas will also be located closer to Bank Street, reducing the amount of vehicular travel through the site that will be required.



4.2.6 Parks and Recreation Facilities

Parks are one component of the City's greenspace and are important for quality of life, active recreation and health. Parks provide spaces for active and passive recreation opportunities to showcase diverse cultural communities and creative expression. The greenspace at Lansdowne has been identified as Park on Schedule C12 of the City's Official Plan, and policy direction of the Greenspace designation defers to the Parks policies of Section 4.4 of the Official Plan. As such, the following Parks policies are applicable to the proposed concept:

- / Policy 9 of Section 4.4.1 – The City shall protect public access to existing parks for recreation and programmable use. Public consultation is required where a municipal park is to be sold or changed to another use.

The proposed concept of the event centre will not remove public access to the existing Great Lawn at Lansdowne Park. The proposed greenspace will be enhanced with a new pedestrian plaza in front of the event centre. The existing connections throughout the park and the rest of the site are proposed to remain, ensuring pedestrian connectivity throughout the greenspace on site and the site as a whole.

- / Policy 1 of Section 4.4.6 – The design of parks should generally meet each of the following criteria:
 - a) The emphasis on parks will be to provide space for recreational activities;
 - b) Consider potential cultural development opportunities by including performance and cultural gathering spaces, or by reflecting diverse cultural groups through commemoration or park design;
 - c) Consistent with the City's Public Art Policy, opportunities will be explored to select appropriate sites for the installation of new public art in parks;
 - d) Some parks in the Downtown Core and Inner Urban Transects shall be built to withstand the impact of high usage and may require water, lighting and electricity, maintenance, more expensive recreational amenities and event/festival spaces that are of higher cost than that of parks that are less intensively used;
 - e) A preferred minimum of 50 per cent of the park perimeter shall be continuous frontage on abutting streets; Sidewalks shall be provided along the entirety of a park's street frontages in all cases in all transects, and required on local roads that lead directly to parks;
 - f) Where possible, landscape, servicing study and concept plans shall preserve existing mature trees and incorporate additional tree cover in a manner that is consistent with the use of the park and prioritizes shade for users. The tree canopy cover target for parks is 40 per cent, as detailed in Subsection 4.8.2, Policy 2), to be implemented, as appropriate;
 - g) New park space should be co-located with an existing or proposed park or another element of urban or rural greenspace, where possible; and
 - h) To adapt to climate change, provide cooling amenities in park design such as splash pads, wading pools, shade trees and shade structures, where possible.

The proposed event centre will be located within the existing Great Lawn, however the function of this space with the exception of the new facility will not change. The proposed event centre by its nature will accommodate recreational activities and will have a green roof, that will bring additional plantings and landscaping to an otherwise grass area. Any additional programming of the park and the roof of the event centre will be determined through a separate public process and the Site Plan Control process.

- / Policy 2 of Section 4.4.6 – The development of parks which include facilities, such as but not limited to: recreation centres, libraries and/or other buildings, which are strategically located in proximity to higher order transit, shall consider the co-location of housing or other complementary non-park uses above the facility structure where the facility is built on land dedicated as parkland. The City will develop an inter-departmental working group for the successful integration of co-locating parkland facilities with complementary nonpark uses at strategic locations. A large recreation facility, such as an arena or a



pool or recreation complex, is not considered a Large-scale Institution and Facility, in accordance with Subsection 4.3.

The proposed event centre which will include an arena that supports professional and semi-professional sports, music, and other activities is considered to be an appropriate use within parkland, especially municipally owned parkland where the event centre may be used for community events and public recreation. As per Policy 2 outlined above, the proposed concept of the event centre, which is first and foremost an arena, is not considered to be defined as a Large-scale Facility. The proposed event centre will be located in an area where residential units are proposed, as well as other uses that complement the event centre within the park.

4.2.7 Cultural Heritage and Archaeology

Conserving cultural heritage resources and honoring Ottawa's diverse cultural communities forms an integral part of the City's planning and decision making. Cultural heritage resources include: built heritage resources such as listed and designated properties, cultural heritage landscapes, archaeological resources, artifacts, monuments and other types of sites that are of cultural value to a community. Ottawa's unique and diverse cultural heritage is promoted through leadership, community engagement, partnerships and incentives. The preservation of sites with archaeological value provides an important link to our past and offers an opportunity for better understanding of our history, including local Indigenous history related to the Algonquin Anishinabe Nation, on whose unceded territory Ottawa is built, as well as early settlement history leading to the formation of the Nation's Capital. Lansdowne Park and the surrounding area have a number of heritage assets, and as such, the following policies of Section 4.5 are applicable to the proposed concept.

- / Policy 1 of Section 4.5.2 – When reviewing development applications affecting lands and properties on, or adjacent to a designated property, the City will ensure that the proposal is compatible by respecting and conserving the cultural heritage value and attributes of the heritage property, streetscape or Heritage Conservation District as defined by the associated designation bylaw or Heritage Conservation District Plan and having regard for the Standards and Guidelines for the Conservation of Historic Places in Canada.

The proposed concept is adjacent to several heritage assets owned by the City of Ottawa and the Federal government. The proposed concept has been designed with these heritage assets in mind, ensuring that the view cones from Aberdeen Pavilion are not disrupted. The proposed concept has also ensured that maximum separation can be maintained between future residential development and Aberdeen Pavilion. Details regarding compatibility with heritage assets are outlined in the Heritage Impact Assessment prepared by ERA Architects.

- / Policy 2 of Section 4.5.2 – Where development or an application under the Ontario Heritage Act is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property, the City will require a Heritage Impact Assessment, if there is potential to adversely impact the heritage resource. The HIA will be completed according to the Council approved guidelines for HIAs, as amended from time to time.

A Heritage Impact Assessment has been prepared by ERA Architects and submitted as part of the Official Plan Amendment and Zoning By-law Amendment applications.

Policy 3 of Section 4.5.2 – Heritage designation is, in part, intended to ensure contextually appropriate development and is not intended to discourage intensification or limit housing choice. Elements of the built form, including height, scale and massing, of such development shall ensure that the defined cultural heritage value and attributes of the property or HCD will be conserved, while balancing the intensification objectives outlined throughout this Plan.

The proposed concept represents intensification of a large parcel of land within the Inner Urban Transect that still respects existing heritage assets on the site and in the surrounding area. The HIA that has been prepared as part of the application package analyzes potential impacts on



these heritage assets and provides mitigation recommendations and conservation design parameters that have been incorporated into the proposed develop, and will continue to be incorporated into the design of the proposed concept as it evolves.

- / Policy 4 of Section 4.5.2 – Ottawa is the site of the Rideau Canal World Heritage Site, many National Historic Sites, and both privately- and publicly-owned buildings designated by the Federal Heritage Buildings Review Office. Development including or adjacent to these sites shall have regard for their cultural heritage value, as defined in Federal designation documentation and the City may require demonstration that development does not adversely impact these resources.

The proposed concept has had regard for the cultural heritage value surrounding the site, including the Rideau Canal World Heritage Site. The HIA has provided a detailed analysis of the proposed concept in the context of the heritage assets on site and surrounding the site.

- / Policy 7 of Section 4.5.3 – The City shall protect, improve and manage City-owned built heritage resources in a manner that achieves or supports the heritage objectives of this Plan and sets an example of leadership in the conservation and stewardship of heritage resources.

The proposed concept, which is a city-initiated application process through a public-private partnership, has ensured that heritage is important consideration in the redevelopment of the event centre, north stadium stands, retail podium, and future residential towers. The views outlined in the Heritage Easement between the City and the Ontario Heritage Trust have been enhanced, while the views from Aberdeen Pavilion toward the Rideau Canal have been maintained. Where there is impact to the views of Aberdeen Pavilion, the HIA has proposed mitigation measures and conservation design parameters.

- / Policy 11 of Section 4.5.3 – The City shall ensure that development, and/or capital projects proposed by the City, involving or adjacent to properties designated under Part IV or Part V of the Ontario Heritage Act, shall maintain the integrity of the heritage property’s cultural heritage value and attributes.

The proposed concept will not alter the existing Aberdeen Pavilion, which is designated under Part IV of the Ontario Heritage Act. The HIA prepared by ERA Architects provides an overview of any potential impacts of the proposed concept to existing heritage assets on and around the site.

4.2.8 Urban Design

Urban Design is the process of giving form and context to our city to create the theatre of public life. It concerns the design of both the built form and the public realm, which includes the City’s buildings, landscapes, pathways, parks, and streets that connect people to places and to each other. Urban design plays an important role in supporting the City’s objectives, such as building healthy 15-minute neighbourhoods, growing the urban tree canopy, and developing resilience to climate change. New development should be designed to make healthier, more environmentally sustainable living accessible for people of all ages, genders and social statuses.

The City has established Design Priority Areas (DPAs) which are intended to set the expectations for the public realm, place keeping and excellence in built form. Three tiers of DPAs have been created, with Lansdowne Park being considered a Tier 2 DPA. Tier 2 areas are of national and regional importance to defining Ottawa’s image. These areas support moderate pedestrian volumes and are characterized by their regional attractions related to leisure, entertainment, nature or culture. The following policies as they relate to Design Priority Areas and urban design in general as outlined in Section 4.6 are applicable to the proposed concept.

- / Policy 4 of Section 4.6.1 – Design excellence shall be achieved in part through recognition and conservation of cultural heritage resources located throughout the City, including buildings, streetscapes and landscapes.



The proposed concept recognizes the important of the cultural heritage assets on the subject site and within the surrounding area. The proposed concept will be designed to enhance existing views of the Aberdeen Pavilion as outlined in the Heritage Easement with the Ontario Heritage Trust, while also mitigating any impact on the views of Aberdeen Pavilion from the Rideau Canal.

- / Policy 5 of Section 4.6.1 – Development and capital projects within DPAs shall consider four season comfort, enjoyment, pedestrian amenities, beauty and interest through the appropriate use of the following elements:
 - a) The provision of colour in building materials, coordinated street furniture, fixtures and surface treatments, greening and public art, and other enhanced pedestrian amenities to offset seasonal darkness, promote sustainability and provide visual interest;
 - b) Lighting that is context appropriate and in accordance with applicable standards and guidelines; and
 - c) Mitigating micro-climate impacts, including in the winter and during extreme heat conditions in the summer, on public and private amenity spaces through such measures as strategic tree planting, shade structures, setbacks, and providing south facing exposure where feasible.

The proposed concept will include indoor and outdoor amenity spaces within the proposed podium and residential portion of the development, ensuring that future residents will have amenity space that is accessible for all four seasons. With respect to materiality, the proposed concept will incorporate wood elements and copper tones, incorporating the history of the lumber business within Ottawa. At the time of Site Plan Control, the proposed concept will be further refined to ensure that micro-climate impacts are mitigated, and that any future lighting on the site is context appropriate.

- / Policy 3 of Section 4.6.2 – Development which includes a high-rise building or a High-rise 41+ shall consider the impacts of the development on the skyline, by demonstrating:
 - a) That the proposed building contributes to a cohesive silhouette comprised a diversity of building heights and architectural expressions; and
 - b) The visual impact of the proposed development from key vantage points identified on Schedule C6A, where applicable, in order to assess impacts on national symbols.

The proposed concept will include three high-rise towers with a proposed maximum building height of 40 storeys. As currently shown in the submitted design brief, the proposed concept will include varying tower heights that contribute to a varied skyline. The proposed architecture of the buildings will vary, using different lines, angles, and materials to break up the massing yet still create a cohesive project. The subject site is not located within proximity to the key vantage points identified on Schedule C6A, and as such does not apply to the subject site and the proposed concept.

- / Policy 4 of Section 4.6.2 – Development abutting Scenic Routes, as identified on Schedule C13, shall contribute to conserving or creating a desirable context by such means as:
 - a) Protecting the opportunity to view natural and cultural heritage features;
 - b) Preserving and restoring landscaping, including but not limited to distinctive trees and vegetation along the right of way;
 - c) Orienting buildings towards the Scenic Route and providing direct pedestrian access, where appropriate;
 - d) Providing screening by way of opaque fencing or landscape buffers to hide surface parking lots or outside storage; and
 - e) Managing the intensity and spill-over of lighting on adjacent parcels.



The subject site is located along Queen Elizabeth Driveway, however the site does not immediately abut the Driveway. The proposed concept is located interior to the site, away from Queen Elizabeth Driveway and the east and south edges of the site. Through a future Site Plan Control application, details of landscaping and vegetation, orientation of buildings, screening, and lighting will be coordinated and refined.

- / Policy 5 of Section 4.6.2 – Where Scenic Routes are also identified as Scenic Capital Entry Routes on Schedule C13, development and capital projects should also:
 - a) Enhance the opportunity for views and vistas towards national symbols, cultural landscapes and other features of the Capital; and
 - b) Contribute to the image of Ottawa as the Capital city by providing landscape and aesthetic improvements, including buildings that enhance the urban character, where possible.

The proposed concept will provide an opportunity for views towards the Rideau Canal, a UNESCO World Heritage Site and cultural landscape of the City. An analysis of the proposed concept with respect to its impact on existing heritage assets has been outlined in ERA Architect's Heritage Impact Assessment, which should be read in conjunction with this Planning Rationale.

- / Policy 1 of Section 4.6.3 – Development and capital projects shall enhance the public realm where appropriate by using methods such as: curb extensions, curbside boulevards that accommodate wider pedestrian walkways, trees, landscaping, and street furniture. These enhancements will make streets safer and more enjoyable by dedicating more space to pedestrians, creating opportunities for relaxation and social interaction, and where necessary, buffering pedestrians from traffic.

The proposed concept proposes to set the retail podium back further from Exhibition Way than it currently exists, resulting in a wider sidewalk. This wider sidewalk will contribute to a more vibrant public realm by providing more space for pedestrians to travel throughout the site while also providing opportunities for pedestrian interaction on the sidewalk.

- / Policy 5 of Section 4.6.3 – Hubs and Special Districts should include comprehensive wayfinding initiatives to provide informative signage and maps at strategic locations including areas in front of significant buildings, transit stops, stations and major intersections.

The proposed concept is located within the Lansdowne Special District. Lansdowne Park, as it currently exists, includes extensive wayfinding across the site. At the time of a future Site Plan Control application future wayfinding signage in proximity to the proposed event centre and new north stadium stands may be considered.

- / Policy 1 of Section 4.6.5 – Development throughout the City shall demonstrate that the intent of applicable Council-approved plans and design guidelines are met.

The proposed concept demonstrates the intent of the applicable Council-approved design guidelines, including the High-Rise Design Guidelines. These guidelines have been assessed as they relate to the proposed concept in Section 4.4 of this Report.

- / Policy 3 of Section 4.6.5 – Development shall minimize conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalizing all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on the site for trees, where possible. Shared service areas, and accesses should be used to limit interruptions along sidewalks. Where underground parking is not viable, surface parking must be visually screened from the public realm.



The proposed concept will locate servicing and loading areas underground and from one common access to ensure that pedestrians are prioritized on the site. All parking on the site is proposed to be provided underground, with no new surface parking being proposed. As the proposed retail podium will provide a wider pedestrian sidewalk, opportunities for tree planting will be explored through the Site Plan Control process.

- / Policy 4 of Section 4.6.5 – Development shall demonstrate universal accessibility, in accordance with the City’s Accessibility Design Standards. Designing universally accessible places ensures that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.

The proposed concept represents an opportunity to create a new accessible event centre that improves the existing accessibility deficiencies within the existing facility. The proposed concept will ensure that accessibility design standards are met, however the details of the accessibility features of the proposed concept will be further refined through a future Site Plan Control application.

- / Policy 1 of Section 4.6.6 – To minimize impacts on neighbouring properties and on the public realm, transition in building heights shall be designed in accordance with applicable design guidelines. In addition, the Zoning By-law shall include transition requirements for Mid-rise and High-rise buildings, as follows:
 - a) Between existing buildings of different heights;
 - b) Where the planned context anticipates the adjacency of buildings of different heights;
 - c) Within a designation that is the target for intensification, specifically:
 - i. Built form transition between a Hub and a surrounding Low-rise area should occur within the Hub; and
 - ii. Built form transition between a Corridor and a surrounding Low-rise area should occur within the Corridor.

The proposed concept is situated on a large lot that does not abut any residential properties to the east, south, or west. The subject site, which includes townhouse dwellings along the north edge of the site along Holmwood Avenue, does abut other low-rise properties to the north, however it is recognized that the proposed high-rise residential towers will be located more than 120 metres from these low-rise dwellings. The proposed concept has considered the applicable design guidelines and incorporated them into the proposal where possible.

- / Policy 3 of Section 4.6.6 – Where two or more High-rise buildings exist within the immediate context, new High-rise buildings shall relate to the surrounding buildings and provide a variation in height, with progressively lower heights on the edge of the cluster of taller buildings or Hub.

The proposed concept seeks to permit a maximum height of 40 storeys, with units provided in three different residential towers. The proposed heights of these towers as per the 2022 concept that was approved in principle by Council were 29, 34, and 40 storeys. It is the intent that any future residential towers will provide variation in height of the towers. The proposed high-rise buildings, ranging in heights from 29 to 40 storeys, will provide additional variation in height to the existing buildings located on site.

- / Policy 4 of Section 4.6.6 – Amenity areas shall be provided in residential development in accordance with the Zoning By-law and applicable design guidelines. These areas should serve the needs of all age groups, and consider all four seasons, taking into account future climate conditions. The following amenity area requirements apply for mid-rise and high-rise residential:
 - a) Provide protection from heat, wind, extreme weather, noise and air pollution; and



- b) With respect to indoor amenity areas, be multi-functional spaces, including some with access to natural light and also designed to support residents during extreme heat events, power outages or other emergencies.

The proposed residential development will include multiple indoor and outdoor amenity options throughout three residential towers. The 2022 concept that was approved in principle by City Council proposed an outdoor amenity terrace at level 3 that overlooks Exhibition Way and is accessory to the indoor amenity on level 3 in both Tower 1 and Tower 2. In Tower 3 a full floor on level 2 is proposed as amenity, with an associated outdoor terrace at level 2 and level 3. Additional indoor amenity is proposed on the full level 7 for both Tower 1 and Tower 2. By providing a mix of indoor and outdoor amenity options, there are opportunities to provide protection from heat, wind, extreme weather, noise and air pollution. As the future residential towers will not be developed by the City, the location of amenity spaces may change; however, ensuring that all four seasons have been considered and that indoor amenity areas are multi-functional spaces will be of importance to any future amenity location and configuration.

- / Policy 8 of Section 4.6.6 – High-rise buildings shall be designed to respond to context and transect area policies, and should be composed of a well-defined based, middle and top. Floorplate size should generally be limited to 750 square metres for residential buildings and 2000 square metres for commercial buildings with larger floorplates permitted with increased separation distances. Space at-grade should be provided for soft landscaping and trees.

The proposed concept responds to the Inner Urban Transect policies outlined in the Official Plan and as outlined previously in this Report. The proposed residential development as approved in principle by City Council in 2022 has a tower floorplate of approximately 895 square metres with a minimum tower separation of 27 metres. As the separation distances between the towers has been maximized, the larger tower floorplate is considered to be appropriate and in line with the policy direction of the Official Plan.

- / Policy 9 of Section 4.6.6 – High-rise buildings shall require separation distances between towers to ensure privacy, light and sky views for residents and workers. Responsibilities for providing separation distances shall be shared equally between owners of all properties where High-rise buildings are permitted. Maximum separation distances shall be achieved through appropriate floorplate sizes and tower orientation, with a 23-metre separation distance desired, however less distance may be permitted in accordance with Council approved design guidelines.

As outlined above, the 2022 concept shows a tower separation of approximately 29 metres between Tower 1 and Tower 2, and a separation of approximately 27 metres between Tower 2 and Tower 3, both of which exceed the 23-metre desired separation outlined in the Official Plan. In addition to the tower separation distances, the towers are located internal to the site and away from the property lines, ensuring that the development does not preclude any nearby properties from also being developed with high-rise towers if deemed appropriate.

- / Policy 10 of Section 4.6.6 – Development proposals that include High-rise buildings shall demonstrate the potential for future High-rise buildings or High-rise 41+ buildings on adjacent lots or nearby lots in accordance with the relevant policies of this Plan.

The proposed concept has not considered future high-rise 41+ buildings on the site due to the Official Plan directing buildings of these heights to be located in an area where a Secondary Plan applies. As no Secondary Plan applies to the subject site, and due to the proposed concept being approved in principle by City Council, the maximum building height being sought on the site is 40 storeys. The subject site is a large lot with no adjacent lots that are likely to develop with high-rise 41+ buildings on them, and the City does not currently contemplate other areas of the subject site to be redeveloped with residential towers other than the area being proposed as part of this application.



4.2.9 Housing

The Official Plan states that adequate, safe and affordable housing makes Ottawa a good place to live and do business. Housing that meets needs across ages, incomes and backgrounds and supports accessibility needs is a key requirement for health and well-being as well as attracting and retaining highly skilled labour and new businesses.

Market-based housing is the housing available in the city as a result of houses being sold by existing owners and housing that is constructed in new communities. As the city grows and changes with a larger population, more different types of housing will be needed. This includes housing units of different sizes and forms, some of which might not be common in Ottawa today.

The Official Plan strives to facilitate a diversity of housing options for both private ownership and rental. The City will promote a range of affordable and market-rate housing by providing a toolkit of planning incentives and direct supports that allows for a greater number of units within the permitted built form envelope; and application processing priority, and consider new policies or development application requirements through a housing- and mobility- affordability lens.

Policy 4.2.1.1 states that a diverse range of flexible and context- sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:

- a) Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology;
- b) Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;
- c) Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;
- d) Establishing development standards for residential uses, appropriately balancing the value to the public interest of new policies or development application requirements against the impacts to housing affordability; and
- e) The City shall maintain, at all times, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned to facilitate intensification and land in draft approved and registered plans.

The proposed concept provides 1,200 new units in a well-served and central community of Ottawa with the potential for a diverse range of flexible and context sensitive housing options. The 2022 proposal included a range of unit types catering to various needs, including family-sized units.

4.3 Lansdowne Guiding Principles

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

Capital and City Context

- / Design the site to be an authentic, integrated and unique element of the fabric of the city and capital region that reflects and embraces the site's history as a significant gathering and meeting place. Lansdowne will accommodate a variety of ongoing activities and events on a year-round basis related



to both capital and city events having a cultural, lifestyle and sport focus. Create an urban lifestyle district for the neighbourhood, the city and tourists.

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

- / Design to create a place that will be part of the local and larger community and provide a unique urban experience for all users and a wide variety of visitors.

Outreach and engagement have occurred prior to the submission of the planning applications, and will continue to occur, informing the design elements being proposed as part of the Official Plan Amendment and Zoning By-law Amendment applications. Future programming and site animation will be determined through broader outreach with the community.

- / Design the site to capitalize on its unique location along the Rideau Canal UNESCO World Heritage Site (capital experience) with opportunities for the public to freely access and experience the site and capitalize on its unique location along the Bank Street corridor (civic experience) as the gateway to the Glebe and Old Ottawa South.

The proposed concept will consider options to redesign the entrance to the site at Queen Elizabeth Driveway, opening up viewpoints and creating connectivity to the canal, making the site more inviting during all four seasons. If a redesign of the entrance is deemed to be appropriate, the details of this will be refined during a future Site Plan Control application.

- / Respect the 30-metre buffer zone as an area where great care and attention is to be given for any changes to ensure the universal values of the World Heritage site are not adversely impacted or diminished.

A Heritage Impact Assessment has been completed as part of the submission materials evaluating the impact of the proposed concept on the heritage assets on and around the site.

- / Design Lansdowne to become a landmark feature along the canal and QED corridor (like Dow's lake and Confederation Park). Design the site to exhibit porosity and connectivity with its urban context (the canal, Holmwood and Bank) recognizing existing land-use patterns and circulation routes (pedestrians, cyclists and vehicular).

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

- / Establish an "address" on all its sides; and

The City has indicated that this has been completed as part of the initial redevelopment. No new residential development is planned fronting onto Bank Street, Holmwood Avenue, or Queen Elizabeth Driveway. Any future residential development along Exhibition Way will establish a municipal address.

- / Explore the possibility of a pedestrian bridge connection over the canal from the Lansdowne area, such as at Fifth Avenue to Old Ottawa East.

The Flora Footbridge, located at north of Lansdowne Park between Third Avenue and Fourth Avenue provides a direct connection for pedestrians and cyclists across the Rideau Canal to Old Ottawa East. This project was completed in 2019 and contributes to enhanced pedestrian and cyclist connections to the subject site.



The Overall Site

- / Design to showcase and increase public understanding of the significant places associated with this site, namely the Rideau Canal National Historic Site of Canada, a UNESCO World Heritage Site, and the Aberdeen Pavilion National Historic Site of Canada.

As outlined in the May 2022 Staff Report, the City is examining opportunities for further historic interpretation in the public realm strategy for the site.

- / Design to reflect the site as a public urban park with various elements including the stadium, new mixed-use buildings and other elements (sculptures, bandshells, fountains, etc.) that create unique experiences and lasting memories of the place.

The proposed concept will retain the existing urban park, with additional consideration to be given to landscaping, shade features, seating, and additional green space during a future Site Plan Control application.

- / Design to reflect the site's agrarian and festival roots.

The proposed concept will not disrupt the existing farmer's market and festivals that occur on site. The City may explore climate control options for the Aberdeen Pavilion which would allow for more market-type events to be hosted in the space.

- / Design the site to have a high quality public realm environment that is pedestrian focused.

The proposed concept will include a new plaza in front of the event centre entrance, as well as widened pedestrian sidewalks that contribute to a more pedestrian focused public realm. A new pedestrian concourse is also proposed between the retail podium/residential portion of the development and the new north stands, providing additional opportunity for pedestrian connectivity through the site.

- / Integrate the baseball park as part of the larger civic open space agenda for the site.

The proposed concept does not include any new plans for the baseball park.

- / Design to be responsive to how users approaching the site (car, boat, walk, cycle) will perceive and be welcomed into the site.

A series of mobility improvements are suggested in the TDM strategy for the site, prepared by Stantec.

- / Design for winter city considerations and celebration of the winter city.

The City is considering winter festivals and Winterlude events in the facility design and public realm improvements for the site. The proposed concept of a new event centre will contribute to additional winter activity options.

- / Place a significant emphasis on architecture and materiality.

Architecture and materiality will be considered in detail during a future Site Plan Control application.

- / Place a significant emphasis on the landscape of the region.

Landscaping elements will be considered in detail during a future Site Plan Control application.

- / Explore the use of a water element, either pastoral or urban, which can also accommodate storm water management requirements for the overall site.



Through the previous redevelopment, a new water feature was created within Lansdowne Park, however, this water feature is often mistaken for a water park. A new water feature may be considered in the long-range plan for Lansdowne Park, however no new water feature or element is proposed as part of the proposed concept.

- / Ensure that a significant area in the urban park allows for events and festivals and provides and integrates enough hard surface for marshalling and staging areas (trucks, vans, cars) for these events; and

The proposed concept will not change the core function of the urban park. The new event centre will provide an opportunity for events to be hosted in different areas of the site, and at the same time as other events, resulting in the better utilization of the site.

- / Define the boundaries clearly but anticipate and allow for overlap between the urban park and OSEG in both landscape language and potential mix of program (i.e. similar landscape elements, bench lighting, as well as use “restaurant in the park” or fountains in the retail). Allow for variance between the below-grade boundary and the above to account for below-grade connections and infrastructure.

The proposed concept will result in an updated Zoning Map which will outline the boundaries for where specific uses may take place, as well as outlining maximum permitted building heights. The zoning on the site will not preclude the opportunity for below-grade connections and infrastructure that serve the site as a whole.

- / The public access to the site should be studied with a goal that pedestrians, and cyclists feel safer. Any changes should improve the comfort of people who use the outdoor portions of the site and enhance safety for pedestrians and cyclists coming to the site, along with a continued emphasis on travel demand management during major events.

The proposed concept will prioritize pedestrians and cyclists by locating servicing and loading for the development underground. As part of the application package, a TDM Strategy has been prepared for the site, identifying any additional strategies that could be employed on the site.

Sustainability

- / Seek a high level of sustainable design;

Through the future Site Plan Control application, sustainable design elements will be confirmed. In the May 2022 Staff Report for Lansdowne Park, the City has indicated that the new development will be energy efficient, will call for salvaged and local materials in the tender for the construction, will employ electric and solar energy source and will target the City’s Green Building Policy.

- / Pursue LEED requirements as a singular mandate (front lawn and OSEG combined);

The proposed concept will aim for LEED Silver certification and will follow the City’s Green Building Policy.

- / Transformation offers a unique opportunity to showcase sustainable design principles, achieve LEED certification, for Ottawa;

The proposed concept will aim for LEED Silver certification and will follow the City’s Green Building Policy.

- / A comprehensive solution for the site with its wide variety of urban form and uses;

The proposed concept will result in a broad range of land uses being permitted on the site.

- / Elements/components to be considered for site include:



- Sustainable site design
- Redevelopment of “brownfield”
- Reduction/removal of parking
- Stormwater conservation with innovation in quality (e.g. bio-swales) and quantity solutions
- Conservation of materials, existing buildings, resources
- Alternative energy and energy-efficient measures
- Sustainable urban parks for year-round activities
- Transportation solution, alternative to fuel-dependent vehicles
- Locally produced foods and goods
- Water conservation and water quality, and
- Ensure intensity of mixed use

These elements will be considered and examined in detail during the future Site Plan Control application for the proposed concept.

- / Opportunity to celebrate and educate residents, users, and visitors on water - a most precious resource.

The proposed concept does not propose to incorporate any new water elements into the site, however, the City may explore opportunities to educate residents, users, and visitors on water through the proposed concept.

The Site Components

- a) Front Lawn (including Heritage Buildings and Farmer’s Market)
 - i. Urban Park

- Design a sustainable urban park with spaces for programming year-round activities and events and for impromptu community activities.
- Acknowledge the QED as a heritage element and retain its soft landscape environment with this environment extending into the new open space.
- Design the front lawn to work with and showcase the site’s built and functional heritage. Design the front lawn to be the door to the Rideau Canal and to be part of the Canal Capital experience. Introduce water features that will reflect the historical extension of the canal into the site and create dynamic places with water features also supporting recreational/use programming.
- Work with Parks Canada towards meeting the UNESCO suggestions for improving the adjacent visual relationship to and from the canal.
- Design to provide a porous entrance from the canal, extend the park experience to the canal edge, provide docking facilities within the canal and boat access to Lansdowne, and provide a pause point – a lobby to the canal from Lansdowne and from the canal to Lansdowne.
- Reconsider the relationship of the QED to Lansdowne to better integrate the pedestrian realm with the canal environment and improve pedestrian links directly from the canal edge into Lansdowne, broadening opportunities for experiences along the canal.



- Maintain the integrity of the existing alignment, shape and channel form of the Rideau Canal.
- Provide for an interpretation element for the canal and for the Algonquin First Nation to reflect the history of the canal and the Algonquin culture and relationship with the Rideau waterway.
- Acknowledge the QED as a heritage element and retain its pastoral landscaped environment with this environment extending into the open space; and
- Define a program of infrastructure which will enable Lansdowne to be the logical focal point for Ottawa's many festivals.

The proposed concept, and more specifically the event centre, will maintain the integrity of the Urban Park as it exists today. The existing berm will be reinstated after construction of the event centre is completed, and a green roof will be considered when determining the detailed design of the building. A future green roof will respect the open space that currently exists and will complement the park.

ii. Farmer's Market

- Design the site to showcase the Farmers' Market as a key element and identifying feature of the revitalization program with various uses (craft fairs, specialty foods to support the fresh produce market) to have it as a year-round element.
- Focus the Farmers' Market around the heritage buildings and consider accommodating elements related to the market into some of the heritage buildings to provide a year-round presence for the market at Lansdowne.
- Give consideration to the Farmers' Market having a "contemporary" face that will contrast as well as make legible the historic buildings; and
- Design to provide for integration of the Farmers' Market with the new mixed-use area and the urban park area where they interface to provide for an overall seamless urban experience for users.

The proposed concept does not propose to alter any areas where the Farmer's Market currently takes place. The Farmer's Market and other activities/markets in the square and Aberdeen Pavilion will continue.

iii. Aberdeen and Horticulture

- Design so the Aberdeen Pavilion is the centrepiece and focus for Lansdowne both in its physical expression and uses.
- Respect the established heritage values of the Aberdeen Pavilion National Historic Site of Canada and the agreements to ensure its conservation, including enhancement of views to and from the building and appropriate uses.
- Design to provide for full year-round animation of the Aberdeen Pavilion with unique uses that provide for ongoing public access and activity. The focus for the Aberdeen is to ensure that it is the focal element of the park as a publicly accessible and highly animated feature for the revitalized Lansdowne and that any use to be introduced into the building will respect its unique construction; and
- Base decisions on the future of the Horticulture Building (retention in situ vs. relocation) and potential re-use on an analysis of history of place and context and heritage objectives.



The proposed concept will enhance the views of Aberdeen Pavilion from Bank Street along the existing Heritage Easement. The proposed concept will respect the heritage assets that are on-site and within the surrounding area. Any potential impacts will be mitigated and an analysis of the proposed concept as it relates to heritage assets has been completed in the Heritage Impact Assessment prepared by ERA Architects.

b) New Development

- / Locate new development along Bank and in the NW sector to create a unique and authentic urban mixed-use area that will support 18-hour activity and animation and that will integrate the site with its urban context to the west and north, with special attention to the Bank Street edge and Holmwood Avenue edge and to support the uses and activities in the front yard.
- / New development to be largely mixed use, but not exclusively.
- / Provide for buildings that pay tribute to the historical character of Lansdowne recognizing that new buildings should be of their “own time” and avoid trying to emulate time periods and language no longer relevant.
- / Ensure uses to be accommodated in the new development support the creation of a unique and special place for local residents, the larger community and visitors and that they will support and compliment business in the area.
- / Ensure sufficient intensity of development and mix of uses that will allow the site to be active at all times and to help incorporate the stadium as an urban element of the overall development program.
- / Ensure new development contributes to creating an image for Lansdowne from Bank.
- / Do not treat Holmwood Avenue as a buffer – allow Holmwood Avenue to be integrated with Lansdowne.
- / Design the Bank edge to embrace and celebrate the Bank Street Bridge;
- / Cluster new retail opportunities to ensure critical mass with any retail outside the critical mass being limited to small-scale uses such as a skate rental, bike-rental outlet, café or band shell within the front lawn; and
- / New mixed-use development using air rights can be considered in the footprint of the existing Civic Centre/North Side Stands to help defray the cost of replacing functionally obsolete sporting facilities, and add to the intensity of development to keep the site active at all times as contemplated in the Council-adopted January 2010 principles D) Site Components b) New Development.”

The proposed concept will contribute to Lansdowne Park as a mixed-use area that respects and pays tribute to the historical character of the site. The proposed concept will result in additional residential units, intensifying the site so that it can be active at all times. Building a new standalone event centre will also contribute to bringing more people into Lansdowne Park, as multiple events may occur at any single time due to multiple venues being available.

c) Stadium and Arena Revitalization

- / Redefine the stadium as an urban stadium that is iconic in its image.
- / Integrate the stadium into the new Lansdowne fabric (significant open space area, new development, Bank Street edge redefinition, Canal edge integration); and
- / Think of the stadium as part of the public space with considerable visual and physical access during and in between events.

As outlined in the May 2022 Staff Report, with a renewed facility, the Ottawa Tourism’s Major Events strategy can aggressively target a portfolio of high-quality events. These events will



have a significant impact on the local economy and enhance Ottawa's visibility on the world stage. A new facility will allow a modern, more comfortable venue to be realized that meets current day accessibility standards, which do not currently exist within the obsolete facility. The new event centre will be a high energy efficient design and will include the largest live green roof in the National Capital region. The details of the green roof will be further refined through the future Site Plan Control application. The new north stadium stands and retail podium will result in a new pedestrian promenade, contributing to the public realm and pedestrian focus of the site.

d) Integration of Components

- / Design to provide for well defined physical and functional integration between the new development/stadium and open space area that is focused on the site's heritage buildings and Farmers' Market.
- / Design the stadium edge along the canal (new south-side stands) and facing the park (east end field) to embrace the canal, the QED and open space environments; and
- / Allow for the integration of functional circulation around all sides of the stadium.

The proposed design allows for the integration of functional circulation around all sides of the stadium. As outlined above, the proposed concept will include a pedestrian promenade that will link the new north stadium stands to the new event centre, and then to the south stadium stands. Existing pathway connections throughout the Great Lawn will remain, ensuring pedestrian connectivity throughout the full site.

Programming

- / Provide for flexibility in the design of the new development to provide for adaption to new uses to support economic sustainability.

The proposed concept will result in additional opportunities for programming and events at Lansdowne Park, contributing to the economic sustainability of the site.

- / Design for extensive and intensive mixed use with a significant residential element.

The proposed concept will be a mixed-use development consisting of a new event centre, new north stadium stands, a new retail podium and new residential towers that will accommodate up to 1,200 units. The proposed concept will result in residential, commercial, and recreational uses on the site, as well as some new office uses and the existing institutional uses on the site.

- / Design to accommodate multiple programming opportunities within the open space area and within the stadium complex for large and small programmed activities and events, impromptu activities and for the many festivals in the city.

The proposed event centre will support an expansion of local events, concerts, markets, and music festivals. It will further align with the goal of Ottawa Tourism partners to provide more national, provincial, and international festivals. As indicated in the May 2022 Staff Report, following the major construction activities of the proposed concept, Staff will develop strategies to allow an expansion of more passive events on the Great Lawn. The new event centre is anticipated to create more synergies in the programming of indoor and outdoor space at Lansdowne Park. The new event centre will also provide flexibility for more events on the site or the expansion of existing events, such as the Saunders Farm Halloween event and Bluesfest.

- / Solicit input from festival organizers to ensure their needs are included in the urban park program.



The City has been actively engaged with the community and will continue community engagement as the proposed concept evolves.

- / Consider having the stadium field open and integrated with the open space for community use outside programmed and scheduled events and to allow visual and physical porosity from Bank Street towards the park and canal through the stadium. Also ensure that there is enough closure in the stadium bowl to give broadcast definition and legibility to the sports it will house.

The proposed concept does not contemplate making the stadium field open for community use outside programmed and scheduled events.

- / Provide both indoor and outdoor spectator and participatory sporting opportunities.

The layout of the new event centre and surroundings will provides areas to watch events from both inside and outsides, and from all sides of the existing football field.

- / Integrate lifestyle fitness and wellness as part of the business plan for the stadium revitalization and new development.

As indicated in the May 2022 Staff Report, previous engagement efforts by the City have outlined a need for more passive uses of the park, with a focus on fitness to be considered. The consideration of passive uses on the site will continue to be brought forward during any engagement sessions as they relate to the Public Realm and programming.

- / Provide for uses in the new development that are focused on providing for connections with the community and families. Work with the sports and Farmers' Market to ensure that the area is authentic. Also work to provide unique specialty uses that serve other user groups (culinary schools, chef's market, museum related to 100-mile food, etc).

As indicated in the May 2022 Staff Report, a master plan for the site will allow infrastructure upgrades to occur that could support specialty uses and programs on the site.

- / Define uses based on key directions from user groups – city residents, tourists, sports fans, festival goers, etc.; and

The uses on the site will continue to be refined as input from the community is received.

- / Develop a commercial program that will increase the unique destination and tourism attributes of the site, participate in the rejuvenation of Bank Street as a traditional main street. Provide services, shops and opportunities for arts, culture and environmental awareness, and provide venues and retailing opportunities not found in the common marketplace in Ottawa.

As indicated in the May 2022 Staff Report, through a proactive commercial program, a multi-year strategy will be developed to attract a curated mix of retail offerings that position Lansdowne as an entertainment and lifestyle destination in the heart of the City.

4.4 Lansdowne Park Design Manual

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



4.4.1 Public Realm

Lansdowne Park is an important Cultural Landscape and a living legacy that will continue to contribute to the identity of the City and region while accommodating the needs of its adjacent communities. To achieve a seamless expression of an integrated public realm with strong connectivity to adjacent streets and communities, a Public Realm Design Framework (PRDF) was created which established a list of design principles and performance guidelines. Although the PRDF was prepared for the original Lansdowne Park redevelopment vision, the proposed Lansdowne 2.0 development has been assessed against these design principles and performance standards where applicable. It is important to note that the proposed concept will be required to undergo future Site Plan Control applications, at which time the Lansdowne Park Design Manual will be more applicable, and the Performance Guidelines for Design Elements will be reviewed, as the design will be more detailed.

The PRDF has separated Lansdowne Park into different spatial zones, recognizing that each zone needs to perform in a particular way and has a different relationship with adjacent spaces compared to other zones. As shown in Figure 30, the proposed concept will occur in the Stadium area, Park area, and the Streetscape area, and as such, the guidelines for these areas have been reviewed and outlined below.



Figure 30. Lansdowne Park Spatial Zones, Lansdowne Park Design Manual

Streetscapes

Section 5.1 states that all streets are detailed as part of the larger public realm, privileging pedestrians over cars. All streetscapes should follow these general guidelines:



- / To best express a continuous public realm, a primary objective of streetscape design across Lansdowne Park should be to provide streets that are flush with their sidewalks. A carefully integrated set of techniques will be required to distinguish vehicular from pedestrian zones, and incorporate accessibility requirements.
- / The sidewalk will be separated into the following zones, dependent on sectional width: a tree, lighting and furnishings zone; a clear pedestrian zone; and a spill-out amenity zone adjacent to building facades.
- / Species selected should be carefully coordinated to fit with the vegetation palette of the overall site, with the exception of Holmwood Street.
- / Tree selection and placement should ensure visual transparency to adjacent buildings and maintain visually clear pedestrian routes, including clearance from branches.
- / The proportions of street trees (both tree height and canopy width), street furnishings, and lighting should respond to the context of the streetscape - its width, its building heights, and the types of activities the street is to accommodate.
- / To maintain a safe, clear pedestrian pathway, all street furnishings should be placed outside of the sidewalk zone, either within the tree, lighting and furnishing zone, or adjacent to buildings in the amenity zone.
- / Street furnishing layout should recognize where the sidewalk width is limited, and should anticipate expected volumes of pedestrian traffic during peak crush times.

Section 5.1.3 provides specific guidelines for Aberdeen Way, which is now known as Exhibition Way. As the proposed concept will be located along Exhibition Way, the following guidelines have been considered:

- / The OHT principles should be respected throughout the design to protect view corridors to the historic Aberdeen façade.
- / Tree species should be carefully selected to make the expansive sectional width between the Stadium/Block J and Blocks H/G comfortable at the pedestrian scale, while maintaining views to the pavilion façade. Formal, upright deciduous tree species should be chosen.
- / The streetscape should privilege a wider northern sidewalk in order to capitalize on prime sun exposure. This will ensure an inviting microclimate for public lingering, as well as maximum sun exposure for tree health.
- / The street should be paved with concrete megapavers to emphasize a great civic entrance that privileges the pedestrian realm.
- / Drop off areas for taxi and bus should be spacious enough to accommodate the large crowd volume expected during various events.
- / In order to create the visual impression that the Aberdeen Pavilion sits level with the Urban Park, a slight grade should be taken from the Bank Street entrance to the front entrance of the Pavilion.
- / Lighting selected should illuminate the way for both cars and pedestrians, and should highlight, and not obstruct the Pavilion façade. It should be relatively grand in scale to support and mediate the scale of the Stadium and the Aberdeen Pavilion.
- / If banners are used along Aberdeen Way, the light fixtures and banners themselves need to be carefully selected.

The proposed retail podium will have a direct interface with Exhibition Way (Aberdeen Way) and will respect the OHT principles. As part of the proposed concept, the retail podium will be pulled back from the edge of the street, enhancing the view of Aberdeen Pavilion from Bank Street and therefore improving the Heritage Easement views. The additional sidewalk area on the south side of Exhibition



Way will provide opportunities for additional tree planting and street furnishings that complement the function of the street. Through the future Site Plan Control process, the tree species, planting location, street furnishing layout, and sidewalk design will be determined.

Aberdeen Pavilion 'Platform'

Section 5.2 provides direction for the design of the public realm surrounding the Aberdeen Pavilion. Although the proposed concept is not altering Aberdeen Pavilion, the new development of the event centre and a residential tower adjacent to Aberdeen Pavilion will need to consider the guidelines of the PRDF. Section 5.2.3 provides direction for the West Court/Event Square, which is located on the west side of Aberdeen Pavilion (main entrance to the Pavilion). The guidelines for the West Court/Event Square include:

- / The West Court and Event Square at Block G is flush with adjacent streets, its edges are demarcated through paving and bollards. As described under 'Lansdowne Way', subtle grading from the Bank Street entrance will mean that the Pavilion, West Court, Event Plaza and street can all be at the same relative grade with no need for steps or terracing down to the Pavilion.
- / Trees should be selectively and sparsely placed to not obstruct the Aberdeen façade. Those aligned with the Aberdeen Way Street trees should be the same species.
- / Paving should match the quality and detailing of that in Aberdeen Square.
- / Street furnishing, lighting and other planting should be limited so as not to obstruct the view of the façade, and to recognize this court as an intersection and crossroads.
- / Lighting should be used to enhance this display of the Aberdeen Pavilion façade, and not obstruct it.

Section 5.2.5 provides direction for the Great Porch, which is a contemporary urban plaza on the south side Aberdeen Pavilion that acts as a threshold between the Great Lawn and the Aberdeen Pavilion. The Great Porch is envisioned as the place to 'see and be seen', and the design of this space will continue the expression of the overall family of spaces of the Aberdeen 'Platform' through materiality, texture, and design detailing. The guidelines for the Great Porch include:

- / Trees should be selectively and sparsely placed to highlight, not obstruct, the Aberdeen façade. Species selected should be deciduous, large, open and fine, and continue the general character of species in adjacent spaces. No tree gates should be used.
- / Site furnishings, lighting and other planting should be placed so as not to obstruct the view of the façade, and to recognize programming requirements.
- / Design of the Great Porch and Great Lawn perimeter areas should allow for mounting of pedestrian loading facilities for shuttle bus loading and unloading during large events, as well as marshalling, and special event staging.
- / Water and electrical connections should be provided to support site programming.

The proposed concept of a residential tower and event centre at the northeast edge of the stadium will be located adjacent to the Aberdeen 'Platform', and more specifically the West Court/Event Square and the Great Porch. The West Court/Event Square is not proposed to be altered as part of the proposed concept. The proposed concept will enhance the view of the West Court/Event Square from Bank Street, providing an opportunity for events that take place in this space to capture passers-by attention on Bank Street. The proposed concept of the residential tower and event centre will also work to integrate the West Court/Event Centre and Great Porch with the new plaza in front of the residential tower and event centre, resulting in a continuous programmable space. Landscaping, site furnishings and lighting in this area will be determined through a future Site Plan Control application that will focus on the detailed design of each component of the proposed concept.

Park



Section 5.4 provides direction for the green spaces in Lansdowne's Urban Park, and aims to reconnect the site's civic and federal identities through the creation of an elegant civic landmark. The Urban Park has been divided into different landscape zones, resulting in diverse, generously proportioned, high quality zones, that are integrally connected to the urban components of the site. Section 5.4.1 provides direction for the East Berm and The Hill, which mediates the vertical scale of the stadium with the horizontal expanse of the Great Lawn and performs multiple programmatic functions such as a tobogganing hill and seating overlooking the Great Lawn, among functions. The guidelines for the East Berm and The Hill include:

- / Trees, if any, should be sparsely placed so as not to impede views of the Media Screen.
- / Primary pedestrian pathways are to be paved with hard paving.

Section 5.4.2 provides direction for the Great Lawn, which is the heart of the 'soft' side of the park. As a south-facing green, the Lawn is intentionally open and unobstructed to maximize programmatic potential. The guidelines for the Great Lawn include:

- / Some deciduous, large, and upright trees are selectively placed to help frame the space, while not obstructing programmable area.
- / The Lawn is graded to be able to hold stormwater in large storm events, but to drain efficiently during regular storm events.
- / Primary pedestrian pathways circumnavigate the Lawn, connecting the Crossing to the Water Plaza, the Great Porch, and the Hill.
- / Sensitive lighting will be incorporated around the perimeter of the Lawn to enable safety and wayfinding, but to not rule out the potential for stargazing in the centre of the Lawn.

The proposed event centre will be located in the area identified as the East Berm and The Hill, however instead of removing this feature of the site, the berm will be shifted east, closer to the Great Lawn. It is recognized that the East Berm and The Hill are important features on the site and provide programmable opportunities for users of the park. Through the refinement of the plan and a future Site Plan Control application, the function of the event centre roof will be determined to better understand the programming opportunities for the site. Although the new location of the East Berm will encroach into the existing Great Lawn, the function and the form of the Great Lawn is not proposed to be changed. The Great Lawn will still provide pedestrian pathways that provide circulation across the site from the Rideau Canal and Queen Elizabeth Driveway. Any new landscaping on the Great Lawn will be explored and considered during a future Site Plan Control application and through future studies and plans as it relates to the Urban Park and Public Realm at Lansdowne.

It is evident that landscaping and the planting of trees across Lansdowne Park is of utmost importance in the redevelopment of the site. The proposed concept is currently only subject to Official Plan Amendment and Zoning By-law Amendment applications, however, at the time of Site Plan Control the site design elements and landscaping elements will be thoroughly explored. The remainder of Part A of the Lansdowne Park Design Manual provides direction for an Interpretation Strategy, Site Lighting Strategy, Signage and Wayfinding Strategy, Accessibility Strategy, Sustainability Strategy, Programming Strategy, Heritage/Ontario Heritage Trust Principles, and Transportation Strategy. The Heritage and Ontario Heritage Trust components of the site have been considered and analyzed in the Heritage Impact Assessment prepared by ERA Architects and submitted as part of the applications. Similarly, transportation considerations for the site have been analyzed and summarized in the Transportation Impact Assessment and TDM Strategy prepared by Stantec and submitted as part of the applications. The remainder of the elements outlined in Part A of the Design Manual are design based and will be considered through future Site Plan Control applications for the different elements on site. As the design is refined through the current Official Plan Amendment and Zoning By-law Amendment application processes, these elements will continue to be considered where appropriate.



4.4.2 Architecture and Buildings

Part B of the Lansdowne Park Design Manual provides direction for Architecture and Buildings, and has been prepared as a frame of reference for the design teams of the Stage 1 redevelopment, intended to be used in the development of the architectural plans for new developments within the urban mixed use area and along Bank Street (for the Stage 1 redevelopment). The directions and guidelines set out in Part B are a compilation of the directions and guidelines that have been sanctioned for Lansdowne through various Council approvals for the Master Plan, the Zoning, and the Site Plan. As these design guidelines were created for the Stage 1 redevelopment of the lands, there has been no consideration for the proposed redevelopment known as Lansdowne 2.0. Additionally, the proposed guidelines, similar to those in Part A, are very design-focused and detail-oriented. As the proposed applications are for Official Plan and Zoning By-law Amendments, detailed design of the proposed concept is not yet fully developed. A more detailed review of all applicable design guidelines will occur during the future Site Plan Control applications for the different components of the proposed concept.

4.5 Urban Design Guidelines for High-rise Buildings

The Urban Design Guidelines for High-Rise Buildings were approved by Ottawa City Council in May 2018. The Guidelines for High-Rise Buildings are to be used during the preparation and review of development proposals including high-rise buildings. The guidelines focus largely on the context for high-rise buildings and appropriate transition and compatibility, while also considering their built form. Where specific policies are provided in an area-specific policy document, the area-specific policies will take precedent over the guidelines. The relevant guidelines have been reviewed as they relate to the proposed concept.

The proposed concept 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 concept 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.

4.6 City of Ottawa Comprehensive Zoning By-law (2008-250)

The existing zoning framework on the lands was established in 2010 through Ottawa Council approval and OMB settlement. The zoning provisions were specifically tailored to the existing built-form and residential density on the site at the time of approval. Zoning amendments are therefore required for any additional development regardless of form and scale. 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.





Figure 31. Zoning Map

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 concept and proposed maximum building heights. The proposed concept 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 concept. 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 anticipated to be refined. As such, the required Zoning By-law Amendments and project statistics will be refined and updated as needed.

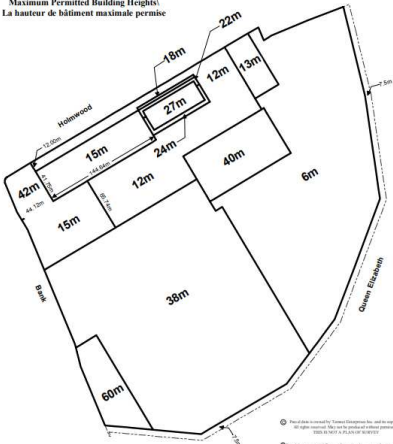
A sports arena, a retail store, and dwelling units are permitted within the L2C zone.

Table 1, below, outlined the required zoning provisions for the site and assesses the compliance of the proposed concept with these provisions.

Table 1. Zoning Compliance Table

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



<p>Minimum Setback from Queen Elizabeth Driveway</p>	<p>7.5 m</p>	<p>>7.5 m</p>	<p>Yes</p>
<p>Maximum Building Height Schedule 258A</p>	<p>Park area – 6 m Existing stadium area - 38 m</p> 	<p>126.8 m (40 storeys)</p>	<p>No</p>
<p>Maximum Non-Residential Gross Leasable Floor Area</p>	<p>33,450 m²</p>	<p>Will comply</p>	<p>Yes</p>
<p>Maximum Office Gross Leasable Floor Area</p>	<p>9,300 m² and located within a building designed predominantly as an office building fronting onto Bank Street</p>	<p>Will comply</p>	<p>Yes</p>
<p>Maximum Number of Dwelling Units</p>	<p>280 units</p>	<p>1200 units</p>	<p>No</p>
<p>Location of Residential Units</p>	<p>Residential uses are only permitted in buildings either fronting directly onto Holmwood Avenue or fronting directly onto Bank Street.</p>	<p>Residential towers will be located fronting Exhibition Way</p>	<p>No</p>
<p>Minimum Vehicle Parking Residential and Non-Residential Uses</p>	<p>1230 spaces and:</p> <ul style="list-style-type: none"> a) A minimum of 1200 spaces must be located below grade and no at grade or above grade parking garages shall be established b) Required parking for each residential use must be calculated at a minimum rate of 0.5 spaces per dwelling unit; and 	<p>739 new parking spaces proposed</p>	<p>Yes</p>



	<p>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.</p> <p>0.5 spaces per unit = 600 spaces</p>		
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 Section 102 Area X on Schedule 1A	0.1 spaces / unit up to a maximum of 30 spaces per building = 90 spaces	90	Yes
Minimum Bicycle Parking Spaces Section 111	0.5 spaces / unit = 600 spaces	Will comply	Yes
Bicycle Space Provisions Section 111	Horizontal Space: 0.6 m x 1.8 m Vertical Space: 0.5 m x 1.5 m Stacked Space: 0.37 m width Aisle: 1.5 m	Will comply	
Amenity Area Mixed Use Building with 9 or more dwelling units	Total: 6 m ² / dwelling unit = 7,200 m ² (1,200 units) Communal: A minimum of 50% of the required total amenity area	Will comply	Yes
High-Rise Zoning Provisions Area A on Schedule 402			
Minimum Lot Area – Corner Lot	1,150 m ²	156,366 m ²	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: 29.1 m Tower 2 to Tower 3: 27.8 m	Yes Yes





Proposed Amendments



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5.0 Proposed Amendments

5.1 Official Plan Amendment

To facilitate the proposed concept, an Official Plan Amendment is required to resolve policy inconsistency throughout the Official Plan as it relates to permitted uses, maximum heights, and development location within Lansdowne Park. The development proposes a maximum building height of 40 storeys for the residential towers and 15.5 metres for the event centre, however Policy 1(d) of Section 6.6.1 states that permitted heights within Special Districts are limited to the existing zoning on the site. For Lansdowne Park, the existing zoning permits a maximum height of 38 metres where the existing stadium is located and 6 metres for the existing park, which the development does not comply with. As such, the Official Plan Amendment seeks to permit a maximum building height of 40 storeys within the Lansdowne Special District.

Other policy direction within the Official Plan such as Policy 14 of Section 3.2 states that an increase in height within the same height category does not require an Official Plan Amendment and can be done through a Zoning By-law Amendment only. Upon discussions with City Staff, it was clarified that this is in fact that the direction the City takes with respect to increase in height within the same category. Therefore there is an inconsistency between Section 6.6.1 and Section 3.2, justifying the appropriateness of the Official Plan Amendment.

Policy 4(h) of Section 6.6.2.4 states that development within Lansdowne Park should be focused on existing built areas, avoiding or maintaining the established areas of greenspace and public space. This policy does not take into consideration the Council approved in principle concept, which was approved in principle prior to the full implementation of the new Official Plan, and as such this policy is considered to be an oversight. Other policies of the Official Plan support facilities such as the new event centre within greenspace and parks, depending on the types of uses that will occur within the space. Policy 1 of Section 7.2 states that the City may permit art and cultural activities in any City-owned greenspace as it deems reasonable. The proposed event centre will support arts and cultural activities by creating a new venue for these uses to occur on the site, broadening the types of events that may occur at Lansdowne Park.

The proposed event centre is an important part of Lansdowne. As stated in Policy 1 of Section 6.6.2.4, development should support the role of Lansdowne Park as a destination for amateur and professional sports, year-round festivals, residential, entertainment, commercial activity, and a public gathering place. The new event centre as a standalone facility is needed to ensure that a variety of spaces are available for different types of events and activities, encouraging residents within Ottawa and the surrounding area and within the larger regional and national context to visit Lansdowne. The new event centre will be a space that can be used 365 days a year, unlike some of the other spaces that already exist within Lansdowne. Despite the proposed location being within an existing park, the proposed event centre is located as close as possible to the existing built up area, and will be designed to have synergies and connectivity with the new north stadium stands, the new retail podium, the new residential towers and the new pedestrian promenade. The proposed concept will result in the site maintaining approximately 4.5 hectares of parkland, and consideration is being given to the type of green roof that will be provided on the event centre roof to ensure passive greenspace is incorporated into the event centre. Other considerations for how this event centre can be integrated into the park will be explored through the future Site Plan Control application and future community engagement sessions. Through the proposed Official Plan Amendment, Policy 4(h) will be amended, or a new policy will be created, that permits the event centre to be located in its currently proposed location.

Finally, the subject property is designated as a Special District within the Official Plan, with a portion of the site identified as Greenspace.



It is unclear within the policy framework and on the mapping if the Greenspace designation is to apply to the site and be given the same consideration when evaluating the proposed concept. Similar to the maximum permitted height, City Staff have confirmed that the intent of the policy direction for the site is that the Special District designation would supersede any other designation that appears to apply to the site (Greenspace and Mainstreet Corridor in this instance). As part of the Official Plan Amendment, it is proposed that a new Area-Specific Policy be created that provides this confirmation and direction. It is imperative that the Official Plan provides accurate direction about what functional designation applies to the site, as the proposed development on the site will be subject to a future Site Plan Control application, at which point these policies will be reviewed again for conformity.

The proposed amendment as it relates to which functional designation applies to the site is considered to be technical in nature and is intended to provide clarity with respect to the intended policy direction in the Official Plan Therefore, the amendment is considered appropriate.

5.2 Zoning By-law Amendment

To facilitate the proposed concept, a Zoning By-law Amendment is also required. The Zoning By-law Amendment will amend the following:

- / **Maximum Permitted Height:** As outlined in Table 1, above, the maximum permitted building height on the site is 38 metres for the area where the stadium is located and 6 metres for the area where the park/Great Lawn is located. The proposed concept seeks to increase the maximum building height to 40 storeys (127 metres), resulting in an increase of 89 metres. A portion of the site that is only permitted a height of 6 metres is also required to be rezoned to permit a height of 15.5 metres which would facilitate the development of the event centre.

The proposed amendments are considered to be appropriate, as the site is a large site and the proposed concept is able to provide significant tower separation distances, well above the recommended distances in both the Official Plan and Urban Design Guidelines. The location of the increased height within the park space for the event centre immediately abuts the existing stadium which has an increased height permission, and the transition down in height from the existing stadium to the Rideau Canal will be maintained.

- / **Rezone O1S Lands:** As outlined in Table 1 and Schedule 258-A, the proposed event centre will be partially located in an area zoned O1S. The O1S lands do not permit the uses contained within the event centre, however the L2C zone does. As the event centre is immediately abutting other recreational facilities, the existing L2C zoning line is only proposed to be shifted over slight to capture the entire event centre. This proposed amendment will not add any new uses to the L2C zone, and it will not permit any other uses within the O1S zone, it will simply adjust the zoning line to be consistent with the 2022 Council approved in principle concept. As a portion of the event centre lands are already zoned L2C, this amendment is considered appropriate.
- / **Maximum Number of Residential Units:** As outlined in Table 1, a maximum of 280 units are permitted on the site. As part of the proposed concept, approximately 1,200 units will be added to the site in order to achieve a critical mass of people who live on the site and contribute to the vibrancy and liveliness of the site. It is proposed that the maximum number of residential units be removed in its entirety to ensure that Lansdowne Park can continue to be evolved into a destination for residents and others at the regional and national level.
- / **Location of Residential Units:** As outlined in Table 1, residential units are currently only permitted to front onto Holmwood Avenue or Bank Street. It is understood that this zoning provision is derived from the original redevelopment of Lansdowne Park, which does not have consideration for future redevelopment and units that are located internally to the site and front onto Exhibition Way. Development opportunities along Holmwood and Bank Street appear to be limited, and as such any future redevelopment at Lansdowne Park would be required to be internal to the site. As such, it is proposed that residential units front onto Exhibition Way, which is a main street through the site,



accessed from both Bank Street and Queen Elizabeth Driveway. It is intended that the Zoning By-law Amendment will be clear in stating that residential units are permitted to front onto Exhibition Way, which will preclude any future residential development fronting other streets within Lansdowne.

The requested Zoning By-law Amendments are considered to be appropriate, as the site is a large site that can accommodate the increased height permission and the new location of residential buildings interior to the site with minimal impact on low-rise development in the surrounding community. It is also recognized that the inclusion of new residential units on the site are critical to ensuring the vibrancy and long-term success of Lansdowne Park is a local, regional, and national destination. 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 the designs may be refined and more details are added into the resulting Zoning By-law Amendment and future Zoning Schedule.



Maximum Permitted Building Heights\
La hauteur de bâtiment maximale permise

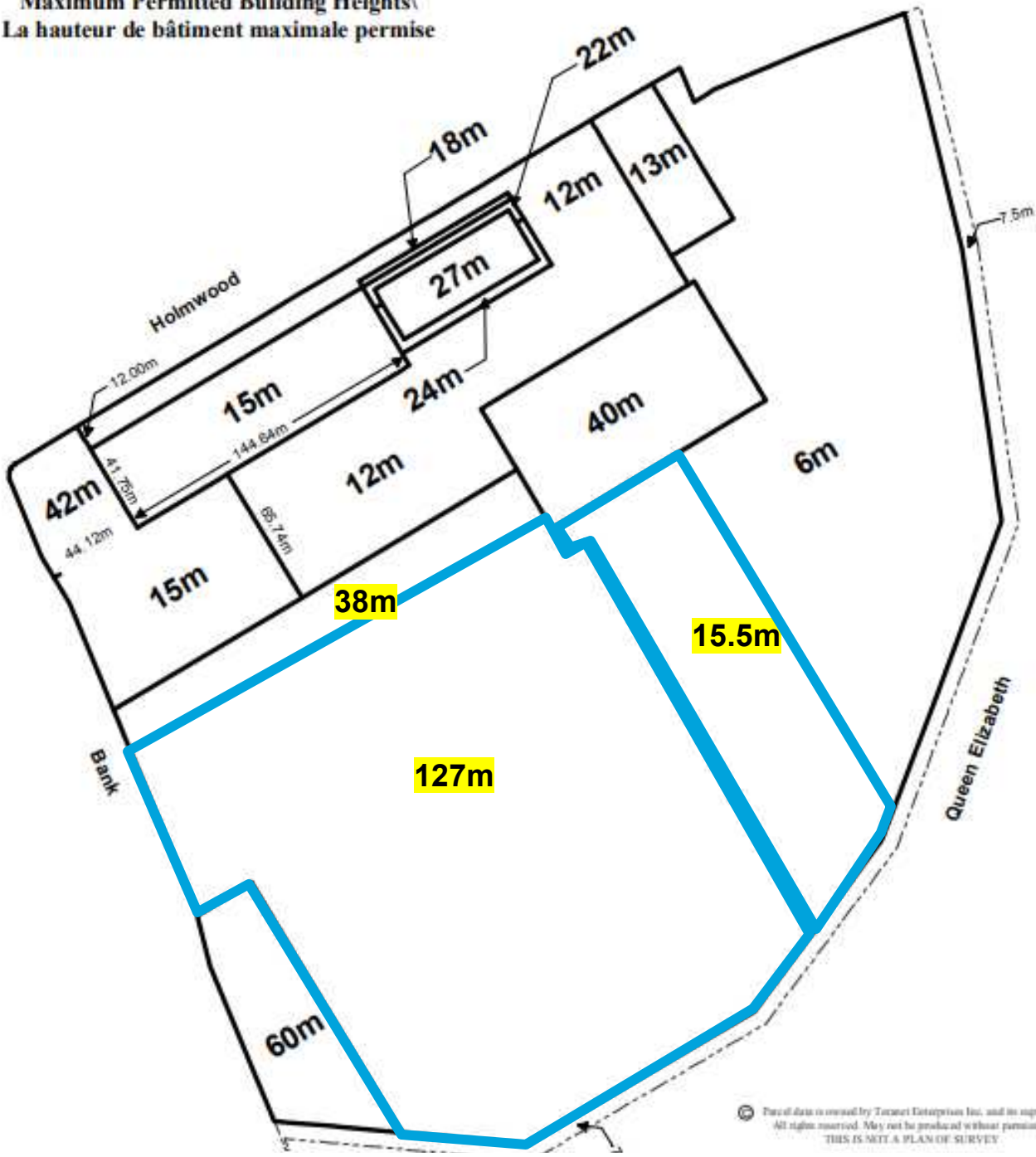


Figure 32. Proposed Zoning Schedule reflecting new maximum permitted building heights





Public Consultation Strategy



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6.0 Public Consultation Strategy

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

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

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

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

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



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

- / Notification of the Ward Councillor, Councillor Shawn Menard
- / Community “Heads Up” to local registered Community Associations
 - A ‘heads up’ notification to local registered community associations will be completed by the City of Ottawa during the application process.
- / Community Information Session
 - Community information sessions are currently planned for July 13, 2023 and August 17, 2023, both to be held on Zoom.
- / Planning Committee Meeting Advertise and Report Mail Out to the Public
 - Notification for the statutory public meeting will be undertaken by the City of Ottawa.
- / Statutory Public Meeting for the Zoning By-law Amendment – Planning Committee
 - The statutory public meeting will take place at the City of Ottawa Planning Committee.



Conclusions



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Conclusion

It is our professional opinion that the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit the proposed concept at Lansdowne Park constitute good planning and is in the public interest. As outlined in the preceding sections:

Conforms to the General Intent of the Provincial Policy Statement: The proposed concept is consistent with the Provincial Policy Statement (2020) as it provides residential development intensification, thereby increasing choices for housing, within the built-up area where existing infrastructure and public service facilities are available and where public and active transportation will be supported and encouraged;

Conforms to the General Intent of the City of Ottawa Official Plan: The proposed concept conforms to the Official Plan's vision for managing growth in the urban area. The proposed concept responds to its context within the Inner Urban Transect by proposing a high-rise development on a large parcel of land and promotes active and public transportation over other modes of transportation;

- / Meets the urban design policies of Section 4.6 of the Official Plan;
- / Generally conforms to the Official Plan's direction for the Lansdowne Special District, however it is noted that an Official Plan Amendment is being submitted to rectify any conflicting policy direction;
- / Responds strongly to the Urban Design Guidelines for High-Rise Buildings by enhancing the public environment and streetscape and providing appropriate tower separation distances;
- / Responds to and respects the existing heritage assets and character on and surrounding the site;

Maintains the General Intent of the Zoning By-Law: The proposed concept meets several of the applicable requirements in the Comprehensive Zoning By-law 2008-250. The requested amendments are appropriate and will not create undue adverse impacts on the community or surrounding properties.

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

Conforms to the General Intent of the Urban Design Guidelines for High-Rise Buildings: The proposed concept 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.

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

Represents Good Planning: Overall, the proposed concept advances several key policy objectives at the Provincial and Municipal levels including: optimizing the use of serviced lands within the existing urban boundary, encouraging growth within the urban boundary, intensification within an identified target area and adjacent to a transit priority corridor, and contributing to the range and availability of housing for all ages and incomes.

Sincerely,



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