

Subject: 2025 Lansdowne Annual Report

File Number: ACS2025-CRM-OCM-0004

Report to Finance and Corporate Services Committee on 29 October 2025

and Council 7 November 2025

Submitted on October 20, 2025 by Wendy Stephanson, City Manager

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Ward: Citywide

Objet : Rapport annuel sur le parc Lansdowne 2025

Numéro de dossier : ACS2025-CRM-OCM-0004

Rapport présenté au Comité des finances et des services organisationnels

Rapport soumis le 29 octobre 2025

et au Conseil le 7 novembre 2025

Soumis le 2025-10-20 par Wendy Stephanson, Directrice municipale

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATIONS

That the Finance and Corporate Services Committee recommend that Council receive the following status update related to the Lansdowne Partnership Plan.

- 1. The update from the City Manager outlining the delegated authority exercised from February 12, 2025 to date by the City Manager in consultation with the City Solicitor and the City Treasurer, under the finalized and executed Lansdowne Partnership Plan Legal Agreements.**
- 2. The update from the City Manager on the September 22, 2025 Lansdowne Master Partnership Meeting and Meetings Amongst Parties to the Unanimous Shareholder Agreements.**

3. The status update outlined in this report regarding the operations of the Lansdowne Public-Private Partnership.

RECOMMANDATIONS DU RAPPORT

Que le Comité des finances et des services organisationnels recommande au Conseil municipal de prendre connaissance des comptes rendus de situation suivants sur le Plan de partenariat du parc Lansdowne :

1. le compte rendu de la directrice municipale qui fait le point sur les pouvoirs délégués exercés par elle depuis le 12 février 2025 de concert avec l'avocat général et la trésorière municipale en vertu des contrats finalisés et signés dans le cadre du Plan de partenariat du parc Lansdowne;
2. le compte rendu de la directrice municipale faisant le point sur l'assemblée tenue le 22 septembre 2025 par la Société en commandite principale responsable du parc Lansdowne et sur les réunions qui ont eu lieu entre les parties intervenant dans les conventions unanimes des actionnaires;
3. le compte rendu de situation reproduit dans ce rapport à propos des opérations du Partenariat public-privé Lansdowne.

EXECUTIVE SUMMARY

The 2025 Lansdowne Annual Report outlines the financial and operational updates of the Lansdowne Partnership Plan (LPP), a collaboration between the City of Ottawa and the Ottawa Sports and Entertainment Group (OSEG). Key highlights include improved revenues (\$62.8 million, a 6% increase), a 99 per cent retail lease rate, successful programming and events within the urban park, and the development of a Social Procurement Framework.

Section 1: Delegation of Authority Summary

Since February 12, 2025, when City staff last reported on the exercise of delegated authority through the *Lansdowne Partnership Plan Annual Report* (ACS2025-CRM-OCM-0001), the City Manager has exercised delegated authority under the Lansdowne Partnership Plan agreements a total of seven times. As described in this report, on April 2, 2025, the tenant of the Office Component at Lansdowne obtained a second mortgage. The City has the right to review and approve any mortgage of the Office Component. The City's approval must not be unreasonably withheld. After ensuring the mortgage complied with the terms of the Office Lease, the City Manager provided the City's Approval of the transaction. Then at the September 22, 2025 partnership meetings, the City Manager concurred with OSEG in the adoption and approval of the

audited financial statements for the Lansdowne Master Limited Partnership for the year ending March 31, 2025, the adoption and approval of the financial statements of the four Component Limited Partnerships, and the re-appointment of KPMG as auditors of Master Limited Partnership.

Section 2: Report on the September 22, 2025 Lansdowne Master Limited Partnership Meeting and Meeting Amongst the Parties to Unanimous Shareholder Agreements

As part of the Lansdowne Partnership Plan, the Master Limited Partnership was created in which the City and Ottawa Sports and Entertainment Group (OSEG) are the limited partners and Lansdowne Master GP Inc. is the general partner.

The Master Limited Partnership Agreement was entered into on October 12, 2012, and provided that the fiscal year is the calendar year, however, the fiscal year end was changed to March 31 of each year, commencing in 2019. The Agreement also provides that the general partner must prepare audited financial statements for each fiscal year and an unaudited income statement and balance sheet at the end of each fiscal quarter.

On September 22, 2025, the meetings amongst the parties to the LPP Master Limited Partnership and the LPP Unanimous Shareholder Agreements took place at City Hall in the City Manager's Boardroom.

The annual meeting of the parties to the Lansdowne Master Limited Partnership focused on the financial performance results for the year ending March 31, 2025. The meeting also included a presentation of the 2025/2026 Operating Budget and monthly Cashflow Statement, and a presentation of a revised pro forma for the closed financial system under the LPP. The liquidity and risk exposure of the organization will continue to be monitored by LMLP auditors annually as reflected in notes to the consolidated LMLP financial statements. Work on Lansdowne 2.0 will also move forward in accordance with the process established through City Council.

The second meeting, being the Annual Meetings of Parties to LPP Unanimous Shareholder Agreements, commenced immediately after the adjournment of the first meeting described above and consisted of a series of "sub meetings" related to each of the Component Limited Partnerships, namely: (1) the stadium component; (2) the retail component; (3) the Canadian Football League (CFL) team; and, (4) the Ottawa 67's hockey team and, included parties to the Unanimous Shareholder Agreement for each Component General Partnership.

A total of six decisions were made by the City and OSEG at the two meetings. These decisions were in relation to the adoption and approval of the audited financial statements for the Lansdowne Master Limited Partnership for the year ending March 31, 2025, the adoption and approval of the financial statements of the four Component Limited Partnerships, and the re-appointment of KPMG as auditors of Master Limited Partnership.

Section 3: Update on the operations of the Lansdowne Public-Private Partnership

OSEG Update Overview

This update covers the fiscal year starting April 1, 2024, through March 31, 2025 for the Lansdowne Master LP (the Partnership) which is a partnership between the Ottawa Sports and Entertainment Group (OSEG) and the City of Ottawa.

In the 2024/25 fiscal year, TD Place had a successful year with a total of 188 events compared to 180 in the 2023/24 fiscal year. Lansdowne's approximate 350,000 square feet of rentable retail and office space ended the 2024/25 fiscal year at 99 per cent leased, compared to 100 per cent in the previous fiscal year. Parking Revenues continued to grow from the previous year and again exceeded pre-pandemic levels.

The Partnership generated revenues of \$62.8 million an increase of \$3.3 million or 6 per cent from revenues in the 2023/24 fiscal year. The total operating expenses of \$58.1 million represents an increase of \$3.9 million or 7 per cent from the total operating expenses from the 2023/24 fiscal year. The net operating income for the 2024/25 fiscal year was \$4.8 million which is \$0.5 million lower compared to the prior year.

The overall net loss for the year was \$11.1 million, which was \$1.9 million higher than the 2023/24 fiscal year. Included in this loss was a non-cash interest rate swap loss of \$0.85 million (as compared to a gain of \$0.24 million in 2023/24). This change is a non-cash item which fluctuates yearly depending on the changes to interest rates over the year. Without this non-cash item, the Partnership would have performed better than Budget expectations for the year.

The 2025/26 pro forma reforecasts the Partnership's financial performance through the remaining life of the partnership. It was updated to reflect the actual results of the 2024/25 fiscal year and the 2025/26 Budget. The overall pro forma forecast adjustments result in a reduction of distributions in the partnership term of \$42.7 million or 16 per cent from \$266 million in last year's forecast to \$223.3 million in this updated forecast.

Social Procurement Framework

Following Council direction, staff are developing a Social Procurement Framework that applies to the construction phase of Lansdowne 2.0, OSEG's hiring practices for employment at the Stadium and Event Centre, and the leasing of the retail spaces. Staff are initially focusing on the construction considerations related to the Lansdowne 2.0 Project which will be reported to Council through the *Lansdowne 2.0 Redevelopment and Construction Approval Plan* report (ACS2025-IWS-IS-0003). Work on the Social Procurement Framework for the remaining elements will commence in 2026 should Council approve the construction of Lansdowne 2.0, and progress would then be reported to Council in future iterations of the Annual Lansdowne Report.

Recreation, Cultural and Facility Services Programming Overview

City staff delivered a successful year of programming, hosting free community events, registered programs and drop-in activities drawing more than 5,000 attendees to the park. Facility rentals remained strong, with 235 booking days and 358 activities, generating over \$590,000 and attracting 800,000 visitors. The Ottawa Farmers' Market saw record attendance, with over 200,000 visitors across indoor, outdoor, and Christmas markets.

Several improvements and upgrades were made to the site to further support event operations and visitor experience. As well, staff continued planning for the rehabilitation of the Aberdeen Pavilion scheduled to begin in Q2 of 2026 and contributed to the Lansdowne 2.0 project planning, with a focus on enhancing the park's usability and preserving its legacy as a community landmark. Continued collaboration with partners such as OSEG, Ottawa Tourism, and other City departments will be critical in attracting major events and optimizing the use of Lansdowne's amenities.

Financial Implications

Despite the success of the retail component, the Lansdowne Master Limited Partnership (LMLP) has posted net financial losses for each fiscal year and has yet to generate net positive cashflows aside from fiscal years 2015, 2021/22 and 2023/24 that had positive cashflows due to proceeds from borrowing, but no distributions paid out. The Partnership continues to contribute to the Lifecycle Fund even if there are negative cashflows. These financial results support the need to improve Lansdowne Park and make the Lansdowne Partnership financially sustainable over the term of the partnership.

As of March 31, 2025, OSEG has contributed a gross amount of \$160.5 million in equity. Only \$23.6 million of their equity has been repaid as part of the 2015 settlement approved by Council. After accounting for this repayment, OSEG has contributed a net amount of \$137.0 million in equity to date. The City is still not expected to receive any distributions from the partnership over the 40-year term of the agreement. Distributions to the Lifecycle Fund are maintained at \$59.6 million over the term of the agreement.

RÉSUMÉ

Le rapport annuel 2025 sur le parc Lansdowne fait état, dans leurs grandes lignes, des comptes rendus financiers et opérationnels du Plan de partenariat du parc Lansdowne (PPPL), dans le cadre de la collaboration réunissant la Ville d'Ottawa et l'Ottawa Sports and Entertainment Group (OSEG). Parmi les faits saillants, mentionnons l'augmentation des revenus (62,8 millions de dollars, soit une hausse de 6 %), un taux de location des locaux commerciaux de 99 %, l'organisation réussie de programmes et d'événements dans le parc urbain et la mise au point d'une structure-cadre de l'approvisionnement social.

Section 1 : Synthèse des pouvoirs délégués

Depuis le 12 février 2025, date à laquelle le personnel municipal a rendu compte pour la dernière fois de l'exercice des pouvoirs délégués dans le rapport annuel du Plan de partenariat du parc Lansdowne (ACS2025-CRM-OCM-0001), la directrice municipale les a exercés à sept reprises en vertu des conventions relatives au Plan de partenariat du parc Lansdowne. Comme il est décrit dans le présent rapport, le 26 mars 2025, le locataire de la Composante bureautique a obtenu une deuxième hypothèque. La directrice municipale a approuvé l'hypothèque. La Ville a le droit d'examiner et d'approuver toute hypothèque sur la partie bureaux. L'approbation de la Ville ne doit pas être refusée sans motif valable. Après s'être assurée que l'hypothèque était conforme aux conditions du bail des bureaux, la directrice municipale a donné l'approbation de la Ville pour la transaction. Lors de la réunion de la Société en commandite principale du 22 septembre 2025, la directrice municipale et l'OSEG ont approuvé et adopté d'un commun accord les états financiers vérifiés de la Société en commandite principale du parc Lansdowne pour la période se terminant le 31 mars 2025, les états financiers des quatre sociétés commanditaires des volets du projet ainsi que la reconduction de KPMG à titre de vérificateur de la Société en commandite principale.

Section 2 : Rapport sur l'assemblée de la Société en commandite principale du parc Lansdowne et l'assemblée des parties aux conventions unanimes des actionnaires du 22 septembre 2025

Dans le cadre du Plan de partenariat du parc Lansdowne, on a constitué la Société en commandite principale, dont la Ville et l'Ottawa Sports and Entertainment Group (OSEG) sont les associés commanditaires et dont Lansdowne Master GP Inc. est l'associé commandité.

La Convention de la Société en commandite principale, conclue le 12 octobre 2012, prévoyait que l'exercice financier corresponde à l'année civile; toutefois, à partir de 2019, la clôture de l'exercice financier a été décalée au 31 mars de chaque année. La Convention prévoyait aussi que l'associé commandité doive préparer des états financiers vérifiés de chaque exercice financier ainsi qu'un état des résultats et un bilan non vérifiés à la fin de chaque trimestre de l'exercice.

Les assemblées de la Société en commandite principale du PPPL et des parties aux conventions unanimes des actionnaires du PPPL ont eu lieu le 22 septembre 2025, à l'hôtel de ville, dans la salle de conférence de la directrice municipale.

L'assemblée annuelle des parties membres de la Société en commandite principale du parc Lansdowne a essentiellement porté sur les résultats financiers pour la période se terminant le 31 mars 2025. L'assemblée a également porté sur le budget de fonctionnement de 2025-2026 et sur l'état des flux de trésorerie mensuels, de même que sur les projections pro forma révisées pour le système financier fermé en vertu du PPPL. Les liquidités et l'exposition au risque de l'organisation continueront à faire l'objet d'un contrôle annuel par les vérificateurs du PPPL, comme il est indiqué dans les notes aux états financiers consolidés du PPPL. Les travaux concernant Lansdowne 2.0 avanceront également conformément au processus établi par le Conseil municipal.

La deuxième assemblée, soit l'assemblée annuelle des parties aux conventions unanimes des actionnaires du PPPL, s'est enchaînée aussitôt après la levée de la première assemblée évoquée ci-dessus et a consisté à tenir une série de « sous-assemblées » se rapportant à chacun des associés commanditaires des volets du projet, à savoir : 1) le stade; 2) le commerce de détail; 3) l'équipe de la Ligue canadienne de football (LCF); et 4) l'équipe de hockey des 67 d'Ottawa; y ont également participé les parties à la convention unanime des actionnaires de chacune des sociétés commanditaires des volets du projet.

En tout, six décisions ont été adoptées par la Ville et l'OSEG au cours de ces deux

assemblées. Ces décisions concernaient l'adoption et l'approbation des états financiers vérifiés de la Société en commandite principale du parc Lansdowne pour l'exercice se terminant le 31 mars 2025, l'adoption et l'approbation des états financiers des quatre sociétés en commandite des volets du projet et la reconduction du mandat de KPMG à titre de vérificateur de la Société en commandite principale.

Section 3 : Mise à jour sur les activités du Partenariat public-privé du parc Lansdowne

Aperçu de la mise à jour de l'OSEG

La présente mise à jour couvre l'exercice financier allant du 1^{er} avril 2024 au 31 mars 2025 de la Société en commandite principale du parc Lansdowne (la « Société en commandite ») qui réunit l' Ottawa Sports and Entertainment Group (OSEG) et la Ville d'Ottawa.

L'exercice financier 2024-25 a été fructueux pour la Place TD, puisqu'au total, elle a accueilli 188 événements, comparativement à 180 en 2023-24. Les quelque 350 000 pieds carrés de locaux commerciaux et de bureaux louables de Lansdowne ont terminé l'exercice financier 2024-25 avec un taux de location de 99 %, comparativement à 100 % au cours de l'exercice précédent. Les revenus du stationnement ont continué à augmenter et de nouveau dépassé leur niveau d'avant la pandémie.

La Société en commandite a généré des revenus de 62,8 millions de dollars, soit une hausse de 3,3 millions de dollars ou 6 % par rapport à ceux de l'exercice 2023-24. Le total des dépenses de fonctionnement de 58,1 millions de dollars représente une augmentation de 3,9 millions de dollars, soit 7 %, par rapport à celles de l'exercice 2023-24. Le revenu net d'exploitation pour l'exercice financier 2024-25 s'élève à 4,8 millions de dollars, soit une baisse de 0,5 million de dollars par rapport à l'année précédente.

Au total, la perte nette annuelle s'élève à 11,1 millions de dollars, soit 1,9 million de dollars de plus qu'en 2023-24. Elle comprend une perte hors trésorerie sur l'échange de taux d'intérêt de 0,85 million (contre un gain de 0,24 million de dollars en 2023-24). Il s'agit-là d'un élément sans effet sur la trésorerie qui évolue chaque année en fonction des fluctuations des taux d'intérêt. Si elle avait exclu cet élément, la Société en commandite aurait affiché un budget excédentaire pour l'exercice.

Les projections pro forma pour 2025-26 réévaluent le rendement financier de la Société en commandite jusqu'à la fin de sa durée de vie. Elles ont été mises à jour pour refléter

les résultats réels de l'exercice 2024-25 et le budget de 2025-26. Les rajustements globaux des projections pro forma se traduisent par une réduction des distributions sur la durée de la société en commandite de 42,7 millions de dollars, soit 16 %, lesquelles passent de 266 millions de dollars prévus à l'exercice précédent à 223.3 millions de dollars dans la présente projection mise à jour.

Structure-cadre de l'approvisionnement social

Sur les instances du Conseil, le personnel élabore une structure-cadre de l'approvisionnement social qui s'applique à la phase de construction de Lansdowne 2.0, aux pratiques de recrutement d'OSEG pour les emplois au stade et au Centre d'événements, ainsi qu'à la location à bail des espaces commerciaux. Le personnel se concentre d'abord sur les facteurs à prendre en compte dans la construction du projet Lansdowne 2.0, lesquels feront l'objet d'un compte rendu au Conseil en vertu du *Plan de réaménagement et des travaux de Lansdowne 2.0* (ACS2025-IWS-IS-0003). Il s'attèlera aux derniers éléments de la structure-cadre de l'approvisionnement social en 2026, advenant que le Conseil ait approuvé la construction de Lansdowne 2.0, et informera le Conseil de l'état d'avancement dans les prochaines versions du Rapport annuel sur le parc Lansdowne Report.

Aperçu de la programmation de la Direction générale des loisirs, de la culture et des installations

Le personnel municipal a offert une programmation annuelle réussie, accueillant des événements communautaires gratuits, des programmes enregistrés et des activités sans réservation qui ont attiré plus de 5 000 spectateurs au parc. Affichant 235 jours de réservation et 358 activités, la location des installations est demeurée importante puisqu'elle a généré plus de 590 000 dollars et attiré 800 000 visiteurs. Le marché des producteurs agricoles d'Ottawa a connu un achalandage record, plus de 200 000 visiteurs ayant parcouru les étalages intérieurs, extérieurs et de Noël.

Le site a fait l'objet de plusieurs améliorations et rénovations destinées à favoriser l'organisation d'événements et à rehausser l'expérience des visiteurs. En outre, le personnel a continué à planifier les travaux de réfection du Pavillon Aberdeen, qui devraient commencer au deuxième trimestre 2026, et a participé à la planification du projet Lansdowne 2.0; il s'est concentré sur l'amélioration de la convivialité du parc et sur la préservation de son patrimoine en tant que point d'intérêt communautaire. La collaboration continue avec des partenaires tels que OSEG, Tourisme Ottawa et autres directions générales de la Ville s'avère cruciale si l'on veut attirer des événements

majeurs et optimiser l'utilisation des installations de Lansdowne.

Répercussions financières

Malgré le succès du volet des commerces de détail, la Société en commandite du parc Lansdowne (SCPL) a comptabilisé des pertes financières pour chacun des exercices financiers et n'a toujours pas produit de rentrées de fonds nettes positives, sauf lors des exercices financiers 2015, 2021-22 et 2023-24, qui lui ont permis d'encaisser ces rentrées de fonds positives grâce aux produits d'emprunts, sans toutefois verser de distributions. La Société en commandite continue de contribuer au Fonds du cycle de la durée utile malgré les rentrées de fonds négatives. Ces résultats financiers confirment qu'il faut améliorer le parc Lansdowne et veiller à ce que la Société en commandite reste financièrement viable pendant la durée du partenariat.

Au 31 mars 2025, l'OSEG a apporté, en chiffres bruts, des capitaux propres de 160,5 millions de dollars. Une part d'à peine 23,6 millions de dollars de ses capitaux propres a été remboursée dans le cadre du règlement approuvé par le Conseil municipal. Après avoir comptabilisé ce remboursement, l'OSEG a apporté jusqu'à maintenant une somme nette de 137,0 millions de dollars aux capitaux propres. La Ville ne s'attend toujours pas à encaisser les distributions de la Société en commandite sur la durée de 40 ans de cet accord. Les distributions versées au Fonds du cycle de la durée utile sont maintenues à 59,6 millions de dollars sur la durée de l'accord.

BACKGROUND

On October 10, 2012, City Council approved the legal close of the Lansdowne Partnership Plan (ACS2012-PAI-INF-0010 and ACS2012-CMR-LEG-0002), the final step to define a 30-year partnership between the City and the Ottawa Sports and Entertainment Group to transform Lansdowne Park. This report responds to the direction by Council and the reporting requirements under the Lansdowne Partnership Plan Project Agreements. This report also provides an update on the operations of the Lansdowne Partnership Plan (LPP).

As approved by Council on June 28, 2012, and October 10, 2012, the LPP is comprised of a master limited partnership, incorporated under the laws of the Province of Manitoba, in order to limit the legal liability of the City and the Ottawa Sports and Entertainment Group.

The LPP also includes limited partnerships for each of the LPP components being: (1) the stadium component; (2) the retail component; (3) the CFL team; and (4) the Ottawa

67's hockey team. The City is a party to a unanimous shareholder agreement for the master limited partnership, as well as for each of the four component limited partnerships noted above, for the purpose of enforcing the provisions of each agreement. All of these agreements were on file with the City Clerk and Solicitor at the time that Council approved the final LPP Legal Agreements and the legal close of the LPP on October 10, 2012.

The City of Ottawa's Recreation, Cultural and Facility Services (RCFS) department is responsible for the animation, programming, and overall management of the Urban Park component of Lansdowne Park that includes the Horticulture Building, Aberdeen Pavilion, Aberdeen Square, the Great Lawn, outdoor skating court, children's play structure, the community garden and the day-to-day management of the partnership. OSEG operates and maintains the stadium, arena and parking garage and is responsible for the public realm throughout the retail and residential portion of the site. OSEG also provides ongoing maintenance to the Urban Park through a maintenance agreement with the City.

DISCUSSION

The purpose of this report is to fulfill the reporting requirements under the LPP Project Agreements and as directed by Council, which include a summary of the exercise of delegated authority from February 12, 2025 to date, by the City Manager in consultation with the City Solicitor and City Treasurer; report on the September 22, 2025 Lansdowne Master Limited Partnership meeting and Meeting Amongst the Parties to Unanimous Shareholder Agreements; and, an update on the operations of the Lansdowne Partnership Plan since the last report to Council on February 12, 2025 ([ACS2025-CRM-OCM-0001](#)).

The report and its recommendations have been structured into the following sections:

- Section 1: Delegation of Authority Summary
- Section 2: Report on the September 22, 2025 Lansdowne Master Limited Partnership meeting and Meeting Amongst the Parties to Unanimous Shareholder Agreements
- Section 3: Update on the operations of the Lansdowne Public-Private Partnership

Section 1: Delegation of Authority Summary

Since February 12, 2025, when City staff last reported on the exercise of delegated authority through the Lansdowne Partnership Plan Annual Report ([ACS2025-CRM-](#)

[OCM-0001](#)), the City Manager has exercised delegated authority under the Lansdowne Partnership Plan agreements a total of seven times.

In March of 2025, the tenant of the Office Component at Lansdowne, BTB Lansdowne Inc. sought to add a second mortgage of three million dollars (\$3,000,000.00) to its leasehold interest in the Office Component. Any Tenant Mortgage under the Office Lease must meet the conditions set out in that lease. The City as Landlord has the right to review a proposed Tenant Mortgage and must approve any mortgage of the leasehold interest by the Tenant. The City's Approval must not be unreasonably withheld. If the City approves the mortgage, the City, the Tenant and the Lender must enter into a Lender's Agreement which provides the City's consent to the mortgage and ensures any mortgagee will comply with the terms of the Office Lease. Realty Services and Borden Ladner Gervais LLP, the lawyers advising the City on this transaction, reviewed the mortgage documents and determined the mortgage and its terms complied with the Office Lease. The Office Lease is a Lansdowne Partnership Plan Agreement ("LPP Agreement"). This transaction is within the financial and legal parameters in the finalized and executed LPP Agreements and as such is within the authority delegated to the City Manager to provide an agreement on behalf of the City (see ACS2013-CMR-LEG-0005). On April 2, 2025, the City Manager executed the Landlord Lender Agreement consenting to the mortgage.

As described in Section 2 below, at the September 22, 2025 partnership meetings, the City Manager concurred with OSEG in the adoption and approval of the audited financial statements for the Lansdowne Master Limited Partnership for the year ending March 31, 2025, the adoption and approval of the financial statements of the four Component Limited Partnerships, and the re-appointment of KPMG as auditors of Master Limited Partnership.

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The Master Limited Partnership Agreement was entered into on October 12, 2012, and provided that the fiscal year is the calendar year, however, the fiscal year end was changed to March 31 of each year, commencing in 2019. The Agreement also provides

that the general partner must prepare audited financial statements for each fiscal year and an unaudited income statement and balance sheet at the end of each fiscal quarter. The Financial Implications section of this report summarizes the Master Limited Partnership's Operating Income and net negative cashflows. Approved financial statements received by the City are on file with the City Clerk's Office.

Consistent with the role of Council in relation to other entities in which the City has a legal interest (e.g. Hydro Ottawa, Ottawa Community Housing Corporation, etc.), Council's role in relation to the Master and Component Limited Partnerships is limited in scope.

The City does not direct day-to-day business operations. Conversely, the City has several obligations, such as: attend Annual Meetings, as represented by the City Manager and approve annual financial statements and the appointment of the auditors of the Master Limited Partnership.

Annual Meetings of Parties to the Lansdowne Master Limited Partnership and the LPP Unanimous Shareholder Agreements

On September 22, 2025, the meetings amongst the parties to the LPP Master Limited Partnership and the LPP Unanimous Shareholder Agreements took place at City Hall in the City Manager's Boardroom.

The City was represented in each of the two meetings by the City Manager, the Chief Financial Officer, the Deputy City Treasurer, the Director - City Manager's Office, the General Manager - Recreation Cultural & Facility Services, and the City Solicitor. The Ottawa Sports and Entertainment Group was represented in each of the two meetings by Roger Greenberg, Executive Chair and Managing Partner.

The general partner of the Lansdowne Master Limited Partnership and the general partners of each of the four Component Limited Partnerships were represented in each of the two meetings by David Porter, Chief Finance Officer and Matt Perron, General Counsel.

The annual meeting of the parties to the Lansdowne Master Limited Partnership focused on the financial performance results for the year ending March 31, 2025.

The meeting also included a presentation of the 2025/2026 Operating Budget and monthly Cashflow Statement, and a presentation of a revised pro forma for the closed financial system under the LPP. The liquidity and risk exposure of the organization will continue to be monitored by LMLP auditors annually as reflected in notes to the

consolidated LMLP financial statements. Work on Lansdowne 2.0 will also move forward in accordance with the process established through City Council.

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A total of six decisions were made by the City and OSEG at the two meetings. These decisions were in relation to the adoption and approval of the audited financial statements for the Lansdowne Master Limited Partnership for the year ending March 31, 2025, the adoption and approval of the financial statements of the four Component Limited Partnerships, and the re-appointment of KPMG as auditors of Master Limited Partnership.

Section 3: Update on the operations of the Lansdowne Public-Private Partnership

One of the purposes of this report is to fulfil Council-directed reporting to provide an annual update on the operations of the Lansdowne Public-Private Partnership.

OSEG Update Overview

This update covers the fiscal year starting April 1, 2024, through March 31, 2025 for the Lansdowne Master LP (the Partnership) which is a partnership between the Ottawa Sports and Entertainment Group (OSEG) and the City of Ottawa. The Partnership consists of Lansdowne Stadium LP (TD Place), the Ottawa REDBLACKS LP, the Ottawa 67's LP and Lansdowne Retail LP.

In the 2024/25 fiscal year, TD Place had a successful year with a total of 188 events compared to 180 in the 2023/24 fiscal year. The owned sports teams, the REDBLACKs and 67's, accounted for 50 ticketed events, the same number as the previous fiscal year.

The three tenant sports teams, Atletico Ottawa (soccer), the Ottawa Blackjacks (basketball) and the Ottawa Charge (women's hockey), accounted for 41 ticketed events compared to 34 in the prior year. In addition, concerts and events during the year accounted for 97 events. This compares to the 2023/24 fiscal year that included 96 concert and other events. In total, the tenant teams and concerts and events accounted

for 138 events compared to 130 in the prior year and included an expanded Ottawa Christmas Market which ran for 25 days.

Retail and Site:

Lansdowne's approximate 350,000 square feet of rentable retail and office space ended the 2024/25 fiscal year at 99 per cent leased, compared to 100 per cent in the previous fiscal year. The weighted average lease term remaining for all tenants was 5.96 years compared to 4.86 years in the prior year. Parking Revenues continued to grow from the previous year and again exceeded pre-pandemic levels.

Summary Financial Results:

As stated previously, the fiscal 2024/25 period includes the 12-month period from April 1, 2024 to March 31, 2025.

In the 2024/25 fiscal year, the Partnership generated revenues of \$62.8 million which was \$2 million below Budget but an increase of \$3.3 million or 6 per cent from revenues in the 2023/24 fiscal year. The total operating expenses of \$58.1 million was \$2 million lower than Budget. This represents an increase of \$3.9 million or 7 per cent from the total operating expenses from the 2023/24 fiscal year. The net operating income for the 2024/25 fiscal year was \$4.8 million which was consistent with Budget and \$0.5 million lower than the 2023/24 fiscal year result. The overall net loss for the year was \$11.1 million, which was \$1.9 million higher than the 2023/24 fiscal year. Included in this loss was a non-cash interest rate swap loss of \$0.85 million (as compared to a gain of \$0.24 million in 2023/24). This change is a non-cash item which fluctuates yearly depending on the changes to interest rates over the year. Without this non-cash item, the Partnership would have performed better than Budget expectations for the year.

The financial result was negatively affected by the performance of the Ottawa REDBLACKS and 67's. The REDBLACKS made the playoffs for the first time in five years. However, the playoff game was an away game which resulted in a financial performance below Budget of \$0.3 million as a home playoff game had been budgeted. The 67's also missed the playoffs for the first time in 10 seasons. In addition, the 67's experienced lower than budgeted attendances throughout the season resulting in a variance of \$0.6 million lower than Budget for playoffs and the regular season.

The tenant sports teams and concerts and events were \$0.3 million favorable to their net contribution Budgets. This result was also \$1.2 million or 25 per cent higher than the result in the 2023/24 fiscal year.

Retail operations saw an increase in revenues of \$1.2 million, an increase in total operating expenses of \$0.9 million, resulting in a total operating income increase of \$0.3 million from the 2023/24 fiscal year.

2025/26 Updated Proforma:

The 2025/26 Proforma (which reforecasts the Partnership's financial performance through the remaining life of the partnership) was updated to reflect the actual results of the 2024/25 fiscal year and the 2025/26 Budget. Future year forecasts were reviewed based on current operating results with growth rates used across business lines applied consistently with the previous year's methodology. The main exception to growth rates was the Concert/Event business line. The Concert/Event business can fluctuate significantly from year to year. To reflect a less volatile forecast of future years net contribution, the average of the 2026/27 and 2027/28 years forecasts were used as a benchmark to project future years. This change decreased the net contribution from Concerts/Events by \$11.5 million over the life of the partnership. In addition, the consolidation of the current mortgage and lines of credit into a new mortgage resulted in higher interest costs by \$18.8 million over the life of the partnership.

Of note, the 2024/25 Proforma considers an arena and stadium that is at the end of its useful life and will not be replaced or materially upgraded during the remaining term of the partnership. This assumption is consistent with how previous updates have been provided and is separate from Lansdowne 2.0 projections which considers the new Lansdowne 2.0 project proposal and the impact that this has on Partnership facilities and future operations.

The overall Proforma forecast adjustments result in a reduction of distributions in the partnership term of \$42.7 million or 16 per cent from \$266 million in last year's forecast to \$223.3 million in this updated forecast.

Social Procurement Framework

During the meeting of November 8, 2023, during the consideration of the report entitled *Lansdowne Partnership Plan – Authorization to Proceed to the Next Steps in the Redevelopment* ([ACS2023-PRE-GEN-0009](#)), Council directed staff to establish a Social Procurement Framework that applies to: the construction phase of Lansdowne 2.0, OSEG's hiring practices for employment at the Stadium and Event Centre, and the leasing of the retail spaces. Council further directed that progress on the social procurement framework be reported back as part of the Procurement Reports scheduled in Q1 and Q2 of 2024, and that the ongoing results of the Social

Procurement Framework be reported back through the Annual Lansdowne Report.” Since that time, staff have been developing the Social Procurement Framework, with an initial focus on the construction considerations related to the Lansdowne 2.0 Project. Progress on this aspect of the framework will be reported to Council through the *Lansdowne 2.0 Redevelopment and Construction Approval Plan* report (ACS2025-IWS-IS-0003). Work on the Social Procurement Framework for the remaining elements respecting OSEG employment practices and the leasing of retail spaces will commence in 2026 should Council approve the construction of Lansdowne 2.0, and progress would then be reported to Council in future iterations of the Annual Lansdowne Report.

City Urban Park - Programming and Animation Update

From June 2024 to May 2025, the City programmed a variety of activities at Lansdowne Park with the goal to increase the presence of residents and visitors, while making the Urban Park a vibrant and desired place to be. Programming was adapted and remained flexible due to uncertainties around the start of rehabilitation work on the Aberdeen Pavilion that would its closure. Despite these constraints, staff maximized opportunities to deliver a wide variety of programs and events.

During this reporting period, the Urban Park hosted a vibrant lineup of free community programs that brought people together and enlivened spaces. Arts and culture programming featured the Summer Arts Series, OMIC City Sounds, and the popular Lansdowne Movie Nights in the Park. Visitors also enjoyed unique activities such as the beloved Full Moon Yoga, Snow Yoga and the Pumpkin Derby, welcoming participants of all ages. In total, 23 free community programs attracted approximately 4,700 attendees, reinforcing Lansdowne's role as a lively hub for community connection and cultural experiences.

The Urban Park offered an exciting mix of 127 registered programs, including sketching en plein air, quad roller-skating, hip-hop classes, Dungeons and Dragons Adventures to STEAM (Science, Technology, Engineering, Arts and Math) generating over \$25,000 in registration revenue. Complementing these offerings were 37 drop-in opportunities, from roller-skating to other active pursuits, attracting more that 750 enthusiastic participants and generating \$3,150 in admission fees.

In 2024, the Urban Park orchard produced a total of 2,600 lbs of apples. The apples were shared with several organizations including the Heron Emergency Food Centre, Shepards of Good Hope, Children at Risk, and Options Housing.

The outdoor refrigerated rink operated for a total of 114 days between November 22, 2024, and March 15, 2025. Unfortunately, the Skating Court did not run as long as in previous years due to a malfunctioning refrigeration unit. The ice plant replacement has been completed and will be ready for the 2025 skating season. Although the season was shorter, participants were able to enjoy the new offering of skate sharpening and rentals onsite.

City Urban Park - Facility Rentals Update

The table below compares the number of facility rentals over the past three years highlighting the continued increase in usage despite construction uncertainties.

Table 1: Number of Urban Park Facility Rentals - 2022-2025

Programming Year (June 1 - May 31)	# Rentals Contracts	# Booking Days	# Activities	Ottawa Farmers Market Days
2022-23	95	215	293	55
2023-24	96	220	409	56
2024-25	81	235	358	55

Notable new events hosted in the Urban Park between June 2024 and May 2025 include:

- Aberdeen Square was used as a filming location for Hallmark
- Canadian Ice Carvers Society showcased the Maple Meltdown Ice Sculpture Championship
- The World Juniors Hockey Fan Fest
- The Royal visit in May
- The Ottawa Children Festival, marking its 40th Anniversary
- The Lion's Track and Field Club indoor training program in the Aberdeen Pavilion

In addition, several established events returned, including City Folk's 10th anniversary, 613Flea, Escapade, the Asian Night Market, City of OM, FWD50, and the Signatures Handmade Market. Facility rentals generated more than \$590,000 in revenues with attendance estimated at over 800,000.

Ottawa Farmers' Market

In this reporting period, the Farmers' Market at Lansdowne achieved a record-breaking season with the outdoor summer market seeing its highest vendor attendance, and the

indoor winter market increasing the number of its local producers largely due to the favourable local growing season.

Overall, the Ottawa Farmers' Market has attracted approximately 53,000 people for 18 indoor markets, 46,600 for the 11 Christmas market days and 106,000 for the 26 outdoor markets. The indoor market averaged 74 daily vendors while the outdoor market averaged an 84-vendor daily count. With every year of operation, the Ottawa Farmers' Market sees growing community engagement in supporting the local food economy.

Running over five weekends, the Christmas Market opened with a Friday night launch, followed by Saturday and Sunday markets each week for a total of 11 Christmas market days. Each December, Aberdeen Square comes alive as OSEG transforms it into a magical outdoor Christmas Market, complementing the indoor Farmers' Christmas Market. This year, the outdoor Christmas Market opened with the lighting of the Christmas tree on November 22 and ended on January 6 to align with the 2025 World Junior Ice Hockey Championships schedule. Twinkling holiday lights, charming seasonal displays, and live entertainment created a festive atmosphere for visitors of all ages. Fifty-six vendors welcomed guests to their cabins, offering seasonal treats and beautiful crafted items. This year, more than 500,000 people enjoyed the outdoor Christmas market, the World Juniors Hockey Fan Fest, the Ottawa Farmers' Market, 613flea and other smaller Christmas events.

City Urban Park - Programming Partnerships

Partnerships remain essential to the success of Lansdowne. The ability of the Lansdowne team to deliver a diverse range of events and programming relies on strong collaboration with our internal and external partners. Working closely with groups such as OSEG, Ottawa Tourism, the BIA, Transportation, By-law Services, Ottawa Public Health, Ottawa Police Services, and other City departments ensures that the site operations are well coordinated and responsive. These partnerships allow Lansdowne staff to balance event activity with community needs, minimize impacts on surrounding neighbourhoods, and maintain a safe, accessible, and welcoming environment for all.

City Urban Park - Site Improvements

During this reporting period, several site improvements were completed. A tree audit and inventory was initiated in fall 2024 and continued into 2025, focused on monitoring the health and long-term sustainability of the urban park canopy. Accessibility was

enhanced through the installation of new accessible door operator buttons at both Aberdeen Pavilion and the Horticulture Building. To support event operations, new electrical event panels were also added to the exterior of the Aberdeen Pavilion, reducing the need for extensive cabling and mitigating electrical access challenges during the rehabilitation project. Additional upgrades included the installation of chillers for the Ahern Water Fountain, replacement of refrigeration unit for the skating court, and the replacement of salt-damaged bins along Bank Street.

City Urban Park - Financial Results

For year-end 2024, the Urban Park demonstrated strong revenue generation, with actual revenues exceeding budget expectations by over \$90,000. This success is particularly notable given the uncertainty surrounding Aberdeen Pavilion's availability due to a planned rehabilitation project that would have closed the building for up to two years. Staff have identified the loss of up to 15 event rentals and \$96,000 in revenue. With more certainty on the timing of the Aberdeen Pavilion's project, staff were able to mitigate further losses in the second half of 2025 and to accommodate many of the traditional summer and fall events hosted at Lansdowne.

At the same time, expenditures exceeded budget provisions largely due to unanticipated water charges for irrigation. Measures have been implemented to mitigate these costs in future years. Additionally, aging infrastructure, now reaching a decade old since the original revitalization, has required additional investment in areas not included in the asset management plans, including tension cables in the horticulture building and soffit repairs. Other contributing factors include the completion of a tree audit and inventory, and the initiation of design funding and procurement for the watermain realignment servicing the Urban Park. These strategic investments reflect a proactive approach to maintaining service quality and long-term sustainability.

The table below summarizes the financial results for the City Urban Park for the years 2022 to 2024.

Table 2: Financial Results for the 2022 - 2024 Fiscal Years

	Expenses	Revenue	Net
2022 Budget	\$2,389,962	- \$615,008	\$1,774,954
2022 Actual	\$2,259,134	- \$629,150	\$1,629,983
2023 Budget	\$2,386,058	- \$615,008	\$1,771,050
2023 Actual	\$2,445,290	- \$761,981	\$1,683,308
2024 Budget	\$2,472,337	- \$615,008	\$1,857,329
2024 Actual	\$2,647,024	- \$705,165	\$1,941,528

A Look Ahead

In anticipation of the proposed Lansdowne 2.0 project and the Aberdeen Pavilion Rehabilitation Project, staff have proactively engaged with the Ottawa's Farmers' Market, 613Flea, and other event organizers to review potential impacts and to explore suitable alternatives to accommodate their events. The Ottawa Farmers' Market License of Occupation (LOO) is set to expire on February 28, 2026. Considering potential rehabilitation work to the Aberdeen Pavilion, staff is assessing how best to address possible impacts within the LOO. Since construction will affect market operations, alternative onsite arrangements outside the scope of the LOO may need to be implemented during the construction period.

Staff involved in Urban Park programming have participated in the Lansdowne 2.0 planning initiative and have sought out opportunities to strengthen the Park's legacy by improving usability and preserving its reputation as a community landmark.

Collaboration with OSEG, Ottawa Tourism and other key stakeholders will continue to be instrumental as the initiative aims to attract major events to maximize all amenities while elevating the public realm through upgrades to electrical capabilities, accessible washroom access within the event centre, expanded seating, and improved shading: enhancements that will enrich programming and the overall visitor experience. In tandem, the Aberdeen Pavilion rehabilitation project is anticipated to begin in Q2 of 2026 to further improve its functionality.

FINANCIAL IMPLICATIONS

The Lansdowne Partnership Plan (LPP) is based on a "closed financial system" that captures capital costs and contributions that have been agreed upon by the City and OSEG, and cash-flows from operations to provide the basis for future distributions to the partners. Under this closed system, OSEG is responsible for any deficits that may accrue from operations. The distribution is based on a "waterfall" of priorities; first, to the Stadium and Parking Lifecycle Replacement reserve; second, return on equity to OSEG

and the City (which is zero for the City as it did not contribute any equity); third, return of OSEG additional equity; fourth, return of OSEG minimum equity; fifth return on the City's deemed equity; and finally, any remaining balance is shared equally by the City and OSEG. Return on equity is set at 8 per cent non-compounding interest.

The table below details the operating revenues and expenses for each of the components of the closed financial system over time including the past two fiscal years. As well, capital and financing expenditures, including interest expenses; principal repayments on long term debt; and contributions to the lifecycle reserve, are deducted from operating income to determine the Partnership's cashflow.

Table 3: Operating Income and Net Cashflow

(in millions \$)	Total - 2014 to 2022/23	2023/24	2024/25
Revenue			
REDBLACKS	155.8	20.5	20.6
Ottawa 67s	23.8	4.2	4.0
Stadium and Event Centre	78.1	13.9	16.1
Retail	147.5	21.0	22.1
105 th Grey Cup Festival Inc.	6.1	-	-
Total Revenue	411.1	59.5	62.8
Operating Expenses			
REDBLACKS	166.5	23.6	24.4
Ottawa 67s	33.3	4.7	5.0
Stadium and Event Centre	127.4	17.5	19.3
Retail	65.5	8.3	9.2
Professional Fees (Audit)	0.7	0.1	0.1
105 th Grey Cup Festival Inc.	6.1	-	-
Total Expenses	400.1	54.2	58.1
Operating Income (Loss)	11.2	5.3	4.8
Net Capital and Financing Expenditures ¹	(132.4)	(11.4)	(17.5)
Net (Negative)/Positive Cashflows	(121.2)	(6.1)	(12.7)

Although revenues in 2024/25 grew six per cent, operating expenses increased seven per cent, which resulted in a decrease in the Partnership's operating income from \$5.3 million in 2023/24 to \$4.8 million in 2024/25. \$7.1 million was drawn from the \$20 million line of credit and an additional \$3 million from working capital taken out by the Partnership during the fiscal year 2024/25, which led to an overall increase in interest expense for the Partnership. On an accounting basis the Partnership posted a net loss of \$11.1 million in 2024/25 compared to a net loss of \$9.2 million in the previous fiscal

¹ Excludes partner contributions and working capital additions

year. On a cash basis the Partnership lost \$12.7 million in cash excluding proceeds from borrowing.

The retail component continues to be the largest contributor to net operating income, however it is insufficient to cover the debt servicing cost of the retail mortgage and other capital needs. Since inception the LMLP has posted net financial losses for each fiscal year and has yet to generate net positive cashflows aside from fiscal years 2015, 2021/22 and 2023/24 that had positive cashflows due to proceeds from borrowing, but no distributions paid out. The Partnership continues to contribute to the Lifecycle Fund even if there are negative cashflows. Despite negative cashflows overall, debt payments continue to be made by the Partnership including the loan guaranteed by the City, which had \$14.3 million remaining as of the end of the 2024/25 fiscal year from the initial \$23.6 million borrowed.

OSEG's updated 2025/26 pro forma without redevelopment shows a decrease of \$42.7 million to \$223.3 million in waterfall distributions over the 40-year projection compared to their 2024/25 projection presented to Council in February 2025 as part of the 2024 Lansdowne Annual Report (ACS2025-CRM-OCM-0001) and compared to the original projections in 2012 and to 2015 when they were significantly revised to reflect more current assumptions and to 2021/22 when the waterfall was extended to 40 years. These projections are subject to fluctuations each year as projections get refined to better reflect trends. The following table provides a summary of the projected waterfall distributions to OSEG and to the City in nominal dollars.

Table 43: Comparison of Waterfall Distributions (in Nominal \$)

Current Waterfall Framework (in millions \$)	2012 Projection 30 Years	2015 Projection 30 Years	2021/22 Projection 40 Years	2024/25 Projection 40 Years	2025/26 Projection 40 Years
Lifecycle Fund	58.5	64.2	66.3	61.5	59.6
OSEG Summary					
OSEG Minimum Equity	30.0	36.8	17.0	17.0	17.0
OSEG Additional Equity	26.3	63.5	6.5	6.5	6.5

Current Waterfall Framework (in millions \$)	2012 Projection 30 Years	2015 Projection 30 Years	2021/22 Projection 40 Years	2024/25 Projection 40 Years	2025/26 Projection 40 Years
Return on OSEG Equity	73.1	259.5	454.9	181.0	140.2
Residual Profit Share	32.8	-	-	-	-
Total OSEG	162.2	359.8	478.4	204.5	163.7
City of Ottawa Summary					
City of Ottawa Funding Equity*	-	-	-	-	-
Return on City of Ottawa Deemed Equity	60.8	-	-	-	-
Residual Profit Share	32.8	-	-	-	-
Total City	93.6	-	-	-	-
Total Waterfall Distributions	314.3	424.0	544.7	266.0	223.3

**Note: City Funding Equity is Nil*

Based on the most current forecasts, OSEG does not recover all of their equity and return on equity, and for this reason there is no forecast payment to the City in those future years at the end of the 40-year agreement.

The overall projected distribution over the 40-year period of \$223.3 million is now \$91.0 million lower than the original 30-year projections in 2012, despite increasing the term of the agreement by ten years. The most significant change is a reduction to OSEG's return on equity.

As of March 31, 2025, OSEG has contributed a gross amount of \$160.5 million in

equity. The City is still not expected to receive any distributions from the partnership over the 40-year term of the agreement. OSEG is expected to barely recover the equity they have contributed to date and with minimal to no return on equity. Only \$23.6 million of their equity has been repaid as part of the 2015 settlement approved by Council to reimburse OSEG for disputed costs. After accounting for this repayment, OSEG has contributed a net amount of \$137.0 million in equity to date but is forecasted to contribute up to an additional \$10 million. Distributions to the Lifecycle Fund are maintained at \$59.6 million over the term of the agreement.

LEGAL IMPLICATIONS

There are no legal impediments to the receipt of the standard annual report items for information. Staff are required to report out on the exercise of delegated authority under the Lansdowne Partnership Plan.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a Citywide report.

DELEGATION OF AUTHORITY IMPLICATIONS

Delegation of authority exercised under the Lansdowne Partnership Plan agreements from February 12, 2025 to date are as described in this report.

As described in Section 1 of this report, on April 2, 2025, the City Manager approved a second mortgage, taken out by the tenant of the Office Component, BTB Lansdowne Inc., on its leasehold interest in the Office Component.

As described in Section 2 of this report, at the September 22, 2025 partnership meetings, the City Manager approved the financial statements of the Lansdowne Master Limited Partnership and the component limited partnerships and appointed KPMG as the auditors of the partnership.

CONSULTATION

This report provides updates under the Lansdowne Partnership Plan Legal Agreements, a summary of the Lansdowne Master Partnership Meeting and the status of the Lansdowne Public-Private partnership operations as outlined. Staff will continue discussions and engagement with partners with respect to activities at the site. Public consultation regarding the Lansdowne 2.0 project occurred throughout 2024 and 2025.

ACCESSIBILITY IMPACTS

As noted in previous reports, there is a need for improvements to the accessibility at the Lansdowne Park Arena and North Side Stands.

New facilities will create a modern, welcoming venue that complies with current accessibility standards, including the Ontario Building Code, the Accessibility for Ontarians with Disabilities Act (2005) and the City's Accessibility Design Standards. This enhancement will improve accessibility within Lansdowne's built environment, ensuring that individuals with disabilities, as well as people of all ages, can more easily access and utilize the facilities.

As the Lansdowne Partnership Sustainability Plan is implemented, accessibility will play a leading role in revitalization efforts. The design team has engaged in discussion and consultation with the community, including specific input from the Canadian National Institute for the Blind (CNIB), as their Ottawa office is located on the site, and the City's Accessibility Advisory Committee. The design team is also working with the Accessibility Office to ensure that people with disabilities and older adults are engaged, and that consultations are accessible.

RISK MANAGEMENT IMPLICATIONS

Risk implications have been identified and are being managed as outlined in this report.

RURAL IMPLICATIONS

There are no specific rural implications associated with the approval of this report. The Ottawa Farmers' Market operates in the Urban Park under a License of Occupation and supports rural producers through this initiative.

TERM OF COUNCIL PRIORITIES

This report supports the City's ongoing commitments in the current Term of Council Priorities for a diversified and prosperous economy and the City's commitment to financial sustainability and transparency.

SUPPORTING DOCUMENTATION

Document 1: Approved Meeting Minutes – Lansdowne Master Limited Partnership Annual Unitholder Meeting – August 20, 2024 (Approved on September 22, 2025)

Document 2: Approved Meeting Minutes – Meetings Amongst Parties to Unanimous Shareholder Agreements – August 20, 2024 (Approved on September 22, 2025)

Document 3: Draft Meeting Minutes – Meetings Amongst Parties to Unanimous Shareholder Agreements – September 22, 2025

Document 4: Draft Meeting Minutes – Lansdowne Master Limited Partnership Annual Unitholder Meeting – September 22, 2025

DISPOSITION

Staff will implement any directions related to Council receiving this report.

Staff will report out on the Lansdowne Partnership on an annual basis in accordance with established reporting requirements.