

**Subject: Economic Impact of Lansdowne 2.0 Redevelopment**

**File Number: ACS2025-SI-ED-0012**

**Report to Finance and Corporate Services Committee on 29 October 2025**

**and Council 7 November 2025**

**Submitted on October 20, 2025 by Sheilagh Doherty, Director, Economic  
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**Ward: Citywide**

**Objet: Répercussions économiques du réaménagement du parc  
Lansdowne 2.0**

**Numéro de dossier : ACS2025-SI-ED-0012**

**Rapport présenté au Comité des finances et des services organisationnels le 29  
octobre 2025**

**et au Conseil le 7 novembre 2025**

**Soumis le 20 octobre 2025 par Sheilagh Doherty, directrice, Services de  
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**Quartier : À l'échelle de la ville**

## **REPORT RECOMMENDATION(S)**

**That the Finance and Corporate Services Committee recommend that Council receive this report related to the economic impact of the Lansdowne 2.0 redevelopment for information.**

## **RECOMMANDATION(S) DU RAPPORT**

**Que le Comité des finances et des services organisationnels recommande au Conseil de prendre connaissance, à titre d'information, du rapport se rapportant aux répercussions économiques du réaménagement du parc Lansdowne 2.0.**

## **EXECUTIVE SUMMARY**

The Lansdowne 2.0 redevelopment project represents a transformative public-private investment opportunity aimed at further revitalizing Lansdowne Park, addressing aging infrastructure and evolving community needs, and strengthening Ottawa's economic resilience in the face of macroeconomic pressures and federal government policy decisions with local implications. Building on the original Lansdowne Partnership Plan (2009), this next phase, totaling \$955 million in public (\$420 million) and private (\$535 million) investment contemplates significant improvements to municipal infrastructure and assets, new residential, hospitality and retail development, and enhanced public spaces.

In June 2025, Deloitte LLP was retained by the City to assess the economic, fiscal, tourism, social, and employment impacts of the proposed Lansdowne 2.0 redevelopment. Their study concluded that Lansdowne 2.0 will deliver substantial economic benefits to Ottawa through construction and ongoing operations. Not proceeding with the project would threaten Ottawa's status as a top sports and entertainment destination, have detrimental impacts on the visitor economy, local business activity, Gross Domestic Product (GDP) output and employment, and would fail to realize benefits from new residential units and additional municipal property tax revenue.

Highlights from Deloitte's report quantifying the positive economic impacts from Lansdowne 2.0 include:

- GDP Impact: \$590 million increase over 10 years (2026–2035) from construction and ongoing operations
- Employment Uplift: 4,900 new jobs created during construction and ongoing operations (2026-2035)

- Attendance at TD Place: 22 percent increase to 837,000 ticketed attendees annually including 34,500 new out-of-town ticketed attendees (142,000 total out-of-town visitors to TD Place annually) and
- Municipal Property Tax Revenue: \$4.5 million increase annually from the new residential, hotel and retail development

Beyond the loss of GDP, employment, and tax revenue if the Lansdowne 2.0 project does not proceed, the Deloitte report also highlights the following risks:

- Missed opportunity to address housing shortages and generate revenue for the Affordable Housing Fund through the sale of air rights
- Decline in Ottawa's competitiveness and reputation as a leading event and sport hosting destination
- Detrimental impact on local businesses through lost economic activity and missed opportunity to stimulate the local economy during a period of potential slowdown and
- Diminishment of Ottawa's reputation as an innovative and resilient G7 capital supportive of investment in municipal infrastructure and assets that contribute to economic prosperity and quality of life

Lansdowne 2.0 is well-positioned to be a catalyst for local economic growth and city-building. Failure to proceed would result in long-term economic and reputational impacts. The redevelopment is a timely and strategic investment in Ottawa's future.

## **RÉSUMÉ**

### **SYNTHÈSE ADMINISTRATIVE**

Le projet de réaménagement du parc Lansdowne 2.0 constitue un projet transformatif d'investissement public-privé destiné à revitaliser le parc Lansdowne, à répondre aux besoins des infrastructures vieillissantes et de la collectivité en évolution et à conforter la résilience économique d'Ottawa dans le cadre des impératifs macroéconomiques et des décisions de politique du gouvernement fédéral qui ont des incidences locales. En misant sur le Plan originel de la Société en commandite du parc Lansdowne (2009), cette prochaine phase, qui se chiffre au total à 955 millions d'investissements (soit 420 millions d'investissements publics et 535 millions d'investissements privés) est destinée à apporter des améliorations majeures aux infrastructures et aux actifs municipaux, de même qu'à construire de nouvelles tours d'habitation, à aménager un hôtel et des commerces de détail et à rehausser les espaces publics.

En juin 2025, la Ville a fait appel à Deloitte S.E.N.C.R.L. pour évaluer les répercussions du projet de réaménagement proposé pour le parc Lansdowne 2.0 sur l'économie, le budget, le tourisme, les questions sociales et l'emploi. Son étude a permis de conclure que le projet Lansdowne 2.0 fera rejaillir sur Ottawa des retombées économiques substantielles dans le cadre des travaux de construction et des opérations permanentes. Si ce projet n'est pas réalisé, on fragiliserait le statut d'Ottawa comme grande destination sportive et récréative, ce qui aurait des effets délétères sur l'économie du tourisme, sur l'activité des entreprises de la localité, sur le produit intérieur brut (PIB) et sur l'emploi, et la Ville ne pourrait pas réaliser les avantages apportés par la construction de nouveaux logements et par le relèvement des recettes fiscales foncières de la municipalité.

Voici les faits saillants du rapport de Deloitte qui chiffre les retombées économiques positives du projet Lansdowne 2.0 :

- impact sur le PIB : hausse de 590 millions de dollars sur 10 ans (2026-2035) grâce aux travaux de construction et aux opérations permanentes
- relèvement de l'emploi : création de 4 900 nouveaux emplois pendant les travaux de construction et les opérations permanentes (2026-2035)
- achalandage de la Place TD : hausse de 22 % à 837 000 clients payants par an, dont 34 500 nouveaux clients payants venus de l'extérieur de la ville (total annuel de 142 000 visiteurs venus de l'extérieur de la ville pour se rendre à la Place TD)
- recettes apportées par l'impôt foncier municipal : hausse de 4,5 millions de dollars par an grâce à l'aménagement de nouveaux logements, d'un hôtel et de commerces de détail

Hormis le recul du PIB, de l'emploi et des recettes fiscales si le projet Lansdowne 2.0 n'est pas réalisé, le rapport de Deloitte met aussi en lumière les risques suivants :

- occasion manquée dans la construction de logements pour pallier la pénurie et dans la génération de recettes pour le Fonds des logements abordables grâce à la vente des droits de propriété aériens
- baisse de la compétitivité d'Ottawa et de sa notoriété comme grande destination pour les événements et les manifestations sportives
- effets délétères sur les entreprises locales en raison de l'activité économique perdue et parce qu'on se priverait de l'occasion de stimuler l'économie locale durant une période de fléchissement possible de la croissance économique

- notoriété d'Ottawa écornée comme capitale innovante et résiliente du G7, favorable aux des investissements consacrés aux infrastructures et aux actifs municipaux qui concourent à la prospérité économique et à la qualité de vie

Le projet Lansdowne 2.0 est bien positionné pour jouer le rôle de catalyseur de la croissance économique locale et de l'édification de la Ville. S'il n'est pas réalisé, la Ville en subirait à long terme les impacts sur sa croissance économique et sa réputation. Ce projet de réaménagement est un investissement stratégique opportun dans l'avenir d'Ottawa.

## **BACKGROUND**

The Lansdowne 2.0 redevelopment was approved in principle in 2022. The project proposed to replace the Civic Centre with a new Event Centre, rebuild the TD Place North Side stands, add two residential towers, and improve public realm spaces and retail offerings. In November 2023, Council approved the “2023 Lansdowne Partnership Plan”— providing authorization to proceed to the next steps in the Lansdowne 2.0 redevelopment process, including approval to proceed with planning and procurement, updates on legal agreements and partnership operations, direction to staff to explore procurement models, and finalize zoning and planning applications.

In April 2024, Council approved a procurement delivery model process for the design and construction of the Event Centre and North Side stands and approved a revised concept plan with two residential towers, a smaller retail podium and enhanced public realm features. Council's approval also included the use of a Request for Offer for the air rights and an additional \$4 million to be advanced against the existing project budget to prepare tender ready design drawings for both the Event Centre and North Side stands including provision for engaging outside experts to assist and advise the City in advancing the redevelopment proposal.

In June 2025, the City retained Deloitte LLP to undertake an economic impact study of the Lansdowne 2.0 redevelopment project. The purpose of the study was to assess the project's economic, fiscal, tourism, social, and employment impacts on Lansdowne Park, the surrounding neighborhood and Ottawa broadly. The study would evaluate Lansdowne Park's current and ongoing contribution to the local economy, assess the economic return on public and private investment in Lansdowne 2.0, and strengthen the rationale for continued investment in the site. The study would also assess the economic impact of not proceeding with the project.

Deloitte completed detailed data collection, analysis, and economic modeling to quantify the direct, indirect, and induced economic impacts of the Lansdowne 2.0 project. They carried out consultations with economic stakeholder organizations, evaluated capital and operating expenditures and job creation during construction and ongoing operations, quantified tourism impact, and completed an analysis of potential broader community benefits. Deloitte also provided a current forecast of the Ottawa economy including population growth, GDP outlook, and employment outlook to provide additional context.

## **DISCUSSION**

This report outlines the principal findings of a study, titled “*Deloitte LLP – Economic Impact Study for the Lansdowne 2.0 Redevelopment (September 2025)*”. It highlights the projected economic benefits, risks, and considerations if the redevelopment proceeds as well as if it does not. The complete Deloitte study is attached as Document 1.

Lansdowne 2.0 is a public-private redevelopment initiative aimed at revitalizing Lansdowne Park through investment in municipally owned infrastructure and assets and private investment in new residential, hospitality and retail development.

The project includes:

- New Event Centre: TD Place Arena will be replaced with a modern and more accessible facility designed to host concerts, community events, and professional and amateur sports
- New North Side stands at TD Place: the redevelopment will deliver newly constructed stadium stands with improved spectator accessibility and amenities
- Expanded residential and mixed-use development: Lansdowne will see the addition of several hundred new residential units through the construction of two high-rise towers – one featuring hotel accommodations – and integrated retail and commercial spaces and
- Upgrades to public space features, accessibility, and sustainability

Construction is proposed to commence in 2026, with the new Event Centre completed in 2028 and the new North Side stands completed in 2030. Construction of the new mixed-use towers is expected to commence in 2030 with completion anticipated by 2035.

The Lansdowne 2.0 project will result in new capital, operating and visitor spending and stimulate job creation both during construction and through ongoing operations.

If Lansdowne 2.0 does not proceed, Ottawa will forego the economic benefits of construction activity, new residential units, and increased employment and spending. In addition, the city's reputation as a sport, culture and entertainment destination will be compromised reflecting poorly on Ottawa's commitment to quality of life as a key driver of investment and talent attraction.

### **Assumptions and Forecasting**

The economic impact assessment completed for Lansdowne 2.0 was based on several key assumptions that are more fully described in Document 1. The most significant assumption is the total estimated cost for Lansdowne 2.0 of \$955 million (\$420 million City contribution and \$535 million private sector contribution). Economic forecasts were built using Statistics Canada data for the Ottawa economic region and Deloitte proprietary forecasts. Analysis provided in the economic impact assessment is based on the key assumptions, economic stakeholder organization consultation and feedback, economic forecasts, and Deloitte's experience evaluating similar mixed-use, entertainment, retail, and residential complexes.

As a result of changes in immigration policy, slowing population growth, an anticipated reduction in federal public service employment, and the ongoing threat of tariffs, a deceleration in local economic growth is anticipated over the near term with Ottawa's economy forecast to grow at an average annual rate of 1.7 percent to 2035, slower than historical trends. Population growth is expected to slow to an average annual rate of 1 percent by 2035, down sharply from the 1.8 percent average annual growth seen over the last decade. Employment is projected to grow at an average annual rate of 0.6 percent by 2035.

Deloitte notes that in the context of more subdued local economic forecasts and macroeconomic challenges like tariffs, investing in major projects that stimulate job creation and economic growth is especially important. Specifically, targeted infrastructure projects like Lansdowne 2.0, can help mitigate negative impacts on the construction and manufacturing sectors by generating new employment opportunities and supporting related industries.

### **Key Economic Impact Findings**

If Lansdowne 2.0 proceeds, GDP is forecast to increase by \$590 million over 10 years and result in approximately 4,900 jobs through construction and ongoing site

operations.

Five hundred and seventy new residential units will accommodate approximately 1,000 new residents with \$4.5 million annually in additional property tax revenue anticipated from the residential, hotel and retail components.

Ticketed attendance at Lansdowne 2.0 is projected to increase 22 percent to 837,000 attendees annually including 142,000 out-of-town visitors. This increased attendance combined with new on-site residents and hotel guests will drive increased spending at area businesses, particularly in the Glebe and Centretown.

The investment in Lansdowne 2.0 supports Ottawa's reputation as a vibrant G7 capital with modern sports, culture, and entertainment infrastructure and enhances quality of life, a key determinant of economic prosperity driven by business investment and talent attraction.

If Lansdowne 2.0 does not proceed, forecasted GDP and employment growth will not be realized.

Not proceeding will be a lost opportunity to respond to Ottawa's housing shortfall and contribute to the City's Affordable Housing Fund through the sale of air rights (25 percent of air rights net revenue and 50 percent of net revenue above \$39 million).

Additionally, the increasing obsolescence of the current arena facility and North Side stadium stands will limit Ottawa's ability to host major events and risks the city's status as a sports and entertainment destination.

## **Summary**

The Deloitte study concludes that the Lansdowne 2.0 project presents a significant strategic investment in Ottawa's future economic resilience, visitor economy and vibrancy which will help sustain Ottawa's economic growth and competitiveness in a slowing economy. The project is seen as a catalyst for investment, talent attraction, and city-building and viewed as essential to maintaining Ottawa's status as a premier event destination.

Conversely, failure to proceed will result in long-term economic and reputational costs, including foregone GDP, employment, housing supply, and municipal property tax revenue.



**FINANCIAL IMPLICATIONS**

There are no direct financial implications to receiving this report for information.

**LEGAL IMPLICATIONS**

There are no legal impediments to receiving this report for information.

**COMMENTS BY THE WARD COUNCILLOR(S)**

This information report is city-wide

**ADVISORY COMMITTEE(S) COMMENTS**

An advisory Committee was not consulted as part of the preparation of this information report.

**CONSULTATION**

No consultation was required or undertaken to support the preparation of this information report.

**ACCESSIBILITY IMPACTS**

Although planning and design for the Lansdowne 2.0 redevelopment considers the city's unique and diverse communities and incorporates equitable and inclusive principles throughout, this information report looks narrowly at the economic, community and social impacts associated with the project, including benefits from employment and economic development opportunities for all of Ottawa's diverse population, including people with disabilities.

**ASSET MANAGEMENT IMPLICATIONS**

Asset Management staff has reviewed the report and indicates that given the report is solely about economic impact, there are no asset management implications

**ECONOMIC IMPLICATIONS**

Economic implications related to the Lansdowne 2.0 redevelopment are outlined in the Discussion section of this information report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with Council receiving this information report.

## **RURAL IMPLICATIONS**

This report is a city-wide information report with no specific rural implications.

## **TECHNOLOGY IMPLICATIONS**

There are no technology implications associated with this information report.

## **TERM OF COUNCIL PRIORITIES**

The recommendations in this information report support the following 2023-2026 Term of Council priorities:

A city with a diversified and prosperous economy.

## **SUPPORTING DOCUMENTATION**

Document 1 Deloitte LLP – *Economic Impact Study for the Lansdowne 2.0 Redevelopment* (September 2025)

## **DISPOSITION**

Following consideration by the Finance and Corporate Services Committee, this report will be forwarded to Council for information.

### **Document 1**

Deloitte LLP – *Economic Impact Study for the Lansdowne 2.0 Redevelopment* (September 2025)