



Finance and Corporate Services Committee

Agenda

Meeting #: 29
Date: Wednesday, October 29, 2025
Time: 9:30 am
Location: Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation
Members: Chair: Mayor Mark Sutcliffe, Vice-Chair: Councillor Catherine Kitts, Councillor Matt Luloff, Councillor Laura Dudas, Councillor Cathy Curry, Councillor Glen Gower, Councillor Tim Tierney, Councillor Rawlson King, Councillor Jeff Leiper, Councillor Riley Brockington, Councillor Shawn Menard, Councillor David Brown

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1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on 7 November 2025 in Finance and Corporate Services Committee Report 29.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, 28 October 2025, and the deadline to register to speak by email is 8:30 am on Wednesday, 29 October 2025.

2. Declarations of Interest

3. Special Meeting Items

3.1 2025 Lansdowne Annual Report

File No. ACS2025-CRM-OCM-0004 – City-wide

Report Recommendation(s)

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.**

3.2 Economic Impact of Lansdowne 2.0 Redevelopment

File No. ACS2025-SI-ED-0012 – City-wide

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.

3.3 Lansdowne Partnership Plan Agreements - Amendments Related to the Lansdowne 2.0 Project

File No. ACS2025-LEG-GEN-0002 – City-wide

Report Recommendation(s)

That the Finance and Corporate Services Committee recommend Council:

- 1. Approve the amendments to the Lansdowne Partnership Plan Agreements as described in this report and attached as Document 1 – “Summary of the Amendments to the LPP Agreements necessary to carry out the Lansdowne 2.0 Project.”**
- 2. Receive the final Amended and Restated Legal Agreements as set out in Document 2 – “Listing of Amended and Restated LPP Agreements” which are on file with the City Clerk.**

3.4 Lansdowne 2.0 Redevelopment and Authorization to Proceed with Legal Close and Implementation Plan

File No. ACS2025-IWS-IS-0003 – City-wide

Report Recommendation(s)

That the Finance and Corporate Services Committee recommend that City Council:

- 1. Receive the information related to the processes and due diligence exercises undertaken in preparation of the recommended approach to the redevelopment of Lansdowne Park, as described in this report and including as follows:**
 - a. Previous Motions and Directions to Staff**
 - b. Strata Property Parcel for the Subterranean and Property Air Rights**
 - c. Request for Offer Fairness Commissioner Report**
 - d. Partnership Waterfall Distributions**
 - e. Social Procurement Framework**
- 2. Approve the redevelopment of Lansdowne Park (Lansdowne 2.0), as described in this report and including as follows:**

- a. Approve the amended funding strategy and business case for the construction of the City's new Event Centre and North Side Stands at Lansdowne as detailed in this report and including as follows:
 - i. Approve the decrease in budget authority of \$279 thousand, for a total budget authority of \$418.8 million, which is inclusive of the \$22 million approved for spending to date;
 - ii. Approve the increase in budget authority of \$621 thousand for a total of \$19.2 million for the construction of City-owned parking beneath the North Side Stands;
 - iii. Approve the capital budget authority of \$45.9 million for the construction of the new retail element, such that \$39.2 million will be reimbursed by the Lansdowne Master Limited Partnership and \$6.7 million will be funded from the sale of the subterranean and property air rights, subject to approval of recommendation 2.a.iv;
 - iv. Delegate authority to the General Manager, Strategic Initiatives to execute a severance of the fee simple strata property parcels A, B, C, and D as outlined in Document 2, from the Lansdowne Park lands to support the New Residential Component and to execute an Agreement of Purchase and Sale for air and subterranean property rights for these parcels with Mirabella Development Corporation, for \$65 million, under the terms and conditions outlined in this report, with the proceeds from the sale, net of the funds required in recommendation 2.a.iii., \$58.3 million, to be allocated as follows and as described in this report:
 - 1. Direct \$33.9 million towards the Lansdowne 2.0 Project;
 - 2. Direct \$10 million of the subterranean and property air rights to the additional City-owned parking beneath the North Side Stands available for leasing by the Mixed-Use Development to the Parking Reserve to fund the cost of construction of the parking facility and reduce the debt funding needed for this investment;
 - 3. Approve a \$14.4 million contribution to the Affordable Housing Reserve;
 - v. Approve an increase to the Municipal Accommodation Tax (MAT) by 1 per cent effective January 1, 2026 and delegate authority to the City Manager to amend the current MAT agreement to direct the additional 1 per cent to the City for its own tourism purposes,

and further direct \$2 million per year from the MAT towards the Lansdowne 2.0 Project, as outlined in this report and agreed to with Ottawa Tourism and the Ottawa Gatineau Hotel Association;

- vi. Approve the continuation of the \$20 million line of credit for the Lansdowne Master Limited Partnership post construction for the term of the LMLP agreement, when and if needed, and delegate authority to the City Manager to provide the authorization for its use;
 - b. Approve the construction of the Lansdowne 2.0 Project, including the City's new Event Centre and North Side Stands, the City-owned underground parking, and the public realm enhancements, as described in this report, and delegate authority to the General Manager, Infrastructure and Water Services to finalize and execute the contract for the construction of the Lansdowne 2.0 project with EBC Inc., as recommended by Supply Services, based on the best value bid received in response to the Lansdowne 2.0 Request for Tender and as described in this report;
 - c. Delegate authority to the General Manager, Strategic Initiatives to negotiate, finalize and execute all agreements required to support the development of the New Residential Component and Mixed-Use Elements and their integration into the operations of Lansdowne Park, as outlined in this report;
3. Approve the following implementation measures, as described in this report:
- a. Approve the continued designation of the Stadium and the City of Ottawa's portion of the Parking Structure as municipal capital facilities for cultural, recreational or tourism purposes, for the purposes of the municipality and for public use, pursuant to the Municipal Act, 2001 and O.Reg. 603/06 and delegate authority to the City Manager to enter into a Municipal Capital Facilities Agreement for the new facilities, and to finalize the required by-law, as further described in this report;
 - b. Approve the legal close of the Amended and Restated Lansdowne Partnership Plan Agreements to move to the construction stage of the redevelopment of Lansdowne 2.0 and delegate authority to the City Manager to carry out the intent of the foregoing approvals including, but not limited to, the negotiation, execution and delivery of such other agreements, documents, instruments, acts and items as are required or deemed necessary or desirable to give full effect to the terms of this report and the transactions contemplated herein.

4. Postponements and Deferrals

Deferred from the Finance and Corporate Services Committee Meeting of 4 March 2025 meeting.

Motion No. FCSC 2025 - 22-03

That Finance and Corporate Services Committee recommend Council approve:

1. **Should the Lansdowne 2.0 proposal for the Event Centre and North Side Stands proposed under Lansdowne 2.0 not be approved by City Council, that staff, in consultation with the Accessibility Advisory Committee and the broader disability community, be directed to report to City Council with an accessibility review of the existing facilities, including options and estimated costs for remediating barriers for people with disabilities.**
2. **That staff be directed to undertake an accessibility review of the Lansdowne site beyond existing or proposed facilities including, but not limited to, accessible transportation and points of access to the site, accessibility of the grounds of the site, and dedicated accessible on-site parking capacity.**

5. Adjournment

Next Meeting

Monday, November 3, 2025