

# Lansdowne Park:

## Alternative Concepts

- What do you think?

## Purpose

- To **generate discussion of potential alternative concepts** to Lansdowne 2.0 that address issues and prioritise public benefits for all taxpayers
- Concepts/ideas **do not represent the views** of any community organisation

## 2 perspectives on where we are now...and where we need to go?

### OSEG perspective:

- We've been losing our shirts since Lansdowne opened – our largest losses occurred outside of COVID years, and we even lost \$\$ in 2017 when Lansdowne hosted the Grey Cup.
- More day-to-day visitor traffic is needed, as well as brand new and modernised arena/performance centre and north side stands, to improve financials
- Transportation has always been Lansdowne's Achilles heel
- But, "Retail has been a success and is profitable" - we propose adding more of it
- We also proposed that 3 very tall towers are added, to "build in" more visitors/patrons
- This \$330M project will be paid for in large part by diverting 90% of property taxes from new residential units, as well as generating significant proceeds from the future success of retail leasing

What could  
Lansdowne  
2.0 look like?



## 2 perspectives on where we are now...and where we need to go?

### Public Perspective:

- We enjoy many elements of Lansdowne including the many large events managed by OSEG
- While there are some bright spots, we are disappointed that the retail area is not the attractive, treed, more pedestrianised village full of unique shops and services that was proposed 10 years ago
- We are concerned about overdevelopment, the loss of parkspace, and the impact on public space of the proposed redevelopment that could make the site less, rather than more, attractive to visitors
- If we are going to build a brand new arena, and given transportation constraints at Lansdowne, why wouldn't we build it on the LRT?
- As taxpayers, we have doubts about both the past and future financial success of retail. Very important if this is how we will pay for a large part of this redevelopment plan.
- Community partners continue to ask for hard evidence to back up OSEG claims of retail success against targets.
- We also have serious doubts about how diverting taxes to pay down new debt will leave enough taxes to pay for all those new residents

**Criteria / Basis**  
for evaluating  
Lansdowne  
concepts:

**Criteria**

Related to addressing problems:

Increase **Visitor traffic**

Modernise **Sports facilities**

Enhance (sustainable) **transportation**

**Unique/attractive retail** experience

Related to enhancing public benefits:

Maintain **usable park/greenspace**

Visual primacy of the **Aberdeen Pavilion**

Enhance **Public amenities**

Fit with **long-term City strategy** (Highest density on LRT and at "Hubs"? Arena at LeBreton?)

**Compatible** with surrounding scale

Contribute to **priority housing**

Minimize **construction schedule/site costs**

## Concept 1:

### Arena rebuild onsite

#### Potential Elements:

- Rebuild in current locations:
  - **Arena/Performance Centre + shallow retail**
  - **North Side Stands**
- **Recreation Hub/Community Pool** (Operated by GNAG or equivalent) facing Aberdeen Pavilion/Great Lawn
- **Mid-rise residential** above Recreational Hub
- **Lansdowne Park Trust (non-profit)** to manage/operate Urban Park
  - Multi-stakeholder governance/funding/fundraising model similar to Central Park. etc.

# Concept 1:

Arena rebuild  
onsite

Legend:

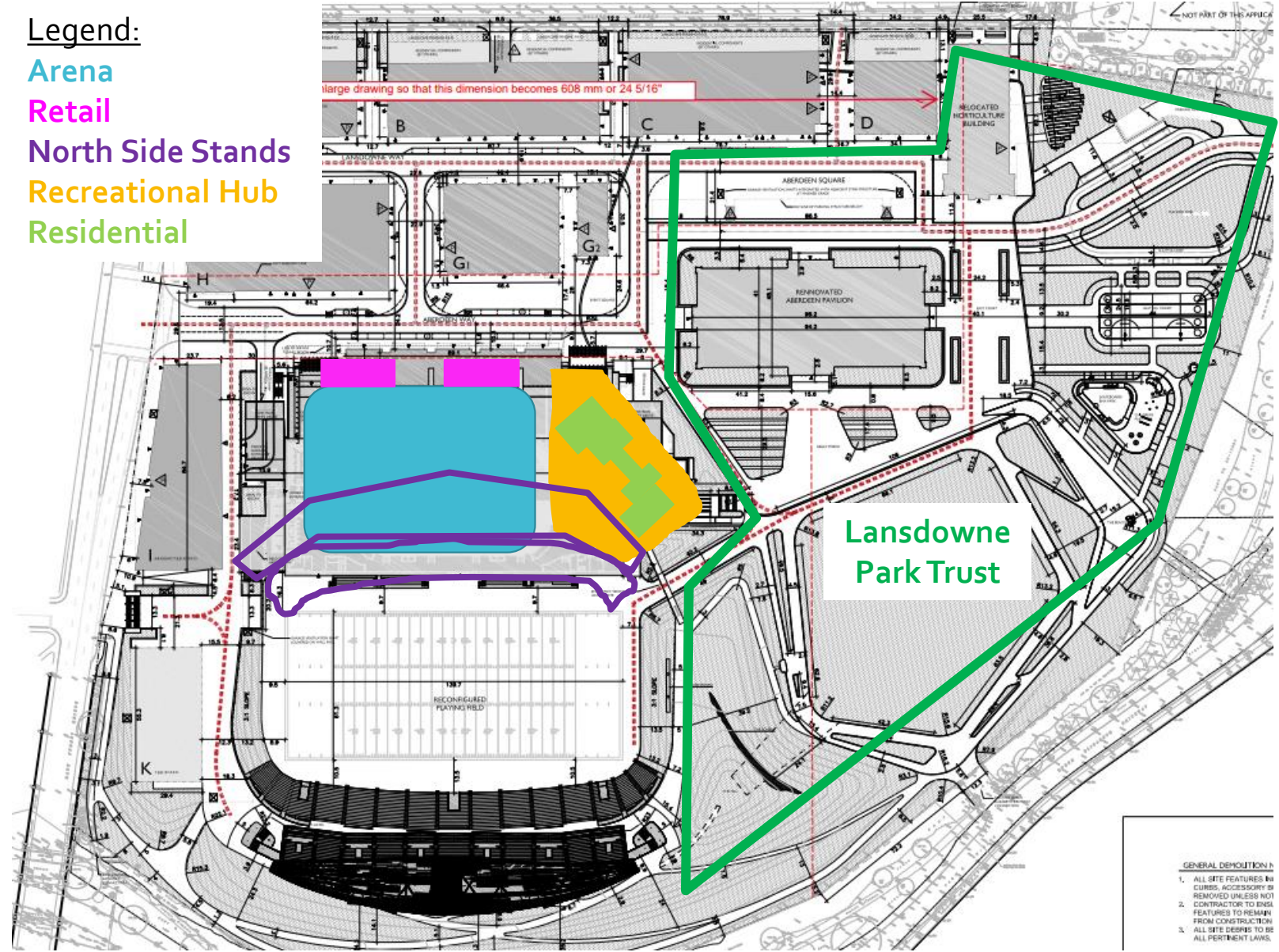
Arena

Retail

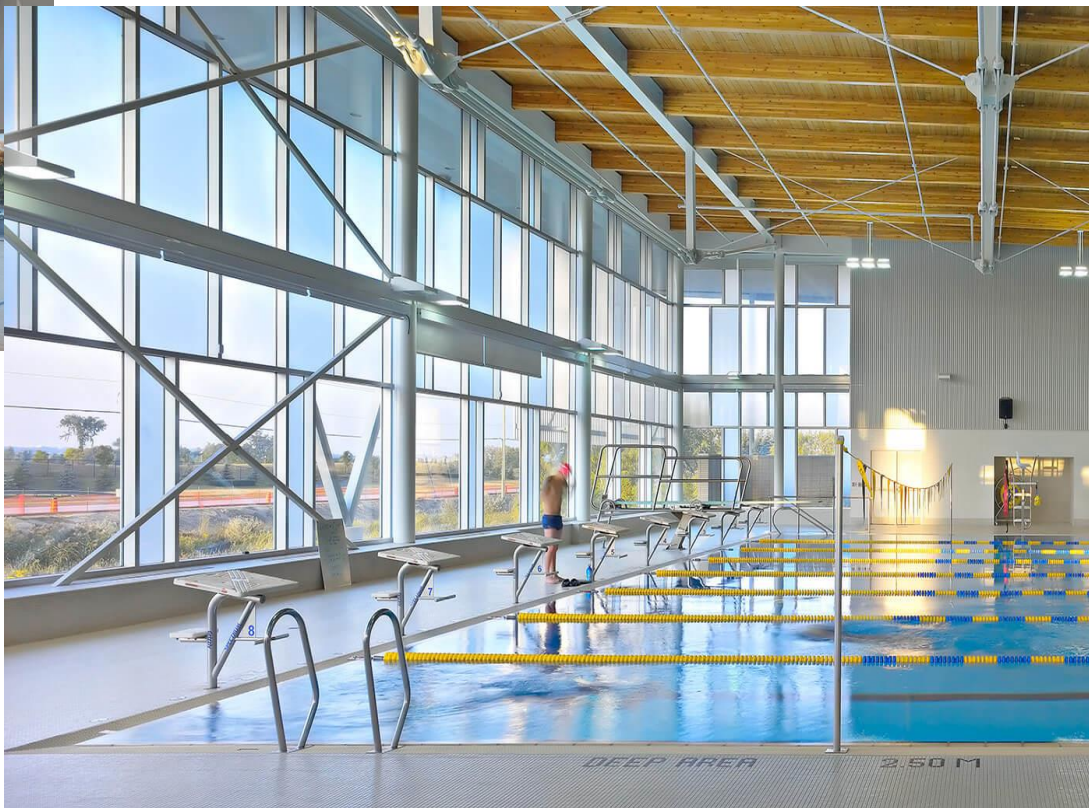
North Side Stands

Recreational Hub

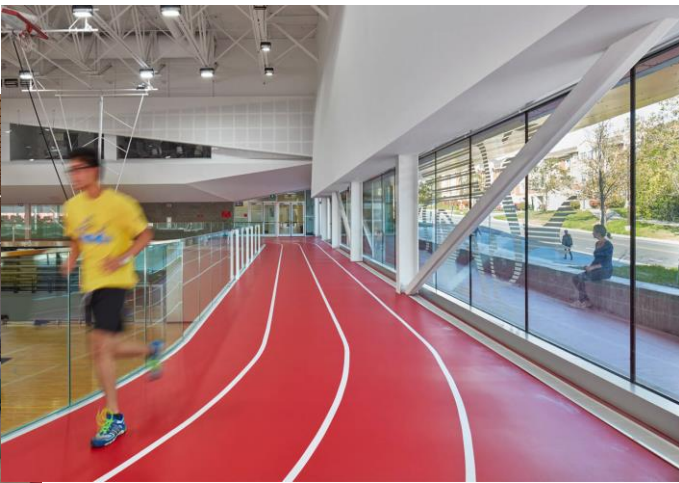
Residential







# Recreation Hub



## Concept 2:

Arena moves  
to LRT-  
serviced site

*(note: outside of  
City-directed scope)*

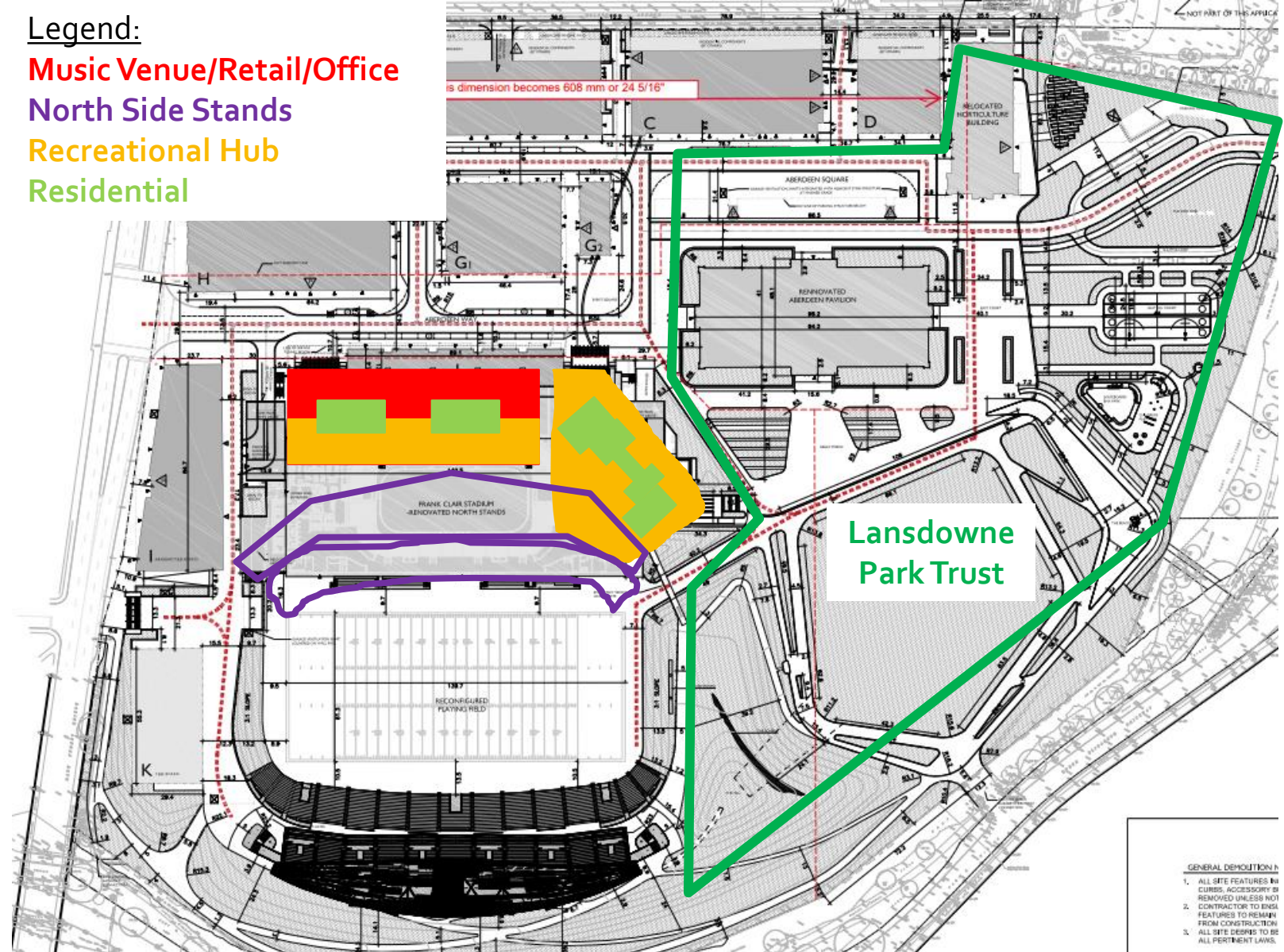
### Potential Elements:

- Build new **Arena/Performance Centre on LRT**  
(City-owned Bayview Yards, 1010 Somerset West)
- **Concert/Music venue + Retail/Office podium** in lieu of arena
- **Mid-rise residential** above Concert/music + Retail podium
- Rebuild **North Side Stands**
- Expanded **Recreation Hub/Community Pool**  
(Operated by GNAG or equivalent)
- **Mid-rise residential** above Recreational Hub
- **Lansdowne Park Trust (non-profit)** to manage/operate Urban Park
  - Multi-stakeholder governance/funding/fundraising model (scaled version of Central Park Trust)

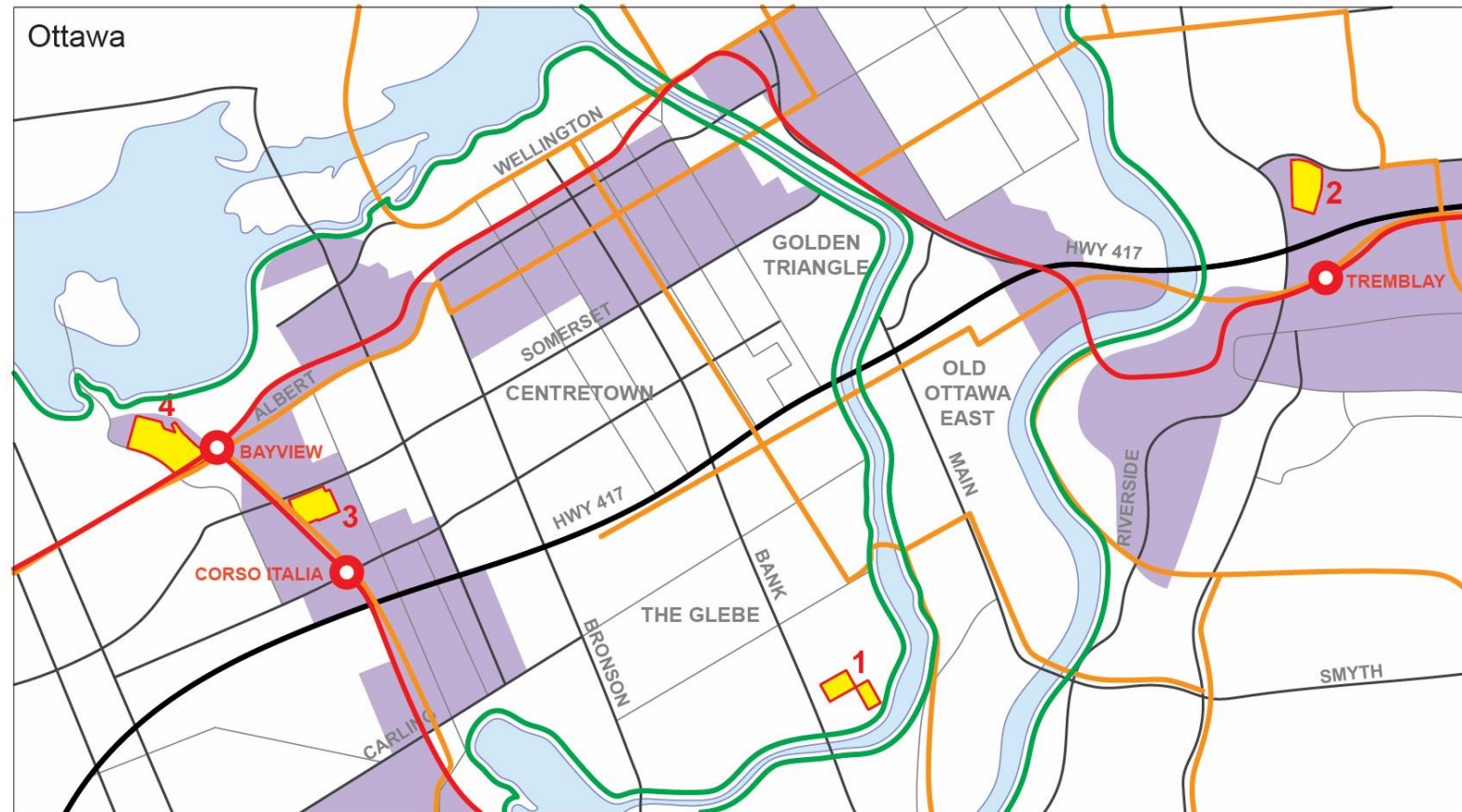
# Concept 2:

Arena moves to LRT-serviced site

- Legend:
- Music Venue/Retail/Office
  - North Side Stands
  - Recreational Hub
  - Residential



## Options: New Arena/Event Space






Potential new  
Arena sites  
(City-owned)

Legend:

- 1** Lansdowne 2.0  
Redevelopment Site
- 2** 300 Coventry Road
- 3** 1010 Somerset
- 4** Bayview Yards

-  LRT Station
-  LRT Route
-  City Property

-  City Designated Hub Area
-  Crosstown Bikeways
-  NCC Multi-use Pathways

**Thank you**