



Revitalization of Lansdowne

**National Executive
Forum on Public
Property –
National Symposium
Presentation**

May 12, 2011

**Gordon E. MacNair
Director, Real Estate
Partnerships & Development
Office
City of Ottawa**

Context

- History of Lansdowne Park
- The current components of Lansdowne (Aberdeen, Horticultural, Stadium & Civic Centre)
- Revitalization of Lansdowne one of the most significant City Building Initiatives by the City of Ottawa.
- Revitalization program represents a total investment of over \$400M.
- Today the site exists with deteriorating buildings in a sea of asphalt.
- Revitalization will re-establish site as a dynamic multi dimensional public place featuring as centerpieces a refurbished Iconic Open Air Stadium, the site's 2 heritage buildings and a major Urban Park integrated with the Rideau Canal, as it was historically.



Location

Lansdowne is Located along the UNESCO World Heritage Site Rideau Canal in Central Ottawa.

Lansdowne is flanked by an Historic NCC Parkway – the Queen Elizabeth Driveway (QED).



It is within an area known as the Glebe, an inner city residential neighborhood developed in the early 1900's located next to the downtown area.

Site is Located along Bank Street – one of Ottawa's best known retail corridors extending into the downtown to the foot of Parliament Hill.

Components of Revitalization Plan

New Urban Park

- Re-integrate Lansdowne with the Rideau Canal Corridor as it was historically.
- Incorporate the site's two heritage buildings and stadium as the Centerpieces for the revitalized Lansdowne.
- Provide a dynamic venue for multiple activities and events including a Farmer's market.

Renovated Stadium Complex

- Provide for renewed iconic open air stadium and indoor arena complex .
- Integrate with the urban park and urban mixed use areas.
- Venue for multiple events (CFL, soccer, varsity sports, concerts, hockey).
- City \$129.3M. Partner to construct, operate and maintain.

New Urban Mixed Use Area

- Provide unique pedestrian focused retailing area to complement and support activities at Lansdowne and to integrate with existing commercial along Bank Street.
- Provide for residential (280 units) to integrate with community and provide 18 hour activity. Office component of 90,000 sq.ft, (Air rights)
- Support the business and financial models for the Partnership between the City and Ottawa Stadium Entertainment Group (OSEG).

Parking – 1,370 underground parking stalls for the entire site.



Lansdowne Revitalization Opportunity – Exhibition Centre

- Located at 4899 Uplands Drive
- 34 acres of land
- 218,000 sq.ft. building
- 150,000 sq.ft. of exhibit hall space
- 68,000 sq.ft. service and common area
- 1,837 parking spaces
- Scheduled to open Jan 2012



Guiding Principles

A set of Overarching Guiding Principles developed by the Lansdowne Design Review Panel in January 2010 and approved by Council in June 2010 served as the frame of reference for developing the Revitalization Plan.

Principles focus on:

- Urban Context
- Overall Site
- Sustainability
- Revitalization components
 - Urban Park (Including the farmers market and heritage buildings)
 - Urban mixed use area
 - Stadium Renovation
 - Integration of components
- Programming



Guiding Principles for the Lansdowne Transformation

Prepared by

Lansdowne Strategic Design Review and Advisory Panel

Highlights of the Revitalized Lansdowne

Building on the Guiding Principles, the Revitalized Lansdowne will be a model for:

- Design Excellence/sustainability
- Place making
- Showcasing of history and heritage
- Providing a venue for activities and events
- Providing for year round use
- Being a place for residents, local community and city wide, visitors and tourists – a place that is a must to experience
- Integration with context and urban fabric



Design Excellence & Sustainability

- Overarching theme and cornerstone for all components.
- Design to transform Lansdowne to rival the best and most unique urban places in Canada.
- Represent the highest and best practices of sustainability.



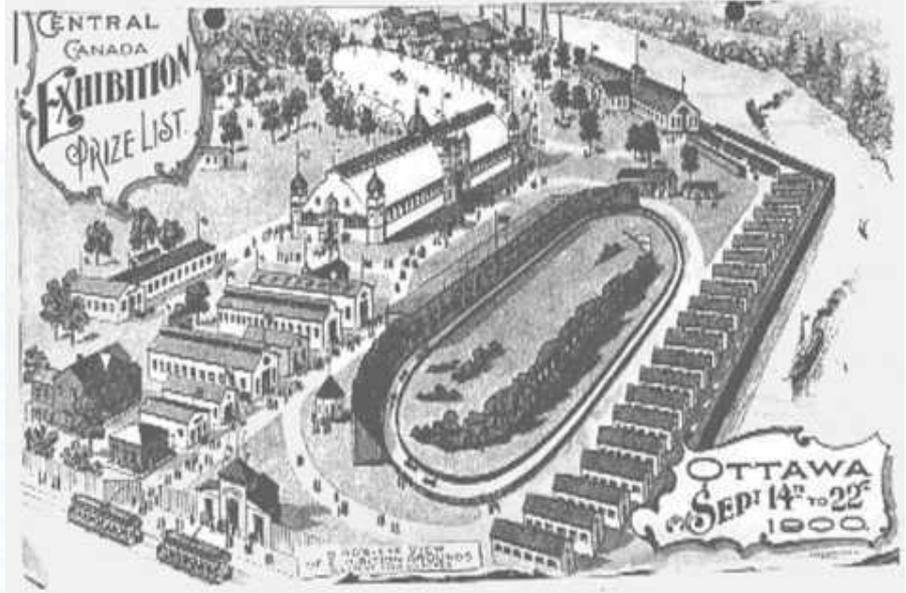
Place Making

- Landmark place for the city and capital
- Ottawa's jewel along the Rideau Canal
- Dynamic, colourful urban experience - animated, active, fun
- Public place – the pride of Ottawa



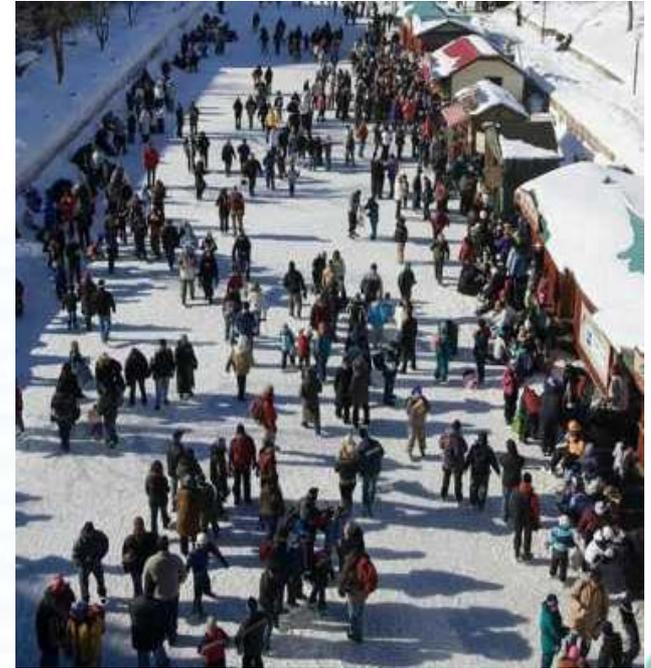
History & Heritage

- Reflect and embrace the history of the place to be authentic to Ottawa.
- Showcase its heritage elements
- Re-establish its relationship to the canal (UNESCO world heritage site).



Activities & Events

- Program to become an integral part of the life of the City and Capital
- Stage/venue for accommodating multiple activities and events
 - local, city-wide, capital
 - large and small
 - spectator, participatory



A Place To Make Memories

- Authentic Ottawa and capital experiences
- A must visit place for residents, visitors, tourists
- Year round use – celebration of Winter City



Integration with Context

- Integral part of the fabric of the adjacent community, of the City and of the Capital
- A place within a place – physically and functionally



City of Ottawa Approvals

June 2010

- Council approval of Lansdowne Partnership Plan Implementation, debenture funding of:

Stadium renovation and parking	\$ 129.3M	Less revenue from air rights
Urban Park	\$ 35M	Staff to return to Council with final costs at Site Plan approval.
Trade Show and Exposition Hall	\$ 8.5M	City's contribution
Total	\$ 172.8M	

September 2010

- Council approval of zoning changes to allow commercial and residential uses as part of the revitalization

November 2010

- Council approval of Site Plan and heritage approval to relocate the Horticulture Building



Site Plan Approval

Plans Approved

- Integrated Site Plan (site organization – building locations, site circulation, access etc)
 - Integrated Landscape Plan (conceptual landscaping directions)
 - Integrated Engineering Plans (stormwater management, servicing, grading)
- Significant public and private consultation throughout the process

Conditions

- Ontario Municipal Board (OMB) zoning approval, heritage approvals – related to mixed use and relocation of Horticulture building (not required for Stadium renovation)
- Detailing such as footprint articulations/building entrances, circulation system details, landscape details, engineering details
- Architectural plans
- Completion of ongoing studies and plans



Transportation Strategy

- Comprehensive Transportation Strategy and Plan is in place with Operational Plans being completed by June 2011.
- Strategy and Plan is focused on sustainable transportation, providing choice and connectivity.
- Centerpiece is putting in place an aggressive TDM program – support walking and cycling, use of transit, use of satellite parking with shuttles.
- Introduce traffic and parking management scheme with traveler information system for:
 - 10,000 attendance events,
 - 25,000 attendance events, and
 - 40,000 attendance events



Project Schedule

Finalizing Planning Approvals

- Satisfying Site Plan Conditions - June 2011
- Final Zoning Approval – June 2011
- Final Heritage Approvals – June 2011

Detailed Design Development and Building Permit

- Work has started and is ongoing to prepare the detailed plans for building permit application
- Permit Application (stadium renovations, parking garage and commercial) – Fall 2011
- Permit Issuance – Early 2012

Construction

- Full site construction scheduled to begin spring 2012
- South side stands to be demolished and replaced and the North Side stands will be renovated and completed by spring 2013
- Stadium to be completed by end of December 2013

Friends of Lansdowne litigation

- Litigation over process – June 2011



Key Take Aways

- Revitalized Lansdowne will be an iconic place for the City and capital with international profile, being located in the heart of the Country's capital and along the UNESCO World Heritage Site Rideau Canal.
- Existing Frank Clair Stadium will be fully renovated and up-dated with an Iconic new south sides stands and will be the show piece of the Revitalized Lansdowne to accommodate CFL and professional Soccer along with other events.
- Stadium renovation and new south sides stands along with the parking garage will be completed by December 31, 2013.
- Overall site development (commercial elements, urban park) will be ready to allow full use of the site to accommodate Stadium events and activities by Spring 2014.
- Debenture funding for the stadium renovation, new south side stands, contribution to the parking garage, and contribution to the new Exposition Hall has been approved by Council .



Thank You

