

Lansdowne 2.0



Overview

Lansdowne has been an important publicly owned space for residents and tourists for more than a century.

Lansdowne 2.0 will modernize one of Ottawa's most important publicly owned assets by delivering new modern facilities, more housing, revitalized retail, and improved public spaces. If we don't continue to evolve the site, facilities will decline, maintenance costs will rise, and Lansdowne will lose its place as a premier destination for events and visitors.

Modernizing a Public Landmark

New Event Centre:

- Modern, mid-sized venue
- Upgraded amenities
- Fully accessible (universal design)
- Energy-efficient, sustainable build
- Designed to attract major events for decades

Modern North Side Stands:

- Modern design
- Comfortable seating
- Fan-first features
- Better game-day and event experience for everyone

Barrier-Free Access:

- Elevators and accessible entrances
- More accessible washrooms
- Vastly expanded accessible seating

Sustainable Design:

- LEED Silver Certification
- 36% less energy use
- 31% reduction in GHG emissions intensity



The Cost of Doing Nothing

- Aging Facilities, built in 1967
- Leaky roofs
- Outdated layouts
- Limited washrooms
- Poor accessibility

Acting now

- Prevents mounting losses
- Fixes current problems
- Grows future City revenue
- Avoids higher repair and construction costs

Why Lansdowne 2.0 is Essential

- Leverages significant new revenue streams to deliver responsible state of the art facilities at a fraction of the cost
- Protects and sustains Ottawa's premiere sports and entertainment hub
- Replaces aging, City-owned assets that have reached end-of-life
- Keeps Ottawa competitive in attracting national and international events
- Strengthens the Lansdowne Park Partnership, reducing operating costs and increasing revenues
- Ensures a vibrant, accessible, and sustainable destination for residents, athletes, fans, and visitors
- Avoids \$8M in annual costs passed onto the taxpayer

To learn more about Lansdowne 2.0,
visit engage.ottawa.ca/lansdowne-2-0



Lansdowne 2.0

Investment

\$130.7M Cost. No Property Tax Increase.

The Big Picture

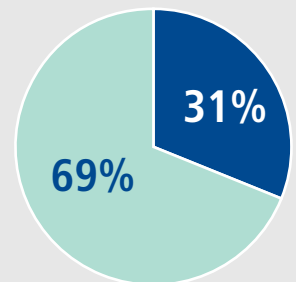
The real cost to the City for Lansdowne 2.0 is \$130.7 million thanks to new revenue sources that will cover 69% of the total investment.

Lansdowne 2.0 is a \$418.8 million city-building project—new sports and entertainment facilities, housing, retail, and public spaces.

A new \$418.8 million asset that costs the City \$130.7 million now could cost the City up to \$752 million in 13 years.

New Revenue

City Contribution



New Revenue: \$288.2M (69%)

- \$33.9M: Sale of air rights for residential towers
- \$69M: Portion of property tax uplift from mixed use towers
- \$44M: Municipal Accommodation Tax
- \$15M: Ticket surcharges
- \$7.7M: Rent from Lansdowne Partnership
- \$118.4M: Positive cashflow from the Partnership

These revenues don't exist today — they only happen if Lansdowne 2.0 moves forward.

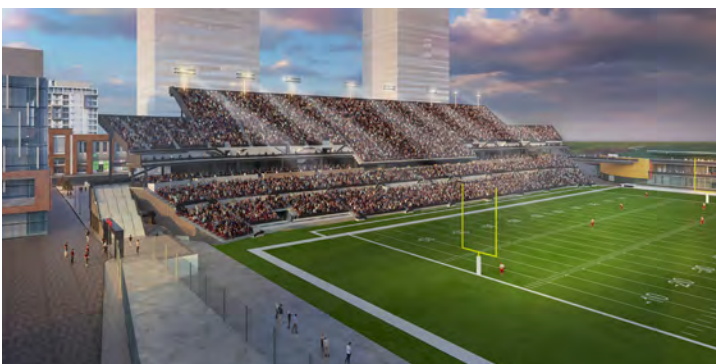
City Contribution: \$130.7M (31%)

- \$82.7 M: Portion of new debt not funded from new revenues, repaid at \$4.3M/year over 40 years
- \$32.3M debenture premium from Lansdowne 1.0 refinancing
- \$15.6M from capital reserves intended for infrastructure renewal

No Property Tax Increase

- Debt repayment fits within existing long-term tax targets
- No new tax increases required to fund Lansdowne 2.0

Lansdowne 2.0 is a \$418.8M transformation delivered at a \$130.7M cost to the City — responsibly funded, with no property tax increases.



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Lansdowne 2.0

Upgrades



New Event Centre

- Capacity: 7,000 for concerts | 6,600 for hockey
- Inclusivity: Gender-inclusive facilities
- Purpose-Built Athlete Facilities: Dedicated dressing rooms, accessible washrooms and showers, team lounges, and training/recovery areas for the Ottawa Charge and Ottawa 67's
- Sustainability: 36% less energy use, 31% reduction in GHG emissions intensity, built to LEED Silver standards



New North Side Stands

- Capacity: 12,400
- Improved Fan Experience: Fan decks, modern amenities, more washrooms, wider concourses and improved flow



More Housing

- 770 units for condominium rental accommodation and hotel uses
- \$14.4M contribution towards affordable housing



Revitalized Public Spaces

- Return of the Great Lawn for concerts & festivals
- Reintroduction of the berm for play, relaxation, tobogganing and event viewing
- New pathways, seating, and outdoor venues for year-round recreation
- \$2M dedicated to public art, celebrating Ottawa's culture and diversity

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The Impact

- Replaces outdated infrastructure with modern, efficient facilities
- Accessible entry at all gates and 3% accessible seating
- Supports tourism, small businesses and local jobs
- Creates a vibrant destination for residents and visitors

Lansdowne 2.0

Construction

Timeline

Lansdowne is an active venue. Major events in the arena and stadium, the Farmers' Market, and Christmas Market will continue without disruption.



Phase 1: Event Centre (2025 to 2028)

Phase 2: North Side stands (2028 to 2030)

Phase 3: Residential development (After 2031)



Supporting Businesses and Residents

- Dedicated on-site project team to resolve issues quickly
- Clear communication with regular updates
- City Noise By-law enforced to control disruption
- Work behind hoarding so construction is contained and out of public view

What to Expect

- **Continuous events:** markets and events in the arena and stadium will go on as planned
- **Minimal disruption:** most construction activity will take place behind hoarding
- **Community-first approach:** safety, accessibility, and communication come first

Lansdowne 2.0 will be built with the community in mind—keeping the site safe, active, and vibrant throughout construction.

The City of Ottawa is dedicated to maintaining the vitality of Lansdowne throughout construction. Careful planning is underway to mitigate construction impacts responsibly, with clear timelines and communication throughout the process.

Managing Traffic and Dust

- Dedicated haul road under Bank Street bridge to keep minimize impact on Lansdowne Park businesses
- Vehicle cleaning and dust control to protect surrounding neighbourhoods
- Designated hauling route will travel south on Bank Street when entering and leaving the site, to reduce construction vehicle congestion and support Bank Street business operations throughout the project.
- Enhanced hoarding in high-traffic areas
- Contractor parking underground (not in nearby residential streets)

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Lansdowne 2.0

Economic and community benefits

More Events. More Visitors.



22%
increase in
attendance at
ticketed events

+837,000
ticketed guests
annually projected

\$8M
in new visitor
spending annually

Job Growth



497
construction jobs
annually (2026–2034)

240
permanent jobs
when new facilities
open in 2031

427
additional permanent
jobs from full site
operations by 2034

Economic Impact



\$955M
total capital investment,
including \$535M private
investment

\$590M
GDP boost over the
next decade

\$89M
GDP annually once
operational

Housing and Affordability



770 units
for condominium,
rental accommodation
and hotel uses

\$14.4M
from the sale of air rights
to go towards affordable
housing in Ottawa

Inclusive Growth Through Social Procurement

Lansdowne 2.0 will boost Ottawa's economy while creating opportunities for equity-deserving communities through the City of Ottawa's first ever Social Procurement Pilot:

- Jobs for Indigenous Peoples and equity-deserving groups.
- Contracts for local Ottawa suppliers and Social Impact Businesses.
- The framework will set outcomes, assess market capacity, launch a Social Procurement Working Group, and provide annual updates to Council.

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Lansdowne 2.0

Improved Accessibility

A barrier-free future for Ottawa's premier sports and entertainment district

Lansdowne 2.0 will deliver major accessibility upgrades, ensuring the new Event Centre and North Side Stands meet and exceed:

- AODA standards
- City of Ottawa's Accessibility Design Standards

These improvements will make Lansdowne more welcoming, inclusive, and usable for people of all ages and abilities.

Key Accessibility Features

Accessible Entry and Shuttle Service

- Barrier-free entry at all gates
- Complimentary accessible shuttle service during restricted access
- Designated drop-off zones for Para Transpo and personal vehicles

Accessible Seating

- 120+ accessible seats (3%) in the Event Centre
- 300+ accessible seats (3%) in the North Side Stands
- Adaptable aisle seating options

Elevators and Pathways

- 3 passenger elevators with priority access
- Barrier-free paths from gates to concourses

Athlete Facilities

- Fully accessible locker rooms and referee areas

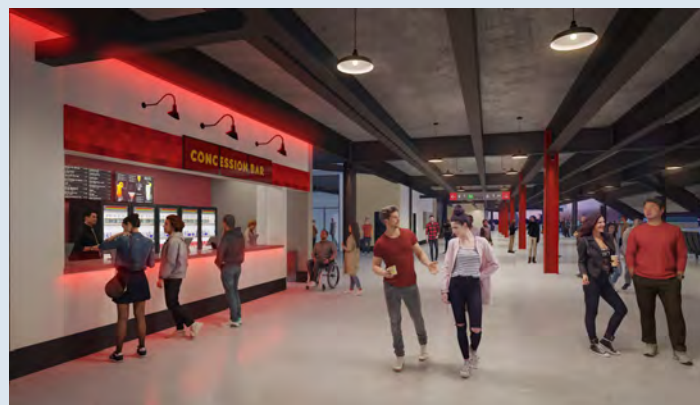
Assisted Listening and Service Counters

- Complimentary Assisted Listening Devices
- Lowered accessible counters at concessions and info booths
- Sensory rooms for neurodiverse guests

The Impact

By embedding universal design into every detail, Lansdowne 2.0 will:

- Remove barriers to participation
- Create an equitable experience for fans, athletes, staff and visitors
- Set a new city-building standard for accessibility



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Lansdowne 2.0

Before and after

Lansdowne today

TD Place Arena and North Side stands built in 1967

Outdated accessibility standards

Poor energy efficiency

Structural issues including leaks

Reliance on portable toilets for events

Lansdowne 2.0



\$590M GDP boost over the next decade



4,900 jobs over the next ten years



\$8M in new visitor spending annually



New mid-size arena for sports and entertainment



New north side stands



Revitalized public spaces



Purpose-Built Athlete Facilities for Ottawa Charge and Ottawa 67's



\$14.4 M contribution towards affordable housing



770 units for condominium rental accommodation and hotel uses



Accessible washrooms



Gender-inclusive facilities



3% Accessible seating



LEED Silver certification



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