



Lansdowne

THE TRANSFORMATION
OF LANSDOWNE PARK

LA TRANSFORMATION
DU PARC LANSDOWNE



LANSDOWNE PARTNERSHIP PLAN

IMPLEMENTATION STATUS REPORT
FEBRUARY 2012

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Background

Overview

This report provides an overall status update on the Lansdowne revitalization while focusing on a number of key items which the project team has been working on during the Stage 2 Implementation phase. Items addressed in this report include updates on design development of the major components of the project such as the stadium, mixed-use and urban park including landscape and architecture, heritage and environmental approvals, conditions of site plan, stakeholder relations and schedule and budget considerations.

This report is accompanied by two other reports which together provide a comprehensive update on the overall Lansdowne project:

Air Rights Report

The *RFO Process – Lease or sale of Air Rights at Lansdowne Park* report responds to Council direction on 7 September 2010 to move forward with a two-stage process to lease or purchase the residential air rights and to lease the office air rights at Lansdowne Park above the proposed retail and parking structures to be built by OSEG. The report presents the results of the Request for Offers (RFO), Stage Two and recommends the real estate developer(s) to construct the office and residential air rights components at Lansdowne Park.

Programming Report

The Lansdowne Urban Park, Aberdeen Pavilion and Horticulture Building Programming Plan report lays out the programming proposal for the urban park, including the two heritage buildings.

The Urban Park, Horticulture Building and Aberdeen Pavilion will be managed and programmed by the City's Parks, Recreation and Cultural Services Department as an active municipal park with ample opportunity for access to passive and active recreation opportunities. City staff will work with community partners, the Glebe Business Improvement Area (BIA), the National Capital Commission (NCC), Parks Canada, volunteer agencies, clubs and the private sector to develop a vibrant range of year-round activities and events.

The programming plan has been developed to support the vision of a world class park accessible to all and hosting a variety of activities that attract residents and visitors alike. Proposed programming will be complimentary to, and supportive of activities in the stadium, Civic Centre and commercial sections of the site. The plan identifies the resources and funding required to animate the park with a range of seasonal activities and events, as well as to make it a welcoming and attractive venue for other agencies, community groups and private ventures to stage their events.



**I. Planning
Site Plan, Zoning and
Heritage Approvals**

1.1 Site Plan Approval

In November of 2010, Council approved the Stage 1 site plan for Lansdowne. In June of 2011, a Design Manual for the site was approved by the Lansdowne Design Review Panel (LDRP). The Design Manual established the guidelines, strategies and directions necessary to fulfill the requirements set by Council as conditions precedent.

Since August 2011, the integrated, technical, landscape and engineering plans and the conceptual architectural plans for the mixed-use development have been finalized and formally approved by the LDRP and the General Manager of Planning and Growth Management in accordance with Council's direction in November 2010.

1.2 Lansdowne Design Review Panel (LDRP) and Urban Design Review Panel Process

The approved site plan is the culmination of a significant effort by the integrated design team to ensure cohesion of design. All the final plans that are part of the Stage 2 site plan approval will serve as the basis for developing the detailed plans required for building permits and for tender and construction documents.

The LDRP has played a critical role, through an ongoing peer review process, in evolving the Stage 1 site plan approval by Council to a final Stage 2 plan that responds to all the directions and conditions established by Council. The LDRP has approved the Lansdowne Stage 2 site plan subject to conditions. Additionally, the LDRP has endorsed all of the plans to be pursued throughout the construction phase of the project. With these having been finalized, applications have been made to obtain the required Ministry of the Environment (MOE) Certificates of Approvals.

The LDRP under the conditions of the Stage 2 site plan approval will retain its review role for finalizing and signing off on the details of the landscaping plan prior to tender documents being released and for reviewing and signing off on the final architectural plans for the mixed-use buildings to be constructed by OSEG prior to permits being issued. This review and approval will be undertaken by the LDRP through a compliancy review process which will provide for a set of drawings, called a 'compliance set', being put together. The compliance set includes the final architectural plans and public realm design details and will be used to ensure design conformity when construction drawings are created and approved. The LDRP will have a continued role in this design continuity as the project heads towards implementation of the works.

The final plans for the residential and office air rights development will be reviewed by the UDRP and subsequently approved by the General Manager Planning and Growth Management prior to permits being issued.

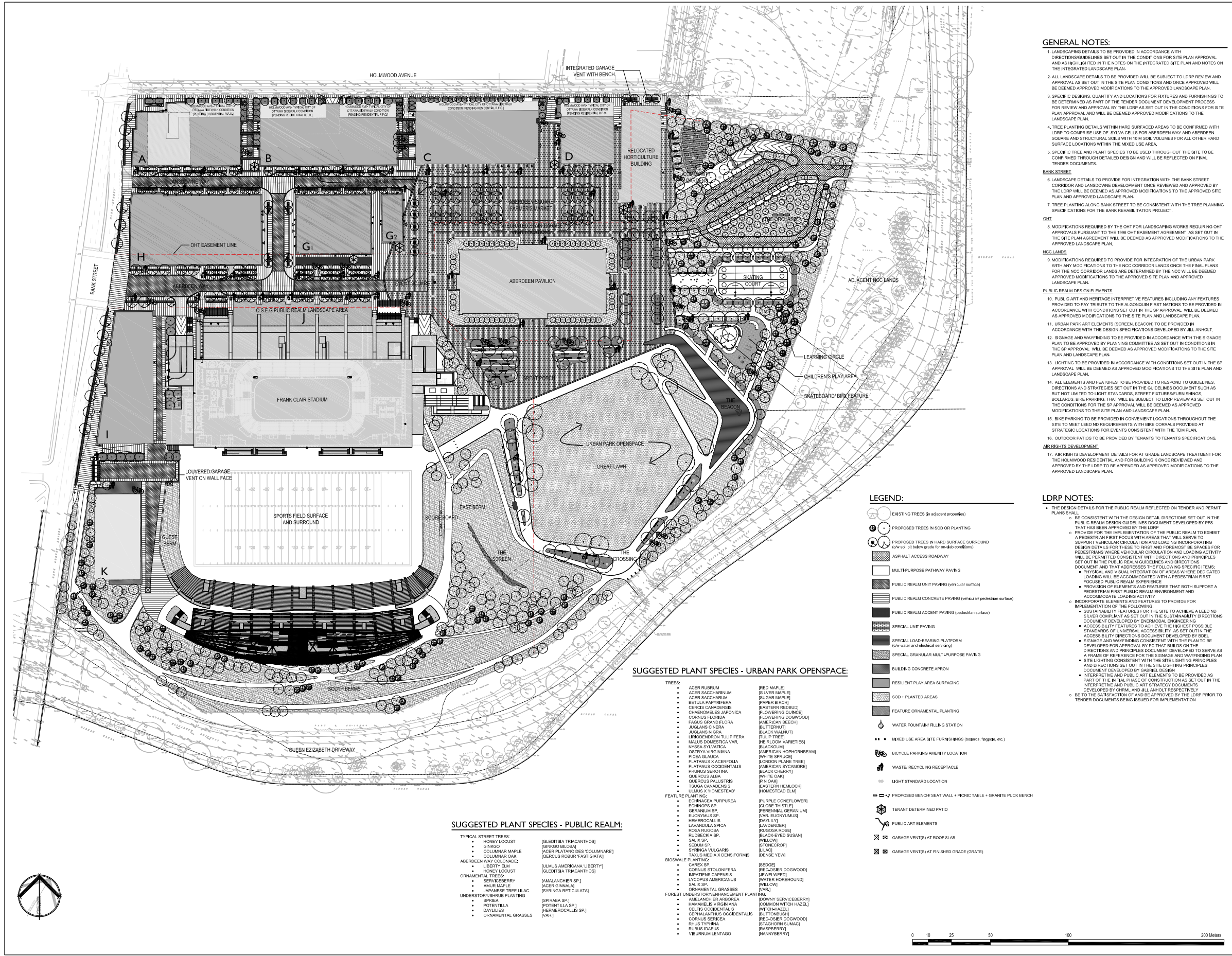
1.3 Final Integrated Technical Plan, Landscape Plan and Engineering Plans

The integrated site plan, landscaping plan and engineering plans approved by Council in November 2010 have been enhanced, refined and modified as per Council direction. These enhancements, refinements and modifications:

- incorporate additional design detailing to advance the public realm design;
- reflect the required zoning modifications agreed to through the Minutes of Settlement and that have been approved by the Ontario Municipal Board (OMB);
- respond to the retail leasing strategy approved by Council;
- respond to the Ontario Heritage Trust (OHT) principles to advance the OHT approval process;
- reflect stormwater management and site servicing details that have been refined to ensure all technical considerations are addressed; and,
- reflect refinements and value engineering to ensure the project will be delivered within the budget approved by Council in June 2010.

As noted, the final integrated site plan, engineering, site serving, stormwater plans and associated technical reports including the final integrated landscape plan have all received approval from the LDRP and on this basis have now received Stage 2 approvals with conditions.





CLIENT PARTNERSHIP

CONSULTANT TEAM

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REVISIONS

No.	Date	Drawn	Checked	By
1	2011 JUN 20	Issued for SPA Stage 1	DMW	
2	2011 AUG 20	Operations Analysis	DMW	
3	2011 OCT 10	Issued for Review	DMW	
4	2012 JAN 06	Issued for Stage 2 SP Approval	DMW	

PROJECT

DRAWING TITLE

PUBLIC REALM INTEGRATED LANDSCAPE PLAN

DATE: AUG. 2011

SCALE: 1:750

REVISION # 03

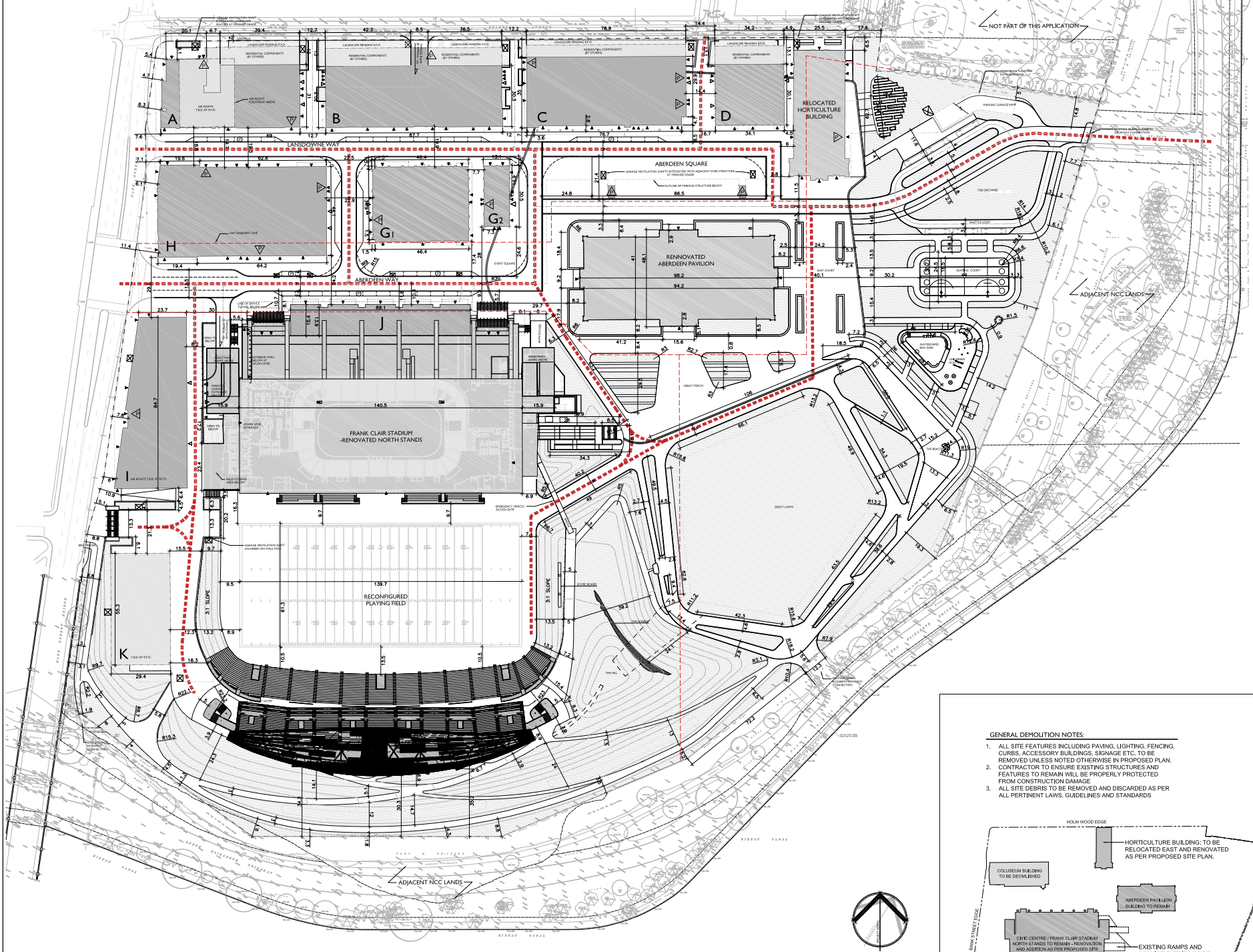
DRAWING No. LI.00

LEGEND

- PRINCIPLE BUILDING ENTRY
- SERVICE ENTRY
- PROPERTY LINE
- LINE OF PARKING GARAGE STRUCTURE BELOW
- APPROVED FIRE ROUTE
- SURFACE PARKING
- PARKING GARAGE EXITING EGRESS
- HARD LANDSCAPE
- SOFT LANDSCAPE
- STADIUM CONTROL FENCE/BARRIER RAILING LOCATION
- GARAGE VENTILATION SHAFT LOCATION AT ROOF SLAB (REFER TO LANDSCAPE PLAN FOR LOCATIONS AT FINISHED GRADE)

SITE NOTES

- ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE
- DIMENSIONS SHOWN ON THIS PLAN ARE FOR INFORMATION PURPOSES ONLY
- AREAS SHALL NOT BE USED FOR CONSTRUCTION
- PATHWAYS ARE TO BE LAYED OUT AND VERIFIED ON SITE PRIOR TO CONSTRUCTION - ALL CURVES TO HAVE SMOOTH TRANSITIONS.
- PARKING GARAGE FOOTPRINT SHOWN IN CONTEXT TO FINISHED GRADE ABOVE.



INTEGRATED SITE PLAN

FILE DATA:

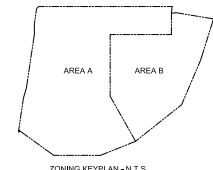
1. FILE COMPILED BY CORUSH SUNDERLAND WRIGHT LTD, LANDSCAPE ARCHITECTS, OTTAWA.
2. COORDINATED SITE GEOMETRY PROVIDED BY STANTEC GEOMATICS, OTTAWA, - DATED 2011-12-14
3. ARCHITECTURAL BUILDING LOCATES PROVIDED BY PETROFF - DATED 2011-05-15
4. BANK STREET ALIGNMENT AS PER DESIGN ALIGNMENT PROVIDED FOR COORDINATION BY CITY OF OTTAWA AND PRODUCED BY BE ENGINEERING - DATED JUNE 2011
5. DEMOLITION PLAN IS FROM COUNCIL APPROVED INTEGRATED SITE PLAN DATED 2010-11-22.
6. FIRE ROUTE IS FROM OTTAWA FIRE SERVICES APPROVED PLAN - DATED 2011-11-18

NOTES

SITE DATA
 ZONING - OMB APPROVED BY LAW 2010-314
 AREA A L2C (338) 236-H (STADIUM & MIXED USE AREA)
 AREA B O15 258 (URBAN PARK)

TOTAL SITE AREA: 156,379 sq.m/15.6ha

SURVEY INFORMATION FROM: FAIRHALL, MOFFATT, WOODLAND LIMITED AND WBO LAND SURVEYORS.
PLAN SHOWING: PART LANDSCAPE PARK BEING PART OF REGISTERED PLAN N° 26085 PART OF REGISTERED PLAN N° 30022 AND PART OF LOTS 7 & 8 CONCESSION 'C' (RUEAU FRONT) TOWNSHIP OF NEPEAN now CITY OF OTTAWA



BUILDING DATA

BUILDING	USE	CLASSIFICATION	HEIGHT (STORIES)
BUILDING A	RESIDENTIAL*	GROUP 'C'	10
BUILDING B	RETAIL	GROUP 'E'	2
BUILDING C	RETAIL	GROUP 'E'	2
BUILDING D	RETAIL	GROUP 'E'	2
BUILDING G1	RETAIL	GROUP 'E'	2
BUILDING G2	RETAIL	GROUP 'E'	2
BUILDING H	SUPERMARKET/	GROUP 'E'	1
BUILDING I	RETAIL*	GROUP 'E'	1
BUILDING J	OFFICE*	GROUP 'D'	8-9
BUILDING K	RETAIL	GROUP 'E'	1
STADIUM SALONS	RETAIL	T.B.D.	1
BUILDING K*	T.B.D.*	GROUP 'A-Z'	4
ABERDEEN PAVILION	RESIDENTIAL*	GROUP 'C'	12
ABERDEEN PAVILION**	PUBLIC	GROUP 'E'	1
HORTICULTURE BUILDING	PUBLIC	GROUP 'E'	2

*SUBJECT TO R.F.O. PROCESS

BUILDING	GLA L1 (m²)	GLA L2 (m²)	SOURCE
BUILDING A	1,584	1,838	PETROFF
BUILDING B	2,257	2,494	PETROFF
BUILDING C	1,529	5,610	PILLON
BUILDING D	817	937	PETROFF
BUILDING G1	1,487	1,444	PETROFF
BUILDING G2	273	—	PETROFF
BUILDING H	3,123	3602	PETROFF
BUILDING I	1999*	—	T.B.D.
BUILDING J	1,068	—	CANNON
STADIUM SALONS	3,308	—	CANNON
BUILDING K*	T.B.D.	T.B.D.	T.B.D.
ABERDEEN PAVILION**	3515	—	PFS
HORTICULTURE BUILDING**	1116	220	PFS

TOTAL [L1+L2] 33,368sq.m/1,599,162 sq.ft.
 FINAL GLA CALCULATIONS TO BE DETERMINED THROUGH R.F.O. PROCESS
 ** PUBLIC USES NOT INCLUDED IN TOTAL GLA CALCULATIONS

CIRCULATION AND PARKING DATA

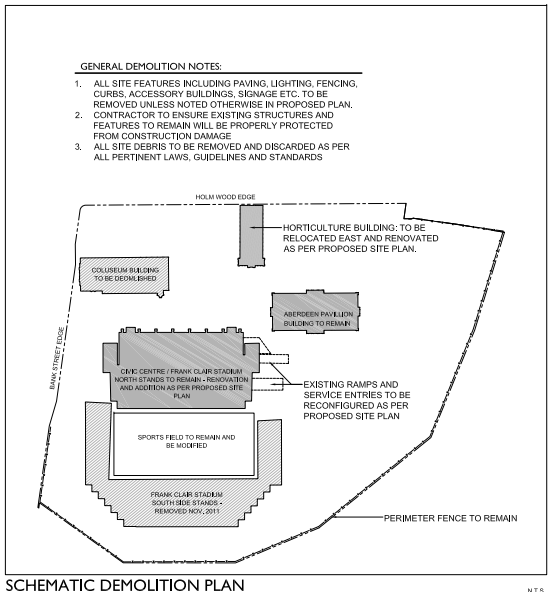
- TYP. DRIVING LANE WIDTH 3.5m
- TYP. CENTRE DRIVING LANE WIDTH 3.35m
- TYP. CORNER RADIIUS R 3m
- TYP. SWEEP PATH ALLOWANCE R 15m
- TYP. GARAGE STALL SIZE 2.6x5.6m
- MIN. GARAGE ABLE WIDTH 6.7m
- TYP. PARALLEL STREET STALL 2.6x6.7m
- GARAGE PARKING COUNT 1370
- SURFACE PARKING COUNT 44

GENERAL NOTES:

1. DETAILS PERTAINING TO LANDSCAPING, SITE GRADING, SLOPES, SERVICES AND STORM WATER MANAGEMENT AS REFLECTED ON THE FINAL LANDSCAPING AND ENGINEERING PLANS
2. VEHICULAR CIRCULATION ROUTES WITHIN MIXED USE AREA TO BE INTEGRATED INTO PUBLIC REALM DESIGN TO REFLECT A PEDESTRIAN PRIORITY PUBLIC REALM ENVIRONMENT
3. FIRE ROUTE TO BE CONSTRUCTED TO STANDARDS/MATERIALS TO MEET O.B.C. REQUIREMENTS TO SUPPORT LOADS IMPOSED BY FIRE EMERGENCY VEHICLES
4. ALL ELEMENTS AND FEATURES TO BE PROVIDED TO RESPOND TO GUIDELINES, DIRECTIONS AND STRATEGIES SET OUT IN THE GUIDELINES DOCUMENT SUCH AS BUT NOT LIMITED TO LEED ND REQUIREMENTS, SHOWCASE SUSTAINABILITY FEATURES, AND ACCESSIBILITY AS SET OUT IN THE CONDITIONS FOR THE SP APPROVAL WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE SITE PLAN AND LANDSCAPE PLAN.
- BANK STREET**
5. ROADWAY MODIFICATION DETAILS FOR BANK STREET RELATED TO MATTERS SUCH AS FINAL CURB ALIGNMENTS, CENTER MEDIANS, PEDESTRIAN CROSSING TREATMENTS, LOCATION OF BUS SHELTERS AND TRAFFIC SIGNALS ONCE REVIEWED AND APPROVED BY THE GM, PGM WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE APPROVED SITE PLAN AND APPROVED LANDSCAPE PLAN
- DIST**
6. MODIFICATIONS REQUIRED BY THE O.H.T. FOR WORKS/BUILDING ENCROACHMENTS REQUIRING O.H.T. APPROVALS PURSUANT TO THE 1995 O.H.T. EASEMENT AGREEMENT AS SET OUT IN THE SITE PLAN AGREEMENT WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE APPROVED SITE PLAN AND APPROVED LANDSCAPE PLAN
- NCC LANDS**
7. MODIFICATIONS REQUIRED TO PROVIDE FOR INTEGRATION OF THE URBAN PARK WITH ANY MODIFICATIONS TO THE N.C.C. CORRIDOR LANDS ONCE THE FINAL PLANS FOR THE N.C.C. CORRIDOR LANDS ARE DETERMINED BY THE N.C.C. WILL BE DEEMED APPROVED MODIFICATIONS TO THE APPROVED SITE PLAN AND APPROVED LANDSCAPE PLAN
8. NO REVISIONS ARE PROPOSED TO THE LOCATIONS OF THE EXISTING ACCESS DRIVES FROM THE GED
- AIR RIGHTS DEVELOPMENT**
9. AIR RIGHTS DEVELOPMENT DETAILS FOR THE FINAL FLOOR PLATE CONFIGURATIONS FOR BUILDING K AND THE HOLMWOOD AVE. LOW RISE RESIDENTIAL AND SITE DETAILS TO PROVIDE FOR INTEGRATION OF BUILDING K AND THE HOLMWOOD AVE. RESIDENTIAL WITH THE OVERALL DEVELOPMENT PROGRAM TO BE DETERMINED BY THE AIR RIGHTS DEVELOPERS AND ONCE APPROVED AS SET OUT IN THE SITE PLAN AGREEMENT WILL BE APPROVED AS APPROVED MODIFICATIONS TO THE APPROVED SITE PLAN
10. TOWER FOOTPRINTS FOR THE AIR RIGHTS ELEMENTS FOR BUILDING A AND I SUBJECT TO ADJUSTMENT AND ARTICULATION THROUGH THE LDRP AND UDRP ARCHITECTURAL DESIGN REVIEW AND APPROVAL PROCESS

LDRP NOTES:

- AS PART OF THE STADIUM RENOVATION, THE POTENTIAL TO PROVIDE FOR A PEDESTRIAN CONNECTION THROUGH THE STADIUM FROM BANK STREET TO THE URBAN PARK THAT WOULD BE AVAILABLE FOR USE WHEN THERE ARE NO EVENTS OCCURRING WITHIN THE STADIUM COMPLEX SHALL BE PROVIDED WITH ANY REQUIRED ACCESS CONTROLS BEING ADDRESSED THROUGH OPERATIONAL PLANS.
- STADIUM ACCESS CONTROL POINTS PROVIDED WITHIN AREAS THAT ARE PART OF THE PUBLIC REALM AREA AROUND THE STADIUM COMPLEX SHALL BE PROVIDED THROUGH TEMPORARY MEANS (TEMPORARY TURNSTILES, FENCING) TO CONTROL ACCESS INTO THE STADIUM FOR STADIUM EVENTS.



SCHEMATIC DEMOLITION PLAN

- GENERAL DEMOLITION NOTES:**
1. ALL SITE FEATURES INCLUDING PAVING, LIGHTING, FENCING, CURBS, ACCESSORY BUILDINGS, SIGNAGE ETC. TO BE REMOVED UNLESS NOTED OTHERWISE IN PROPOSED PLAN.
 2. CONTRACTOR TO ENSURE EXISTING STRUCTURES AND FEATURES TO REMAIN WILL BE PROPERLY PROTECTED FROM CONSTRUCTION DAMAGE
 3. ALL SITE DEBRIS TO BE REMOVED AND DISCARDED AS PER ALL PERTINENT LAWS, GUIDELINES AND STANDARDS

CLIENT PARTNERSHIP

CONSULTANT TEAM

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Do not scale drawings. The drawing effort to be used for construction.

ISSUED: 2012 JAN 04

REVISIONS:

No.	Date	Drawn	By
1	2011 NOV 03	Based for Site Plan Approval Stage 1	CP
2	2011 JUNE 30	Based for Site Plan Approval Stage 2	CP
3	2011 DEC 01	Based for Review	CP
4	2012 JAN 04	Based for Stage 3 SP Approval	CP

PROJECT

DRAWING TITLE

INTEGRATED SITE PLAN

DATE: AUG, 2011 **DRAWING No.:**

SCALE: 1:750 **AREA:** A1.00

DESIGNER: 03

Integrated Technical Site Plan January 2012

1.4 Architectural Plans

Development of the conceptual architectural plans in collaboration with the LDRP has been highly successful and has resulted in the LDRP giving its approval of the architectural direction for the mixed-use buildings, stadium and Horticulture Building adaptive re-use. With the conceptual plans (developed to 75% design) incorporated as part of the Stage 2 approval, the final plans required for building permits can now be developed. Prior to permits being issued, the architectural plans for the air rights (upward development of a property) requires the approval of the LDRP, the UDRP and the General Manager of Planning and Growth Management. Conceptual architectural plans for the air rights are already in development using the architectural guidelines approved by the LDRP. It is anticipated that preliminary plans will be brought forward to the LDRP in February 2012.

Following approval of all final architectural plans for the OSEG development, any modifications proposed to the development are subject to review and approval by the LDRP prior to any modified work commencing. Any modifications following approval of the final architectural plans for the air rights development will require approval by the General Manager of Planning and Growth Management.



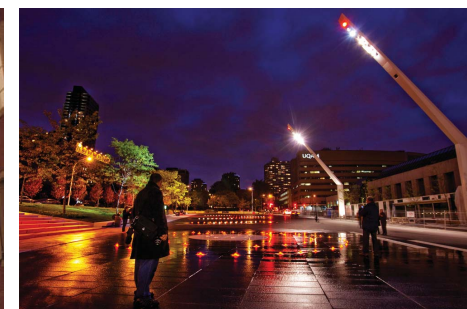
1.5 Lighting Strategy

A lighting strategy document was produced by the project team. It sets out key principles and directions for the implementation of effective lighting solutions to address the various requirements of the site. The strategy gives consideration to the many aspects of the site, including access and mobility, enjoyment of the site at night, visual excellence, safety and security. The strategy also considers sustainability and cost-effectiveness of lighting choices, and adheres to the City's site lighting standards as articulated in the November site plan report.

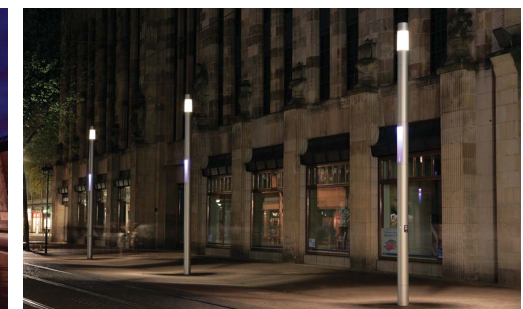
Together, the various design teams have collaborated to develop a detailed lighting plan throughout the site that aligns to the principles and directions of the Lighting Strategy. The directions and process for developing the lighting details for implementation have been included as a condition in the Stage 2 site plan approval.



CATENARY LIGHTING



GREAT LAWN MAST LIGHTING



URBAN PARK TOTEMS

1.6 Transportation Demand Management (TDM) Plan and Operations Plans

The integrated transportation project team has developed the transportation operations plans and detailed TDM plan required by Council in its Stage 1 approval of the site plan. These plans include the following:

- Transit and Shuttle Operations Plan;
- Traffic and Parking Management Plan;
- Transportation Demand Management Plan.

The plans have been developed with involvement from all key stakeholder groups, including the National Capital Commission (NCC) and representatives of the local community, in accordance with commitments set out through the Ontario Municipal Board (OMB) Minutes of Settlement related to the Holmwood Avenue group and area community groups. The three plans were finalized in October 2011 and have been approved under delegated authority as part of the Stage 2 site plan approval. The operational management and TDM implementation requirements set out in these three plans are detailed as conditions attached to the Stage 2 site plan approval. Conditions are also included in the Stage 2 site plan approval requiring the development and subsequent implementation of a robust transportation monitoring program which will ensure that any issues or concerns with transportation related operations or TDM implementation will be readily identified and addressed to ensure the most effective and efficient operation and management of transportation requirements.

Transportation monitoring is required to be in place once construction is completed and the site becomes operational. Development of the monitoring plan will be done in collaboration with the NCC and community stakeholders.

The information included in the three transportation plans informed the project design team in determining various public realm design requirements, such as the shuttle loop and bike parking requirements and linkages, to ensure that the needs and requirements for both transportation and the site are balanced and met efficiently.



1.7 Event Management Plan

As required by conditions set out in the Stage 1 approval of the site plan, a refined event management plan has been further developed. This refined plan builds on the initial event management plan developed for the integrated site plan and includes a greater level of detail in regards to various levels of activity on the site. This refined plan serves to inform the final site layout and ensure that various needs can be accommodated. The plan will also inform the operational plans for various scales of activities and events programming.



1.8 Urban Park, Aberdeen Pavilion and Horticulture Building Programming Plan

Lansdowne Urban Park, Aberdeen Pavilion and Horticulture Building Programming Plan report lays out the programming proposal for the urban park and Horticulture Building.

The Urban Park, Horticulture Building and Aberdeen Pavilion will be managed and programmed by the City's Parks, Recreation and Cultural Services Department as an active municipal park with ample opportunity for access to passive and active recreation opportunities. City staff will work with community partners, the Glebe Business Improvement Area (Glebe BIA), the NCC, Parks Canada, volunteer agencies, clubs and the private sector to develop a vibrant range of year-round activities and events.

The programming plan has been developed to support the vision of a world class park accessible to all and hosting a variety of activities that attract residents and visitors alike, and that is complimentary to, and supportive of development and activities in the stadium, Civic Centre and commercial sections of the site. The plan identifies the resources and funding required to animate the park with a range of seasonal activities and events, as well as to make it a welcoming and attractive venue for other agencies, community groups and private ventures to stage their events.

Urban Park

As part of the Stage I approval of the site plan, Council required that a programming plan for the urban park be developed and brought forward to Council for approval. Over the past year, Phillips Farevaag Smallemberg (PFS) and the City's Parks, Recreation and Cultural Services staff have collaborated on this plan's development with a multi-disciplinary Programming Steering Committee made up of City staff and various stakeholders including the NCC, festival organizations and community groups. The discussions have resulted in a multi-faced urban park programming plan with numerous opportunities for major festivals and community events, active and passive recreational opportunities, and a range of year-round activities. The implementation of programming will be coordinated with the event management operations of the stadium and the arena to ensure that the logistic realities of accommodating multiple activities can be smoothly achieved.



GREAT LAWN : SITE PROGRAMMING

Horticulture Building

The Horticulture Building will serve as the gateway to the urban park from the urban mixed-use area. The south pavilion of the building will serve as the hub for activities and offer a range of services and information to patrons. The upper level includes leasable commercial space which can complement the park operations. The main hall will allow for a variety of public and private uses such as concerts, theatre, and community programming. In addition, the eastern portion of the building will provide direct access to the adjacent community gardens. The facility can also accommodate smaller events and meetings, particularly events related to other areas of the park such as the gardens or curling rink and will include a community kitchen to support the demonstration gardens in the urban park.

Details related to the approach being taken for the relocation and adaptive re-use of the Horticulture building is included in the programming report .

Aberdeen Pavilion

The Aberdeen Pavilion will continue to be used as a seasonal indoor rental venue for special events and could support the farmers' market activities, as well as a support space for outdoor events and programs offered at the Park. Winter, late Fall and early Spring use will continue to be limited by the minimal heating available in the building.

The City will be responsible for scheduling and bookings in the Aberdeen Pavilion and for coordinating its use with OSEG and the Farmers' Market to ensure a positive visitor experience. Rental revenue expectations are based on current and expected use of the facility, as well as staffing requirements to meet client needs for access, event set-up and take-down and other operational requirements. The facility will continue to play an important role in supporting municipal special events such as the Mayor's Canada Day Seniors' Breakfast and Remembrance Day ceremonies, while taking on the role of supporting new special events staged on the Great Lawn or plazas surrounding the building.



ABERDEEN PAVILION : SITE PROGRAMMING

1.9 Public Art and Interpretive Implementation Plan

Council in its Stage 1 approval of the site plan required that a heritage interpretative plan and public art strategy be developed to identify the interpretive and public art elements of the Lansdowne revitalization. Commonwealth Historic Resource Management Limited (CHRML) developed the heritage interpretive plan component and Phillips Farevaag Smalberg (PFS), in coordination with Jill Anholt Studio (JAS), developed the overall public art strategy. Both of the strategies developed are included in the Design Manual which is included as part of the Stage 2 approval. One condition attached to this approval is the development of an implementation plan that ensures that the history of the Algonquin First Nations is incorporated in the site. The Algonquins of Ontario, CHRML and PFS have initiated this process and will continue to work together on this effort.

A full report on the details for implementation of the Heritage Interpretation and the Public Art Strategy will be brought to Council at project close as required by Council in Motion #92-25 and #92-26.

The following highlights key directions set out in the guidelines document for heritage interpretation and public art.

Heritage Interpretive Plan

A key aspect of the Lansdowne revitalization is having Lansdowne reflect its historical sense of place. Lansdowne has been a significant public site in the evolution and growth of the city from its roots as a lumber and agricultural based community to its position as the Nation's Capital and major world class city. The project team has worked to ensure that this sense of place is captured both in what the experience will be for current, as well as future, generations. To achieve this, the buildings and site's organization has been structured to integrate multiple activities and events, as well as the telling of the site's history, into one cohesive design. The heritage interpretive plan is a key consideration to ensuring this comprehensiveness.

The heritage interpretive plan is a key component of the principles for revitalization established by the OHT. The interpretive plan provides for elements and features which are layered into the overall site to provide an appreciation of what Lansdowne was, is and will be. These interpretive elements will be focused around key themes and will make use of various means to tell the stories of Lansdowne. This could include, but is not limited to, public art, lighting and way finding.

A number of public art and interpretive elements currently located at Lansdowne, such as the Thomas F. Ahearn drinking fountain, the 'Cows Fly Home' flying cow weather vane and the plaque commemorating the Princess Patricia Regiment will be integrated into the public realm design details as a first element of implementation.



Marquee character; pavilion style capable of being activated on all sides are characteristics of Lansdowne exhibiton halls.



The character of the midway with laneways and courtyards is unique to Lansdowne and is part of the 'sense of place'.



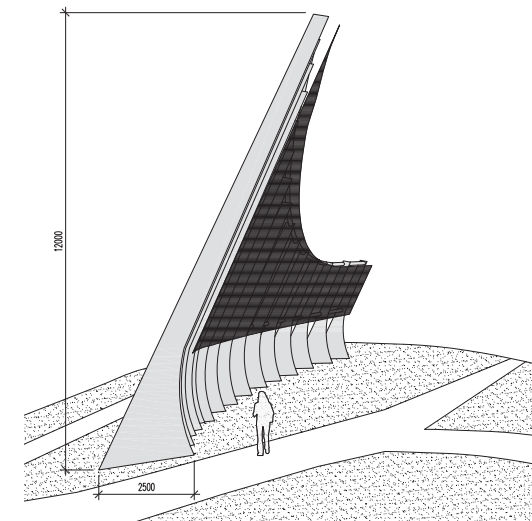
The Marquis of Lansdowne, Russ Jackson (Ottawa Rough Riders), and the Aberdeen Pavilion (G.G. Lord Aberdeen) are a sampling of diverse personalities linking the Park to the city's cultural heritage.



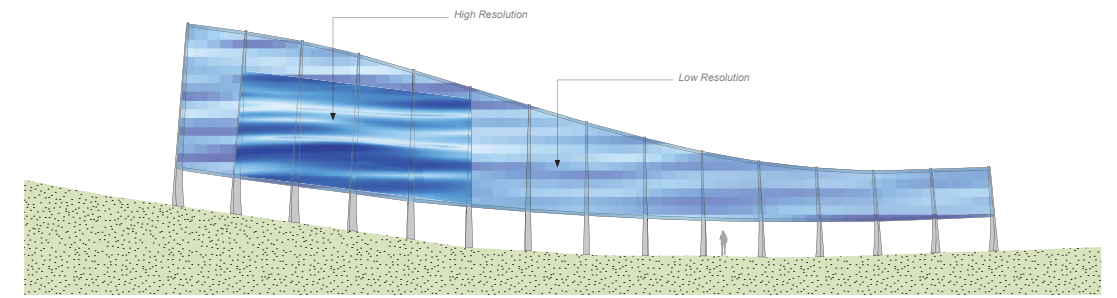
Public Art

In addition to the existing public art elements which will be incorporated into the redeveloped site, the PFS park design includes two significant public art elements: the screen and beacon. Additional public art opportunities are being developed as set out in the urban park design competition Request for Proposal (RFP). For example, there are opportunities to integrate art into functional elements such as lighting, street-furniture, or to introduce new opportunities for electronic art through the art screen that is part of the urban park design.

The public art strategy aims to make Lansdowne a unique and memorable experience for residents and visitors by building on the key art elements that are part of the urban park design, as well as developing other public art pieces in keeping with the interpretive plan.



Schematic Side Elevation of Screen - Scale 1:100



Schematic Elevation Diagram Showing Potential Areas of High Resolution and Low Resolution Images - Scale 1:500

THE SCREEN: Materiality and Experience

Drawn from the experiences of traveling along Ottawa's waterways in varied watercraft over hundreds of years, the screen will project an atmosphere of the textures, movement and reflections of water on a giant scale. From still mirrored surfaces that perfectly reflect images of surrounding context, to water spilling out of the locks, rapids entering along canal edges and wakes caused by wind and boats, the slowly unfolding film creates an ephemeral catalogue of the varied states and effects of a 10 day journey along the Rideau Canal.

The screen serves as a meditative backdrop for the daily activities in the park, connecting the past to the present through an infinitely mutable but powerful experience that remains through time.

The screen is comprised of a translucent stainless steel mesh system that will attach to steel structural supports of varying size. The stainless steel mesh is composed of a play between interwoven LED profiles for high resolution imaging and suspended LED profiles for illuminated washes of light and is visible during both day and night.



1.10 Sustainability and Accessibility

The project team continues to work closely with the sustainability and accessibility consultants to ensure the project meets the goals set out in the November 2010 report to Council. The sustainability strategy developed by Enermodal Engineering has been endorsed as part of the final site plan approval and strives to achieve a LEED ND Gold Certification for the Lansdowne project and LEED targets for the new buildings. The final site plan has been developed to incorporate elements to support achieving a LEED ND gold certification as well. Recent analysis by Enermodal Engineering shows the project remains on track and, with the final site plan approval, Enermodal will begin developing the LEED ND application.

In addition, as part of implementation of the sustainability directions, the LDRP has requested, as conditions of approval, showcasing sustainability at Lansdowne by including:

- feature(s) that are clearly recognizable and highlighted as unique to the project or a building, such as green roofs, solar voltaic roof panels or provision of a partitioning cell as part of the stormwater management system to capture stormwater for irrigation of soft landscaping;
- showcasing of the site's sustainability elements; and,
- sustainability education opportunities and demonstrations with the programming.

The project team is advancing implementation of an accessibility strategy developed by Betty Dion Enterprises Ltd. (BDEL). The strategy was endorsed as part of the Stage 2 site plan approval to strive to achieve the highest degree of universal accessibility for both the site and for buildings. The approved strategy identifies elements that are important to achieving universal accessibility standards in both site design and buildings. The strategy includes a compliance review process for the detailed design development and the construction phase as well as having an accessibility consultant working with the design teams incorporating accessibility features. BDEL continues to be engaged with on-going review of progress drawings for the stadium, parking garage and urban park ensuring they meet accessibility targets identified.



1.11 Signage and Wayfinding

Principles for developing a Signage and Wayfinding Plan have been developed and endorsed by the LDRP as part of the final site plan approval. The signage and wayfinding plan will be brought for approval by Planning Committee in order to waive application of the City's signs by-law regulation to the site. It is acknowledged that all public realm signage will respect the City's bilingualism policies.

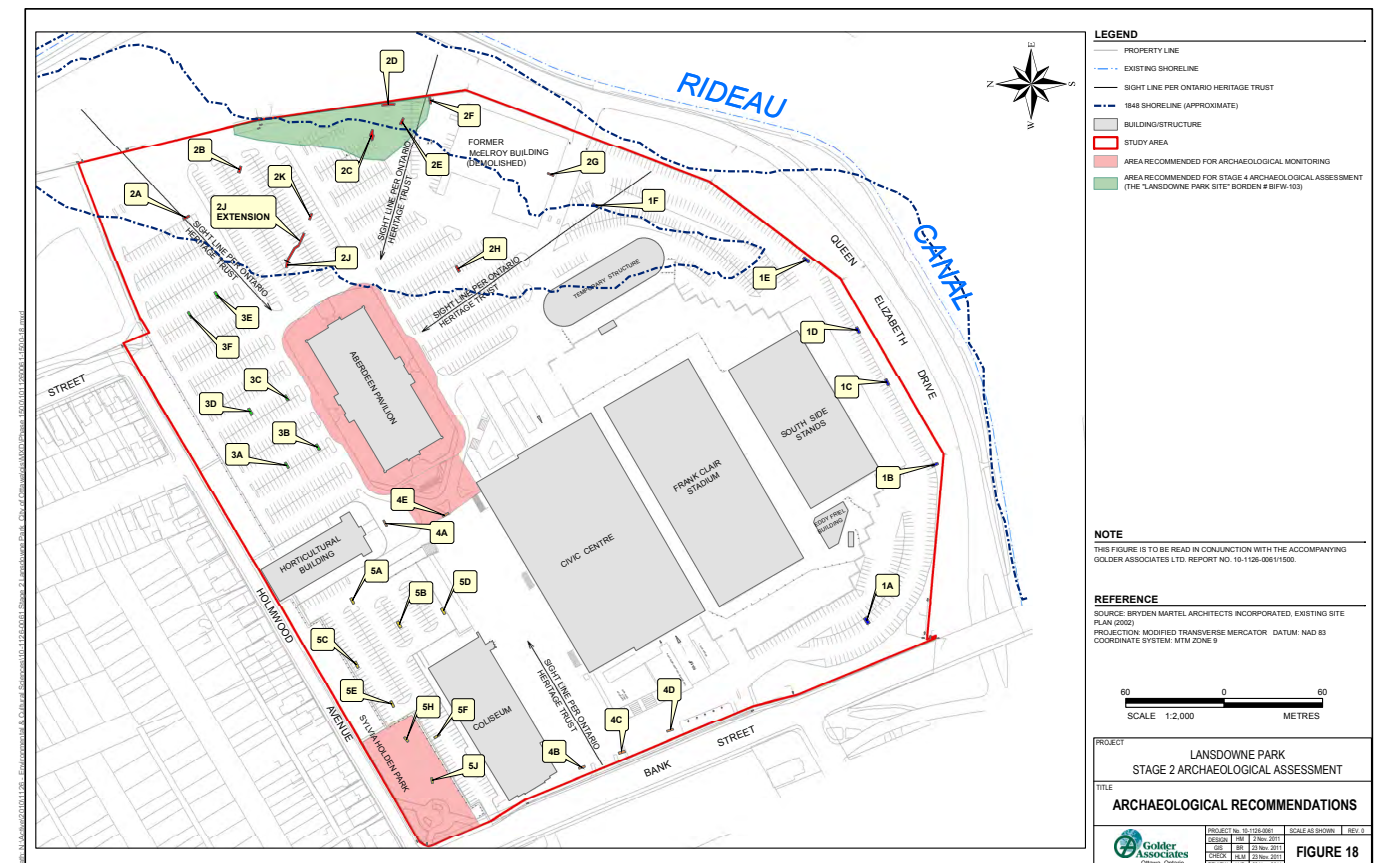
The Signage and Wayfinding Plan will ensure that all signage and wayfinding is coordinated across the Lansdowne site in a way that supports the design and public realm objective of making Lansdowne a unique and distinct public place that integrates with the Bank Street Glebe BIA corridor. The plan will be brought forward to the City's Planning Committee in the Spring of 2012.



1.12 Archaeological Assessment

A Stage 2 Archaeological Assessment was undertaken as required by the conditions set by Council during the Stage 1 site plan approval. This assessment investigated areas of potential archaeological interest at Lansdowne. These investigations took place throughout the property. The draft report was provided to the Ontario Heritage Trust (OHT) for their review and comment prior to being finalized and submitted to the Ministry of Citizenship and Culture for their information. Following its review, the OHT requested that additional investigative work take place prior to finalizing the Stage 2 assessment report. This additional work has been completed and the report has been signed-off by the OHT and filed with the Ministry of Citizenship and Culture.

Based on the recommendations of the Stage 2 assessment, additional detailed investigative work in the far eastern portion of the park will be undertaken through a Stage 3 and/or 4 Archaeological Assessment. This includes a requirement for archaeological monitoring for specific areas of the site during construction. These requirements are addressed through conditions included as part of the Stage 2 site plan approval.



1.13 Ontario Heritage Trust (OHT)

The City has had an ongoing dialogue with the OHT regarding the necessary approvals for the Lansdowne redevelopment since November 2010. This dialogue has been informed by the shared set of 11 site specific principles related to work to be undertaken on the lands that are the subject of the Heritage Easement Agreement between the City and the OHT. The Easement Agreement protects the Aberdeen Pavilion (interior and exterior), a view corridor from Bank Street to the Pavilion and three other views from the Queen Elizabeth Driveway to the Pavilion. The final Stage 2 site plan has been developed in a manner consistent with these principles.

The principles, along with the Heritage Easement Agreement, and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), have been used as the basis for OHT review and approval. To facilitate the OHT review and approval, the final Stage 2 site plan has been provided to the OHT along with the Design Manual.

No works for which OHT easement approvals are required will commence until such approvals have been obtained in writing. Where OHT approvals include conditions, the implementation of the works will proceed in accordance with such conditions. During the construction, the project team will continue to update the OHT on the progress of the project to ensure adherence to all conditions.

With the submission of the supplemental information requested by the OHT on 12 January 2012, the City's application to the OHT for approval has been deemed complete. Of the seventeen (17) items for which OHT approval was requested, two (2) are no longer required as a result of modifications made to the final Stage 2 site plan. Of the remaining fifteen (15) the OHT has now provided unconditional or conditional approval, all but two of the items for which approvals had been requested remain. These include the following:

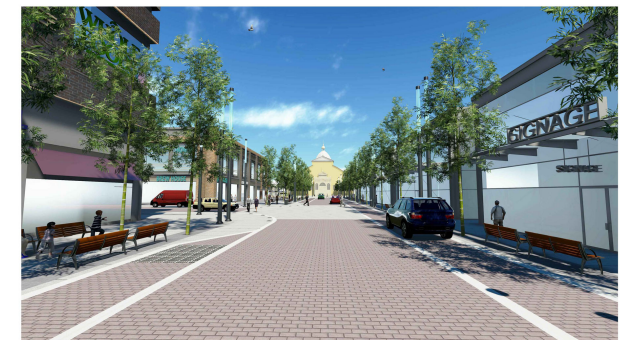
- Tree planting within the Aberdeen View corridor; and,
- Street furnishing within the Aberdeen View corridor.

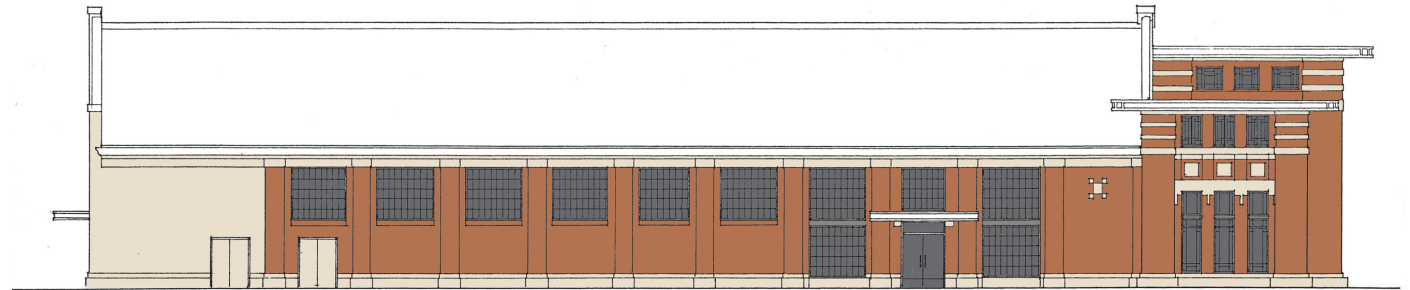
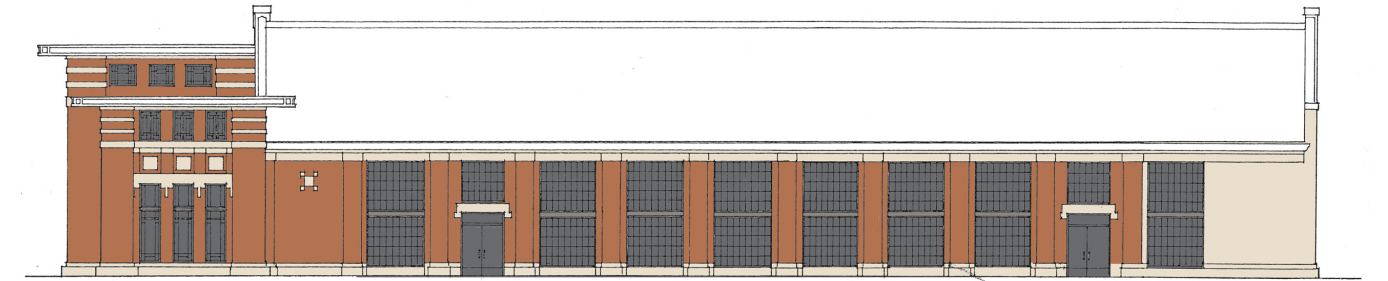
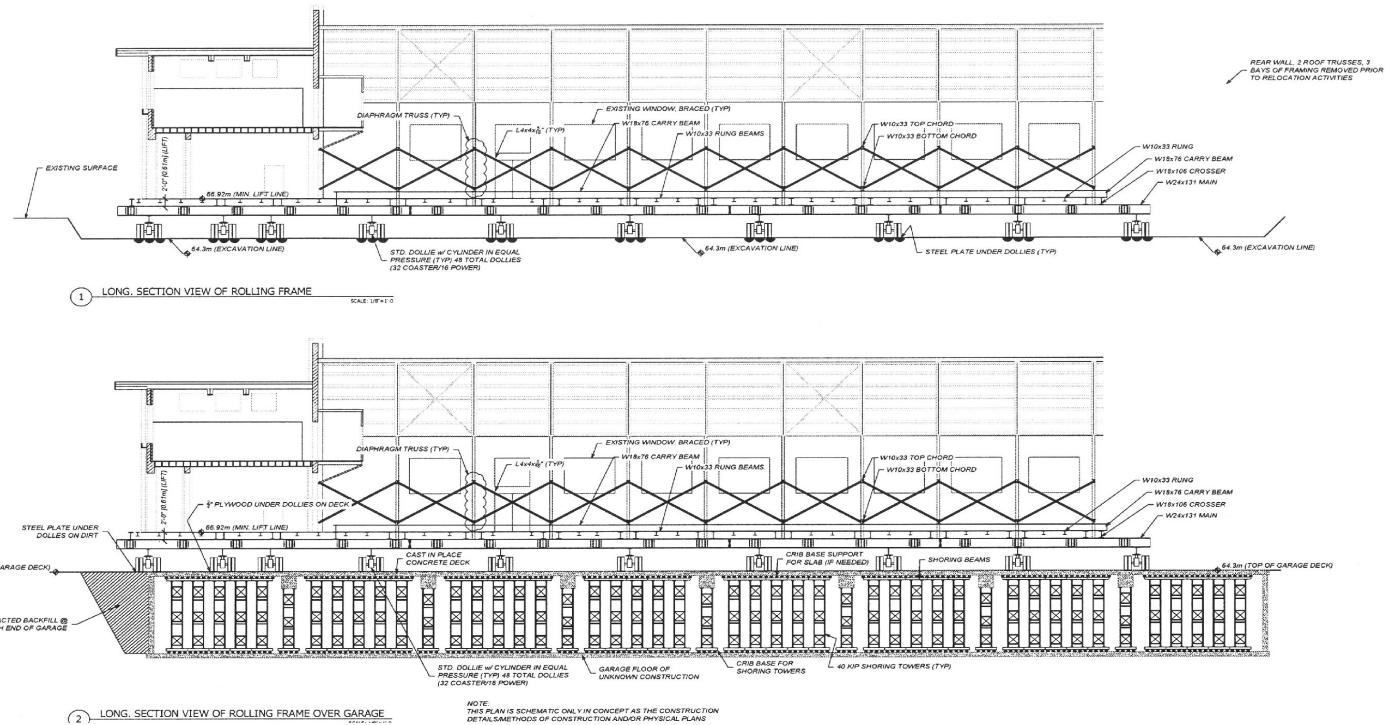


The City has requested that the OHT defer consideration of these two items while the designs are further refined and resolved. This is due to the fact that the design details for these have not been fully developed in accordance with conditions set out in the Stage 2 site plan approval. The OHT will be engaged in the development of these details.

Recognizing that final OHT approvals may result in some modifications to the site plan with respect to tree planting and street furnishings in the Bank Street view corridor, a condition is included as part of the Stage 2 approval whereby any modifications required by the OHT would be deemed approved modifications to the approved Stage 2 site plan.

The OHT has provided conditional approval for the encroachment of building J, subject to its approval of the permit drawings. The OHT has provided conditional approval for the encroachment of building H, subject to its approval of specific design enhancements and permit drawings and the creation of a new conservation easement which will extend and enhance the protection and conservation of the heritage resources at Lansdowne Park, including the Aberdeen Pavilion, the relocated Horticulture Building, the park and open space. The necessary plans and drawings will be provided to the OHT to facilitate final





1.14 Horticulture Building

The Horticulture Building project team has made significant progress on the planning and design phase for both the relocation and adaptive-reuse portions of the project. While the project was initially contemplated as a two stage project – relocation first, restoration and adaptive reuse second – the team has moved to a single integrated approach that provides a more efficient and cost effective means of achieving Council’s approved objectives for the building. Under the integrated approach, the best possible end use solutions in terms of dynamic public use have been used to re-examine the most effective means of designing the relocation. The details of the new approach are discussed in the accompanying submission dealing with the programming for the urban park, the Aberdeen Pavilion and the Horticulture building. The integrated approach is under the direction of Julian Smith & Associates Architects, subconsultants to PFS.

Under the new approach, the last three bays of the north pavilion will be dismantled before the move, and then rebuilt to a different but sympathetic design after the relocation, providing key new programming options and highlighting the heritage values of this north pavilion. The south pavilion will remain unchanged. Beside the programming benefits, there are significant schedule and cost savings. The project will allow a dolly system rather than a rail system for the move, will avoid major disruptions to Holmwood Avenue, and will remove a significant public safety risk during the move. The relocation will take less time and not interfere with the underground parking garage schedule.

As authorized by City Council in August 2011, the City issued the tender for the structural steel for the relocation, ahead of project close, to ensure the overall Lansdowne project schedule is maintained.

The south pavilion will have its exterior restored to its original two-tone appearance, with its doors and windows fully refurbished and its roof redone. On the interior, the layout will be simplified, with

exterior roofs and walls insulated and most interior partitions removed. The ground floor features 16-foot ceilings and large window openings, and the upper floor has a high-ceilinged central area and commanding views over the park.

The north pavilion retains its open character, with special treatments to allow for a variety of community uses. The area adjacent to the south pavilion will be designed for expansion of the more intimate retail spaces of the south pavilion, and will also provide vertical circulation down to the underground parking and up to the second floor of the south pavilion. The circulation is designed so that it could easily serve an eventual mezzanine in the north pavilion, should it be desired.

The remainder of the north pavilion is essentially one large space, with a public cross-corridor at its southern end and a multi-use assembly space beyond that. These areas are continuous, but can have movable partitions to create a separation. At the north end of this space is a partial height wall, defining a set of support spaces – a community kitchen on the east wall, a community office in the centre, and storage on the west. Small service rooms and washrooms are provided within the storage area. The dismantling of the three northernmost bays prior to the move, will be followed by reconstruction of two of these bays in a sympathetic contemporary fashion. The two new bays will house the support spaces but also provide a new north wall of glass that will flood the interior with natural light. One less bay also creates a much improved relationship between Holmwood Avenue, the Horticulture Building, and the new urban park.

It is anticipated that the restoration work for the Horticulture Building will begin in Spring 2013 and be complete by the end of the year.

1.15 Ontario Municipal Board (OMB)

As identified in the 18 August 2011 status report, the OMB has given final approval to the zoning changes for Lansdowne. As part of this process, Minutes of Settlement were entered into between the City and the three primary appellant groups.

All elements set out in the Minutes of Settlement with the three appellant groups have been responded to either through the final zoning that the OMB approved or through the work to finalize the site plan for the Stage 2 approval. This included the elimination of certain residential elements, the inclusion of matters related to the use of Holmwood Avenue for Lansdowne traffic, a dialogue with the BIA related to the retail leasing program and the engagement of the community groups in the development of the programming proposal for the urban park, and the Transportation Operations and TDM Plans which have been completed and approved as part of the Stage 2 approval.

1.16 Environmental Approvals and Soil Remediation

This environmental assessment is related to the existing storm water drainage pipe which connects from the Lansdowne property to the Rideau Canal. The environmental assessment has been undertaken to allow a new license to be issued by the NCC and Parks Canada for the continued use of the existing pipe system within the new stormwater management system. Although this piece of infrastructure has been in use for years, the license for it has expired and requires renewal. The City and its consultants have worked diligently to understand the environmental effects of the redevelopment and will implement the mitigation measures that will be identified in the federal screening report. The report is expected to be completed March 2012.

Soil Remediation

The Ministry of the Environment (MOE), recognizing the priority of this project to the City and has mobilized a team to provide an expedited review process for the Risk Assessment (RA) and Risk Management Plan (RMP). The RA and RMP have been submitted to address the contamination issues at Lansdowne Park.

The objectives of the RA are to evaluate risks to human health and ecological health associated with the contaminants of concern and to establish property specific standards that safeguard public health and the environment. Where risks are identified, the RMP will establish guidance and operational objectives to ensure that the property is redeveloped in a manner that ensures the protection of public health and the environment.

A public meeting was held on October 27, 2011 to discuss the contamination conditions at the Lansdowne site and to provide information on the RA and the RMP approach to address those conditions.

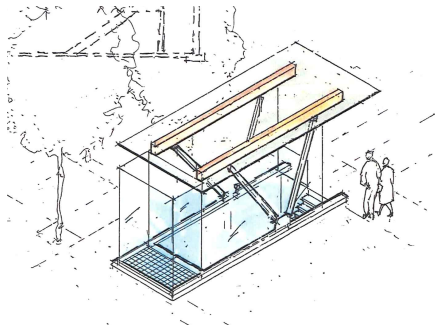
A Certificate of Property Use will be issued by the MOE to establish the soil management plan and health and safety plan that will be required for as long as the contamination conditions are present on

the property. The Certificate of Property Use will also establish the monitoring and maintenance plan required to ensure that conditions do not deteriorate. The Certificate of Property Use will be posted on the MOE's Environmental Registry for public comment.

The review process for the RA and RMP is continuing with the City and MOE team and it is anticipated that the Certificate of Property Use will be posted for comment by mid-February with final approval in place by the end of March 2012.

Stormwater Management and Site Servicing

A Certificate of Approval refers to the application made to the MOE regarding the design and implementation for storm water management and site servicing. The design for this infrastructure has been completed by the civil engineers and the document has been approved by the City. The documentation has now been issued to the MOE for the issuance of the required Certificate of Approval as a Schedule A undertaking under the Municipal Class Environmental Assessment (MCEA). It is expected that the Certificates of Approval will be received in March 2012.



MARKET SPACE DESIGN PRECEDENTS

1.17 Ottawa Farmers' Market (OFM)

City staff have continued to work with the Ottawa Farmers' Market to develop and refine the requirements set out in the Memorandum of Understanding (MOU) received by Council in November 2010. The City has worked with the OFM to develop a relocation plan that will see the Market operate at Brewer Park for the 2012 and 2013 seasons during the construction phase at Lansdowne.

The OFM Board has continued to be consulted by PFS on the final design and infrastructure requirements for Aberdeen Square. PFS has integrated utilities and servicing into the square, incorporating the feedback from the farmers to ensure the realities of market operations are addressed. Agreement on the final layout and infrastructure has been reached between the City and the OFM, which now allows for negotiations to focus on costs and a long-term occupancy agreement.



ABERDEEN SQUARE: BIRD'S EYE VIEW TOWARDS ABERDEEN PAVILION



NORTH-SOUTH SECTION LOOKING EAST THROUGH ABERDEEN SQUARE



EAST-WEST SECTION LOOKING SOUTH THROUGH ABERDEEN SQUARE

2. Project Schedule and Costs

2.1 Overview

Following the schedule and budget highlighted in the August 2011 report to City Council, the design, development, approval and legal work has advanced accordingly. The included updated project schedule as set out in Appendix A outlines the key activities and milestones through the remainder of the design development and subsequent construction phase of the project. The significant milestone of Stage 2 site plan approval has been achieved with oversight by the LDRP.

The design work has proceeded on all components of the site including:

- the Stadium/Arena,
- the underground parking garage,
- the Urban Park,
- the Horticulture Building relocation and adaptive reuse,
- the Retail,
- related infrastructure including stormwater management system; and,
- the design development work for the residential and office air rights components.

With respect to the Stadium/Arena and the City's portion of the parking garage, the project team continues to be confident with the allotted Council approved budget. The design and permit drawings have been substantially completed, accepted by the LDRP and are now under examination for building permitting. The design work was carried out with cost consultants providing a complete analysis at each stage in the design's development. This has helped guide the design work to keep it within budget.

Along with the related infrastructure, pre-qualified constructors are now engaged in the formal competitive tender process with oversight from the City supply branch and the Fairness Commissioner. The process will allow the teams to be certain of the final cost prior to final City approval in the Spring of 2012.

The design of the retail and associated parking garage has been completed. This work is being formally reviewed for building permits and will be tendered competitively. The design process has rigorously adhered to the budget commitments, while responding effectively to LDRP's design directions.

The urban park design is progressing with an ongoing review by Hanscomb Limited, the cost consultant. The urban park is comprised of several elements. Each of the park elements is being designed and analyzed separately against budget allocation.

The Horticulture Building relocation and adaptive reuse project is employing a similar technique of constant cost review. The member of the design and construction team are constantly searching for innovative ideas that contain the overall cost of the project. As an example, the pre-tendering of steel has been completed successfully and is under the budget. The design and construction management are engaged in value engineering efforts at present to match project scope with budget.

The recommended residential and office air rights proponents have been identified and are before Council for consideration and approval. The design development is now underway with the appropriate oversight of the LDRP. The proponents are confident that the approved schedule for the implementation can be met so as not to affect the schedule or the budget of the other components.

Other risks to the implementation schedule and budget have been mitigated as follows:

The necessary permits and approvals from the MOE have been applied for with the necessary analysis and design work completed for support. The OHT has agreed to the overall principles for the revitalization of Lansdowne, and has granted conditional or unconditional approval of the various components' architectural and engineering design's in accordance with the principles. With the exception of two items in which the project team will engage the OHT in the development of the details. Along with the known conditions of site plan approval, OHT archeological approval and agreements with utilities and others, the costs and effects on budget are better known and accounted for.

Other related works or commercial arrangements that were initially identified as risks but have been satisfactorily completed include: the reconstruction of Bank Street (a risk to both the Banks St. merchants and to the Lansdowne project), the completion of the Trade Show facility, the relocation of the Ottawa 67's during the redevelopment (subject to Council approval) and the successful completion of the air rights competition. Collectively, these actions significantly improve the conditions for a success implementation of the Lansdowne plan.

The project team has also developed a detailed set of construction procedures for all general contractors working on the Lansdowne project site. The procedures primarily deal with the coordination of on-site activities, but does relate to issues affecting the surrounding community such as parking, traffic control, street cleaning and safety. In addition, City Public Works with the project team has also been developing a strategy for the construction phase which will mitigate the impacts of the significant construction activities that will occur at Lansdowne. These align with the construction procedures noted above that have been developed. The strategy addresses numerous important issues including: construction traffic management and access to the site, controlling and ensuring the safety of cyclists and pedestrians, impacts on transit services, local street parking, maintenance requirements in the surrounding neighbourhood and public communication. These plans are in progress and key community stakeholders, such as the Glebe BIA, continue to be consulted in the development of this plan.

Milestones

December 2011: Retail Tender Ready Design
December 2011: Parking Garage Tender Ready Design
December 2011: Site Servicing Tender Ready Design
December 2011: Horticulture Building Tender Ready Design
January 2012: Stadium Tender Ready Design
(incl. stadium surround/berm landscaping)
March 2012: Aberdeen Square Tender Ready Design

May 2012: Legal Close, Stage 3 Begins

June 2012: Stadium Construction Begins
June 2012: Parking Garage Construction Begins
July 2012: Air Right Developers Tender Designs

Fall 2012: Urban Park Tender Ready Design
(currently 25% complete)
March 2013: Mixed-use Building Construction Begins
December 2013: North Side Stands Substantial Completion
December 2013: South Side Stands Substantial Completion
January 2014: Urban Park Construction Begins
July 2014: Mixed-use Building Envelopes Complete
Fall 2014: Urban Park Substantial Completion
Summer 2015: Project Closeout

Scheduling Considerations: Update

The following items, identified to City Council in August 2011, have been completed or are proceeding in order to ensure that the schedule is maintained.

Removal of Contaminated Soils

The City has worked with the Ministry of Environment (MOE) to establish a process for addressing the existing impacted soil and environmental considerations on site. The remediation work will occur within existing timelines for the overall project schedule.

The project team is finalizing the strategy for the removal of the contaminated soils as directed by City Council in August 2011. This will ensure that the project construction schedule is maintained and key milestones are met. This includes meeting deadlines regarding existing MOE legislation related to the Record of Site Condition. The work to complete the necessary soil remediation, including consultant fees, is still projected to be \$400,000. These costs were included within the existing Council approved capital budget for the Lansdowne redevelopment.

South Side Stands Demolition

As authorized by Council in August 2011, the City proceeded with the demolition of the South Side Stands during Fall 2011. This portion of work came in under budget by \$580,000 and was completed ahead of schedule. Currently the demolition contractor has crushed approximately 10-11 tons of concrete for re-use on site during the redevelopment. This project is on schedule and will be completed by mid-February. The demolition of the South Side Stands was an important task to complete ahead of project close to ensure we will be able to maintain the construction schedule of the project and meet important deadlines including the schedules of the Canadian Football League (CFL), the North American Soccer League (NASL) and the International Federation of Association Football (FIFA).

Horticulture Building

In addition to the requested works above, City Council also authorized the project to proceed with the pre-order of structural steel and equipment for the relocation of the Horticulture Building. The City supply branch recently completed the tendering process for the steel, and the contract was awarded for \$768,000 (excl. HST). This will help ensure that Horticulture Building relocation can be initiated on time and meet the anticipated construction schedule for the Lansdowne redevelopment. Shortly, the project team in collaboration with the City supply branch will begin the procurement process for required specialty equipment.

Building Permits

As per the requirement of the City of Ottawa, the Building Permit fee for the stadium, arena and parking was submitted, with the applications, in December 2011. The City building permit department is now reviewing the applications and providing feedback to the design teams as necessary. The process to receive Building Permits has been factored into the current schedule and must be issued prior to project close.



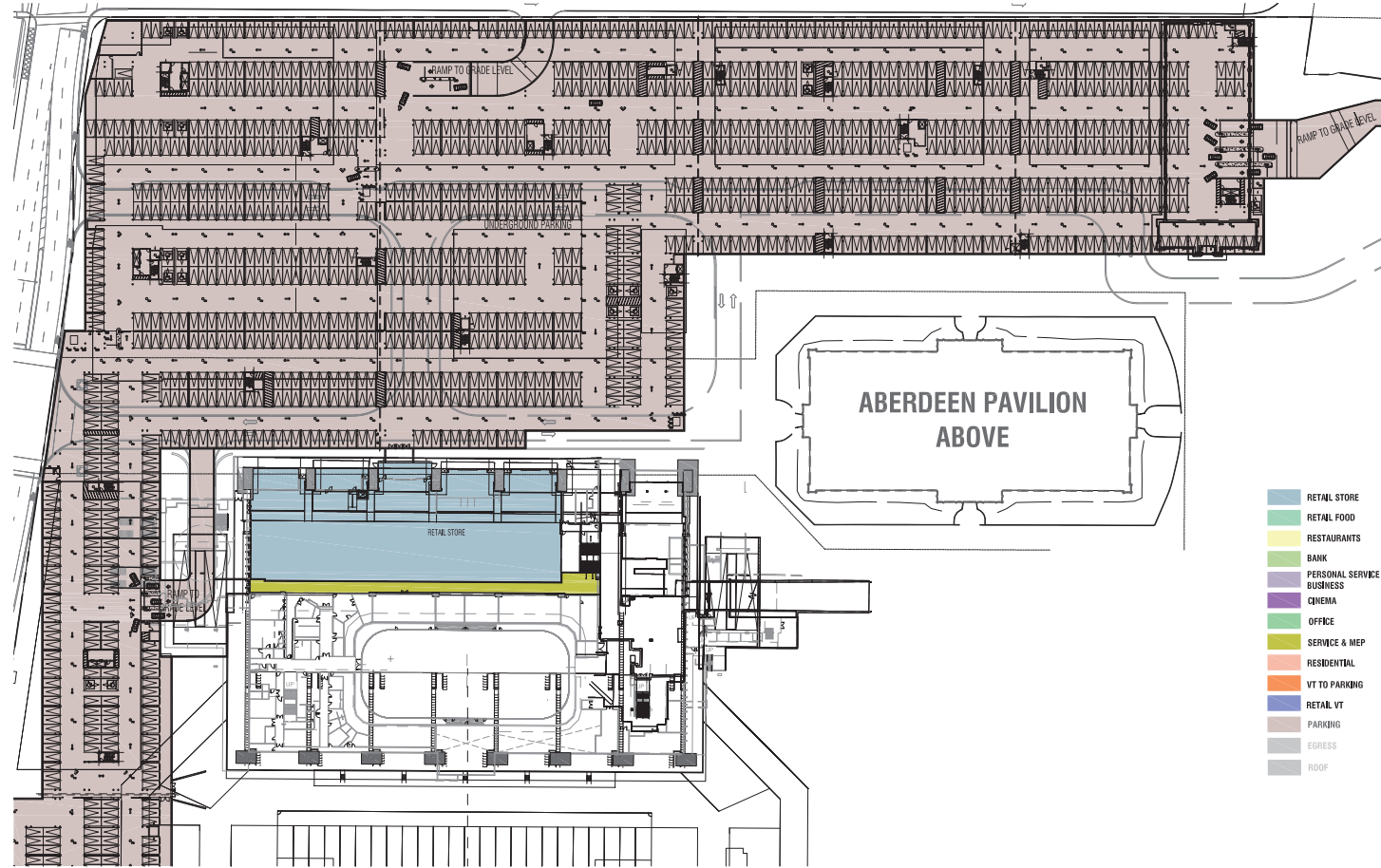
2.3 Spending Plan for Stage 2 & 3

The following outlines the updated cost expenditures by the City, broken down by the Stage 2 Implementation and Stage 3 Construction Phase. Stage 2 reflects the lion's share of the costs associated with detailed design work by the design and engineering firms in order to prepare permit and subsequent tender documents for construction including the associated compliance work which runs concurrently.

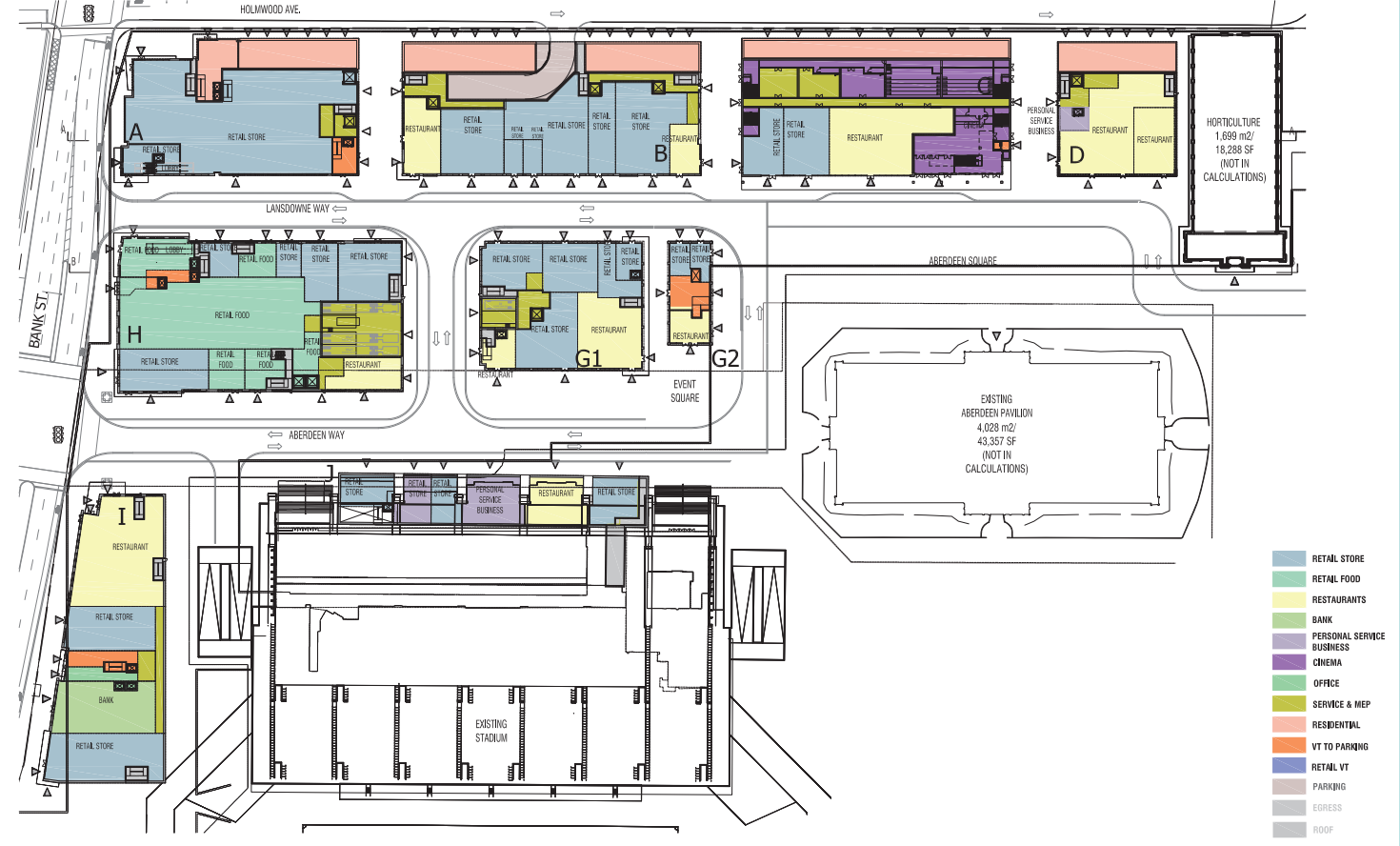
As the design work progresses, the following consulting work must continue concurrently: the sustainability program; accessibility compliance work; and cost control oversight of the designs. These costs include the following major tasks which have been completed: the demolition of the south side stands and the pre-ordering of materials and equipment for the Horticulture Building relocation.

Budget Summary			
	Stage 2	Stage 3	Total
Stadium, Arena			
Design, planning and other soft costs	8,901,663		8,901,663
Construction costs	1,841,111	96,117,226	97,958,337
Total	10,742,774	96,117,226	106,860,000
Public Parking			
Design, planning and other soft costs	1,812,796		1,812,796
Construction costs		20,627,204	20,627,204
Total	1,812,796	20,627,204	22,440,000
Total Stadium, Arena and Public Parking			
Design, planning and other soft costs	10,714,459	-	10,714,459
Construction costs	1,841,111	116,744,430	118,585,541
Total	12,555,570	116,744,430	129,300,000
Residential and Office (including Allocated Development Costs)			
Design, planning and other soft costs	1,244,161		1,244,161
Construction costs	108,029	24,737,810	24,845,839
Reimbursement of costs and air rights		(33,999,000)	(33,999,000)
Total	1,352,190	(9,261,190)	(7,909,000)
Urban Park			
Design, planning and other soft costs	3,291,488	3,827,556	7,119,044
Construction costs	1,000,000	24,380,956	25,380,956
Horticulture Building*	200,000	9,800,000	10,000,000
Reimbursement of costs from Stadium and Arena budget		(2,500,000)	(2,500,000)
Reimbursement of costs from Retail budget		(2,500,000)	(2,500,000)
Total	4,491,488	33,008,512	37,500,000
* Note: Future rent, subject to council approval, will be used to fund the City's debt charges related to the additional \$2.5 million that is required to relocate and adaptively reuse the Horticulture Building.			

3. Retail Leasing Program



A-06 MERCHANDISING PLAN - UNDERGROUND LEVEL
 FINAL DESIGN APPROVAL | LANSDOWNE PARK OTTAWA, ON
 LDRP OCTOBER 2011 GreenbergFarrow



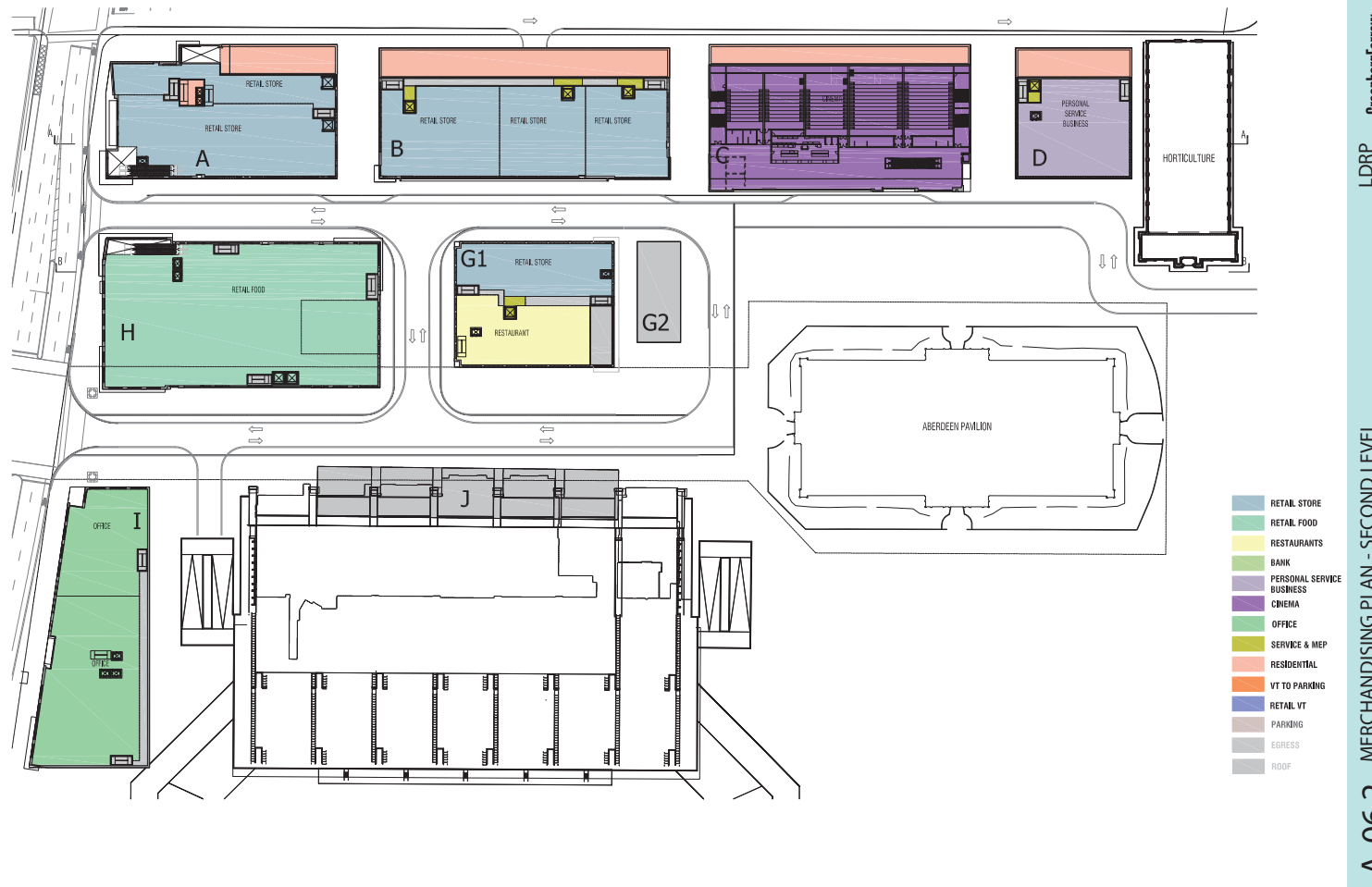
A-06.1 MERCHANDISING PLAN - GROUND LEVEL
 FINAL DESIGN APPROVAL | LANSDOWNE PARK OTTAWA, ON
 LDRP OCTOBER 2011 GreenbergFarrow

3.1 Status of Leasing Program

OSEG continues to work on the retail tenant program. Many prominent prospective tenants have expressed interest in being at Lansdowne. However, since the Summer of 2011 there have been changes in the retail leasing market due to global economic uncertainty. As a result, the project team, in consultation with the Glebe BIA, has expanded some retail categories and percentage ranges to adapt to these changes.

OSEG is in on-going consultation with John Williams of J.C. Williams Group to ensure that the retail program continues to meet the requirements and expectations described in the June 2010 retail strategy approved by City Council. The project team is confident that the on-going efforts by OSEG will continue to attract many exciting opportunities to ensure a diverse, vibrant and successful retail environment at Lansdowne.

The Glebe BIA, OSEG and the City, in discussion with J.C. Williams, have obtained clarifications on the retail strategy and have agreed upon the following amended retail mix; (subject to Council approval)



A-06.2 MERCHANDISING PLAN - SECOND LEVEL
 FINAL DESIGN APPROVAL | LANSDOWNE PARK OTTAWA, ON
 LDRP OCTOBER 2011 GreenbergFarrow

Amended Retail Mix			
Category	Range %	Range GLA	Examples
Food and Beverage	15 - 25 %	54,000 – 90,000	Whole Foods, LCBO, pastry shops, chocolatier
Food and Service	15 % - no maximum	54,000	Restaurants and Cafes
Cinema	15%	54,000	
Sports (Goods, Apparel and Services)	10 - 20%	36,000 – 72,000	Nike, Puma, Sport Check, Sporting Life
Health, SPA, Wellness goods and services	10 - 15 %	36,000 – 54,000	Fitness club, yoga, registered message therapy, GNC
Home furnishing, Electronics	5 - 15%	18,000 – 54,000	C&B, Restoration Hardware, Future Shop
Fashion	0 - 15%	0 – 54,000	H&M, J. Crew, Liz Claiborne, Brooks Brothers
Lifestyle	5 - 15 %	18,000 – 54,000	Anthropologie
Leisure Wear	5 - 15 %	18,000 – 54,000	Lululemon, Roots, Eddie Bauer
Other Services	5 - 10 %	18,000 – 36,000	Banking, Travel, etc.

J.C. WILLIAMS GROUP

January 30, 2012
 Mr. Kent Kirkpatrick
 City Manager
 City of Ottawa, City Hall
 110 Laurier Avenue
 Ottawa, ON K1P 1J1

Dear Mr. Kirkpatrick,

Re: Lansdowne Park January 30, 2012 Up-date Report

In June 2010 the Strategic Retail Planning Report was accepted by Council. This report was prepared after extensive communications with the Glebe BIA, the City, OSEG, as well as guidance from the large and diverse planning task force representing a wide range of interests.

Fundamental to the Strategic Retail Plan was that Lansdowne Park not be a traditional regional shopping centre, or a big-box power center, or a themed shopping mall. The exciting opportunity was based on creating a village that will be urban and unique and that will be an integral part of what will be a one-of-a-kind multi-use development. Along with the retail component, this would include a farmers' market, a special park, sports and special events stadium, events and performances, and a historical place with cultural elements. All of this will be staged in a setting of awesome design. It will have local, regional and national appeal. (shown diagrammatically on page 19 of the June 20, 2010 report).

Village's Characteristic

A characteristic of an urban village is its diversity of retail mix. The retail component of Lansdowne Park will have (unlike a regional mall or power centre) a blend of cinemas, entertainment, restaurants, sports and leisure retail (fashion, home, lifestyle, health (sports fitness), services and culture, with speciality grocery and food services. For strategic purposes the total food (specialty grocery combined with restaurants/cafes) will be the two most dominant categories because:

- They are the tenants with strong consumer demand,
- There is a good supply of interesting potential tenants and it is a category that is constantly evolving and re-inventing itself,
- It fits well into the unique urban village theme,
- It complements the cinemas, and
- It generates 18 hour traffic for the Glebe and Lansdowne Park.

J.C. Williams Group Limited
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 Member of the EBELTOFT GROUP - International Expertise in Retail Service Business

Process

Since the August 2011 update, J.C. Williams Group have continued to meet in person and have conference calls with Trinity related to the retail leasing. In addition, J.C. Williams Group participates in the regular Principles and Agents meetings scheduled by the City Manager's office on issues specific to the retail mix and leasing. At the City's request, J.C. Williams Group met with members of the Glebe BIA and went through an item-by-item list of issues and concerns which was documented and discussed. OSEG, Trinity, and the City's efforts to develop a working relationship have resulted in a clear Memorandum of Understanding between OSEG, the City, and the Glebe BIA on the major issues associated with Lansdowne Park including the retail mix. Accordingly, they have agreed to the following:

Amended Retail Mix

Category	Range %	Range GLA (based on 360,000 Sq. Ft.)	Examples
Food and Beverage	15% to 25%	54,000 to 90,000	Whole Foods, LCBO, pastry shop, chocolatier
Food Service	15% to no max.	54,000	Restaurants and cafes
Cinema	15%	54,000	
Sports (goods, apparel, services)	10% to 20%	36,000 to 72,000	Nike, Puma, SportChek, Sporting Life
Health, Spa, Wellness Goods and Services	10% to 15%	36,000 to 54,000	Fitness club, yoga, registered massage therapy, GNC
Home Furnishings, Electronics	5% to 15%	18,000 to 54,000	Crate & Barrel, Restoration Hardware, Future Shop
Fashion	0% to 15%	0 to 54,000	H&M, J. Crew, Liz Claiborne, Brooks Brothers
Lifestyle	5% to 15%	18,000 to 54,000	Anthropologie
Leisure Wear	5% to 15%	18,000 to 54,000	Lululemon, Roots, Eddie Bauer
Other Services	5% to 10%	18,000 to 36,000	Banking, travel, etc.

Note: that the listing of an example retailers does not imply or infer that these are selected tenants for Lansdowne Park but are only used to help clarify the definitions of the retail categories.

Rationale for Amended Retail Mix

The retail mix set “general guidelines” that were to “encourage and support flexibility and experimentation to allow retailers [and Lansdowne Park] to grow and adapt to changing consumer tactics”. The June 2010 report suggested food stores at +/- 25%, restaurants/cafes at +/- 20%, cinemas at +/- 15%, sports, leisure, fashion at +/- 15%, health and fitness were +/- 15%, and services at +/- 10%. This was to create an interesting diversity that complements the Glebe’s mix of retail offerings but adhere to the requirement of it not being a regional shopping centre.

In subsequent discussions with the Glebe BIAs it was agreed that fashion was a supportable category and it was separate from sporting apparel, leisure wear, and lifestyle convergence retailers. In addition, the fashion category should be capped. This is a practical guideline because a) it does permit diversity, b) these types of retailers are more likely to take hard-to-lease multi-level and/or second floor space and c) this percentage does not compare to the dominant fashion component of a regular shopping centre.

Retail development is fluid and constantly changing. Lansdowne Park needs the flexibility to be able to stay current. Since the process began, the three major shopping centres in Ottawa have announced a combined total of over 1 million sq. ft. of expansion plans. Continued economic turmoil in places such as Europe has had ripple effects here in Canada as many international retailers are constantly adjusting their expansion plans.

Overall, the amended retail mix is very much aligned with the overall intent and vision set forward in the June 2010 Strategic Retail Planning Report. The result continues to satisfy the original evaluation criteria including:

- Encourage mixed-use retail at ground level
- Complement an urban park
- Enhance Glebe retailers
- Be sustainable
- Be flexible in use – retail uses can change but buildings stay
- Be authentic
- Be leasable while balancing commercial revenue with community vision
- Connect with Bank Street, the Urban Park, the NCC lands, and the Rideau Canal
- Appeal to target markets – sports attendees, farmers’ market shoppers, local residents, park attendees, special event attendees, families, tourists, etc.
- Build on ideas of family connectivity, health and well-being (interactive rather than just participatory)

- Respect heritage, the Aberdeen and Horticultural buildings, view corridors, NCC and Parks Canada
- Be active 365 days of the year
- Will not be a shopping centre, fake village or rowdy entertainment zone

In addition, it satisfies the additional requirements that the retail mix should include:

- A. Interesting – different from the norm (40% new to Ottawa, new concepts, or strong local retailers)
- B. Functional – but distinctly new
- C. Cultural retail concepts – people place for social interaction and experiential retailing

Retail Leasing To Date

With the exception of the minor adjustments recommended above, the leasing activity is progressing as per the Council approved plan. The tenanting of the core Food and Beverage and Food Service categories will approach the desired top of the percentage range. The Cinema is confirmed (at approximately 15%), and the Sports category could meet or exceed the original guidelines. In the Health category there is an ideal tenant for a large fitness centre. There is strong interest and positive negotiation in the newly defined Fashion, Lifestyle, and Leisure Wear categories.

I am confident that the retailers now leased or in negotiations will add a new dimension to Ottawa’s (and certainly Bank Street’s) retail scene. They meet the Strategic Retail Planning Report’s requirements for being interesting and/or new entrants and/or superior formats. To use the vernacular most of the prospects are “hot” (trend right) or “cool” (sophisticated appeal).

Those fully leased spaces and those in formal negotiation represent a significant percentage of the total square footage. In addition, there are a number of key retail spaces that have at least two desirable tenants assigned to them.

Based on the available information from Trinity and their shared lease up schedule, J.C. Williams Group is satisfied that this project is moving ahead on schedule.

Yours Sincerely,



John Williams
Senior Partner

cc. J. Smit
G. Bird
M. Foley

3.3 Trinity Developments - Retail Leasing Update



January 27, 2012

City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Attention: Kent Kirkpatrick – City Manager

Re: Lansdowne Redevelopment
Retail Leasing Program

As you are aware, OSEG continues to vigorously pursue the leasing program for the Lansdowne mixed use area. We have been meeting with the J.C. Williams Group on a continuous basis to provide them updates on leasing activity.

While we continue to be optimistic, and a great deal of interest has been expressed by perspective tenants, the leasing process has become somewhat protracted due to the global economic uncertainty over the past year, as well the recent initiation of retail expansions at Rideau Centre, St. Laurent Shopping Centre and Bayshore Shopping Centre.

With the engagement and support of both the Glebe BIA and J.C. Williams the retail mix has been refined to address this new environment which will maximize the opportunities for Lansdowne while ensuring that the synergies with, and viability of, the Bank Street retailers is maintained. We continue to focus on first to market retailers, food and sports related tenants and remain encouraged by the level of tenant interest.

We currently have approximately 192,000 sq.ft either leased or in serious negotiations. We will continue to update the city directly and through its representatives throughout the process.

Best Regards,



Michael Foley
Associate Vice President, Development

TRINITY DEVELOPMENT GROUP INC. www.trinity-group.com

4. Financial Pro Forma and Assumptions

FINANCIAL PRO FORMA UPDATE

Since August 2011, the Lansdowne Partnership Plan has advanced in design, planning and development. Both the City of Ottawa and the Ottawa Sports and Entertainment Group (OSEG) have refined estimates for capital and operating costs, recoveries from various components and pro forma operating forecasts. The purpose of this financial update is to provide Council with a summary of the affected components that reside within the closed financial system and the impact on the expected returns to the City and OSEG, respectively.

The Stadium and Arena

The total anticipated development cost for the stadium, arena and related parking remains at \$129.3 million. As a result of additional events and the introduction of a professional soccer team on site, these changes have resulted in \$21.8 million more in net cash flow to the waterfall relative to what was presented in August 2011.

Naming Rights

OSEG has had discussions with sponsorship consultants that have identified naming rights for the Stadium and Arena. It is conservatively expected that annual contributions from naming rights will generate approximately \$15.8 million in net cash flow to the waterfall over the 30 year operating term.

The Parking Component

Through negotiations with prospective retail tenants, some relief on day-time parking has been granted as part of the current leasing arrangements. In addition, the most recent review has identified increased operating costs. The combination of lower revenues and higher costs has resulted in a net decrease of approximately \$6.9 million in net cash flow to the waterfall.

The CFL Team

The CFL team is expected to contribute approximately \$3.9 million more to the waterfall over the operating term than what was previously presented. This is attributable to revised pricing and the introduction of special event revenues, such as Grey Cup events.

The OHL Team

The OHL team is expected to contribute approximately \$114,000 more to the waterfall over the operating term than what was previously presented. This is attributable to revised pricing and revenues forecasts related to ticket sales.

The Retail Development

The retail development continues to be sized at approximately 360,000 square feet of leasable space, with a requirement to build 360 parking stalls, fund infrastructure, common space and to contribute \$2.5 million to the urban park budget. Through a decrease in the total development cost and an increase in the permanent mortgage, total net cash flow to the waterfall (after the construction loan has been repaid) has increased by approximately \$12.7 million relative to the August 2011 (equivalent) estimate.

The Residential and Office Components

In December 2011, the City received proposals for the tender call to develop the residential and office components at Lansdowne Park. The preferred proposal for the residential component funds all development costs and a contribution of approximately \$11.4 million for the air rights (up from the previous estimate of \$10.2 million). However, the preferred proposal for the office development provides approximately \$3.5 million less to the City than its development costs. The City will be required to contribute an additional \$2.3 million to the project to fund the combined shortfall from the residential and office components. Further, the office proposal did not include an annual land rent payable to the closed system. This results in an aggregate net decrease in cash flow to the waterfall of approximately \$9.6 million over the 30 year operating term relative to the August 2011 estimate.

Other factors

In addition to those changes described above, other factors have changed:

- Through recent refinements in the legal agreements negotiated by the City, the proceeds from the permanent mortgage on the retail development (net of repayment of the construction loan) now form part of net cash flow to the closed system¹.
- OSEG's interest rate: OSEG's interest rate for the permanent financing has decreased from 6.5% to 5.98%.
- The City's interest rate: The City's interest rate has been reduced from 5% to 4.63%. This is 0.7% above 3.93%² (the current rate posted by Infrastructure Ontario on 40 year fully amortizing debt).
- The City's debenture has been increased by \$2.3 million to fund the net shortfall resulting from the residential and office development tenders and by \$2.8 million to fund a contribution to social housing in accordance with Council's motion of July 2010.

The following table summarizes changes in cash flow contributed to the waterfall by each of the respective components.

¹ All values from August 2011 have been restated on this basis.

² As of 3 February 2011.

**Lansdowne Park
Financial Summary
17 February 2012**

(in thousands)	Current	Aug-11	Change (\$)	Change (%)
Net cashflow				
Stadium and Arena	(12,645)	(34,443)	21,798	-63%
Naming Rights	15,750	-	15,750	100%
Parking	31,675	38,592	(6,917)	-18%
CFL	39,523	35,625	3,898	11%
OHL	10,784	10,670	114	1%
Retail ³	222,488	209,766	12,722	6%
Office	-	9,595	(9,595)	-100%
Surplus (Deficit)	307,575	269,806	37,769	14%

Impact on Equity and Waterfall Payments

The changes to the assumptions that drive the pro forma affect the City's funding equity and OSEG's additional equity:

Item	Current	August 2011	Difference
City funding equity	-	\$2.5 M	\$(2.5 M)
OSEG minimum equity	\$30.0 M	\$30.0 M	-
OSEG additional equity	\$27.4 M	\$27.9 M	\$(0.5 M)

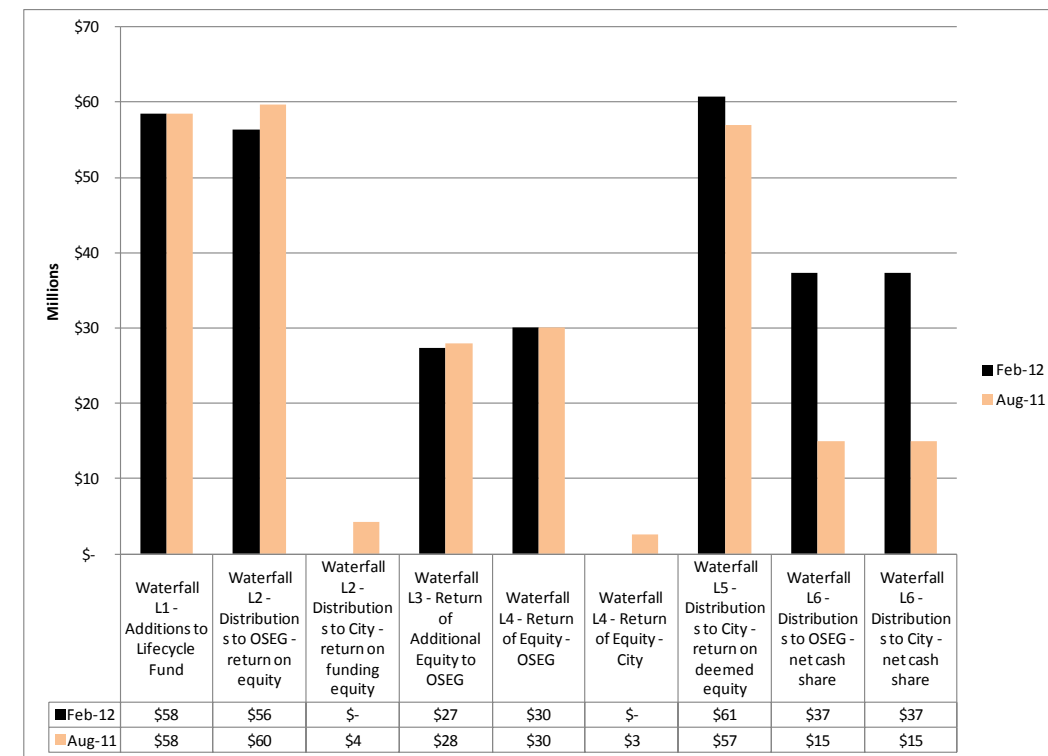
- City funding equity: decreased to zero as a result of the City's lower interest rate.
- OSEG minimum equity: unchanged as per the Project Agreement.
- OSEG additional equity⁴: decreased as a result of lower development costs and a higher permanent mortgage on the retail development.

The impact of changes to the various components in the closed system, along with changes to the City funding equity and OSEG's additional equity has impacted nominal returns to each party from the waterfall, as follows:

³ Retail net cash flow includes the net proceeds from the permanent mortgage.

⁴ The presentation of OSEG's additional equity has been modified to include the total amount incurred as at the end of construction.

**Lansdowne Park
Financial Summary
17 February 2012**



Total waterfall payments are expected to increase from approximately \$269.8 million to \$307.6 million, an increase of \$37.8 million. OSEG's expected payments are expected to increase by \$18.4 million, whereas the City's payments are expected to increase by approximately \$19.4 million.

Waterfall summary ⁵	Current	August 2011	Difference
City Share (\$)	\$156.6 M	\$137.2 M	\$19.4 M
OSEG Share (\$)	\$151.0 M	\$132.6 M	\$18.4 M
Total	\$307.6 M	\$269.8 M	\$37.8 M

Summary

The following table shows total returns to the City including the avoided costs of operating and maintaining the stadium and arena, waterfall payments, debt servicing costs and what would be the net requirement from retail and office property taxes on the Lansdowne site, both on a nominal and on a present value basis, to notionally achieve revenue neutrality.

⁵ Totals/differences may be off due to rounding.

	Nominal		NPV	
	Current	Aug-11	Current	Aug-11
Avoided costs	\$114.0 M	\$114.0 M	\$48.0 M	\$48.0 M
Waterfall payments ⁶	\$98.1 M	\$78.7 M	\$24.1 M	\$19.9 M
Sub total	\$212.1 M	\$192.7 M	\$72.2 M	\$68.0 M
Total debt servicing	-\$206.2 M	-\$208.1 M	-\$86.9 M	-\$87.7 M
Sub total	\$6.0 M	-\$15.4 M	-\$14.7 M	-\$19.7 M
Property taxes	\$175.8 M	\$175.6 M	\$67.4 M	\$67.2 M
Required from taxes	-3%	9%	22%	29%

- Avoided costs: unchanged.
- Waterfall payments: payments to the City from the waterfall have increased both on a nominal and on a present value basis.
- Property taxes: total property taxes paid to the City have increased by approximately \$200,000 over the operating term.
- Total debt servicing: the City's total debt servicing costs are lower on a nominal and on a present value basis due to the City's lower cost of borrowing. This is partially offset by a higher debentured amount due to the cost pressures from the office development and the contribution to social housing.

In summary, based on the changes listed above, no (or net negative) property taxes are expected to be required in order to achieve revenue neutrality on a nominal basis and 22% on a present value basis. This represents an improvement to the City's overall expected returns net of debt servicing costs from those presented in August 2011.

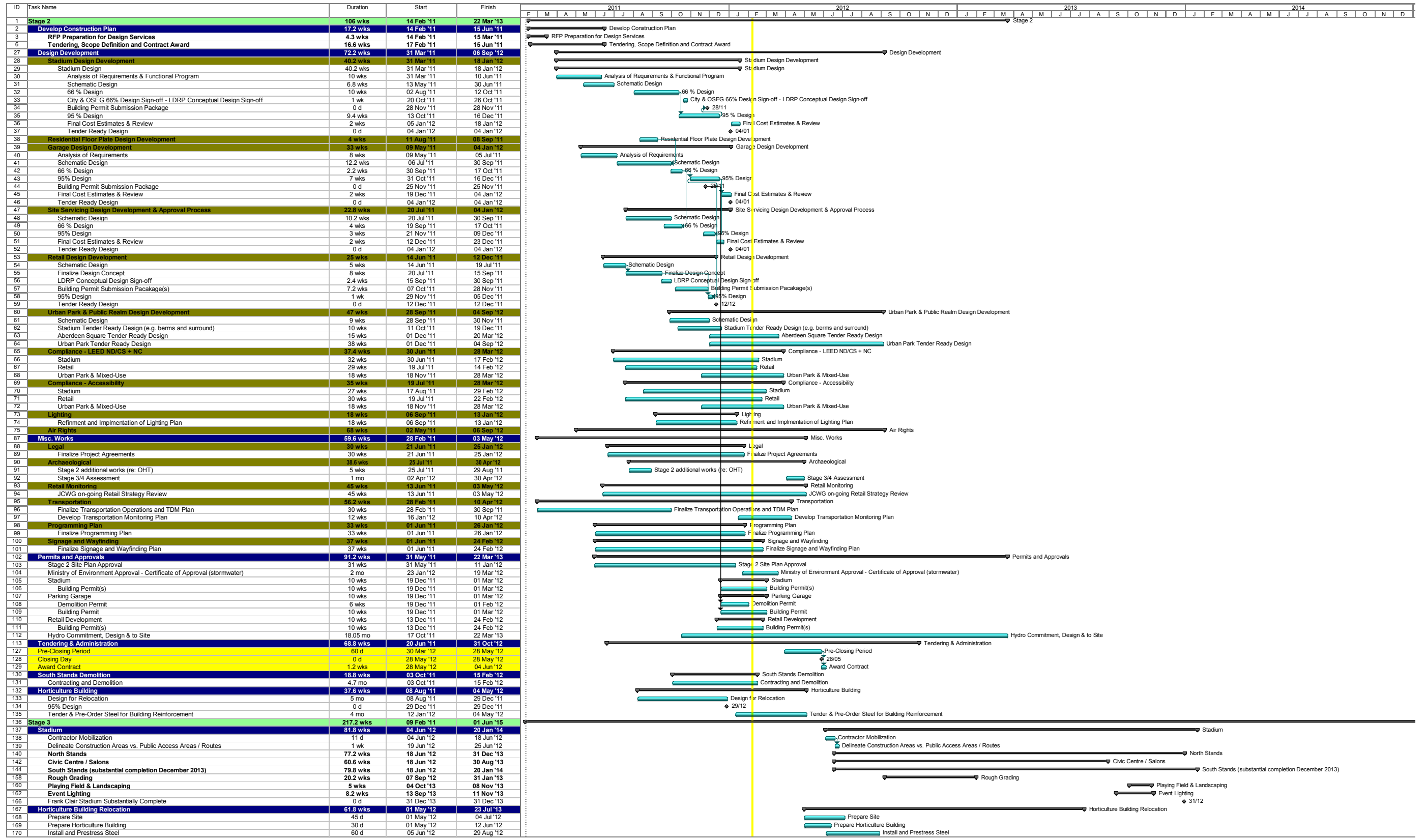
⁶ Excluding payments to the lifecycle reserve of \$58.4 million.

Appendix A

Project Schedule

Lansdowne Park Redevelopment Project Schedule

WORKING DRAFT



Lansdowne Park Redevelopment Project Schedule

WORKING DRAFT



Task Split Milestone Summary Progress Critical

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Appendix B
Updates on Related
Projects

Bank Street Reconstruction

Reconstruction of the street between the Rideau Canal and the Queensway began in May 2011 and concluded with the reopening of the street to traffic on November 15, 2011.

Significant work remains to be done before project completion, which is expected at the end of June 2012.

The following is Bank Street reconstruction work to be completed in 2012:

- Installation of the artwork.
- Raising of hydro wires to ensure proper clearance from the new decorative street lights and replacement of hydro poles, between First Avenue and Holmwood Avenue. Hydro Ottawa is tentatively scheduled to start working in late February and would likely be finished in April.
- Removal of temporary asphalt sidewalk and installation of interlocking paver sidewalks to be completed Between Regent/Thornton and Holmwood on the east and west sides of Bank Street, between Holmwood and Wilton on the west side of Bank Street, between Powell and Roseberry on the west side of Bank Street, and between Clemow and Pretoria on the east side of Bank Street.

- Paving of final lift of asphalt to be completed on Bank Street, between Isabella Avenue and Wilton Crescent.
- Installation of 14 remaining streetlights to be completed on the east Bank Street, between First Avenue and Holmwood Avenue.
- Tree planting as well as tree-guard installation to be completed throughout site.
- Re-installation of refurbished streetcar pole to occur on the west side of Bank Street, in front of The Works restaurant.
- Modification of the existing retaining wall along the east and west sides of Bank Street at Central Park. This is required to accommodate new roadway elevation.
- Hydro Ottawa ductwork upgrades in the intersection of Bank Street and Holmwood Avenue, as well as crossing Bank Street in front of Lansdowne Park, to be completed in early Spring 2012.



Trade Show Facility - CE Centre

Successfully opened on December 27, 2011 ahead of schedule. The facility is exceeding expectations of bookings and the building is being received very well by all visitors and users.

