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# Lansdowne Partnership Plan

## eConsultation Transcripts

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## Appendix A

### 'The Vision for Lansdowne' Transcript

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## Comment Transcript - The Vision for Lansdowne

### New Conversation Thread

Larry O'Brien - [Updated 2009-09-28 10:26]

On September 2nd, City Council received a proposal to transform Lansdowne Park from an expansive asphalt parking lot with aging infrastructure into a green and sustainable outdoor urban venue. Public input is a very important part of the process, which is why I encourage you to contribute your thoughts and ideas right here on this site.

Mary E Hoffmann - [Updated 2009-09-28 10:26]

I am AGAINST the proposal that is now being presented for Lansdowne Park. I feel it is self-serving to a group of local businessmen. It was an unsolicited proposal without fair opportunities for others to submit their proposals. In my mind, this is antithetic to open and transparent government. Until we can have a fair process for this site, I would like to see some sod laid down and let the citizens of Ottawa enjoy a park along the Rideau Canal.

Jocelyn Rheame - [Updated 2009-09-28 10:26]

This should have been an open competition. It's opportunistic and too much of a backroom deal.

Karen - [Updated 2009-09-28 10:26]

I understand from your note that public input is an important part of this process. What will be the impact of the public input at the end of the consultation process? Will it influence the decision of the city whether or not to move forward with this project?

Nik Nanos - [Updated 2009-09-28 14:12]

Hello Karen - Nik here (the moderator). Thanks for the note. This is part of a broader consultation process that includes the information sessions and, of course, direct input that City Council will receive. These comments and a report will be forwarded to City Council for their consideration. Will it have input? Yes, along with other feedback from the citizens of Ottawa. Cheers, Nik

hopingforbetter - [Updated 2009-09-29 07:10]

Will there be public posting of the numbers? It seems that the vast majority of the comments reject the proposal in almost all elements. Will this consultation PUBLISH the numbers of ratings both for and against? Hopefully the econsultation will not be buried by hiding the resulting summary.

Michele K - [Updated 2009-09-29 07:10]

With all due respect, Mr. Nanos, I don't think that is Karen's question. I believe she is asking (and if she's not, I am), that it seems just a tad late for public consultations, given that this council - and this mayor, particularly - have obviously already made up their minds and are using OUR tax dollars to publicize and support an unsolicited offer. Now I know, Mr. Nanos, that this is a question for the mayor, so I'm not expecting an answer from you. Nonetheless, this point has to be made, and council - including our mayor - had better start listening.

John - [Updated 2009-09-28 10:26]

If public input was something the city actually needed and wanted for this project why as it taken council so long to present what amounts to nothing more than a land grab to us. Normal citizens are not getting a fair share in this deal while some prominent wealthy and influential individuals will pad their back pockets.

ride80 - [Updated 2009-09-28 14:25]

That's a bold comment to make especially since you cannot prove it. This plan benefits ALL...especially the coffers of the City of Ottawa.

John - [Updated 2009-09-28 15:19]

How will this plan benefit the City's coffers exactly? From what I've been reading the city will offset the debt that we'll accumulate by property taxes paid by Lansdowne tenants. That's good on paper but where will the money come from when the roads and water mains will have to be replaced and all the money generated as gone to debt management? I pay taxes and surely you must do the same. This money put together pays for everything we use. If however the Property Taxes that are taken from Lansdowne go directly to pay down the debt then everyone, including those that don't use the facilities, will have to foot the bill for any work that needs to be done and as a result of that we'll either get less services offered to us or are taxes are going to go up. I bet on the latter one. As for my original statement I'll stand by it as I don't know of any business savvy person that would take on a project knowing that they won't make lots of money on it. There's a reason they want in. This is prime real estate land and guess what, they're in the business of real estate.

GerryG - [Updated 2009-09-28 15:40]

The plan is taxpayer neutral. We can have a beautiful park and bring the CFL back to Ottawa. Or we can have a rusting pile of metal sitting in a sea of asphalt. Both options entail the same tax burden

adevans - [Updated 2009-09-28 16:49]

You view this as either Lansdowne Live or nothing. Other options are possible and are being brought forward. Also, the claim of tax-payer neutral makes assumptions about the future revenue stream. I've heard other promises from Mr. O'Brien (eg. zero means zero) that didn't pan out. We should be careful to assume that the City would recoup its huge investment, given that OSEG receives it's 8% return and its return on equity before the City gets a penny. Also - if the city weren't pursuing a sole-source approach, we'd be eligible for provincial and federal funding which would reduce the cost to the city.

GerryG - [Updated 2009-09-28 20:43]

"Other options are possible". This is an action plan that has dollars attached to it. Sure there are other options, but they are simply hypothetical. The true options are Lansdowne Live or another 10 to 20 years of decay at this site. It would be wonderful if there were three or four other groups that had local roots, the financial wherewithal to partner with the city, and a conditional CFL franchise, but there is only one group. The only real alternative to Lansdowne Live is the status quo.

adevans - [Updated 2009-09-28 21:13]

This is the only proposal on the table - because the city shut everybody else out. A design competition could be put forward and completed in less than a year. OSEG could make their submission, along with others and be judged transparently. Where does the urgency to accept the OSEG proposal really come from? Other than a hard-ball negotiation technique by the commercial real-estate developers (OSEG). Also, if due process were followed, the provincial and federal government could contribute funding reducing the costs for everybody involved - including the citizens of Ottawa.

dprouse - [Updated 2009-09-28 21:56]

The urgency stems from the fact that the stadium and arena are falling apart. The Civic Centre is now eight years behind in maintenance, and is leaking in many areas. The South Side lower deck of the stadium had to be demolished, and the north side is in very poor condition. The entire site is an eyesore because of many years of neglect from its landlords. The longer we wait, the worse it gets, and all of the buildings on the site - the Coliseum, stadium, and arena - are now in an urgent state of disrepair. Again, it is telling that those who profess to care deeply now about the future of Lansdowne Park didn't give a hoot about the place for years. They drove right by without even looking at it. Now that there is a proposal to revitalize it, one that involves ("gasp") private sector investment, all of a sudden it has become a "crown jewel". People who haven't set foot on the grounds in over a decade are now "Friends of Lansdowne". You know who the friends of Lansdowne are? The sports fans who have been coming there for years to support the young athletes participating. The families who went to the fair or the Farmer's Market. The kids playing indoor soccer under the Dome. Those, ladies and gentlemen, are the "Friends of Lansdowne".



wantbest4ottawa - [Updated 2009-09-29 21:46]

So, demolish the stadium. Not all buildings are in urgent state of repair, and the ones that are, well, repair them. And by the way, most of the friends that you describe are dead against this stupid proposal (me and my family and all my friends for example).

dprouse - [Updated 2009-10-08 22:48]

Other than Aberdeen, which received a \$5.3 million renovation in the 90s, name another building on the site that is in good shape. I appreciate your honesty about the stadium, though. That is the crux of the debate - does Ottawa need a major outdoor sports venue? I say yes, you say no. Fair enough. At least now we are debating the real issue, which is the future of the stadium. All the whining about the process and "sole sourcing" is a red herring that masks the real debate - the future of the stadium.

quaildog - [Updated 2009-09-28 21:56]

I agree. Instead of having an open world-class competition, the mayor and some councillors want to jump on the first proposal pushed on them. The OSEG group have commented that they are open to a few small changes but that's it. Some have suggested putting the arena and football stadium at Lebreton Flats where mass transit is readily available. What a sensible idea! When Larry Obrien took office people hoped that there would be a change for the better in Ottawa politics. Instead, we find the mayor and some councillors willing to accept a mediocre proposal just to get on with things. What a sad state for the citizens of Ottawa. Council needs to be made to realize that this is a bad proposal and must not be implemented. Instead, an open competition needs to take place. Lansdowne needs to become a place that can be used by all of its' citizens during twelve months of the year. Nothing less is acceptable.

Peter Smedley - [Updated 2009-09-28 21:13]

I don't believe "the only real alternative ... is status quo". I believe it takes time to make something really good. This is a really great part of the city which will be spoiled if we don't take the time to include a broader vision. Just the fact this group is in such a rush is a sign this deal is not good for everyone - never trust the quick sell.

rdc - [Updated 2009-09-28 21:13]

This is totally bogus. What did this group pay for the conditional franchise? This is effectively a stick-up. We the taxpayers put up approximately \$130,000,000 plus a hugely valuable public site and the developers put up \$30,000,000. So what this means is that the clever group that grabs the conditional franchise can propose anything - including a non competition - and get the deal done without the stakeholders being able to disagree. Lets face it - sports and sport franchises are a 'boys club'. Look to Montreal and now Vancouver to see how the merchants of sport are able to saddle the public with huge debts without their agreement. This is truly a third world set-up. All that is missing is a Prime Minister with a paper bag full of cash.

Matt - [Updated 2009-09-28 20:43]

There really are no realistic options that would keep the stadium and arena. Unless a proponent can offer a tenant for the stadium, it can not offer a viable plan. I am absolutely sure that if this plan is talked to death, Lansdowne will continue to crumble and the city will fritter away the value remaining in the stadium complex.

James McLaren - [Updated 2009-09-28 16:49]

Wow - spending \$130 million and giving away \$50 million worth of city land is revenue neutral??? Perhaps you're referring to the property tax. What about the lost property tax from the businesses in the area that go broke because they can't compete with businesses that got their land for free? Or consider the following scenario: My driveway needs re-paving. I suggest that the city pay for it. This will be "revenue-neutral" because the city will get the money back when I pay my property taxes. If Lansdowne Live makes sense, than so does this. Where do I sign up?

Dave2 - [Updated 2009-09-29 10:32]

And I want the Jeff Hunt 67's deal - can I sell my house to my wife, continue to live in it, and then get the city to pay me a guaranteed 8% on whatever secret price we agreed?

Dave2 - [Updated 2009-09-28 16:49]

Those are not the only two options.

quaildog - [Updated 2009-09-28 16:49]

How many times does football have to be re-tried in Ottawa before people realize that there just aren't enough fans willing to go on a regular basis to make it profitable?

Jediah - [Updated 2009-09-29 12:08]

I believe there are enough fans. The Renegades were shut down by the CFL because the owners of the franchise forgot to sell tickets in the offseason. This is a fact -- I know of people who tried in vain to purchase tickets but were refused by the people staffing the ticket office.

wantbest4ottawa - [Updated 2009-09-29 23:44]

Belief is not enough, there needs to be an objective and honest study of the market. Even if there is a sufficient market, the problem may well have been the poor location from a traffic perspective. The Lansdowne site was rank only 6th of the possible sites for a stadium. I say: 1) prove that there is a market with an objective and open study. 2) Choose the best possible site. 3) If there is market, then build the stadium but ensure that taxpayers get a reasonable deal.

ride80 - [Updated 2009-09-29 12:08]

There ARE enough fans. There always has been. We had more fans than Montreal. Where do you get your information from?

wantbest4ottawa - [Updated 2009-09-30 12:27]

Two franchises failed already. Where are these fans that you are referring to then? The facts show that this is simply not true. A business plan should be based on real data - and the real data has overwhelmingly suggested CFL does not have the support level it needs in Ottawa.

James McLaren - [Updated 2009-09-28 16:49]

According to Lansdowne Live's own figures, this plan will cost the city \$7.1 million per year for the next 40 years, assuming interest rates never go up (which is a pretty faulty assumption considering they're at historic lows now). The "revenue neutral" thing is, basically, a lie. It assumes that the city will spend \$3.8 million per year over this time frame to fix up Frank Clair stadium. If Frank Clair was removed, we wouldn't have to pay this cost. It has been proven repeatedly that Lansdowne is no longer a good location for a big stadium. It was 40 years ago but those days are gone. We currently lose about \$600 000 to \$1 million per year on Lansdowne Park. We also make some revenue on events at the Park - I don't know how much but all of it would be lost because OSEG would get all revenue from all events in this plan. The rest of the "revenue neutral" assumption comes from the property tax paid by businesses that would move into the mall (built on land generously provided free for 30 years by the city). The assumption that the property tax is new revenue is extremely faulty because (a) most of the businesses that would locate there would simply be moving from somewhere else in Ottawa, thus no net revenue gain, and (b) since the area is already pretty full of retail, it is likely that many other businesses on Bank St would go broke, thus canceling out any net tax gain.

James McLaren - [Updated 2009-09-28 16:49]

This plan will cost the city \$7.1 million per year for the next 40 years. The "taxpayer neutral" chimera comes from (a) treating the \$3.8 million per year that it would cost to fix the problems with Frank Clair stadium as if it was income, (b) ignoring the revenue the city would lose by handing over profits from all events at the park to OSEG, and (c) treating the property tax paid by businesses that might locate in the shopping mall as new revenue (poor accounting since most of these will simply relocate from somewhere else in the city, and it ignores the fact that other retailers will inevitably be driven out of business by the competition).



DouglasI - [Updated 2009-09-28 16:49]

These are the only options? I think not. Let's have a REAL process, and a real discussion, without unseemly haste to tie down a deal before people find out too much about it. Mayor Larry's heritage to the citizens of Ottawa!

ottmarkw - [Updated 2009-09-28 16:49]

Taxpayer neutral based on a 40 year amortization of taxpayer debt and unjustifiably optimistic business case premised on success of CFL team which has already failed twice. Am I missing something or is this a scam?

James McLaren - [Updated 2009-09-28 15:19]

I guess the coffers of the city of Ottawa are too full, and emptying them of \$7.1 million each year for the next 40 years will lighten the load. That's the only way I can see that Ottawa's coffers will benefit. The "revenue neutral" claim comes from treating money that MIGHT be spent to fix Frank Clair stadium in the future as if it was income, and from assuming the property tax that stores in the mall would pay is new income (whereas in reality most of these stores would simply relocate from somewhere else, and the additional retail will likely cause an offsetting number of bankruptcies in the area). If this plan was vetted by Price Waterhouse, I'm SURE not letting them do my taxes.

FCO - [Updated 2009-09-28 10:26]

Dear Mayor! I disagree totally that this is a sustainable and green urban venue with the present plan as presented by one group of businessmen. This proposal obviously only takes into consideration the ideas of one group and not others. This plan totally ignores the impact this is going to have on local businesses, residents, the Farmer's market and the status of the Rideau canal. We have tried football in this City so many times and it has failed. Why can our politicians not learn from these failures. There is not enough support for the sport in this City. We already have a baseball park that is doing nothing why waste more tax payer's money on another sport that is going to fail again. I would hope that our politicians would have left this open to more than one narrow minded interest group for the proposal for this site. We need to create a park that will serve everyone and not just one interest group. Let's take a look at what impact this proposal is going to have. FC

N. Labelle - [Updated 2009-09-28 16:15]

I agree with FCO we don't need another failing Football franchise, what we need is something that would attract visitors to it.

adevans - [Updated 2009-09-28 10:26]

There must be a competitive process for the re-development of Lansdowne Park. The Lansdowne Live proposal has the public providing prime real-estate and a stadium which will draw people to a private shopping mall. The profits from the mall are not shared equally between the city and OSEG. OSEG receives a fixed return plus a return on their equity before the city gets a penny. Why aren't the profits just split 50/50? If Lansdowne Live is really such a good deal, why can't it stand up to competition from other proposals? And why is the consultation process limited to 9 days; many residents of Ottawa are not aware of the details. One week is not adequate time for a meaningful consultation. As the Canada's capital, we should provide a model of good governance and we should not have our municipal government entering into an unsolicited PPP which was negotiated behind closed doors.

Michele K - [Updated 2009-09-28 10:26]

Only in this city would it be considered appropriate for the MAYOR to take sides AND to promote with MY taxdollars an unsolicited, untendered, and unworkable (transit issues alone) 'offer' from a bunch of developers to make money off what is PUBLIC property, and at our expense. You sir, should be ashamed and should be removed from public office at the earliest opportunity.

agp - [Updated 2009-09-28 10:26]

While Lansdowne Park does need to be renovated, I am against the current plan as it is single sourced project. This approach is not a sensible way to conduct business, especially with public property.

Ted McDorman - [Updated 2009-09-28 10:26]

Mayor O'Brien: I think you should be a bit less of a salesman in these forums and let the people of Ottawa have a say on this matter. Thank you

Faer6 - [Updated 2009-09-28 10:26]

Dear Mayor O'Brien: I agree that Lansdowne Park should be a green and sustainable outdoor urban venue, however, I do NOT believe that another mall and private housing should ever be part of that venue. I don't pretend to have the specific answer regarding exactly what should be proposed for the site, but I do know that it should be something that will entice local people AND tourists to visit there and enjoy the beautiful outdoor site. Nothing could be more ho-hum than another mall, restaurants and housing. Private housing has NO place in public space, none whatsoever. Another mall with retail stores selling the same old stuff is the last thing that we need at Lansdowne Park. Look at the outstanding job that the City of Niagara Falls, Ontario has done with their public spaces. We must try to put that type of creativity into play with our precious park.

quaildog - [Updated 2009-09-28 10:26]

You refurbish Frank Clair Stadium which is only used 3-4 months a year - a waste of a major site. The football/soccer stadium should be moved to a more appropriate site. You reduce parking with no real practical plan for dealing with traffic. You added substantial retail space and housing as part of this jewel's makeover - how stupid is that. Although they think they do, many councillors have no real long term vision and are only supporting this plan because a few businessmen have proposed to pay part of the development costs. The opportunity to transform Lansdowne Park must be open to architects and planners from across the country and even other countries to propose a world-class solution. It must not be limited to a half-baked, mediocre business project.

JFFournier - [Updated 2009-09-29 08:06]

Frank Clair Stadium, even in its current deplorable state, is used far more than 3-4 months a year. The bubble put over the field ensures that it is used throughout winter as well. There is no reason why it would not be used year-round under the new proposal, particularly since the soccer season begins before the football one does.

Dave2 - [Updated 2009-09-29 10:37]

But none of that means that Lansdowne is a suitable site for a stadium, just that Ottawa needs an outdoor stadium, which I would certainly agree with.

JFFournier - [Updated 2009-09-29 11:51]

No, coming in 6th out of 23 locations studied indicate to me that it's quite suitable. And it comes in first in locations where there actually is some possibility of being built. :-)

James McLaren - [Updated 2009-09-29 20:05]

Hmm... why don't they give the gold medal to the guy who comes in 6th then? It ranks 6th compared to locations like: way out in Gloucester somewhere, or way out on Albion Road somewhere. It comes well behind locations like Bayview Yards or Carleton University. Why do we want to be #6 when we could be #1? We could build a new stadium in a location where it might actually succeed for less money than it will cost to pin silk ears on Frank Clair.

JFFournier - [Updated 2009-09-30 11:50]

Because no one wants to build at Bayview and the city can not afford to do so on its own. The reason it will be able to do so at Lansdowne is because it will be using money already budgeted for the upkeep of the park. You should actually locate and read the evaluations, James. The gap between one and 6 is nowhere near as large as you assume.



relish - [Updated 2009-09-30 13:52]

I understood that Lansdowne is currently 'revenue neutral' from the events, tradeshows, etc, currently held at the site. So how does 'upkeep' money that doesn't exist pay for a stadium?

Lloyd G Bunbury - [Updated 2009-09-29 08:06]

I concur with this assessment. I am deeply troubled that such an important issue for the future of this city is being limited to single proposal. Why not take the time to get it right before we end up with another light rail financial fiasco on our hands!

Jack G - [Updated 2009-09-28 10:26]

Mr. O'Brien am appalled that you would think it is appropriate for you to use this forum to try to sell this private proposal; rather I would expect you as mayor to finally see this as an opportunity to listen to the citizens of Ottawa in a meaningful way. There are so many problems with this proposal: sole sourcing, the complete ownership of risk by the city, the lack of any transportation plan, misrepresentation of outside parties as 'partners', loss of the public use of land, tying a massive public development to the risky fortunes of a sports franchise, and so on. Mr. O'Brien, I call on you to step back from this proposal, let it die its natural death, then restart the process to carry out real consultation with the citizens of Ottawa on the future of this jewel of a location, leading to a competitive design process that will result in a truly appropriate reworking of the site for the benefit of all Ottawans.

Glinda - [Updated 2009-09-29 08:46]

Exactly.

Paul M - [Updated 2009-09-28 10:26]

Mr. Mayor, you know full well this is not a plan to create a "green and sustainable outdoor urban venue". This is a plan, sole source, to develop a shopping centre and related housing. This is public land! It is not to be given over (given away) to developers to build suburbia by the canal. This plan is wrong in terms of the process (sole sourced and done in a backroom), wrong in the conception and wrong in its presentation to the public (i.e. foisting it upon the public to see if they like the "colour of the paint" as it were.). Please stop this ridiculous process and get the problem of Lansdowne Park solved in an open and equitable fashion.

hopingforbetter - [Updated 2009-09-28 10:26]

Hopefully you will LISTEN to the overwhelming majority of comments in the consultation. They are in the vast majority rejecting the proposal. The turning of the Park into a shopping mall is REJECTED. The turning of the area into condos is REJECTED. The minimal real green space is REJECTED. The building of a stadium for a failed CFL is REJECTED. In short - your vision and that of those who would take this prime property and turn it over to commercial development is SOUNDLY REJECTED! Move in the equipment, rip up the concrete and plant trees, shrubs and open spaces for community activities. Better yet, take the suggestion of opening a connection to the canal for more skating, biking and open air events. Yes - make it a green and sustainable outdoor venue and NOT a retail mall as your friends propose.

hopingforbetter - [Updated 2009-09-28 10:26]

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James McG - [Updated 2009-09-29 09:24]

Better count again! The glebe may be nice and close to the last consultation but the comments on this page favor those for the bid. SOUNDLY APPROVED

Glinda - [Updated 2009-09-29 22:03]

Count again, yes. Referendum, Yes. This is not a fair process, never has been. "The comments on this page" mean nothing.

Glinda - [Updated 2009-09-29 22:03]

What? Are you trying to manipulate the truth? That is not at all what is happening: the vast majority want an open and non-single-sourced-competition.

Douglas - [Updated 2009-09-29 22:03]

We must not be reading the same page, James McG. What I see is massive opposition to the plan and the giveaway of public land.

Tim Bennett - [Updated 2009-09-28 10:26]

This quote is taken from an article in the Ottawa Sun - "Lansdowne Live council's sole source of concern", By Susan Sherring, Sun Media (Spet 1, 2009). We had discussions with more than one group. We had votes. There was interest from (others), we opened up a discussion and we decided to go forward with this. I don't believe it was sole sourced. We haven't said to them that they're the only one. Monette said of the Lansdowne Live group. Perhaps the Council might best open their reasoning for supporting this bid without expressing their reasons for rejecting an open competition. This would allay a lot of suspicion and fears of a disregard for the City's apparent lack of an open competition for the site.

foresterg - [Updated 2009-09-28 10:26]

Yes Mayor Obrien. BUT we must also add that Lansdowne is adjacent to KMs of greenspace along the canal and that the plan provides for integration of the Commercial/sports/parkland into that. Lets get on with this!!!

chrisinkanata - [Updated 2009-09-28 10:26]

Good for you Mr. Mayor. I may not always agree with all you say or do but in this case, the most encouraging element to me is the council is actually doing something. Generally speaking, I find the municipal process very myopic simply by virtue of its structure. At least on this issue there is clear position and direction. The fact that I actually support that direction is a bonus.

Dave2 - [Updated 2009-09-29 13:12]

Doing something is not what is needed. Doing the right thing is what we need.

Coryn Barrhaven - [Updated 2009-09-28 10:26]

open this up to a competition, this design is so short sighted Larry, OSEG is only looking at their interests. Its nice they want to dump the site back on the city after 40 years....just in time for all the buildings to need full retrofits to HVAC etc etc. Honestly CFL has died twice in recent memory, we can't support a baseball team to save our life....maybe outdoor stadiums aren't for Ottawa...Its time to move on. Don't worry, Hunt will always be involved in future plans because of the 67's and Greenburg....Minto won't pass up bidding on a space like that, if they do, its their loss, this is the city of Ottawa, not the city of Minto.

LSC - [Updated 2009-09-28 10:26]

Clive's Myths Exposed Myth#1 - The project is illegal because it is sole-sourced Wrong - the city has sound legal advice that confirms that negotiating with the LL group is legal as they provide a unique asset and opportunity. Myth#2 - There is not enough Greenspace Wrong - Ottawa has more greenspace than practically any other city in North America, we are NOT lacking in parks. Myth#3 - There are other options out there Wrong - There are other dreams/ideas/fantasies out there but none have a concrete business plan or money. Anyone can put together a powerpoint with some fancy pictures. Myth#4 - The opposition by Coun. Doucet is about "getting it right" Wrong - Clive has been trying to get rid of the stadium at Lansdowne virtually



his entire career, he was hoping the whole thing would just fall down on its own but this new development by LL has forced him into action Myth#5 - The stadium ruins the quality of life for Glebe residents Maybe - but unless you moved to the Glebe in the 1920s the stadium has always been there, you knew that when you bought your home. Lansdowne is for everyone not just for Glebites. Myth#6 - the LL proposal will kill the Glebe Wrong - if anything the LL proposal will get more people down to the Glebe, if local businesses don't think they can compete with additional retail perhaps they should analyse their business models Myth#7 - There will be big box stores Wrong - there will absolutely not be big box stores, the NIMBYs are using this lie to scare you but the plan specifically prohibits big box stores. Myth#8 - The LL plan is poor urban development Wrong - Mixed use facilities, urban intensification and smart growth are not only in the City of Ottawa's official plan but are also principle often fought for by councillors such as Mr. Doucet, who has conveniently changed his stance on the issue. It should also be noted that the OMB will kill any plan that doesn't follow Ottawa's own official plan. Myth#9 - The businessmen behind this plan are just looking for a fast buck at taxpayers expense. Wrong - These are all long standing, well-respected citizens with strong community and philanthropic ties. If the project goes bad, these guys are not running back to Toronto or the U.S... they live here and have a vested interest in seeing the city proper. In addition, read the actual proposal, the city gets paid before the developers do. More myths to come, don't let a small minority ruin a great opportunity for everyone.

#### James McLaren - [Updated 2009-09-29 16:28]

Myth #1 This plan is revenue neutral Fact: It will cost a minimum of \$7.1 million per year to city taxpayers. Myth #2 OSEG is paying to refurbish the stadium. Fact: OSEG is only paying to build the shopping mall - the cost to refurbish the park is entirely borne by the city. Myth #3: OSEG is doing this out of civic-mindedness. Fact: OSEG is virtually guaranteed an 8% return on their investment. Even if the CFL franchise fails, they will retain control of the park for the next 30 years, and gain all associated revenue. They will gain all profits from the mall, built on city land rent-free for 30 years. Oh, and they get the stadium rent-free too. Myth #4: The only opposition is from the Glebe Fact: People all over the city are against this back-room deal. I do not live in the Glebe. Myth #6 The proponents can make football work because they are smart businessmen. Fact: The only member of the consortium with sports experience is Jeff Hunt. On day one if this turkey flies he sells the 67's to OSEG. On day two he can walk, if he wants, and pocket the money plus 8% interest. OSEG is offering no guarantee that the CFL franchise will stay afloat, but wants total control of the park for 30 years regardless. It doesn't matter how "smart" they are. Intelligence will not build more roads or a transitway leading to Lansdowne Park and it won't make more parking. These are the main reasons why CFL at Lansdowne Park will fail as it has done before. Myth #7 This is the only way to "fix" Lansdowne Park. Fact: A major sports stadium in the centre of a residential area with no highway or transit access is doomed to fail in this day and age, as has been amply demonstrated in the past. This plan will not "fix" Lansdowne Park; it will leave us with yet another costly white elephant.

#### icjr - [Updated 2009-09-28 10:26]

Mr. Mayor, do what ever it takes to get this plan rolling. It is sound and will benefit all of Ottawa. Do not let the "Clives" of this world get in the way. Ottawa needs this development and I am positive that the majority of Ottawa taxpayers will support it.

#### DouglasI - [Updated 2009-09-29 17:16]

The mayor has already done much to get the ball rolling with the developers, too much in my view, without competition or adequate public input. There's no doubt that it will benefit the developers, but it will not benefit the city.

#### thinkahead - [Updated 2009-09-28 10:26]

Green seems to be the new acceptable word. Hey, the Tar Sands are becoming "green" and, in cities, even shopping malls are trying to develop "green" spaces. Unfortunately, "green" is MIXED USE; real mixed use not pretend! A bunch of stores arranged in a clever meandering street like configuration with some medium to high rise buildings at the extremities is not "green" mixed use. It is like the herbs on a dinner plate: adds colour but really useless... As far as moving the parking lot underground for 1200 cars, Wow! That is really soooo green! Did you ever try to leave the NAC after a busy show? Waited and waited with all these cars idling? How did it feel? Very green indeed! Turning green from choking that is... Imagine how the environment is choking from all these exhausting vehicles! Now leaving a football game from below grade in 30 degrees weather, and spewing out into the Queen Elizabeth Parkway? (Wait, the parking lot will be air-conditioned, a really "green" solution indeed...) Something sure has to be done to Lansdowne, but let's take some time and do something truly green, not pretend green. This ain't it. Sorry guys; sorry Larry, back to the drawing boards. Real green is happening in Nordic countries in Europe, look at Stockholm, it shames us...

#### Denis - [Updated 2009-09-28 10:26]

Good for you Mr. Mayor. Finally Leadership. Too often the tail (Doucet & Cullen) are waiving the dog.

#### Glinda - [Updated 2009-09-29 18:53]

Bad process, also against the sole source bylaw.

#### James McG - [Updated 2009-09-28 10:26]

This is a solid plan and a chance for us to be proud of something. Get on with it. Its time we moved ahead with this.

#### rmacewen - [Updated 2009-09-28 10:26]

Too bad the Mayor did not ensure the public consultation forums allowed for real public input. They are too stage managed - so is this web site!

#### John Wood - [Updated 2009-09-28 10:26]

We should all agree that Lansdowne Park needs to be redeveloped. I am however very disappointed that an open and transparent bidding process wasn't allowed to guide the redevelopment of Lansdowne Park. You Mayor O'Brien and the rest of Council have a responsibility to taxpayers and Citizens to ensure that the most competitive, innovative and sustainable proposals are received for the redevelopment of Lansdowne Park. In your consideration of this proposal I encourage you to look around at the great redevelopments that have been completed in other North American Cities. Ottawa taxpayers and Citizens deserve the best proposal possible for Lansdowne and this isn't it. Lansdowne Park is a part of our communal heritage and needs to continue to be a place where parents take their children to make lasting memories and build community spirit.

#### Norm47 - [Updated 2009-09-28 10:26]

Why do we have to build on this land? Look at Hyde Park (London), Central Park (New York). It is called Lansdowne Park leave it as a park and remove the asphalt parking lot simple. I leave in Kanata and I would like to see the whole lot used as a park. There are lots of other locations where you can put your concrete buildings. I would ask the City Council to reject this proposal. I say NO.

#### moorep - [Updated 2009-09-30 08:45]

I like this vision - a park, not an industrial park, or a shopping park, or a sports park... just a park. Nice!

#### concerned - [Updated 2009-09-28 10:26]

I must have missed the "green and sustainable outdoor" part of the proposal. What I recall seeing in the plan was a conference hotel, a condominium building (an aquarium came and went) and Four Hundred Thousand square feet of retail space (the Glebe needs more retail space?!). And of course a world class sports/entertainment stadium, with parking facilities for only 1,200 cars. (?!?) Even the pretty "artist's concept" drawings don't have much green in them. Please elaborate on the green and sustainable outdoor urban venue part of this project, I would very much like to see that.

#### Brock - [Updated 2009-09-28 10:26]

Excellent vision for this part of the City. The CFL is doing great and will sell out a 24,000 seat stadium easily.

#### moorep - [Updated 2009-10-01 12:54]

Do you really feel that this is all about football? What about traffic problems? What about a more inclusive use of the property? What about the local businesses that are vulnerable if chain stores move in?

#### wantbest4ottawa - [Updated 2009-10-01 12:54]



And will succeed just like the last two attempts that went belly up. Who cares about the box stores and taxpayer rip off, football is what matters, right?

jayfitzsimmons - [Updated 2009-09-28 10:26]

I am disappointed in the process of the Lansdowne development program. The city should have opened the bidding process up to anyone, to ensure the best possible bids are received. Competition is at the heart of capitalism for a reason - it produces high-quality results. Jay Fitzsimmons Ottawa

Western Mark - [Updated 2009-09-28 10:26]

Mr. Mayor! would like to ask council and OSEG to rework the financial aspects of the plan without the majority of the off - Bank St. retail development, without the Holmwood residential development, but include retail, office, residential and the hotel on Bank St. in accordance with the OP. The retail development seems to be the actual problem here and by scaling back to only Bank St. would open a large public area and still be able to attract new or keep existing business along Bank St. which is over due for upgrading. I feel this would satisfy not only the local residents and businesses but would also enhance the attraction to all residents and visitors alike.

Shelly - [Updated 2009-09-28 10:26]

If Lansdowne is suppose to be a "green and sustainable outdoor urban venue", then why is most of it covered with buildings and parking. How sustainable will Lansdowne be when 400,000 sf of retail fail, when football fails again, and when there is little green space for the public to actually enjoy?. Once the retail and stadium components fail, the developers will simply bring in big box and more residential. Please show that you are sincere about the importance of public input and listen to the public.

Glinda - [Updated 2009-10-01 20:24]

<http://www.ottawacitizen.com/technology/Green+theme+Lansdowne/2041867/story.html>

prudence - [Updated 2009-09-28 10:26]

Consultations are usually conducted BEFORE a decision has been made not after. Seeking input from residents long after city council made the decision to go ahead with an unsolicited bid from a group of developers is not a consultation process and is a waste of time and money. Indeed, Lansdowne park has been neglected for many years but this was no reason to cut off an international design competition for the site in favour of one mediocre concept from local developers.

DouglasI - [Updated 2009-09-28 10:26]

What happened to the public process, instead of a backroom deal?

Glinda - [Updated 2009-09-28 10:26]

Please see the following: <http://www.ottawacitizen.com/technology/Green+theme+Lansdowne/2041867/story.html>  
<http://www.ottawacitizen.com/technology/Expert+denies+Lansdowne+Live+role/2037028/story.html>

engineer-unb - [Updated 2009-09-28 10:26]

Mr. Mayor you have biased the process by openly supporting this proposal. As the person responsible to provide good governance your job is to support an open and fair process that provides the best value for money for the City of Ottawa or at best to provide options for the residents to comment on, not to support proposals by wealthy developers looking for easy profit at the expense of taxpayers.

moorep - [Updated 2009-09-28 10:26]

I oppose this project for several reasons, the first being the sole source approach - I find it incredulous that the city would entertain a proposal without seeking other proposals. Other reasons include the idea of the retail and football facilities - surely you can come up with something more attractive and fitting for a heritage area. Why do we need more stores, that impose on the buy local spirit of a small enterprise? Why should football or any other sport facility be located in the heart of this downtown area. I would be more interested in seeing a village type atmosphere, with lots of green space and something to make it stand out as a place of beauty and peace.

Anthony - [Updated 2009-10-05 21:34]

Lansdowne as a heritage area? Apart from one building, its just a dump. And it will stay a dump unless we move on this proposal. No international design competition or even basic tendering process will help build consensus. It will just lead to more people with different interests expressing more opinions. This idea would fly in any city but Ottawa!

moorep - [Updated 2009-10-06 20:44]

I don't know where you've been but the Cattle Castle is a heritage building, and the Canal is a UNESCO world heritage site. HOWEVER the point is that whether this plan is the best or not, we won't know without the opportunity to view other proposals. Personally, I think there are much better ideas out there. Your comments, and dissing of Ottawa and Ottawans leads me to think you prefer to be told what to do, rather than to exercise democracy. That's not my Ottawa.

John Edwards - [Updated 2009-09-28 10:26]

Mayor O'Brien I agree wholeheartedly we need to transform Lansdowne Park from an expansive asphalt parking lot with aging infrastructure but it is dishonest to portray the proposal as being a green and sustainable outdoor urban venue without mentioning the substantial shopping component, the cinema complex and the sizable residential construction. It is this sleight-of-hand, this spin that leaves me very uncomfortable. What else is being downplayed? If the proposal were adopted, what would emerge to shock us in years to come? Worried.

DouglasI - [Updated 2009-10-07 16:11]

For one thing, it's just come to light that the Aberdeen Pavilion is to be transferred rent-free to the developers, for thirty years. It has no value, apparently. We also build the developers a parking garage, without compensation. On the other hand, we have to compensate the developers many times over for their investment, including the now suddenly escalating cost of the sports franchise (8% a year for 30 years: hmmm, nice profit!). The city gets 8% a year on the 20 million the land for the mall is undervalued at. That's what's being downplayed.

DouglasI - [Updated 2009-09-28 10:26]

Why was the Aberdeen Pavilion valued at zero in the 'negotiations' with the developers? What are the penalties for cancelling the deal after the next civic election?

Tim - [Updated 2009-09-28 10:26]

Hey Larry Read the comment right below...this is reality...

sam - [Updated 2009-09-28 10:26]

Lansdowne Live is illegal, illogical and irrational. Rather than a design and analysis process for the future of the site and the greater community, we are engaged in a debate, a sales campaign and a power struggle with private interests trying to take over a key public asset without due process. The positive side is that we are at least talking about doing something at Lansdowne Park. The negative is to realize the dishonesty and (gross) incompetence of so many of the proponents who are actually trying to get this project to go through.

stephen - [Updated 2009-09-28 10:26]

Public input IS essential, but not at the end of a done deal! The growing acrimony in the debate can be laid squarely at your feet and those of the City administration. When proper consultation is denied people feel frustration and anger. We recognize pseudo-democracy when we see it and will continue





to voice our discontent with this sham of a process.

**Glinda - [Updated 2009-09-28 10:26]**

A little late, though, in the process, don't you think? And are you going to listen? There was an Open Design Competition, and an open forum on the design process that was killed by your chief administrator, without council's input--although they had approved an Open Design Competition previously. This is not democracy. This is also not a good plan, and traffic and parking is not viable (especially after the Oct. 8 Transportation meeting where NCC nixed using the road beside a World Heritage Site as a transitway.)

**orasinter - [Updated 2009-09-28 10:26]**

We're dealing exclusively with 1 development group. We are basing the redevelopment on the rock solid foundation of CFL football. We get to actually use the stadium for CFL football about 10 times each year. We get to run around playing flag football in the empty stadium once the CFL leaves. What's not to like?

**Average Joe Junior - [Updated 2009-09-28 10:26]**

Mayor O'Brien, Please post the dates on which proposals and requests were submitted to City Council on topics other than the transformation of Lansdowne Park, such as homelessness, affordable housing, poverty, healthcare and other serious and pressing social issues. We would be interested in knowing how quickly your office has responded to these issues. The public has many important thoughts and ideas about social justice issues which are being overshadowed by this Lansdowne Live fiasco.

## New Conversation Thread

**huntech - [Updated 2009-09-28 11:18]**

Although some good intentions may be involved, the proposal is VERY WRONG for the area. First of all, why is a SOLE SOURCED project being considered? It is good governance to have multiple vendors bid on a project of such magnitude. Next, there is the question of the city footing much of the bill and private owners making money off the development. THIS IS WRONG. Smart growth dictates that a development fit into the neighbourhood. Creating a large shopping mall will kill nearby shops in the Glebe and Old Ottawa South. There is very little green space being added. This site should be a PARK as its name mentions, not a parking lot. The proposed site will generate huge amounts of traffic that can't be handled by the current poor public transit links. All in all, I am against this project!

**GGSA - [Updated 2009-09-28 11:18]**

I totally agree with huntech. The Rideau Centre destroyed Rideau street. This proposal will do the same to Bank street between the Queensway and Billings Bridge.

**nas - [Updated 2009-09-28 11:18]**

Yes the City is footing a significant portion of the bill, but do you have any idea how much property tax revenue will be generated from this development? Lots. Secondly, the City will require that very in-depth market studies be carried out to evaluate and prove that the proposed commercial development will not "kill" nearby shops. Thirdly, it's currently a dilapidated parking lot. Anything is better. Finally, extensive traffic studies will be required by the City to ensure the final design can handle existing and projected future traffic.

**Dave - [Updated 2009-09-28 16:00]**

You obviously haven't read the full proposal.

**James McG - [Updated 2009-09-28 11:18]**

Tell the truth, this is not a mall! All the parking is underground. Do your homework

**Franky - [Updated 2009-09-28 19:44]**

What would you call rows of shopping along a pedestrian mall? A roofless shopping centre?

**Dion - [Updated 2009-09-28 21:01]**

I'd call it Bank st.

**Dave - [Updated 2009-09-28 19:44]**

Can a mall not have underground parking? So the Rideau Centre isn't a mall?

**James McG - [Updated 2009-09-28 21:58]**

The comment stated that there was no enough greenspace, it was a parking lot. The parking is underground therefore its not the problem.

**mgora - [Updated 2009-09-28 11:18]**

Yes so many developers have come forward in the last 10 years to put in bids to Lansdowne.

**Tim Hare - [Updated 2009-09-29 20:38]**

Okay then, start naming this bidders

**dprouse - [Updated 2009-09-28 11:18]**

Has anyone actually walked through the Glebe lately? I thought the shops there were looking a little tired, to be honest. Anyone referring to the Glebe as being "trendy" is about 20 years behind the curve. Westboro is now a far nicer area. Lansdowne Live will actually help these shops by driving some shoppers to the area. Trust me, they will need it after next year, when it is their turn for the big Bank Street rip up. The whole notion of the Wal-Mart effect, i.e. big new shop killing smaller businesses, has been proven to be unfounded. What new stores do, however, is force everyone to get more competitive on both price and customer service. How is that a bad thing? How can it possibly be bad to have more merchants, restaurants and entertainment close to the city centre, and not out in Kanata, Barrhaven or Orleans? It is a good thing. It is urban renewal, and it fits perfectly with the city plan for growth and development INSIDE the greenbelt. You can't say you favour smart growth, and then oppose this plan. This is the ultimate in smart growth, taking dilapidated, poorly used urban lands and revitalizing them rather than going the urban sprawl route.

**J.C.Watts - [Updated 2009-09-29 22:09]**

You're right about one thing. Bank Street needs some investment by developers. There are lots of partially developed blocks and many low quality single story buildings. That's exactly the problem with putting all that retail in the Lansdowne itself. You double the amount of retail space, siphoning off successful retailers from Bank Street. With that glut of new retail there will be no incentive to develop on Bank Street. You compound the problem by creating an uneven playing field. Developers who are not in the OSEG group have to buy the land to develop it. They can't compete against a developer who has been subsidized by a grant of public lands. All of this will retard the development of Bank street.

**relish - [Updated 2009-09-30 13:30]**



Definitely, adding retail space is not likely to improve the area. There is still a burned out store just over the bridge from Lansdowne that has not been re-opened, other stores in the area closing, and some that have been for lease for years. Moreover, I don't think people will walk off bank, into Lansdowne to shop because there is no foot traffic 'towards' anything there, save the canal.

Peter Hoysted - [Updated 2009-09-28 11:18]

I am tired of all the people who use whatever "red herring" argument to criticize any improvement to Lansdowne park that includes a stadium. I grew up in "old Ottawa South" and am amazed by recent newcomers there and the Glebe who use any argument to protest any improvements to an existing public area. Move to the suburbs!!!!

trevd - [Updated 2009-09-28 11:18]

What do you and the others mean about SOLE SOURCED? ANYONE was able to bring proposals to the table. No one brought a fully financed proposal forward except for the Lansdowne Live group. All these pie-in-the-sky ideas about parks and such fail to take into account that those things cost money, and that money isn't available right now. Oh, and Lansdowne park was never a PARK as you'd like it to be...

## New Conversation Thread

Fed up - [Updated 2009-09-28 11:44]

Tear it all down and make it green space. The downtown could use it. This should reduce all our property taxes. And no more contracts where we are always paying so others can make money.

dismayed - [Updated 2009-09-28 11:44]

Hear! Hear! Now THAT's A PLAN.

Matt - [Updated 2009-09-28 11:44]

It's this kind of attitude that I can't understand. How can you say we should forget about the thousands of people who use the Civic Centre. Or that we should forget about the public funds that were used to build the stadium complex not so long ago. Just tear it all down because you don't want to pay for it. Very civic-minded.

Tom - [Updated 2009-09-28 11:44]

We don't need more green space in the downtown. We have parks along our rivers and even these need to be developed with restaurants and boutiques. Just look at the river walk area of San Antonio Texas. Tourists come from all over the world to spend time in the river walk area. This will provide me with something else to do other than walk. I love the proposal and as these people are the only ones to come forward to invest money let's get on with it.

relish - [Updated 2009-09-29 09:23]

I'm not sure that the Canal, a Unesco heritage site, needs to be commercialized like San Antonio. Aside from the fact that it is unlikely the NCC would allow such development, the canal, if you have actually walked beside it, is very beautiful as is.

dprouse - [Updated 2009-09-28 11:44]

Creating that green space will cost a significant sum of money. More importantly, parks do not maintain themselves. Maintenance would be a huge cost. Again, there is no cost free solution to Lansdowne. It's a shame we had to have a crisis (the South Side stands being condemned) to prompt this, but the reality is that whatever solution takes place at Lansdowne is going to cost taxpayer money.

mgora - [Updated 2009-09-28 11:44]

Move to the country. Lots of green space there. THIS IS A CITY.

Sean - [Updated 2009-09-29 20:37]

Exactly!!

Jediah - [Updated 2009-09-28 11:44]

I am willing to pay higher property taxes for the services of a major metropolitan city -- including a sports stadium, sports arena, etc. Anybody who thinks trees and lower property taxes is what they want should move to Greely or some place farther away from the CITY CENTRE.

Marilyn Joseph - [Updated 2009-09-28 11:44]

If it's just greenspace then no one from other parts of the city is going to come and use it because we all have greenspace in our neighbourhoods already. I want Lansdowne to be a venue where ALL citizens of Ottawa will be drawn to visit and make use of the space and what it has to offer. I'm not going to travel from Orleans to use tennis courts at Lansdowne!

KAJ - [Updated 2009-09-28 11:44]

Are you going to pay for the tear down and the maintenance of the park?

## New Conversation Thread

Franky - [Updated 2009-09-28 11:49]

Eroding the public space with large amounts of shopping and residential is simply wrong. These things get built on commercial sites without the city's involvement. We just don't need more of the same.

Dave - [Updated 2009-09-28 11:49]

I wonder how many other shopping centres in Ottawa have been built on city-owned land, with zero rent payable for the first 30 years? I don't know, but my guess would be NONE.

## New Conversation Thread



ProgressPlease - [Updated 2009-09-28 11:49]

I am IN FAVOUR of this plan!As a football fan:This asset has been used for Football for over 100 years, and I hope for 100 more.Despite the confusion of the facts, the CFL and its fans have strongly supported football in the past and will continue to do.Unfortunately, we had 2 "failed" non-local, non-community focused ownership groups in the past. I think this plan proves that issue has been resolved. As a taxpayer:I don't mind investing in these types of developments as it will create jobs, create taxable revenue and will boost the local economy.How much will it cost to demolish what is currently there? Is there partners will to put up money for that? If that happens, I am afraid that this land will eventually get sold off anyway and then what are we going to get? (and will the taxpayer get any say in that?)

Dave - [Updated 2009-09-28 11:49]

Maybe no-one has come forward with money to pay for the demolition of the stadium, but neither have they come forward to pay for the rebuilding of it. The city is on the hook for the full cost, plus many millions more, not to mention giving up this prime site rent-free for a minimum of 30 years.

sam - [Updated 2009-09-28 11:49]

Lansdowne Live is illegal, illogical and irrational.Rather than a design and analysis process for the future of the site and the greater community, we are engaged in a debate, a sales campaign and a power struggle with private interests trying to take over a key public asset without due process.The positive side is that we are at least talking about doing something at Lansdowne Park.The negative is to realize the dishonesty and (gross) incompetence of so many of the proponents who are actually trying to get this project to go through.

## New Conversation Thread

SCoulshaw - [Updated 2009-09-28 12:00]

I am very much against the commercialisation of this space. There is no access to the transitway at this location. Proceeding with this plan will mean major traffic issues for this residential area. The Ex and sports facilities should be moved away from this location and out to where rapid transit and more parking are available.The proposed plan has had no competition and is essentially just a big mall. Have the local residents had any say in this? Has the city as a whole? And yet another attempt at a football team for this city is a waste of taxpayers money, just like the Lynx stadium was. Please, just say no to this project and open the process up to some other ideas.

GerryG - [Updated 2009-09-28 12:00]

The area has been "open... to other ideas", and nothing has come of it. There was a design competition years ago. Yet, nothing came of it. The reason is because we need more than just a good idea. We need people willing to act on a good idea, and the Lansdowne Partnership Plan is an action plan, that with Council approval, will move forward. Ideas are nice. But they alone don't build a great city. We need people, like the Lansdowne Live group, who are willing to take risks, who are willing to submit themselves to public ridicule, all in the name of helping to make Ottawa a great city once again.

Dave - [Updated 2009-09-28 17:00]

Can you clarify just exactly what risks OSEG are taking? I see the risks that the city is taking but it looks like a sure thing that OSEG will make a profit.

GerryG - [Updated 2009-09-28 21:48]

It would be much easier for these gentlemen to continue their businesses without wading into all the hassles of bringing a CFL franchise back to Ottawa. I very much doubt that they need the headache. Yet they are doing it for the benefit not only of CFL fans, but soccer fans, and those who will enjoy the Parks other amenities. The risk? The City has stipulated that it cannot take a loss on the deal - any cost overruns are eaten by the ownership group. That is a pretty significant risk.

James McG - [Updated 2009-09-28 12:00]

You may not have noticed. This is already a commercial space, there were two stadium proposals and an "international design competition" that were options. Its time this city built something, get on with Lansdowne Live

Dave - [Updated 2009-09-28 19:49]

There was a design competition that was canceled and a competing stadium proposal in another part of town. These are not options.

James McG - [Updated 2009-09-28 21:50]

Sounds like options to me. The design competition was looking for something remarkably similar to what has been proposed. Lets move ahead with a project in this city for once.

GerryG - [Updated 2009-09-28 12:00]

"And yet another attempt at a football team...". This is not just another attempt. The previous franchise failures were preceded by decades upon decades of success with the CFL being a source of pride for the citizens of Ottawa. Then, the team landed in Bernie Glieberman's hands - an American businessman, who knew nothing about the CFL and the city of Ottawa. He gave the team to his bored son, Lonnie, who had no idea how to run it, and naturally it folded. This will not happen with the current proposed ownership group - they are local business people who understand and care about Ottawa. Please don't compare the terrible ownership of the Gliebermans with that of Jeff Hunt and company. It really is like night and day.

Jediah - [Updated 2009-09-28 21:27]

...and in 2005, despite that poor ownership, there were still 18,000 people in attendance at games, which is still respectable under the circumstances.

relish - [Updated 2009-09-28 21:27]

Well, that explains one of failures of Ottawa football, what explains the other failure ?

Friend of Lansdowne Live - [Updated 2009-09-28 12:00]

No offense, but this comment reeks of the NIMBYism that plagues any sort of urban development in this city. You say "The Ex and sports facilities should be moved away from this location and out to where rapid transit and more parking are available" but what I hear is "Move everything that creates a crowd way out to the 'burbs away from my nice quiet little community". The local residents are having their say, but it's hard when they acted like crybabies at public consultations.

SCoulshaw - [Updated 2009-09-29 11:50]

I live 50kms from the Glebe. So I am not a 'NIMBY'. I just think the area is inaccessable to the city residents to don't live in the core. I'm not interested in fighting traffic up Bank Street to attend any events at Lansdowne.The football stadium, if we need one at all, should be built on the transitway so people can get to it easily.

alecz\_dad - [Updated 2009-09-29 11:50]

Far from "crybabies," if not for the critics raising their voices up at the first two public information sessions, nobody, whether supporter or critic, would have been able to have their public say about this project.HURRAH for the "crybabies" for standing up for everyone's rights to speak out about this project!



## New Conversation Thread

[ride80 - \[Updated 2009-09-28 12:32\]](#)

This is an excellent plan that must be seen to its fruition. It gives something to everyone. Tear it all down and make it a greenspace? Do you know how much that would cost based on the contamination of the soil underneath? I am 100% behind the OSEG proposal. And for those of you who are against Sole Sourcing...find me someone else who came up with BOTH a plan AND the CASH to do it? I didn't think you naysayers would find anyone.

[J.C.Watts - \[Updated 2009-09-28 12:32\]](#)

There was a competition to solicit both plans and cash to do it. The city shut that competition down rather mysteriously, just before the OSEG proposal came in.

[ride80 - \[Updated 2009-09-28 14:28\]](#)

Rubbish. The competition was for design. Not who would pay for it.

[J.C.Watts - \[Updated 2009-09-28 15:16\]](#)

You're wrong there. The competition was a "Rights to Develop" competition, proposals were to include funding details.

[JFFournier - \[Updated 2009-09-28 15:49\]](#)

Right. And 72% of its participants determined that a stadium was an important feature of the park. So then a bid should include a stadium. But whomever is expected to spend \$100M+ on such a thing will want to get some of that money back. Surely they won't do it strictly for prestige. And the city can't do it alone, that much has been established. So they will either enter a partnership with the city or they will include a residential and/or commercial aspect in order to make back the money they spend. Is any of this starting to sound familiar? The notion that we'd have all these grand visions as a result of this competition is a daydream. Because of the RTD part of it, we'd get something similar.

[J.C.Watts - \[Updated 2009-09-28 22:45\]](#)

Indeed, I was part of the 72% who thought there should be a stadium at Lansdowne. Having seen the city's comparison of stadium sites and the current transportation plan, I'm not as sure. Nevertheless, let's assume the request for proposals had gone out with a stadium as part of its mandate. A whole variety of options might have been put forward. A bidder might have proposed something relatively modest like Montreal's 14 million dollar Saputo Stadium. We might be looking at something like Akron Ohio's 61 million dollar InfoCision Stadium. Who knows, faced with the competition, OSEG might have come in with a 90 million dollar price. (Given that they've never built a stadium before, it's safe to assume there's some padding in their estimate.) They might even have felt obliged to front some money for it. Competition is a great motivator. These tens of millions of dollars do count and not looking at other options is an invitation to gouge.

[Dave2 - \[Updated 2009-09-29 04:04\]](#)

Exactly right. Even if this design was exactly what we wanted, you can bet the price would be considerably cheaper if there had been competition for the contracts.

[Jediah - \[Updated 2009-09-29 11:14\]](#)

I do not recall hearing the name of the selected construction contractor. Has one been selected already?

[Enough Already - \[Updated 2009-09-29 23:20\]](#)

OSEG get the construction contract on top of everything else, according to page 31 of their prospectus. The consultant paid for by the city (Bird?) was telling people in the Citizen recently that it could be put out to competitive tender, but that is not what their document says.

[JFFournier - \[Updated 2009-09-29 04:04\]](#)

You "might" have gotten something like that. You might have also gotten absolutely nothing, which I consider far more likely considering the cost involved. Do you suppose that the proponent would have offered this without wanting anything back?

[JFFournier - \[Updated 2009-09-28 14:28\]](#)

Sort of. What gets forgotten a lot is that what is now known as Lansdowne Live was actually first talked about publicly in September 2007. It was that announcement which caused the design competition to be dreamed up in the first place (I believe it was approved by council in November 2007), because up to that point, it seemed everyone was content to let it crumble. There's a perception that the design competition was in full swing then these guys came along and it was stopped. That's not the case. Lansdowne Live, at that point unnamed, came first.

[James McG - \[Updated 2009-09-28 14:28\]](#)

There has been no group for numerous decades that has had a vision and money for the space. The only international design competition I know of is the Big Owe, this proposal is by strong local groups with strong interest in our community.

[Franky - \[Updated 2009-09-28 19:53\]](#)

Numerous decades? The Renegades were playing at Lansdowne until 2006. I guess football doesn't rate much. The design competition barely got underway when it was cancelled to entertain this sole "proposal". Here are some details of the competition. The city has taken down the more recent pages. No excuse, they are just "missing". <http://www.ottawa.ca/calendar/ottawa/citycouncil/occ/2007/11-28/pec/ACS2007-PTE-POL-0067.htm>

[James McG - \[Updated 2009-09-28 20:58\]](#)

Lansdowne Park has not had a major refurbishment for decades, unless I missed when they rebuilt the stadium for the Renegades. The details of the competition were well spelled out in Randal Denley's column in the Citizen. It is not what is being painted as, in fact the plan closely resembles what they were looking for. If you are really keen on an 'international design competition' move to Montreal. They just finished paying for theirs.

[Franky - \[Updated 2009-09-29 00:06\]](#)

Randal Denley doesn't have the facts straight (again). Read the link I posted above for what council actually voted on.

[hopingforbetter - \[Updated 2009-09-28 12:32\]](#)

so -- no open process. No options. a developer plan for an unwanted CFL stadium. half a million sq ft of shopping mall... and this is ok? It is a park and should not be given away for financial expediency.

[JFFournier - \[Updated 2009-09-28 20:06\]](#)

Unwanted? Speak for yourself. I don't believe there has ever been a poll done which showed results against the stadium. Oh, and while I'm correcting your inaccuracies, it's not 500,000 square of shopping mall. It was 400,000 and included existing space. The new portion is under 300,000.

[Jediah - \[Updated 2009-09-28 20:06\]](#)

It is not a park, it is a parking lot.



wfm - [Updated 2009-09-29 23:22]

Yes it's a parking lot right now. Could we compare this plan with other plans to determine what makes the most sense? No we can't because that process was cancelled.

foresterg - [Updated 2009-09-28 12:32]

I and my family are long time residents of OTTAWA. We have used and participated over time at various activities at Lansdowne. We must not look at Lansdowne as a stand-alone locale. It is located along KM's of greenspace that provides ample recreational and associated opportunities for all those who care to use it. The Commercial area along Bank Street is adjacent. We do not have a major stadium in Ottawa. We need one. The plan as presented integrates all of the above. It does not destroy green space it allows for its integration with city and Federal land and services. This will boost the economy of the area, the city and attract downtown tourists to this area through the year round canal and Bank Street corridor. Let us not be shortsighted. And certainly lets not be selfish. The transit situation is in flux and I am sure that when Lansdowne is rehabilitated we will find a way to move people and we will be proud of our CITY facility. I am for the proposal Lets get on with it!!!!!!

relish - [Updated 2009-09-29 12:23]

Hm, "no major stadium"? I guess you forgot about Jetform park (empty) as well as Scotiabank place.

JFFournier - [Updated 2009-10-01 01:25]

You'll be happy to hear that there is a possibility of a baseball team filling Jetform (or whatever it's called now, if anything) again. But where the places you mentioned fail is in versatility. They can not host football, soccer and are limited in terms of concerts.

kayaky - [Updated 2009-09-28 12:32]

The plan includes excavation for a 1100 car underground garage? Where does all that "contaminated dirt" go?

Glinda - [Updated 2009-09-28 12:32]

>I didn't think you naysayers would find anyone. Several have come forward with plans--one was even intimidated by City Security when he tried to present it at the Lansdowne Live "consultations". Bayview yards, for example. The truth is, an open design competition was railroaded by a sole source bid. So maybe we could have found someone, if we'd been allowed to look.

## New Conversation Thread

NoToSoleSource - [Updated 2009-09-28 12:38]

I am very disappointed by Larry Obrien's and The City Of Ottawa's approach and process with the Lansdowne Redevelopment in deciding to go with a Sole Source Contract or agreement and not opening up this opportunity to any proponents that may have a proposal. Sole Sourcing can be acceptable for a Private Corporation but it is not acceptable in a large dollar value project / acquisition / development involving Public Funds. The current Lansdowne Redevelopment process must be cancelled and restarted with an Open Competition process.

jad - [Updated 2009-09-28 12:38]

Dead on.

## New Conversation Thread

ucaire - [Updated 2009-09-28 12:39]

CFL has failed twice why go there again. The 67s rink could be anywhere in the old city boundaries. Do we really need another 300k of stores selling the same old junk from China and elsewhere?

GerryG - [Updated 2009-09-28 12:39]

We should go there again, because we know precisely why it failed the last two times - foreign ownership by someone who knew nothing about the CFL and Ottawa. The current proposed ownership group is local and Jeff Hunt has turned the 67's into a model Junior A sports franchise. These guys will make it work. And, just a reminder that before the ownership problems the Ottawa Rough Riders were a successful sports franchise for decade and decades, and provided much pride to the citizens of Ottawa and all of eastern Ontario.

KAJ - [Updated 2009-09-28 12:39]

Not to be a smart ass, but you should really read up on WHY the CFL has failed. There has never been good ownership. The Glieberman's cause the RoughRiders to fold in the late 90's. When the Renegades came back, the Watters group only cared about the cash grab - hence them leaving the team stranded at the end of Grey Cup year ... right as the next season was around the corner. Then the CFL was stupid enough to allow the Glieberman's come back in. They made SEVERAL bad decisions which ended to the demise of football in Ottawa. Toronto and Hamilton ran through problems and the league bailed both teams out. Did they bail Ottawa out? No. You can also thank the league for that. People say that Jeff Hunt has no experience in running a football team. I'm sorry, but I am pretty sure he had no experience running a junior hockey team either. In his FIRST year he increase attendance by 600% and brought the Memorial Cup to the nations capital. Bank street was booming at that time... I'm not sure about everyone else, but Bank Street seems dead on many occasions with traffic only going through and not stopping.

KAJ - [Updated 2009-09-28 12:39]

Sorry, in addition, where do you suggest the 67's build their new arena from scratch? Honestly, There is no other arena in the city other than SBP that will accommodate the amount of fans. The 67's will not last at SBP and will lose many fans from the East end - which makes up for a fair bit of their fanbase.

## New Conversation Thread

Barry Davis - [Updated 2009-09-28 12:48]

A single, sole-sourced proposal is not good enough for deciding the use of land this valuable, and is not proper City policy, whether this is a procurement, public-private partnership, or other type of initiative. A bundled proposal for residential, commercial and sports facilities is also not good enough. Each part needs to be examined in clear detail, especially with regard to the structure of corporate interests, flows of taxpayer funds, and the long term interests of the City. In particular, the history of sports teams in the City clearly demonstrates the dominance of short-term interests over long term, and the lack of control available to Council and taxpayers.



## New Conversation Thread

Rivergate - [Updated 2009-09-28 12:55]

It's about time ... this has been an eye sore for years. Go for it. Thanks to Minto for stepping up to the plate. An Ottawa based company ... what could be better.

J.C.Watts - [Updated 2009-09-28 12:55]

It would be nice if Minto were really stepping up to the plate, as you say, to renovate the stadium. Sadly they are not. Taxpayers are paying for the stadium. Minto is building themselves a mall. Frankly I don't understand the obvious benefit of OSEG being local. You've never got a bad deal from a local vendor?

Enough Already - [Updated 2009-09-28 14:25]

I agree. I could see some sense to the financial aspect of the proposal if OSEG was rebuilding the stadium in return for getting control of a prime piece of real-estate rent-free. But this approach makes no sense for the city.

MHolmes - [Updated 2009-09-28 14:25]

Taxpayers are already paying millions of dollars a year - just to keep the buildings from falling down. The annual costs of refurbishment would be, as I understand it, about the same as we are now paying for nothing in return. In the end, the city owns a first class stadium for no more money than it would have spent anyway.

Franky - [Updated 2009-09-28 16:55]

Not true. Taxpayers are NOT paying millions of dollars a year. Lansdowne live proponents don't mention revenue, only cost."In 2008, city revenues from Lansdowne for rentals, food and beverage, parking, surcharges and recoveries were \$4.5 million and for 2009 are estimated at \$4.9 million. Costs were \$4.7 million and \$5.1 million for 2008 and 2009, resulting in net operating costs of (\$234,000) for 2008 and an estimated net operating cost of only (\$155,000) for 2009. "http://www.friendsoflansdownepark.ca/home/about-lansdowne-park/whatdoeslansdowneparkcostthecity

Dave - [Updated 2009-09-28 18:09]

When Lansdowne Live was in front of council in April, the story was that it was revenue-neutral because we are spending around \$4M a year to maintain it. Now that they have been forced to admit that the Park in its current form is very close to breaking even when you consider the income from it and there is no \$4M a year to support interest payments, we are now told that it is revenue neutral because of potential future property tax income. The problem with that argument is that you can't allocate property tax income like that. It is needed to provide services to the site, and if you use it to support interest payments, all the rest of the costs of the site need to be paid by the rest of the tax base.

MHolmes - [Updated 2009-09-28 18:09]

I take your point about the revenue generated by the existing facilities. However, I would much prefer that the \$4 - 5 M or so currently being spent to keep Lansdowne from falling into a further state of disrepair would instead be used as a mortgage payment that would end with the city owning a new and refurbished Frank Clair stadium, Civic Centre, Horticulture Bldg, Lady Aberdeen Pavilion, etc. I also suspect that the revenue generated by the new Lansdowne would far exceed the \$4.5 - \$5.0 M that is currently the case.

Franky - [Updated 2009-09-29 13:44]

That would be nice, but while the stadium is being built (until 2013) there likely won't be any revenue to pay for the mortgage payments. We also have to give up a good chunk of Lansdowne Park for a development of shopping, retail, residential, hotels etc... This is not a situation where successful tenants actually pay for the building they are using, this is a shopping mall++ next to a stadium we are paying off.

relish - [Updated 2009-09-29 13:44]

Actually, I doubt the stadium generates much if any of the revenue Lansdowne currently creates. If you drive by their event billboard on Bank St. you will see events listed for every weekend and more, usually held in convention space below the stadium, or in the other buildings. The stadium could be torn down and Lansdowne would continue to turn a profit as is.

lad - [Updated 2009-09-28 12:55]

What could be better? Sadly we don't know since the design competition was cancelled.

DouglasI - [Updated 2009-10-01 14:22]

Exactly! What could be better than another suburban mall?

Phyllis - [Updated 2009-10-04 23:26]

An environmental objective for the city should be to have people not travelling far to shop. People living in the Glebe, Old Ottawa South and Rideau Gardens have lots of easy access shopping to choose from - Billings, Rideau Center and the Train yards. We don't need a shopping mall. We have plenty of shopping malls serving all areas within the city. The unique shops in the Glebe and Old Ottawa South do attract others and make this a desirable area to visit. Chain stores are not going to enhance this, in fact they will threaten the well being of the independent retailers.

DouglasI - [Updated 2009-10-04 23:37]

I agree with you entirely, Phyllis. I meant my remark sarcastically.

Tim - [Updated 2009-09-28 12:55]

You must work for Minto?

Glinda - [Updated 2009-09-28 12:55]

There it is again, the same phrase: "Let's go for it", or "Let's get on with it". What's going on here? The same people with different aliases?

## New Conversation Thread

Todd Sloan - [Updated 2009-09-28 12:56]

I have absolutely nothing against the creation of a football/soccer/outdoor event stadium in Ottawa. We sorely miss one and I would really like to see us get CFL and first-rate pro soccer teams in Ottawa. Whether this should be in the recommended downtown location, however, is problematic. I am hearing that parking will be very insufficient and that even the relatively small amount of underground parking will be hugely expensive. Moreover, people will be



expected to shuttle to events. My experience with attending Rough Rider games is that it is very difficult to find any parking in the area and that Bank Street is severely over-crowded as a means to approach and leave by bus or automobile. Other cities that have downtown stadiums ( and I think these are few) have good connections to public transit and lots of on-site parking. Surely another location with adequate parking on less travelled traffic/bus routes, or even adjacent to our enhanced transit system would be a better proposition. I really don't care where this would be. Le Breton flats, east end, Kanata, south end - whatever. As for what would remain at Lansdowne, I am sure that we could create a valued green space/ community area that would be used for many, many years.

msprague - [Updated 2009-09-28 12:56]

Right on the money. Move any proposal to a location nearer to a transit hub where buses and LRT (should we ever get it) can quickly and efficiently deliver fans to see the game. Putting another football stadium at Lansdowne, because that's where its always been, is just wrong and not using any forward thinking.

JFFournier - [Updated 2009-09-28 13:05]

Not an option. And I don't mean that I disagree (though I do), but rather that it is literally not an option. No one wants to build a stadium at Bayview and the city can not do so. The options at hand are Lansdowne Live in some form or continuing to waste money maintaining the park while we look for a consensus that we will never reach because no matter what is proposed, someone will hate it (sports fans will hate anything without a stadium, many locals will hate anything that includes one). There's also a possibility, since the proposals need to include a financial aspect, that nothing suitable will be suggested. I like enough aspects of Lansdowne Live to support it. Yes, I want a stadium and I want one with a variety of entertainment options. I don't make use of the farmers' market, but I know it's important to many, so I favour having a structure specific to it. I read in the Ottawa Business Journal that those in charge of conventions are positive about the idea of moving to a more suitable building by the airport, so if their needs are met, great. I think a hotel there makes sense. Basically, I see more good than bad and find several of the concerns to be overblown.

Dave - [Updated 2009-09-28 16:16]

Put the stadium in Kanata where there is parking, highway infrastructure, possibility of rapid transit in the future and a potential major league owner. Open the design competition for Lansdowne without the stadium element and see what we could get for much less than the \$125M we are putting into this plan.

John - [Updated 2009-09-28 12:56]

Well said Todd. As I see it, your vision, which seems to be shared by lots of citizen is only that a vision. Unless the city is face with a cataclysmic event in which City Council is stricken with fear and falls this bunch will scream and claw themselves in an effort to pass this motion through in support of their elitist friends.

James McG - [Updated 2009-09-28 12:56]

The problem is there is no money to build a stadium in another location. The transport to the stadium will be no worse than getting our of Scotiabank Place after a game. We have an opportunity that we should not pass up here.

kavaky - [Updated 2009-09-28 12:56]

One word: BAYVIEW. One smell: Sewage ( our priority over stadiums) One thought: design competition for landsdowne One wish: to turf out councillors that brought on this ill fated discussion.

## New Conversation Thread

msprague - [Updated 2009-09-28 13:00]

No thanks to football at this location. We've done this a couple of times in the recent past and this time around should either give it a pass or move the proposal of another football team/stadium to a location that makes more sense to the surrounding neighbourhood. A definite no to more commercial located at the site. A farmers market is a good idea and so is more green space but I don't agree that we need more stores (big box or otherwise) on this location and adding condos favours no one but the developers. Nothing like this should be done without first having some sort of tender/proposal process anyway. This whole thing stinks of people doing favours for their pals.

nas - [Updated 2009-09-28 13:00]

Just a quick note, commercial tenants in the Lansdowne space would contribute a property tax income stream to the City. Condos would be in line with the City of Ottawa Official Plan to encourage intensification and avoid urban sprawl. Also, I think the people who move into the future condos would benefit don't you?

msprague - [Updated 2009-09-28 15:49]

I agree but I don't think this plan is being proposed to satisfy anything other than the developers desire to make money off a prime plot of city land. I'm not totally against the idea of condos or some other form of housing but this plan just doesn't feel right. If we decide condos or housing is a good idea for LP let's open up the floor to other proposals and pick the best one instead of going with the only one.

nas - [Updated 2009-09-28 15:57]

Believe me, I am not against your point of view in principal. Unfortunately, developers are usually very constrained by timelines in their business models and cannot afford to wait around for the City to carry out a lengthy evaluation process that in this case would most definitely take years.

Dave - [Updated 2009-09-28 16:09]

So the city should rush into a \$125M purchase without taking the time to decide if it makes sense or if anyone else would be prepared to do it cheaper/differently just to fit in with the developers timeframe?

Ted McDorman - [Updated 2009-09-28 15:49]

Actually I believe the property tax income goes to pay mortgage interest on City of Ottawa debt for money put into the project by the city

## New Conversation Thread

MikeB - [Updated 2009-09-28 13:02]

Lansdowne Live is an excellent vision for Lansdowne Park! Back in 2008 Ottawa residents declared what they wished to see in a revitalized Lansdowne Park through 2 public consultations and an online discussion. Lansdowne Live addresses all of these wishes perfectly! It is a plan that provides something for many different groups with varying interests from various walks of life. I support Lansdowne Live 100%!

Franky - [Updated 2009-09-28 13:02]

Do you have a link to this public consultation? I'd love to see the details.



MikeB - [Updated 2009-09-28 23:25]

The results are on the City of Ottawa website.

Franky - [Updated 2009-09-28 23:33]

Got a link? The design competition pages are mysteriously missing.

MikeB - [Updated 2009-09-29 09:48]

That's odd. They were there not too long ago.

MikeB - [Updated 2009-09-29 09:48]

That's odd. They were there not too long ago.

Glinda - [Updated 2009-09-28 13:02]

Please read the Transportation forum if you want to know why it's a bad idea--for only one reason--and there are lots of others.

## New Conversation Thread

Rivergate - [Updated 2009-09-28 13:03]

As for the comment on 'Sole Source' come on it's an Ottawa based company that is willing and more important able to do something/anything. If it goes to tender ... it will never get done in my lifetime and I'm a young guy. Let's get on with it.

J.C.Watts - [Updated 2009-09-28 13:03]

Since when has the provider being an Ottawa based company guaranteed the best possible product and value? Do you buy MP3 players designed and manufactured by an Ottawa company? How about your car? Buy local only guarantees quality for fruit and veg.

ride80 - [Updated 2009-09-28 14:39]

Someone with the name J.C Watts obviously seems very much against this. I doubt very much the real JC Watts would sound anything like you. What Rivergate IS saying is that these local businessmen have to show their faces to us whether this works or fails. So to them, failure is not an option because their reputations and Goodwill (Goodwill, if you know has a dollar value associated with it) is on the line with this project.

Dave - [Updated 2009-09-28 15:03]

What goodwill is on the line? Are you really suggesting that people will stop buying and renting Minto homes when the CFL team folds, or that people will stop watching the 67's if the city has to raise taxes because the property taxes for the site aren't covering their interest payments? How can this not work for the developers? They get awarded a \$110M construction project for the stadium, as well as all the other construction on the site, they get complete control of the site, they get their 8% equity return guaranteed, they get their costs for running the concrete front lawn, etc etc etc. If any one item doesn't work as well as expected, there will be another six to make sure that they still make money.

Glinda - [Updated 2009-09-28 13:03]

Why does everybody in support of this say the same thing: "Let's get on with it"? I'm suspicious.

## New Conversation Thread

bassbaby - [Updated 2009-09-28 13:08]

This is what this city needs. Its a good idea. I drive past Lansdowne and its an embarrassing eye sore. The plans look great. They should add a bus lanes to help with traffic. A metro would also help with congestion.

J.C.Watts - [Updated 2009-09-28 13:08]

It seems you have not read the proposal, but that you agree with the general principle that something should be done at the site. That's great, but there is no room for bus lanes on Bank street, unless you ban on street parking and turn it into a bus mall like the ill fated Rideau Street mall. Nor is there any plan to run a metro. It would be a very different discussion if that was happening.

Janet - [Updated 2009-09-28 14:35]

Yes. The GLebe can;t handle more traffic or the crowds.

John - [Updated 2009-09-28 13:08]

Wow...Build a metro on Bank. Is that even an option when we can't get the LRT off the ground? Maybe we should invest in flying cars to get us to and from Lansdowne but wait, there's no parking. Any sane person would build a stadium where access is not an issue.

bassbaby - [Updated 2009-09-28 14:59]

tx for the sarcasm. but a bus lane coming from the south end using riverside drive sounds good. You must live in the Gleebe don't you? I know the traffic and noise is a pain but think about the city and we want. Your property value will go up 3 fold and think of all the local merchants that will help. The word junior championship brought in 30 million\$\$\$ last year. think if we got the junior soccer championship hear as well. gotta get the good with bad but not in my back yard wright?

Dave - [Updated 2009-09-28 13:08]

If there was rapid transit to the site one of the major complaints about the plan would go away. There would still be three or four others, but at least people would be able to get to the site. Unfortunately, there will never be any form of transit other than buses to Lansdowne.

## New Conversation Thread





DeiaNew - [Updated 2009-09-28 13:08]

It is about time that Lansdowne Park has a make over. I suggest having "Medieval Times" Exhibition Place like in Toronto. This will provide employment, entertainment & much, much moreThank you

## New Conversation Thread

KAf - [Updated 2009-09-28 13:16]

I feel that sole sourcing of this proposal is dead wrong! I also feel that anything which will cost me more as a property tax payer is something that I will not subscribe to, as property taxes are far too high now!

dprouse - [Updated 2009-09-28 13:16]

Fixing Lansdowne is going to cost significant money, regardless of what solution is pursued. That is the price we will all have to pay as taxpayers for the many years of neglect. In fact, Lansdowne Live is the most cost effective option - asking the city to go it alone on a major redevelopment project there would cost far more than \$125 million.

## New Conversation Thread

okent - [Updated 2009-09-28 13:27]

Both the stadium and the shopping mall depend for their viability on bringing large volumes of traffic through established neighbourhoods along streets not designed for it. Sounds to me like a white elephant in the making and the taxpayers will end up with both the bill and the new eyesore.

Janet - [Updated 2009-09-28 13:27]

It seems that many residents of the Glebe agree.

## New Conversation Thread

Karen - [Updated 2009-09-28 13:35]

I am very surprised that the City of Ottawa would agree to such a short-sighted proposal. The development of Lansdowne Park should go through the normal procurement process as with any similar government project, with established criteria and multiple bidders. That way, the city can carefully compare the various options and choose the best one, the one with the best long-term vision. I oppose the OSEG proposal because: - it does not create a landmark destination as befits our national capital - there is substantial risk to the taxpayer, and it seems very little risk to the developer - there is not enough parking, given the number of stadium seats - the traffic plans are inadequate - the public control of Lansdowne is given up for at least 30 years. The entire proposal seems extremely shortsighted. Please reconsider.

## New Conversation Thread

Tadas - [Updated 2009-09-28 14:37]

I am against any proposal that involves tax payers money, but does not go through open bid competition. This deal still requires city to invest over a \$100M that would only be repaid in 40 years!!! Private business that wants to (re)develop this site should come with a proposal that borrows money from the bank, not from us. Property taxes are already very high and we do not need another blood sucking leech on city budget. Also football-soccer stadium at this location may not make sense, maybe it is indeed better to take the old structure down, build something with community in mind and let sport franchises to move a little bit further from down town core. 1. Bidding should be open 2. Tax payers can not pay as much as proposed (if any at all) 3. Consider alternative uses for the space

Dion - [Updated 2009-09-28 14:37]

Then nothing will ever happen on this site.

## New Conversation Thread

Linda Burr - [Updated 2009-09-28 14:59]

I do not share this vision for a re-developed Lansdowne Park that includes retail shopping. The land that Lansdowne Park sits on is a public good, it is the duty of the government of this city to maintain this public good for future generations. Retail shopping is not an appropriate use of public space. Did this "vision" arise from engaging the residents in a public discussion? The whole process has been unethical from the beginning.

Klaus Beltzner - [Updated 2009-09-28 14:59]

I share your concern. The opening sentence of this section reads: "The Lansdowne Partnership Plan is an opportunity to bring Ottawa residents, the City, the NCC and Parks Canada together to develop a new vision for Lansdowne Park." The process has completely failed to meet the billing of "develop a new vision together". Its more along the lines of "here is what we propose.. take it or leave it" From comments to date, most people if given that choice in a plebiscite will leave it.

Dave - [Updated 2009-09-28 19:08]

I somehow doubt that all the negative comments will sway this council. I sat through the day of public consultations in April and would estimate that better than 90% of the speakers were against it, but they went ahead anyway. I fear that it will be the same this time. There has already been some laying of the groundwork for this by councilors and developers complaining that people who are opposed to something always speak out the loudest. I suppose this means that they will always go against the wishes that are put forward by the public.

Jediah - [Updated 2009-09-28 21:09]



The people of Ottawa elected the current city council, and therefore the people of Ottawa are accountable for the decisions made by said council. Anybody who thinks he or she can do better is free to run in a municipal election himself or herself.

## New Conversation Thread

myOttawa - [Updated 2009-09-28 15:02]

About time we do something with this eyesore.

Michele K - [Updated 2009-09-28 15:02]

Something - yes, 'myOttawa', but not anything at all, and certainly not a shopping centre on a UNESCO heritage sight, that's for sure. Remember that it's OUR Ottawa, not just yours. And shame on the City of Ottawa for even entertaining putting the financial burden for this fiasco on taxpayers and without properly inviting other ideas. I work in procurement, and this is an outrage - unaccountable and unethical.

myOttawa - [Updated 2009-09-28 17:34]

Better a busy mall than a poorly maintained barn.

Michele K - [Updated 2009-09-29 09:20]

myOttawa - aside from Parliament, this is Ottawa's crown jewel, so to speak, so I fail to see why you have such low standards - and on prime public land, yet. Unless you can justify your, 'who cares? anything but what's there now' attitude, I believe I am justified in concluding that what you really want is a taxpayer-funded football team, and that you care nothing about Ottawa, the capital city of Canada, and the need - no, the duty - to ensure that it is something all Canadians should be proud of.

dprouse - [Updated 2009-09-29 10:05]

I keep hearing how Lansdowne is a "crown jewel". In what way? For years, it has been a crumbling sea of asphalt. That is an odd way to treat your "crown jewel". I also find myself wondering how many of those now professing great affection for the site ever gave it a second thought until such time as the Lansdowne Live proposal came along. Lansdowne was, and always has been, a sports and exhibition facility.

Michele K - [Updated 2009-09-29 17:28]

So you think doing the wrong thing (investing millions we don't have) in another sports facility (how many empty facilities do you expect the overburdened taxpayer to bear?) at what is clearly the wrong location (no transit, etc.) is a good idea then? Reliance on tradition, no matter how illogical (it was the right place back in 1869) - it's the last refuge of the scoundrel.

dprouse - [Updated 2009-09-29 17:39]

This isn't another sports facility - it is an existing sports facility. I sat in it a few weeks ago to watch a GeeGees game, in fact. As for the millions we don't have, the reality is that addressing Lansdowne is going to cost money, and lots of it, regardless of what option is chosen. Closing our eyes and wishing it away is not an option. The site has been neglected for years, and fixing it is going to cost money. Even if you get your wish and those nasty sports stadiums are bulldozed, it would STILL cost millions just to demolish and remove them, and hundreds of millions to build the mythical "crown jewel" of which you speak. You then have to maintain said new "crown jewel", which also costs money. Bottom line - fixing Lansdowne, and addressing years of neglect, is going to cost money, so going after Lansdowne Live on the basis of cost is a red herring.

relish - [Updated 2009-09-29 17:28]

Perhaps you have never been to Lansdowne when it wasn't 'game night' - there actually are recreation facilities already attached to the grounds; a wading pool, small baseball diamond, dog exercise space, an olympic flame statue park, etc. These are highly used now, and more open space would be as well. And the historic buildings are as beautiful as ever.

Janet - [Updated 2009-09-28 15:02]

Yes but not the proposal on the table. We need a green participation park where people can rest their minds and exercise their whole bodies; not just their eyes, elbows and mouths.

Glinda - [Updated 2009-09-28 15:02]

Not this way! Please read the forums. Very few want this developers' grab of public land.

## New Conversation Thread

Steven - [Updated 2009-09-28 15:08]

\$125 million is more than \$100 for every man, woman and child in the National Capital Region. Focus on building something that will be appealing to everyone, and does not include the CFL. At best there are 8-10 days a year this site would be used for football. Once the team folds in 5 years, then we're left with a big old stadium of for nothing. More housing, more retail, more parking, and a refurbishment of the Civic Centre is a winner. Staking millions of taxpayer dollars on minor league football is a joke. Once Toronto gets an NFL team, the CFL folds in 5 years anyway. To the folks that say 'the CFL did well for 120 years in Ottawa', I say, so did log driving but you don't see Council spending millions to bring that back.

GerryG - [Updated 2009-09-28 15:08]

Steven, to characterize the CFL as yesterday's game is to not understand the Canadian Football League. It is setting record attendances this year. There were 62,000 people at the game in Edmonton on Saturday. In tiny little Regina, they have had a string of sell-outs for almost two entire seasons now. Ottawans are no different than Edmontonians or Reginaans. With the right ownership group (and we have that now) there is no reason why Ottawa cannot take pride in a CFL franchise like other major cities in Canada. Sure, the Lansdowne Live proposal includes the Canadian Football League. But it also includes soccer, a farmers' market, etc. A variety of elements for a variety of people. And even with respect to football, there are university and junior football programs in Ottawa that would also play there. So, there would be many more dates than the 10 to 11 CFL games per year.

dprouse - [Updated 2009-09-28 15:08]

\$125 million is indeed a lot of taxpayer money. That, unfortunately, is the minimum that the city is going to have to pay to make up for the many years of neglect at Lansdowne. Any other option is going to cost at least as much, and likely much more. CFL ratings are up sharply, attendance is up nicely, and the league salary cap has risen by 60% in the last five years. Even if one accepts the notion that the CFL is weak, however, which I don't, Ottawa still needs a major stadium for pro soccer, international soccer friendlies, major concerts, and university sports. Without Frank Clair Stadium, this city does not get the Francophone Games, the Rolling Stones Concert, or the FIFA World Cup Under 20 tournament, to name just a few. The notion of having a major city of almost 1 million people without a major outdoor sports facility is ridiculous, regardless of what one might think about the CFL. Renovating the existing stadium at Lansdowne is the most cost effective way for the city to retain and enhance that infrastructure - building a brand new stadium at Bayview, Hurdman or anywhere else would cost far more. If you are concerned about the amount of taxpayer money going into this thing, as I am, then Lansdowne Live is far and away the most cost effective solution.



Brock - [Updated 2009-09-28 15:08]

The CFL is stronger than ever. The NFL will never come to Toronto except help the Buffalo Bills stay in Buffalo by giving it an extra source of income a few games a year. Now that Baisille lost that fight in court the NFL will fight and win the movement of the NFL. Plus the govt of Canada would not allow a coast to coast league be hurt by a Toronto team. The heritage and devotion of the millions of CFL fans won't permit it. Over 1 million people watched the sask edmonton game on TV last week. That is better than HNIC numbers.

Tim - [Updated 2009-09-28 15:08]

Hi Steven You're right...how many times does a football team need to fold before these guys get it? This City Of Ottawa has no grasp of any kind of budget what so ever....They sure know how to blow our money....Maybe we should remind them that they work for us....one mega blackhole after another sucking up all our hard earned cash...pushing up property taxes...these guys are out of control...you think they know what they are doing...look at the transitway ....it's a o' train out of control and going down that gold lined railway to no where....ALL ABOARD....COME AND RIDE THE MONEY TRAIN....What ever they tell you it will cost...multiply it by 3.....check there past budget history..ha

## New Conversation Thread

GoforLandsdowne - [Updated 2009-09-28 15:14]

This proposal is fantastic. Let's get on with it, and vote yes to this proposal. This mess needs to be fixed now!

Enough Already - [Updated 2009-09-28 15:14]

What part of this proposal do you like? A stadium that no-one can get to if they don't live within walking distance, yet another shopping mall, that you can't even access on game days, a concrete 'green' space or is it just the return of the CFL at any price?

GoforLandsdowne - [Updated 2009-09-28 16:40]

There has never been an issue of getting to Lansdowne Park. This is normal in all urban centres. All it does is add to excitement of the event when you're going there. As, for the so-called shopping mall, these are small boutiques, and they are very appropriate for the area. There is enough green space in this proposal, and the aborium is just around the corner, easily accessible by a short walk, orbiking. How much green do we need in this city. This proposal addresses everyone's needs, except maybe people in the Glebe, that think they were there 1st.

Dave2 - [Updated 2009-09-29 08:27]

I have used satellite parking at Lansdowne and I didn't find the 90 minute wait for a bus to be all that exciting. Where are the developers going to find all these new boutiques? My guess is that if these stores existed they would already be in the Glebe and that we will end up with these small shops eventually being grouped into bigger stores so they can attract the usual chains. There is very little true green space in this proposal, when you take out the fake greenspace, turfstone or grasspave.

relish - [Updated 2009-09-29 08:27]

"small shopping" indeed, what about the giant multi-screen multiplex cinema that is planned? Is that 'appropriate'? I fail to see how a multiplex is different (at least space-wise) from a big box store.

Janet - [Updated 2009-09-28 15:14]

I disagree.

kayaky - [Updated 2009-09-28 15:14]

Actually I disagree - pushed the wrong button darn.

Tim - [Updated 2009-09-28 15:14]

You must work for Minto?

Glinda - [Updated 2009-09-28 15:14]

Why is everybody who supports this project using the same key words: "Let's get on with it!" they all say. Who are these people (or person--note the use of the singular).

## New Conversation Thread

mgehring - [Updated 2009-09-28 15:26]

I think there is an international dimension to this development. The city of Dresden just lost its world heritage designation this year because of a planned bridge project which impacts the site's heritage status. It was also not planned in consultation with the relevant UNESCO committees. If this project goes ahead as planned, I think the Rideau Canal's designation will be in real danger. You cannot just move buildings and increase density right next to a World Cultural Heritage Site. UNESCO has recently become much stricter about World Heritage status. The city of Ottawa is making a big mistake with this planned development and its process. Both will face international scrutiny and could mean an embarrassment of Canada at the international stage, if this "vital landmark on the Rideau Canal" will be replaced by something that impacts the Canal's architectural and cultural heritage.

Phil - [Updated 2009-09-28 15:26]

Do you have any proof that the canal's status would be jeopardy? If it didn't lose its status after 20+ years next to a sea of asphalt (12 years of which were under the 'astute' leadership of Clive Doucet), it's not going to lose it now. Nice try.

mgehring - [Updated 2009-09-28 21:36]

The city itself refers to Lansdowne as a vital landmark on the Rideau Canal. So it is clear that they see the park as part of the Rideau ensemble. I am not an expert in cultural heritage but at least subjectively I would feel that my enjoyment of the Rideau Canal would be impacted, not by any development (I think any World Heritage Site in the middle of a living city is subject to changes in its vicinity) but by the proposed development of massive increase in density and a huge new shopping mall. Take a look at the UNESCO website: <http://whc.unesco.org/en/173/> Reactive monitoring is the reporting by the World Heritage Centre, other sectors of UNESCO and the advisory bodies to the Committee on the state of conservation of specific World Heritage properties that are under threat. To this end, the States Parties shall submit to the Committee through the World Heritage Centre, specific reports and impact studies each time exceptional circumstances occur or work is undertaken which may have an effect on the state of conservation of the property. Reactive monitoring is foreseen in the procedures for the eventual deletion of properties from the World Heritage List as set out in paragraphs 48-56 of the Operational Guidelines. It is also foreseen in reference to properties inscribed, or to be inscribed, on the List of World Heritage in Danger as set out in paragraphs 86-93. <http://whc.unesco.org/en/173/>

Phil - [Updated 2009-09-28 23:58]

You didn't answer my question: if the Rideau Canal did not lose its UNESCO status after 20 years next to decrepit LP (thanks, Clive!), why would it lose



it now ? Nothing in what you quoted applies to LL. How is the Rideau Canal "under threat" ? There is zero doubt in my mind that if the folks who run this UNESCO Heritage Centre saw the state of LP today, versus what LL is proposing, they would be delighted. Look, I respect your right to disagree and oppose LL but please don't manufacture some invented threat. I'm sure you have plenty to complain about without fabricating this stuff.

mgehring - [Updated 2009-09-29 00:21]

I think we almost agree in principle. We should let the experts at the UNESCO decide how they view the plans. Neither your positive nor my negative view can replace their experts' opinion. It is again a question of process. City Council should request that UNESCO expert opinion BEFORE making a final decision on LL. If they were to view it negatively, it would be too late and the city would once again be stuck with the costs of improper decision making.

Enough Already - [Updated 2009-09-29 00:21]

The Rideau Canal gained its designation while next to that sea of concrete. Now it will be next to a sea of Turfstone AND a major shopping mall. No-one is saying it will lose the heritage designation, but it is something that needs to be considered.

relish - [Updated 2009-09-28 21:36]

I don't think Clive Doucet has "authority" over the canal. As far as I know, the NCC does.

LSC - [Updated 2009-09-28 15:26]

So you really think turning Lansdowne from a desert of concrete and chain-link fences to a mixed-use public facility with greenspace is going to hurt the Canal's heritage designation? Really?

mgehring - [Updated 2009-09-29 22:25]

Of course, you are proposing to move historic buildings and increased the density of buildings right next to a world heritage site without any international advice or due process. The new Mall alone will have that effect. Really.

## New Conversation Thread

Bob Ori@ans - [Updated 2009-09-28 15:26]

I have always felt that the revitalization of Lansdowne Park is necessary for the heritage and diversity of this City. This issue will be a defining choice for this city's council. How we move forward with this project will dictate how we continue to develop the downtown core and sports in the Nations Capital. I have read some comments about the sole sourcing issue. I have one question, how can this be a sole sourced project when Council had three options to choose from: The International Design Competition, The Lansdowne Partnership Plan, and The Kanata Soccer Stadium. Council choose to go forward with the review of this proposal. I am very encouraged by the level of participation thus far. I am looking forward to seeing the results of comments made on this site and at the public consultations. Bob Monette City Councillor Ori@ans Ward 1

J.C.Watts - [Updated 2009-09-28 15:26]

Bob, did you really make this comment? "how can this be a sole sourced project when Council had three options to choose from: The International Design Competition, The Lansdowne Partnership Plan, and The Kanata Soccer Stadium." or is someone impersonating you to make you look bad? The Kanata soccer stadium has nothing to do with Lansdowne park, so throw that red herring out. For Lansdowne city had a choice between considering one proposal - a sole proposal from one developer or continuing a competition that would have solicited many proposals. Council went with the sole proposal. You chose not to listen to any other proposals!

dprouse - [Updated 2009-09-28 15:34]

This would have solicited many proposals? Really? From whom? I keep hearing the Lansdowne Live opponents talking about all of these wonderful proposals that would have come raining down, but nary a detail on what they might contain. News flash - business people are not in business to lose money. Any proposal for Lansdowne was going to include either a) significant commercial development, or b) a massive infusion of taxpayer dollars, well above what is being budgeted at present. If those proposals involved scrapping the arena and/or stadium, then you can add another huge expense of relocating both those facilities. You can't just oppose Lansdowne Live - you have to articulate a plan for dealing with the infrastructure that is there, and put forward a realistic plan that would have been affordable to the taxpayer. This notion that some design firm was going descend from heaven and give us a wonderful, affordable plan that fulfilled everyone's needs is straight fantasy.

J.C.Watts - [Updated 2009-09-29 17:06]

You seem to misunderstand the nature of the Designing Lansdowne process that was underway. Proposals would have had to include funding proposals as well as design. Nobody expects gifts from developers. OSEG's proposal has made that clear, but a competitive market creates choice. Councillor Monette's original post tried to assert that we had choice for Lansdowne, because we a. rejected a proposal for Kanata, b. made the choice not to ask for other proposals through a competition. With that sort of abandonment of logic from council, you can understand why OSEG was able to hoodwink them with this proposal

James McG - [Updated 2009-09-30 08:49]

All the other options were rejected, and they were options, there were negotiations, and this is going to happen. So you should spend some time with some constructive approaches to improving the plan, its not perfect. This city needs to move forward, the status quo will no longer be tolerated.

Dave2 - [Updated 2009-09-30 15:19]

The proponents of this plan always seem to suggest that it is LL or the status quo. This is a red herring. I have yet to hear anyone from any side of this discussion vote for the status quo. We need to do something, but we do not need to give away prime land for 30 years and fund a new stadium. There are a million other options.

J.C.Watts - [Updated 2009-09-30 15:19]

No other options for Lansdowne were considered, because the competition called "Designing Lansdowne" was shut down before its terms of reference were set and the request for proposals was sent out. You can keep saying "this is going to happen" and "the status quo will no longer be tolerated" in a big voice, but that doesn't make your facts right. The constructive approach is to go back to that process and get proper solicited proposals. OSEG's interference has set us back at least a year, but let's put it behind us and get moving.

JFFournier - [Updated 2009-09-30 15:59]

OSEG made their intentions known before the design competition was approved. The design competition slowed down OSEG, not the other way around. They were the first group to suggest anything in ages, but suddenly our lump of coal was too valuable to give away. It was just valuable enough to leave to decay, I guess, but not to actually develop without looking at other options. This sudden need after a long period of neglect is why many people view it as a time-wasting tactic by those who really just oppose the stadium but know it sounds far more benevolent to claim that they're doing it as a call for fairness. That one of the loudest champions for such a competition in Clive Doucet has supported a vision that does not include the stadium, even though the stadium was considered important by a majority in that very design competition, only makes it seem all the more like the calls for fairness and transparency are pretty empty.

J.C.Watts - [Updated 2009-09-30 16:14]

The "Design Lansdowne" competition had been launched. If you disagree, perhaps you could email Mr. Nanos for his recollections. I participated in the consultation phase, using this very same Nanos tool. It did not, however, have time to get to the request for proposal stage. It was preempted by the



OSEG proposal.

James McG - [Updated 2009-09-30 15:59]

Don't remember talking in a big voice, but your points are valid. Why let prominent local businessmen with city ties do business here. Lets go back to the competition, review all the proposals (that will be quick) then we can argue about what the right one is, the vocal glebeite minority can interfere in any valid public consultation, we can defer for some time because its soooo complicated, and maybe think about getting around to it right after light rail is built (you know the one that followed the process you so brilliantly espouse).GET ON WITH IT!! (thats a big voice)

J.C.Watts - [Updated 2009-09-30 21:07]

It is complicated, as people are coming to understand. 250 million dollar projects shouldn't be rushed. When 125 million of it is taxpayer's money there are a lot of people to be consulted. I'm sorry it's not moving to your schedule, but along with a fractured council that ignored Lansdowne for too long, OSEG has to take some of the blame for delaying the process by forcing the shut down of the competition so that city staff had to focus on their proposal. A rights to development process will be more efficient in the long run because you do your public consultations first, set your criteria based on that consultation and evaluate all proposals based on those criteria. This way, when the proposals are on the table you aren't arguing about how much retail should be in the plan, how much green space is required, how many seats the stadium should have, or how much the city should contribute. Those parameters are worked out ahead of time and everybody knows how the bids will be judged. Then you can get on with it.

James McG - [Updated 2009-09-30 21:30]

Here's the thing, its not that complicated. We have been at this for months, there have been negotiations, the process is legal, so instead of worrying about process the outcome is what should be considered. Please do not preach that the process you are want will drive a better outcome. It will not, you should know that, there are too many examples to count. We have a strong proposal from respected people who are cemented in our community. We should accept that, not play these bureaucratic games to ensure that we can continue to wallow in mediocrity.

J.C.Watts - [Updated 2009-09-30 23:12]

It's obviously more complicated that even OSEG thought. The original negotiation period was 30 days. That had to be extended to 90. Even with the participation of senior city staff the plan is still vague. Most of the planning work still needs to be done. The zoning changes need to be made. The official plan needs to be amended. There are no official site plans, just artist's renderings of the concept. The structure and cost of the Municipal Services Organization needs to be determined. The input of all these post-hoc consultations needs to be incorporated. You can see just how complicated this Public Private Partnership is by looking at the Business Planning section of the proposal.[http://www.ottawa.ca/residents/public\\_consult/lansdowne\\_partnership/sept02\\_report\\_planning\\_en.pdf](http://www.ottawa.ca/residents/public_consult/lansdowne_partnership/sept02_report_planning_en.pdf) if you could produce a spreadsheet that showed the net cash flow to the city for the next 40 years with best and worst case scenarios based on the chart on page 33, I'd certainly appreciate it.

James McG - [Updated 2009-10-01 08:59]

I guess there were negotiations then. At least your concentrating on the proposal now, not the process, there's hope yet :) I maintain this is the best option for the city. I do not believe that the other options, including the design competition were viable, and I do not believe that we need years more discussion to figure this out.

Enough Already - [Updated 2009-09-30 21:07]

Here we are again with posters who support LL trying to characterize all opposition as Glebe-ites looking out for themselves. Again I have to post that this is clearly not true.

LorneC - [Updated 2009-09-28 15:34]

This is sole sourced because the City did not indicate to any other bidders that it was prepared to put up \$130 mln. for the project. For this to have not been sole sourced, the City would have had to established clear conditions as to what they wanted built on the site and indicated in advance that they would be prepared to provide \$130 mln in funding. If they did that, even if only OSEG bid, while it might have still been sole sourced it would have been a fair transparent process. Even the City admitted they weren't following their policy on requiring Public Private Partnerships to be tendered. By sole sourcing this project, the City can kiss goodbye any hope of getting any Federal or Provincial infrastructure money.

JFFournier - [Updated 2009-09-30 01:34]

I'm not convinced of that last part about Federal money. Kirkpatrick said that they wouldn't qualify for that specific program, but two months later the following was in a Citizen article:====Chiarelli said Baird understands that Ottawa will be looking for a similar grant if the Lansdowne project receives the green light."He seemed open to doing what he can to help."====So while not guaranteed, it also wasn't thrown out altogether. If it was as cut and dried as you make it seem, I suspect this would have been a quick conversation with a rather clear conclusion. It seems to me that it is still possible.

Enough Already - [Updated 2009-10-03 09:32]

I suspect that if there was federal and provincial money available, as both levels of government said there was back in April, it disappeared when council proceeded with a sole-sourced procurement exercise.

GoforLansdowne - [Updated 2009-09-28 15:26]

I agree, this is Ottawa's chance to move into the 21st century. Vote yes, to this proposal.

Enough Already - [Updated 2009-09-28 15:26]

The International Design Competition was killed by city staff before it completed. Discussion of the Kanata soccer stadium was put on hold until after Lansdowne Live is finally decided on one way or another. There are still motions before council supporting the Kanata stadium, but they will not be voted on until LL is resolved. This is a sole-sourced project.

James McG - [Updated 2009-09-28 16:31]

The soccer stadium was not out on hold. The LL proposal was selected over it, the Melnyk group put their bid on 'hold' rather than say they lost. The competition was a sham, you know it was, feel free to move to Montreal to be close to the "Big Owe" if you are that attached to them.

Dave2 - [Updated 2009-09-30 15:38]

I disagree. The soccer stadium WAS put on hold. There are still motions supporting that stadium before council, but they will not be voted on until LL is decided one way or the other. If the competition was a sham, why not just wait until it completed and died? Why cancel it when there was only a few months to go? Why did the LL group not just enter the competition if they were confident in their proposal?

adevans - [Updated 2009-09-28 15:26]

This logic is ridiculous! The city voted to kill the design competition in order to enter into secret negotiations with OSEG - therefore it's not a sole sourced deal? Huh? And, as others have pointed out, Kanata soccer has nothing to do with Lansdowne.

democrat - [Updated 2009-09-28 15:26]

Bob. You are in a conflict of interest on this proposal, having received significant campaign funding from the very developers you are now doing PR for here. You ought to recuse yourself from trying to influence the outcome and definitely from voting on it.

James McG - [Updated 2009-09-29 10:03]

I want to understand this, your handle is democrat, but you don't want him to vote. Maybe only people who agree with you should vote, that would be more democratic. This is a good plan which could use some constructive comment. This plan is going to happen, you might be able to help improve it.



Dave2 - [Updated 2009-09-28 15:26]

Bob, you do not understand the concept of public consultation. In today's Ottawa Sun you said "If we move ahead, it's our legacy that we've built something we can be proud of for generations to come. If we vote against it, it will be our legacy that again, we've been unable to make a decision in the City of Ottawa." How can there be a meaningful consultation when you come out at the start and say that your mind is made up? You should be asking people what they think, not telling them what you are going to do.

James McG - [Updated 2009-09-28 15:26]

Bob a lot of us are on board with you. This is a good plan, hopefully this process can make it better.

Janet - [Updated 2009-09-28 15:26]

Bob, The server for this site is overwhelmed, It is very difficult to post comments.

kavaky - [Updated 2009-09-28 15:26]

Council made a decision from three choices you say that doesn't make sense based on the alternatives you cited. Are you all right Bob? The only real choice comes from an open bidding process open beyond our city boundaries. If you intended baffle gab, shame on you. If you really were sincere in your comment... shame on us.

cmaclean\_esl - [Updated 2009-09-28 15:26]

Okay. It's not sole-sourcing. It's OUR ONLY PLAN for Lansdowne Park. Is that better? The City has to spend money on Lansdowne Park. It owns it. It has to maintain it. That's quite an expense. Now, OUR ONLY PLAN involves giving quite a bit of prime real estate over to the tender ministrations of some local property developers without seeking other local/non-local business people to provide us with some alternate plans. Now, tell me again how this is in the public interest? Why don't we ask them to first provide us with OUR ONLY PLAN (Part 2) for Jetform Park? You know, the one the City now owns, that hasn't fallen completely into a state of disrepair? Let's see their proposal for that area. Perhaps they can redevelop and revitalize it in such a manner that everyone sees the wisdom in allowing them to go forward with Lansdowne Live. Without any competing bids, of course! After all, they're LOCAL, aren't they?

## New Conversation Thread

Judy - [Updated 2009-09-28 15:36]

I am very much against the current plan. I think the City has so mismanaged the whole process. The development should be opened up to tender. The citizens have rejected a football team several times already-what part of "no thanks" doesn't the City understand?! No to big stores, movie theatres and a hotel and yes to more green space and a more "European square" idea with small stores and cafes.

## New Conversation Thread

Cynthia Dwyer - [Updated 2009-09-28 15:58]

- Embracing the Rideau canal with new green space is a very overdue concept that I doubt anyone would disagree with- We've tried the CFL a couple of time already in that location without success. Unfortunately it seems that Ottawa is not much of a sports town and having all the tax payers footing that bill does not make sense. Even if we do decide to build a new stadium it should be somewhere that offers public transit (as most other major cities do). I would like anyone who seems to feel that the stadium is a good idea to put their money where their mouth is and buy season tickets. -If the idea is to rip up all the current parking and put in underground then Great! If it's in addition to, then no.-The Glebe is already a wonderful neighbourhood with tons of fantastic shops, restaurants and bars. If the farmer's market was to be expanded and run year round that would be a great addition, but I don't think that's what's being referred to here. Adding a giant shopping mall to the middle of what is supposed to be a park makes no sense and will hurt the community. If we're trying to make this a jewel for the city then a "Mall" is not the way. Most tourists want the feel of something different - not what they already get at home and I doubt our intention is to get everyone from suburbia to come downtown to shop in the same stores they already have in their neighbourhoods

KAJ - [Updated 2009-09-28 15:58]

CFL had bad ownership, it was not the fans (there was more than enough fans to make the franchise viable both years that they folded). While I will agree that Ottawa is not much of a sportstown, the CFL has a very strong history and that is why I say they are exempt from this. Along with the Sens/67s/Olympiques and all the C/JHL teams which are very well supported. Professional sports is no longer about the gate, its about the corporate sponsorship. And when you have douchebags like Lonie Gliberman, Brad Watters, Howard Darwin and Rob Hall running these teams -- you will not get the support you need because you've burnt so many bridges.

## New Conversation Thread

Amalthea - [Updated 2009-09-28 16:12]

The overall "vision" is warm and fuzzy and sounds good. However, the hotel and residential parts should absolutely be removed from the plan. And most of the retail.

## New Conversation Thread

Enough Already - [Updated 2009-09-28 16:24]

Does this quote sound familiar? "It will be an active, vibrant core area containing a diverse mix of urban uses arranged in a form and a scale, which is both human and appropriate to its function. It will be a uniquely identifiable place that caters to residents and attracts visitors and will be a constant source of pride for future generations." From Lansdowne Live right? Wrong. The above is actually taken from the Vision Statement of the Kanata Town Centre. Have you been to Kanata? Do you see it as a "constant source of pride for future generations"? The end result when developers are let loose on a site does not always match the seductive promises that tempted public and council alike. That vision often evaporates when the approvals have been obtained and the funding is in place. The Lansdowne Live proposal is another poor example of urban planning, wrapped up in a nice shiny prospectus. It fails against any measuring stick in terms of parking, transit, use of a heritage site and procurement ethics. Don't build another Kanata on this world heritage site.



adevans - [Updated 2009-09-28 16:24]

Right on! No doubt Lansdowne Live will look like Kanata Town Centre! Let's stop it now!

Enough Already - [Updated 2009-09-28 16:52]

I remember seeing the developers plans for the pedestrian area at Kanata Centrum (Centrum Walk, I think it is called), and being really excited about it. They talked about strolling down a European inspired precinct with vibrant pavement cafes and the like. Hmmm, doesn't quite seem like the same place now.

Franky - [Updated 2009-09-28 17:02]

Yes. Lansdowne Live is a siren song, about to lure the city into a bad venture.

Beth - [Updated 2009-09-28 16:24]

Thank you for posting this. It is a good reminder for us to think critically about this proposal and not be brainwashed by the marketing language.

Jim O - [Updated 2009-09-28 16:24]

The Westboro Superstore is another case in point. The designs called for boutiques accessible from the sidewalk. What we got were three entrances to a main shopping arena -- from the parking lot, the northwest corner, and Richmond Road -- and a fire exit at the east end. The usual flower shop, wine shop, bank kiosk, electronics shop, and dry cleaners that go with every Superstore are accessible only through the main entrance. The streetscape is basically a series of long walls. So much for the promises on the plans. You're right. The developers will tell you what you want to hear, but once they have a foot in the door, they'll do what suits them. Unless, of course, Council sticks up for your interests.

Janet - [Updated 2009-09-28 16:24]

Another poor example of urban planning!!!

Glinda - [Updated 2009-09-28 16:24]

Thank you for bringing that up. I went to the movies there once and had to walk a mile through parking lots to get there, and then couldn't figure out how to get out! Town centre indeed! Parking lot with big box stores. You have hit exactly the nail on the head: even with the best intentions, the developers got what they wanted: a big box store and parking lot.

## New Conversation Thread

GerryG - [Updated 2009-09-28 16:43]

I think the vision put forward in the Lansdowne Partnership Plan is exactly what the city of Ottawa needs at this time. It is a shame that the nation's capital has not participated in one of the greatest Canadian institutions - the Canadian Football League - in the past few years. With the return to the CFL as the core of this plan, Ottawa will once again take its place amongst the great cities of Canada.

adevans - [Updated 2009-09-28 16:43]

If football is the issue at hand, why is the basis of the Lansdowne Live proposal a shopping mall and multi-plex cinema? We can have a CFL team back in Ottawa without spending 100's of millions of dollars. The Alouettes didn't need a shopping mall to be a successful franchise. And if we do need a new stadium in Ottawa, the City's own reports rate Lansdowne at the bottom of the list. Let's be clear - Lansdowne Live is about commercial real-estate, not about football.

GerryG - [Updated 2009-09-28 16:50]

I beg to differ. This is all about football and where it is located. Football has been played at Lansdowne Park for close to 100 years. Then, once it is gone for a few years, the people who live near the Park begin to think that it would be nice to commandeer the Park as a neighbourhood park where they can walk their dog. However, Lansdowne Park is not a neighbourhood park and never has been. It belongs to the entire city, just as much to those who live in Orleans and Kanata as those who live in the Glebe. I can understand that on game days, traffic can be a bit much around the stadium. But, that has been the case for decades - people bought homes around the stadium fully aware that it was there. This is all about football - those who want to see our city return to the great tradition of the Canadian Football League and those who want it to go away for good.

adevans - [Updated 2009-09-28 20:58]

I didn't say anything about "commandeering the Park as a neighbourhood park." If we want to get a CFL team back in Ottawa at Lansdowne, that's fine. But that doesn't require >\$100M investment and it doesn't require a 400K square foot shopping mall. My issue is with a >\$100M of city money being spent to subsidize a shopping complex. Why can't we put temporary stands on the south side and get CFL football back in 2011? Or why not build a CFL stadium at Bayview. It likely wouldn't cost more than the Lansdowne Live proposal. Especially if it weren't sole sourced and eligible for provincial and federal funding. Bottom line - if the city set the terms (eg. CFL stadium, x% park land, ....) and then held an open competition - then we could find a good deal. And wouldn't be debating a sole-sourced proposal.

dprouse - [Updated 2009-09-28 21:33]

There is only one taxpayer - you and I. We all pay federal and provincial taxes, so it is folly to believe that somehow a stadium would "cost less" if built with federal and provincial dollars. Your left pocket may feel more full, but that is simply because your right pocket is now lighter. Besides, if we can make stadium and arena improvements help pay for themselves through commercial development, doesn't that leave more federal and provincial infrastructure dollars available for sewer and water, bridges, roads, etc.? Again, there is only one taxpayer, and only so much money in the till. Lansdowne Live is a proposal that creates value out of land that currently has none. Why are people opposed to creating value? That is how wealth is created, and how standards of living improve.

dprouse - [Updated 2009-09-28 16:50]

The commercial development is the only way to pay for the refurbishment of the stadium and arena. Otherwise, taxpayers would be footing the bill. Molson Stadium had its problems when the Alouettes moved in, but at least it had McGill University paying for basic upkeep. It had not been neglected to the extent Frank Clair Stadium and Civic Centre have been. That is the crux of the issue here - fixing up Lansdowne, and atoning for the neglect of the past number of years, is going to cost money. It can either be paid for by extracting some value out of currently underutilized grounds at Lansdowne, or it can be paid for out of the pockets of taxpayers. Again, regardless of what option you choose for Lansdowne, it is going to cost a significant amount of money, and it must be paid for one way or another. This is what happens when cities let infrastructure deteriorate for too long.

Franky - [Updated 2009-09-28 16:43]

It's not about shame, it's a franchise failure, well actually, 2 of them. Maybe a different location would help? You know what they say: it's location, location, location.

GerryG - [Updated 2009-09-28 18:39]

To compare the previous ownership groups to the present Lansdowne Live group is an insult to these four community leaders. If you take the time to learn about the history of the Rough Riders, you will find that foreign ownership was a key factor in the franchise's demise. Bernie Gliebman an American business man, bought the team and gave it to his bored son, Lonnie to "play with". And, naturally, the result was disastrous. The Lansdowne Live group are local people, who understand and care about the community. Please don't compare them to the previous owners.



Franky - [Updated 2009-09-28 21:07]

If the CFL is to be such a great success, why does the OSEG need to prop it up with retail, commercial, hotels and residential? Because they know that management isn't enough to guarantee a good franchise, not even enough to bet their own money on. It's nice to see the faith you have in Mr. Hunt, but it's not enough to make a sound business decision and so the city should walk away from this deal.

Ted McDorman - [Updated 2009-09-28 16:43]

Not the best location if a CFL team is to succeed in Ottawa.

PaulM - [Updated 2009-09-28 16:43]

The sports angle to this proposal is a red herring. As much as I would love to see a revived Ottawa Roughriders this plan is about developers and their city hall cronies making a buck. This is a park and should be updated accordingly. If this city is serious about sports (which I doubt) we should build a state of the art stadium in a location which is readily accessible to sports fans from around the region.

Jediah - [Updated 2009-09-29 09:43]

Lansdowne Park is no more of a park than Fenway Park is.

relish - [Updated 2009-09-29 22:33]

I will be sure to tell that to the kids playing in the baseball diamond at the side of Lansdowne.

Jediah - [Updated 2009-10-01 02:00]

Council specifically indicated that this discussion does not apply to that property.

James McLaren - [Updated 2009-09-28 16:43]

I'll tell you why a shopping mall is involved - it's there to subsidize the football. It would be built on city land, rent free for 70 years. Not only would OSEG get the free land, it would pay no rent for Frank Clair Stadium, despite the city spending \$130 million to refurbish it. Not only that, but OSEG would get all revenue from all other events at the park for the next 30 years. I think CFL could work, but not at Frank Clair - there just isn't enough parking and transit infrastructure to support it. If OSEG wants a football team, let them pay for it, build a stadium in a better location, and let it sink or swim on its own. Don't expect taxpayers to subsidize it.

bill - [Updated 2009-09-28 16:43]

I am not sure we should confuse the issues - CLF football may be a great idea for this city (may or may not) - but it certainly does not have to come with this particular plan which has numerous problems - (sole source, retail and housing developments) - sounds like a money making adventure for some businessmen - supported by our mayor)

kluten - [Updated 2009-09-28 16:43]

This plan is what the City of Ottawa needs. We have all seen what having the Sens playing way out in Kanata has done for the City?? Since Winnipeg built its new arena downtown and its baseball park downtown, it has begun a revitalization of the centre of the City. These two facilities in Winnipeg rely heavily on the urban transit to move people to and from. (No parking issues there - less Traffic - less pollution) Why can't the naysayers look to the examples of how other big cities have revitalize there city cores????

Janet - [Updated 2009-09-28 16:43]

Just take it out to Orleans and do it there.

## New Conversation Thread

MHolmes - [Updated 2009-09-28 16:50]

I am strongly supportive of this plan and urge city council to vote in favour. Clive Doucet has been a regional and city councillor for twelve years, more than enough time to develop and implement a credible alternative to what is currently proposed. He (and the rest of Council) have instead presided over the demolition of half of the southside stands and the deterioration of the Civic Centre and other buildings on the site. Aerial views of Lansdowne, the so-called jewel of the city, shows nothing but a vast expanse of asphalt. The design competition that Doucet champions was just that - a design competition. As I understand it, there was no requirement that those who submitted a design had the financial backing to bring the design to fruition. The current proposal has the involvement of 4 successful local business people, who among them have also donated millions of dollars to local charities. These are individuals with a strong track record who I believe will develop Lansdowne Park into a truly exciting destination.

James McLaren - [Updated 2009-09-28 16:50]

If OSEG is so confident in their plan, why is the city paying the cost (and they taking the profits)? OSEG's financial backing is coming from the taxpayers. What's so exciting about a shopping mall? That's the only thing OSEG wants to build. If this plan is so great, why can't it compete with other people's plans? Why did the design competition have to be shut down?

quaildog - [Updated 2009-09-28 16:50]

It is not up to Doucet or any other councillor to develop and implement alternatives. Council should have sought proposals from architects and planners and chosen the best one instead of being threatened by 4 businessmen with their potentially self-rewarding plan. Ottawans will be stuck with a renewed Lansdowne for the next 50 years or more so they had better make sure that what is selected is the very best proposal. I keep getting the feeling that council has been so worried about not having any other concrete proposal for Lansdowne that many councillors were willing to settle for anything that might seem reasonable. Ottawans deserve so much better than that!

MHolmes - [Updated 2009-09-29 14:55]

What exactly is Doucet's job if it's not to offer alternatives? Does he only walk out of Council meetings when he doesn't like what's being proposed? And how exactly did these 4 business people "threaten" anyone? They submitted a proposal. It was City Council itself that voted to direct staff to work with them. There were no threats.

Janet - [Updated 2009-09-28 16:50]

These are individuals who seem to have made a lot of money for their families and don't appear to care about what the residents of Centretown, Ottawa South & East and the Glebe need.

MHolmes - [Updated 2009-09-30 18:30]

Janet: One of these "individuals", John Ruddy, donated \$5 million to the Ottawa Heart Institute in 2005. Are you seriously suggesting that he cares only about his family. I will leave it to others to describe the contributions of Messrs.. Hunt, Shenkman and Greenberg to the City of Ottawa. By the way, Ottawa is about a lot more than the Glebe, Centretown and Ottawa South.





kavaky - [Updated 2009-09-28 16:50]

I am pretty sure Clive isn't responsible personally for this situation and his voice is being bullied down. Council choose to go forward with the review of this proposal. This isn't about Clive Doucet. One should look at the fabric of the council, the mayor and its committees. This isn't a one person show, mind you the mayor has great powers, sets the agenda, attends all meetings, etc. I don't suspect the developers at all, it's not their "fault" that we are left with one option to consider. Who is at fault: the city administrator, the mayor, the council and ultimately, ourselves. People in a democracy deserve the government they get. Of course we can do better! We should do "something" but anything in this case is not better than nothing.

## New Conversation Thread

cecilia cranston - [Updated 2009-09-28 17:32]

-too much commercial space - retail & movie theatre - will destroy independent businesses in Glebe & Old Ott S incl Mayfair Theatre-insufficient planning for traffic-waste of prime public land by turning it into just another shopping & big team sports complex-other studies have proposed better locations for sports stadium (eg Bayview)- must be near public rapid transit -city paying far too much (to rebuild stadium) and giving up too much (control, revenues from potential public facilities) and taking on too much risk of being stuck with costs if CFL team fails yet again for too little gain.-City should resume proper, legal call for proposals

## New Conversation Thread

Deanna Toxopeus - [Updated 2009-09-28 18:01]

I am opposed to this development for the following reasons: 1. It is a single sourced option. Against by-laws and best practices, the council is allowing one developer to place a proposal on the table. It smacks of cronyism and makes me wonder how much the various developers donated to the mayor's and councillors' last election campaigns. 2. The commercialization of Lansdowne Park is criminal. The Glebe area that surrounds it is known for its boutiques and small shoppes that offer a unique shopping experience. Slapping up a shopping complex that sells the same crap made in China that I can get in a myriad of stores in the city is ridiculous. They will fail and we will have yet another half-empty shopping mall in Ottawa. 3. How will the addition of restaurants to the park affect the specialty vendors at the Farmer's Market? Are they going to sit by and lose Sunday Brunch business to Bearbrook Farms? I highly doubt it. My prediction is that within three or four years, all of the lovely little food vendors would be forced out. Goodbye Savory Pursuits. Goodbye Artisan Bakery. Goodbye to the lovely Somali ladies with the sambusas. 4. And could number 3 happen to the the artisans who are selling things similar to the purveyors of crap that will be moving into the retail develop offer. Heck, could the artisans Goodbye Baby Retreds. Goodbye wooden bucket man. 5. The fact that the farmer's market has been given only a token place in this plan. You want to talk about revitalizing Lansdowne? That Farmer's Market has done more than anything else to make that place alive. Go there on a Sunday morning, you will see families, young people, people with their dogs and seniors, all mingling, having conversations, building a community. Shelve this idea concillors, or you all may find yourselves out of work come next election time.

dismayed - [Updated 2009-09-28 18:01]

Hear! Hear! On every count! And just why hasn't the farmer's market been given prime treatment?? Especially since it represents the requirements of development that is in keeping with the neighbourhood, as is promised in the proposal. So, ALREADY we see that a PROMISE in the proposal is already broken by the proposal. Big surprise, huh.

LSC - [Updated 2009-09-28 20:37]

The farmer's market is not only maintained in the LL plan, it is expanded and given a permanent home. Not sure how much more "prime" you want.

Matty - [Updated 2009-09-29 18:56]

a true home like our Canadian farmer's need in the time of financial needs

relish - [Updated 2009-09-29 18:56]

oh, yeah, it was expanded, after the outcry over the initial proposal tried to give them less space than they have now. And under the new plan, they will be half indoor, half outside; sounds like an afterthought to me.

LorneC - [Updated 2009-09-28 18:01]

In order to get bank financing for this project, OSEG is going to have to have the commercial portion pre-leased with strong quality tenants. The bankers are going to be looking for established chain stores with track records signing long term leases not risky mom and pop boutiques. Maybe after 75% has been pre-leased to bankable stores will OSEG be able to sign up the small, independent unique boutiques.

## New Conversation Thread

JTB - [Updated 2009-09-28 19:10]

This is an exciting, creative vision that is long overdue.

## New Conversation Thread

vab23 - [Updated 2009-09-28 19:11]

This plan will allow the whole City to take advantage of Lansdowne & the surrounding area with the green space, shops, farmers market, sporting facilities, etc. It will attract tourists from across Eastern Ontario/Western Quebec and beyond. This surely will revitalize Bank Street & the City of Ottawa for many years to come!

Ted McDorman - [Updated 2009-09-28 19:11]

If they can find a place to park. A stadium is better located elsewhere.

SCoulshaw - [Updated 2009-09-28 19:11]

Actually, it would be so difficult to get to this location that nobody outside the city core is going to bother. I'm certainly not going to fight traffic for several hours to visit it. Build the stadium somewhere that people can get to via the Queensway or 416 and have easy places to park. Or have it on the transitway so I can park at Baseline and take ONE bus there. Otherwise forget it!



James McLaren - [Updated 2009-09-28 19:11]

Yeah, tourists will be flocking for miles to visit the exciting destination of "Subway" or "Old Navy". They'll revitalize Bank St with their exhaust fumes as they wait in traffic for hours. As for the stadium, I expect the first game of CFL there WILL attract a big fan base. The big fan base will have to park 10 blocks away and walk, because they're 10000 spaces short at Lansdowne Park. Then the fan base will spend 2 or 3 hours getting home again. After that, I predict the fan base will say "why bother" just like they did the last two times the CFL was at Lansdowne Park. I'm not against football or building a stadium, but this is not the right site, for reasons of the scenario mentioned above. It is time to face the facts and tear Frank Clair stadium down. If we follow this plan we will have yet another failed sports franchise and the taxpayers will once again be left holding the bag.

James McLaren - [Updated 2009-09-28 19:11]

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vab23 - [Updated 2009-09-30 11:31]

When has there ever been 12,000 parking spots at Lansdowne in its 100 plus years of existence? Anytime there has been an activity at Lansdowne, fans, visitors, residents have been able to find parking or have taken some sort of public transportation (taxi, OC Transpo) or have car pooled or have walked to get there. That's the beautiful thing of revitalizing Lansdowne & Bank Street there are many options. People going to Lansdowne can take advantage of the shops, restaurants in and around the venue before or after games, concerts, the EX etc. Also, there will be other teams using the stadium (i.e. Ottawa U, Jr. Football teams, soccer, etc.). The Lansdowne Live group will also cover any shortfalls with regards to the stadium and for the sport franchises that call Frank Clair home...so, no taxpayers will not be left holding the bag. There is a lot more to this proposal than just rebuilding the stadium that will bring people in to take advantage of Lansdowne & the surrounding area.

relish - [Updated 2009-09-28 19:11]

"This plan will allow the whole City to take advantage of Lansdowne & the surrounding area with the green space..." I am pretty sure the whole city is able to take advantage of Lansdowne right now. Nothing is stopping anyone.

## New Conversation Thread

m\_mcinnis - [Updated 2009-09-28 19:12]

I understand the desire of the city to redevelop Lansdowne Park and it should be a priority. There is, however, the appearance of improper conduct as the single source plan is against current by-laws and best practice standards. Most citizens of Ottawa would never do even a small renovation without getting quotes from several sources. It is befuddling to try and understand why the largest development opportunity for years should not undergo similar, if not more stringent scrutiny. I implore the councilors to open the development to competition as originally intended. If the current plan remains the best option, so be it. At least it will have been properly vetted. The pressure-tactics and 'expiring' offers used by the bidding group are transparent bargaining tools that would not dupe a competent negotiator.

## New Conversation Thread

Art Campbell - [Updated 2009-09-28 19:24]

The proposal includes: "The City and OSEG would each contribute \$125 million in capital costs to complete phase one.. "There should be NO city contribution. The developers should be completely responsible for all costs. The agreement must include legal language which forbids any City contribution to the project, prior to, during or most important after the completion of the project. City participation in hockey arenas and baseball stadiums are good examples of why not to get involved.

dismayed - [Updated 2009-09-28 19:24]

Yes, I am tired of seeing the city spend on subsidizing big business like sports teams. What endless drama!!! I am AGAINST this Lansdowne Live plan. If the plan were a fair proposal, then IF the city were to make a contribution, the city (and the taxpayers) should expect to share in the profits. Then we might see some potential for our taxes to be defrayed. As it is this plan DONATES to a corporation in order to provide a profit making engine for that corporation! If that weren't cynical enough, residents are being told this is a wonderful thing (another shopping centre??? in a totally inappropriate location???) that cannot be done any other way. It's breathtaking. If a CFL franchise is so important why was this facility not bundled with the Kanata arena?

## New Conversation Thread

Dr Stuart Macleod - [Updated 2009-09-28 19:32]

I would like to know why the City refers to a transparent public-private partnership when there is no formal partnership in existence and the process to date has been anything but transparent. As a local resident for 25 years, I find the Lansdowne Live proposal to be seriously flawed for many reasons and I believe it will cause significant harm to the communities of the Glebe and Old Ottawa South. The lack of efficient public transport to the site coupled with the inadequate parking proposed will create turmoil in surrounding neighborhoods. In addition it is ridiculous to count as greenspace in this plan areas covered by turfstone with tufts of grass between. This is useless as greenspace as far as recreational use is concerned. The additional demands to existing roads and traffic flow in this part of town posed by this plan would be overwhelming. I do not believe that we need a massive increase in commercial retail property and a plan for such shows a callous disregard for the fate of the many local businesses currently in existence. I do not believe that a large football stadium is a sensible use of this site. How many Ottawa football teams need to fail commercially to raise serious concerns about the City spending a penny on such a plan? Our present mayor who is clearly very in favor of this plan previously promised us that "0 means 0" when referring to future increases in our municipal taxes during his tenure. He has proven to be very wrong. I am convinced that this plan would only cause further tax burden to all. Treat this UNESCO heritage site with the respect and vision that it deserves and not as an opportunity for a backroom business deal.



hopingforbetter - [Updated 2009-09-28 19:32]

your comment is bang on. No transparency at all. But in particular the concept of building a stadium for the CFL is an atrocious waste. Few people give a hoot about the CFL and even fewer kids bother playing that tired out game anyway. Add the commercialization of the space and it would have been easier to just sell off the land in parcels and admit to giving up on having the park at all.

Jediah - [Updated 2009-09-28 20:14]

Maybe you should call the people running the NCAFA and ask them if they have any kids playing football these days? Last I heard, the organization was expanding.

Ted McDorman - [Updated 2009-09-28 19:32]

Well stated! Hope the Council listens.

R Thomas - [Updated 2009-09-28 19:32]

Dr Macleod your comments are all spot on. The proposal has so many faults it is unbelievable that it has been allowed to progress this far, let alone be proposed as some type of partnership with the community. It is a pure land grab being supported by a mayor who we all know has zero creditability left. The developers have brought in consultants who can offer nothing more than band aid proposals to critical issues such as a lack of transit, parking, overdevelopment etc. This would create a huge tax burden for generations to come. Of course, pursuant to the plan, the developers would be skimming off all their costs plus a profit before taxpayers can even begin to consider recovering any investment whatsoever. A horrible deal for Ottawa. We deserve much better.

## New Conversation Thread

Tarpon - [Updated 2009-09-28 19:33]

I'm TOTALLY against this so called plan. These well-to-do developers are attempting to dupe the entire city! Forget them and save our money. Create a proper park out of it, leave the cattle castle, tear up the parking lots tear down the stadium. Plant trees and landscape the place. Have some common sense. And, most importantly of all, in the next civic election elect councillors who are not well funded by wealthy developers.

adevans - [Updated 2009-09-28 19:33]

Totally agree. It's interesting that councillors who are supporting the plan are ones who have received campaign donations from the promoters...

Jediah - [Updated 2009-09-28 20:34]

Would you care to back up this statement with facts and figures?

Dave2 - [Updated 2009-09-29 22:21]

Easy. Download the document "Do Developers Run City Hall?" which lists campaign contributions made to Ottawa councillors by developers at the last election, from [http://www.ecologyottawa.ca/news/index.php?WEBYEP\\_DI=46](http://www.ecologyottawa.ca/news/index.php?WEBYEP_DI=46)

Phil - [Updated 2009-09-28 19:33]

Oh, how imaginative, a park! If you need a park, go 2Km west - to the arboretum. How is yet another park going to benefit the folks from Orleans, or Kanata, or Riverside South? It's not.

Tarpon - [Updated 2009-09-28 20:57]

Phil, A shopping mall and a bunch of condo's in the spot are going to benefit Orleans, Kanata etc? How? And a nice park can be quite beautiful, imaginative and be a real addition to the Capital. More boutiques condos and row housing, not needed or wanted at all. And for those say only the folks in the Glebe are against this development, you way out of touch. People across the city are against it. I'm one of them I live nowhere near the Glebe.

PeterDrake - [Updated 2009-09-28 19:33]

If you had a city referendum proposing to spend something around \$100million to create a local park for the Glebe, people would overwhelmingly reject it. You have to tear down the buildings, you have to account for the value of the land, and you have to landscape it all. Not cheap. I agree that city elections should be better insulated from donations by developers or other businesses upon whom the city has tremendous influence.

KAJ - [Updated 2009-09-28 19:33]

Who's going to pay for that? Who's going to pay for the maintenance ... picking up garbage, cutting the grass? I, who live out of the Glebe certainly am not willing to do that. Look around you, there is a ton of greenspace EVERYWHERE. There's a reason why it's called the Greenbelt.

## New Conversation Thread

James McG - [Updated 2009-09-28 19:47]

This is a good plan and should proceed. The idea of an international design competition is a sham. The design competition was unveiled as it really was in the Citizen article by Randal Denley. It's time the city got on with a major project.

hopingforbetter - [Updated 2009-09-28 19:47]

giving away the park to commercial retail and condo developers is what is a sham. We do not need a stadium for the has been CFL at public expense.

James McG - [Updated 2009-09-28 20:16]

Options, no wait I know, international design competition funded by a fairy and selected by the Glebe. The CFL team is only part of the equation. This plan is solid, by local, respected businessmen was the result of months of negotiations with the city following our city plan and should go forward. If you have a real option with real financing the council would have listened months ago. When Melynk also pitched his soccer idea. Get on with the project.

James McLaren - [Updated 2009-09-29 21:55]

If this plan is so great why can't it stand up to any competition? Broccolini wanted to put forward a proposal last fall, but was rebuffed. Why? Why couldn't Lansdowne Live submit its proposal as part of the design competition? They claim that it was "urgent" because the CFL franchise offer was limited-time. But they won't show us a letter from the CFL or any other evidence to back that up. Why? In any case, if the design competition had proceeded it would be wrapping up right about now, no further behind than the Lansdowne Live proposal.

James McG - [Updated 2009-09-30 10:46]

Broccolini submitted a letter of interest that they might be interested in a project. I guess they were not interested enough to develop a proposal liek



two other groups did. Or maybe they were misled, like so many others are being by Mr Doucet, who engineered the letter as another of his stunts.

Franky - [Updated 2009-09-28 19:47]

Find the real design competition facts here:<http://www.ottawa.ca/calendar/ottawa/citycouncil/occ/2007/11-28/pec/ACS2007-PTE-POL-0067.htm>The more recent pages are surprisingly "missing".

James McG - [Updated 2009-09-28 21:04]

Read it. Seems like Lansdowne Live meets the requirements. And the documents that it refers to as well. Get on with the project

Franky - [Updated 2009-09-29 21:59]

The point was that Randal's article and reality aren't the same. There was to be a lot of public consultation and it was "suggested" that Lansdowne be the site for the stadium. After the poor condition of the stadium was discovered, Bayview and City Centre would be viable options. Dumping the design competition to entertain this sole sourced sweetheart deal shows it would not stand up to competition.

Dave2 - [Updated 2009-09-29 21:59]

You are missing the point James McG. The sole-source issue is not related to whether or not Lansdowne Live meets the requirements of the design competition or not. It may be that LL would have won the design competition, had they entered. The problem is that the competition was canceled in advance of it's completion date in favour of this unsolicited proposal. By circumventing the competitive process we have a sole-sourced proposal, not eligible for federal or provincial funding, and the city has no ability to negotiate with OSEG, because they have no leverage. Because of this, the final cost to taxpayers will be tens of millions more than it need be.

James McG - [Updated 2009-09-30 13:38]

Dave trust me I am not missing the point. OSEG just spent several months in negotiations with the city and the plan changed (significantly). We don't need federal or provincial funding, the international design competition is a sham (I suspect you know that too) there was no money, and no real plan to move forward, it was a stalling tactic. The competition and a competing proposal were turned down in favour of this proposal which then entered negotiations. IF you are so happy with the competitive tender process maybe you can pay my portion of the bill to Seimans for the last major tender the city undertook. Get over it! The process was legal; there were negotiations; it was not sole source; there will be more greenspace in the city post LL than there is now; the Glebe will not wither and die as result; and maybe, just maybe we can have can turn have a major project to be proud of.

Dave2 - [Updated 2009-09-30 15:08]

I get the feeling we aren't going to agree James. We do need federal and provincial funding, otherwise the debt load of \$7M per year will fall on taxpayers again. And that figure will be much higher if interest rates rise even modestly from their very low levels. The current proposal to fund it through potential future property tax is shortsighted and risky. Maybe I'll by a flash new car because I'll probably get pay rises in the future that will meet the payments. I'll pay your portion of the bill to Siemens if you pay my share of the bill for Lansdowne when the next council cancels it. The process was not legal. There were no negotiations with any other parties, no other developers were given the chance to have this sweetheart deal. It is clearly sole-source. Have you seen the greenspace that they are going to have there? If not, google turfstone. This isn't greenspace your kids can play on.

bill - [Updated 2009-09-28 19:47]

We know Randal's position - so much for independant journalism

## New Conversation Thread

langsiw - [Updated 2009-09-28 19:49]

I object to the unethical process here. We were supposed to be having a design competition, whereupon, once having a design selected, we go out to public tender to have the job done. Along comes a developer with a proposal, and we jump on the bandwagon. I would like to see us return to the original plan, of having a design competition. That's how the Sydney Opera House got started isn't it?

## New Conversation Thread

hopingforbetter - [Updated 2009-09-28 20:03]

A pathetic abuse of the best property in the city. Add this to the city promoting it using the developer's spin and pr. ADD the lack of open sourcing and transparency, but fundamentally it would turn the park into a modern shopping mall with additional parkig and an unneeded stadium for a hasbeen cfl that few people care about. An absolute disgracefull process trying to ram through a developer led final destruction of a gem of a property. NO NO NO and NO I say!

lad - [Updated 2009-09-28 20:03]

I agree.

## New Conversation Thread

Shawn Arial - [Updated 2009-09-28 20:04]

I absolutely love the idea. I am in favour of the plan, the process and the concept. It's about time something cutting edge and positively affecting OUR city is proposed and hopefully passed and comes to fruition. Great balance of maintaining our city's heritage, yet developing a re-freshing, state of the art facility that my kids, their kids and generations after can enjoy and be proud of.

Ted McDorman - [Updated 2009-09-28 20:04]

Unless I misunderstand a lot of what is being proposed. retail shopping outlets abound elsewhere for generations to enjoy. Ottawa can do better than proceed with this plan.

J.C.Watts - [Updated 2009-09-28 20:04]

Gotta love those "cutting edge" shopping centres and "state of the art" 40 year old refurbished sports facilities.

PaulM - [Updated 2009-09-28 20:04]

Cutting edge? It is a proposed shopping mall!



James McLaren - [Updated 2009-09-29 09:50]

I was at the "consultation" in Kanata last night and cornered the mall guy with his talk about getting "unique destination retail stores". I said "name five". If they really expect the city to give away \$50 million worth of public land for a mall, I don't think 5 prospects is too much to ask for. He hemmed and hawed, and the only one he could come up with is Mountain Equipment Coop. MEC is certainly a unique retailer. They also recently built and own an extremely unique store in Westboro that actually lives up to the city plan ideals of being low-impact and environmentally friendly. They'd be uniquely stupid to give that up in order to pay exorbitant rent in a mall with little parking, poor road access to the rest of the city, and terrible transit access. MEC didn't get where they are by being stupid, and neither did other "unique" retailers.

## New Conversation Thread

dismayed - [Updated 2009-09-28 20:10]

I am completely AGAINST this plan.\* It's a bad deal for the city.\* If there are no competitors for a REAL competitive process, then there is something dreadfully wrong. This usually means "everyone" else knows they will be wasting their money bidding. Organize a real competition for a realistic approach and select a good plan.\* I am sick of the endless drama and waste around having a CFL team - as if this were a benefit to the city. It a team lowered my taxes I might be interested. \* The "partner" wants 300K sqft retail space to create profit which will be a disaster for the neighbourhoods.\* This is an impossible plan without rapid transit ... you are putting at least the equivalent of a permanent ex onsite!!!! Council CANNOT be that incompetent!\* All these romantic visions of canoe-ing to see a football game are hokey. Have you tried to cross the Driveway there?After the light rail fiasco and the 25-year sewer saga that continues I have no trust in the judgement of the Council or City Management.If we need big business to 'reurbish' the city at least find a way to lower our taxes in the bargain! I am SO tired of seeing business get special treatment while regular taxpayers get ignored.

## New Conversation Thread

Doug - [Updated 2009-09-28 20:19]

As a resident of Ottawa and taxpayer, I am totally opposed to the sole source procedure for developing this Lansdowne Live Plan. Therefore I shall not be wasting any energy on commenting on this plan. Due to the sole source process the public consultations must be regarded as a public relations exercise to cover a "done deal". Mayor and Council should be ashamed of themselves for letting this happen.

## New Conversation Thread

Ian - [Updated 2009-09-28 20:36]

I just returned from the information session at Lansdowne Park. I find the proposed partnership and plan very confusing with lots of room for guess and bad estimates. I find it hard to believe the complexity of this current plan will stand the test of time.In terms of the vision, the increase retail space is of great concern to me. In particular the increase traffic due to the retail space, especially a cineplex and restaurants will have significant impact of the local neighborhood.

PeterDrake - [Updated 2009-09-28 20:36]

The good thing about a Cineplex and restaurants is they tend to generate traffic away from peak traffic times, when the city streets can handle the load easily. And the restaurants are important aspects in traffic management. If post event crowds have convenient options then some people will leave the event and stroll over to a restaurant or pub to continue their social evening. Or people will shop up early for events and take in a meal. This has the effect of spreading out the traffic and avoiding the problem of 100% of attendees trying to arrive and depart at the same time (see the Scotia Bank Place for the worst local example of this).

wwatkins - [Updated 2009-09-28 21:34]

Have you seen the transit plan? Close Bank from 5th to Sunnyside for 2-3 hours before AND after each large event; convert the Driveway to a bus-only rapid transit route for the same period of time; have buses running up and down Bank St every min or 2. And you think a few restaurants will solve the problem? Or are you proposing folks attend a movie for the 2-3 hours it takes to clear the traffic? Perhaps that's the reason for the cineplex.

PeterDrake - [Updated 2009-09-29 12:29]

Yes, I have. That's the plan for how to handle 40,000 people. How often do 40,000 people show up at Lansdowne?There's the Grey Cup, which they might get once every 9 years, if they're lucky. And maybe a mega-concert every 4-5 years.The fact that they are planning for these extremely rare events is a good thing. To use those plans as spin during the more typical usage discussions is unfair.If you want to talk about those rare events, then fine. It would be perfectly reasonable to request a restriction on those mega events such that they are only held on weekends or holidays. For comparison, we shut down more streets than that for Canada Day. Downtown streets are occasionally shut down for protests during rush hour. Having an extremely rare planned shutdown, announced well in advance, with measures in place to mitigate the impact would not be a terrible burden.

hemison - [Updated 2009-09-29 14:37]

It's a huge assumption that the NCC will ALLOW the World Heritage Site QED to be turned into a transitway - there's no reason why they should/would allow it, and if they don't, a lot of those 40,000 people are going to have fun getting to Lansdowne. Interestingly, the "next steps" section in the glossy LL brochure last night didn't mention a single issue relating to the transportation problems. Remember that if they can't get the number of people in that they want (80 events a year with 10,000-40,000 people) they won't get enough revenue to cover the bills, and it is the City's taxpayers who will make up the difference.

PeterDrake - [Updated 2009-09-29 19:27]

I was not aware that UNESCO had declared Queen Elizabeth Driveway a World Heritage Site. I thought it was the Canal that had been so declared. And that designation doesn't include a development freeze on nearby land, let alone a restriction on the type of vehicles that use nearby roads.The NCC may decline to allow shuttles on the Driveway, but it is important to note that this request would be for a maximum of 10-15 events a year, not everyday use. The NCC allows hundreds of buses every day on the Ottawa River Parkway, which is a much less urban environment. It would be interesting to see a justification for declining the request for special event shuttles.Also, I don't see anywhere in the financial plan where it says that the city is on the hook for any shortfall in operating expenses. And the first distribution of cashflow covers maintenance capital funding. If you really think these developers are going to put more than \$100 million into a project that doesn't even cover it's operating expenses then you must think they're idiots, which doesn't seem to be the case based on their track record of success.

hemison - [Updated 2009-10-01 07:59]

I'm not suggesting a development freeze - Lansdowne is obviously in need of development and more intensive use, and I'm all for that. But not with this plan.The NCC would be quite within their rights, in my opinion, to take into consideration the surrounding environment in their transportation decision.The LL transportation plan calls for the "closure" of QED as part of the plan to allow for two buses per minute to bring people in for the big events. If that's not permitted, then they're going to have an interesting time getting them all up Bank St.The transport plan is an integral part of the overall plan. The transport consultant was asked to figure out how to get that many people into Lansdowne "after" the development designs had been drawn up, and a



bunch of us were able to pick a lot of holes in his plan on Monday night, which didn't fill me with any confidence in the eventual success of LL. In a sensible plan, one would figure out the realistic transportation options first, then draw up development plans consistent with the number of available consumers. I would be delighted if the developers guaranteed that if they can't get those consumers into the park, they will take full responsibility for any resulting financial shortfall, but that wasn't my understanding of the financial report. If I'm wrong, that's great. But if I'm right, then we're stuck with another large bill, another less-than-full concrete jungle, and a lot of traffic jams. No, I don't think they're stupid. But I think that they totally lack the imagination or courage (or both) to think outside the box and make the Lansdowne a world-class site. We have the potential to do that, but this plan fails it. I'm sure these guys are good at hotels/retail/offices, and that's fine, but they lack the skills required for this particular job. And we're missing a huge, huge, opportunity if we let them continue.

relish - [Updated 2009-09-28 21:34]

"The good thing about a Cineplex and restaurants is they tend to generate traffic away from peak traffic times..." Yes, why not build a cineplex, to attract people to Lansdowne.... when they could see a movie anywhere else in the city. Or the world. Or go 10 minutes to Cineplex at South Keys. Or downtown, or to the mayfair- only one block down !

## New Conversation Thread

Phil - [Updated 2009-09-28 20:44]

I fully support the Lansdowne Live plan. The city neglected this key facility for far too long, letting it rot. This is the right plan, with the right people, to bring it back to life. The naysayers want to turn this into a backyard for themselves - what would that do for the folks in Orleans or Kanata or Riverside South? Zilch. LL provides facilities for ALL to enjoy.

## New Conversation Thread

Catherine - [Updated 2009-09-28 20:44]

As a resident and taxpayer of Ottawa I am totally opposed to the sole source proposal for Lansdowne park. I do not support sole source renovations on my house, and the City should not spend millions of taxpayers dollars. I do not support the vision - the development of 300,000 sq feet of retail shops will affect the existing retailers in the Glebe, there green space is a sham - with most of the green space being the existing trees along the Driveway.

PeterDrake - [Updated 2009-09-28 20:44]

If your neighbour was doing renovations and offered to have your driveway repaved as part of it, you'd certainly consider the proposal. This is a unique proposal that allows the city to revitalize the property without spending too much money. And it's 199,000 of retail and services shops are less than 1/5th the size of the Rideau Centre (1,020,000) and less than 1/2 the size of Billings Bridge (460,000). The development will affect retailers. It will draw more shoppers to the area, and provide convenient indoor parking for them. It will help to revitalize the south end of Bank street in the Glebe, which is a bit of an eyesore. It will provide competition among landlords, reducing the likelihood that local retail institutions will be priced out of the market to make way for expensive trendy shops, as has happened in Westboro.

J.C.Watts - [Updated 2009-09-28 21:30]

Peter, if my neighbour offered to pave my driveway, I'd consider it, but I'd also get a couple of other estimates. And do you really consider 125 million not too much money? That's a serious addition to our budget.

James McLaren - [Updated 2009-09-29 04:30]

My driveway actually does need repaving. The city should do this for me for free, because they will get the money back when I pay my property taxes. This is exactly the same logic by which OSEG claims that their proposal is "revenue neutral" for the city. Hey, mayor, are you reading this? I expect the paving trucks to be at my house on Monday morning!!

## New Conversation Thread

ashton9 - [Updated 2009-09-28 20:49]

This is a great plan and should proceed. The city will continue to be a second rate city unless they clean up this mess. Tired of hearing a handful of people complain because they live in the Glebe and they don't want the noise or traffic.

bav - [Updated 2009-09-28 20:49]

Couldn't agree with you more! Not to say all the Glebe residents are against it, but they knew the stadium was there when they decided to reside in the community. Its not like it was just built!! I chose to live near the airport....do you see the residents in this area complaining about the airport expansion?? This plan will generate more revenue & bring in visitors to the city than a park!! This is a plan for the CITY not just one Ward!

James McLaren - [Updated 2009-09-28 21:13]

Hey, bav, if you live near the airport, you should know that people who live in the city core, like Glebe residents, subsidize your taxes to the tune of about \$1000 per year. The airport has parking, interestingly it actually has sufficient parking for its customer base. Lansdowne Park does not. I remember I was at an event once during a football game at a location about 8 blocks from the park. EVERY street in the area was chock-a-block with cars - both sides of every street. Bank Street is bumper-to-bumper all day, every day, right now. If there's an event at Lansdowne it's a parking lot. A residential area is simply not the place for a major sports facility. I don't live in the Glebe but I can see their point. Also, I find it very disconcerting that so many Ottawa residents ignore their concerns. They have just as much right to voice their opinions as anyone else. Probably more so because, frankly, they are carrying a lot bigger piece of the property tax burden than I am.

Franky - [Updated 2009-09-28 20:49]

I agree that something needs to be done at Lansdowne, but this plan is not good. It puts shopping, retail and housing on public space and isn't served by rapid transit. We need a proper, open competition for what to do with Lansdowne Park. Rushing things on such a large project will deliver bad results.

Ted McDorman - [Updated 2009-09-28 20:49]

Lansdowne Park does need attention. but this process dearly lacks community input, which others have stated is vital to success.

PaulM - [Updated 2009-09-28 20:49]

It is appalling that the supporters of this so-called plan only justify it by denigrating their perceived opponents. Many people, from across the city, have serious problems with the process and this solution being promoted by certain parties at city hall. If you see merit to the proposal, speak to the facts.



James McLaren - [Updated 2009-09-28 20:49]

I don't live in the Glebe and I'm opposed to this plan. I'm opposed to my tax dollars being used to subsidize a private business (i.e. football). I'm opposed to spending a lot of money on a stadium that will fail because there is not enough parking and not enough transit to get people to games and back home again. I am opposed to this plan because it does nothing, repeat NOTHING to green Lansdowne Park, and the proponents are LYING to us that it will (with their pretty pictures drawn on toilet paper). The only "greening" they are proposing is replacing some asphalt with concrete. The only money OSEG would spend is to build a shopping mall - the money to fix Frank Clair would all come from the city. And all OSEG wants in return is free rent and all revenues from the park for the next 30 years. Gee, what a bunch of generous guys!!

DouglasI - [Updated 2009-09-29 10:15]

Exactly, James. Well said!

kayaky - [Updated 2009-09-28 20:49]

You are mistaken if you think that the only opposition is coming from Glebe and Old Ottawa South home owners and residents. How many times do you have to read the word "process" and "bad" in the same sentence? Review these comments as I hope city planners do and realize there is broadly based opposition to this plan for a number of very good reasons. The next municipal election will see a host of new candidates running against the incumbents and winning because of this exercise. On the plus side: nice web site!

## New Conversation Thread

EVB - [Updated 2009-09-28 20:53]

There is NO vision - just a commercial developers' land grab. Other cities, even in developing countries, do better.

lad - [Updated 2009-09-28 20:53]

I have lived and worked in many developing countries. The fraud that constitutes this sole-source proposal and 'consultation' (sic) are reminiscent. Except there the citizens hit that expected to be screwed. Until recently I would have thought that this could not happen here. Evidently I was wrong. Congratulations to the Mayor and some councillors for showing us that anti-democratic impulses are alive and well in our home town.

## New Conversation Thread

Bruce Rosove - [Updated 2009-09-28 21:00]

The plan does not live up to its vision. It is a commercial and residential development on land that has been a public space since 1868. It is a land give away by the city that provides no benefit to the residents of the city. What is more the plan provides no Trade Show Space has limited public space and no public use indoor space. It is a serious step backward.

Ted McDorman - [Updated 2009-09-28 21:00]

Further their no public recreational space which would serve Ottawa families.

JFFournier - [Updated 2009-09-28 21:33]

This is incorrect. There is clearly a park area being proposed in the southeast section.

Ted McDorman - [Updated 2009-09-28 22:36]

As to green space under Lansdowne Live, I have heard debate as to whether more is available or less; perhaps someone can comment. But I was commenting more on such public recreational facilities such as tennis courts, skateboard park, water park, etc. - low or no fee recreational facilities for families.

Jediah - [Updated 2009-09-28 22:36]

...and youth sports take place on the stadium playing surface, especially in the wintertime under that bubble thing. And that is not mentioning the Civic Centre arena's ice rink...

shogan27 - [Updated 2009-09-28 21:00]

You are incorrect. The city is not giving away any land and will continue to own the land. There is plenty of benefit to the public...a new stadium, a renovated Civic Centre and don't forget the trade show space has been addressed by moving it out near the airport...but don't let the facts get in the way of a good story.

## New Conversation Thread

MER - [Updated 2009-09-28 21:04]

I am very disappointed with this vision for Lansdowne: "Stand as the model of modern-day innovation in an urban form where people can go to walk, cycle, shop, enjoy a good meal, be entertained, work, live, and play in an environment respectful of our architectural heritage." Bank street already encompasses this. What is needed is green space. Ottawa needs more parks within the greenbelt.

PeterDrake - [Updated 2009-09-28 21:04]

Ottawa already has plenty of parks within the Greenbelt. What Ottawa only has one of is a professional football stadium in the centre of the city. This plan allows for the renovation of that stadium and the attached arena and gets the City out from under the burden of operating and maintaining the facility, while ensuring that the City shares in profits.

Ted McDorman - [Updated 2009-09-28 21:18]

It is yet to be seen if there will profits to share.

adevans - [Updated 2009-09-28 21:38]

Good point. Let's remember that in the proposed waterfall arrangement for profit-sharing, OSEG gets 8% return and a return on equity before the city gets a penny. Also - let's not forget - this is about a 400K sq foot shopping mall - not about football. If we want to support a CFL franchise, we don't need the



multi-plex and the shopping mall.

Jediah - [Updated 2009-09-28 21:04]

Bank Street already has a large greenspace park a few blocks north of Lansdowne, at Patterson Street.

## New Conversation Thread

Beth - [Updated 2009-09-28 21:13]

I think it is such a shame that the design competition was abandoned in favour of making a decision on this one particular vision for Lansdowne Park. I am not overly impressed by the plan and I have some specific concerns (e.g., adequacy of parking; what the retail portion will look like and how it will impact existing businesses in the area; the potential impact on the farmer's market). However, my main concern is that we don't even know what we're missing in terms of alternatives, because there was no design competition. I can't understand how anyone can make a truly informed decision about this proposal without knowing what we are giving up in exchange - what if something truly inspirational would have been proposed? We may never know.

## New Conversation Thread

senobe - [Updated 2009-09-28 21:16]

This is a private rape of a public asset and it is time to stand up against Kent Kirkpatrick's decision to get in bed with land developers.

earleb - [Updated 2009-09-28 21:16]

Sent to city council on September 1st. At least five major landscape designer/architect developers have been waiting for an invitation from the city to provide their interest in competing for the redevelopment of Lansdowne Park. They include; 1. Canadian Society of Landscape Architects 2. Ontario Association of Landscape Architects 3. Association des Architectes paysagistes du Qu'bec (AAPQ) 4. American Society of Landscape Architects 5. The International Federation of Landscape Architects (IFLA) They will immediately extend the invitation to all their members to compete in this project. As a citizen of Ottawa and a taxpayer I am opposed to this single source negotiating decision. I believe that city council should move to postpone its decision for a period of 120 days. This time is necessary to open and present Lansdowne Park to competitive KEY landscape designer/architect developers and to have those interested, present their proposals to city council and the Ottawa public for their consideration. There have been no replies. September 3, 2009-10-03 Councillors Rob Jellet and Bob Monette don't share my position on an open source "competition" for the redevelopment of Lansdowne Park. I've determined that many of my friends and neighbours in Orleans want the process postponed for at least 120 days until a "real" competition is held. And then let the best competitor win...

## New Conversation Thread

Ted McDorman - [Updated 2009-09-28 21:27]

If this plan goes ahead, in a few decades it will be seen to have been short-sighted vision that fails Ottawa. Vision was there in bringing to the Nation's Capital the Museum of Civilization and the National Art Gallery. To refurbish an old stadium that is in the wrong locale lacks vision. If a stadium is to be in the city core, then some of the alternate proposals (Bayview Yards) make better sense.

## New Conversation Thread

drpeterstockdale - [Updated 2009-09-28 21:40]

God knows we've been talking about Lansdowne for long enough. I really didn't like an exclusive, untendered process. Why couldn't everyone have had a crack at it? Get rid of spaces for cars. They are going the way of the dodo and this plan does nothing for event gridlock. Yes to stadium but aren't we just making another space that is only used infrequently for only part of the year. Yes to shops.

## New Conversation Thread

OTownReason - [Updated 2009-09-28 21:59]

I am fully behind Lansdowne Live. This is a group of local businessmen with local interests who want to leave a legacy in our city. It would be a shame to lose such an opportunity due to short-sighted NIMBYism.

adevans - [Updated 2009-09-28 21:59]

The nice group of businessmen already have a lot of "local interests" and quite an established "legacy": Siver City Centre (Gloucester)-Trinity Crossing (Orleans)-Barrhaven Mall-Westgate Shopping Mall-Gloucester Shopping Center... Maybe we don't need to spend \$100M of public money to help them convert a Unesco heritage site into another 400K sq foot shopping mall in order to "leave a legacy in our city."

OTownReason - [Updated 2009-09-28 22:31]

Lansdowne Park, in its current state, is far from a Unesco heritage site. In fact, it turns it back on the Rideau Canal in the form of fences and a disgusting parking lot. Who do you propose shares the cost of the Lansdowne redevelopment with the city? Oh wait, no one else has stepped up to the plate.

James McLaren - [Updated 2009-09-28 23:15]

Oh, wait, no one else was ALLOWED to step up to the plate. Broccolini Construction, for one, wanted to submit a proposal but was rebuffed. If this is such a great plan, why can't it stand a little competition? Why is it being shoved down our throats at break-neck speed?

James McLaren - [Updated 2009-09-28 21:59]

If they want to leave a legacy, why aren't they willing to pay for it? If their plan is so great, why are the taxpayers fronting all the money? Why should we give away, for free, 10 acres of public land for development? Make no mistake, this is not about fixing Lansdowne Park. It's about using taxpayers' money to subsidize football.





OTownReason - [Updated 2009-09-29 10:09]

You're dreaming if you think that you'll find someone willing to redevelop Lansdowne without any retail component/sports franchise subsidy and this is a lot less public money than many sports teams across North America have received in the last few years. If a little bit of public money is what it takes for football, soccer, and a pedestrian-friendly atmosphere to return to Lansdowne, then I'm all for it.

Friend of Lansdowne Live - [Updated 2009-09-29 10:09]

They are willing to pay for it. They're paying \$125 million for it. The revenue will not go to subsidizing sports teams. It says so in the Mandate.

James McLaren - [Updated 2009-09-29 13:51]

The money OSEG is putting in would only pay to build the retail component. They would put no money into the stadium. Also, except for a maintenance reserve fund, OSEG will get its money back first, before the city, even though the city is fronting most of the money. The solution to all this is simple: take down Frank Clair stadium - this site is no longer viable for a major sports facility. There is not enough parking and road access is poor, as is transit availability. Nothing about this plan (despite a lot of "pretty pictures drawn on toilet paper" that I saw at the public consultation/snow job) will change that. A good, viable stadium could be built elsewhere, probably for less money.

dbk - [Updated 2009-09-29 13:51]

A PPP that guarantees the private "partner" an 8% ROE on its owned sports franchises as well as equity participation for same sure looks like a subsidy, and what would you call free rent?

Franky - [Updated 2009-09-28 21:59]

LEGACY. That's what it's all about! That's why the big rush to get ANY deal no matter how bad, interrupt a proper process to sole-source a sweetheart deal... It's the "swinging d'ck contest"! Self-aggrandizing, egotistical and conceited pursuit of a legacy. How pathetic.

kayaky - [Updated 2009-09-28 21:59]

Opposition to this plan does not constitute short sighted vision but rather disagreement with the plan and its process. Give the people more credit than you currently do. What are we to think Big Brother, if we disagree with you then we have no vision? No, We just don't have your "vision".

## New Conversation Thread

OTownReason - [Updated 2009-09-28 22:02]

The argument that Lansdowne Park is a public space and should remain so is completely erroneous. The "Park" is currently a sea of crumbling asphalt that is about as useful to the average Ottawan as the Carp Dump. It would be a shame to let such a prime development opportunity to slip through our hands only to have this prime land sit idle for 20 more years.

## New Conversation Thread

Cassandra - [Updated 2009-09-28 22:15]

This is a wonderful and exciting proposal and I fully support it. There has been a lot of innovative thought that has gone into so many aspects of this plan, something we have seen far too little of in this city. This is something we will all be proud of. If the city misses this opportunity, it will be a very black mark against this council. I cannot believe that they would be so shortsighted.

J.C.Watts - [Updated 2009-09-28 22:15]

What exactly do you find innovative and exciting? 300,000 square feet of retail, the multiscreen theatre, the grocery store? If you think that's wonderful you are going to love the Kanata Centrum! Or spoil yourself with a trip out to see the delights of the Gloucester Centre.

Jediah - [Updated 2009-09-29 13:19]

I do make trips like that. I do not, however, make shopping trips along this part of Bank Street, as its stores (when not closed after 5:00pm or 6:00pm) are mostly specialty shops that hold no interest for me. The neighbourhood needs a lift. It needs people attending the things Lansdowne Live is proposing to provide.

kayaky - [Updated 2009-09-28 22:15]

Wow, are those really your own words? If you have been reading the comments from others you'll know that there is agreement and disagreement on details but uniform objection to the process.

dbk - [Updated 2009-09-28 22:15]

I agree that the proponents have been innovative in arranging the financing, particularly the equity status accorded their investments in sports franchises and the guarantee of an 8% return on same. That said I do hope we decline the "opportunity" to have taxpayers join this so-called "partnership".

## New Conversation Thread

Matt - [Updated 2009-09-28 23:38]

This plan does a good job of balancing the many competing interests at play. I believe that mixed use development is ideal for an urban site like Lansdowne, and leveraging that development to revitalize the sports facilities and market at Lansdowne is a very good way to go. While there are always going to be compromises in a project of this size, I think Ottawa will be a better and more vibrant city if it pursues this plan.

kayaky - [Updated 2009-09-28 23:38]

The key word here is "many competing interests". If you had said "most competing interests" I'd agree with you but I don't. Would you care to expand on exactly who is being satisfied by the plan and where the compromise has been made?



## New Conversation Thread

Jason - [Updated 2009-09-28 23:55]

Lansdowne is a wonderful public resource for the people of Ottawa, and Lansdowne Live would do a fantastic job of revitalizing it. A new, renovated Frank Clair Stadium would provide a unique outdoor sports facility for the entire region. Mixed use is an excellent choice for central, urban development and with all the NCC lands, green space need not be the sole priority. Lansdowne Live is a great plan to improve this excellent public space. Moreover, Bank Street shops and restaurants will benefit from a new, stronger Lansdowne.

GoforLansdowne - [Updated 2009-09-28 23:55]

Absolutely, I agree.

James McLaren - [Updated 2009-09-28 23:55]

If it's so fantastic, why are city taxpayers footing the bill and OSEG taking the profits? Why wouldn't we just fix the stadium ourselves, and if they want to have a CFL team, let them pay rent like anyone else? Why should Ottawa taxes subsidize football? Why are the people who support this plan on this forum using pseudonyms? Who are they really? I use my real name, I stand by my opinions, and am not afraid to let people know who I am.

## New Conversation Thread

bcowperthwaite - [Updated 2009-09-28 23:57]

Currently there are a number of charity groups that use the Aberdeen Pavilion for their events, notably the largest Trivia Night in North America where some 2500 people come to support the Children's Aid Society Champions for Children. If the Aberdeen Pavilion is to be taken over by restaurants there will be no place in the city large enough to hold this event at least at some reasonable cost. Is there any consideration by the City and the "Live" planners to provide space for charitable groups to hold events? Will the city consider subsidized space at the new Congress Centre or at the proposed convention space at the airport for such events? If these charities can no longer fund raise the cost burden will fall on the citizens for the shortfall that results. Bill

James McLaren - [Updated 2009-09-28 23:57]

Yeah, not only that, but we would lose the trade show and convention space - the one thing at Lansdowne Park that makes money. It would make far more sense to tear down Frank Clair Stadium and replace it with more trade show and convention space, and perhaps build the new public library main branch there. With the money saved by not buying land downtown and with profits from trade shows, we could afford to green the park and provide space for charity and other public events. The current plan will just fail yet again because there is not enough parking and transit for football to succeed at Frank Clair. Far better to let the football proponents build a private stadium somewhere else than to subsidize them with public money.

## New Conversation Thread

Faer6 - [Updated 2009-09-29 00:05]

Lansdowne Park is a special gem that is PUBLIC space. It is NOT the place for a Mall or private housing. Please do NOT approve this proposal! I am an Ottawa native who has lived here for 55 years. Lansdowne Park has always been an integral part of this community. Unfortunately, it is now just a "pale shadow" of its former self. I remember a Lansdowne Park that actually had a wonderful park where kids could play under the sprawling trees and have lunch at the picnic tables. This was always a welcome respite to harried Moms while spending the day at the Ex or the Ottawa Winter Fair. Lansdowne Park was a destination that every kid cherished as it meant lots of fun and exciting things to do. I remember attending a Circus performance at the Coliseum Building as a child. This building was used for all types of entertainment. The Horticulture Building used to house displays of wonderful plant varieties that were a joy to see. The wonderful horse shows that used to be held in the Civic Centre were a joy to see. Those, along with the other agricultural displays have been sorely missed! Unfortunately, the various buildings at Lansdowne Park have been destroyed rather than preserved. All that is left is concrete. Now we are about to hand it over to private enterprise so that they can bring another failing sports team to Ottawa, build another mall selling imports from China and build "Monopoly" style townhouses on PUBLIC land. One should look to cities like Niagara Falls, Ontario to see what can be done with wonderful, public spaces. The Niagara Parks Commission has not handed over prime parkland to private developers. Please DO NOT approve this proposal!

GoforLansdowne - [Updated 2009-09-29 00:05]

I to have lived in Ottawa for 56 years, and approve this proposal. It will once again, become the people place it was meant to be.

## New Conversation Thread

Lawrence - [Updated 2009-09-29 00:14]

Lansdowne Live! is the only concept that gives the City a Complex that a Capital City SHOULD have. It is concrete, complete, and the dollars and cents are accounted for. This is far better than an international design competition that is nothing more than a delay tactic. If those fine folks of the Glebe do not like Sports, they can always move. I suggest near the Scotiabank Centre in Kanata.

GoforLansdowne - [Updated 2009-09-29 00:14]

I agree, Let Clive and his band, move to some Sherwood Forest somewhere.

democrat - [Updated 2009-09-29 07:52]

[edited by moderator]

hopingforbetter - [Updated 2009-09-29 00:14]

It is CONCRETE alright. Much too much CONCRETE when what is needed is green space. Let's move in the equipment and rip out the concrete right away and put trees and real Park!

democrat - [Updated 2009-09-29 00:14]

Insulting "the fine folks" who pay some of the highest property tax rates in this city is no way to make your point, Lawrence. It's not about sports. It's about killing the Glebe - which people like you, these developers, the Mayor and half his council, seem only too delighted to do.

HowlSeelt - [Updated 2009-09-29 00:14]



Other one that has not seen the real deal. The city, that means our tax dollars, are paying to fix the stadiums. The developers are just for a good ride they are only putting money for the franchise. Sweet deal eh? Just read the history of the franchise <http://www.tsn.ca/tsn25/story/?id=287489> very little chance to succeed.

## New Conversation Thread

Steve - [Updated 2009-09-29 03:48]

Although I live just a bit outside of Ottawa I think this project is something that needs to move forward. I was at a 67's game a few years back with my brother and the roof was leaking we could not sit in the seats we paid for what good is a building like that with a roof that leaks. Frank Clair Stadium now looks more like an eyesore the way it sits with half of the stands missing. It's a disgrace. The time is now to fix Lansdowne and turn it into something positive. Fixing it would keep the 67's playing at the Civic Center bring a new CFL team to the city as well as a soccer team and it could be used for other major events as well that would also bring more job opportunities to the city. I think it is a great plan and hope it moves forward to bring Lansdowne Park back to life. If any other group was behind the revitalization of Lansdowne Park maybe I wouldn't feel the way I do about it but the group behind the proposal right now to me is the right group of people to turn Lansdowne Park into something the city can be proud of.

kayaky - [Updated 2009-09-29 03:48]

If the developing group is so full of sweetness and light, with only Ottawa's best interests at heart, maybe they should run the design competition that was missed?

## New Conversation Thread

Nms125 - [Updated 2009-09-29 06:14]

We all know reestablishing a new stadium will not work. I don't feel people are interested. I do agree that we do need a place where people can go and enjoy the city is missing that little something. I travel a lot to the Montreal area to entertain myself since there's nothing worth here in Ottawa. For example, my favorite place is the Centropolis in Laval, Quebec where people enjoy a variety of funky restaurants, free outdoor entertainment during the summer time, a few shops and night life without going to a night club. Let's be honest here, Ottawa is a boring town.

James McLaren - [Updated 2009-09-29 06:14]

A new stadium at Lansdowne will fail because there is not nearly enough parking and transit infrastructure. However, I think football might succeed in a new stadium built in a less stupid location - Bayview for example - there's excellent transit from there to the east, west, and south. I think if Shenkman et al. want a football team they should do like the Senators - pay for their own stadium and run the thing like a business. Don't expect \$130 million handout from taxpayers.

## New Conversation Thread

Brian Ford - [Updated 2009-09-29 06:20]

I went to the presentation at Lansdowne. I felt that I was in the middle of a big fraud being pulled on the city of Ottawa residents, not only Glebe residents. The developers were disguised as city representatives with the city logo on name tags. The only point of view displayed was from the developers. It is quite shocking in the era of Ponzi scams, corporate greed, etc., that the city of Ottawa elected officials would participate in this type of action. The whole presentation left a bad taste in many people's mouths. The fact that city staff and money is being used to push this project forward needs to be stopped and investigated. Quite shocking to say the least!!!

GoforLandsdowne - [Updated 2009-09-29 06:20]

Lansdowne has always been a people place, and will continue to be. This project is going to put Ottawa on the map. It's been around since the 1800's, well before anything else in the area. This will help the businesses in the Glebe, and make this area the focal point, it was meant to be. Stop fighting progress, and enough already, about green space - Ottawa is loaded with green space in this area. I hope finally the city has the vision to vote yes on this project. And, by the way, I live in this area.

HowlSeelt - [Updated 2009-09-29 06:20]

The only reason the city is doing it this way is that they do not stand a chance in a real public consultation. The majority of the people of Ottawa will not approve in reviving a defunct franchise and stadium in this location. So they are trying to do a coup. Eliminating the possibility of other proposals on the table. Read the history in the following article <http://www.tsn.ca/tsn25/story/?id=287489>

Denis - [Updated 2009-09-29 06:20]

You live in a conspiracy world Brian and 911 was done by the Government!!!

dbk - [Updated 2009-09-29 06:20]

Outrageous. PPP proponents are branded as City staff, while City staff and consultants work on behalf of the "partnership". I look forward to a transparent costing of and accounting for this process. I do hope Council has requested one.

## New Conversation Thread

Ann d. Sharp - [Updated 2009-09-29 06:34]

Dear City Councilors, I am a resident and business owner in Old Ottawa South. I am against sole sourcing of this project. My vision reflects the values of slowing down and enjoying life, community participation and supporting the existing small businesses in the neighbourhoods rather than bringing in new large multi-national ones. I have a bed and breakfast (11th year of operation) and over the years nearly 10,000 guests from around the world have told me what they admire most about Ottawa - green space, architecture and our cultural institutions. Here's what I want for the park, in no particular order, as a legacy for many generations to come: increased waterway - cut a channel from the canal to create a year-round water/skateway feature. Build gardens around it with benches and rock-faced water features. Create a pier for boat docking. Sell hot dogs, popcorn, candy floss and non-alcoholic beverages and have public washroom facilities. Increased leisure use - build a bandshell that can be booked by local community organizations such as choirs, quartets, ensembles to strut their stuff in. Import a Merry-Go-Round from France to delight children of all ages. Have the world's largest hopscotch and skipping rope surface. Permanent Farmer's Market - great idea. Aberdeen Pavillion - continued use for trade shows, festivals, exhibits, special events so that over the course of any given year many needs are met for this diverse community. If there must be a sports venue then deal with transit/parking issues. For a radius of at least 1.5 km our neighbourhoods are overrun with people who park badly/illegal, for events. Or, create sports venues that



children can use and their parents can afford. Build the best darn "anyone can afford it" accessible children's park. Have a skateboard park; have a dance hall for teens that they can afford to book for parties. Fundraise from the community for what city coffers can't support. And so on. Thank you for your time. Sincerely, Ann d. Sharp a\_sharp@rogers.com 9 Rosedale Ave Old Ottawa South

[hopingforbetter](#) - [Updated 2009-09-29 06:34]

Your comments are right on the nail! What is needed is a people recreation park and not another shopping mall. Some light food retail makes sense as part of the experience. Your idea of an opening of the canal into the Park is superb!

[Jediah](#) - [Updated 2009-09-29 09:08]

I think diverting the waterway into the property is the worst idea, as it eats away at the valuable surface area that could be used to combat urban sprawl.

[Ann d. Sharp](#) - [Updated 2009-09-29 21:50]

What do you see as a better choice?

[Ted McDorman](#) - [Updated 2009-09-29 06:34]

Thank you, for me this is the kind of thinking the Ottawa Council should have had in the first place and saved a lot of time and money spent in what is now being sold to us as 'Lansdowne Live'.

[Jediah](#) - [Updated 2009-09-29 06:34]

Why not have a Canadian merry-go-round?

[Ann d. Sharp](#) - [Updated 2009-09-29 21:48]

I didn't know we had any!

[arnoldj](#) - [Updated 2009-09-29 21:48]

We have one.. It's called the LL debate..

[HowlSeelt](#) - [Updated 2009-09-29 06:34]

Well said Ann 100% agree.

[kayaky](#) - [Updated 2009-09-29 06:34]

Nice.

## New Conversation Thread

[askdickson](#) - [Updated 2009-09-29 07:29]

Simple, no to a new stadium, no to the plan and no to the group of rich insiders who have proposed it.

[democrat](#) - [Updated 2009-09-29 07:29]

I agree.

[Friend of Lansdowne Live](#) - [Updated 2009-09-29 07:29]

I also agree. I agree we should just sit around with our fingers up our noses trying to figure out what to do with this area while deteriorating stadium and arena structures wither away. What happens when no other proposal comes up and this place collapses? Oops!

[kayaky](#) - [Updated 2009-09-29 13:40]

I agree and I don't agree. Saying no no no like a toddler isn't the way to go. Ridiculing that is also bad. You two are adults, work it out.

## New Conversation Thread

[Andrew](#) - [Updated 2009-09-29 08:19]

Too much emphasis on fixing something that has not worked - the stadium - and not enough on thinking about what kind of public space is appropriate for area, given location, transportation infrastructure (lack thereof), and impact on neighbourhood traffic patterns of more than doubling of retail and other space. No consideration of what other kinds of public facilities could or should be included. Moreover, generally wary of sole-sourced initiatives, while business people involved are local and care about community, their focus will be bottom-line driven with consequent reduced emphasis on public interest.

[kayaky](#) - [Updated 2009-09-29 08:19]

I really like the way you brought up the concept of the public interest. So what is the public interest exactly? The Public Good versus Special Interest. We need to build trust and faith in the government authority's decision making. Public Interest is served through five approaches: 1. A fair, inclusive and transparent decision making process - Process 2. A reasonably significant majority of the public's opinion prevails - Opinion 3. Compromise with various positions is observed - Interests 4. It addresses the many common pragmatic interests such as security and clean environment - the common good 5. It represents shared values or a collective idea of what is reasonable and ethical. - Values. Pal and Maxwell

[Andrew](#) - [Updated 2009-10-05 15:21]

More comprehensive approach than mine and agree with your elements. Pleased to provide a hook for further discussion. Proposal as it now stands fails on all counts.

## New Conversation Thread

[Wefo](#) - [Updated 2009-09-29 08:41]

Parking would be an issue for me. I have season tickets to the 67's and parking is already a nightmare what will it be when it's all underground? Will



there be adequate spots? I love the farmer's market and the greenspace created but not so sure about the cinema.

[James McLaren - \[Updated 2009-09-29 08:41\]](#)

They are talking about 1900 spots of underground parking - woefully inadequate. They are about 10000 parking spots short of what is normally required. I guess they expect these people to fly to the park in their hovercars. This plan is just not going to work. Lansdowne is the wrong place for a major stadium - there is just not enough room for parking and not enough transit infrastructure. The football team will fail again and we will be left with much of Lansdowne Park turned into a shopping mall, and \$130 million of tax dollars flushed down the crapper.

## New Conversation Thread

[Jamie - \[Updated 2009-09-29 08:47\]](#)

Let's put aside our paranoia of the "big-bad developers" and their "plan to take over the Glebe". We have a chance for smart progress! As it stands, Lansdowne Park is an eyesore. OSEG's proposal would revitalize what once was a central hub for cultural and athletic activity in the city. Ottawa needs this!!!

[James McLaren - \[Updated 2009-09-29 08:47\]](#)

Back in the '50's, there were far fewer people living in the city, and far fewer south of Lansdowne Park. There was much less traffic on Bank St. The Riders could make money if 10 000 people showed up to a game, and people weren't in as much a rush to get around back then and didn't mind so much if it took hours to get home after a game. None of these are true today. This is not smart progress, it is a plan to use city money and city land to subsidize a football team. Despite the pretty pictures, OSEG is NOT going to pay to green Lansdowne Park. Quite the contrary - all this plan is about is fixing up the stadium and building a mall to subsidize the football team. Don't be fooled by this slick proposal and see it for what it is.

[HowlSeelt - \[Updated 2009-09-29 08:47\]](#)

The city should do it right, not in back room deals. The city should follow their own procedures and have several proposal with one vision for Ottawa.

[kavaky - \[Updated 2009-09-29 08:47\]](#)

Really, where is your self restraint: we're adults and don't jump at the first thing that comes up right?

[mari - \[Updated 2009-09-29 08:47\]](#)

Smart progress means ensuring the best possible solution ... if this is a 'smart' proposal - why can't it face legitimate competition?

[dbk - \[Updated 2009-09-29 08:47\]](#)

If Ottawa needs this, why would we invest >\$120MM in it and then give away for 30 years?

## New Conversation Thread

[iha - \[Updated 2009-09-29 08:58\]](#)

The vision being presented is almost exactly what not to do. There's no need to create the mall environment being proposed nor to provide living space or jobs beyond what's needed to operate some basic facilities now present with the exception of the stadium which should be removed. The park should focus on providing active living opportunities as well as renewing its local agricultural roots. A new stadium should be built in the LeBreton area to take advantage of the community meeting place on the lawns of the War Museum and the transportation hub.

[Ted McDorman - \[Updated 2009-09-29 08:58\]](#)

Lansdowne is indeed a locale that could serve the City of Ottawa for 'active living opportunities' for all residents to enjoy at low or no cost. A vision that future generations could truly appreciate, while forward thinking could plan a Stadium in a locale that has good transportation and is away from a family neighbourhood.

[Jediah - \[Updated 2009-09-29 10:08\]](#)

Are you saying families do not belong at a stadium? I want to take my family to sporting events at that stadium, and would like to have it near my neighbourhood.

## New Conversation Thread

[PaulM - \[Updated 2009-09-29 08:58\]](#)

A "VISION" is exactly what is needed for Lansdowne. However, it must be developed prior to any design considerations and it is the people of Ottawa who must be consulted. The consultation must take place beforehand and certainly not after a backroom deal for a sole source solution. The city council must get its act together and proceed in a manner which is reasonable, logical and within the rules of the City of Ottawa.

[Concerned Citizen - \[Updated 2009-09-29 08:58\]](#)

I totally agree with this comment. This plan is one vision for Lansdowne but we are failing the citizens of this city if we do not have a consultation process before this plan proceeds to ensure that we get what we want - not just what the developers want!

## New Conversation Thread

[mmeyer - \[Updated 2009-09-29 09:02\]](#)

"The stadium is an eye sore in the centre of a capital, destroys the sky line and is too close to the UNESCO heritage site. Any city planner with a vision would seriously consider removing it." (comments from my European relatives on a recent visit to Ottawa). We already have one empty sport stadium (baseball) in the city, why renovate another? The vision concentrates on adding more ugly commercial space which we have plenty of in Ottawa. There is no focus in the vision on adding green space, as anybody who has examined the plans can see.



TimBennett - [Updated 2009-09-29 09:02]

I must agree that the stadium is an eyesore, viewable from many parts of the city. The concept of Lansdowne Park as an actual park with people usage is neglected by the "Lansdowne Live" vision.

Friend of Lansdowne Live - [Updated 2009-09-29 09:02]

Have YOU examined the plan? It shows MUCH more green space than there is right now.

James McLaren - [Updated 2009-09-29 09:02]

I think that the real reason why Lansdowne Park has been neglected for so long is that many people in the city haven't faced up to the reality that the football stadium is just not viable at this location. There is just not enough road access, transit, or parking. Even for 67's games people often spend upwards of an hour and a half getting home. If we spend \$130 million on the stadium it will just fail again and we'll be left holding the bag. (OSEG has offered no guarantee that football will continue.) Far better to build a stadium somewhere else, tear down Frank Clair, and maybe add some better convention and trade show space. Then the park can make a small profit and this money could be used to actually green the rest of the park (instead of tinting it as OSEG proposes). I know some people have fond memories of their dads taking them to football games 40 years ago at Lansdowne, but the city was a lot smaller then. It is time to move on, and once we do that, football can succeed at another location.

## New Conversation Thread

HUGE SPORTS FAN - [Updated 2009-09-29 09:04]

The horse is out of the barn. We have a plan that was prepared with the City Engineers, consultants and private developers' input. This was a joint effort and NOT sole sourced. Proponents of the anti sole source movement are dishing out misinformation. This is a great plan. The City maintains ownership of the land, brings in tax revenues, and is not burdened with the daily operation of the facility. The Sports fans and tax payers of the whole city will benefit. It's a WIN, WIN, WIN proposal. I fully support it.

Franky - [Updated 2009-09-29 09:04]

So, you're saying that this public consultation is a sham and that backroom deals were made for this sweetheart deal and that you're OK with it?! We lose much of Lansdowne park in this deal to a shopping mall and residential units. It certainly is a developer's dream, but our nightmare. A stadium at Bayview or City Centre would be better - Rapid transit access, neighbourhood that could use a shopping mall, residential, hotels etc...

James McLaren - [Updated 2009-09-29 09:19]

Hey, Sports Fan! Do you really want to be stuck in traffic for hours to see a football game? Do you really want your taxes to go up to subsidize football? Let's understand the real issue here - this is a fancy scheme to publicly subsidize football to the tune of about \$179 million. (with cash and free land) It is NOT about greening or renewing Lansdowne Park. In my view, this is the wrong place for a stadium because there just isn't enough parking and transit infrastructure. If Greenberg, Shenkman, etc want a football team, let them buy one, build a stadium, and let the market dictate whether its successful or not. Don't expect my tax dollars to pay for your football.

TimBennett - [Updated 2009-09-29 09:04]

This is an interesting view presented as a reality. There is no understanding of sole source as referred to in the City Bylaw. The idea of an open competition is sensible and requires some planning and forethought. Unfortunately, the Ottawa City Council is populated with the same peoples that contributed to the disintegration of Lansdowne Park due to their inability to plan over the previous twenty years.

HowlSeelt - [Updated 2009-09-29 09:04]

The chances of the franchise having success is very very low. So the tax payers will be stuck with the bill. If Ottawa did not support an existing franchise twice, how can they support a new one. It needs a lot of fans to support a team. read the history <http://www.tsn.ca/tsn25/story/?id=287489>

## New Conversation Thread

Tom - [Updated 2009-09-29 09:18]

I am tired of the not in my backyard short sited view many people have on this issue. We can leave the part the way it is as a heat generating parking lot that contributes nothing to the city but costs every tax payer money as we watch the facilities crumble around us. If we don't proceed now and get this underway we can look forward to watching the building become condemned one building at a time. I think this will totally transform the area in a positive sense. I look at the pier in Chicago a great mix of retail and parks it is a people destination. Look at Halifax's water front they have made it into a people place. Lets get a shovel in the ground and move forward.

James McLaren - [Updated 2009-09-29 09:18]

You're missing the point, Tom. This plan does 2 things: refurbish the stadium for football, and give away part of the park for development in order to subsidize the football. That's all. There is NO, repeat NO money in this plan to green the park. The so-called greening that they mention is putting porous concrete instead of asphalt in a small area in front of Frank Clair Stadium. If the city agreed to this plan it would cost us much MORE money, not less. We would be spending \$130 million to refurbish the park, give up about \$50 million worth of public land, and lose ALL revenue from the park (which is not insignificant, by the way.)

Friend of Lansdowne Live - [Updated 2009-09-29 09:36]

You are missing the point. Did you read the plan? First, the developers cannot use revenue to subsidize their sports teams. Second, that porous concrete is a tiny portion of the entire green land that takes up 40% of the area, which is much more than there is at that site right now.

James McLaren - [Updated 2009-09-29 12:53]

Dude, I read the plan. The whole point in putting in the retail space is to subsidize the football losses. I spoke to Jeff Hunt at the last "consultation" and he admitted that that was true. The retail space is how the group will make money, and don't worry, they will make tons of it - free land for 30 years and all revenue from all events at the park will ensure that. None of the "green space" is paid for by OSEG - all that comes from city coffers and it is nowhere near 40%. The only possible exception is that onsite stormwater management will be required if you count that as green space - I think OSEG would have to pay for that since the necessity is caused by the additional buildings.

JFFournier - [Updated 2009-09-30 09:39]

I'm not arguing this, just pointing out something that I'm not sure everyone knows...The "green" area includes the interlocking stone parts around the Aberdeen and at the northeast section. [http://www.ottawa.ca/residents/public\\_consult/lansdowne\\_partnership/display\\_boards/vision\\_en.pdf](http://www.ottawa.ca/residents/public_consult/lansdowne_partnership/display_boards/vision_en.pdf) I think it might be a nice compromise to do away with some of that, as well as the strips of water in the south east area, and replace those parts with park and parking since those are two points that some feel are lacking.



[Ann d. Sharp](#) - [Updated 2009-09-29 09:18]

Move forward to a gentle quiet place where the almighty dollar does not reign supreme!

[bill](#) - [Updated 2009-09-29 09:18]

it is not NIMBYism (at least not only that) - plenty of opposition from outside the Glebe.

[kayaky](#) - [Updated 2009-09-29 09:18]

Tell us more about the pier in Chicago and more about Halifax's water front, made into a people place. What process was used to develop those projects: are we close to doing what they did?

## New Conversation Thread

[craskin](#) - [Updated 2009-09-29 09:26]

I am opposed to the vision of Lansdowne Park set out in the Lansdowne Live initiative. I believe Frank Clair Stadium should be torn down; it is an eyesore and has no place in the centre of the city. I believe the park should be just that, a green oasis in the city, complimenting the canal. Any commercial development should be limited that part of the park that abuts Bank Street.

## New Conversation Thread

[MikeyD](#) - [Updated 2009-09-29 09:32]

The plan looks great. Make everything new, embrace the neighbourhood and green spaces, and underground parking will make this go from eye-sore to beauty.

## New Conversation Thread

[PatriciaS](#) - [Updated 2009-09-29 09:37]

If this was a perfect world, the Lansdowne area could be a beautiful public park with no commercial aspect whatever. But this is reality: the City does not have the money to even keep what exists now in good order and residents have a fit whenever the topic of an increase in taxes is mentioned. I believe the Minto et al bid is a very positive proposal.

## New Conversation Thread

[democrat](#) - [Updated 2009-09-29 09:53]

This is an appallingly bad plan, done without real public consultation, single-sourced which makes it ineligible for any Provincial funding. The 2 questions to ask about it are: who profits? Who pays? We know who profits; and we will all be paying for this privately cooked-up boondoggle for years. Lansdowne DOES NOT belong to the Mayor to give away to his favoured cronies. It is historical, public space not to be commercialized with a giant shopping mall and increase housing which only 2% of the city would be able to afford anyway. Yes, of course the site really needs to be improved but this proposal is just plain wrong. Giving away public land to private interests will be fought vigorously, by every means, by the people whose neighbourhood it will impact the most. Count on that.

[mrsask](#) - [Updated 2009-09-29 09:53]

Why do you not include your suggestions for the area?

[saskie](#) - [Updated 2009-09-29 09:53]

I don't agree with the whole notion that this was a sole-sourced project. Everyone has known for some time that "something" would have to be done with Lansdowne Park and Frank Claire stdm. The LL team showed some entrepreneurial spirit and had a plan ready, in enough detail to be considered. Others didn't. When the opportunity was there, LL was ready to submit, in detail while the others were only ready to complain about the process.

[kayaky](#) - [Updated 2009-09-29 09:53]

insightful commentary!brilliant analysiswitty repartÃ©nice work.

## New Conversation Thread

[Down With The Glebe](#) - [Updated 2009-09-29 09:55]

The plan is solid, the vision is good and it seems to cover everything that we need.The Glebe tends to believe that everything that they do or say is more important than the rest of the City of Ottawa. Another park...really. What's wrong with Vincent Massey, Andrew Haydon, Major's Hill...the list goes on. If this was planned for Kanata, the Glebe wouldn't say word one. Need I remind them, that THE STADIUM WAS THERE WHEN THEY MOVED IN.

[krfoster](#) - [Updated 2009-09-29 09:55]

You're right that the Glebe wouldn't tell Kanata residents how to plan their public space. Nor should Kanata residents (or their councillors) be able to steer Lansdowne toward the sole-source, short-sighted plan proposed by Lansdowne Live. Remember this next time someone wants to put a dump or a prison in Kanata.This is not a case of NIMBY--Glebe residents want Lansdowne, but they want it approached in such a way as to protect public assets and offer the best facilities for the greatest number of people... and Lansdowne Live simply doesn't do it.

[Dave2](#) - [Updated 2009-09-29 10:03]

I don't think that most people in the Glebe are against a stadium at Lansdowne, provided of course that the people could be moved in and out without



completely grid-locking the area. If there was a metro system to the Park, most of those complaints would disappear, but there isn't and never will be. Personally I live near Kanata and would welcome a new stadium in my 'back-yard' because there is the parking and highway infrastructure to support it.

Friend of Lansdowne Live - [Updated 2009-09-29 12:57]

I feel like we are talking about parking and transportation like there is going to be perpetual, 24-hour gridlock on these streets. High capacity events (25 000+ - football games, the occasional concert) will occur, maybe 10-15 times a year, maximum. No matter where you put a stadium, it could be right beside a world class transit system and a multi-lane expressway, you are still going to encounter traffic jams of some sort before and after the game. The extreme events (10-15 times a year) have a solid transportation strategy in this LL Plan, one that MINIMIZES traffic jams in the area. Also, with entertainment and food places nearby, it will encourage fans to stick around after the game to continue socializing (i.e. reducing traffic). Also, because of it's central location, traffic will be dispersing in all directions. I find it funny, then, that you would welcome a stadium in Kanata, where there is nothing to do but arrive for game time and head home right after. And (for the most part) the traffic comes and goes in the same direction, creating massive gridlock before and after games (and it's only worse for a football game when you add 6000-7000 fans on top of the 18000 for Sens games). It is not located anywhere near rapid transit (although they have shuttle buses - like in the LL plan), therefore perpetuating the 1950s-era car-worshipping.

Dave2 - [Updated 2009-09-29 13:28]

At least Kanata is in the plan for rapid transit. That alone makes it a better location for a stadium

Jediah - [Updated 2009-09-29 13:51]

That does not compensate for the extreme distance from the east end of our sprawling city. A more central location is more appropriate.

bill - [Updated 2009-09-29 09:55]

Please do not assume that only Glebers are opposed - may of us from other areas in the city think that this plan is not the way to go.

## New Conversation Thread

David - [Updated 2009-09-29 09:58]

To Whom It May Concern: As an Eastern Division All-Star and eight year veteran of the CFL, my four years as a Rough Rider were productive. This was due primarily to the staff, co-workers and volunteers and NOT the sub-par facilities. I would have U2's Bono come as a "guest demolisher" to blow-up Lansdowne Park, then build a complete 40 acre green space and build a complimentary east end stadium. Signed, David R. Hickey (formerly David Conrad)

## New Conversation Thread

krfoster - [Updated 2009-09-29 09:58]

O'Brien: Don't assume the "silent majority" are in favour of Lansdowne Live. Assume they simply don't care. The undeniable problem with this whole plan is that it is the result of what was supposed to be a design competition getting hijacked by a bunch of developers. The fact that the "public consultation" involved no consultation (that is, no dialogue) just tars the image of Lansdowne Live even more. Don't go sole source!

Dave2 - [Updated 2009-09-29 09:58]

Assume that the silent majority will care at the next election Mr O'Brien. No-one should be surprised that this week 'public consultation' are nothing of the sort. I sat in the council chamber for a full day in April listening to speaker after speaker say what a bad idea LL was, watching councilor chatting amongst themselves throughout the proceeding. Mr O'Brien was out of the meeting for much of the day which shows how highly he rates public consultations. At the end of the proceedings, councilors voted they way they would have done at the start of the day, having paid their lip-service to democracy.

kavaky - [Updated 2009-09-29 09:58]

Interesting how you brought up the concept of silent majority, we never seem to know what "they" think. Do you know how many people actually voted for this council? slim man, really slim. Maybe this will finally rouse them - on second thought, probably not.

## New Conversation Thread

TimBennett - [Updated 2009-09-29 09:59]

This plan is rather focused on development and economic advantages, as stated in creation of "300,000 square feet of unique retail shops and services, distributed throughout the site" and the "development of residential space along Holmwood Avenue and office and hotel space along Bank Street". The concept of embracing the Rideau Canal leaves me confused as the Rideau Canal exists and stands alone from this park. Is it in the best interest of the people of Ottawa to create a 1,100 space underground parking garage? Are we to just create a new parking lot that is as "un-green" as the existing asphalt lot? Anything to be "guided by Council direction" worries me immensely as Council are the ones that allowed the existing site to get into the disrepair it is currently in.

## New Conversation Thread

Li Duhe - [Updated 2009-09-29 09:59]

Please reject it. The everything is wrong from the aspects of legal, financial, transport. The valuable land is wasted if this plan goes ahead. Why do we need failed CFL plus commercial development in the central town? I think we should have more creative ideal for it.

mrsask - [Updated 2009-09-29 09:59]

So why not give us your creative ideal??

Cassandra - [Updated 2009-09-29 09:59]

Over time the CFL has been the most successful sport in Ottawa. Hockey is king now but was out of the city for decades. Roots for the CFL are strong here, but even if it doesn't make it though I am sure with a new stadium and good owners it will, there will be soccer, university football and concerts and





other special sports and other events. Every city nowadays is looking for a downtown location for their stadiums. This is the traditional and also best location for Ottawa.

Dave2 - [Updated 2009-09-29 10:16]

Name one major city that has no rapid transit and has put a new stadium downtown where it is only services by a traditional mainstreet. I can't think of one.

James McG - [Updated 2009-09-29 09:59]

Because we are supposed to be developing more downtown and less in the suburbs that's why. If you have a better deal, with the financial part covered let's hear it.

## New Conversation Thread

razz - [Updated 2009-09-29 10:04]

I love the plan! Its about time they do something with this site. I live in the country and I certainly would go. I miss going to see a football game, when can I buy my season tickets!!!!

lemayfeline - [Updated 2009-09-29 10:04]

I agree, there is no problem with having a football stadium in Ottawa. All those who would love football to come to Ottawa, great! Wouldn't it be great if you didn't have to pay 30\$ in parking every time you went, in order to park in someone's driveway? Wouldn't it be great if it didn't take 3 hours to get through the jammed City streets, only to then have the long drive home on the Queensway? Wouldn't it be great if you didn't have to worry about getting a parking ticket for parking on City streets, and could instead concentrate on the game? Wouldn't it be great if we could have a stadium in an area that makes sense, with access to public transit and actual space for parking? Wouldn't that make each football game that much more enjoyable?

Jediah - [Updated 2009-09-29 11:53]

It was great when we could walk to football games from our downtown offices, or from the Billings Bridge transit station, which is connected to Park&Ride sites around the city's perimeter. I miss those days.

lemayfeline - [Updated 2009-09-29 20:46]

That would be great for people who live in the area, but the entire city cannot walk to the downtown core. They need transit and/or parking. This plan does not offer that.

Jediah - [Updated 2009-09-29 23:12]

There is already plenty of transit accessing downtown, and Billings Bridge. You say, "They need transit". It already exists.

lemayfeline - [Updated 2009-09-29 23:16]

TWO buses is NOT plenty. There is bus 1 and bus 7 that access Lansdowne. These buses are currently overcrowded. Very few people would walk 20-40 minutes from Billings Bridge, especially with children in tow.

HowlSeelt - [Updated 2009-09-29 10:04]

You can't approve on a project like this without analyzing all the facts Lemayfeline has more grasp of the facts. Other fact overlooked is the city is putting the money for fixing the stadium in this proposal. the developers are just using taxpayers money for their own gain.

wantbest4ottawa - [Updated 2009-09-29 10:04]

You may not love it when you spend an hour trying to get into the stadium after you get to the City and more than an hour trying to get out of the area after the game. Liking football does not equal liking this plan. CFL failed twice already probably in large part due to the poor location from traffic perspective.

## New Conversation Thread

uhuman - [Updated 2009-09-29 10:11]

This proposal is expensive, impractical, a terrible design, and most of all unethical. If you want to support the OSEG with our taxes, why not just give them a bag of cash to go away, and do something interesting with landsdown. Yeah that was sarcasm, but what do you expect when we're being taken for a ride. Zero tax increases eh ? let's do that one again ! doh !

## New Conversation Thread

BJK - [Updated 2009-09-29 10:20]

Lansdowne Park should remain a sports, entertainment, conference/convention, and special events venue location. These facilities should be enhanced as much as possible to include hockey, football, and soccer. Lansdowne was, and can be, a vibrant jewel of activity, a main player supporting other successful business in the area. This downtown area of Ottawa already suffers from a rather "boring" reputation and to move these activities elsewhere would only contribute to this notion. Transportation needs are well served by the addition of buses along Bank St. for special events. Lansdowne is for all of the people of the Ottawa area, not just the Glebe residents who moved there and have been continually trying to change it into something quiet and "green". You don't move in next to an airport then demand that the planes stop flying. Additional retail/restaurant space should be very limited to respect existing businesses. There should be no additional residential use. That is not the purpose of the park. The land was originally given to the Ottawa Exhibition. It should remain there.

## New Conversation Thread

CorynBarrhaven - [Updated 2009-09-29 10:28]

I have been to CFL, 67's, and the EX on this site over the years since I have moved to Ottawa. I'm against this plan. This vision for Lansdowne Park is not



the vision of the city, its the vision of a group of developers out to make the most money and get what they want. They want a CFL team, and Hunt wants a renovated arena. If they can make a little money on the remainder of the real estate why not at the city's expense. When the buildings are due for a life cycle update... whos gonna be responsible for them then.... conveniently they will be returned back to the city. Park land? Virtually non existant in the plan. Diverting game day traffic to a scenic route... horrible idea. Having the city fund the renovation of a Stadium for a team destined to fail... horrible idea. Forcing more parking on Glebe side streets on game days by decreasing on site parking, horrible idea. Tear the Stadium down, save our tax dollars, and move the 67's out of the core to a new building, maybe where that vacant baseball stadium is. Turn this into a Mecca of ECO friendly design..... not this joke thats been proposed. Wheres the innovation, the creativity?????

#### Friend of Lansdowne Live - [Updated 2009-09-29 10:28]

The developers are footing half the bill for the redevelopment (\$125 million). If you and a buddy went halves on a business of some sort, would you not hope that you would at least recoup your investment? Especially if you are willing to pay for every cent over budget the project is (i.e. risk)! That is what the developers are doing. The city makes money on the taxes, the developers take on other revenues to pay back their investment. Any profit above their regular payments is split with the city, and it cannot be used to subsidize sports teams. No park land? 40% of Lansdowne is will be converted to green spaces (unlike the vast asphalt sea it is right now), and when you consider how much of the non-greenspace the stadium takes up, thats quite a bit of park land. I'm not sure how many tax dollars you will be saving when you see the bill for tearing down the stadium. I would say this project is very eco-friendly, because, on top of the 40% greenspace, all the buildings must be designed to at least LEED Silver status, promoting environmentally-friendly design. All you are doing is dismissing general points of the plan and not offering up any constructive criticism, or alternate ideas. Where's your creativity?

#### CorvinBarrhaven - [Updated 2009-09-29 12:42]

1. The city should have developed its criteria for proposal for the site prior to ever entertaining any offers. The city should never have entered any partnership without looking at all options. 2. The OSEG has bullied their way into this partnership. Why don't they want a little healthy competition? Is it because they believe their design plan is sub standard? When they threatened to walk away from the deal, who are they kidding? Maybe OSEG walks away but for an open design competition on that prime land, Greenberg and Minto will want that action. And Hunt, his primary interest is the 67's, he'd always be involved in a development of that site. Even if Greenburg did walk, there are plenty of other developers with pockets deep enough to develop Lansdowne. 3. Building a group of LEED silver buildings does not make a development eco-friendly. Does covering a area that would accommodate parking for 300+ cars as well as circulation space that is in essence 1/3 grass 2/3 pavers constitute greenspace? It may look sorta green and take up space, but are you going to have a picnic on that? Doubt it. Nice try though. And when you add up the existing greenspace bordering the park now...wow, 40% eh, I'm impressed :S Seems like a nice number but 60% of true green space would have been better. Tear down that stadium and its likely viable. But wait wasn't this all about a CFL team? Lets just surround the stadium in gardens...because that was the goal right? Not making millions by using some prime land provided by the city for a shopping area? 4. Sure the deal you have described seems like a fair one financially for the city.....but should this be the primary consideration? You'd have to be a complete idiot to propose a development to the city thats going to lose money. The city must look at all issues surrounding the area, not just the financial benefits of the project area. This project must provide benefits that extend beyond this. If the population that borders this project is going to resent it, will it flourish? 5. If I have the length of time that OSEG and their team of consultants have had on this, I'm sure I could come up with something substantially more creative. Give me a pizza box and some crayons and call me in 6 months, we'll talk then, by then the new CFL team will have folded.....again. But trust me, my new design wouldn't include a stadium, its been tried, didn't work. Its not because I don't like football, soccer or concerts, I think its a bad idea for the city...its time to move on from this stadium. 6. Tearing down the stadium...before you try to scare me with a price tag of tearing the stadium down, its prudent you understand I deal with multi million dollar construction projects on a day to day basis. When the city decided a stadium was in their future, they should have planned how to tear it down when its life was over...its called long term planning. Similar to what OSEG has done when they determined the mid life replacement time for the buildings they planned to build to be around 40yrs. Turn them back over to the city, ready for the city to replace and upgrade all the infrastructure within. Seems nobody has thought about that though.

#### Jediah - [Updated 2009-09-29 10:28]

The "team destined to fail" argument is not based in fact.

#### CorvinBarrhaven - [Updated 2009-09-29 20:42]

Is there a fact that its going to succeed? My assumption is based on recent CFL history in Ottawa, the popularity of the CFL, the fact its an open air stadium and it gets cold in Ottawa. Look at the Sens, the second they start losing attendance drops...the city is full of bandwagon jumpers, not die hards. If you can provide an arguement why it will succeed I'd be more then willing to listen.

## New Conversation Thread

#### Jim L - [Updated 2009-09-29 10:29]

As a start this matter is largely about football and the CFL despite the disclaimers to the contrary. Great if you can afford it but a centre city green space for PEOPLE is affordable and should be the focus of where we go. In the overall scheme of things comparing Canadian Football and Soccer the former (Canadian Football) is yesterday's spectator sport. Soccer is a world wide sport and has an all ages participation rate which totally eclipses Football. In spite of this many of you, with not even a blink of the eye, dismissed Eugene Melynk's proposal which not only provided us with world class soccer but presented it at a site where transit and parking are more than sufficient to support major events. In April of this year a presentation was made to Council in respect to the future of Lansdowne Park. One presentation in particular came from a gentleman who had a vision which included green meeting spaces, a 5000 seat amphitheatre and a library. Just consider that latter item. We have been tossing the location of a possible new main library site around for some time and I believe we just committed 25 Million Dollars to a site. That, when a little thought about existing property and its use were considered. That is tower / pillar thinking at its best when an ability to interlace the aspects of the many major issues facing you is required... The proposal such as this, with the library and green space is similar to Bryant Park in New York City an oasis in NYC at Avenue of the Americas and 42 Street with the New York City Library immediately adjacent (cheek to jowl) with the park. It is certainly worth giving some serious thought to blending such a combination into a new Lansdowne.. The proposed disposition of revenue through this "WATERFALL" process certainly will see the private partners in the forefront of costs recovery with the City of Ottawa or better the Taxpayers of Ottawa being seen as "tail end charlie". The time has come to drop the stadium proposal. Rework it with the prime driver / motivation being to support green space and lets develop our own "OASIS" which will rival NYC's Bryant Park. Finally if you believe it should proceed as it is being served up then lets do the real test. Hold a referendum and thus truly have public consultation. If we cannot afford the referendum now then lets just mark time and combine it with next year's municipal election. We have waited a long time to deal with Lansdowne another year can be accommodated.

#### Concerned Citizen - [Updated 2009-09-29 10:29]

I love the idea about the New Main Library Branch!

#### lemayfeline - [Updated 2009-09-29 10:29]

I take exception to one aspect of your comment. This proposal is not largely about football or a stadium. There are numerous venues in Ottawa that would welcome a stadium and be more suitable, Bayview Yards being one of them and in fact the City's top choice (tied with Carleton U), likely due to its access to rapid transit. I originally thought football was the reason for this development as well. Football is the reason the developers are giving for this development, however the retail space is the a major part of why they want this spot. The prospect of football is the way they intend to push their plan through.

#### Dave2 - [Updated 2009-09-29 10:29]

Eugene Melynk's Kanata soccer stadium proposal was treated poorly, put on indefinite hold while Lansdowne Live is promoted by the city. Kanata is the right area for a stadium because it has the parking, the transportation links and the potential anchor tenant. I'm not a great fan of a new central library as I would prefer to see smaller, local facilities in the community but it is a good example of something that could work at Lansdowne, because there is a steady stream of visitors, not 24,000 people converging at 3pm on a Saturday afternoon.

#### Jediah - [Updated 2009-09-29 12:44]

Transportation to Senators games is not as much fun for Orleans residents. Lansdowne Park is in the middle of the city, and would not contribute to expensive urban sprawl if it gets filled.



[saskie](#) - [Updated 2009-09-29 10:29]

I don't know of any developers willing to cough up 125M of their own coin to put in a library in Ottawa. But I do know at least 2 willing to do it for a stadium/retail project.

[Glinda](#) - [Updated 2009-09-29 10:29]

Referendum, yes. It seems too many people who agree with the proposal keep saying they are part of the "silent majority" when it is clear from these forums that the largest proportion of people are against it. The only way to prove it would be a referendum.

## New Conversation Thread

[Peter Killeen](#) - [Updated 2009-09-29 10:30]

Thank you OSEG for bringing this amazing vision forward for Lansdowne Park, it's long over due. I'm looking forward to seeing this concept become a reality.

[provvy14](#) - [Updated 2009-09-29 10:30]

Finally a nice subtle statement without argument. I agree Peter by thanking the OSEG for putting in all the hard work to show us what it will look like.

[HowlSeelt](#) - [Updated 2009-09-29 10:30]

Seems that those that like the proposal do not explain why they like it. They just want something done. On the other hand those who do not like the proposal had read and usually give a reason and analysis why they don't like it. Read the facts and then comment with facts on your side.

[HowlSeelt](#) - [Updated 2009-09-29 10:30]

Seems that those that approve the unsolicited proposal do not say why they like it. On the other hand those who do not approve on the project usually explain and analyze why they don't like it. The logical thing is to read and analyze the facts and then have a good comment. Please read the proposal and explain why you like it.

[wantbest4ottawa](#) - [Updated 2009-09-29 10:30]

Amazing vision including big box retail, inadequate parking, traffic congestion, exaggerated revenue estimates and a third kick at a dead cat called CFL at Lansdowne. Didn't Einstein have something to say about the insanity of doing the same thing over and over again and expecting different results?

## New Conversation Thread

[mrsask](#) - [Updated 2009-09-29 10:53]

I just moved here from Regina where they are also talking about a new/upgraded stadium. The city wide attitude in Regina seems the exact opposite from what I am hearing in Ottawa. The city of Regina is ecstatic about the prospects of what the stadium can do for the community beyond the economics of it (which can be very beneficial to many). I cannot believe the amount of negativity in regards to this plan in Ottawa. Why are so many of the naysayers of the new proposal not including alternative suggestions? I want to hear their ideas and not just their complaints!!

[J. C. Jorgensen](#) - [Updated 2009-09-29 10:53]

I completely agree mrsask. I'm an old Rough Riders fan. It would be fantastic to have a football team here in a venue that has many other uses for the community.

[lemayfeline](#) - [Updated 2009-09-29 10:53]

The idea is there are many alternatives for Lansdowne Park. This is why many citizens want a design competition, so that we could find the BEST and most SUITED activities to revitalize the park. We should be finding the top ideas and combining them in a way that benefits the whole city, instead of simply settling for the ONE plan that is on offer. If you would care to see some other idea/proposals that have been put forward for what could be done with this space, I invite you to an alternate page which includes links to more proposals: <http://www.friendsoflansdownepark.ca/home/faqs/whatelseispossibleforlansdownepark> Also, I think some are confused about the stadium issue. There is no problem with a football stadium for Ottawa, and I'm sure many people would enjoy it. The question is: Where is the best location for a stadium? One that has very limited public transportation?

[saskie](#) - [Updated 2009-09-29 11:31]

I've been to Sens games and I've been to Renegade games when they were still here. For all the supposed advantages of mass transit in and out of the west end (Kanata) area it took over an hour to get out of Scotiabank place... Frank Clair took 20min. I just don't agree with the argument that bringing the CFL back to Lansdowne (and soccer and the rest of the development) will cause a traffic nightmare. Anyone trying to get around in Kanata/Nepean on game night knows what I mean.

[Jediah](#) - [Updated 2009-09-29 11:31]

I think the location is wonderful for a stadium. It is a short 20-minute walk to or from either Billings Bridge transit station or the downtown transit corridor (where a large percentage of residents actually work during the day).

[James McG](#) - [Updated 2009-09-29 11:31]

Many people who live in the Glebe want an "international design competition" until they can think of their next stall tactic

[lemayfeline](#) - [Updated 2009-09-29 21:47]

Your comment offers no value to the discussion and is irrelevant. Please, offer a valid argument next time. The issue is not what the people of the Glebe want or don't want. The issue is whether this plan is a good one for the entire city. It is not. Don't waste your money on it.

[PaulM](#) - [Updated 2009-09-29 10:53]

Quite so, mrsask. Ideas should be put forward in the proper process. There should be city wide input into the possible uses of a cleaned-up Lansdowne Park. The current process is anything but and that is, for the many reasons raised by many people, the big problem. Secondly, the proposal is not just for a stadium, it includes a shopping area of significant proportions requiring the loss of public lands. A new stadium at a suitable spot i.e. near mass transit and built to current needs and standards would be great. But that is not on Bank Street.

[ride80](#) - [Updated 2009-09-29 10:53]

Welcome to Ottawa Mr Sask. The City that Fun forgot.



Glinda - [Updated 2009-09-29 10:53]

Why aren't people offering alternatives? Oh, but they are: Bayview yards, for example, is right on the proposed transit route, has plenty of old industrial land doing nothing right now, etc. Why isn't the City listening to alternatives? That's the real question. You are new to Ottawa, so you may not know that the City Council itself originally voted for an Open Design Competition, but the City Manager, without direction from Council, cancelled the competition and promoted, worked for, and has almost implemented a Sole Source deal with developers for this plan. This forum is supposed to be citizen input. Read the other comments, especially the Transportation forum, where it becomes clear that the vast majority are against this disastrous plan. There's your answer. Talk to your councillor, and welcome to Ottawa!

## New Conversation Thread

Leo MartA- - [Updated 2009-09-29 10:54]

Frankly, not much vision is required to do a cut and paste. Cut the Kanata Centrum and paste it in Lansdowne Park. This is what this redevelopment is all about. I am against this plan.

lemayfeline - [Updated 2009-09-29 10:54]

Those were my exact thoughts when I saw the plan. You cannot have a huge piece of land converted to stores/restaurants/cinemas and stadiums and lacking adequate infrastructure without it turning into a giant parking lot and/or pedestrian area that no one can or is willing to access because it makes little sense - how would you get there? Why would you bother walking from bank st. buses or your parking space on a nearby street all the way into the central core of this development? On a daily basis, why bother going there at all? It is very similar to the central core of the original Kanata Centrum, which is filled with empty stores, chain stores, and bars. Not a destination site for anyone.

Friend of Lansdowne Live - [Updated 2009-09-29 10:54]

Take a map and cut and paste Kanata Centrum onto Lansdowne and you will see it is almost three times the size of it. You know what though? In their current state, the parking lots look eerily similar. I don't know how much it's going to take to drill this into your ears, but it has been repeated ad infinitum that there are to be NO BIG BOX STORES, it is to be a pedestrian-friendly area with small shops and boutiques (like those that already exist on Bank St.), not a big sprawling suburban big box mall (a la Centrum, South Keys, Train Yards).

alecz dad - [Updated 2009-09-29 12:23]

Big Box of not, the proposed addition of 360,000 sq/ft is 10x the maximum increase in retail space recommended by the retail space market demand study commissioned by the Glebe BIA: <http://tinyurl.com/yz8tyxn> The level of retail proposed is so far out of proportion to its surroundings, that it will likely cannibalize the thin margins of local businesses, while floating largely as a retail island, contributing little to the local retail environment but drawing significant volumes of additional vehicular traffic and parking demand in an area that is already overstressed.

## New Conversation Thread

Dale L- Kanata - [Updated 2009-09-29 10:55]

This is long overdue for the park and its' buildings. It is an established location for sports, entertainment and trade shows and should remain so. This proposal will allow the city to pursue more events such as the U-20 world cup, Commonwealth Games and large outdoor summer concerts that bypass our city due to the lack of a facility. The Civic Centre is in need of major upgrades, how many times do we have to watch crap from the ceiling fall down onto the ice and the people watching the game before it is time to fix it? This project is 20 years over due, this discussion is 20 years late and we must move before the whole the whole thing is lost.

wwatkins - [Updated 2009-09-29 10:55]

What Civic Centre? It's now the Urbandale--another sellout to developers? And when you say you want the U-20, Commonwealth Games, etc., have you checked the transit plan? And have you checked the financing? Read the fine print, study some of the non-city materials and maybe you'll think again about what you're proposing.

Dale L- Kanata - [Updated 2009-09-29 11:39]

I have read it and I agree with it. I have been to events with 50,000+ there on multiple occasions and the Glebe and I have survived. My city council has voted on the subject and all but 2 members votes for this proposal, those non city materials were submitted reviewed and the recommendation proceed was made and passed.

relish - [Updated 2009-09-29 12:03]

You may have survived it, but it sounds like you haven't thought about the families who live around the stadium, the neighborhood, or those who take the bus, etc.

## New Conversation Thread

backintown - [Updated 2009-09-29 10:57]

If there is to be 300 000 square feet of retail shops and services, it should be a requirement that those who fill the space be local and Canadian companies! make an effort, to encourage our local businesses- have a designated space for the weekend Farmers Market that we LOVE!

## New Conversation Thread

higear - [Updated 2009-09-29 11:03]

Fix the sewage system and public transit problems before blowing cash on a project that will benefit only a small percentage of the Ottawa population.



## New Conversation Thread

Dave2 - [Updated 2009-09-29 11:09]

We need to come up with something that works for this site. The design needs to understand that the site is infrastructure-challenged, and should not include anything that involves tens of thousands of people arriving at any one time. The stadium makes no sense here.

## New Conversation Thread

s1229@magma.ca - [Updated 2009-09-29 11:11]

I heard on the news that there were several hundred people at Lansdowne last night. I hope that the City will not let several hundred people decide what is best for close to one million residents in the area. Many people will not have the time to attend meetings or do not have a computer. I hope Council will not decide on the input of a minority few. Go Lansdowne renewal

Doug - [Updated 2009-09-29 11:11]

Better to have hundreds rather than less than ten developers decide what is best for us!

saskie - [Updated 2009-09-29 11:11]

Then the silent majority needs to make their voices heard through their councillor. As much as I support the project, and can't wait to watch my Riders demolish whatever team ends up back here, if the other 999,000 people don't care one way or the other then those who do should be heard. Democracy is a two-way street. Speak now Ottawa or forever hold your peace.

Jediah - [Updated 2009-09-29 11:11]

When I voted for a councillor for my ward, as well as for a mayor, I was voting to democratically select the people who are best willing and able to make these decisions for us. People need to speak at election time (and at consultations) or forever hold their peace.

Glinda - [Updated 2009-09-29 11:11]

There are many ways to express your opinion. This is one of them. Phone your councillor if you don't have a computer, for example. Please use these options, rather than simply imply that those who are using their options are hi-jacking the process. Oh, BTW, what process? This is not a democratic process, by any means. If we really want to know who is or is not in favour of this proposal, let's have a referendum. Then everybody gets their say...if they can be bothered to come out and vote. And if they can't be bothered, then their opinion doesn't count, does it?

## New Conversation Thread

Concerned Citizen - [Updated 2009-09-29 11:19]

I am objecting to the Lansdowne Live proposal because I feel that the process was very flawed. We are doing a consultation process NOW based on only ONE option which makes a mockery of the procurement process and certainly does not make it open and transparent. We should have a consultation process whereby the citizens will tell the city what activities and services they want to ENJOY at Lansdowne - be that a farmers' market, a new stadium, a library, open parks, a world class aquatic facility etc). From this process we will have our REQUIREMENTS. We can then proceed with a design competition phase whereby we can solicit different proposals and different funding options based on our REQUIREMENTS. After the competition is over, we can then vote to choose which design makes the most sense and is the most economic based on our REQUIREMENTS. I would rather wait and live with Lansdowne the way it is (crumbling and all) and commence with an open, fair and transparent redevelopment process instead of proceeding with a plan that the citizens do not want and may be paying for for the next generation.

James McG - [Updated 2009-09-29 11:19]

There were options all were voted down. International Design Competition, voted down. Soccer stadium in Kanata voted down. The city spent months with the group developing a plan from requirements from the city. Don't buy the hype. This is a good opportunity

## New Conversation Thread

G-Orleans - [Updated 2009-09-29 11:20]

I can't wait to revive Lansdowne Park! I ask, why can't we have other ideas? Is this deal so bad that it can't compete with other deals? I agree with the Provincial and Federal Gov investment stance. I am unsure that I want to invest because the "single sourced" nature of the deal really puts everything in sketchy lighting. Those speakers that the guy is selling out of the back of his truck might be the best thing a guy could do for his home stereo, but the deal looks shady. It feels like the Mayor's friends are making off with our land and our tax money.

mgora - [Updated 2009-09-29 11:20]

wow! where are the other deals? Is there a lineup of developers waiting to put their money and ideas forward for this redevelopment? Ottawa people are really starting to remind me of small town hicks.

## New Conversation Thread

reason - [Updated 2009-09-29 11:23]

This is way overdue. It is a disgrace that the capital city in one of the richest countries in the world has a condemned building anchoring the downtown. Finally, after years of deterioration, a reputable business group come up with a proposal to make something out of this eyesore in the downtown area. The only proposal there has ever been, it will earn us money and not cost us anymore than it already does. Then we can go back and fix the sewage and transit problems without worrying about 1 more black mark on this great city. I can't understand why we even need a debate, there is no downside, it is about time we get behind this proposal and get rid of this slum in the middle of the city and restore Bank street back to something we can be proud of in this city again. Thanks, Mike Cloutier

relish - [Updated 2009-09-29 11:23]

What is with this whole "eyesore" and "slum" thing? LL buzzwords? Last time I saw the beautiful historic buildings, the gardens near the canal, the children playing on the fields, the last thing I would have said was "eyesore". The bustling farmer's market is no "slum". Have you even seen Lansdowne



outside of game night?

## New Conversation Thread

Todd - [Updated 2009-09-29 11:30]

I think we should just have more studies, spend more money on consultants and have this same conversation every year for the next 10 to 15 years. The Ottawa Way of doing things!!!

GersJr - [Updated 2009-09-29 11:30]

I agree, Todd. I think if we ignore the problem long enough, it will simply go away. Besides, who doesn't like spending \$7 million/yr of taxpayer money to maintain a crumbling Lansdowne (Concrete & Asphalt) Park?!?

mgora - [Updated 2009-09-29 11:30]

I totally agree with you on this!!

## New Conversation Thread

Dave2 - [Updated 2009-09-29 11:31]

Where is the trade show space in this plan? Where will the Home shows be held and all the other shows that are traditionally held at Lansdowne. I only saw some mentions in the prospectus that said the city would have to provide this space at a more suitable location, but no details on where or who pays (not OSEG, I'm sure).

Friend of Lansdowne Live - [Updated 2009-09-29 11:31]

They have been in negotiations with the Ottawa Airport Authority to move such trade shows to a new space near the Ottawa Airport.

Dave2 - [Updated 2009-09-29 12:10]

And this cost needs to be considered as part of the cost of Lansdowne Live. The real cost for the city is not \$125M, but what is it? Presumably the potential future property taxes from Lansdowne are not expected to pay for the new trade show space, so I suppose taxpayers will be on the hook for replacing something they already had, but was deemed to be not profitable enough for the developers to keep in the LL plan?

JFFournier - [Updated 2009-09-29 12:22]

Don't know if this answers your question. It's from the September 3rd Citizen. "Development consultant Graham Bird said there simply wasn't a way to accommodate trade and consumer shows on the site. Those shows will move to a new facility at the Ottawa Airport, built by Shenkman Corporation."

alecz\_dad - [Updated 2009-09-29 21:29]

Shenkman has built its right to construct the new trade show facility right into the LL agreement. Another untendered project. One hand washes the other again.

JFFournier - [Updated 2009-09-29 11:31]

There's a bit here: <http://www.ottawabusinessjournal.com/295382324206596.php> With Lansdowne Park potentially losing the 126,000 square feet of convention space it has as the city looks to shore up the aging facility, city documents on the proposal noted negotiations to move shows to the airport have yielded "positive results to date." This also includes interest from the Ottawa Association of Exposition Managers, one of the groups most vocally against the sole Lansdowne redevelopment plan, Lansdowne Live. "(The airport is) talking about something in between 150,000 to 180,000 square feet in size, 3,000 to 4,000 parking spaces â€" this would be tremendous for the community groups inside the city who need space near the core," says Paul Le Guerrier, a senior member of the group.

## New Conversation Thread

J. C. Jorgensen - [Updated 2009-09-29 11:32]

I support the rejuvenation of Lansdowne through the Lansdowne Live proposal. I do not consider it a sole source project, but rather an unsolicited bid. I do not see parking as an issue as public transit to the downtown and the Glebe is available via the transitway and along Bank Street. I have no problem with the proposed commercial development of the site. I think we already have enough under-utilized green space in this city and a world heritage site called the Rideau Canal! Why do we need more and who is going to pay to maintain it? Soccer is a big participation sport in Canada, but not a popular spectator sport. Lets bring back the CFL, its popularity is on the rise!

Jediah - [Updated 2009-09-29 11:32]

There is indeed underutilized greenspace a few blocks north of Lansdowne Park... at the intersection of Bank and Patterson. This place, called "Central Park" ironically, is closed off with chains all winter long. [http://en.wikipedia.org/wiki/Central\\_Park\\_\(Ottawa\)](http://en.wikipedia.org/wiki/Central_Park_(Ottawa)) If this is the type of greenspace the local neighbourhood is willing to tolerate, I worry about what Lansdowne would be if converted into more of it...

J. C. Jorgensen - [Updated 2009-09-29 20:24]

My wife and I took a stroll around Lansdowne Park on a sunny Saturday afternoon in late August, last month. We passed through the greenspace on the southeast side of the park. There were cobwebs on the park benches. I counted one family of 4 using the picnic tables in the northeast corner of the park, but that was it...

relish - [Updated 2009-09-29 11:32]

"I do not see parking as an issue as public transit to the downtown and the Glebe is available via the transitway and along Bank Street." I hate to tell you but the transitway does NOT go down bank, nor are there any links anywhere near Lansdowne to connect to the transitway. It is one of the slowest streets in the city (save for Somerset and the #2) for transit.

J. C. Jorgensen - [Updated 2009-10-01 02:38]

The last time I went to an event at Lansdowne, the FIFA U20, my wife and I caught the 95 at Blair Station, got off at Bank and Albert, and walked to Lansdowne. It was not big deal. We also had the option of making our way to Billings Bridge and walking.





## New Conversation Thread

dobbinnian - [Updated 2009-09-29 11:34]

This process is criminal and is an embarrassment. An international design competition would not only put the National Capital on the world stage in finding creative solutions, but would give citizens access to the resources of international expertise and knowledge that local developers have so far proven themselves incapable of bringing to the table. If this proposal is so revolutionary and wonderful, then it will have no trouble holding its own against an international competition. Meanwhile, the world outside of Ottawa has advanced by decades, yet local developers continue to force their myopic vision of a 1950s shopping mall utopia to what could otherwise be a world-class city. Shame on council the mayor for holding this city back as a relic of the post-war era. We deserve better. We deserve vision, not tainted politics. Letâ€™s bring the world to the National Capital.

mgora - [Updated 2009-09-29 11:34]

Yes why would we want local businessmen involved. Let's go international. Local businessmen who have given so much to Ottawa over many years. Good point.

Janet - [Updated 2009-09-29 11:34]

A design competition first needs a planning framework which supports the neighbourhood's needs; requires certain recreational, green space and local sports elements; and recognizes environmental impact, smog, transportation and traffic realities.

## New Conversation Thread

elgordo - [Updated 2009-09-29 11:43]

I am ALL FOR this project. It will be a jewel in the real centre of the city, and bring football back where it belongs.

## New Conversation Thread

CanWish - [Updated 2009-09-29 11:50]

I am not in agreement with bringing in big box stores and a cinema. Lansdowne Park is integrated between the Glebe and Old Ottawa South, both with a wide offering of community shops. People who live in this community enjoy walking to purchase their consumables from local merchants. If anything there should be increased variety from small local businesses vs. more big ugly box stores!!! That area has character and natural beauty and a strip mall will take away from it's charm and add unwanted traffic/pollution to the community. We have a small local cinema in Old Ottawa South, we don't need a huge 20 theater complex. We don't want the traffic and pollution. Think about the needs and wants of the residents who have sought out living in this walkable neighborhood for a reason. If we wanted big box stores and cinemas we would live in the suburbs!!!

Dale L- Kanata - [Updated 2009-09-29 11:50]

There are no big box stores coming to the development, that has already been stated. Take a look at the pictures and models, the development is far from a "strip mall.

Andrew - [Updated 2009-09-29 11:54]

Not so clear. Design is fairly vague and should the project proceed, the pressure to find anchor tenants may mean pressure for big box stores may also increase.

Dave2 - [Updated 2009-09-29 11:54]

The multiscreen theatre and the 40,000 sq ft grocery store are certainly 'big-box' when considered against the typical Glebe retailer. Go back and look at the original developer's pictures of Kanata Centrum vs what was actually built and you will see how reality often intrudes on the pretty pictures.

James McG - [Updated 2009-09-29 12:35]

Oh NO!!! A grocery store, a cinema THE HORROR!!! Next there might be a pharmacy, or worse. What will a glebite do? Get on with Lansdowne Live don't let the vocal minority ruin a fantastic opportunity.

relish - [Updated 2009-09-29 21:38]

So building a huge multi-screen multiplex- when Southkeys Cineplex is minutes away is a good idea ? People can see movies anywhere, why would they want to see them at Lansdowne- and why would we carve out all that land for all those screens....

## New Conversation Thread

KanataResident1 - [Updated 2009-09-29 12:18]

From what I have seen, the Lansdowne Live plan looks like an excellent proposal. We need to revitalize Lansdowne Park and this is a reasonable, efficient way to do so.

J.C.Watts - [Updated 2009-09-29 12:18]

Would you support a similar proposal to renovate the Ron Maslin theatre when that is required? Would you advise the city to pay a private developer to refurbish the theatre, allow that developer to build a shopping centre in Walter Baker Park and take control of all the revenue for the theatre and park?

## New Conversation Thread



douglcement - [Updated 2009-09-29 12:27]

I think this is a wonderful opportunity to convert a liability into an asset that will enhance the city. I also think that ideas like an international design competition are pipe dreams that will only delay taking any kind of action when action is what is needed. Although not strictly for the benefit of CFL football it must be said that football died in this town due to incredibly poor management, not due to lack of public interest. Solid local owners will reverse that trend. I am 100% behind the proposal.

dobbinnian - [Updated 2009-09-29 12:27]

An international competition is being called "a pipe dream"? Why does council always try to reinvent the wheel? World-class cities tend to use this process as a means of fostering creative solutions and discussions that will ultimately lead to the best possible outcome for all involved. Shutting down the international dialogue to debate an unsolicited proposal is just absurd. Is the vision of Ottawa being considered a world-class city a "pipe dream"? I'm starting to wonder.

douglcement - [Updated 2009-09-29 14:17]

In another setting with other leadership you may be quite right. I have lived through too many situations in Ottawa where debate went on seemingly forever without any concrete action. The Aberdeen Pavillion, the LRT are two examples. If I thought for a minute that a design competition could be managed to a clearly defined schedule and that bidders could be provided with a rational set of guidelines that would not constantly change then it could work. I have not seen a flood of other unsolicited proposals and the one in front of us, for me at least, solves a chronic problem and will be a great improvement over the status quo.

## New Conversation Thread

merganser - [Updated 2009-09-29 12:36]

The negativity of some people in this city is so depressing. Is this the perfect plan? No. Has any other group with actual dollars in their pockets come forward? No. We aren't dealing with a bunch of fly-by-nighters here, these people have deep pockets and long ties to our city. Look at some of the new baseball parks built in the States, all central locations incorporating local features. Transportation issues? Sure. But they are happening, enjoyable, people places. City Council, don't blow this, if this opportunity passes by we'll be squabbling over a crumbling eyesore for the next 20 years.

Barry Davis - [Updated 2009-09-29 12:36]

But a competition to invite other groups and other ideas was shut down. This is the only one because the process to find alternatives was stopped. There are alternatives to bits of this: the city already identified 5 places that would be better for a world-class stadium than this one. But there is no direction to go forward, or to invite proposals there, either. If we settle for this hopelessly mangled Lansdowne process and proposal, it will be a crumbling eyesore well before 20 years are up.

merganser - [Updated 2009-09-29 12:49]

According to the Friends of Lansdowne Website <http://www.friendsoflansdownepark.ca/home/design-lansdowne> the design competition was in place from Oct 07 to June 08, and how many serious proposals were received? I don't think any aside from OSEG, I remember Councillor Doucet revealed one Montreal developer had mailed a letter expressing interest but I can't recall any other. So how long do we solicit proposals, and then endlessly debate them? I like this proposal partly because of the strong local involvement, if this were a group looking to make a fast buck I'd be concerned but these individuals have strong local ties.

Dave2 - [Updated 2009-09-29 13:10]

Why would the city stop a contest part way through? If they had let it run to the promised end date there may or may not have been entries, but at least we would have known. If you set the rules, stick by them.

merganser - [Updated 2009-09-29 13:19]

I suspect they weren't getting any interest and when OSEG showed up they cancelled it. OSEG initial proposal was conditional on the CFL awarding them a team by 2010, but the CFL has since extended their deadline. I just personally think this is a good deal for both parties financially and is a very attractive makeover of the park. And I've seen our City Council in action over the last few years and fear this turning into another light rail disaster. Let's show some forward thinking for once in this city.

Dave2 - [Updated 2009-09-29 13:30]

It makes no sense to cancel a competition 75% of the way through as I would doubt that anyone would submit their entry much before the end, but I do agree with you that this is heading for a disaster of light rail proportions. Canceling the competition was just dumb. Another few months and they would have cut out all the grief they are now suffering for this being a sole-sourced procurement. There would either have been other proposals to consider or they could rightly have claimed that they had a year of consultations and only one interested party at the end.

GersJr - [Updated 2009-09-29 15:47]

As was stated, they more than likely stopped the competition because no one came forward the previous 10 months, not to mention the previous 15 years. You're right, they probably should have waited out the last few months, but they didn't, so get over it. The outcome probably would have been the same regardless. As well, you keep referring to sole-sourced and all this nonsense, it was investigate internally and externally, and the decision to work with this group stands. "Re-open the competition and the world will come". Give us a break, it's a little too late for that. Interested parties had more than enough time to come forward earlier in the process.

Barry Davis - [Updated 2009-09-29 13:10]

I just read Denley's column today, about restrictions built in to the search for alternatives, and I guess we are picking up after those mistakes. Maybe the Lansdowne site is too small to generate the revenue needed to fix the old buildings (with or without a stadium), and that's why the proposal is crowded with commercial space. Perhaps we should be looking to link design, public and private space with other city sites? Bayview? The crumbling baseball stadium?

## New Conversation Thread

Sean - [Updated 2009-09-29 12:50]

I think Lansdowne Live will be tremendous and support every aspect about it.

wantbest4ottawa - [Updated 2009-09-29 12:50]

It will be a tremendous failure for yet another attempt at CFL at Lansdowne and either failure for local retail or big box retail that these "visionaries" have proposed. This is a colossally bad plan. Bad for taxpayers, bad for local retailers, bad for traffic, bad for the Glebe neighborhood, and bad for football. There are five better sites according to studies.





## New Conversation Thread

MikeHiscoe - [Updated 2009-09-29 12:50]

The Glebe residents who are complaining need to stop. This along with complaining about a retirement residence's air conditioner is pathetic and selfish.

Doug - [Updated 2009-09-29 12:50]

I live in Orleans, and I am totally against this proposal because it is being sole-sourced. It is not just Glebe residents who are outraged by what is going on.

Dave2 - [Updated 2009-09-29 12:50]

I live in the west end and am totally against this proposal.

dobbinnian - [Updated 2009-09-29 12:50]

This argument is puzzling. I don't live in the Glebe, but I wouldn't want to inflict a shopping mall on them if they don't want it. How would you feel if the residents of the Glebe inflicted a six lane highway through your back yard, or a new sewage plant a block from your home in the name of progress? We live in this city together and should seek to build consensus, not belittle the concerns of our neighbours. We should listen to them as no one knows their neighbourhood better than its residents. This shopping mall will kill retail on Bank Street and negatively affect the community. Does that not concern you?

merganser - [Updated 2009-09-29 14:13]

I live in Centertown and yes I'd be concerned if the residents of the Glebe inflicted a six lane highway beside my condo, or a new sewage plant a block from it. But if they developed the Bayview area with an outdoor stadium, boutique shopping, small grocery store with access to the Ottawa River I'd probably move there. This proposal is not big box stores, it's not a shopping mall, and it doesn't belong to residents of the Glebe. I was at the info session last night and I'm all for expressing your opinion but I don't think they helped their cause much.

wwatkins - [Updated 2009-09-29 14:33]

I'd like to see something similar in Bayview as well. Bayview needs something like this; Lansdowne does not. It needs a vision that includes the canal and all the citizens of Ottawa. As I said before, have you checked the transit plan? How do you plan on getting there once it's built?

merganser - [Updated 2009-09-29 15:45]

I plan on walking, I don't have a car and use public transit, I can get to Lansdowne in less than 25 minutes walking. I lived in London for a few years and attended a lot of soccer and rugby games, entailed a tube ride and a walk, the walk anywhere from 15 to 25 minutes and believe me not a leisurely stroll through an area like Bank street. In addition to the provisions in the plan, the city should be providing good bus connections from park and rides, and drop people off just past the Q'way. As I remember attending events at Lansdowne in the past, the walk to the event was always part of the experience. I don't want to be dropped off at the front door.

relish - [Updated 2009-09-29 20:32]

Right, so inaccessibility to transit is a good thing.

wantbest4ottawa - [Updated 2009-09-29 20:32]

OK, that is laudable, but what about the people coming from the surrounding towns and suburbs, are they going to walk? No, they are going to drive all the way and then drive around for 25 minutes to find a spot and park illegally, and then walk for ten minutes to the stadium. After the game, they will walk back to find their car has been towed, and then spend 30-70 dollars on a taxi ride home and NEVER come back, telling their friends not to either. Lansdowne has proven to be a poor location based on two previous CFL franchise failures.

mgora - [Updated 2009-09-29 15:45]

Lots of developers I'm sure will come forward to build it in Bayview. Last I checked no one else in the last 10 years has come forward. Ever heard of a taxi or buses? Try going to a game in Boston or New York.

wantbest4ottawa - [Updated 2009-09-29 12:50]

It is not only Glebe residents that are criticizing this plan, concerned taxpayers and citizens all across Ottawa are beginning to see the major flaws in it and ARE speaking up. The promoters of the plan are characterizing the criticism as MIMBY - this is an obvious and expected tactic, but it is not going to work. And by the way, WE WILL NOT STOP COMPLAINING UNTIL THERE IS A BETTER PLAN FOR THE WHOLE OF THE CITY.

## New Conversation Thread

davep - [Updated 2009-09-29 12:54]

This is a once in a lifetime vision with the right builders in place. G8 capital requires a stadium. I VOTE for IT

dobbinnian - [Updated 2009-09-29 12:54]

The once in-a-lifetime potential for vision was killed by the mayor when he shut down the international design competition. Don't buy into the argument that it's "this or nothing". An international design competition would bring the world to our doorstep, and we'd see what internationally renowned architects and planners could propose. If this proposal is really that good, then let it stand up to the competition. If it doesn't, then it's because we can do better.

James McG - [Updated 2009-09-29 14:09]

What a farce. International Design Competition, if you want one of those move to Montreal, near the "Big Owe" very successful idea. Whats the next stall tactic? Get on with the project

wantbest4ottawa - [Updated 2009-09-29 12:54]

A vote for a viable stadium in a good location is not equal to a vote for this mega shopping mall condo/hotel real estate play masquerading as an urban renewal Nirvana. Please do more research and thinking about this plan.

## New Conversation Thread

Dion - [Updated 2009-09-29 12:59]



I fully support Lansdowne Live. If the city does not move forward with this plan, I fear that Lansdowne will continue to be an eyesore for the foreseeable future. Lansdowne is not the "gem" that opposed parties claim. It is an under-utilized, concrete wasteland, that is costing the residents of Ottawa millions of dollars to maintain. Council must vote yes to Lansdowne Live.

[wantbest4ottawa](#) - [Updated 2009-09-29 12:59]

I would rather have an eye sore for a few more years than big box stores for the rest of my years (or until they get torn down). The design looks like a suburban eyesore anyway

[wantbest4ottawa](#) - [Updated 2009-09-29 12:59]

It is not concrete wasteland, what nonsense. And it really isn't that much of an eyesore. This "wasteland" hosts the Super eX, the Local Farmer's Food Market, 67's games, University Football, kids soccer, Cirque du Soleil, International food festival during the tulip festival, concerts, and multiple special shows such as boats & cottage, home improvement, etc. WASTELAND? WHAT A CROCK!

## New Conversation Thread

[chrisinkanata](#) - [Updated 2009-09-29 13:00]

Very frustrated with all the naysayers.... the sky is falling....etc, etc...the place as it stands is a dump and has been an embarasment for years. Prime property in the centre of the Nation's capital. What a disgrace! If I lived in the Glebe, I'd be worried about my property values ;). It needs to be overhauled and NOW. Get on with it! It's an excellent location but I agree there may be transportation issues but we're talking 30 or 35 nights per year...put in into perspective.Perfect plan....no, but absolutely acceptable. The way municipal government carries on and is SO ineffective with the not in my back yard approach to everything, we need to strike while the iron is hot. Otherwise, Lansdowne Park will just be the next example of Lebreton flats.Get on with it already.

[Sean](#) - [Updated 2009-09-29 13:00]

Well said!

[hemison](#) - [Updated 2009-09-29 13:00]

Chris - their plan calls for 80 events of 10,000-40,000 people per year.

[wantbest4ottawa](#) - [Updated 2009-09-29 13:00]

This "eyesore" argument is very weak. We do not rush into making huge decisions and changes to our City infrastructure because some people think a site is an eyesore and are itching to "get on with it". Transportation issues will be daily if the massive shopping complex goes ahead and it is successful in pulling away shoppers from Bank Street and other malls (but why would we want to do that?).

## New Conversation Thread

[Jantiffr](#) - [Updated 2009-09-29 13:11]

Rejuvenate Lansdowne: Yes! Put in a great big shopping mall: no There are lots of wonderful (and profitable) things that can be done with that space. The Lansdowne Live proposal is not a jewel, it belongs to the Sarah Palin school of urban planning. And the bidding process belongs to the "Dukes of Hazzard" county business process model, with the Mayor as Boss Hogg. It runs contrary to every best practice in public procurement and makes the city look like a joke. Where is the Ottawa Citizen's investigative journalists in this? The mayor plans to give millions of tax payer dollars to a few developers, for a development the residents in the city centre don't want, and those in the suburbs won't use.

[James McG](#) - [Updated 2009-09-29 13:11]

Its not a mall, but maybe if you keep telling everybody it is they will start to believe you. Build Lansdowne Live

[Jantiffr](#) - [Updated 2009-09-29 21:40]

The plans call for 200,000 square feet of retail/service space on one building. With the average retail space being about 2,000'sq that is about 100 stores. It would be another StLaurent Centre, Bay Centre, Rideau Centre, , Billingsbridge, etc. The store owners and management in these last two places should be concerned. They will lose money.

## New Conversation Thread

[HLinNepean](#) - [Updated 2009-09-29 13:14]

I like the plan. I think it is a balance for everyone (green space, sport, increased revenue for developers who assume risk, increased tax base for City to help finance the expense). We have high profile well respected members of Ottawa pitching the deal. There is little cost and risk to the City and the taxpayers. It will get no better than this plan, and this plan is very good. More debate and discussion will only make the situation worse (see LRT) and we can watch as our tax dollars pay only to let the park and stadium fall apart. Doing this in 5 years from now will not be cheaper! I say go for it. If you build it, I'll be there!

[wantbest4ottawa](#) - [Updated 2009-09-29 13:14]

OK, you will be there the first time, but will you come back after you waist an hour or more in traffic gridlock? Maybe the reason that two CFL franchises failed in the past was the location. I am not so sure about little risk to taxpayers - it appears that there is significant financial risk to them if you look into the details.

## New Conversation Thread

[bill mcgeorge](#) - [Updated 2009-09-29 13:22]

I think Lansdowne redevelopment is a great vision.The 67's would get a new home and Ottawa a CFL team joining the other great canadian cities.Bill McGeorge



Franky - [Updated 2009-09-29 13:22]

Yea, too bad we have to give away the farm (the park) to get it. A good proposal would not rely on shopping, hotels and residential to prop it up. This a shopping mall development next to a stadium we pay for.

dobbinnian - [Updated 2009-09-29 13:22]

The 67s and a CFL Franchise could also be included in various forms in an international design competition. Their inclusion in the plan should not be contingent to us handing over the land to for a shopping mall development and killing a neighbourhood in the process. We can have professional sports at Lansdowne without this absurd proposal.

Jediah - [Updated 2009-09-29 14:00]

You mention "killing a neighbourhood"... when walking to the property from my downtown office Monday evening, I could not help but notice that almost every business along Bank Street seemed to be either closed by 5:30pm, or almost entirely empty. To steal your metaphor, it seemed pretty "dead" to me. I think a revitalized Lansdowne would bring more people to these struggling businesses.

## New Conversation Thread

Paul Durber - [Updated 2009-09-29 13:51]

To the "motherhood" part of the vision -- fixing the site + values: YES. But do NOT support the specifics, especially the retail shopping, and turning Bank Street into a bus corridor (like Albert: how to kill the street). Making this car friendly is a bad idea. Also, this is NOT a green proposal on many counts. Insufficient water space, and integration to the Canal. Some residential would be good, not optional.

## New Conversation Thread

Tom Casagrande - [Updated 2009-09-29 13:53]

Love the new plan, it's something that is long overdue to say the least. It's embarrassing that a capital city of a G8 country does not have a modern stadium to host sports and cultural events of world class standards. The development of Lansdowne Park will only benefit the city and a vote against it will damage our reputation as a world class city.

dobbinnian - [Updated 2009-09-29 13:53]

The real embarrassment is that an international design competition that council voted in favour of was shut down by the mayor in order to consider this bid. The legality of this bid is in question and is a big hurdle! These kind of politics are just unpalatable. I agree that professional sports at Lansdowne should happen, but not under this proposal. The cost to the taxpayer and more importantly, the city's reputation is too high. An international design competition could deliver a stadium and professional sports without handing over the land to private developers. Let's look at ALL options. The better-than-nothing argument is exactly what the consortium and the mayor want you to buy into. Don't be fooled.

Tom Casagrande - [Updated 2009-09-29 14:06]

I'm not being fooled, thanks for your concern. The plan is excellent and it is nice to see the city finally make a decision and support something that is only going to be a benefit to the entire region. Lansdowne has been an eyesore for 20+ years, it should be a place that we can all take pride in.

dobbinnian - [Updated 2009-09-29 14:12]

Exactly why we should open it up to competition. Council already voted for it, approved the process and put the money aside to do so. So why didn't we go through with it? Doesn't it bother you that His Worship the mayor unilaterally decided to shut the process down for one single bid? Don't you find that at all suspicious?

Tom Casagrande - [Updated 2009-09-29 14:47]

Not at all, mainly because of the four individuals involved. All local successful business/development/sports people who care about the city. You could not have hand picked better people for the job. I hear where you are coming from but politicians in this city especially at the municipal level have a terrible track record of getting things done, always afraid to pull the trigger and we never progress at the rate we should. It really is about time the city of Ottawa step up and do something big for the people of this town that we can all benefit from.

JFFournier - [Updated 2009-09-29 16:29]

I know I mentioned it before, but the big difference for me was that these men came up with an idea BEFORE the design competition was launched. This is why some thing that the competition was really just a time-waster to get OSEG to miss their deadline with the CFL at the time to have a stadium agreement. Had there been a competition in place and OSEG had come out of nowhere with their proposal to demand that the competition be stopped for their benefit, I would find that far more suspicious. But that was not the order of things.

wantbest4ottawa - [Updated 2009-09-29 16:29]

The four individuals care about making money.

wantbest4ottawa - [Updated 2009-09-29 14:12]

I for one will not be proud of a big box store shopping center being shoved into the Glebe to subsidize a stadium development in the wrong location due to the lack of road access. If the CFL team is to having a fighting chance (without huge taxpayer subsidies) it needs to have a location that will not have massive traffic congestion.

Jantiff - [Updated 2009-09-29 13:53]

Agree about the need for a modern stadium. A check on Google maps will show that all the other capital cities of the G8 countries (as well as Beijing) have their stadiums away from the downtown area (usually about 5 miles out) where there is sufficient parking available and there is access to main transit arteries capable of handling the traffic necessary to fill a 20,000 to 50,000 seat stadium. Lansdowne is about 2mi out, the parking is already inadequate and there is now space available to create more, and Bank Street from downtown to the Rideau River is usually congested even without major sporting or entertainment events. To meet the space and transport criteria for a world class stadium we can be proud of, we could look at areas around the junction of the 174/417 or 416/417.

wantbest4ottawa - [Updated 2009-09-30 10:41]

The poor location was one of the main causes for previous CFL failures. Insanity: doing the same thing over and over again and expecting different results. This quote attributable to Einstein is getting a little worn out but applies very well in this situation.

J.C.Watts - [Updated 2009-09-29 13:53]

I very much doubt the people of Rome, London or Washington care if Ottawa has a CFL team and stadium. After all they really consider Regina the cultural capital of Canada due to its fine stadium. What is an embarrassment for a G8 capital is to be following procurement practices that we denounce in



developing countries. When public lands and funds are put into private hands without an open competition in Congo and Nigeria, we object. We shouldn't tolerate it here either.

[wantbest4ottawa](#) - [Updated 2009-09-29 13:53]

Most of us agree Ottawa needs a new stadium but the problem is that the location is not good given the traffic congestion, and the big box stores are not good for local businesses and maintaining the character of the neighborhood. The plan is also financially risky and unfavourable to taxpayers.

## New Conversation Thread

[mhyde](#) - [Updated 2009-09-29 14:00]

I agree that there needs to be immediate action to revitalize lansdowne. OSEG needs to work more closely with the local residents and business owners to achieve a better flow from the existing shops and homes. There should be less retail and more parking and recreational area such as a skateboard park.

[Janet](#) - [Updated 2009-09-29 14:00]

We don't need more parking. We need less cars.

## New Conversation Thread

[Mike2010](#) - [Updated 2009-09-29 14:00]

Great plan! Ottawa needs this as it opens up many revenue generating opportunities including bringing back a CFL team and bringing in an MLS team. These alone will have a positive impact on tourism in a not so exciting city!

[Chris Ellis](#) - [Updated 2009-09-29 14:00]

I would like to see a study that supports the contention that CFL or MLS will draw tourists.

## New Conversation Thread

[gusher](#) - [Updated 2009-09-29 14:11]

I fully support all aspects of Lansdowne Live. I am a huge football fan, but that is not the reason why I support this. This will turn a major eyesore, and money pit into a vibrant place for families to go, not to mention an exciting refurbished stadium. This will also boost the local economy, not only creating hundreds if not thousands of jobs, but help increase business for the shops and restaurants around the area. I will guarantee that every business around the Glebe area is all for this plan.

[wantbest4ottawa](#) - [Updated 2009-09-29 14:11]

"I will guarantee that every business around the Glebe area is all for this plan." Did someone pay you to say this stuff? This is nonsense. Take a walk down the Glebe this weekend and look at the signs protesting it in the stores and talk to some of the owners. Read some of the posts here that are written by professional urban planners, architects, accountants, etc.

## New Conversation Thread

[krfooster](#) - [Updated 2009-09-29 14:13]

It might be worth separating out a few aspects of this plan and "consultation" process to assess what's really contested, and what's at stake. - The Lansdowne Live Plan isn't terrible, at least in terms of the facilities it proposes. However, I am strongly opposed to big-name chains moving in to the retail space--we don't need another Tim Hortons, or a Starbucks, or a Pizza Pizza, or an Aldo Outlet, and that's precisely what I can imagine moving in. We need more of the unique businesses that make people come to the Glebe in the first place--give us something we can't get out in the 'burbs. City Council, is there a way to ensure that franchises don't move in? And is there a way to make sure whatever stadium ends up getting built doesn't come along with exorbitantly priced hot-dogs and pop? -The residential buildings are a bit iffy, given that, as a previous poster noted, residents might claw back the public part of the park. Is there any way to guard against this possibility?- The business plan is flawed. I trust Ian Lee's assessment, and I hope there is some work done to ensure that the city really is getting a good deal. We don't exactly have a great track record with this kind of thing, and we also don't have a lot of tax dollars to waste. I don't want my kids paying for this later. - The consultation process is an absolute sham. This part--the online forum--is great. But the town hall meeting last night was a presentation, not a consultation. Once again, this city has set the parameters for public dialogue rather than letting the discussion lead itself, and that's neither democratic nor participatory. - The people who've said we can't keep arguing about this are, in some ways, correct; there should be a deadline on this discussion, and one which we adhere to. However, if the outcome is that Lansdowne Live is a bad idea, we need to come up with something else. The problem, as I see it, is that the public only gets brought in once there is a definitive plan on the table. If the public was given the opportunity to shape the plan from the outset, and to weed out the good plans from the bad ones, I don't think we'd be in this situation today. - The issue of public transit is crucial, but it's part of a much larger challenge facing Ottawa. We seem to constantly be striving to avoid being the worst city when it comes to public transit, when we should instead be aiming for the top. We need light rail, not more or higher buses. When we develop that infrastructure (a.s.a.p.), Lansdowne should be one of the stops. - I am not really in favour of Lansdowne Live, but I do take to heart the message that we need to offer positive solutions to this debate, rather than getting hung up on why the plan is wrong. If it's wrong, what's right? I hope I've given a few ideas here and that others will continue in this spirit of building, rather than tearing down, ideas for the future of Lansdowne Park.

[Andrew](#) - [Updated 2009-09-29 14:13]

Thoughtful comments

## New Conversation Thread

[slavitch](#) - [Updated 2009-09-29 14:15]

Lansdowne Live is merely a small town clone of what has happened in numerous US cities. It's virtually the same PPP concept as LA Live



([http://en.wikipedia.org/wiki/L.A.\\_Live](http://en.wikipedia.org/wiki/L.A._Live)), which like Lansdowne Live has a sports facility, a multiplex cinema, hotels and retail. Like Lansdowne Live LA Live was sold as a revitalization of public land. Apart from games, LA Live is a dead zone. A bust for the city of LA. The Anschutz Group manages LA Live in the same way that the Lansdowne Live group proposes managing Lansdowne. LA Times' Christopher Hawthorne nominated LA Live in the category of Worst Architecture of 2008... sounds like a cut and paste can apply to Lansdowne Live as well...[http://la.curbed.com/archives/2008/12/architecture\\_critic\\_hawthorne\\_slams\\_la\\_live.php](http://la.curbed.com/archives/2008/12/architecture_critic_hawthorne_slams_la_live.php)...the project is relentlessly focused on creating its own wholly separate commercial universe: a brighter, more strategically frenzied place than the world outside its doors.--"When you get right down to it, their architecture is fundamentally not really architecture at all but an extensive series of armatures on which the developer and its tenants can hang logos, video screens and a sophisticated range of lighting effects.--"For decades, we have largely built the city with a kind of all-or-nothing zeal, pouring money and architecture into stand-alone projects of increasingly massive scale and failing to coax developers to knit them into their neighborhoods with any real care.--And the really depressing part: "The implications of the L.A. Live model for the future of the city are broader than they might appear. It's not simply that AEG has given Los Angeles another outdoor mall, in this case a good deal bigger and flashier than the average one. When we trap the energy of an urban crowd inside this sort of self-contained world, and when we allow developers and their architects to heighten the differences between that world and the streets around it so dramatically, we help keep the rest of our blocks underused and, as pieces of the city, undernourished." Other clones of this are in Dallas: Victory Park - next to the new "American Airlines" arena, and in Kansas City - they even call it "Kansas City Live". This concept is a cookie cutter development right down to the name.

**Franky** - [Updated 2009-09-29 14:15]

Funny. Not only is it a bad design, it's not even original! No wonder they can't compete in a design competition - there is no design! What a joke.

## New Conversation Thread

**rosco1971** - [Updated 2009-09-29 14:18]

I am in favor of the Lansdowne Live proposal. Good for Ottawa, good for sports, good for the arts, concerts, etc. and a great investment with proven Ottawa businessmen.

## New Conversation Thread

**dimillod** - [Updated 2009-09-29 14:20]

I am in favour of the plan. The Park is an eyesore and the street scape on Bank is especially run down. As a major city we need a modern Civic Centre and an outdoor stadium to support events such as 67's hockey, major sports events like the World Jr. Hockey and Under 21 Soccer, CFL football and concerts such as the rolling stones. Local involvement is a key factor in my support.

**wantbest4ottawa** - [Updated 2009-09-29 14:20]

OK, but what about the big shopping mall plopped into the Glebe, are you in favour of that? What about the traffic congestion? What about the impact on local small shops? What about the unfavourable business plan from the taxpayers point of view? What about the high risk of another failure for CFL? Local involvement is overwhelmingly against this proposal as it stands.

## New Conversation Thread

**dimillod** - [Updated 2009-09-29 14:20]

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**Franky** - [Updated 2009-09-29 14:20]

Yes, Lansdowne needs to be fixed up, that's what the design competition was for. Yes, we would like a stadium, that's why there was a study done to determine the best locations. A shopping mall on Lansdowne park and other buildings just don't wash. Lansdowne Live is a shopping mall development, not a stadium proposal.

## New Conversation Thread

**Jim D** - [Updated 2009-09-29 14:46]

I support the Lansdowne Live Project. I live in the Area. The proposal is the best way to revitalize this valuable and historic piece of property. I applaud the entrepreneurship shown by the Ottawa Sports and Entertainment group. Opponents to this plan are hiding the real issue which is "traffic congestion". But honestly, the only real congestion will be during the football games. And so what! Ottawans having been enjoying football games at Lansdowne for over 75 years. Again, As a long term tax payer in Ottawa, I support the Lansdowne Live proposal.

## New Conversation Thread

**Jim D** - [Updated 2009-09-29 14:46]

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## New Conversation Thread



icjr - [Updated 2009-09-29 14:47]

I hope that this is one of the developments that all of council will get behind and once and for all do what is best. I say, "Go for It".

## New Conversation Thread

saskie - [Updated 2009-09-29 14:49]

I am in favour of the plan. I think it will create hundreds of jobs in the construction renovation phase, and be a major draw for local businesses in the area. I think it's ridiculous that the nation's capital doesn't have a team in its own football league. Reading through the various comments opposed to the plan, the issue of sole-sourcing has been mentioned repeatedly. I know that it's a catchy buzz-phrase, but as is often the case, it is being used inappropriately in this case. There was more than one proposal on the table, but only one included sufficient detail and pre-planning that it could be evaluated for its feasibility. It was chosen. The others weren't. That's not sole sourcing. I agree there is a case to be made for transit, but having been to Renegade games at Lansdowne and Senator games at Scotiabank Place, I can say that it takes far longer to get home from a Sens game than it ever did for me to get home from a Renegade game, and I live in the rural west end. To my mind this issue can be equally applied anywhere you get 20K fans together in one location (for whatever reason and where ever it is) and therefore is irrelevant. To me, the majority of the opposition seems to smack of NIMBY-ism.

PaulM - [Updated 2009-09-29 14:49]

The process was not as described. The original call for input, an open and international call, was somehow mysteriously cancelled without the prior approval of council. The Lansdowne Live concept had been introduced and was the only one to get a hearing at city hall. The other concept you refer to was dismissed out of hand. At this point, I doubt any reasonable company would bother to go to the expense of preparing a submission even if it would be allowed, simply because they would not have any confidence in the process being fair and equitable. Then of course they'd have to sue and Larry would just call it a cost of doing business.

Jediah - [Updated 2009-09-29 15:50]

As far as I am aware, Lansdowne Live is the only group to have come forward with a full financial plan, as opposed to "pie in the sky" plans. The property has been underutilized for decades. We finally have somebody stepping forward with a financial plan and is even willing to absorb the inevitable cost overruns.

Dave - [Updated 2009-09-29 14:49]

This is the poster child for sole-source. A competition might have generated competition, so it was canceled. A competing stadium process was put on hold to clear the way for this one. And have you got some super-power that lets you know where all opponents of this stupid plan live? Oh, obviously not, because I live nowhere near the Glebe.

## New Conversation Thread

Bruce - [Updated 2009-09-29 14:51]

I do not support the current Lansdowne Partnership Plan vision. I strongly believe this city property should be kept as public green space in keeping with the natural amenities of the Rideau Canal. The commercial recreational and retail activities proposed should be moved to Lebreton Flats closer to the city approved LRT line.

mgora - [Updated 2009-09-29 14:51]

Kept as public green space? When was the last time you were at Lansdowne. Last I checked there was zero green space. The proposal has green space in it that doesn't exist now. It's all concrete pal. Take a walk there sometime before putting up a stupid Clive Doucet comment.

Bruce - [Updated 2009-09-29 20:34]

mgora, there is no need to be rude - the way Lansdowne is now, is not what I believe should be there. I also don't believe a commercial recreational and retail complex is the best use of this prime city owned public space. Once this land has been developed it is virtually gone forever and that would be a real shame. We owe it to future generations to protect this city jewel. The National Capital Commission with its beautiful green belt lands contribute immensely to the quality of life we enjoy in Ottawa. I believe the city should be providing more passive leisure activities/opportunities.

mgora - [Updated 2009-09-29 21:58]

sorry didn't mean to come off rude. It's just that I know once these great local businessmen walk away after they have been bashed enough for trying to fix up an eyesore that Lansdowne will remain the way it is for the next 10 years. The city won't flip the bill to revitalize it themselves and no other developer will come forward after the way these businessmen have been treated by many Ottawa residents. I hope everyone will be happy when it sits like that for the next decade.

Bruce - [Updated 2009-09-30 19:56]

mgora, I share your concern regarding the state of Lansdowne and would like to see this city treasure revitalized. I just don't feel a commercial recreation, retail complex is the best use of this prime public land. The Lansdowne Partnership Plan would seriously add to the transportation congestion and frustration on an already overloaded road network in this area. This type of plan would be best placed where the LRT is to be located and where roads can accommodate the traffic that will result. As a tax payer I'm not keen on helping or supporting private industry to profit from public lands. The site should be brought up to current standards and a public sponsored plan put in place for Lansdowne. This site should be protected for future generations to enjoy as a public common not a private venture. I feel your frustration and wished our decision makers showed more vision and foresight.

## New Conversation Thread

Greed & Ego - [Updated 2009-09-29 15:06]

Everyone on both sides of this debate will agree that the current, poorly maintained condition of the Park is unacceptable, but this is most certainly not the correct approach to revitalization. As for the project vision, well there clearly is none. There is only one symbol that describes the vision - \$. Councillors who vote in favour of this project will most certainly seal their fate to an early retirement in the next election. When greed and ego team up, they become a formidable foe to defeat, but not impossible. On the bright side, this project and flawed process can be cancelled when the next election comes around, as the mayor has already proven possible with the LRT. We can only hope the price tag is less than \$37M.

GoforLansdowne - [Updated 2009-09-29 15:06]

The opposite is true. Councillor's with vision will vote yes, and those that don't, well see you at the polls.



## New Conversation Thread

deb - [Updated 2009-09-29 15:12]

I fully support the Lansdowne Live project. It is a well-thought out plan to revitalize this important site. Looking forward to once again having an outdoor stadium and attending many sports events and concerts there. I urge City Council to approve this important project. In my view, this is a win-win situation for the citizens of Ottawa.

relish - [Updated 2009-09-29 15:12]

You may not have noticed, but Lansdowne currently hosts many concerts, trade shows, and exhibitions - not in the stadium. You can attend countless events there currently, and the main spaces these events are held in are not preserved in the LL proposal.

## New Conversation Thread

PeterDrake - [Updated 2009-09-29 15:14]

I support the vision of this plan, but would make a few modifications:1) As the artist renderings show, this could be a great pedestrian space. But the current plans call for that space to be a road with cars on it. Cars would drive into the middle of the property before accessing the entrances to the underground parking. Those entrances, for underground parking and service/deliveries, should be moved to the edges of the area. Cars should drive off Bank Street and the Driveway and immediately drop down into the underground levels for parking. If London can do with at Canary Wharf with entire streets (large roundabouts included) then we should be able to do it here. Especially as they'll already be excavating most of the site for foundations and the underground parking anyway.2) The retail mix is important. Really important. The last thing we want to do is kill off the Bank Street businesses in the Glebe. I think there are three factors that need to be addressed. The store sizes, the type/uniqueness of the retail, and the architectural presentation. To that end, the City should negotiate for a retail operations oversight board that includes representatives from the local community that know and appreciate the current local retail mix.3) The Phase 2, or optional components, should be included from the start. They provide valuable intensification, ensure more demand for the entire retail area, and go a long way to ensuring the city comes out way ahead on the economics. And they nicely fit the new urbanism tenets. Mixed use, jobs where people live, etc.

## New Conversation Thread

KTannahill - [Updated 2009-09-29 15:51]

I strongly support the LL project and I want to sincerely thank the group for coming forward with this proposal. Come on council, this is your chance to make something positive happen in our city and to finally address the sad state of Lansdowne Park. I want to thank the Councilors that are openly backing this project and I wish more Councilors would get out there and promote this project to their residents. We can't let the few loud mouths in the Glebe kill this project for all of us in Ottawa!!! I can't wait to take my kids to CFL games again!KTannahill

Franky - [Updated 2009-09-29 15:51]

Gee, maybe we shouldn't let a few loudmouth CFL fanatics make us lose much of Lansdowne Park to a shopping mall and development!!! Let's not name-calling.

migo - [Updated 2009-09-29 16:10]

Who's the loudmouth?

## New Conversation Thread

Eleanor Dunn - [Updated 2009-09-29 16:05]

I support the vision for Lansdowne Park. The Glebe-ites knew when they purchased their homes that a sports facility/exhibition centre was in their midst. If they didn't want to live next to such a facility, then they should have bought in Barrhaven. Lansdowne Park belongs to all the people. Green space is nice but it doesn't bring any revenue into the city's coffers by way of taxes. Property owners in Ottawa are already paying the highest rate of municipal taxes in the country and if you think it's tough now, wait ten years -- property taxes will have doubled unless steps are taken to generate new tax revenue. A public-private partnership is extremely logical and there's a good business case for it. Enough debate (intellectual masturbation) already! Let's get on with it. The problem in Ottawa is that nothing gets done because of public consultation gone mad.

Franky - [Updated 2009-09-29 16:05]

Well, Glebe-ites didn't bargain for a shopping mall, hotels, residential etc... with less parking available. We have to give up a good chunk of Lansdowne Park to make this thing work (if it works at all) and that is just not acceptable. There are better sites for a stadium near rapid transit that would benefit from a development similar to that proposed for Lansdowne.

JFFournier - [Updated 2009-09-29 16:23]

That's a good point what you didn't sign up for. However, I never really get the argument that it is unacceptable to give up public land. I'm struggling a bit with how to word the question clearly, but basically was is it that you think you are really losing? What will you no longer be able to do now that the city doesn't own that land?

Franky - [Updated 2009-09-29 16:38]

I want to see what we could have there instead of yet another shopping mall. We only have a certain number of large public spaces in the city and if we lose them to stuff as common and mundane as shopping malls and residential units etc..., then we deserve to have the postage stamp size parks/spaces common in so many other cities. Ottawa deserves better. This land is called a Jewel overlooking a UNESCO heritage site and we want to put a shopping mall on it. I can't believe this is even being entertained it's such a bad idea.

Greed & Ego - [Updated 2009-09-29 16:05]

A sports facility is one thing. I'm sure most residents of the Glebe did not sign on for condo towers, a hotel, and a huge shopping mall on adjacent public land.



LSC - [Updated 2009-09-29 16:37]

Since when does anyone "sign up" for anything when they buy a home. Last I checked the deed to my house didn't come with any kind of assurance that my neighbourhood would go untouched forever. Buying your home entitles you to one thing -- your home. It does not entitle you to preserve your view, the level of traffic on your street or your proximity to recreational facilities or retail. When you live in an urban centre, which is what the Glebe is, you have to understand that yes there will be hotels, condos, retail, etc. If you want quiet streets with nothing but houses move to the suburbs.

ric - [Updated 2009-09-29 16:05]

I presume there are football fans in the Glebe as elsewhere. From what I can understand the major problem for many downtown residents is not so much the stadium as the South Keys in the Glebe, or Silver City in the Glebe, or you as you might have it Barrhaven in the Glebe. A 40,000 square foot grocery store, 40,000 square foot cinema complex, retail space that approaches a small shopping centre. I'm not so sure of the revenue as you seem to be, you and I are going to borrow 129 million to build them a stadium. If they are right about the debt servicing costs of 7 million a year for 40 years, that is 280 million. That's a lot of popcorn and parking.

PaulM - [Updated 2009-09-29 16:05]

These kind of comments are so wrong on so many counts. First, perceived a group - a "them" - and insult them. Many people who are not for this process and proposal reside in areas other than the Glebe. Secondly, this is not an issue about the stadium, solely. It is a portion of a just much larger proposal and that includes a huge shopping centre sized operation. All done on public lands. If the city council feels that they cannot ever support a park, then sell the land to the developers at market price and let 'em at it. But I doubt this group see financial merit in having to pay for the property at market. And thirdly, if they decide to sell part or all of the property, do so in an open bidding process.

Chris Ellis - [Updated 2009-09-29 17:55]

Well put.

hemison - [Updated 2009-09-29 16:05]

Yes, Glebe-ites were aware of the consequences of living near a stadium when we bought here. As a Glebe-ite I accept that. But one of the main problems I have is the transport planning disaster - the transport planning was done AFTER the LL design; most Glebe-ites (having lived with CFL and other events for many years) know that the increased congestion will become a nightmare (and yes, there will be vastly increased congestion - the transport guys last night agreed that there were big problems with their plan) - but the LL designers NEED that many people to come in to generate the revenue they need to pay for the plan. If people can't get here easily, they won't come (look at the congestion already caused by Scotiabank Place which has the 417 & Transitway right outside!), and revenue won't flow and it is CITY TAXPAYERS who will pick up the resulting bill for an (other) empty lump of concrete. All of us. Kanata, Barrhaven, Orleans, Glebe, the lot. That's the scary part. You think City taxes are high now...

merganser - [Updated 2009-09-29 18:58]

I live in Centertown and can walk to Lansdowne in 25 minutes. Is it going to be busy with traffic game day? For sure. Ever been to a major college football game in the states, or a soccer match in the UK? I've been many times, no one drives to the grounds. You drive and park, or take a train or the tube, then walk 20 minutes, half an hour or so. As for Scotiabank, what an experience, drive out to the middle of nowhere, browse through the wind-swept car dealerships I guess before the game. Leave halfway through the 3rd period to get home avoiding traffic. At Lansdowne people will go early to events, stroll through the Glebe spending money before and after the game. Just as they did for years before.

merganser - [Updated 2009-09-29 18:58]

I live in Centertown and can walk to Lansdowne in 25 minutes. Is it going to be busy with traffic game day? For sure. Ever been to a major college football game in the states, or a soccer match in the UK? I've been many times, no one drives to the grounds. You drive and park, or take a train or the tube, then walk 20 minutes, half an hour or so. As for Scotiabank, what an experience, drive out to the middle of nowhere, browse through the wind-swept car dealerships I guess before the game. Leave halfway through the 3rd period to get home avoiding traffic. At Lansdowne people will go early to events, stroll through the Glebe spending money before and after the game. Just as they did for years before.

Franky - [Updated 2009-09-29 21:02]

Wouldn't you rather hop on rapid transit and be at Bayview in a few minutes? What if you lived out in Kanata, Orleans or Barrhaven, would walking there be an option? The stadium needs rebuilding, the south side stands are toast, why not just put it where there is rapid transit? I know, it makes too much sense.

merganser - [Updated 2009-09-29 21:35]

Actually Bayview would be my first choice, a chance to develop some retail, shops, pubs, restaurants in the area, maybe some condos, and might be an initiative to get this darn LRT actually started. However from what I've read the cost of cleaning it up would probably rule out a PPP initiative. So if LL dies, can anyone imagine the City of Ottawa trying to build a stadium at Bayview or anywhere else? I certainly can't. Frankly a lot of the anti-development arguments I've heard when the Superstore went into Westboro, and I'd argue that it has been a boon to that area of town. We live in the Capital of Canada, and probably the only city in the western world without a decent outdoor stadium. I think this is a good proposal and we should go for it.

Franky - [Updated 2009-10-06 19:28]

The rating of sites included the level of contamination. I think if the deal is good for developers, they will take it. We do have an empty outdoor stadium, the Ottawa Baseball Stadium. An empty stadium we spent \$130M on will not make the city look better. A new stadium built on a rapid transit line (or two in Bayview's case) should provide better access and a better chance of success.

## New Conversation Thread

Patrick - [Updated 2009-09-29 16:28]

Dear Mayor and Councillors, Thank you for the opportunity to comment here. The time has clearly come to redevelop Lansdowne as it is currently a useful but dated and aesthetically unappealing site. I thoroughly support the housing of a year round farmer's market and of additional commercial and entertainment space. That said improvements to the design proposal need to be made to ensure that Lansdowne is redeveloped in a truly world class manner. After reviewing the current proposal and its specific components I am less convinced of the Lansdowne Live proposal than when I first read about it in the news. First and foremost I am concerned with the sole-sourced nature of the design competition. The current process makes a farce of the democratic process and has been conducted without the benefit of market competition. History has taught that projects undertaken in such ways rarely have the legitimacy or staying power to succeed over the long run. I would urge Council to allow an open competitive process and then vote to approve the design which provides the best social value to the City for money. Further the Live proposal does not seem to adequately take into consideration the impacts of adding a huge amount of new traffic on to an already over-congested Bank street. While there are plans to increase the number of busses servicing the site, satellite parking facilities, and shuttle busses none of this gets to the core issue that events at a new stadium would significantly increase traffic on bank street and residential streets nearby. Bank Street is already a 'parking lot' at rush hours and on weekends and adding more busses will only serve to compound congestion not alleviate it. Either the proposal needs to take a radically more innovative approach to addressing traffic congestion and parking issues or it needs to be re-evaluated to not include a major stadium. Further, I remain unconvinced of the viability of a CFL franchise in Ottawa. Repeated attempts to host a CFL franchise in Ottawa have failed miserably and there simply isn't a market for it. What happens if we approve the Live proposal which includes massive changes to the stadium, then we either don't get the franchise or can't keep it? We'll then be left with a new stadium wasting space and rotting instead of an old one and tax payers will be on the hook. Simply getting rid of the outdoor stadium should be considered. Perhaps the space would be better used as a permanent home for the Exhibition or for trade shows and promotional events? I'm also concerned that the Live proposal does not do enough to make use of innovations in sustainable design. While LEED silver and water efficiency measures are to be congratulated, none of the new buildings make use of best in class energy efficiency technology or make use of green roofs. The buildings on site should also strive for LEED gold or platinum, and not the very basic silver level. Also linked to my point above on traffic is the issue of increased air pollution on the site. While additional greenspace will help with some of the pollution, the increase in delivery trucks, busses and cars in the surrounding area needs to be addressed and has not been so far. Last alternatives to turfstone should be found for the 1 hectare open space





adjacent to the front lawn. Turfstone is a hideous material and just makes surfaces look like an ugly lawn or an unkempt paved surface. It should be completely avoided and the space should be turned into additional greenspace for the outdoor concert/events space. Sincerely, Patrick Quealey

[blefebvre - \[Updated 2009-09-29 16:28\]](#)

Excellent suggestions.

[James McG - \[Updated 2009-09-29 16:28\]](#)

Some good suggestions here. We are not on the same side of the argument, but I agree that Turfstone is a bad choice and an alternative should be found

## New Conversation Thread

[migo - \[Updated 2009-09-29 16:55\]](#)

I support Lansdowne Live/stadium, etc project. It would appear that the main arguments that are presented by the people who do not support Lansdowne Live are that Lansdowne Park is the wrong location for a stadium (a bad idea), private buildings on public land (another bad idea), no rapid transit, not enough parking. Let's see, if the above arguments are to be believed, should they have also been believed when the City of Ottawa approved the construction of the north grandstand/Civic Centre arena in the 1960's? Should they have also been believed when the City of Ottawa approved the expansion of the south side stands, increasing the total stadium capacity of 35,000 in the 1970's, thus, as a result of both approvals mentioned, increasing automobile & pedestrian traffic flow? How did Lansdowne & the Glebe fair after these approvals? Was there a public outcry for the lack of a rapid transit? If I remember correctly, there were special OTC (OC transpo) buses allocated to Lansdowne for events with a large attendance. I don't remember an egress issue when the stadium was at full capacity (35,000). So what's the issue now? I find it difficult to believe that, out of nowhere, Lansdowne Park is the wrong place for a stadium, a place where a stadium has existed for the longest time, longer than some of the houses that currently exist around it. Should there have been a zoning bylaw in order to create a buffer zone around Lansdowne Park, much like the type of zoning that prohibits any construction near the airport? Oh well... you have my thumbs-up for this project. Personally, I believe that the north grandstand is a very unique architecture, and was quite possibly an engineering challenge. I would not want to see it go to waste or fall prey to the Neighbourhood Glebe wrecking ball.

## New Conversation Thread

[Sysco - \[Updated 2009-09-29 17:00\]](#)

I think we have to keep in mind that this "park" is a giant parking lot with decaying buildings sitting on it. Perhaps the LL project is not perfect but if we insist on searching for perfection we will never stop searching and spending (remember the \$ we just paid for cancelling the light rail plan?) Bottom line this group is made up of local businessmen who are willing to take an eye sore and turn it into a vibrant part of our community. Sure they may be making a profit in the end but guess what... even if it was turned into fields of green grass (or whatever it is park lovers want in a park) someone will still be making money from the construction costs

[Franky - \[Updated 2009-09-29 17:00\]](#)

So, we have this "Jewel" of a property that admittedly needs work and a design competition was supposed to address that but instead, we just go ahead and build a shopping mall, hotels, residential... on it like it was any other discarded piece of development property. This is just wrong.

[ericmacd - \[Updated 2009-09-29 17:00\]](#)

At first I thought you were talking about the "giant parking lot" and the "front yard". LL is not proposing to have any greenspace, as the park that they are adding is actually Grasspave or Turfstone... not real grass, but something that can be used for parking during events of over 15,000 people, or every CFL game in a stadium of 24,000 by LL own numbers.

## New Conversation Thread

[LSC - \[Updated 2009-09-29 17:06\]](#)

Clive's Myths Exposed Myth#1 - The project is illegal because it is sole-sourced Wrong - the city has sound legal advice that confirms that negotiating with the LL group is legal as they provide a unique asset and opportunity. Myth#2 - There is not enough Greenspace Wrong - Ottawa has more greenspace than practically any other city in North America, we are NOT lacking in parks. Myth#3 - There are other options out there Wrong - There are other dreams/ideas/fantasies out there but none have a concrete business plan or money. Anyone can put together a powerpoint with some fancy pictures. Myth#4 - The opposition by Coun. Doucet is about "getting it right" Wrong - Clive has been trying to get rid of the stadium at Lansdowne virtually his entire career, he was hoping the whole thing would just fall down on its own but this new development by LL has forced him into action. Myth#5 - The stadium ruins the quality of life for Glebe residents Maybe - but unless you moved to the Glebe in the 1920s the stadium has always been there, you knew that when you bought your home. Lansdowne is for everyone not just for Glebites. Myth#6 - the LL proposal will kill the Glebe Wrong - if anything the LL proposal will get more people down to the Glebe, if local businesses don't think they can compete with additional retail perhaps they should analyse their business models. Myth#7 - There will be big box stores Wrong - there will absolutely not be big box stores, the NIMBYs are using this lie to scare you but the plan specifically prohibits big box stores. Myth#8 - The LL plan is poor urban development Wrong - Mixed use facilities, urban intensification and smart growth are not only in the City of Ottawa's official plan but are also principle often fought for by councillors such as Mr. Doucet, who has conveniently changed his stance on the issue. It should also be noted that the OMB will kill any plan that doesn't follow Ottawa's own official plan. Myth#9 - The businessmen behind this plan are just looking for a fast buck at taxpayers expense Wrong - These are all long standing, well-respected citizens with strong community and philanthropic ties. If the project goes bad, these guys are not running back to Toronto or the U.S.... they live here and have a vested interest in seeing the city prosper. In addition, read the actual proposal, the city gets paid before the developers do. Myth#10 - Glebites have a right to veto anything that comes into their neighbourhood Wrong - things change, progress happens, you didn't seem to care when Lansdowne was a rotting oasis of concrete and now all of a sudden when someone decided to do something productive with the site it's an issue. More myths to come, don't let a small minority ruin a great opportunity for everyone.

[ericmacd - \[Updated 2009-09-29 17:06\]](#)

LSC's Myth's Exposed: Myth #1 - "confirms that negotiating with the LL group is legal" Wrong - The issue is not the legality, but the fairness, transparency, and democracy of the bidding system. How do we know if this is the best option either for the community or for business if you don't have different options. The argument is actually about sole-sourcing and having an open bidding process. Myth #2 - "There is not enough Greenspace" Wrong - Opponents of the LL plan are not claiming there isn't enough Greenspace, we are demanding that Greenspace be a priority in the development instead of commercial interests. Since when has Greenspace been seen as a problem; perhaps LSC would like to turn Ottawa into Toronto or another gray and dreary North American city? Myth #3 - "other dreams/ideas/fantasies out there but none have a concrete business plan or money" Wrong - These proposals and dreams are just that because they are being blocked from development by a sole-source system. If they could be developed further by a fair and open design competition maybe people would see how many different ideas are out there and just the kind of visionary site is possible. Myth #4 - "Clive has been trying to get rid of the stadium at Lansdowne virtually his entire career, ... this new development by LL has forced him into action" Wrong on three counts - First, Doucet has been pushing for the redevelopment from the beginning. He initiated the design competition idea, and his efforts to reform the site were sidelined by this univited sole-source proposal. Secondly, if Doucet does not want a stadium included, that is alright as it is clearly what the community, who has rejected him time and again, don't want one either. Thirdly, it is NOT Clive Doucet organizing this opposition; the opposition is



coming from all communities and has been led by individuals, NOT Clive Doucet's office. Myth #5 - "the stadium has always been there, you knew that when you bought your home" Wrong - The Stadium may have been there, true, but it has long been unused or intermittently used. What is mainly being opposed is not the stadium, but the Massive size of the development and the COMMERCIAL development! A stadium would be supported if the LL plan offered adequate transportation links, included realistic traffic estimates (emergency plans for 15,000+ people when the stadium/arena hold 34,000+ people), and offered some better understanding of how they are planning on making a CFL franchise succeed on a site that has seen nothing but failure. Myth #6 - "the LL proposal will kill the Glebe" Wrong - One of your more funny 'disproved' myths. How do you expect to bring people down to the Glebe with no parking, no transit links, and no streets open whenever a major event is on (by LL plans this volume of traffic would be fairly frequent given their 15,000+ people threshold)? Why would people be attracted to this shopping location when there are more accessible, more sizeable and more established shopping centres in the area, and in the city? Why would people stop in shops in the Glebe after shopping at the mall? People don't do that now at the Rideau Centre! The Glebe business model is a successful one, anything would not be able to compete with LL plans for commercial development because they would have no rents to pay, no overhead, and LL has no economic risks, they all lie with the city. Myth #7 - "there will absolutely not be big box stores" Wrong - The plan calls for small boutique style stores to be placed in the commercial spaces. This is something that LL can not ensure. If a tenant comes to them with a plan to put in a big box store, LL will definitely not thumb their noses as an economic opportunity. Look at the Condos on Rideau Street and Nicholas Dr. They were to have small size stores located on Rideau Street and Rexall occupies the entire bottom floor, taking over the small opportunities with a box-store pharmacy. In addition, the WHOLE FOODS Grocery Store is double the size of the two existing grocery stores COMBINED! That is not a small boutique "unique" grocery store. Myth #8 - "The LL plan is poor urban development" Wrong - I will provide a little compromise on this point. While I personally don't agree with the plan it does have many of the hallmarks of good urban planning. However, it misses the MOST important feature of any modern Urban development: TRANSIT. This is by far the most important feature of any major development, agreed on by planners dead and alive - from Jane Jacobs to Richard Florida. If indeed the plan is so wonderful, then it should also win out after an open and fair international design competition, and LL shouldn't be afraid of giving up their sole-source bid. Myth #9 - Its a good business plan because the "...city gets paid before the developers do" Wrong - check again buddy, the city doesn't get any money back until 30 years after completion of the project. Larry O'Brien has to live in the city and he didn't have our best interests in mind during his whole tenure, why would these people be any different. As far as I know, they do not live in the inner city, they would not have to deal with the angry residents dealing with traffic, nor would the developers have to be in your cars, waiting to get in and out of the stadium for hours. The business plan is even a terrible one as it is setting CFL up to fail with poor access, poor transit, and poor planning. The CFL franchise is just a smokescreen for the LL zero risk commercial development. Myth #10 - "Glebiters have a right to veto anything that comes into their neighbourhood" Wrong - I was serious considering your points before this one arrived. Wow, had to end on such a high note. This mud-slinging is what is ruining any open and honest public dialogue. I was born and raised in the Inner-city and I hate the plan. The Glebe is vocal, but they do not think they are entitled to veto everyone else's ideas, they are trying to point out actual flaws in the LL plan. Don't let a minority of people supporting the plan overwhelm the already building momentum of opposition. This is a turning point for the city. We can make a clean break from the O'Brien administration, or we can continue to let COMMERCIAL and SPECIAL INTERESTS trump PUBLIC INTERESTS!

#### LSC - [Updated 2009-09-29 17:59]

So basically you are buying into all Clive's scare tactics. No one gave a crap about Lansdowne until LL came forward. The "International Design Competition", before it was rightly killed, was given very specific parameters within which to operate, one was that the stadium MUST BE MAINTAINED, yet every one of Clive's bright new ideas has the stadium being torn down. If that doesn't show his true intentions nothing does. Clive claims to care about consultation and democracy but yet he is more than willing to go against the will of the democratically elected council if it means furthering his own goal -- to get rid of the stadium. Make no mistake, getting rid of the stadium has been the goal of Mr. Doucet and the minority of Glebe busybodies for decades, they see this as their chance and will not stop until it is gone. Funny how suddenly everyone cares about greenspace when Lansdowne has been a sea of concrete for decades. Smart growth, a concept that socially conscious folks such as those in the Glebe are supposed to care about, involves mixed-use facilities in central urban areas, which is EXACTLY what LL is. Yet suddenly all the talk of smart growth goes out the window once it is planned for the Glebe. So you don't want urban sprawl but you also don't want mixed-use intensification? Hmmmm... Ottawa needs to GROW UP as a city and realize that we can all talk a big game about being a world-class city but so long as we all think we are entitled to our "view", quiet streets and no commercial space in our area all the talk means nothing. Funny how whenever there are plans for a new museum, playhouse, concert hall or gallery you never see sports and recreation people protesting yet try to build something for sports and the arts & culture folks go crazy. You know why that is? Because sports and recreation folks know that a great city has something for everyone, and adding a new arts facility, even if we won't use it, is good for the city. It's called civic pride. So maybe for once we could all try being constructive, you know, building something, rather than trying to protect our own little worlds.

#### Sean - [Updated 2009-09-29 18:46]

Excellent, excellent points.

#### ericmacd - [Updated 2009-09-29 18:46]

You seem to be arguing two drastically different points. The first being you believe the city of Ottawa needs a CFL stadium and Franchise. The Second that you think the Glebe is whining they don't want much needed urban infill in their neighbourhood. On both of your assertions your stance has many errors. To your first point, I agree that a stadium would ultimately be good for the city, but I don't believe for one second that a stadium and CFL team will succeed in the same location that two have already failed. The question is where to put the stadium so that the CFL franchise has the best opportunities for economic success? I believe that place is at the Bayview yards, a site which the city already selected as the best stadium location. The same study identifies Lansdowne as the sixth best location. Your second point on infill and the "whining" of Glebiters. That is an irrelevant issue as the LL plan is not infill. Infill refers to the gradual process of replacing low density residential lots to higher density residential buildings within the inner-city. Infill is a redevelopment of existing residential and commercial infrastructure. Lansdowne is not this type of location. For over a century it has been in the public hands and should remain as such. Redeveloping it to include residential, commercial, hotels, and recreational is pushing it past its uses and the possible uses which could be supported by the city of Ottawa. By your own approximation you could build this anywhere and it would be 'good for business'. Do you also think it should be built on Wellington Street across from Parliament Hill? The plan may have some merits, but mostly it is flawed in its business model, bidding process, transportation projections, stadium location, provision of greenspace, heritage preservation and overall vision.

#### LSC - [Updated 2009-09-29 21:00]

The two previous attempts at CFL football failed due to a myriad of reasons, the biggest of which was poor ownership, that problem is solved by having what is essentially a dream team of local committed owners. Fan support was NEVER an issue, Montreal gets by on 20k a game, Ottawa was regularly getting that much and more until the end when the Gieberman's returned and made a mockery of the team. Not to mention the fact that even without a CFL team, Ottawa needs a stadium. Think of all the events we would never have a shot at if we didn't have a stadium. Concerts, Canada Games, FIFA soccer, etc. A stadium is an asset any modern, growing city needs, especially a G8 capital. To be quite honest, I agree that Bayview would be a better location for the stadium but I can guarantee that if this plan is rejected Ottawa will never get such a stadium. This Council is simply too incompetent to be trusted to move forward with an additional plan at a different site. Not only that but if the LL plan is killed I guarantee that the Lansdowne site will sit untouched for another 10 years. They let Lansdowne rot for 15 years, how can we trust them to build a stadium somewhere else? We can't, which is why the LL opportunity must be seized. Lansdowne Live is the only reasonable, and affordable plan to keep a stadium in Ottawa as building one from scratch will cost twice as much. As for urban intensification, first off the plan does include residential elements, if they are approved. Second, intensification doesn't just mean residential, it means making better use of existing space. Think of all the car trips that will be saved if local residents can now shop, go to the movies and find great entertainment closer to home. Finally I am tired of hearing this argument that the site will be lost by the people. The city will still own the land, will be engaged in a partnership to run the property and the site will have far more use for the public than ever before... what exactly are we losing? A parking lot?

#### James McLaren - [Updated 2009-09-29 21:47]

To all those people who live in the suburbs and think this proposal is a good idea, I suggest the following: get in your car and drive to Lansdowne Park on a weekday, around noon or so. Enjoy the traffic? Now multiply that experience by 10, and add 180 buses to Bank Street. Lansdowne Park is accessible by two roads, neither of which are major arteries. There is little parking, and under this plan there would be even less. The reason Lansdowne Park has been left to decay is too many people haven't faced the fact that the stadium has got to go. A new stadium could be built cheaper and better elsewhere, in a location where CFL might actually have a chance of succeeding. At Lansdowne Park it will fail, your fine local businessmen will continue to enjoy huge profits on their publicly subsidized mall, and the city will be left paying \$7 million a year for improvements to an empty and unusable stadium.

#### Jediah - [Updated 2009-10-01 08:57]

A better suggestion would be for people to take a bus to Billings Bridge and walk to the property. Then they could see all of the local businesses along the way that could use the additional pedestrian traffic. It would also show just how short of a walk this property is from the transit network's major lanes.

#### relish - [Updated 2009-10-03 20:44]

In bad conditions, it is a half an hour walk from Billings Bridge to Lansdowne park. This is not a feasible suggestion to have people walk for up to half an hour from a transitway station.



ericmacd - [Updated 2009-09-29 18:46]

You seem to be arguing two drastically different points. The first being you believe the city of Ottawa needs a CFL stadium and Franchise. The Second that you think the Glebe is whining they don't want much needed urban infill in their neighbourhood. On both of your assertions your stance has many errors. To your first point, I agree that a stadium would ultimately be good for the city, but I don't believe for one second that a stadium and CFL team will succeed in the same location that two have already failed. The question is where to put the stadium so that the CFL franchise has the best opportunities for economic success? I believe that place is at the Bayview yards, a site which the city already selected as the best stadium location. The same study identifies Lansdowne as the sixth best location. Your second point on infill and the "whining" of Glebites. That is an irrelevant issue as the LL plan is not infill. Infill refers to the gradual process of replacing low density residential lots to higher density residential buildings within the inner-city. Infill is a redevelopment of existing residential and commercial infrastructure. Lansdowne is not this type of location. For over a century it has been in the public hands and should remain as such. Redeveloping it to include residential, commercial, hotels, and recreational is pushing it past its uses and the possible uses which could be supported by the city of Ottawa. By your own approximation you could build this anywhere and it would be 'good for business'. Do you also think it should be built on Wellington Street across from Parliament Hill? The plan may have some merits, but mostly it is flawed in its business model, bidding process, transportation projections, stadium location, provision of greenspace, heritage preservation and overall vision.

Dave - [Updated 2009-09-29 17:59]

Excellent response! This proposal must be rejected and then we can start the process again in clear and transparent manner.

James McG - [Updated 2009-09-29 17:59]

The only people ruining the debate are the opposition, get another loudspeaker. Your comments are biased and self centered. Prominent local businessmen with excellent reputations are putting them on the line and being smeared. No wonder this city cannot move forward. Make Lansdowne Live a reality!

mawada - [Updated 2009-09-29 17:59]

Transit is far worse when the Super EX is here. I don't see anybody complaining.

lfred - [Updated 2009-09-29 17:06]

Sole sourcing is illegal at the federal level. Sole sourcing is illegal at the municipal level in Quebec. Sole sourcing was illegal in the old Ottawa. But in the new amalgamated city, it's legal. Immoral, yes. Illegal, no.

J.C.Watts - [Updated 2009-09-29 17:06]

It's usually a mistake to respond when your opponents put words in your mouth. Your opponent's version of your arguments tend to be straw men arguments, but even these straw man stand up better than the OSEG Myth that this proposal is of zero cost to the taxpayer, so I'll throw caution to the wind and respond. Assertion#1 - The project is illegal because it is sole-sourced. Sole sourced Correct, Illegal unknown. Despite the city's internal legal council's recommendation that sole sourcing is ok in this case, this is still sole-sourced. No other developer was allowed to bid. Assertion#2 - There is not enough Greenspace. Worth debating. The citizen's of Ottawa should have the right to decide how much green space is appropriate. OSEG's assertion that there's 40% greenspace is certainly false. That calculation includes paved areas, and areas already green, but not actually in the park like NCC lands. Assertion#3 - There are other options out there. Unknown. We cannot know if there are other options if we don't ask. By giving OSEG exclusive negotiation rights, we told them not to bother. Assertion#4 - The opposition by Coun. Doucet is about "getting it right". Unknown. How can we know anybody's motivation? Your assertions of nefarious intent, however, are merely unfounded character assassination. It's called an ad hominem fallacy. Assertion#5 - The stadium ruins the quality of life for Glebe residents. Worth Discussing - Lansdowne might have made sense as a stadium location in the 1960s, when Ottawa was a much smaller town. Does it make sense now? Residential density has increased around the park, even as the suburbs have spread. This means more people driving to the area even as the on street and onsite parking is reduced. Assertion#6 - the LL proposal will kill the Glebe. Highly Probable. The consultant who did the retail study was very clear in discussions that doubling the local retail space would draw successful retailers off Bank and into the new shopping centre. Assertion#7 - There will be big box stores. Unknown. Big box means a lot of different things. The representative from Trinity developments explained that the definition of big box varies by segment. A Chapters is a big box book store, but a hardware store of that size would not be considered big box. OSEG makes much of the fact that retail at the site will be unique and boutique style, both are vague concepts that are impossible to codify. Trinity agrees that the first people they'll be talking to are their tenants in existing malls, so hardly unique. Assertion#8 - The LL plan is poor urban development. True. Lansdowne is not zoned for mixed use. It is zoned for public use. It will require a change to the zoning and official plan. The existing traditional main street zoning along Bank Street is mixed use, but the developers are not interested in buying land that is already zoned correctly. Channeling new development into public lands takes away the incentive to properly develop more appropriate commercial sites. The folly of rebuilding a major stadium without proper transport links has been pointed out elsewhere. Assertion#9 - The businessmen behind this plan are just looking for a fast buck at taxpayers expense. Making a buck at the taxpayer's expense. True. A Fast Buck. Unlikely, Their only motivation. Unknown. Like your characterization of Coun. Doucet, it's impossible to know the motivations of the OSEG principals, so let's examine the proposal itself. They are not contributing to the stadium. They are not purchasing land of the shopping centre. The profits from the commercial development go to them first. It may not be a fast buck, but it's a buck. Take a closer look at the business model. It proposes 4 levels of revenue in order: 1. to the MSC to pay for upkeep on the shopping centre 2. to the developers 3. to the city 4. to the city. Assertion#10 - CFL Fans have a right to veto anything that happens at Lansdowne. Wrong. No interest group has any veto. This is a discussion. Don't be bribed with your own money. A CFL team is not worth the 125 million of public money.

mawada - [Updated 2009-09-30 11:50]

MR. WATT'S Why hasn't anybody stepped up to the plate other than the LL group? All these years have past by and tax payers are paying for the upkeep of this SO CALLED park with a condemned stadium. It is legal that there is no other. Why don't you and your Glebe friends bring a true plan of action to Lansdowne park and out do the current group if you think you can. If this project gets canned because of your type that has no plan, I would like to propose to all the tax payers of the Ottawa Carleton region that only those who live in the Glebe zone should pay for the upkeep of Lansdowne!!!

J.C.Watts - [Updated 2009-10-08 17:28]

You ask a valid question. Why are no other developers coming forward? I would suggest that it's because the city told them not to. OSEG has exclusive negotiation rights. Before OSEG were given this right a competition called "Design Lansdowne" was underway. This competition would have sent out requests for proposals. Competition proposals had to include funding details and the winner would have won the right to develop Lansdowne. The city manager put this competition on hold before the requirements were defined and the request went out. If the city rejects the OSEG proposal, as it should, that competition should be restarted. That is the way forward. The city has been paying for the upkeep of Lansdowne, like it pays for the upkeep of the Nepean Sportsplex, the Kanata Wave Pool and of the dozens of other arenas, pools and parks in the city. I don't see why you are outraged by this. You should also look more closely at the proposal to see exactly what OSEG is proposing. They are not contributing to the stadium only to the commercial development. That's not really stepping up the plate is it?

Janet - [Updated 2009-09-29 17:06]

U R wrong, wrong, wrong. Just wrong!

Enough Already - [Updated 2009-09-29 17:06]

If you need to get a legal opinion to see if what you are doing is legal, you are probably too close to the line for comfort. And if you are close to the line for legality, you are probably way over the ethical line. This is a sole-sourced procurement. It is definitely unethical and may still prove to be legal. I doubt that the city's arguments would stand up to appeal.

## New Conversation Thread

Yakup - [Updated 2009-09-29 17:16]

I fully support the vision for Lansdowne Park revitalization. Glebe residents come and go over the years, but they must realize that this is a city with an amazing amount of green space - already. Just step off the Bank Street bridge and you are enveloped by beautiful green gardens, parks, water etc... When you choose to settle in the middle of a busy city, there will be sacrifices such as new projects required to 'upgrade' the city. This provides



excitement, employment and recreation for many. This is how and why cities are built!

HowlSeelt - [Updated 2009-09-29 17:16]

revitalization is not equal to the proposal. Lets hear other proposals an ideas

## New Conversation Thread

eConsult plebe - [Updated 2009-09-29 17:58]

"Lansdowne Live" wasn't very live for meaningful input in Monday night's "first phase of consultations". What a shock on arrival to be greeted with a display of 'rosy' storyboards accompanied by glowing script to read regarding this "unsolicited" proposal. Upon lining up to try to get a chance to speak to one of the "staff" regarding this display presented a further challenge: How to identify who was who? i.e.- city rep, OSEG, private consultant, or \_? Finally getting someone's attention to ask a question- & hoping to get an answer - was not easy because of interruptions by other anxious people with questions. One of the city staff who attempted to answer questions, as well as, one of the "experts" there to handle questions, appeared quite embarrassed by this process of consultations. "Lansdowne Live" indeed! Try reading the word "LIVE" backwards: EVIL!!

LSC - [Updated 2009-09-29 17:58]

If you had been to a public consultation before (I have been to dozens) you would know that that is how they all are. There is no conspiracy here, the consultation is being done just as any other one is done. If you were expecting a soap box upon which to rant you were mistaken.

eConsult plebe - [Updated 2009-09-29 18:49]

One of the city staff said last night this is how they are done, and I have attended past public consultations on civic matters. But I really feel given the approach taken by the city - negotiating behind closed doors etc. demands a more open process so that peoples concerns can be heard by all at any 'consultation'. I couldn't really hear anybody's concerns very well Monday night - save for the megaphone done out of desperation by others. I would hope the city of Ottawa is professional enough to be able to manage a open meeting and handle anyone out of order. By the way I don't rant at meetings.

LSC - [Updated 2009-09-29 22:28]

You may not rant, you may be very respectful, but many others wouldn't be, an open "soapbox" forum simply isn't practical. However, if you want to speak openly on the subject, put your name on the list to speak at the council meeting on the proposal that will be coming up in November, just be prepared to wait a while.

## New Conversation Thread

Glenn - [Updated 2009-09-29 18:12]

I do not support this plan for Lansdowne. 1) Frank Clair stadium has been an underused eyesore the entire 25 years that I have lived in Ottawa. The CFL is not broadly supported here and I disagree with publicly-funded renovations to support the prospect of returning the CFL for another attempt. I don't believe future attempts to revitalize the CFL will work and we will again be stuck with a more expensive, underused stadium. 2) I do support reasonable renovations to ensure that the Civic Centre is available for use by the city, the Ottawa 67s, and the other activities that go on there. 3) I do not support the proposal to create a lot of new commercial space on the Lansdowne site. The commercial section of Bank street from the Queensway to the Rideau River is already underserved by transit and it does not make sense to exacerbate that by increasing the commercial concentration in that area. Overall, I do not support this proposal. I understand that something needs to be done about Lansdowne - it is a crumbling mess. But in response to a business proposal the city is now proposing to fund a long-term redevelopment of Lansdowne without ever showing the taxpayers who will underwrite the long-term mortgage used to fund the plan a convincing business case. I fully expect that if this plan goes ahead, we will very soon again find ourselves wondering what to do with an underused stadium.

## New Conversation Thread

mycatmavis - [Updated 2009-09-29 18:26]

I wish someone would tell me what exactly will be the cost to the individual tax payer? Hello - the tax payer is broke! CA

mgora - [Updated 2009-09-29 18:26]

Ask for your \$36 Million back the city gave in the LRT lawsuit!!!

James McLaren - [Updated 2009-09-29 18:26]

It will cost the city \$7.1 million per year for the next 40 years (probably more, since interest rates are likely to go up). The LL proponents argue that it is revenue neutral, which is a fallacy based on three points: 1) It assumes that all tax revenue from retailers in the mall component will be new revenue, when in reality these retailers would mostly move from other locations in the city and would certainly drive other retailers out of business, offsetting any gains. 2) It treats the \$2 million per year for the next few years that is budgeted for repairing Frank Clair stadium as if it was income. 3) It ignores the lost revenue from the park, all of which would go to the developers. I don't know how much this is but whatever it is would be on top of the \$7.1 million mentioned above.

## New Conversation Thread

Howie C - [Updated 2009-09-29 18:36]

I support the vision as proposed. I prefer to support a plan which is practical and achievable while at the same trying to address most of the concerns. The naysayers have nothing to propose other than their own self centered interests.

Chris Ellis - [Updated 2009-09-29 18:36]

Take down Frank Clair stadium locate museums on site and make a great park with expanded farmers market. Draw not only Ottawa residents but tourists to the area. This will bring in dollars that could be captured by businesses along bank street and downtown hotels. Would not put unmanageable stress on transportation. Hows that for a start? I don't live in the Glebe. I am somewhat interested though in keeping public assets in the public realm.

James McLaren - [Updated 2009-09-30 17:35]



I would also put a new main branch of the Library on the site. This would save the \$20 million budgeted to buy land downtown for a new library. Why buy land when you already own it? Of course transit access is a problem but much less for the library than for a sports stadium. I would also add trade show and convention space. This would turn a profit that eventually could be used to replace surface parking with underground and green the rest of the park. To speed up this process maybe sell a small amount of land on Holmwood for townhouses. How's that for practicality? Want a sports stadium? Build it at Bayview for maybe \$100 million, pay for it with a 40 year debenture at maybe \$6.5 mil a year, and recoup that money with rent from the CFL franchisee and maybe MSL soccer - get hard and fast contracts first though - not like OSEG which offers no guarantee that they'll maintain the franchise long-term.

HowlSeelt - [Updated 2009-09-29 18:36]

You haven't study the proposal. This proposal is funded by the tax payers not the developers. Not a Glebe resident

## New Conversation Thread

Richard Gresser - [Updated 2009-09-29 18:42]

The "vision" is contrary to the instructions (explicit) from city council. This is a commercial development pure, plain and simple that pays lip service (like this consultation) to the public good. Dump ALL commercial development and emphasize making Lansdowne a PUBLIC space that facilitates dedicated recreation by the population and favors display and sale of LOCAL agricultural and craft products.

Janet - [Updated 2009-09-29 18:42]

Sometimes this web page will not accept the comments from the drop down menu. I agree. Amalgamation has brought too many players into the pot. Ottawa needs a Borough system so that residents have more say in what happens in their neighbourhoods.

## New Conversation Thread

Lori Cameron - [Updated 2009-09-29 18:43]

Football is dead in this city, and if someone wants to revive it let them do it with their own money, just like every other business person. This sole-sourced plan is a bold assault against democracy, and any councillor that backs it is naive at best, crooked at worst in my opinion. It is an obscenely obvious scam at at taxpayers expense that will benefit only a handful of a-moral, crooked businessmen, and it insults everyones intelligence. It is time that Ottawas citizens realize that the business of running a city must be done by honest, competent, qualified, educated people, not those who win a local popularity contest. May God help us in all the decisions that need to be made- and what about a badly needed sewer system!??? Its not a sexy topic, but we are dumping tons of feces into our drinking supply- we obviously need help to take care of this city.

Jediah - [Updated 2009-09-29 18:43]

I think the term "crooked businessmen" is very close to being libellous, and should probably not be allowed here.

mgora - [Updated 2009-09-29 18:43]

Last I checked football was a tiny piece of this redevelopment. It's a beauty to look at for the last 5 years isn't it? Let's scare away the Lansdowne live group and look at that beautiful stadium for another 20 years until another developer comes along. You will still be paying your taxes to maintain it. It's people like you that make me hate this city sometimes.

kramg - [Updated 2009-09-29 20:29]

Mmmmmmm. Condos, a hotel and a shopping mall - much more eye pleasing. Besides, given this is what, their third attempt, it doesn't seem that OSEG scares that easy. Could it be that they've proposed a sweet deal...for them? Why would you, as a taxpayer, want to foot so much of the bill for the developers gain?

mgora - [Updated 2009-09-30 23:58]

well seeing as the taxes work out to the same as the upkeep of this place now the answer is you bet. I'd much rather flip the bill for this then the LRT which is costing a fortune already. Let's do it!

## New Conversation Thread

bill - [Updated 2009-09-29 18:45]

I strongly disapprove of the plan, the process and even the way this consultation is structured - if you really want the honest opinion of the citizens - please lose all the positive spin in which the plan in introduced on this site. These are set up as "leading questions".

## New Conversation Thread

Denis - [Updated 2009-09-29 18:47]

Fully support LL plan. This Park belongs to every residents of Ottawa. It's not a small community park. Stop being sel fish Gleebites and support the vision. From all over the city, we will come to see Events there. Won't go down to just walk on your precious green space. We have paths and green belt for that, all over the city but just one Lansdowne Park.

rmacewen - [Updated 2009-09-29 18:47]

I'd suggest that we stop all investment in suburban and rural city facilities until we raise the funds for Lansdowne. There are currently about \$35M in community centres and pools that we could cancel.

Chris Ellis - [Updated 2009-09-29 22:17]

I will take this as an attempt to point out to Denis that we are further ahead if we pool our resources - taxes - to address all the needs of our communities -rural, suburban and urban and not retreat into our immediate community. That we need a healthy mix. Sort of off topic but does speak to the theme of vision.



James McLaren - [Updated 2009-09-29 22:17]

Hey, if we're going there, how about we change the property tax structure so that people pay based on the services they use and the cost of building their infrastructure? This would, on average, result in a \$1000 a year increase for suburban and rural residents and a \$1000 decrease for the urban core.

Denis - [Updated 2009-10-01 09:26]

My friend, no arguments here. I live in a cul de sac and thus pay more tax, yet I am the last one to get snow removal and often they don't plow as they say it is not a main through way.

## New Conversation Thread

peterinottawa - [Updated 2009-09-29 18:52]

As a top level plan this is OK

## New Conversation Thread

machiavelli - [Updated 2009-09-29 19:04]

Ottawa homeowners who don't wish to be paying the mother of all tax increases for each of the next 20 years must immediately e-mail or phone their councilor and demand that no city funds pay for any new or revised stadium. Tax payers should recall that this city is/will be financing a multi-billion dollar luxury transit system with its unneeded tunnel, a multi-million dollar conference centre, a major law suite settlement of multi-millions of dollars, a \$25 million dollar lost of Federal money, and it normal capital operations, and that we are already an extremely high taxed city. Lansdowne should immediately be sold to a private developer thereby creating a tax reduction in our 2010 tax rather than the usual double digit tax/fees increase that we have come to expect for the last 6 or 7 years. What is wrong with these tax and spend socialists at city hall? Don't they get it? recession survivors do not want to spend/squander any tax dollars on a stadium that they know should be built by the private sector? Our big time tax and spend councilors must sacrifice their socialist agenda and recognize that fiscally dysfunctional, and near bankrupt, Ottawa can't afford a new stadium paid for wholly or partially with tax dollars. In a legitimate capitalistic society either one of these projects would be recognized as a privately-funded project; however, unfortunately not in the Socialist Republic of Ottawa lead by the comrades at city hall. The far-left politicians who are promoting these preposterously expensive projects are the same big spenders who have inflicted homeowners with double digit tax/fees increase for each year of this electoral term. These tax and spenders should remember that 2010 is an election year and Ottawa's overtaxed recession survivors are looking for legitimate small-fiscal conservatives to join the 2011 council, rather than disingenuous leftist who profess to be fiscally conservative.

mgora - [Updated 2009-09-29 19:04]

I don't understand your thinking. We are paying millions each year in taxes already for this park which is under used. They are not asking for extra tax dollars, just the same to keep the up keep of the park. What the hell is wrong with some of you Ottawa people. Move to the damn country if you don't like development. Lots of green grass there.

## New Conversation Thread

kevinbourne - [Updated 2009-09-29 19:12]

I just moved to Ottawa from Toronto about 4 weeks ago and it's embarrassing that everyone around the world thinks that T.O. is Canada's capital. We are a G8 capital city with no international profile. London, Paris, Washington, Berlin, Rome, Tokyo, Moscow and...Ottawa. We need to make Ottawa into the world class city it's supposed to be instead of stunting its growth trying to keep it as a small town. We're the only major Canadian city without CFL football. Some may say football in Ottawa is dead. I disagree. This plan is a step in the right direction. It's a step towards shedding the small town image and becoming the "G8 Capital city" it's supposed to be. You can't please everybody.

blefebvre - [Updated 2009-09-29 19:12]

CFL football won't raise Ottawa's international profile. In any event, and more importantly, CFL football is dead two times over in this city, and asking the city to spend \$125 M to help resurrect the team for what would, at best, amount to a 2 or 3 year stint would be a very expensive mistake.

J.C.Watts - [Updated 2009-09-29 19:12]

The residents of Rome, Paris etc. don't care if we have a CFL team. They barely care that we have an "ice hockey" team. As much as I enjoy CFL football, it's a marginal sport. Most G8 citizens don't even know there's a difference between American and Canadian football. Take a trip to one of those G8 capitals. Paris isn't great because PSG play there. Rome isn't great because of Roma and Lazio. They are great because they have stunning architecture, amazing public spaces and a willingness to protect them from over-commercialization. Thinking that the CFL will make you world class, is small town thinking.

kevinbourne - [Updated 2009-09-30 16:38]

The international profile comment and CFL comment were meant to be separate points. I didn't make that clear.

## New Conversation Thread

Michael - [Updated 2009-09-29 20:13]

Vision? The City needs its eyes checked. Embrace the Rideau Canal by expanding existing NCC greenspace by a couple of hectares. Wow, such creativity. And I see that a couple of ponds have been added (probably optional). Revitalize the existing stadium and arena by pursuing a franchise from a dying football league, and of course, payed for by taxpayers whether they can even afford it after paying for ballooning costs for the LRT, the \$37 million settlement to Siemens, containment of sewage, maintaining the overgrown unused Lynx stadium, and who knows what else we have yet to learn about. Stand as the model of modern-day innovation in an urban form, etc, by ignoring the very form of surrounding communities. Reflect the objectives and guidelines articulated in the City of Ottawa's Official Plan which presumably now includes sole sourcing to ensure good value for taxpayer dollars. Working together to 'develop' a new vision by promoting a singular vision? Why am I not surprised? Clearly, the City has vision problems.



## New Conversation Thread

[gbullock](#) - [Updated 2009-09-29 20:14]

I have given up on Lansdowne Park. This issue has attracted the special interest groups, and no one seems to be looking at the good of the entire city. In my opinion, since a complete rebuilding is required anyway, we should just move the whole damn thing out to the suburbs here where we would love it. We could build a new stadium for football, and hockey, create a really nice park, and loads of parking onsite, and create tons of local jobs. We could move the old Cattle Castle out here where it would be what it was years ago. We could put the Agriculture back into Lansdowne. Then we should take that land at Lansdowne Park, and pave it all over with 7 layers of concrete and asphalt, fence it all in, and drop a few tonnes of radioactive waste in the middle, and make it a no-mans land for several hundred years. With Super Clive whining yet again about the various plans, and all those screeching Glebe residents, it's time to take a stand. They want to take away what makes Lansdowne Park what it is. Why should the Glebe get a nice super-green park with our money? No way! After we move Lansdowne Park out here, (name and all) we could extend the new LRT to go directly there, right thru Barrhaven. This is a Win-Win for the suburbs and the city. As for the current park, you just knock down what you can't move, and sell it off as vacant land, or pave it over like I previously suggested. I bet you could get enough money by selling it, to finance a move to the suburbs, and hey, the current plans to rebuild could be done anywhere. Then let the Glebe pay for what they want, out of their pockets, instead of mine!

[HowlSeelt](#) - [Updated 2009-09-29 20:14]

very bad taste

## New Conversation Thread

[OTownReason](#) - [Updated 2009-09-29 20:16]

I think that guy who stole the megaphone from the anti-LL people said it best: "Build Lansdowne high and wide, and leave our Greenbelt alone!" I don't think this needs to be limited to the Greenbelt, but it can be a general comment on urban sprawl. We will be setting a really bad precedent if Lansdowne Park becomes 73% greenspace without any retail or residential component. We are basically telling developers to not bother with the inner city because NIMBYs have the power in Ottawa. "Take your development to the suburbs and leave our stale central neighbourhoods for the select few that happen to already live there!". This is not right and I'll debate anyone who says otherwise. Lansdowne Live brings an excellent mix of retail, residential, greenspace (yes it has that too), and a much needed stadium for Ottawa. I don't know what the debate is other than a few angry neighbours.

## New Conversation Thread

[JDR](#) - [Updated 2009-09-29 20:18]

I don't share the proponent vision. Lansdowne Park is an ideal location for trade shows, central yet doesn't place extraordinary demands on the public transportation system. Trade shows smooth out the transportation peak as people can arrive and leave when they want, not when the game starts and ends. Lansdowne's use for such shows is also true to the historic origins of the park. The Lansdowne Live proposal states that "The Central Canada Exhibition and trade shows will shift their locations to more appropriate venues outside the downtown core or, in the case of trade shows, to the new Ottawa Convention Centre ...". Yet the trade show community tells us the new convention centre is not suitable for many events. The proposal also recognizes this by stating that "OSEG is considering further redevelopment of a venue that would support trade show activity more appropriate than Lansdowne Park. The City and the Ottawa MacDonald Carriert International Airport Authority (OMCIAA) are studying the development of a new trade show facility at the airport." The OSEG trade show proposal as it stands is pie in the sky. Ottawa doesn't need another trade show venue. Lansdowne is a demonstrated good location, something history tells us is well supported by the community in the location, and much better than for a CFL stadium which history repeatedly tells us is a commercial and, in most recent years, a community failure. Council should heed the lesson of history. Natural complements for a trade show facility would be a City Art Gallery, Concert Hall, City Museum, and local library replacement for the inadequate Sunnyside location. A design competition would undoubtedly surface other good suggestions. For a stadium, if one is needed, Council should look to its own study which identified several sites superior to Lansdowne, and one with a superior public transit facility that for some unexplained reason wasn't even considered, the brownfield land adjacent to Hurdman station, an area larger than Lansdowne.

[Chris Ellis](#) - [Updated 2009-09-29 20:18]

I live close to Hurdman area - often walk my dog to it - and wondered why that wasn't included as possible stadium site. I think it may belong to the NCC and so not available for a stadium.

[JFFournier](#) - [Updated 2009-09-30 17:08]

I've wondered the same thing, and noticed that not all the studied sites were on city-owned land, so that the land was owned by the NCC shouldn't have mattered. Strange omission. Near a major bus station, residential, schools, a mall and easy to get to from the airport... I thought it would have ranked fairly high.

## New Conversation Thread

[Dave](#) - [Updated 2009-09-29 20:20]

I was there tonight. 6pm at the Ron Maslin Playhouse in Kanata, just like it said on the City of Ottawa's website. Ready for consultation with Ottawa City Councilors. WHERE WERE YOU, COUNCILORS??? How can there be consultation when the only people there are developers, city staff and city-paid consultants selling the sole-sourced proposal? We know what these people think. We needed to speak to councilors, to hear their opinions and to give them ours. That's consultation. This was just a joke. Only Mr Doucet and Mr Quadri had bothered to turn up an hour into the consultation.

[Ifred](#) - [Updated 2009-09-29 20:20]

There were no councillors last night, either

[Franky](#) - [Updated 2009-09-29 20:20]

You have to write down your concerns on the comment sheets. That's the only thing that matters. The rest is a sales pitch and you even have to verify what you hear at these meetings - I've heard lies and intimidation. Nothing you say there (unless it's to the media) matters. I like to think of it as a public appeasement process, not a consultation. You can e-mail councillors directly if you like: Clive.Doucet@ottawa.ca, Gord.Hunter@ottawa.ca, Rick.Chiarelli@ottawa.ca, Diane.Holmes@ottawa.ca, Jan.Harder@ottawa.ca, Marianne.Wilkinson@ottawa.ca, Rob.Jellett@ottawa.ca, Steve.Desroches@ottawa.ca, Bob.Monette@ottawa.ca, Shad.Qadri@ottawa.ca, Eli.El-Chantiry@ottawa.ca, Larry.O'Brien@ottawa.ca, Glenn.Brooks@ottawa.ca, Doug.Thompson@ottawa.ca, Georges.Bedard@ottawa.ca, Peggy.Feltmate@ottawa.ca, Kitchissippi@ottawa.ca, Maria.Mcrae@ottawa.ca, Alex.Cullen@ottawa.ca, Jacques.Legendre@ottawa.ca, Michel.Bellemare@ottawa.ca, Peter.Hume@ottawa.ca, Rainer.Bloess@ottawa.ca, Diane.Deans@ottawa.ca

[Dave2](#) - [Updated 2009-09-29 21:29]

Believe me, I wrote on the comment slips and I sent my above comment to all councilors as soon as I got back. Marianne Wilkinson told me that "The open



house was for the public, not for Councillors. We were there for the time we were available to listen as well but that was not the prime reason for the open house." Basically the open houses were designed for the developers and city staff to sell the proposal to us, not for any form of consultation. I really don't expect this forum to yield any more true consultation either. And I wondered why Jeff Hunt didn't seem interested in my suggestion that the stadium be located elsewhere.

Janet - [Updated 2009-09-29 20:20]

Agree.

## New Conversation Thread

lfred - [Updated 2009-09-29 20:29]

Did any of the positive posters actually attend the "consultations" or read the proposal? All suggestions that the current stadium is a moneypit haven't read the report. The current park costs \$1.8M annually. After the proposal, servicing the debt jumps to \$7.1M. That's hardly neutral. Price Waterhouse Coopers was not asked to analyze the effects of changes in interest rates. If interest rates rise by 1%, that 7.1M jumps to \$8.8M. PWC was not asked to analyze the true costs of building the stadium. If it runs over budget, the city is 100% on the hook.

## New Conversation Thread

loveott - [Updated 2009-09-29 20:30]

What vision?? Why do we need a stadium??? Why are we entertaining an unsolicited plan which will cost us taxpayers \$\$\$!! Ottawans own the site we can do anything we want with it!!! Let's use our imaginations and tax \$\$ for something we want!!

## New Conversation Thread

lfred - [Updated 2009-09-29 20:39]

The traffic model is a farce. They say that 400,000 square feet of shopping/office space is only going to increase traffic by 100-120 cars per hour. These must be the same people who predicted "no measurable increase" in traffic on Bronson a few years ago.

M\_ottawa - [Updated 2009-09-29 20:39]

Not being a Glebe resident, I would like to say if you moved downtown on a major traffic route you are going to have traffic. However that aside, this is the wrong place to build a facility that we do not need funded by a city that doesn't have the money.

## New Conversation Thread

goliger - [Updated 2009-09-29 21:23]

The so-called vision would wreck two vibrant neighbourhoods, burden taxpayers, cause traffic gridlock, attract chain stores rather than specialty stores, add very little green space and possibly become a white elephant. Gabriella

## New Conversation Thread

goliger - [Updated 2009-09-29 21:23]

The so-called vision would wreck two vibrant neighbourhoods, burden taxpayers, cause traffic gridlock, attract chain stores rather than specialty stores, add very little green space and possibly become a white elephant. Gabriella

Dave2 - [Updated 2009-09-29 21:23]

But apart from that you quite like the plan? :-)

## New Conversation Thread

barrystarr - [Updated 2009-09-29 21:30]

If the stadium is torn down, there will never be another stadium built so there will never be a chance for there to ever be another CFL team in this city which means that the city loses that publicity. The Lansdowne site as it stands now is a mess and the city doesn't have any money to fix it so the only alternative is to have it done privately with consultation and direction from the city and is the only viable option. So I am in favor of the plan.

M\_ottawa - [Updated 2009-09-29 21:30]

?? "loses that publicity"?? So we really need another CFL team or 10 to go belly up? Sorry these guys are rich enough. If we are going to let them screw up Lansdowne Park, sell it to them or the highest bidder at market value.

rmacewen - [Updated 2009-09-29 21:30]

The CFL team will play just 10 games per year in the stadium, with maybe a Grey Cup every 6 years. Not much of a Vision. Besides the stadium is now ready for football. The GGs play there all the time. It's got a field, goal posts, seats. It may not be fancy but it should accommodate all of the die-hard CFL fans.





Dave2 - [Updated 2009-09-29 21:30]

I think most people who follow the CFL have heard of Ottawa, so we do not lose any publicity, or at least, not any good publicity.

Chris Ellis - [Updated 2009-09-29 21:30]

Unfortunately the LLP sees the city paying for the upgrade of the stadium. As a taxpayer I am not opposed to using taxes to help pay for a sports facility. What I do object to is paying for a stadium that is in the wrong place and thus likely to add to the failure of a sports team due to transportation and parking issues. I am also willing to pay more in taxes to have a truly public space without giving away land at Lansdowne. I think a museum or two would be excellent for this location. Might even bring in tourist dollars.

R Thomas - [Updated 2009-09-29 21:30]

Yes, let's all spend \$150 million to buy the 5000 football fans in Ottawa a ticket for the next 2-3 years.

## New Conversation Thread

Robert - [Updated 2009-09-29 21:40]

I, for one, am unable to properly assess this "vision" in the absence of other potential designs against which this can be compared. This serious deficiency is the direct result of the fact that this is an unsolicited proposal which, if accepted, would constitute a sole-source contract. Some might say that this would not be a sole-source deal because the actual construction would be put out to tendering. Nonsense! Just because a chosen developer (or consortium of developers) seeks competitive tenders for a project does not make it a competitive contract. It is common practice for construction projects to be managed by a general contractor who solicits bids from various subcontractors (plumbers, electricians, cement suppliers, window companies, pavers, etc.). This is because developers appreciate the value of competitive markets when it comes to controlling their own costs. To award the Lansdowne Park project to a consortium of developers on a sole-source basis still denies other architects or developers the opportunity to participate in the development and implementation of the Lansdowne revitalization. This makes it undeniably a sole-source contract. There is difference between effectiveness and efficiencies. For example, even if the stadium is constructed efficiently because every aspect of its construction was competitively tendered, the result would be ineffective if a stadium is not the best use for Lansdowne Park, or if it is simply located in the wrong place. A design competition for Lansdowne Park would help us to determine the most "effective" use for the park. The implementation of the chosen plan could then be accomplished "efficiently" through competitive bidding on the construction.

Dave2 - [Updated 2009-09-29 21:40]

Despite what some consultants have said in the city, the construction part of this is not going out to competitive tender. The LL proposal clearly states on page 31 that "The MSC will contract OSEG to redevelop the stadium and arena." Other places in the document confirm that OSEG will be the project manager.

## New Conversation Thread

Surby - [Updated 2009-09-29 21:43]

I believe that Ottawa is in great need for a state of the art sports outdoor facility. It is quite embarrassing being the capital and not having a place to attract world class events. I support this idea. I'm concerned that no decision will be made and the chance will be lost. Lets get this done so we can attract world class events like U-20 World cup, Grey Cups concerts etc.. Furthermore transportation will be an issue anywhere in the city, Kanata, Bayview, Orleans

Dave2 - [Updated 2009-09-29 21:43]

No question we need a stadium, but why build in the most transportation-challenged part of the city? Especially when the city is paying the full cost of the stadium. Build it in the place that will be the best stadium location for the next 70 years. That is not the Glebe.

Janet - [Updated 2009-09-29 21:43]

Just don't put it in the Glebe.

## New Conversation Thread

John Wood - [Updated 2009-09-29 21:56]

This isn't a vision. Council needs to realize that Lansdowne Park is just that, a Park owned by the Citizens of Ottawa and not a development site for Condos, 300,000 square feet of stores and services and hotels. The vision should be green, should benefit the neighbourhood and the City at large while respecting the heritage of the site including the canal. The neighbourhood doesn't need more unique retail shops and who from the larger City is going to drive to Lansdowne Park for what promises to be a Kanata Centrum like experience. When a design embraces the canal you have to do more than throw some grass, benches and pathways around a stormwater pond and call it a front yard.

LSC - [Updated 2009-09-29 21:56]

1. Clearly you have never been to Lansdowne because it is not a "park" and hasn't been for decades, unless concrete is now considered parkland.2. The condos are a minor element of the proposal and are an option that council can either take or leave.3. Lansdowne will STILL CONTINUE TO BE OWNED BY THE CITY, sorry for yelling but this misconception is baffling. The city retains the land and enters into a partnership to run the property. Nothing is "lost".4. All heritage buildings are being kept, restored and put to better use than currently. The canal side of the property will be enhanced from the current chain-link fence and concrete with a dock, grand entrance and greenspace.5. The Rideau Canal is a UNESCO World Heritage site, nothing can be done to alter it or detract from it in any way, it is protected. This also means that little can be done in a positive way either, any alteration is very limited, kinda like trying to restore a heritage property, lots of red tape.

Dave2 - [Updated 2009-09-29 22:14]

If you look at this new 'vision', apparently concrete is now considered parkland, or in developer speak - turfstone is considered greenspace. Yes the city will still own the land, by OSEG will control and profit from it for 30 years. Do you feel like giving me full control of your house for the next 30 years? After all, you will still own it.

LSC - [Updated 2009-09-30 08:21]

There has been a massive miscommunication as to what turfstone is. The type of turfstone being proposed for Lansdowne is a type of porous stone that goes underneath the grass simply to add stability and improve drainage. From the surface it will look and feel exactly like grass. Turfstone is essential for a project such as this as it allows heavy stages, large tents, satellite trucks, audio/visual equipment, and yes cars, to be placed on top of the grass safely without damaging it. Go look at Confederation Park after Jazz Fest or the Ottawa Marathon wraps up, the grass is destroyed from all the people and equipment that has been on it for days. Turfstone protects the grass and makes it much more usable in multi-use facilities. The picture shown by one of



the local newspapers of turfstone a few days back was very deceiving, it was an older kind of turfstone that is not what is being considered for Lansdowne. I'll repeat, you won't even see it, the grass will still be perfect for picnics, soccer, frisbee, etc.

[kluten - \[Updated 2009-09-29 21:56\]](#)

Currently Lansdowne Park is a "park" in name only. This vision creates a Park that the citizens of Ottawa can be proud of including a docking area so that boaters can stop and enjoy it in the summer time and hopefully skaters will be able to skate into the park in the winter. I am really tired of Ottawa Citizens who are constantly whining "Not in my backyard" if you are going to criticize this project be constructive. Make suggestions on how to make it better rather than nay say and denounce it. If "Lansdowne Park" isn't revitalized to a multi use Park and continues to decay then the City Fathers will have no choice but to demolish it and turn it over to developers for residential usage. How about adding affordable housing to the plan?

## New Conversation Thread

[LSC - \[Updated 2009-09-29 22:04\]](#)

If someone had put forward a sole-sourced plan to build the next Central Park none of the current naysayers would have an issue. Sole-sourcing is just a smokescreen, the reality is they want the stadium gone at all costs. The parameters of the proposed "International Design Competition" required that all designs retain the stadium, yet all the alternative proposals we have seen have torn it down. Why no outrage over not following the rules in that instance? This is about getting rid of the stadium, nothing more.

[rjc - \[Updated 2009-09-29 22:04\]](#)

Actually, in this case, this proposal would be equivalent to building in Central Park and if the city of New York gave away most of Central Park for a generation, people would be cranky. I don't think all of the detractors want the stadium gone absolutely, they worry about giving away Central Park. We pay for the stadium, they give us a football team for undermined amount of time. There is no "International Design Competition", there are no rules to follow. Council voted for one but the City manager knows better and cancelled it on his own.

[LSC - \[Updated 2009-09-30 07:37\]](#)

What "park" are you referring to? Lansdowne "Park" is a park in name only, there is no grass or greenspace there to speak of, it is nothing like Central Park. This is what the opponents of the plan are doing, completely ignoring the facts and making up their own. Ottawa is not "losing" anything, the site is a disgrace now, Ottawa will be gaining a multi-use facility and greenspace that will be usable by everyone.

[Dave2 - \[Updated 2009-09-29 22:04\]](#)

Simply not true. I desperately want a stadium in Ottawa, but it has to be somewhere with transportation and parking. I would be dead against a sole sourced build of a park. The city has to be seen to be dealing ethically with its developers and its citizens. The design competition was canceled, so why should people have to put forward designs that followed its guidelines?

[dprouse - \[Updated 2009-09-30 08:16\]](#)

Scotiabank Place has plenty of parking spots, and is built right beside the 417, yet traffic problems there are legendary. This is because Scotiabank Place got built in the wrong place, repeating a mistake many U.S. cities made in the 70s and 80s with stadiums and arenas in the far flung burbs. You can walk from Lansdowne to Bank and Laurier faster than you can exit Lot 9 at SBP after a Senators game. I know, because I have timed them both. There is an abundance of parking north of the Queensway and at Billings Bridge, so the issue of on-site parking at Lansdowne is a red herring.

[Chris Ellis - \[Updated 2009-09-30 13:13\]](#)

Has Billings Bridge said it would allow parking?

## New Conversation Thread

[anned - \[Updated 2009-09-29 22:07\]](#)

Je suis contre ce projet, qui est issue d'une proposition spontanee et sans competition. Je ne pense pas que Lansdowne doive etre transforme en centre commercial, et cinema, au benefice de promoteurs. Je ne vois pas cela comme une utilisation communautaire du terrain, et pourtant la ville payerait pour ces installations. De plus, je suis aussi choquee de voir que lors des "consultations publiques" il n'est pas possible de poser des questions, ou en tout cas d'obtenir des reponses. Et ce meme pour des questions simples, par exemple de savoir si le parc Sylvia Holden (longeant Lansdowne) est inclus ou non, apres l'avoir vu inclus sur certains dessins et exclus sur d'autres.

## New Conversation Thread

[rmacewen - \[Updated 2009-09-29 22:08\]](#)

Whose Vision? It seems to be a developer's vision. Given that there is no profits in parks, it's not surprising that we're just getting the same old stuff being thrown up elsewhere in the city by these developers. It's just not good enough!

[Janet - \[Updated 2009-09-29 22:08\]](#)

Are you saying that there is no profit to New York City from Central Park or the many other parks in the city such as the Brooklyn Parks? Featured Brooklyn Parks [http://www.nycgovparks.org/sub\\_your\\_park/park\\_list/full\\_park\\_list.html?boro=B](http://www.nycgovparks.org/sub_your_park/park_list/full_park_list.html?boro=B) \* Asser Levy Park & Aquarium \* Bensonhurst Park \* Betsy Head Memorial Playground \* Brevoort Playground \* Brooklyn Bridge Park \* Cadman Plaza Park \* Calvert Vaux \* Canarsie Park \* Coffey Park \* Commodore Barry Park \* Coney Island Beach & Boardwalk \* Dyker Beach Park \* Fort Greene Park \* Four Sparrow Marsh \* Fresh Creek Nature Preserve \* Friends Field \* Grand Army Plaza \* Gravesend Park \* Herbert Von King Park \* Highland Park \* Jackie Robinson Park \* Joseph T Mcguire Park \* Leif Ericson Dr (Shore Parkway) \* Leon S Kaiser Playground \* Manhattan Beach \* Marine Park \* McCarren Park \* Nicholas A. Brizzi Playground \* Owl's Head Park \* Paerdegat Basin Park \* Paerdegat Park \* Prospect Park \* Red Hook Park \* Shore Road Park \* Spring Creek Park \* Sunset Park \* Thomas Greene Playground \* Washington Park New York City's many parks are some of its greatest attractions. Prospect Park Brooklyn For additional park information, please visit the Prospect Park Alliance website. Designed and constructed over a thirty-year period (1865-1895) by Frederick Law Olmsted and Calvert Vaux, the masterminds behind Central Park, Prospect Park has blossomed into a premiere destination for Brooklyn visitors and residents alike. Widely known for its intricate manmade watercourse (wetlands) and its trees, the bulk of Brooklyn's remaining indigenous forest, the park is a highly functional green space. Contained within its 585 acres are a zoo, the first urban-area Audubon Center in the nation, an ice rink, a band shell, a carousel, and dozens of athletic and recreational facilities. Begin your explorations today and join the eight million annual visitors reaping the benefits of this beautiful park! New York City once contained 224,000 acres of freshwater wetland. This valuable ecosystem can slow erosion, prevent flooding by retaining storm waters, filter and decompose pollutants, and slow global warming by converting carbon dioxide into oxygen at a prodigious rate. In the past 200 years, the increasing demands of a growing metropolis have resulted in most of this land being filled for construction, or dredged for transport. Only 2,000 acres of freshwater wetland remain in the City today, and many species that once called the wetland home have been lost forever. Frederick Law Olmsted (1822-1903) and Calvert Vaux (1824-1895) included an intricate network of wetlands in their design for Prospect Park. Collectively named the Watercourse, the park's aquatic features include the Ravine, Lullwater, Pagoda Pond, Swanboat Lake, and the 60-acre Prospect Lake. These wetlands emerged from a



combination of park design and ice age glacial terrain. A massive ice sheet called the Wisconsin Glacier advanced on New York City 75,000 years ago, pushing rock, soil, and boulders ahead. When the ice melted 17,000 years ago, water flowed to the sea, creating streams and rivers that carved through rock. Large glacial fragments broke off, melted, and left depressions called kettles. If layers of fine silt and clay were deposited on the bottom of the depressions, the kettles collected water and ponds formed. Where waters were shallow or flowed slowly, seeds and spores were able to take root and flourish. Generations of plants grew and decomposed, building peat-rich sediments. As wind and water eroded the soil, the steep slopes grew gentler, slowing the passage of water. Plant communities diversified under these favorable conditions, attracting animals that fed on the plants. The sophisticated food web that developed brought advanced predators to the wetlands: snapping turtles (*Chelydra serpentina*), wolves (*Canis lupus*), several species of hawks, and humans (*Homo sapiens*). Water levels in wetlands are variable, influenced by the underlying rock and soil makeup, rainfall, season, and ground water inputs. Despite these variable conditions, freshwater wetlands teem with life. Vegetation ranges from plants that float on the water's surface, such as watermeal (*Wolffia*), to trees of the upland swamp forest, like red oak (*Quercus rubra*) and silver maple (*Acer saccharinum*). Freshwater wetlands are critical habitat for native wildlife, providing breeding grounds for amphibians like the spotted salamander (*Ambystoma maculatum*), which spends one or two years in the water before emerging as an adult. Wood frogs (*Rana sylvatica*), spring peepers (*Pseudacris crucifer*), and Fowler's toads (*Bufo woodhousei fowleri*) also breed in kettle ponds, filling the woods with their courtship songs in spring. Pagoda Pond, near the Nethermead, hosts swamp azalea (*Rhododendron viscosum*), sweet pepperbush (*Clethra alnifolia*), and other species that perfume the air and provide habitat for nesting birds. Though common reeds (*Phragmites australis*) crowd out cattail in the silted shallows, the area still resembles wet meadow and shrub swamp. The terrace of the Boathouse offers a view of the Lullwater, where mallards (*Anas platyrhynchos*) paddle through the high grasses to the open water. Black-crowned night herons (*Nycticorax nycticorax*) roost in the willow trees (*Salix alba*). The open water of the Lake is home to many familiar and exotic species of birds, from American wigeons (*Anas americana*) to coots (*Fulica*) and pied-billed grebes (*Podilymbus podiceps*). In addition to housing these native species, freshwater wetlands also provide resting, breeding, and feeding grounds for hundreds of thousands of migrating birds. Many of these birds arrive in New York City only twice a year as they travel along the Atlantic flyway, a major migratory route. Awesome!

rmacewen - [Updated 2009-09-30 19:58]

I am saying that to a developer such as the OSEG, there is no profit in a park, and thus a developer is unlikely to ever propose one. Had the process included an ideas competition, we would likely have had many suggestions to create a full-fledged park. We should not be asking developers to set the vision for Lansdowne Park. Personally I think a park would be a great idea. We don't need more malls, stores and office space.

## New Conversation Thread

glvachon - [Updated 2009-09-29 22:32]

I do not agree with the focus on commercialization of the site. My vision would focus on first rate amateur sports facilities, featuring high end competitions at the near-olympic level, and the opportunity for sports enthusiasts, especially young people, to be inspired by such competition. I do agree that green space and open space, allowing for markets and cultural events, should also be a part of the plan. There is not sufficient parking nor public transport access to allow for a professional football team to be part of the scheme.

LSC - [Updated 2009-09-29 22:32]

Ideally your idea would be great, but unfortunately the city doesn't have the money to fix up the site on its own and developers aren't going to come onboard without the retail to recoup their costs. In a perfect world the city would have been maintaining and upgrading the stadium all along, rather than letting it decay, but they didn't so now we are forced into this imperfect situation.

Janet - [Updated 2009-09-29 22:32]

I'd rather see the people of this city playing the sports, than watching it.

## New Conversation Thread

blefebvre - [Updated 2009-09-29 22:48]

The stated vision for the transformation of Lansdowne Park has not been well thought out. It's not even clear whose vision it is - the City's or OSEG's? As it stands, the vision seems to have been created after the fact to simply support OSEG's plan to redevelop Lansdowne Park. First, the vision calls for the Rideau Canal to be embraced, with a new expanded green space. That's great. However, all the OSEG plans to deliver in this respect is paving stones for temporary parking covering what amounts to 1/3 of the existing park. Second, the vision calls for the revitalization of the existing stadium and arena. Here the OSEG plans to deliver by spending \$125 million of City taxpayers' money. However, in this respect, there has been no proper consideration of or vision for what would be an appropriate sports facility or set of sports facilities on the site. The existing arena is clearly too large for the 67's and the existing stadium (with or without the south-side stands) is too large for soccer. It's not worth talking about football, since there is no realistic chance of a CFL football team's survival in this city. Third, the vision calls for the transformation plan to stand as the model of modern-day innovation in an urban form. OSEG's contribution in this respect is the construction of a 400,000 square foot office and shopping complex on the site, with hotels and housing to follow in Phase II of its planned development project. Roughly 1/3 of the Lansdowne Park would be handed over to OSEG for free and transformed into a shopping/office/hotel complex. That may be a modern innovation according to some, but it is not the kind needed on prime City public space like Lansdowne Park. Lastly, the vision states that the transformation plan should reflect the objectives and guidelines articulated in the City's Official Plan. The OSEG's proposal cannot possibly satisfy this objective. There is no consideration of proper traffic or parking planning either for sports events or the shopping complex, the negative impact on existing local businesses in the Glebe and Ottawa South of the new shopping mall or the fact the City expressly stated that no residential housing be built in the Park.

Matty - [Updated 2009-09-29 22:48]

this post is not worth more than the few words I will write, 1 - this is the council's vision and the group, through the meetings, which you would know if you watched them till midnight. 2 - the 67's almost in the same position in the city as football, but put the right owner and it will work. And final, if small glebe businesses feel fear, from this plan, then why don't they jump in on this plan and get the space themselves. Or too afraid of the success. And again these grounds are not a PARK, but an Exhibition grounds check your city history!!! city of ottawa 1868!!!

Dave2 - [Updated 2009-09-30 00:56]

If these are exhibition grounds, then where has all the trade show space gone in this proposal?

Dave2 - [Updated 2009-09-30 00:56]

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## New Conversation Thread

Matty - [Updated 2009-09-29 23:22]

Can anyone tell me the true history of Lansdowne Park "exhibition grounds"? Where did the name come from? What was it intended for? And is there anyone still alive from when it was acquired by the city in 1868? I think not, so anyone else that lives there now, knows, it was there when they moved there. Now these grounds to me as a citizen of Ottawa, is for us to show, display, and exhibit, what us as citizens love and support the most. And



to me that is hockey, soccer, football and family. This plan provides all of these from hockey to soccer and football, to family time in it's green space, which has 70% more green then right now. A great space by our other great achievement, "the canal". Great to host events from winterlude and more. But I think most of all it is the fact that we can get all this without even feeling it on our money books, as we pay what 3.8 million a year to keep this place going, and we have the chance to turn that money into a great place in the center of our town. I think many MANY people need to wake up in this city and push and support this. And to those that say this is sole sourced, I say better off. If anyone in this city can make this work, it is the 67's, Trinity Development and Shenkman, this group knows Ottawa and helped Ottawa become what it is now. I ratter see this plan in the center of my town, where I wish to raise my child and not what we have now. A big brick!! Think and get information before you talk!!! Thank you!!! Let's push Ottawa into the next generation and trully known has Canada Capital, and not Toronto!!

Dave2 - [Updated 2009-09-29 23:22]

Why is it that people keep saying that we are paying 3.8M a year to keep Lansdowne going . This is just not true. In 2008, city revenues from Lansdowne for rentals, food and beverage, parking, surcharges and recoveries were \$4.5 million and for 2009 are estimated at \$4.9 million. Costs were \$4.7 million and \$5.1 million for 2008 and 2009, resulting in net operating costs of (\$234,000) for 2008 and an estimated net operating cost of only (\$155,000) for 2009. Please stop propagating this incorrect information.

## New Conversation Thread

arnoldj - [Updated 2009-09-29 23:24]

Clive Doucet is a myopic i\*\*\*\*[edited by moderator]. It's one thing to have a different vision of the property and argue against the proposal on that basis, no problem at all, just stick to the truth. When he doesn't get his way he resorts to a campaign of spewing public BS like some 4 year having a temper tantrum as if only he is a resident of this city. Pulling in some Carleton Professor and holding him out as if, it is somehow academic proof of a flaw in the plan was absurd. Absolutely biased already, he was against it even in earlier design attempts years ago. Did Clive mention that, of course not. The city should send Clive's ward the bill for maintaining this rundown embarrassment of a property. I think this is a good compromise, a balance solution and would look upon this property with a sense of pride. Hey Clive, there are 800,000+ other residents within this city with just as much a stake in this. Our taxes go to the upkeep of lansdowne just like yours. Take your BS and shove it!

ric - [Updated 2009-09-29 23:24]

I think this sort of comment should be taken down. Idiot, BS and shove it does not address the forum and a request to comment on the vision for Lansdowne. If you have an informed comment on the business professors calculations please share it. My understanding was he did presentation which referenced specific parts of the agreement and suggested we were taking the risks and the consortium got paid first. I think he said money would flow to the city only after the Live6™ group was paid and only if the retail was a success. Tell us more, give us your financial analysis. I think you probably had hoped to write balanced, we would be happy to read your comments on this balance. Many of the detractors find the scale to be inappropriate and in fact unbalanced. They worry a development of the proposed size would overwhelm the existing retail, they worry that it would do to Bank Street what the Rideau Centre did for Rideau Street and Sparks Street. They worry that unlike Rideau Street, with hundreds of busses a day, Bank Street would be overwhelmed with car traffic. This is not only a downtown issue, moving south on Bronson, Bank and Main is important to many thousands who live south of the Rideau River.

Dave2 - [Updated 2009-09-30 07:10]

Hear hear. If you can't make your point without resorting to cheap name calling, then stay out of the discussion.

arnoldj - [Updated 2009-09-30 07:10]

Lets not be petty. Uninformed, misguided bully tactics by Clive Doucet are shameful. Everyone from Kanata to Orleans has a stake in this but Clive only thinks about his own backyard. He does live within a whole city you know, not just his ward. Idiot was one of the more polite terms that I have heard many used in reference, so consider it already an exercise of discretion in order for the post to remain. Myopic absolutely fits as does it in describing so many others who fail to show where the money is going to come from in these so-called alternative proposals. Zilch, nada, nil... they're all pie in the sky fairy tales, anything "just to kill the project" type of ideas. And that is the heart of the matter. Clive Doucet represents people who just do not WANT a stadium there, irrespective of the reason, they just do not want a stadium. That's a fair viewpoint. I get it, but have a different vision. Just tell it like it is and don't try and bully over people with factual lies and fear mongering, oh my god, the fear mongering. The world will end if you build a stadium...traffic, etc... Hold on. There has been a stadium there for over 40 years. I guess cars are NEW. Hmmm..And comparing some west end shopping center, utterly irrelevant. My tax dollars go to support this too you know. I WANT A STADIUM in this city-full stop. Understand NO ONE, NO ONE is going to come up with a 1/4 BILLION (at least) to build anywhere else from scratch-NO ONE! They would have by now as nothing has prevented anyone from coming forward over the past...say... 20 years. I've already heard many people thinking about suing Clive's butt if he knowingly, deliberately and factually mis-represents one more piece of data. If he can't win by telling the truth, get out of the argument.

kayaky - [Updated 2009-09-30 07:10]

correct

kayaky - [Updated 2009-10-06 15:29]

no name calling, that's just bad form. Love he man, attack the idea.

kayaky - [Updated 2009-10-06 15:31]

and defend his right to have it, however misguided.

J.C.Watts - [Updated 2009-09-29 23:24]

Speaking of temper tantrums, did you want to refute any of Clive Doucet's arguments, or did you feel that insults were your strongest points?

arnoldj - [Updated 2009-09-30 09:05]

here's a post I came across. I think it's a very good post.Clive's Myths ExposedMyth#1 - The project is illegal because it is sole-sourcedWrong - the city has sound legal advise that confirms that negotiating with the LL group is legal as they provide a unique asset and opportunity.Myth#2 - There is not enough GreenspaceWrong - Ottawa has more greenspace than practically any other city in North America, we are NOT lacking in parks.Myth#3 - There are other options out thereWrong - There are other dreams/ideas/fantasies out there but none have a concrete business plan or money. Anyone can put together a powerpoint with some fancy pictures.Myth#4 - The opposition by Coun. Doucet is about "getting it right"Wrong - Clive has been trying to get rid of the stadium at Lansdowne virtually his entire career, he was hoping the whole thing would just fall down on its own but this new development by LL has forced him into actionMyth#5 - The stadium ruins the quality of life for Glebe residentsMaybe - but unless you moved to the Glebe in the 1920s the stadium has always been there, you knew that when you bought your home. Lansdowne is for everyone not just for Glebites.Myth#6 - the LL proposal will kill the GlebeWrong - if anything the LL proposal will get more people down to the Glebe, if local businesses don't think they can compete with additional retail perhaps they should analyse their business modelsMyth#7 - There will be big box storesWrong - there will absolutely not be big box stores, the NIMBYs are using this lie to scare you but the plan specifically prohibits big box stores.Myth#8 - The LL plan is poor urban developmentWrong - Mixed use facilities, urban intensification and smart growth are not only in the City of Ottawa's official plan but are also principle often fought for by councillors such as Mr. Doucet, who has conveniently changed his stance on the issue. It should also be noted that the OMB will kill any plan that doesn't follow Ottawa's own official plan.Myth#9 - The businessmen behind this plan are just looking for a fast buck at taxpayers expense.Wrong - These are all long standing, well-respected citizens with strong community and philanthropic ties. If the project goes bad, these guys are not running back to Toronto or the U.S....they live here and have a vested interest in seeing the city prosper. In addition, read the actual proposal, the city gets paid before the developers do.Myth#10 - Glebites have a right to veto anything that comes into their neighbourhoodWrong - things change, progress happens, you didn't seem to care when Lansdowne was a rotting oasis of concrete and now all of a sudden when someone decided to do something productive with the site it's an issue.More myths to come, don't let a small minority ruin a great opportunity for everyone.

J.C.Watts - [Updated 2009-09-30 09:16]



It's usually a mistake to reply to a restatement of the arguments by an opponent. Opponents will usually distort your arguments and create straw men. There's certainly enough strawmen in your list of myths, but let's throw caution to the wind and examine these assertions anyway: Assertion#1 - The project is illegal because it is sole-sourced. Correct â€" Despite the city's internal legal council's recommendation that sole sourcing is ok in this case, this is still sole-sourced. No other developer was allowed to bid. Assertion#2 - There is not enough Greenspace. Debatable â€" The citizen's Ottawa should have the right to decide how much green space is appropriate. Assertion#3 - There are other options out there. Unknown â€" We cannot know if there are other options if we don't ask. By giving OSEG exclusive negotiation rights, we told them not to bother. Assertion#4 - The opposition by Coun. Doucet is about "getting it right". Unknown â€" How can we know anybody's motivation? Your assertions of nefarious intent, however, are merely unfounded character assassination. It's called an ad hominem fallacy. Assertion#5 - The stadium ruins the quality of life for Glebe residents. Worth Discussing - Lansdowne might have made sense as a stadium location in the 1960s, when Ottawa was a much smaller town. Does it make sense now? Residential density has increased around the park, even as the suburbs have spread. This means more people driving to the area even as the on street and onsite parking is reduced. Assertion#6 - the LL proposal will kill the Glebe. Highly Probable â€" The consultant who did the retail study was very clear in discussions that doubling the local retail space would draw successful retailers off Bank and into the new shopping centre. Assertion#7 - There will be big box stores. Unknown â€" Big box means a lot of different things. The representative from Trinity developments explained that the definition of big box varies by segment. A Chapters is a big box book store, but a hardware store of that size would not be considered big box. OSEG, however, makes much of the fact that retail at the site will be unique and boutique style, both are vague concepts that are impossible to codify. Trinity agrees that the first people they'll be talking to are their tenants in existing malls, so hardly unique. Assertion#8 - The LL plan is poor urban development. True â€" Lansdowne is not zoned for mixed use. It is zoned for public use. It will require a change to the zoning and official plan. The existing traditional main street zoning along Bank Street is mixed use, but the developers are not interested in buying land that is already zoned correctly. Channeling new development into public lands takes away the incentive to properly develop more appropriate commercial sites. The folly of rebuilding a major stadium without proper transport links has been pointed out elsewhere. Assertion#9 - The businessmen behind this plan are just looking for a fast buck at taxpayers expense. Unknown â€" Like your characterization of Coun. Doucet, it's impossible to know the motivations of the OSEG principals, so let's examine the proposal itself. They are not contributing to the stadium. They are not purchasing land of the shopping centre. The profits from the commercial development go to them first. It may not be a fast buck, but it's a buck. Take a closer look at the business model. It proposes 4 levels of revenue in order: 1. to the MSC to pay for upkeep on the shopping centre 2. to the developers 3. to the developers 4. to the city. Assertion#10 â€" CFL Fans have a right to veto anything that happens at Lansdowne. Wrong â€" no interest group has any veto. This is a discussion.

Douglas - [Updated 2009-09-30 09:05]

Lacking genuine arguments for privatising public space and subsidizing developers, supporters of this 'vision' probably only have abuse as their strongest argument. This would explain its frequency.

ericmacd - [Updated 2009-09-29 23:24]

I foolishly was under the impression that a city councilor was supposed to represent the interests of his/her ward. I do believe that Doucet is adequately representing the feelings of those citizens he represents. I fail to see how your comment relates to the public debate around the merits and drawbacks of this plan.

Janet - [Updated 2009-09-29 23:24]

Disagree. The City should reform City Council and go to the Borough system so that residents get a say in what happens in their neighbourhoods. Put it in your backyard.

Glinda - [Updated 2009-09-29 23:24]

I accidentally clicked agree. I don't.

## New Conversation Thread

arnoldj - [Updated 2009-09-29 23:24]

Clive Doucet is a myopic idiot. It's one thing to have a different vision of the property and argue against the proposal on that basis, no problem at all, just stick to the truth. When he doesn't get his way he resorts to a campaign of spewing public BS like some 4 year having a temper tantrum as if only he is a resident of this city. Pulling in some Carleton Professor and holding him out as if, it is somehow academic proof of a flaw in the plan was absurd. Absolutely biased already, he was against it even in earlier design attempts years ago. Did Clive mention that, of course not. The city should send Clive's ward the bill for maintaining this rundown embarrassment of a property. I think this is a good compromise, a balance solution and would look upon this property with a sense of pride. Hey Clive, there are 800,000+ other residents within this city with just as much a stake in this. Our taxes go to the upkeep of lansdowne just like yours. Take your BS and shove it!

## New Conversation Thread

r.ainbinder@sympatico.ca - [Updated 2009-09-29 23:31]

The City cannot afford to develop this site alone, no matter what vision Mr Doucet and his followers may have. An international competition would yield many interesting, possibly spectacular designs, however, NONE of them could be implemented, simply unaffordable! No one else has come up with a viable, AFFORDABLE plan, and put THEIR money behind it. Many more could have come forward, but none did... So this is NOT sole sourced... other sources that HAVE come forward exclusively spend taxpayer money. Money we simply do not have. We the taxpayers of the City of Ottawa already spend \$4-5 million/year on maintenance of this dilapidated, eyesore 40 acre asphalt parking lot, with 2/3 of a stadium, and a hockey rink that is crumbling. We will one day have to spend millions more to demolish what's left, with NO return whatsoever. That is the same cost to the taxpayer as the interest on the debenture/loan we would be paying for our part of the development costs. NO EXTRA COST, and a return on investment in the future! I am proud that 4 local successful entrepreneurs, each a pillar in the community in his own right, each giving back MILLIONS to the community, from CHEO to the Greenberg Cancer Centre to the Schenkman Community Centre and so on, have come to the table, presently at great cost to them, with no guarantee of any return until shovels hit the ground.... Mr Hunt successfully revitalized an almost bankrupt Junior hockey team in an NHL market, and made going to their very entertaining games an affordable, exciting family outing. And he has continued the much more important 67's tradition of turning boys into men, much more important than the very, very few who may make hockey a professional career. These 4 gentlemen and their teams had to successfully navigate through hostile waters to get their plan approved, having to change their original vision at least once, more likely many times during the process. And they were able to get the NCC to approve access from the Rideau Canal side. I see NOTHING wrong with the profit motive they may have. After all, THEY are the ones taking all the risks here. We the taxpayers are already paying the same amount with no return. No risk to us, then. Merchants in the Glebe will actually see INCREASED traffic, as this new shopping/dining district will attract a new shopper to the area. The present merchants are already unique to the City, and they have a competitive advantage that can not only withstand, but thrive under competition. As for Glebe residents, they ALL moved to the area AFTER Lansdowne Park was built. It's like moving to Riverside South or Ottawa South/Hunt Club and complaining to the Airport Authority that airplanes are too close and too noisy.... 10 days of football, and maybe 10 concerts over 365 days, are a VERY small 4 hour issue each time, as compared to the enhanced community they will now live in, not having to leave the Glebe to do a lot of their shopping in the future, precisely because of this new shopping/dining district... Ah, yes, I almost forgot; 40 acres of asphalt and concrete at the moment.... later a 14 acre greenspace... sounds like a pretty nice area as compared to the present dilapidated eyesore....

Matty - [Updated 2009-09-29 23:31]

thank you for you support

Matty - [Updated 2009-09-29 23:31]

thank you for you support



[ric - \[Updated 2009-09-29 23:31\]](#)

I presume there are football fans in Glebe as elsewhere. From what I can understand the major problem for many downtown residents is not so much the stadium as the South Keys in the Glebe, or Silver City in the Glebe, or as some have might have it Barrhaven in the Glebe. A 40,000 square foot grocery store, 40,000 square foot cinema complex, retail space that approaches a small shopping centre, greater than the area of the existing retail on Bank Street. I'm not so sure of the NO EXTRA COST as you seem to be, you and I are going to borrow 129 million to build them a stadium. If they are right about the debt servicing costs of 7 million a year for 40 years, that is 280 million. That's a lot of popcorn and parking. It's the scale of the proposal. Howard Darwin, the then owner of the 67 acres, was a respected local businessman when he convinced us to build a baseball stadium. As it turned out he was at heart a businessman, I don't blame him, at least we didn't give him a lot of land, for forty years.

[Dave2 - \[Updated 2009-09-29 23:31\]](#)

1. You say that "Many more could have come forward, but none did". You fail to mention that the competition was canceled before the end, so that and your comment about this not being sole-sourced is false. 2. You say that the city spends \$4-5M annually to maintain the park which is true, but you fail to mention that the city takes in \$4-5M annually in revenue from the park. Check the figures, the net loss for the site is around \$200K. 3. You imply that the OSEG partners are doing this solely for the good of Ottawa. If that were even remotely true, why is the return on investment stacked so heavily in their favour? Why is the stadium refurbishment (that the city is paying for) so much more expensive than similar stadium builds across North America? 4. You say that the NCC has approved access onto Queen Elizabeth Drive. This is totally incorrect. The Lansdowne Live proposal implies this, but see the letter from the NCC to the Citizen pointing out that they have not agreed to this. 5. You say that the developers are taking all the risks here. That is completely untrue if you read the prospectus. Please explain what you mean. 6. You say that we will end up with a 14 acre greenspace. Please google 'turfcstone' or look at the photo in the Citizen earlier this week to see what your greenspace will look like.

[ericmacd - \[Updated 2009-09-30 07:59\]](#)

Well said! Get the facts out so people know what they are actually being asked to sign on the dotted line for. And that's a massive debt load and a new eyesore that will just have to be redeveloped in 30 years because of failed retail and another failed CFL franchise.

[J.C.Watts - \[Updated 2009-09-29 23:31\]](#)

That's a very passionate defense, if however unreasonable. You've repeated every talking point and error the developer would like you to. Most of this has been corrected elsewhere, but 2 points need to be corrected repeatedly: The process called "Designing Lansdowne" which the developers disparagingly call the international design competition, as if international was a dirty word, was a Rights to Develop competition. Developers would have had to include funding proposals. The city is not getting a free stadium out of this. The stadium and parking lot costs us 125 million. The city is paying for the stadium to be paid with tax revenue.

[Janet - \[Updated 2009-09-29 23:31\]](#)

Disagree!!

[m\\_mcinnis - \[Updated 2009-09-29 23:31\]](#)

You are misinformed if you think OSEG is taking all of the risk. There are no other bids because the competition was cancelled. Saying there are no other viable bids is specious in the context of this cancellation.

## New Conversation Thread

[Mattv - \[Updated 2009-09-30 01:01\]](#)

most of all I think what I want is to see a group of ottawa supporters get what they want and not a man that lives in the bahamas or a man that's been hold back Ottawa from becoming the city and true Nation's Capital! Be Smart Ottawa. And just food for thought, does anyone come to Ottawa, travel to see kanata, No, They come to see downtown. So be smart and put this where it belongs

[Janet - \[Updated 2009-09-30 01:01\]](#)

Yes, put it in Orleans.

## New Conversation Thread

[LorneC - \[Updated 2009-09-30 01:38\]](#)

From the looks of these comments, it appears that those who are against the proposal have actually taken the time to read the project documents and the MOU. The only exception is those who are opposed to sole sourcing. They don't have to read all of the documents to be against the project. Those who are in favour, either want the CFL to return to Ottawa so badly, or just want to clean up Lansdowne regardless of the cost, they seem to think the proposed PPP is wonderful and risk free. Everyone should try reading the documents or attending a public meeting. It is highly unlikely that this project will be revenue neutral as it is priced using today's historically low interest rates but the City won't be borrowing money for a few years for this project and rates are likely to rise. People may want to proceed, but they should understand that this could cost the City's taxpayers significantly more than the Status Quo would cost.

## New Conversation Thread

[David Biggs - \[Updated 2009-09-30 05:47\]](#)

My Lansdowne: 1. needs a stadium; 2. needs canal orientation; 3. needs an outdoor concert/festival area; 4. should have 2-storey retail/restaurant on Bank; 5. should have 2-3 storey residential along Holmwood

[HowlSeelt - \[Updated 2009-09-30 05:47\]](#)

Why? Stadium for the benefit of 20000 fans and few developer\$ why? 2 storey retail space, there is lots around. Why? residential area just for the benefit of again just a few.

## New Conversation Thread



[pangloss](#) - [Updated 2009-09-30 07:32]

The City of Ottawa acts always as a small town in its vision of the Capital of our country. This latest proposal is no exception. An unsolicited behind close doors plan by the mayor and some councillors to give away to developers public land. Wasn't it Ottawa city council that wanted to pave the Rideau Canal and give it to developers in the 50's to build house. Yes it was until stopped by one or two individuals with real vision. This latest disorganized pretend consultation about an unsolicited proposal is the same thing and likely to result in a unusual Ottawa disaster engineered to benefit only the mayor and developer friends.

## New Conversation Thread

[vielda](#) - [Updated 2009-09-30 07:54]

I'm 100% in agreement with this project. A city our size requires a first class facility (not only for football) that will be used by everyone for a variety of events. To those who object (mostly Clive and Glebe residents) when you moved to the neighbourhood the stadium was probably there and it will continue to be there. Live with it and if you really feel that strongly about it....I suggest you move. There are many other neighbourhoods in the city without stadiums near by.

[ericmacd](#) - [Updated 2009-09-30 07:54]

You may notice that all of the successful world class stadiums are well served by public transit. Lansdowne is the bet site for another failed CFL franchise. However, if the sports fans of the city would like to see CFL succeed in the capital and a true vision for the future growth of Ottawa as a world city, then perhaps Bayview would be best, and Lansdowne could be left to be developed fairly in an international design competition, with the public fully consulted.

[relish](#) - [Updated 2009-09-30 14:48]

Its true, the transit to Lansdowne is non-existent. There are no connections to the transitway near it, and no matter how many #1 and #7 busses they put on bank, it still slows to a crawl at rush hour. I can get downtown faster than the 7 or 1, by biking during rush hour.

[bill](#) - [Updated 2009-09-30 07:54]

I do not approve and I am not a clive supporter nor a glebe resident.

[HowlSeelt](#) - [Updated 2009-09-30 07:54]

The project to renew Lansdowne to first class facility is good, but the unsolicited proposal is not only a football stadium, is retail and office and hotels. Is not a good deal for the city or tax payers. I am not a Glebe resident.

[Douglasl](#) - [Updated 2009-09-30 07:54]

The problem is not the proximity of the stadium, but the give-away of public lands to developers for their private profit.

## New Conversation Thread

[rmanship](#) - [Updated 2009-09-30 08:16]

Lansdowne Park could be a jewel in the middle of Ottawa, like Central Park in New York or Hyde Park in London. We don't need shops and housing in the park. We need lots of green space and a real vision. Lets get back to the design competition and stop commercial development in the park.

[pds41](#) - [Updated 2009-09-30 08:16]

Been to Central Park? This is not a park it's a corner lot. A big one, but never-the-less a corner lot. You aspirations and vision are way too big for this site. A design competition is nothing more than a stalling tactic to prevent popositve chg. Not to mention that any winning design would probably cost more simply because that's the type of designs these competitions solicit!!

[ericmacd](#) - [Updated 2009-09-30 08:16]

You are totally right! How many people visit Wembley Stadium versus Hyde Park? How many people visit Giants Stadium versus Central Park? A stadium is not a bad idea, but it definitely has no vision and would serve the city much better at Bayview. The city needs to slow down and start a design competition NOW!

## New Conversation Thread

[White](#) - [Updated 2009-09-30 08:38]

This is not a vision but pure spin.Any vision should be part of the vision for the city , which, of course, doesn't exist either.The vision should include all Ottawa citizens, not a few "entrepreneurs".

[Janet](#) - [Updated 2009-09-30 08:38]

What does the 20/20 plan say?

## New Conversation Thread

[Peter Hall](#) - [Updated 2009-09-30 08:54]

I agree with the comments that this is a spin not a vision. If we had a vision we could go through a legitimate tendering process and wind up with the best value for money and best solution. We should not proceed with this unsolicited proposal.

[ericmacd](#) - [Updated 2009-09-30 08:54]

An international design competition is the only way to decide the best use for Lansdowne. If the LL plan is so wonderful, then shouldn't it still be wonderful after a design competition? The plan has serious flaws which is why the city council and the developers are trying to push it through quickly and quietly before anyone can realize just how terrible this shopping mall idea is.



ohnwhelan - [Updated 2009-09-30 08:54]  
Agreed.

## New Conversation Thread

**Bad Idea** - [Updated 2009-09-30 09:03]

Let's please be realistic about whether or not this a 'win-win' partnership. To Developers:- Single bidder, no competition, special connections with city staff, City staff work on City time to build proposal (much cheaper than competing in the real world, and no need to answer to pesky specs, squeeze profit margins to win the business, or assume risk). Most companies can only DREAM of such a scenario in the real world - in fact most companies have rules against such processes to reduce bribes/ influence and ensure the best deal. - Full revenue / profit from residential development and commercial development, plus as bonus city will take over maintenance of the buildings after 30 years when the revenue will not support capital upgrades- First dibs on all profits until all revenue targets are met, no need to share ongoing revenue stream with those pesky tax payers until our pockets are full- Free tax payer funded facilities for their sports teams and keep all of the profits. If the sports team goes bankrupt (100% failure rate so far on CFL, soccer is untested), then taxpayers are stuck with empty stadium / debt. - As bonus, they get to build a MALL on city owned parkland right by the Unesco world heritage site of the Rideau canal, even if NOBODY wants a friggin mall ! What a stroke of genius ! To taxpayers:- Fund the stadium fully, gamble \$130M of taxpayers money on sports teams with a high chance of failure.- Get revenues after 17 years plus IF all goes well only- Let developers ie corporations decide how we'll live in our communities- Get stuck with cost of maintaining 30 year old buildings after money's been sucked out of them- Do not even get a chance to see : What OTHER designs could there be for the site? How much money could be saved and what better deal could we negotiate as tax payers if there was MORE than ONE party dictating the deal? - Destruction of Glebe / Ottawa south commercial street: at tax payers expense to deal with fall out.- Huge traffic issues from adding a MALL in the park : tax payers frustration and expense to deal with. - Cost of cancelling project if we come to our senses in 2 or 4 or 5 years: taxpayers expense, like the \$38M waisted on transit line. Cost of demolishing the mall in 30 years to return the space to the park it should be - taxpayers expense. My objection to this progress is not about 'not-in-my-backyard' syndrome or about being ultra left wing granola peace and love. It's about striking the best deal possible for all the taxpayers of Ottawa, delivering a value proposition that meets their expectations and desires and delivers on a vision to make this city great. The current proposal does NOT meet any of the criteria, and the process stinks of favoritism, cronyism and disdain for voters. Exactly what are the arguments to support this panicky and faulty decision making ? Can the CFL not wait another year? It's not like they other cities for expansion - they'll be there when we're ready.

ericmacd - [Updated 2009-09-30 09:03]

Well put! More people should be looking at the real and hidden costs of the LL plan. I guarantee the city of Ottawa will have even more angry citizens on their hands after the sports fans, who support the deal, realize that they are getting stuck with massive debt, a closed down and shipped off CFL team, and a shopping mall with no parking. It seems like we're just waiting for the other shoe to drop.

vellino - [Updated 2009-09-30 09:03]

You nailed it.

m\_mcinnis - [Updated 2009-09-30 09:03]

Word. I live in the Glebe and am all for redevelopment with stadium. Yes, I understand that this can't become a nature preserve and that some commerce is required. This deal, however, reeks for all of the reasons above. Open the process to the free market and allow competition to allow the people of Ottawa (not just we Glebites) to get the best possible deal. From what I can tell we are getting a St. Laurent Mall on Bank St beside an ugly renovated stadium and we are paying for much of it....

How!Seelt - [Updated 2009-09-30 09:03]

Well said bad Idea

## New Conversation Thread

**Bad Idea** - [Updated 2009-09-30 09:08]

The Live concept is a cookie-cutter clone of the "Live" concept foisted on cash-strapped US cities by big-name developers. The stadium is always the hook for a retail play in neighborhoods and lands that are otherwise unavailable. Other clones of this are in Dallas: Victory Park - next to the new "American Airlines" arena, in Kansas City - they even call it "Kansas City Live", and in Louisville, KY. The name there? You guessed it "Louisville Live". The Lansdowne Live project even uses the same types of signs seen in the Kansas City development. Not only is it unoriginal, it's canned, from the PPP to the lobbying to the strongarm politics, right down to getting the city on-side.

ericmacd - [Updated 2009-09-30 09:08]

It is facts like these that need to be raised in the public discourse. If people understood that the stadium is a separate issue from the development plans of the LL group, then maybe people will stop and look at the LL plan and see it for all its flaws... many many flaws! And these plans even have better transit than Lansdowne Live!

[http://en.wikipedia.org/wiki/Victory\\_Park](http://en.wikipedia.org/wiki/Victory_Park)[http://www.powerandlightdistrict.com/http://en.wikipedia.org/wiki/Fourth\\_Street\\_Live](http://www.powerandlightdistrict.com/http://en.wikipedia.org/wiki/Fourth_Street_Live)! Notice how they all have massive retail, residential and hotels. I also liked how the unique shopping attractions include the most normal shopping mall chains. LL will be an imported American disaster into the heart of Canada's capital city!

DouglasI - [Updated 2009-09-30 09:08]

Excellent point! Thanks for bringing this to people's attention.

## New Conversation Thread

Paul Lewis - [Updated 2009-09-30 10:31]

1. Lansdowne has never been a "Green Space" park it was established as an agricultural exhibition area, then a fairground that morphed into the Central Canada Exhibition (now the Super Ex). Later, the coliseum and stadium were added. 2. Residents of the Glebe who live near Lansdowne have always been aware that it isn't a park. So, in my view, they have no reason to complain as they do each year when an event, which generates noise, takes place. 3. Lansdowne has been deteriorating for at least twenty years without any serious effort on the part of the city or any interested parties to rehabilitate it. 4. It seems to me that several years ago when the city floated the idea of a design competition for the site, it failed miserably due to lack of interest. Or was it that designers wished to be paid to put forward basic ideas? Who knows? While this plan is not perfect, my family and I haven't seen any other designs on offer. At least, if this plan is accepted, some of the heritage of the site will be preserved and additional "park" space will be created adjacent to O'Connor Street and the Queen Elizabeth Parkway. Regards, Paul Lewis

LSC - [Updated 2009-09-30 10:31]





Excellent points. There is so much misinformation being spread by the detractors that many people forget that Lansdowne has never been a "park" and has almost always had a stadium on site.

[ericmacd - \[Updated 2009-09-30 10:31\]](#)

The existing design of the Lansdowne site has developed naturally over nearly a century into a stadium and parking lot, true, but there is no reason to say that we cannot use this opportunity to transform the parking lot into a public central park or entertainment venue. The opportunity which presents itself in the LL plan is not in keeping with the public purpose of the site. I am fine with sports (although other locations are better - Bayview), what I am not fine with is the shopping mall that is going to consume a large portion of the site. I would like to see other plans. They are out there. I have seen some of them. If the city would just slow down the process and open it to an international competition, everyone could see what the different possibilities are and we could all make an informed decision with compromises for everyone. Hey, it worked for the War Museum design, it could work for the Lansdowne design as well!

[Chris Ellis - \[Updated 2009-09-30 14:16\]](#)

I agree with you that we should take the opportunity to transform Lansdowne into a park. As to the assertion from Paul Lewis that he has not seen other plans that is because the process that was in place to bring forward other visions for Lansdowne was shut down. I find this whole process very undemocratic and to call this present exercise a consultation is a joke. The LLP is a take it or leave it proposal. My vote is to leave it. Hold a competition on proposals and then have a real consultation on a short list of visions.

[Janet - \[Updated 2009-09-30 10:31\]](#)

People who live in the Glebe, Ottawa South, east and Centretown have the right to complain. Traffic, parking and smog have all been getting steadily worse. We need green space, trees and places to find respite from the high urban density in this downtown area. The children who live here need clean air to breathe and to be given beautiful places to grow their appreciation of how beautiful a downtown, urban area can be.

[m\\_mcinnis - \[Updated 2009-09-30 10:31\]](#)

The design competition did not fail-- the city cancelled it before it even started and chose to only negotiate with OSEG! There is too much obfuscation and misinformation out there.

## New Conversation Thread

[Tony - \[Updated 2009-09-30 10:37\]](#)

It should be similar to what was done in Winnipeg at the FORKS. To get more information on this site, go to [www.theforks.com](http://www.theforks.com). I've been there and it is a good example of what should be done at Lansdowne park.

[ericmacd - \[Updated 2009-09-30 10:37\]](#)

I think that's not a half bad idea. The FORKS in Winnipeg is predominantly open public spaces with some retail and restaurants. If we could transplant that model to Lansdowne, the city of Ottawa could have a beautiful public park with some commercial and entertainment pavilions scattered across the site. This would ensure some economic return on the city's investment while also providing some opportunity for small destination shopping, some restaurants inside the park, and entertainment facilities.

## New Conversation Thread

[Grant Boland - \[Updated 2009-09-30 10:45\]](#)

This project is the best thing to happen to Ottawa during my lifetime (I'm 37 years old). I'm thrilled that the city is finally moving forward to upgrade what should be the jewel of the downtown core. This is going to bring an economic and cultural boost at just the right time. That it is being driven by local business people is the icing on the cake. Failure to act would be a disgusting lack of leadership and cowardice from the politicians who have the responsibility to get this done.

[m\\_mcinnis - \[Updated 2009-09-30 10:45\]](#)

How is a movie theater complex, a stadium (it is ugly now and still will be) and more retail a "jewel" exactly?

[HowlSeelt - \[Updated 2009-09-30 10:45\]](#)

Lets hear the other proposal before naming it "the best" It is not right to benefit a few (developers) at the expense of the majority (the tax payers)

## New Conversation Thread

[Jim O - \[Updated 2009-09-30 12:05\]](#)

The design of this site Balkanizes the public response, making it almost impossible to have a shared discussion. That's a bad sign. First you divide the discussion into eight topic areas, then you divide the responses into small boxes. In each thread we can see only the first couple of lines. To participate, we have to choose one little box, climb into it, and talk to a handful of people. Meanwhile thousands of similar discussions are going on outside our view. Way to divide and conquer! What we need is a single board where all comments are open to immediate inspection. That will give us all a better idea of any public consensus that may be forming. But I have the impression you don't want that. This whole supposed consultation process looks more like an exercise in managing public opinion for a deal that is already done. A clear public consensus could be dangerous to your goals. The whole thing stinks. Count on me remembering your attitude toward the public at the next election.

[Dave2 - \[Updated 2009-09-30 12:05\]](#)

Unfortunately, this council are showing no interest in having public consultations on this issue. The Kanata open house last night was just brainwashing - none of the city staff or developers or consultants there had any interest in hearing views that differed from what they were presenting. A number of councilors told me that the open houses were not meant for discussions with them. The only opportunity to register your opinions was on the paper forms, and I imagine the information will be so heavily filtered by the time it reaches council as to be of no use. Also, most councilors seem to have made up their mind about this issue long ago and have no intention of changing it. Here is Bob Monette quoted in the Ottawa Sun today "If we move ahead, it's our legacy that we've built something we can be proud of for generations to come. If we vote against it, it will be our legacy that again, we've been unable to make a decision in the City of Ottawa". Where is the opportunity for public consultation with an attitude like that?? Count on me remembering this attitude as well, come election time Jim O.

[ericmacd - \[Updated 2009-09-30 12:44\]](#)

The same situation seems to be occurring across the city; THE PUBLIC CONSULTATIONS ARE A SHAM! I went to the one at Lansdowne and there were people getting very angry, and the majority of us supported the impromptu soap-boxing that started. The news coverage has been downplaying



the dissatisfaction of ALL Ottawans with not only the plan, but the lack of public consultation. We need to get the word out that people are not happy. The process needs to be slowed down in order to offer the public a chance to be heard!

Dave2 - [Updated 2009-09-30 13:32]

Letters to the citizen today reflected these concerns. I know I wrote a letter to them as soon as I got home last night as well. I also wrote to all councilors, but didn't get any sense that they cared.

GoforLandsdowne - [Updated 2009-09-30 12:44]

Bob Monette is right.Live with it.

Dave2 - [Updated 2009-10-01 10:11]

If you believe Bob Monette is right that it is okay for councilors to start a consultation process by telling people how they are going to vote at the end of the process, then you obviously have very different ideas of democracy than I do.You probably also think that it was acceptable for Bob, and other councilors, to accept campaign contributions from Minto and Trinity, but personally I don't. I think it casts a pall over the whole process that reflects badly on the city.I will not live with it, as you suggest. I will attempt to do something about it with my vote next year.

J.C.Watts - [Updated 2009-09-30 12:05]

I agree it's a problem. My worry is how they are going to sift through all of these comments and evaluate them.There are plenty of drive-by posters coming in posting "I'm excited by the plan. Thank you to the great philanthropists who proposed it." There are those too who obviously don't understand the financial consequences for the city and the purpose of the original design competition.I'm VERY curious to see how they weed out all that dross.

dbk - [Updated 2009-09-30 16:17]

The lack of details re. "econsultation" results and reporting does rather seem consistent with the rest of the process, making it difficult not to be cynical.

vellino - [Updated 2009-09-30 12:05]

I quite agree with you. Furthermore, the registration process is abominably slow, further discouraging participation.

## New Conversation Thread

Paige - [Updated 2009-09-30 12:13]

I'm concerned about the front yard being along the Rideau Canal. This means a significant increase in traffic for Colonel By and the Driveway. As well as Bank Street. I see little planning in this regard.Would prefer this consultation take into account the other options put forward by members of the public. This sole source option smacks of favouritism.

ericmacd - [Updated 2009-09-30 12:13]

The stance of the NCC is also an important aspect of moving the plan from dream to reality which has not been looked at. Is the NCC likely to allow LL to tear apart their land, rebuild parts of a World Heritage Site and cause massive increases of traffic on their roads? I think that if the NCC has said no to the city before about gaining access to their lands, they are likely to block the construction of many aspects of the LL plan. But conveniently for the LL partnership, the only things which would be blocked by NCC are the farmers market, the access to the canal, the 'Greenspace' and the public fountain. The shops and stadium would likely be unscathed!

## New Conversation Thread

williamb - [Updated 2009-09-30 12:24]

This proposal is the best financial deal for the City and addresses the majority of the concerns.Nothing is perfect and there are the "not in my backyard" groups that will never be satisfied. This site is a City asset not just the Glebe. The green issue is a red herring.Nowhere in the City is there more green space than the Glebe.Ottawa needs to address the decaying Park and this proposal does that.Let's get on with it!

HowlSeelt - [Updated 2009-09-30 12:24]

The deal is not good for the city or the tax payers, lets hear other proposal. The stadium is for 20000 fans. The parking spaces are for max 1500 cars. not even at 4 per car. 20000 fans are not the majority in a city with almost 1 million people.

## New Conversation Thread

juliana565 - [Updated 2009-09-30 12:46]

As a Glebe resident, I applaud this initiative. Lansdowne park is in desperate need of a face lift. A proposal that brings more business, housing and event venues to the neighborhood is good for everyone, including the vocal minority who turn out to opposed any kind of urban redevelopment. We live in a city, and it is about time that we start allowing it to grow and develop, harmonize new and old.

Chris Ellis - [Updated 2009-09-30 12:46]

I agree that Lansdowne should be revitalized. However I think the scale of the LLP vision does not fit the scale of the site and location. I would like to explore a museum or two located at this site. Museums, dare I mention Portraiture Gallery, would draw people to this special location but in a low impact manner which the transit system, both public and private, could handle.Not only would this be of benefit for Ottawa residents but would enhance tourism.I doubt many out of town people will decide to come to Ottawa because of what the LLP plan will give us.

HowlSeelt - [Updated 2009-09-30 12:46]

Development, yes, refurbishing the stadium, yes.But retail spaces in city own property at the expense of tax payers definitely , NO

## New Conversation Thread



canpass - [Updated 2009-09-30 12:48]

Why is it in this city every time someone wants to take on a huge project that will transform a part of the city that every one gets up in arms. The sparks street casino NHL hockey being forced to Kanata, the conference centre, developer after developer who want to build intensification projects are told they are to big dont fit into the neighbourhood. I believe that this project will be great for the Capital City of Canada which is more than the Glebe but given the small town small community attitude of so many people these developers like so many before them will be run out of town and Lansdowne will remain for every a sea of blacktop and crumbling buildings.

Chris Ellis - [Updated 2009-09-30 12:48]

I don't think the LLP plan is a project that will transform a part of the city. A large event venue at a public transit hub - not Lansdowne - and a world class park - at Lansdowne - enhancing the Rideau Canal would be transformative. The LLP vision is simply a forty year old idea with regressive loss of public space without the benefit of human scale intensification of the urban city.

canpass - [Updated 2009-09-30 15:25]

To me the Rideau Canal is a ditch whose sides are caving in that is in need of a makeover to make it a people magnet like the River Walk is in San Antonio. It needs more restaurants along it and that is something that the LLP plan will provide. Because this city keeps looking back it will never move forward. Right now it is a parking lot that contributes to global warming through heat reflection from the acres of black top at least with this plan it will reduce the carbon food print of the area through the transformation of ugly landscape into a mix of buildings and parks.

Franky - [Updated 2009-09-30 16:01]

I think the NCC owns the land along the canal, so there won't be any restaurants, not even at Lansdowne, not on the canal at least.

Chris Ellis - [Updated 2009-09-30 16:01]

I don't preclude restaurants from being part of Lansdowne park. I think something around the scale of the brewery development in Toronto might work well. Especially if integrated into what already exists on Bank street and the framers market.I think we can do much better than LLP. I'm willing to pay higher taxes to support an excellent park not a compromised one. I would also like to see a good museum - Science and Technology maybe.

Janet - [Updated 2009-09-30 12:48]

Why is it in this city every time someone wants to take on a huge project that will transform a part of the city, that every one gets up in arms? Because the city fails to provide a thoughtful urban planning framework for developers to work within. Urban Planning has been left to the developers. The city gets left with less than optimal results and many unhappy tax payers. Not in my backyard, please.

## New Conversation Thread

David R - [Updated 2009-09-30 13:12]

The city has no vision for Lansdowne Park. The Lansdowne Live proposal is all about money. I think the collective vision of the citizens of Ottawa, if it could be measured, would not include a shopping mall, hotel and restaurants. If private interests had been given the lead in the past, I don't think the great parks, botanical gardens and public spaces of the world would exist today.

ericmacd - [Updated 2009-09-30 13:12]

I totally agree with you. The LL plan is poorly conceived with little to no public input, and will ultimately ruin the future growth of Ottawa as a global city. How many people have been to Wembley Stadium instead of Hyde Park, or Giants Stadium instead of Central Park?

## New Conversation Thread

Ward - [Updated 2009-09-30 14:08]

I would like to be able to choose among several visions -- at least 3. I do not have a problem with a PPP, and I appreciate the work that the city put in to refine this LPP plan, but there are other people out there who are creative. Let's see their plans too.I do think that Ottawa should have a large outdoor stadium. I think it should be at the Bayview yards or in Kanata.My biggest concerns with the LPP are retail competition and traffic/parking. Glebe businesses fold routinely, and sometimes high rent is a factor. I am not convinced that enough new customers will come in to support all the new stores at Lansdowne -- especially if they have to rely on buses to get there. And for those that drive, I think that the extra daily traffic volume on Bank Street will be too much both for those potential new customers and for everyone else.

## New Conversation Thread

Lucie - [Updated 2009-09-30 14:08]

Thank you OSEG for bringing this amazing vision forward for Lansdowne Park, it's long over due. I'm looking forward to seeing this concept become a reality. This is a great opportunity for the city.

David R - [Updated 2009-09-30 14:08]

Lucie, I don't see anything amazing about the OSEG proposal. I find it very mundane and self-serving - everything you would expect when a developer is given the reins.

m\_mcinnes - [Updated 2009-09-30 14:08]

What is the appeal of this proposal. More retail subsidized by the city. More subsidy for pro-sport to allow a 3rd attempt at the CFL. Lets see some competition and some proposals that add some REAL value to the site that all citizens of Ottawa can share. If retail is so viable in this location it should pay for some more perks than the (none) being proposed. Lets push for more recreation space, an aquarium, a pool etc. not just green bricks you can park on if you need to.How do we demand these things? You negotiate with more than one group! Bargain, leverage, open, free competition. We are a free market society, not some backwater dictatorship that caters to one developer. The current situation is disturbing.I have said it many times-- IF this turns out to be the best possible deal after a free market competitive process has been followed. Great-- all of Ottawa should get behind it. Until then-- I am wholeheartedly against it.

DouglasI - [Updated 2009-09-30 14:08]

An amazing vision of a very conventional shopping mall? What's visionary is the idea that it could be built on public land, rent-free. And we go along with this 'vision'?



GersJr - [Updated 2009-10-04 08:18]

A shopping district with a refurbished arena and stadium, a permanent year-round home for the Farmer's market, more greenspace and canal access, sounds like a "vision" to me. I am all for the plan, let's get it done now instead of waiting for another decade or so.

DouglasI - [Updated 2009-10-05 15:42]

The taxpayers rebuild the stadium. All the developers contribute is another suburban-type mall, totally inappropriate use of the land. Besides, the developers of the mall are effectively subsidized by the taxpayers, who forego rent payments and development fees. All that's 'visionary' here in any sense, and certainly not a good one, is that developers saw, and seized, an opportunity to use public resources for their own exclusive advantage.

GersJr - [Updated 2009-10-05 16:03]

Looking at the plans, this is nothing like a suburban-type mall. The developers took the opportunity to put forward a proposal to develop an area that has been seriously neglected for 20 years and is costing taxpayers millions on crumbling infrastructure. Last time I checked, they are also contributing a significant amount of private money as well. Sure the taxpayers are contributing...the stadium, the arena and the entire Park will always remain in the city's hands. I would rather share the responsibility in a private/public partnership instead of sitting on the fence watching the decay. "Exclusive advantage", that's a lot of nonsense. Just because you wouldn't take advantage of the new site, doesn't mean thousands of others wouldn't.

DouglasI - [Updated 2009-10-05 16:45]

By 'exclusive advantage', I wasn't referring to whether I or others would or would not use the site, as is clear from the context of my remark. I mean the privileges given to the developers, exempting them from rent, development fees, and other municipal charges. Public resources are being turned over for private profit of the developers. Sure, they're erecting box stores (a 40,00 sq ft food store, for one; others no doubt to follow as the economy dictates); and they're paying the construction costs. But they are doing it on public land, for free. Hence 'exclusive advantage'.

GersJr - [Updated 2009-10-05 17:46]

They are the only ones who have come forth with a concrete plan and capital to support the development of the park. You should probably redirect your disdane for the project towards City Council and not the developers. They saw an opportunity and took action. Seems like they are doing us all a favour by creating something that hopefully the majority of citizens can appreciate. Obviously, not everyone shares that opinion. The hostility towards the OSEG is mind-numbing and truly baffling. Are they villains because they are successful and happen to be from the community?

DouglasI - [Updated 2009-10-05 18:31]

Or at least the only ones allowed to come forward, as the public tendering process was mysteriously terminated when their unsolicited bid appeared. What elicits hostility, not only toward the developers but toward their proponents on Council, is their attitude toward public land: that, without careful public deliberation and examination of alternatives, and without due process of competitive bidding, public land can be turned over to private interests for their profit, and virtually irrevocably, for many decades. It's hard to see where the developers are doing the public a favour here, or to accept the idea that they're motivated by altruism. Further, what they intend to build is unsuitable, in my view: a giant shopping mall, with fake greenery. This is not a 'vision' that I share.

GersJr - [Updated 2009-10-05 19:26]

Well, we'll have to agree to disagree. The only reason the tendering process was "terminated" was because no one had come forward in 10 months during the process, not to mention no other offers in the last 20 years. At one of the Consultation Sessions, city officials were specifically asked about other competitive bids, and as you are surely aware, there weren't any. In my opinion, a forgone conclusion. I'll choose to believe in them (OSEG) until they give me a reason not to - so far they haven't. You see a shopping mall and fake greenery, I see newly renovated facilities for amateur and professional athletics, more greenery than before, and a Farmer's Market. Even though it is clearly not your "vision" (some aspects may not be mine either), but at least it will be a place where the majority will enjoy...because frankly, nobody is enjoying the "Park" as is.

kavaky - [Updated 2009-10-05 18:31]

I think it's inappropriate to label them villains, they are just businessmen trying to make a buck and it is us, the taxpayers and often naysayers that can take their proposal or leave it. We should have considered it in the context of a proper design competition.

kavaky - [Updated 2009-09-30 14:08]

Its nice to hear "gratitude" there is a shortage of that. Yes, we must thank them. but I disagree with the plan as is, and the process used.

## New Conversation Thread

JMontgo - [Updated 2009-09-30 14:29]

A stadium for Ottawa is a good idea, but the location is wrong, the cost to the City cannot be justified (what is the annual cost to taxpayers on a per game basis??), and the sole sourced process is all wrong. The City was bullied when handed an unreasonable deadline to commit. Lets take more time and look at the Bayview area for a location, and separate football from Lansdowne Park re-development.

David R - [Updated 2009-09-30 14:29]

I agree. Lansdowne Park is the wrong location for a stadium when you consider its proximity to residential neighbourhoods and the transportation difficulties.

## New Conversation Thread

Nickie - [Updated 2009-09-30 14:39]

I live in West Carleton but pay Ottawa taxes. I rarely come into the city. But now that I have seen this proposal, I really like it and hope something constructive like this gets done with my tax dollars. I am a little disturbed at the NIMBY stuff that is happening. I can't believe the people in the area weren't aware that this property should be developed. The Ex has been there for over a century. And without a decent outdoor stadium, we could never attract anything like the soccer event a couple of years ago. I certainly would come and spend some of my time and money there when it is finished.

## New Conversation Thread

Paul Lewis - [Updated 2009-09-30 14:54]

While I agree Lansdowne is no longer located at the border of a small town, I haven't seen or heard of anyone willing to finance and develop an alternate



site. Scotiabank Place is no more suitable. The old Bayview Yards would likely be appropriate, but no one or no organization has offered to erect a coliseum/stadium complex there. NIMBY?

LorneC - [Updated 2009-09-30 14:54]

If you look at OSEG's proposal carefully, they have not proposed to finance a stadium at Lansdowne; they are expecting the city to do this. OSEG is offering to pay for the commercial funding of the retail, housing, office and hotel components on rent free land. The reason they are not offering to do the same at Bayview is because the NCC will never give them rent free land for their commercial developments. Why would another proposal have come forward previously when the City had never indicated that they were prepared to invest \$130 mln. The City should have put the money up first and then seen what proposals came forward. If OSEG's was the only one, then there would be a lost less to complain about.

PaulM - [Updated 2009-09-30 14:54]

One reason no one else has formally stepped is that Mr. Kirkpatrick immediately cancelled the design competition council decided upon. No one else was permitted to submit anything, that is why we only have one proposal.

## New Conversation Thread

Chris Ellis - [Updated 2009-09-30 15:11]

The original concept of a competition would have provided more opportunities to explore a vision for Lansdowne. With 3, 4 or 5 options - the LLP vision could be one - then instead of the present sales job we are getting Ottawa residents could get a real consultation process for Lansdowne.

Janet - [Updated 2009-09-30 15:11]

Ottawa needs an urban planning department that can develop a framework for what the community needs and wants. Developers should be requested to submit proposals that fit into that framework; not submit the plan that optimizes their chances of profit.

canpass - [Updated 2009-09-30 15:11]

The problem is we have an official plan put the city councilors don't want to use it. The vision for this area is good but I agree transportation is somewhat lacking but it lacks all over the city. Our roads are inadequate, our transit system can't handle the loads. This site is no different than any other site in the city. Bayview has buses but not everyone is going by bus. Do we really want all major facilities in the west end. I am willing to bet that if this does not go forward Clive Doucet will have his international competition that will produce various visions of what we have now, none will have money attached to them and 20 years from now we will still have what is there today, there will always be someone with a better idea and ideas are a dime a dozen it is a matter of who has the resources to take the idea and make it a reality at least we have that with this plan. I didn't see that with the alternative plan that was presented, it was a nice idea with no resources attached

Chris Ellis - [Updated 2009-09-30 20:45]

I disagree with you that the LLP comes with resources. The City has to foot the bill for the work on Frank Clair stadium and pay for a parking garage and gives the LLP access to land at very little cost. I fear that the city is taking all the risk and none of the profit. I don't see where the developer is bringing anything to the table which they will not recoup. And they wouldn't push this if they couldn't make a profit. The city might as well do it themselves. The recent hockey arena that was a P3 that the city had to take over comes to mind. I don't buy the line that private firms are always better than going with a public option. There has been no alternative plan presented that has had the opportunity to be worked on with the city for the past 6 months like the LLP has been. Has the cost of staff time devoted to this been made public? I'm sure proponents of alternatives would be happy to accept that amount of staff time devoted to their proposals.

## New Conversation Thread

barrys - [Updated 2009-09-30 15:49]

The city does not have the funds to refurbish this eyesore. The only alternative is a private developer. The plan which is proposed was developed in consultation with the city. It is the best alternative and the only alternative. If the stadium is torn down it will never be rebuilt and Ottawa will be left without an adequate stadium. No developer has stepped forward with a willingness to build a stadium at some other site so there is no point suggesting other sites for a stadium.

Franky - [Updated 2009-09-30 15:49]

No developer is building a stadium at Lansdowne either. We are. They are building a shopping mall and the city is earmarking those property taxes (not considering services that must be provided) towards paying half of the debt service charge. The other half, we get to pay. If we're going to pay for it anyway, why not build it where there is rapid transit access, somewhere a franchise might actually have a chance to attract people from all over the city?

m mcinnes - [Updated 2009-09-30 15:49]

This is the only alternative because it is the only one the city allowed. They cancelled the competition for proposals, thus eliminating any competition. Get a good deal by letting the free market work. If this ends up being the best of 5 deals-- great. Now we all can stand behind it. My hunch is that competition will allow the city to negotiate a much better deal with either less cost and risk for the city, or more desirable amenities (remember the aquarium, soccer fields and track in the original Lansdowne Live proposal-- what happened to them?).

HowlSeelt - [Updated 2009-09-30 15:49]

Sorry Barrys, if you read the proposal the city is going to pay for the stadium renovation, the developer is only paying for the franchises.

## New Conversation Thread

Janet - [Updated 2009-09-30 17:34]

The current proposal does not respect the needs of the neighbourhood or the needs of sports fans. Maybe some people have forgotten the horrible traffic jams and the parking nightmares we had when hockey and football were in the Glebe. I live here. We don't have the roads to provide for large events. We have the worst smog in the city. We don't need more traffic here. I want smaller sports venues for Ottawa use; a participation park with large green spaces and gardens; a place which puts people first, not money; a place where teens and seniors can go and participate in healthy activities. A great park will support a great city! There's plenty of room in the suburbs for more sports, intensified residential population and more retail shops. Downtown has had enough. Our population density is now too high. We need to preserve and protect green spaces in the city core. Please look at New York City Parks Department. <http://www.nycgovparks.org/>

mgora - [Updated 2009-09-30 17:34]

Actually you are right about one thing. Suburbs are great for green space not sports stadiums. Every major cities sports stadiums are located downtown.



Lansdowne was never a park. I don't see any greenspace there ever. Traffic is part of living in the city. Do you think New York has no traffic? Whose going to pay for upkeep of your nice little dog park? Is this Clive Doucet ?

vielda - [Updated 2009-09-30 20:00]

Could not have said it better.... The stadium was probably there when she chose to live there. If you don't like it move to the suburbs where there is plenty of green space. To all the green thumbs that want all this green space...have you not noticed that we can't even maintain it??? Have you seen any grass in this city lately???? I have not, all I see is weeds....I see my property taxes go towards buying all kinds of sod to only see that sod become very expensive weeds within a year or two....are you going to tell me that this is be responsible with our tax money?????

Dave2 - [Updated 2009-09-30 20:00]

"Every major cities sports stadiums are located downtown" Actually not true, and the ones that are all have transit, not the #7 bus."Whose going to pay for upkeep of your nice little dog park?". Not spending the \$400M+ that this proposal really costs would free up plenty of money to maintain a park

## New Conversation Thread

vellino - [Updated 2009-09-30 18:16]

Lansdowne needs to be revitalized but it does not need a new sports stadium and a suburban box-store shopping centre. Furthermore and most importantly, there was no open competitive bidding for alternative plans. The current plans serve none of the interests of the local community - which will suffer increases in traffic congestion, noise and parking problems for the benefit of the sports-viewing public. Local business will suffer and this publically funded project will benefit mostly the developers and big box-store chains. Two thumbs down for this project.

kavaky - [Updated 2009-09-30 18:16]

Let's take this and put it more positivelyread and commentLansdowne needs to be revitalized achieved with an open competitive bidding for alternative plans. The plan should reduce traffic congestion, noise and parking problems for the benefit of the sports-viewing public. The plan should help local businesses. Two thumbs up for this project if it achieves this.

## New Conversation Thread

OOS Resident - [Updated 2009-09-30 18:56]

This is the worst of all possible visions. It will add nothing special to Ottawa and will cost a ton of money for the tax payers of Ottawa. It will make money for private individuals and not for the City of Ottawa. It does not have the transportation infrastructure to support it. It will suck the life out of the nearby neighbourhoods. It is a fraud committed on the City of Ottawa. In addition this site for making comments is not well designed as it is difficult to navigate and balkanizes the comments by topic. Divide and conquer approach? There is no option for DON'T DO IT! STOP!

## New Conversation Thread

Dave - [Updated 2009-09-30 20:47]

The Minto Challenge.I challenge any supporter of Lansdowne Live to come up with a building that Minto, Trinity or Shenkman have put up, that could be classed as beautiful. None of my friends could come up with even one.Considering these are supposedly the people who have built Ottawa, that is not a good recommendation for being given the responsibility of developing a world heritage site

## New Conversation Thread

mgehring - [Updated 2009-09-30 21:21]

Perhaps I am becoming paranoid but what kind of e-consultation is this, where the description of the project is changed midway through the consultation. The text about Lansdowne being "vital landmark on the Rideau Canal" has disappeared from the consultation site and been replaced by something clearly more biased than the previous description. Is there a reasonable explanation for this? Should the city not have put a notice on this site that they are changing the text? I think the e-consultation should be re-started from the beginning with descriptive text that does not change like the goal posts in this entire "planning&E" process?

PeterS - [Updated 2009-09-30 21:21]

When I was flipping through the topic descriptions just now, I was struck by how much they sound like a sales pitch. If these descriptions have changed without notice since the start of the consultation period, then that's either incompetent or sinister. Wouldn't that distort any data that's being compiled by Nanos for this consultation? e.g. if they're doing sentiment analysis on the comments in these forums, or whatever.I haven't been to the site before today, so I can't substantiate what the changes are. Does anyone have before/after screenshots?

Enough Already - [Updated 2009-09-30 22:42]

It is all one big sales pitch. That's why the 'consultations' this week feature big posters with City of Ottawa logos on them, with city staff working alongside Lansdowne Live partners and consultants.Sorry I have no screenshots, but I will take some now.

## New Conversation Thread

k2jdanaher - [Updated 2009-09-30 21:29]

For the \$127 million that it is going to cost the City, I think we could just use that money to rebuild the stadium, spruce up the existing facilities and perhaps add a multi-level parking lot and keep this landmark the way it is. Bank Street does not need more retail space, just take a look around Bank Street, there are not enough people shopping at the current businesses. Bank Street does not need more residential units, it is congested enough with the existing housing units.



dprouse - [Updated 2009-09-30 21:29]

So where should new housing go? Ottawa will continue to grow - that's just reality. Growth can either go out to Stittsville, Cumberland and Manotick, making urban sprawl worse, or you can improve density by building inside the greenbelt. As for the retail, if there aren't enough people shopping at the current businesses, maybe those businesses need to improve. Let's face it - the Glebe is not what it was 20 years ago. It looks tired, and the shops are a bit dated. Lansdowne Live would actually be a shot in the arm to the area. Of course the local businesses don't want it - competition is never welcome. An exciting new retail project, though, with restaurants, a movie theatre, greenspace and revitalized sports facilities - all of this sounds better to me than a sea of old asphalt.

relish - [Updated 2009-09-30 22:43]

The housing proposed - condos and houses that will likely cost almost a million dollars each (as most Glebe houses do) are not going to feed the need for houses for young and growing families. And projects like the one to build a condo "over" the Sunnyside Library building, only 1 block away from Lansdowne, show that there is a lot of other space for housing that needn't be carved off of a park.

PeterS - [Updated 2009-09-30 21:29]

I am concerned about the possibility of 300K square feet of retail in this proposal - despite the claim that this would "complement the existing commercial corridor along Bank Street" - Wouldn't it rather act like a giant vacuum and suck the life out of the Glebe? Don't live there, but enjoy going for dinner or shopping. Have noticed lately that business there are struggling more - how would they compete with this?

Enough Already - [Updated 2009-09-30 23:24]

The new retail would complement the existing retail in the same way that lions in Africa complement gazelles.

HowlSeelt - [Updated 2009-09-30 21:29]

After the first stage in this proposal, the OSEG gets free parking for the retail space, paid by the city. OSEG are only putting money down for the franchises. Not a good deal for the city, and taxpayers.

Dave2 - [Updated 2009-09-30 23:36]

And even the money that they put down for the CFL franchise, and the money that Jeff Hunt receives for selling the 67's to himself (OSEG), get included in their equity contribution and are subject to a guaranteed 8% return before the city get anything.

concerned - [Updated 2009-09-30 21:29]

I agree with your first point. If a CFL team is going to succeed at Frank Clair stadium the existing parking facilities need to be doubled or tripled, not reduced. A string of retail outlets along Bank St. from Holmwood to the canal would make the streetscape more friendly for pedestrians on their way to events (a mall adds nothing to this project but revenue for the developer). Residential units would be a good idea actually, since the city wants to intensify rather than sprawl. As an added bonus, any football fans who move into the new residences won't have to take the bus to the game. But where would they be built.. on top of the parking garages maybe...

## New Conversation Thread

arnoldj - [Updated 2009-09-30 23:16]

I support this proposal. Lets get on with it and turn an eye sore into something the entire city can use. It has been a sports and recreation park for over 80 years. We need another bench park there like a hole in the head. Go use Hogs Back or take a walk in the greenspace, what little left there is. Go LL. If you need a megaphone to intimidate, you're on the losing side of the debate.

Enough Already - [Updated 2009-09-30 23:16]

If council was holding real consultation sessions to gather real input, instead of just holding sales jobs, there would be no need for megaphones.

arnoldj - [Updated 2009-09-30 23:30]

Well maybe someone should bus (using taxpayer dollars) 100 people in support of the proposal with megaphones and we could start and arms race. Megaphones = bullies and hurts your public support.

Enough Already - [Updated 2009-09-30 23:34]

Might be a better use of taxpayer dollars than making us pay for these phony consultations.

concerned - [Updated 2009-09-30 23:16]

I agree we don't need another bench park. We don't need a huge, expensive white elephant either. Without proper access and parking, how can this proposal work? Once again, people will get tired of the long bus ride or the traffic on Bank St (and no place to park once they get in) and they'll all stay home to watch the game, until the new CFL team goes broke and fails in our nation's capital once again.

## New Conversation Thread

ottawasteph - [Updated 2009-10-01 00:32]

There are one million people living in this region. We are a national capital. We are a world-class tourist destination. We have to think big. We can't prosper without thinking outside the box. This lifelong resident and former & future Southsider is very excited indeed!

Dave2 - [Updated 2009-10-01 00:32]

There are one million people living in this region. YESWe are a national capital. YESWe are a world-class tourist destination. YESWe have to think big. YESWe can't prosper without thinking outside the box. YESSo why would we put together a plan that is really nothing more than a generic mall, and a stadium in a location where the infrastructure cannot support it? Beats me.

## New Conversation Thread

egillis - [Updated 2009-10-01 08:36]

The only vision open to consideration is that of a group of developers who, by definition, act in their own interest, not in the interest of the City or its citizens. Regardless of the merits of this vision, the process is wrong. Using taxpayer dollars to help the developers sell their vision is wrong. No



amount of rationalizing about the current state of the property will make the process right. Every citizen, and every councillor must know, in their heart of hearts, that this is not the way to conduct the business of the capital city of Canada.

kayaky - [Updated 2009-10-01 08:36]

Nice appeal to the greater good.

## New Conversation Thread

fayes - [Updated 2009-10-01 09:39]

If there was any other parties interested in developing Lansdowne that would be fine. We cannot wait forever to have someone else come forward. Let's stop being negative and move forward and make Lansdowne Park something other than the eyesore it is or have it turned into another "park" that the Glebe community and the very "negative not going to be open to any other view Clive Doucet". This may not be the best solution but the City and the business group have worked on after being told to do so by the councillors but it is better than what is there. I would rather have my tax dollars go to pay for this plan than maintaining what the park is now. It is interesting that people against this plan are so very, very rude (according to the media reports).  
Fayes

Wendy - [Updated 2009-10-01 09:39]

OK, this isn't only about the Glebe. It would have been nice to have other bids however Mr Kirkpatrick at the prodding of the mayor closed that option. So just because this ill-sighted proposal is the only one, doesn't mean we have to agree to it. Democratically speaking, it should be re-opened to all designers with vision so we can have more creative options to view. Stop saying this is our only option; it is the only one we have at the moment, but that isn't to say it has to be the one we are stuck with. Besides, we as tax payers will be on the hook for this forever, as will our grandchildren. Do you want that?

dbk - [Updated 2009-10-01 09:39]

Why don't we offer up \$130 MM of taxpayer monies and see what comes over the transom? I agree that Lansdowne is an eyesore, but we should really see what we can get in return for such a gift. Just handing it to friends of City Council is what's so offensive about this "vision" and process, and I think we deserve "the best solution" for our and our children's taxes.

## New Conversation Thread

omerrett - [Updated 2009-10-01 09:40]

This vision is one that embraces a central point for all of Ottawa. I think it is appropriate and wonderful that the city would take a leap forward embracing a gathering spot for our community. This is not about Glebe residents, it is about the CITY of OTTAWA. This is good for our city and to have local people interested in investing their money makes it only better.

Wendy - [Updated 2009-10-01 09:40]

The plan is totally short-sighted. The property is PUBLIC so it should be devoted to public pursuits that everyone has a say in choosing. In case you missed it, football has failed in this town not once but twice. And you think it will fly again a third time? I don't think so.

omerrett - [Updated 2009-10-01 10:05]

So I mentioned football in what part of my comment? I don't see where this plan is not taking into account public usage or pursuits. I think some people are so focused on football, they can't see the other benefits to the plan. But since you brought up football...does hockey work there? Was there world class events held there: Ringette world championships, soccer championships, hockey championships? How about business events: home shows, wedding shows? All generating money through taxes, facility usage for public use. By public gatherings...this plan goes way beyond football.

Wendy - [Updated 2009-10-01 10:21]

I brought up football specifically because it has failed twice already, that's all. So to bring it back for a third time, I think is a waste of money. I have no problem with any of the events you listed.

omerrett - [Updated 2009-10-01 13:22]

Wendy - you might be onto something there. I don't have a "good" feeling about the football either...but I just think about all the other possibilities that this facility could provide our community and individuals.

Wendy - [Updated 2009-10-01 15:42]

I own a small business in the Glebe so the amount of retail scares me too; 'way too much given the closeness of Billings Bridge. Excessive in my view. It would put most of the small businesses up and down Bank Street in grave peril for sure; we couldn't compete. They may have said no box-stores but I don't see small businesses with the money for rent that a new venue like they are proposing only approachable by box stores. It makes me worry, I have to tell you.

omerrett - [Updated 2009-10-01 16:08]

I think that is very valid. I brought that up in the retail section. I really can understand that this would worry a business owner in the area. The retail space should not be added to the detriment of the current retail mix. I think there are some things that would work that are not available...a cinema? I think a box store would detract from the essence of bank street (no to the wal-marts of the world). I agree with you, but are there other types of stores that you could co-exist with or would add value to what you offer - and attract more customers for you?

Wendy - [Updated 2009-10-01 16:18]

Well, considering they said they would do their best (gag) not to duplicate those businesses already extant along Bank Street, that pretty much rules out even a cinema - don't forget about the Mayfair Theatre at Sunnyside Avenue. I don't think any small business could afford to rent a space there and besides where would the parking go for shoppers if there was an event there? How would that affect the small business owner? To answer your question, I could co-exist with any shop that wasn't going to suck my clientele away, frankly. But still, why should there be a shopping centre and housing developed on public property? Is OSEG really not confident that a sports franchising is going to be successful then?

omerrett - [Updated 2009-10-06 10:03]

From what I understand, without the shopping areas at the levels they are suggesting, the project would not be cost neutral. The city has to make back their investment, they make money from among other things taxes. Without the tax revenue the city could not afford the re-development, nor would the investors. It is kind of a catch 22. If the city develops the space themselves into a park or whatever, in the long run it costs tax payers.

Wendy - [Updated 2009-10-06 10:13]

Then scrap the whole thing and start again with open bids and better planning. This whole project is wrong and I do not understand this frantic necessity





to do it 'now'. What is the rush????? We should do it right from the get-go so there isn't this much bad karma attached to it.

kavaky - [Updated 2009-10-01 09:40]

yes, and your specific views about the project are what exactly?

bmerrett - [Updated 2009-10-05 15:39]

I think I was clear this is GOOD for the city of Ottawa.

kavaky - [Updated 2009-10-06 09:46]

I went to the Bayview session last night. I found it very informative and the quality of the questions and comments very high. I no longer have any doubts about the "process" Kirkpatrick admitted to making an error, it happens. He did question council - again - is having a new stadium a priority - and this question hasn't been answered by council yet. I also heard that a preferred location for a stadium, if there was to be one was not Lansdowne at all, but BAYVIEW and frankly I have to agree, it has the rapid transit access. Also the nebulous parking and transit issue to Lansdowne has not been addressed in my estimation. Maybe you think that "something" is better than nothing? I don't see how creating a giant white elephant in the glebe is a good idea. Frankly I like Doucet's green park idea, and I like the stadium at Bayview and this is what the council will settle on eventually. Cooler heads will prevail.

bmerrett - [Updated 2009-10-06 11:37]

I think what some people are forgetting is that nobody is offering to build a stadium in Bayview. Where are the business people lined up to offer their money to fund such a project? Where are the investors? Where are the proposals for Bayview? There are not any. Why are we talking about a stadium re-development over other priorities? We are talking about this because there are people willing to invest today - not in two, three years - and some elected officials have made it their mission to destroy any suggestion other than their own. We do not need ANOTHER park in the city of Ottawa. Around my house alone I have access to about 5 green spaces. Something that the city generates zero revenue from, but has to maintain - green space. Great idea, but I would rather see my tax dollars work to generate revenue for the city, to develop something such as this stadium/area to attract visitors. This green park idea is useless to everyone except "Gebites". Anyone who thinks this can be the next Central Park is following themselves. Yes I do believe that when hard working local residents have the financial wherewithal, the drive and the business acumen to INVEST in this city they should be given every opportunity to do so. I think many residents should have a long hard look in the mirror to really think about what they have done lately to invest in their communities. There are those among us who do more than complain about every decision made, these people are doers - they volunteer for sport teams, fundraising, clean-ups, they donate large sums of money for buildings and places for US to use and yes they make money. If they have a plan - which they do - the attitude to deal with an "adoring" public - notice my sarcasm - and the money to INVEST in this city, they should be given the chance.

kavaky - [Updated 2009-10-06 13:35]

Much of what you have said is correct and thanks for the reply. You have overlooked that the city is to put in money, about 200 million to build a stadium. It is also providing land rent free until profits which may never come. The developers build the shops and the parkade (inadequate by the assessments of many so far) The money maker for this project is the taxes on the 200,000 + square feet of retail space. I think you should reassess the value of greenspace. Green space is like a hygiene factor in a city, it doesn't necessarily earn money in and of itself but creates the conditions that attract people that do earn it. Ottawa is well known for its green space, and both loved and clearly despised for it. I'm saying that if a stadium should be built, it must be built at BAYVIEW, if none is to be built, then Lansdowne must be leveled, possibly leaving the civic center for now and the rest left to green space waiting for a better idea.

dbk - [Updated 2009-10-06 13:35]

I think what you are over-looking is that nobody is offering to build a stadium at Lansdowne. This proposal commits taxpayers to refurbishing the existing stadium and gifting it and surrounding lands rent-free for 30 years to some friends of City Council. You are right, it would be a great INVESTment for anyone to participate in, though I don't recall being invited to participate except as the taxpayer fronting the \$125 MM.

## New Conversation Thread

Peter Smedley - [Updated 2009-10-01 09:46]

I don't think this has been an open process. We have been given one plan and a sort of pathetic assertion that there is no other way. City staff (our tax dollars) are already working on this plan for the benefit of private developers. I believe it was a very serious mistake to close the design process before it started in order to advance the interests of these local developers. Why the big hurry?

Wendy - [Updated 2009-10-01 09:46]

This whole process is flawed because council chose not to abide by its own rules for sole sourcing and unsolicited proposals; the land is still public so should be developed with that fact in mind; there is too much space dedicated to retail; shops up and down Bank stand no chance of surviving the Wal-Mart's of the world that are probably already lined up, waving big bucks at city staff to sign long-term leases; not enough green space, it should be mainly a park, not another fancy shopping mall and housing development on public land; no housing on public land, see #4 in spite of what the mayor thinks, football failed here twice; does he want to go for a third failure??? so no stadium at the park, Bayview yards is the perfect alternative.

## New Conversation Thread

kmwvang - [Updated 2009-10-01 10:37]

I do not support this vision for Lansdowne Park because it is not a part of a wider vision for the city. Specifically, the building of 300,000 square feet of retail space is destructive of the local successful economy. This destruction has been seen all over North America. We see this on Rideau St and have seen it in Hamilton where a vibrant downtown was destroyed by the building of Jackson Square. That mall, thirty years old now is a shell of itself and the downtown has never recovered. Please get some input from REAL planners.

## New Conversation Thread

dylburger - [Updated 2009-10-01 10:42]

By definition this process is going to bring out the negative people while the people in favour of this process will remain the silent majority. I absolutely support this process and it is an embarrassment to any major city that we should even require a redevelopment in the first place. I am curious as to which part of the "process was not open". That seems to be the catchphrase of the negative and it seems to me that if you were actually following the process you would know that it has been quite open.

Peter J Smedley - [Updated 2009-10-01 10:42]

I don't think the resistance to this plan has to be defined negative. Dissenters include a broad range of citizens with valuable experience and expertise and their views include many positive ideas. The problem is that the plan seems to be a done deal and the process for entertaining other ideas in a



positive light skirted entirely. I think the embarrassment lies in giving this very valuable and important land to a small group of real estate developers instead of a coalition that more broadly (and positively) represents the vision and hopes of the people of Ottawa. What is the hurry?

dylburger - [Updated 2009-10-01 11:06]

I can definitely see your point, and apologize for grouping you in with a broad group as your argument is well articulated. I am in a hurry for a couple of reasons. For one, I believe that the costs will only escalate while at the same time we continue to pour money into a non/poorly functional facility. Additionally, I would be concerned about not finding a better offer and losing the one that is there (this was after all open to other bids for a time). Lord knows that the CFL will only give us so many chances and we need major tenants like that for the facility to be a success. Finally, I think that it is as good a time as any to be creating jobs in this community.

Dave2 - [Updated 2009-10-01 11:06]

Well said! Personally I am tired of people claiming that the silent majority are in favour of this project, in the absence of any evidence to back up their statements. It is inappropriate to represent a personal opinion as a fact.

## New Conversation Thread

djitox - [Updated 2009-10-01 10:45]

I love this vision for Lansdowne Park and fully support moving forward with it in its entirety. Ottawa is my backyard and I want this in my backyard! This project is something positive that all people of Ottawa need to get behind. The additional spending by the city that this project would represent as opposed to the money going into caring for the deteriorating infrastructure that is the current state of Lansdowne Park is miniscule. Let's get this done!

## New Conversation Thread

slidenotvalves - [Updated 2009-10-01 11:04]

Aerial photos show that this "park" is actually an ugly parking lot. As for the history of the site, it has hosted sporting events for over 100 years. If you move next to the airport, don't complain about those noisy things flying over your head!

Dave2 - [Updated 2009-10-01 11:04]

Slidenotvalves, your comment is irrelevant. No-one on either side of this debate is suggesting that we leave the park as it is. The fact that it has hosted sporting events for 100 years does not mean it makes sense for it to continue to do so. It doesn't mean it shouldn't either.

slidenotvalves - [Updated 2009-10-01 11:33]

I find it quite funny to read that you think that my comments are "irrelevant" after reading the many many comments that you have posted. Calling it a "park" is part of the misleading problem. Revitalizing an entertainment facility that has existed for over 100 years is the issue. Listening to the people that chose to move nearby and then complain about the situation is actually "irrelevant".

Dave2 - [Updated 2009-10-01 13:14]

I call it a park because Lansdowne Park is the name, no other reason. People who live nearby have as much right as anyone else in the city to question the design, infrastructure requirements, finances or any other aspect of this proposal.

## New Conversation Thread

machiavelli - [Updated 2009-10-01 11:16]

Ottawa homeowners who don't wish to be paying the mother of all tax increases for each of the next 20 years must immediately e-mail or phone their councilor and demand that no city funds pay for any new or revised version of Lansdowne. Tax payers should recall that this city is/will be financing a multi-billion dollar luxury transit system with its unneeded tunnel, a multi-million dollar conference centre, a major law suite settlement of multi-millions of dollars, a \$25 million dollar lost of Federal money, and its normal capital operations, and that we are already an extremely high taxed city. Lansdowne should immediately be leased to a private developer thereby creating a tax reduction in our 2010 tax rather than the usual double digit tax/fees increase that we have come to expect for the last 6 or 7 years. By leasing Lansdowne the city would also avoid the annual upkeep charge to the operation budget. What is wrong with these tax and spend socialists at city hall? Don't they get it? recession survivors do not want to spend/squander any tax dollars on a stadium that they know should be built by the private sector? Our big time tax and spend councilors must sacrifice their socialist agenda and recognize that fiscally dysfunctional, and near bankrupt, Ottawa can't afford a new stadium paid for wholly or partially with tax dollars. In a legitimate capitalistic society either one of these projects would be recognized as a privately-funded project; however, unfortunately not in the Socialist Republic of Ottawa lead by the comrades at city hall. The far-left politicians who are promoting these preposterously expensive projects are the same big spenders who have inflicted homeowners with double digit tax/fees increase for each year of this electoral term. These tax and spenders should remember that 2010 is an election year and Ottawa's overtaxed recession survivors are looking for legitimate small-c fiscal conservatives to join the 2011 council, rather than disingenuous leftist who profess to be fiscally conservative.

## New Conversation Thread

sdoher - [Updated 2009-10-01 11:20]

I think this vision is in line with what Ottawa needs as a whole. A city this size needs a world class stadium and this plan provides that. The addition of boutique shops and restaurants should only enhance the Glebe by bringing people to the area. And to say this is not the right location, remember that this has always been a sports facility locations. Relocation to Bayview or other locations makes no sense as land would have to be purchased, there are no restaurants in the area and less activity to attract people to the event.

## New Conversation Thread

nbusing - [Updated 2009-10-01 11:34]



The vision does not capture a world class perspective of adequately combining green space and other features. The lack of public consultation of a meaningful type is appalling. Sole sourcing without a transparent process is not acceptable. The impact on Bank street will be devastating. Too much retail space is planned for the site. Traffic on Bank street will be excessive. We are trying to develop more Glebe like communities in Ottawa and this proposal will undo much of what is positive for the Glebe. A much more integrated proposal that builds on what we have, and does not replace or distort what we have, is needed.

### New Conversation Thread

Barry Davis - [Updated 2009-10-01 11:35]

This morning's (Oct 1) Metro reports: "... Kirkpatrick took responsibility for suspending the design competition in order to deal with two unsolicited stadium bids, but he said city council had plenty of opportunity to restart it, they chose not to." I have two questions about this: (1) if Mr. Kirkpatrick suspended the competition on his own authority, can he not restart it on his own authority? (2) if a city council decision is required to restart the design competition, on whose authority did Mr. Kirkpatrick suspend it?

kayaky - [Updated 2009-10-01 11:35]

I'm interested in seeing Mr. Kirkpatrick's reply. This gets to the crux of the matter for many citizens. What's really going on here?

Glinda - [Updated 2009-10-01 11:35]

Good questions! Strongly agree.

### New Conversation Thread

Brock - [Updated 2009-10-01 12:49]

Lets debate the how the stadium should be built. The seats, sound system, scoreboard, etc... The seats should surround the stadium. The LLP are quality people with give and take approach that will accommodate anyone. Lets get on with it. If you build it I will spend good money in this area of town.

### New Conversation Thread

Lipski - [Updated 2009-10-01 12:55]

I'm 100% in agreement with the Lansdowne Partnership Proposal project. A Capital city like Ottawa requires a first class facility and this project addresses most of the major requirements: 1- Needs for an outdoor concert and festival area. 2- Needs for rejuvenating Bank Street by adding restaurants with terraces and retail stores. 3- Needs for an outdoor multipurpose stadium. 4- Needs for an upgrade to the home of the Rideau Canal. 5- Needs for green spaces and tie into the Rideau Canal. 6- Needs for residential housing to create a tax base for the City. 7- Retaining the existing heritage buildings. 8- Has a partnership with the City and a financial commitment. The City cannot afford to develop this site alone, no matter what vision Mr Doucet and his followers may have. For the most part, those are the same visionary that: a- Closed the train station downtown and moved it to Tremblay Road, eliminating the possibility of a GO train to bring people in from the suburbs to downtown. b- Didn't want to have the Scotia place build which rejuvenated the Kanata area. c- Didn't want to have a Casino in the City, but gave it to Gatineau so that they can benefit from all the extra tourism and taxes. d- Wanted a concert hall, but couldn't raise the necessary additional money to qualify for the grant. Too many residents in this city want to keep Ottawa as a small city rather than a Capital of a great country. If there is no positive agreement on this project, we will keep pouring money into this dilapidated area and end up with an eyesore in the middle of the city for the next umpteen years.

kayaky - [Updated 2009-10-01 12:55]

It is important to state what is needed and wanted. Lets look at this list again: 1- Needs for an outdoor concert and festival area. 2- Needs for rejuvenating Bank Street by adding restaurants with terraces and retail stores. 3- Needs for an outdoor multipurpose stadium. 4- Needs for an upgrade to the home of the Rideau Canal. 5- Needs for green spaces and tie into the Rideau Canal. 6- Needs for residential housing to create a tax base for the City. 7- Retaining the existing heritage buildings. 8- Has a partnership with the City and a financial commitment. So lets get all this after a proper design competition and suddenly you satisfy a lot more people!

### New Conversation Thread

Western Mark - [Updated 2009-10-01 13:04]

Phase 1 - Drop development of the 300,000 sqft of .... Phase 2 - Drop development of Holmwood but keep the Bank St. development with the hotel. Re-examine both the City's and OSEG business models and see what the affect is to both. It would seem the most opposition is to the 300,000 sqft of retail. I would like to see how things look without it.

### New Conversation Thread

Ann Dale - [Updated 2009-10-01 13:36]

This vision does nothing to position Ottawa as a modern capital city. Ottawa has three amenities that make it unique, the canal, the experimental farm and Lansdowne Park. If valued as a unique green space, where local farmers' markets, artists, professionals, live theatre, buskers can gather with artisans, crafts, Lansdowne's revitalization could rival Granville Island in Vancouver. This vision is dull, ugly and makes me think of 1970s design. If we are interested in attracting the 'creative class', young entrepreneurs, this will not be a place that attracts them.

### New Conversation Thread



dmott - [Updated 2009-10-01 13:38]

I am a football fan and if CFL football returns to Ottawa I will certainly purchase season tickets again. I cannot though support this plan for Lansdowne Park. To turn over this city's last best chance to have an area near the core that is truly a public and green space to private commercial enterprise would be a huge mistake. To expect that the CFL will succeed in the same venue that it has failed in twice before seems overly optimistic given the fact that neither the lack of parking or poor transit access is properly fixed under this plan. The fact is, that as nice a stadium as it is to watch football in, Frank Claire stadium is in the wrong location. As far as vision for Lansdowne Park goes this one is terrible. I agree that the present condition of Lansdowne is awful and that something should be done, the vision of this plan is not mine. The end result of this plan will be to take a public space and turn it into a defacto private space for the use of only those who have the money and desire to consume what is for sale on the site. The vision I have for this space is to create a real park along the lines of a place like the Vondel Park in Amsterdam. I understand that this would be expensive and requires a political will that seems to be lacking on this city council, but these hurdles could be cleared in the future if we do not throw in the towel now by turning the park into another commercial development.

Western Mark - [Updated 2009-10-01 13:38]

Then demand that the retail be dropped and scale back development to only include Bank St. This adds about 300,000 sqft of ... not pavement.

## New Conversation Thread

djm - [Updated 2009-10-01 13:41]

1. too much retail space for a "park"2. which phase for Aberdeen Pavilion, Horticultural Pavillion, etc.? Seems like only the stadium is a priority3. fake grass/concrete area is a terrible idea -- broken ankles galore -- and then the law suits as it is advertised as suitable for children to play on4. phase 2 by what date? -- assuming it is approved. Which it shouldn't be -- as this many residential units cannot be absorbed by the school system, sporting facilities, etc. in the inner-city area5. insufficient info available -- looks like bad planning6. city councillors/staff/somebody is not allowing enough alternative options to be presented concurrently to allow a well-thought-out plan

Western Mark - [Updated 2009-10-01 13:41]

1 - ask to drop the Phase 1 retail development2 - Phase 1 (leave the Aberdeen alone and move the Horticultural for the market)3 - same for real grass4 - optional (develop Bank St. only)5 - Transportation? (sufficient without the retail)6 - That's why we are hereLPP is still a framework and can still be adapted.

## New Conversation Thread

AP49 - [Updated 2009-10-01 13:55]

Whence this vision?Where is the possibility of a Central Park which is really accessible to all Ottawans and our visitors all of the time? Why is this public asset being directed to benefit narrow private interests?Why not divert football, soccer and hockey to existing sites and simply demolish the crumbling facilities? Then plant some trees and maybe allow for amateur athletic fields and perhaps a good outdoor skating rink.

## New Conversation Thread

v vaillancourt - [Updated 2009-10-01 14:00]

Why give away a prime site to a developer? Why the rush to complete this deal? Let's have more ideas submitted that offer a more inspiring design, less commercial and retail space and one that includes a large area for parklandIf a new mayor and a new council renege on this plan, what is the city's penalty.VDV

## New Conversation Thread

terrymunroe - [Updated 2009-10-01 14:16]

I think the vision is good for Ottawa. Right now, that area looks like a slum. It needs attention and finally we have some qualified men who can develop it. We need to move ahead and take advantage of this offer. I don't believe the site is being given away to a developer. There will be more parkland than currently at the site.

Enough Already - [Updated 2009-10-01 14:16]

Yes the area is a slum and it needs attention, but that is no reason to give it away to developers, and that is what this plan does. It gives them full control of the whole site rent-free for 30 years and the first two grabs at any profits that the site generates.In addition they get the multi-million dollar construction contracts for the whole site.

## New Conversation Thread

jad - [Updated 2009-10-01 14:17]

There is no vision here, just a sell-job. If you truly want consultations on a vision, give us options, preferably by re-instating the international design competition.

## New Conversation Thread



Jamie - [Updated 2009-10-01 14:21]

If the S.R.G. (Socialist Republic of the Glebe) had its way, the entire neighbourhood would be comprised of organic coffee shops and "greenspace". In its current state, Lansdowne Park resembles a Moscovian suburb in the midst of a nuclear winter. Come on S.R.G.! Grab a Tim Horton's, turn on some rock n' roll in your Volvo and let's party like it's 1989!

Franky - [Updated 2009-10-01 14:21]

I think the S.R.G. (AKA taxpayers) want Lansdowne fixed up as much as the rest of us. I don't think it needs to be mostly greenspace either, but a shopping mall certainly doesn't belong.

DouglasI - [Updated 2009-10-01 14:21]

This is an argument?

Chris Ellis - [Updated 2009-10-01 14:21]

Jamie - your silly stereotyping adds nothing to the debate. And no I don't live in the Glebe.

kayaky - [Updated 2009-10-01 14:21]

you forgot the birkenstock factory. :o)

## New Conversation Thread

Rick - [Updated 2009-10-01 14:51]

I agree with this vision and am very tired of seeing the decay and waste occurring with the present situation. I also believe that the site belongs to the entire city and not just those living in the Glebe. The International design competition would lead to winning design but does not address a partnership (public/private) participation in completing the project.

Franky - [Updated 2009-10-01 14:51]

Yes, Lansdowne needs to be fixed up and the site belongs to the whole city. The current "vision" puts a shopping mall on one of the city's best sites. We don't need to subsidize shopping malls, they get built on their own. A new design competition could encourage design-build-operate sorts of proposals. It would include the possibility of putting the stadium on rapid transit as well. This would give the franchises/developments a chance to attract more people.

## New Conversation Thread

Wendy McRae - [Updated 2009-10-01 15:02]

I become very concerned whenever the City and the fiscal conservatives who run it tell us we have to hurry up and get going on a large project, that there is no time to think things through rationally and thoroughly. I recall a City Hall we just had to have, right now. Are we still paying for that? I recall some football owners who made promises to the city, for the good of all who then turned around and threatened to leave if they couldn't get concessions from the City, got the concessions and left anyway. And the world class convention space that was just torn down, and the list goes on and on. I don't like to be rushed, especially by private partnerships which have no record of being successful. Slow down, see what good ideas there could be, and then proceed. This is for good, folks, not even just 30 years....For Ever.

## New Conversation Thread

robgray - [Updated 2009-10-01 16:07]

This vision is fundamentally flawed! 1. Ottawa's will not support a football team - very few games played in Ottawa each season, and it is not hockey. It is a very minor sport. For example, players are paid considerably less than 10% of what hockey players earn. Thus I don't believe that there is any justification for pouring public money into building a football stadium. However, even if a stadium were to be built, it should not be at Lansdowne. A far more rational location would be at a node on our transit system, which Lansdowne is not. 2. Since the football stadium is key to this proposal, the vision is utterly flawed, since the stadium is not required. 3. If the football consortium wishes to build a stadium, let them proceed as was done for the Senators rink - let them buy private land and build their own arena, at their own expense.

## New Conversation Thread

Stanley Britton - [Updated 2009-10-01 16:47]

As a fan of professional sports who resides across the bridges in Quebec may I suggest that a more accessible location than Lansdowne be considered for a stadium of 25,000 (likely to grow to 60,000 seats) as well as the to-be-displaced trade show facility? Indeed, would not a location adjacent one of the new rapid transit lines give a tremendous boost to making the business case for early financing for rapid transit?

kayaky - [Updated 2009-10-01 16:47]

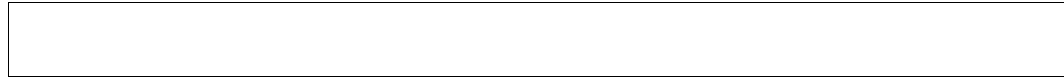
I have to agree, a stadium of this size cannot be located here without mass transit associated with it. build the infrastructure: they will come.

## New Conversation Thread

abou - [Updated 2009-10-01 16:49]

Totally disagree with this narrow minded single one track vision. After your so called public input... If you believe in democracy, put it into a referendum vote.





## New Conversation Thread

Perry Coodin - [Updated 2009-10-01 16:56]

It's outrageous that the City of Ottawa is pushing this! The vision is small-minded and constricted, arising from the view of Lansdowne Park as a liability and not the jewel of an asset that it is. Look at Chicago's Millennium Park for an example of a people place that doesn't involve shopping. We don't need another mall, and putting one here on this gorgeous site is an outrage. Another important aspect - using a single source for the design and subsequent financial deal is totally unacceptable. The people who put this in motion, who ought to be looking out for the interests of the people of Ottawa, should be ashamed of themselves. It's no wonder that such a flawed and small-minded process yielded such a weak and unimaginative design. If the City of Ottawa is prepared to spend 130 million on a stadium, it should be built in a proper location for a stadium, one in harmony with the City's transportation plan. This is completely crazy.

## New Conversation Thread

ninetynine - [Updated 2009-10-01 17:12]

absolutely stupidity, since when do we have to pay developers to build houses and malls. Plus, we should be grateful. The whole proposal is insulting.

## New Conversation Thread

PGT - [Updated 2009-10-01 17:49]

The fundamental flaw here is the lack of a competitive procurement process. In other levels of government single sourcing a project - even of much smaller magnitude (remember the sponsorship scandal?) - would be a "hanging offence". There are some good ideas in the OSEG proposal - and some bad ones including far too much retail for this location. The city gives up a major public asset for 70 years, takes on most of the risk (not even any rent payable for the stadium) while the developers make a great investment for their future. Let's have a competitive proposal call based on the city's vision and realistic intensity restrictions for a site that is not well served by transportation. Then we will do a lot better than this "sweetheart deal".

kayaky - [Updated 2009-10-01 17:49]

nice, you put forth a reasonable alternative.

## New Conversation Thread

Kate - [Updated 2009-10-01 18:06]

This is not a vision which has been guided by public consultation. Frankly, the mission ".to act in the best interests of the people of Ottawa.." is false. I find it hard to trust the vision, because the process is flawed.

## New Conversation Thread

J Harris - [Updated 2009-10-01 18:10]

The anti-Glebe comments on this site and in other places - CBC, CFRA, etc - make it difficult to carry on a dialogue. There seems to be a lot of hate and resentment out there. The Glebe has "hosted" the exhibition and major events at Lansdowne for years. Residents have been remarkably accommodating about the Ex, football games, rock concerts, etc, in spite of the traffic snarles, garbage, and noise. They fully understand (and many even love the fact) that they have to learn to live with big events at Lansdowne Park. Glebe residents have put in tons of time to examine the details of this proposal. Their work, and the work of people from every part of this city, is helping us understand the pros and cons of the OSEG proposal. A great city is built from a series of great neighbourhoods, and in this city, from a series of great neighbourhoods and farm lands. It's to the benefit of the whole city to build better neighbourhoods when investing in new infrastructure. Councillors - please vote to spend money on a new design competition, rather than funding more transportation studies. We need a project that will benefit the whole City, including the host neighbourhood.

kayaky - [Updated 2009-10-01 18:10]

Poor Glebe, apparently nobody really understands them?! don't think Glebe residents need any particular defense... now Vanier... they need help! Still "We need a project that will benefit the whole City, including the host neighbourhood." is right on target.

## New Conversation Thread

earleb - [Updated 2009-10-01 18:28]

Sent to city council on September 1st. At least five major landscape designer/architect developers have been waiting for an invitation from the city to provide their interest in competing for the redevelopment of Lansdowne Park. They include; 1. Canadian Society of Landscape Architects 2. Ontario Association of Landscape Architects 3. Association des Architectes paysagistes du Qu bec (AAPQ) 4. American Society of Landscape Architects 5. The International Federation of Landscape Architects (IFLA) As a citizen of Ottawa and a taxpayer I am opposed to this single source negotiating decision. I believe that city council should move to postpone its decision for a period of 120 days. This time is necessary to open and present Lansdowne Park to competitive KEY landscape designer/architect developers and to have those interested, present their proposals to city council and the Ottawa public for their consideration.



## New Conversation Thread

becomeanolive - [Updated 2009-10-01 18:37]

Revive Lansdowne with "Lansdowne Live" "Finally" is the word which many Ottawa residents said to themselves when a group of successful and more importantly, local, entrepreneurs announced that they would like to bring football back to Ottawa and revive Lansdowne Park to what it was always intended to be: a sports entertainment facility. Their proposal was so enticing that even the owner of the Ottawa Senators was not able to convince the City to reject their offer. Unfortunately however, residents of the Glebe and of neighbouring areas have no interest in conserving the long time tradition of Lansdowne Park. Not only is the opposition interested in removing the entire sports facility, but serious discussions are being had to destroy Frank Clair Stadium altogether. Why are we discouraging a good positive plan to improve the life of the City? I have heard all the arguments against but none have been remotely convincing. What evidence is there that the lives of those that live in the Glebe and other areas in Ottawa for that matter would be so drastically changed to justify rejecting this unique opportunity? The city of Ottawa is often criticized for lacking personality, life and excitement. According to the presentations given by the Lansdowne Live proposal, this is an opportunity to change this perception and bring this life and excitement in the core of the City. The Jeff Hunt group are local businessmen that know the city of Ottawa. If there is anyone in the City that knows how to transform a sports franchise from nothing to something, it is Jeff Hunt. Despite, the Ottawa football club failing in the past, it does not mean it cannot become a great success. We have the prime examples with the Montreal Allouettes and even the Ottawa Senators who were sport franchises that folded and have now become a source of great excitement and entertainment within their respective cities. Football is an old tradition in Ottawa and has been established over 100 years ago. My childhood memories include some of the most exciting live sports events at Lansdowne Park. I would like to re-visit this experience with the younger generations. Democracy represents the foundation of our society. The counsellors who represent the residents of the City of Ottawa voted for the project. Not everyone is happy with the decision but the majority have spoken and it should be respected. That is democracy. If these municipal decisions are going to be varied every time a group of a few hundred people are unsatisfied, than we mind as well say "goodbye" to any growth within the City of Ottawa and especially within the Glebe.

## New Conversation Thread

Douglas - [Updated 2009-10-01 19:12]

So the city pays to rebuild the stadium, then hands it over to private developers, who run it for profit, while these developers also receive the rent-free use of many acres of prime public land for a very long time, on which they will build a mini-suburban mall, and collect rent themselves. I fail to see what the city gains from this.

## New Conversation Thread

Doug - [Updated 2009-10-01 19:47]

I am a resident of Chapel Hill South (Orleans). I am all for having a CFL franchise in this City, and I would like to see some professional soccer in Ottawa. I oppose the OSEG Lansdowne Live proposal because, as indicated in an earlier comment, a design competition was cancelled under dubious circumstances, and it has been sole sourced. Apart from that, it does not recognize that Lansdowne Park's location has been rendered obsolete for stadium purposes by changes over the last 50 or 60 years in transportation and demography. I am convinced that the collapse of previous professional football franchises has been at least partial testimony to the fact that Lansdowne Park is not located on or close to the transitway. The risk is too high, and its real cost to the taxpayer is unclear and uncertain. Although I do not live in the Glebe I would be worried on behalf of the businesses already there in view of the unfair competition that would be provided by the subsidized retail space that would be added in close proximity at Lansdowne Park. In my opinion, there are two separate issues that must be addressed. The first is where to locate a stadium? The second is what to do with Lansdowne Park? These issues must be addressed sequentially. I'm in favour of having a stadium for professional as well as amateur sports, as well as major events, as long as they get the location and economics right. For starters such a stadium must be on the transitway (perhaps Bayview? What about Orleans - if we ever get light rail? We sure could do with some economic activity in the East!) I understand that Lansdowne Park has been rated sixth in terms of potential stadium locations in Ottawa. If the stadium was located somewhere at a major transit node this would presumably assist in the economic viability of the transit system as well as the stadium. Of course the stadium location would have to be chosen in the context of a transparent decision-making process involving many stakeholders, followed by a design competition for the actual stadium itself, and subsequent competitive tendering. Once the stadium issue is resolved, then some decisions can be made about what to do with Lansdowne Park. This would ideally involve Council consulting with the public re the objectives for the Park, i.e. what to do with the Park, running an international design competition, and selecting a winner based on excellence of design and economic feasibility. I think that we have allowed the juicy but uncertain prospect of a CFL franchise to distort our planning priorities for the City, and to establish false deadlines. Please don't let the CFL tail wag the Ottawa dog, however much we respect the talents and experience of the developer proponents! I appreciate the bravery of Mayor and Council in responding to criticism of the consultation process. For instance, I benefited very much from the question and answer session last night at City Hall, under Kent Kirkpatrick's very capable stick-handling. I hope that Mayor and Council show even greater wisdom and courage by rethinking how we approach planning for Lansdowne Park, which would mean cancelling the OSEG initiative, despite the enormous sunk costs in terms of dollars and reputation. Such extraordinary courage would be rewarded many times over in next year's fall elections.

kayaky - [Updated 2009-10-01 19:47]

Please don't let the CFL tail wag the Ottawa dog- very insightful as well as "Such extraordinary courage would be rewarded many times over in next year's fall elections. "all truthy

## New Conversation Thread

JimLyons - [Updated 2009-10-01 19:52]

Lansdowne Park enjoys a very unique setting, but it will always lack the transportation and parking infrastructure for large-draw items like major sporting events. The stadium should be torn down and replaced by greenspace, gardens, and some special attractions. I could foresee, e.g., a giant water/snow-slide and a large decorative pool that could be converted in winter to an outdoor skating rink with artificial ice, connected to the canal when canal conditions are iffy. Ottawa's major sports stadia should be built in another location (e.g., Bayview Yards) already identified by city staff as better suited. This might take a little longer to achieve, but would help build a better, more sustainable city. IMHO, we blew it with the location of Scotiabank Place. Let's get it right this time!

## New Conversation Thread

norton - [Updated 2009-10-01 20:02]

I am a tax-paying citizen of the city of Ottawa that has lived and worked in the city for over 25 years. Having lived in other cities, I realize the value of land adjacent to water. Lansdowne Park is in prime location and as a public piece of land, should have its future decided by its citizens in a fully democratic process. This has NOT been done to date!!! I do not live in the Glebe area, but would like to have reason to come to enjoy the Lansdowne area. A stadium (third try at this failed venture?), hotel, and pavers and turf patches that are supposed to fly as parkland are all things that will NOT attract me to this spot



It will NOT be an improvement on what exists there now. It will be status quo with the exception of us, the citizenry footing the bill to assist a select small group of well-connected developers to profit at our expense. Our lovely heritage canal will not be prime focal point from all angles, but will have a concrete monstrosity blocking a prime attraction. What has happened to our talented planners and architects' ideas? Why do we not have any of these possibilities to chose from? Was that not the original sane plan for a civilized and fair process for the land that would take us into the next decade and future beyond? I recall several plans prepared for submission, one with inlets off the canal, festooned with cafes and parks, bikeways, market and small retail venues. Where have consideration for these gone?? As the capital city, we can do much better.BRING BACK THE ORIGINAL PROCESS AND GIVE US BACK OUR LAND! WE, THE CITIZENS DESERVE NO LESS!!

Enough Already - [Updated 2009-10-01 20:02]

Nice job Norton, that is one of the more eloquent and damning summaries of Lansdowne Live and it's many shortcomings that I have read so far.

kavaky - [Updated 2009-10-01 20:02]

What has happened to our talented planners and architects' ideas?yes, yes yes!

## New Conversation Thread

Shelly - [Updated 2009-10-01 20:14]

The City cannot even decide on mass transit and has wasted enough of tax payers' money. Now they want to spend even more money to fund a development with little public support. Where are the City planners? where is the intelligence and rational thinking? This just does not make sense.

FiscalC - [Updated 2009-10-01 20:14]

With one hand the city is spening \$100M's on light rail. And with the other hand it's spending \$100M's on a stadium. It makes no sense that these two projects don't mesh together.

kavaky - [Updated 2009-10-01 20:14]

What has happened to our talented planners and architects' ideas?very insightful shelly!!!

## New Conversation Thread

vil - [Updated 2009-10-01 20:21]

Everyone wants the best for Lansdowne Park but with only one plan one the table how do we know this is the best plan for the city? The process has been set up to accomodate the "old boys club".

## New Conversation Thread

shyde - [Updated 2009-10-01 20:43]

I agree that Lansdowne needs to be revitalized. I think that the developers have to work with the existing business in the area as well as the residence to make sure that the redevelopment flows well with what already exists in the Glebe. I think that they need to lessen the retail space and add more parking as well as more recreational space, such as a skate park/plaza.

## New Conversation Thread

summercanes - [Updated 2009-10-01 22:05]

I support Lansdowne Live. The current state of Lansdowne Park is an embarrassment. We are Canada's capital! Let's have a stadium we can be proud of. Every time I pass by Frank Clair Stadium and see the condemned south stands it makes me sad. Something needs to be done now!

kavaky - [Updated 2009-10-01 22:05]

Now? what is the hurry, for 200 Million smackeroonees?

## New Conversation Thread

Michael - [Updated 2009-10-01 22:05]

I see that the Ottawa Sun opinion poll (October 1, 2009) shows 63% of Ottawa residents are saying NO to the vision posed for Lansdowne. Hopefully, City Council will vote accordingly.

JFFournier - [Updated 2009-10-01 22:05]

Funny thing; A while back the Sun poll had similar numbers against restarting the design competition.

Chris Ellis - [Updated 2009-10-01 22:57]

One can hope people are starting to tune into the issue and realizing there are some problems with the vision of this particular proposal.





## New Conversation Thread

Lyla - [Updated 2009-10-01 22:34]

Current plan feels so wrong. It is urban development nightmare. Forcing many elements that are just not working together. It is so crammed, and ill thought out. Priorities are backwards. When I asked why we need such huge shopping mall (almost the size of St Laurent shopping center), James Tate President of Tate Economic Research group said, "So, that it would pay for the project" not that there is a need for it. This area is designated for Park land, not shopping mall and another big blockbuster cinema, Condo and phase two Hotel! There is only 11% of green space (excluded NCC land that project conveniently included into their calculations to arrive at 40% green space), then where the phase 2 hotel would fit, not to mention that green space is covered with some sort of artificial grass!!! I looked at John Martin plan ([www.vitalyottawa.com](http://www.vitalyottawa.com)), maybe not perfect but HAS a vision, current plan has no vision, is developed based on wrong priorities, and is not for the benefit of PEOPLE OF OTTAWA. I was at the meeting, and all the private consultants (hired by developers) were trying hard to sell the current plan, but I simply did not see many buyer!!! I don't know what is wrong with developing good plans that people could get excited about and would bring Ottawa long term prosperity and happiness, that we have been saddled with so many wrong plans and city is constantly trying hard to sell them to people. Ottawa has had the tradition of constructing wonderful buildings such as Museum of Civilization and National Art Gallery. Oh Please, let's open the competitions so we could continue having fantastic public venues. Come on people, this is such a Jewel of a land, let's do justice to it. It should be developed, but it should be developed properly and with the right vision, for the right reason, and for the PEOPLE. In the hope that we get it right!!!!

Douglas] - [Updated 2009-10-01 22:34]

Well said!

## New Conversation Thread

chridstman - [Updated 2009-10-01 22:53]

OTTAWA SUSTAINABLE COMMUNITY ASSOCIATION An outline for an Environmentally Sustainable Community Theme Park Unnecessary travel, and particularly air travel, is environmentally destructive, but tourism employs 10% of the world's workforce and is still the fastest growing industry. For this reason Ottawa will have a good opportunity to benefit from the creation of a deliberate tourist attraction as we envision it. Even a modestly successful tourist attraction will offer employment opportunities and a larger overall long term return on investment than any kind of housing project. If attendance to our theme park tourist attraction falls off with rising energy prices we will still have, unlike Dubai, a sustainable community, and with a little creative effort we will still have exportable goods: food, energy, technology and marketable expertise. We are in fact creating a franchisable exportable community. We believe that Lansdowne Park can be developed to satisfy the long term needs of the City of Ottawa with a year round tourist attraction, and provide a showcase for the Federal Government to educate Canadians in conservation and environmental sustainability. We think that a theme park featuring miniature reproductions of points of interest from every province can be used as an advertised attraction that can also display the environmental sustainability status for each province. Planning for this primary theme concept is well underway. We would also like to calculate an Environmental Impact Value (EIV) for every Province and for each city, but presently lack the resources. Perhaps this can be done best by a team of Universities. The entire theme park can be created not just as a net zero energy project. It can also be a zero environmental impact community (or as close to that concept as possible with current available technology). It could be called Small Footprint Canada. Although this is a theme park it is also an extension of Ottawa, the capital of the country. Each display will have paper posters showing statistics on sustainability for each province; energy used per capita, sources of energy, imports/exports, waste disposal, etc. and their individual efforts to conserve energy and control pollution. With paper these signs can be changed frequently to keep the displays current and invite return visits. These are computer controlled signs that can deliver a translated version in any language with the press of a button by the viewer. The entrance logo caption could change several times a minute to read in the official, and many unofficial languages, of Canada. The order can be random so no one should be offended. Ottawa residents will be able to purchase a very low cost annual family pass to encourage them to use the facilities as regular shoppers and to accompany their tourist friends to the park. Daily attendance and entrance passes for tourists are prebooked on the internet so the park is never overcrowded and guests are not waiting to get in. All retail outlets created for this town within a town should be net zero energy users. A restaurant might feature solar cooked food and a health spa, solar heated hot tubs. All menus could have a little info as to the energy used to produce various meals. A garage for electric and bio powered vehicles would be both educational and functional. To encourage the use of and be able to use alternate energy systems, we need to train service people, and future employees, so every aspect of the park will provide the training and classes in the appropriate technologies. Since this is a private business we are effectively training future employees and officials of planned franchised communities. All our tractors and transports can be electric or bio fuelled. Hydrogen powered vehicles could also be used in the project. We might offer free bicycles and solar charged electric golf carts. The entire area should be an environmentally sustainable community. However for a number of reasons, the daytime inhabitants of the park should live outside the project. Since this project is to demonstrate sustainability, serious recycling should be promoted. The public washrooms could be fitted with toilets that pump out through small diameter pipes to move waste into a bio-gas generator that fuels an electric generator. This is a local sewage treatment facility that should operate at a profit and which is possibly the least expensive way to service an indian reservation, an island community or a future housing development. Close proximity to the source of sewage will capture the greatest amount of biogas energy and ensure that a minimum of toxic pollutants enter the food chain. This system will also eliminate the release of methane gas which is more detrimental to the environment than CO2. Expansion and/or future community redevelopment will not require expensive sewer modifications. The processed gas-free odourless liquid waste is a pathogen free fertilizer that could be trucked to the Greenbelt and used to grow crops which are then processed into bio-fuels such as ethanol and bio-diesel. Waste from this green crop and from the fuel production can power another bio-gas generator to make fertilizer that can be dried and sold and/or trucked back to Lansdowne. This fertilizer will be much cleaner than any of the presently available commercial products made from sewage sludge, and obviously is neither produced from oil or gas, nor transported any great distance. This makes believe town grows a lot of its own food in large allotment gardens throughout the park manned by groups of gardeners who earn money and compete for prizes; the most exotic vegetable, the largest variety, the largest crop etc. Extra space will be available for herbs and spices, flowers and exotic grasses. This produce can be used by artisans in the project to produce crafts (soaps and oils, herbal remedies, flower arrangements etc.), sold fresh in an on site farmers' market or dehydrated in a commercial solar powered dryer for long term storage or shipment to other parts of the country or world where they are needed or in demand. A non profit business could manage this, selling some so they can afford to give the rest away. Greenbox waste can be flushed down the toilet. A percentage of the revenue from sales in the farmers' market is retained for general expenses and the balance is paid out to the producers. Each garden is an educational example of how it is done. Classes in gardening can be run throughout the year and solar greenhouses, supplied also with waste heat from the generators, can be used to extend the growing season. As this community/theme park develops, a year round shopping mall can offer natural and unnatural produce from creative environmental minds. Local merchants can pool their resources to own and operate each on-site retail franchise created for the project. A fish pond would be nice, but should not be connected to the canal to prevent contamination. There has to be at least one aquaculturalist in Ottawa who would like to teach others. How about a fishing party where the catch of the day is prepared and served to the dinner group with imported N.S. lobsters and Screech to round out the meal. To create this first sustainable area we need all levels of Government to act independently as well as in unison to clear the way through legislation and funding. Only certain aspects of this plan can be carried out by each participant but all are needed to complete the project to its fullest potential. This project can start small at lowest cost and develop continuously as the latest technology and concepts become reality. A community is actually a collection of independent businesses that are independently financed. Our theme park community could be financed by participants who are expected to have their own ideas, contributions and sources of some funding. Most guests of this park are expected to be tourists, so jobs created by this project will not be taking work away from existing local business. All staff should be selected on their motivation, accomplishments and team worker ability (people skills) more than for their academic credentials. Innovation is also something that cannot be taught or effectively mandated. Government employees should be required to compete with everyone else for any of the positions created by this project. The long term success of this business is very dependent on ownership in both the physical and psychological sense. Ottawa citizens should approve of the project and benefit from it, with increased revenues for the city and a more environmentally secure community. Surrounding communities will have very little to complain about. Tourists can be bused in from car parks outside the city or transported to and from the site by monorail along the edge of the canal. A hotel on the site can accommodate tourists, but could in the future house the residents of the community. It should be an integral part of the project and could accommodate a community training center, swimming pool and retail center. Equity funding for this overall project can come from the many small businesses and arts and craft associations participating in the operation of this small part of Ottawa, from the Athena membership and from our four levels of Government. This should be a private business operated without undue political or investor influence. It should provide a return for all investors. If total Government equity position is 25% the public would effectively receive one quarter of the profits from the enterprise. Corporate tax could be waived. No other investor should be allowed to own more than 1%. If the overall project can be managed better with several different businesses, investors could own 1% of each. Additional funding needed should come from payment free term loans from shareholders. Repayment plus interest payable at end of term subject to a repayment plan. Real property can remain with present owners and leased to the project for a nominal amount. This will prevent land value from skewing the equity positions of investors. This ownership profile will also ensure that control of the business remains with local inhabitants and not sold to the highest bidder. We need to start Canadian businesses that benefit all Canadians for the long term rather than for a few individual speculators. Longterm Development Lansdowne alone will not make Ottawa a sustainable city. We need the N.C.C. Greenbelt to reduce the total environmental impact of the existing City of Ottawa. The Greenbelt is our 'Rainforest' but since we have already removed a lot of the trees which neutralize greenhouse gas we will just have to use it for



maximum effect to reduce the usage of fossil fuels, which in turn will reduce the generation of Greenhouse gas. For starters we can plant all those empty spaces with soybean. Southern Ontario grows the world's best. Dry it, store it and as needed convert it to soymilk with a soyacow (a sacred Canadian invention) and processed into whatever healthfood, milkshake, burgers or fingers you can imagine and sold at a Small Footprint Canada. At present we import soymilk from the U.S. and tofu from Japan. Pricing of all retail can be non-competitive with existing suppliers of all products. A premium price will ensure profits for a fledgling environmental industry. Sensibly sized accommodation in Net zero energy communities can be built in the Green Belt for lease primarily to farm or project employees or tenants personally committed to good environmental practice. This will give the community the greatest opportunity to provide good environmental impact numbers. All products and businesses created for Small Footprint Canada can be original Canadian branded names created for the project and can be developed into international Canadian franchises. We will after all, be serving the best quality environmentally sustainable food from ethical producers. Whether or not this happens is not important but the possibility will definitely not exist if we fill the park with Dairy Queens and Burger Kings.

[Chris Ellis - \[Updated 2009-10-01 22:53\]](#)

Too bad the present process does not allow for this and other ideas to be explored.

## New Conversation Thread

[Kringen - \[Updated 2009-10-01 23:01\]](#)

This plan appears driven by 1) the desire to update a stadium which is ill served by public transportation in its present location, and 2) the desire to develop the land to in order maximise the return to developers (ie. retail, hotels, high end residential). Green space and public use seem quite secondary, not even mentioned in Phase 1 or 2. I think the cart is before the horse here. That is why we need more than one proposal.

## New Conversation Thread

[msanger - \[Updated 2009-10-01 23:04\]](#)

The proposal lacks vision. The pitch from the Mayor and the partners seems to be that their proposal is better than what exists now. We can do a lot better than that. Let's have an open competition and a real debate about competing proposals.

## New Conversation Thread

[Alan Baird - \[Updated 2009-10-01 23:08\]](#)

I might quibble with some of the wording in the vision statement however I have grave concerns about how the vision is supposed to be implemented in the Lansdowne Live proposal. I do not believe that an innovative model for urban development is defined by construction of a retail shopping complex in which sidewalks and pavement are considered open/green space and over 75% of the space is reserved for commercial/residential/private sport activity. The public aspect of this vision is sadly lacking.

## New Conversation Thread

[Enough Already - \[Updated 2009-10-01 23:11\]](#)

I was disappointed to see the city excluding John Martin from the 'public' consultation on Lansdowne Live "under the Trespass to Property Act" last night. This action did nothing to dispel the concern that has been voiced about these 'open-houses' not providing a true public consultation process. I listened to Mr. Martin for a while in Kanata on Tuesday and found him to be intelligent, passionate, well-informed and polite. And at no time did I hear him refer to people holding an opposing view to him as 'fanatics setting out to create chaos'. These would be good qualities for the Mayor of Ottawa to display.

[Franky - \[Updated 2009-10-01 23:11\]](#)

Darn. I wanted to talk to him. This needs to be a proper design competition.

## New Conversation Thread

[desarmento - \[Updated 2009-10-01 23:48\]](#)

As a Canadian citizen, as a resident of Ottawa, and as a new Canadian I am concerned about the City of Ottawa's management of the development of Lansdowne Park. I am concerned because: 1. This is an investment that should, pursuant to City of Ottawa's (the City) bylaws, be set out for public bidding due to the amount of investment required by the city; 2. The way this project has been developed is undemocratic; 3. This involves the sale of public land currently used as parkland in the downtown of the city; 4. Even if the project were to have been put through public bidding and been carried out in a democratic way, there is no concern for what the public actually wants (do people want/need a football stadium, shops, parkland); 5. Even if the project were to have been put through public bidding and been carried out in a democratic way, there is no concern for lack of transportation; 6. Even if the project were to have been put through public bidding and been carried out in a democratic way, there is no concern for how the added shopping area will affect small businesses in the Glebe and Old Ottawa South. Regarding the issue of public bidding, it is important that a project of such magnitude be offered to all developers alike. The argument that no other developer can offer as good a deal is beside the point. If that is true, then they will be the only successful bidders, however, until that is proven fact, the City must allow all bidders to participate in a fair bidding competition, that gives everyone ample notification and time to come up with a possible project. This is important because it allows for Ottawa citizens to get the best deal possible, and to have a range of different options, and it should also allow for the City to maximize revenues and minimize expenditures, while getting the best design available. The developers only have their best interest in mind, and the municipal government should have the citizen's best interest in mind and be challenging the developers, not blindly siding with them. Regarding the undemocratic nature of this project, it is very important that the City treat all projects (big or small) with democratic principles in mind. This is the purpose of having a democracy, i.e. a project for the people and by the people, as opposed to "by friends, from friends". How did the City choose this group of developers? Are they friends? Are they the most competitive/creative/ingenious? How can the population be assured of that and be confident in its representatives' motives? Unless the project is carried out in a way that is transparent, offering all bidders an opportunity to come up with a proposal, and offering all citizens with an opportunity to review these bids, and give feedback on what they would like to see at Lansdowne, then that is not a democratic process. I am ashamed of living in a city where this type of activity is considered acceptable by the mayor/council. I was born and raised in Latin America, and know a thing or two about corrupt governments, and this is what you would expect from a city where everyone is accustomed to operating through corruption, but Ottawa? This is embarrassing to the population of Ottawa and should be embarrassing to all Canadians alike given it is not just any city, but the capital of the country! Regarding the sale of public land, this should NOT be happening in Ottawa, and especially not beside a heritage site such as the Rideau Canal. Public land at such prime real estate should be kept for public



use and not sold off to the friendly (or highest?) bidder. All citizens should all be entitled to enjoy the park, and not just parts of it, the ENTIRE park. We will never get that property back. Regarding lack of transportation, there has been talk of OC Transpo buses being allowed to run on Queen Elizabeth Drive on special events. I will not go into detail as to how bad an idea this is, after all the work/effort to keep buses off the Parkways, but even if this were to be the case, what other method of transportation will people use to go shopping/eating at the shops when there is no special event with buses on Queen Elizabeth? Or are we expecting that nobody will visit those shops/restaurants other than on special events? Public transportation needs to be improved and unless there is a plan and implementation project aligned, there is no point considering such a large retail development in that area. Regarding the effect of the added stores and restaurants to the area, there has been no study done on how that is going to impact two of the city's most well-established community-run small businesses, which are the Glebe and Old Ottawa South. These are healthy small businesses that would likely be crushed by the doubling of the number of shops in the area. And for what? Bank and Preston Street small businesses have already been through difficult times with the constant street construction, now we are putting the Glebe and Old Ottawa South out of business? Lansdowne does not need more shops, or another failed Football team. Lansdowne does not need Glebe v. Ottawa, this is public property, not exclusive to Glebe residents, but to all Ottawa residents and Canadian citizens alike. Lansdowne needs a public bidding process, which is done in a democratic way, with concern for public transportation, impact on existing successful small businesses and the public's opinion of what is needed/wanted of a public park. The current project (Lansdowne Live, or whatever it is called now), offers none of that. Why can we not have the equivalent of New York City's Central Park? Or of an Italian piazza? Or of Boston's Quincy Market? Barcelona's Parc Guel? Sao Paulo's Ibirapuera? Or all of the above? Ottawa has a chance in a million right now to develop something beautiful, something unique, artistic, full of life, for all Ottawa's, Canadians and foreign visitors to enjoy and praise. Please, let's get it right! Regards, Debora

[kayaky - \[Updated 2009-10-01 23:48\]](#)

Wow Debora, this could be level of all the comments on this website yours are incisive, analytical, practical and passionate while reasoned. Well done.

## New Conversation Thread

[alp - \[Updated 2009-10-02 04:02\]](#)

I support the revitalizing of Lansdowne Park including Frank Clair stadium and Civic Centre as located in the heart of Ottawa, as a place for CFL, soccer, concerts, and other events that all residents can enjoy.

[Rebecca Last - \[Updated 2009-10-02 04:02\]](#)

Does this mean that you will personally be purchasing enough tickets for CFL games to keep this new proposed franchise from going broke like at least two previous franchises? And does your concept of "the enjoyment of all residents" include the "enjoyment" that residents of the Glebe, Bank Street, The Driveway and most of downtown will get from enhanced traffic congestion. Although I don't live in any of these areas, I know that my personal "enjoyment" of the proposed plan will NOT be enhanced by the sketchy financial deal that hands over my tax dollars and my rights to use Lansdowne as a public space to a group of private developers! No Thanks to LL!

[FiscalC - \[Updated 2009-10-02 04:02\]](#)

alp - don't get too excited about CFL. There's nothing in the LL deal that requires OSEG to keep the CFL franchise running. And they have clearly stated that they will make a profit - with or without the CFL. If you really want to see CFL - perhaps you should request that the City negotiate a clause forcing the developers to keep the franchise going for at least 5-10 years, even if it's initially losing money. Seems like a reasonable request given that yours and my tax dollars are paying to build them a \$130M stadium...

## New Conversation Thread

[Troubled - \[Updated 2009-10-02 08:12\]](#)

This proposal is not a vision. It is a medium term commercial development that does little to create a unique focus for the city. It wastes a beautiful asset. I would rather wait years to get it right as opposed to accepting the commercially expedient. The only grandchildren who will benefit from this proposal are the grandchildren of the developers.

[Dave2 - \[Updated 2009-10-02 08:12\]](#)

But it is our grandchildren who will still be paying for it.

## New Conversation Thread

[David Biggs - \[Updated 2009-10-02 08:42\]](#)

Dither, dither, dither. Beautiful asset, can I introduce you to my unmarried sister??? If you don't like it propose something better. Oh and find financing to, and make it revenue neutral because I'll oppose at the top of my lungs anything that isn't.

[Franky - \[Updated 2009-10-02 08:42\]](#)

This "Beautiful asset" will be tarnished by a shopping mall and other developments to prop up the deal. This scheme isn't exactly revenue neutral. It uses money that doesn't exist (money "saved" from not having to maintain a crumbling stadium - your tax money) plus property tax revenue, like the city doesn't have to provide services for that money.

[Dave2 - \[Updated 2009-10-02 08:42\]](#)

David Biggs, I assume you are opposing LL at the top of your lungs, because the city has yet to provide any credible figures to show that this is revenue neutral. It is based on a guess that interest rates will remain at historic low levels for the next 40 years, a hope that the predicted annual property tax revenue will be available in full in order to start paying back the loan as soon as the stadium is complete, and a prayer that they rest of the city tax base can afford to pay for all the services at Lansdowne that our property taxes normally pay for, because the property taxes from this site are all pre-spent. The whole plan is as fiscally responsible as buying a house you can't afford and counting on future pay rises to pay the mortgage. What happens if you get laid off, or there are no pay rises? It also provides no information on how the city will restore the trade show space that is being lost, and the millions of dollars of annual income that come with it. LL talks about a new facility at the airport, but who pays for that? There have been plenty of better proposals, and if the design competition had been allowed to finish we may have seen yet more. Many more developers would probably have entered if they had known that the city was giving the land away for nothing, not charging any rent for 30 years and throwing in multi-hundred million dollar construction contracts without the normal competitive tendering process.

[DouglasI - \[Updated 2009-10-02 14:10\]](#)

Excellent response, Dave2!

[David Biggs - \[Updated 2009-10-02 14:10\]](#)

Sorry 2 it boils down to one thing, do you have to get enough votes to defeat it (don't think so). Does that scare you? ;)



Dave2 - [Updated 2009-10-09 07:41]

You know what David Biggs, I think we do :-)

Glinda - [Updated 2009-10-02 08:42]

Nobody got a chance to propose anything better...

## New Conversation Thread

David Biggs - [Updated 2009-10-02 08:42]

Dither, dither, dither. Beautiful asset, can I introduce you to my unmarried sister??? If you don't like it propose something better. Oh and find financing to, and make it revenue neutral because I'll oppose at the top of my lungs anything that isn't.

kavaky - [Updated 2009-10-02 08:42]

you didn't have to use a snarky tone to say this, mind you I agree with you.

## New Conversation Thread

Cool Kenny - [Updated 2009-10-02 09:20]

I am strongly in favour of moving ahead with a renovation of Lansdowne. Each day I ride my bike to work across a wasteland of asphalt through Lansdowne. On balance, this is pretty good plan. There is a good mix of recreational and business. I don't think we should be thinking of making it all parkland. Last thing I want to see is a nice park that all the Glebe residents can use but that gets little use from the rest of the city's residents -- so Clive, bug off....

kavaky - [Updated 2009-10-02 09:20]

Not fair to Clive, he is doing his job and his voice is one of sober second thought.

## New Conversation Thread

TimCC - [Updated 2009-10-02 09:58]

This plan to bring football back to Lansdowne is not realistic and the stadium should be located on a mass transit line. The Glebe has lived next to this elephant for long enough. Parking chokes the neighbourhood with everyone trying to save \$5. The Farmers Market belongs in the Aberdeen Pavilion. The residential on Holmwood is not/not a buffer between Lansdowne and the neighbourhood - it is a further imposition on the neighbourhood of traffic and congestion. The open space now there is a much better buffer. Open the park to amateur sports and open space not football, major retail and other intense uses.

## New Conversation Thread

tbone - [Updated 2009-10-02 11:08]

Do not let the opportunity to develop a landmark into a world-class facility pass the city by. It is always easier to protest than promote. Keep that in mind when you hear the cries of the few dissidents who object with little knowledge or fact to support their feeble arguments. Those who object to the development would rather regress than progress. Fear not for the future.

Dave2 - [Updated 2009-10-02 11:08]

tbone, you talk about "the cries of the few dissidents who object with little knowledge or fact to support their feeble arguments." From what I see in this consultation so far it is the 'dissidents' to the plan who demonstrate that they have read and understood the proposal, whereas many of the supporters seem to simply want CFL football back at any cost, or something done with Lansdowne at any cost. If you feel that you fully understand the plan and still support it please take a few moments to answer the following, as I am having a really hard time understanding how anyone can support it.1. Do you think that it is a good idea for the city to be in competition with it's residents? This plan puts the city in control of a retail facility and it will be in their best interests to make sure that shoppers don't stop in the Glebe, but carry on to Lansdowne. 2. Why should the city be providing land free of charge and rent-free for 30 years to this group of developers, and not to people like Rio-Can or Broccollini who are building similar commercial/retail developments throughout the city? Why is this group so special?3. Do you think that the city should be paying the full cost of the stadium/arena rebuild and then hand it over to OSEG to run rent-free for 30 years?4. Do you think that Jeff Hunt should be allowed to 'sell' the 67's to OSEG, where he keeps control of them, and then to add the money he receives for them to the OSEG equity, which he receives a guaranteed return on, before the city get any of their money back?5. Do you think that it is fair that the cost of the CFL franchise is included in the OSEG equity, which they receive a guaranteed return on, before the city get any of their money back?6. Do you think that the developers are assuming a reasonable share of the risk, when they are at the first two positions to get any profits from the development?7. Do you know what this development will cost the city if interest rates reach historically high levels, or even if they return to more normal levels in the future?8. Can you explain what the purpose is of turfstone greenspace, other than to give an outward appearance of a park? Would you let your kids play soccer on that surface?9. Do you believe that the Glebe has 5,000 'community parking spaces'? If they are put end-to end along the residential side streets of the Glebe, that many spaces will stretch for 24Kms. How a re late arrivers expected to find the few remaining spaces, if there are any?10. Do you think the best way to get a good value on a major construction project like this is to sole-source it, or would competition bring about better value for the city?

## New Conversation Thread

rmacewen - [Updated 2009-10-02 11:20]

No information has been provided on the design for Phase 1. The Site Plan and renderings show the full Phase 2 build-out. What happens if Phase 2 is not built or is delayed for a long time? What kind of design are we stuck with? Could someone from the City of OSEG please post this vital information!



## New Conversation Thread

elm - [Updated 2009-10-02 11:31]

This is a bad plan for the following reasons:1. Traffic - if the Stadium/CFL is successful it will bring the amount of traffic that the local streets cannot support. I do not want Bank street to turn into another Bronson or Merivale. I do not believe that public transportation/shuttles/etc will solve the problem. People will drive to the events and will drive around the residential area looking for parking.2. Parking - There is simply no capacity there. People will always look for free parking spots on the residential streets - that is on MY street. Even during Ott 67 games, Holmwood becomes blocked when people leave the game - with all traffic idling in front of my house on the way to Bronson.3. Community space - as a resident of the Glebe - I do not see how the plan will benefit me. I can't use the hotel, stadium or the shops on regular basis. With this proposal the only place I could take my kids to regularly is the park - but then it is not much better than the existing park with wading pool there.4. Football - Ottawa has a history of failing football teams. If this one fails - who will pay the bills? And even more importantly - what will we do with the stadium then? Demolish it? Convert it to Walmart??5. Missed opportunity - this is a prime space is being wasted on a mediocre commercial venture. Even if we do not build world-class attraction there, just razing the existing stadium and converting the area to a park would be better than this proposal. (I hope there are better suggestions than this).6. Process - go back to the international competition and solicit the ideas. If Lansdowne live is such a great idea then see how it would measure against the other proposals. The current "public consultations" is a sham, you can't consult when you offer no alternative and dismiss alternatives offered by others (e.g. Clive).

kayaky - [Updated 2009-10-02 11:31]

pretty well written. Lets try expressing these ideas differently:This plan could be improved upon by the following:read and comment1. Traffic - show how the amount of traffic can be reduced by public transportation/shuttles/etc.2. Parking - show that it is adequate3. Community space - show the benefits to existing residents4. Football - show how the team will succeed where others have failed5. Missed opportunity - just level the stadium for now.6. Process - go back to the international competition and solicit the ideas. If Lansdowne live is such a great idea then see how it would measure against the other proposals. nice work generally

## New Conversation Thread

macewen - [Updated 2009-10-02 11:31]

The City /OSEG has not provided the public with a plan of the underground parking garage, or identified its entry and discharge point. They don't identify where all the truck loading bays are. Surely they have figured this out. Could someone at the City or OSEG post this information so we can have an informed discussion?

## New Conversation Thread

Dave Currie - [Updated 2009-10-02 11:45]

COMMENTS ON LANSDOWNE PARTNERSHIP PLAN Having attended last night's presentation at the Jim Durell centre, I would like to express my thoughts on the proposal. It appears that the whole plan is based on the assumption that the Frank Claire stadium must be upgraded to an acceptable standard as dictated by either the CFL, International soccer league, or some external (to Ottawa) criteria so that the developers may recoup their investment. The granting of commercial and retail space will also help them cover their costs. To my mind the scale of stadium they need for this scheme to be financially viable is just TOO LARGE for the Lansdowne site. City Manager Kirkpatrick stated that the whole transportation issue surrounding this site has not yet been fully studied. The proposal assumes that the NCC will allow the Driveway to be used as a major arterial route. Based on their reaction to the proposal to use the western parkway for the Transit route (light rail) I wouldn't assume that they are in your pocket. If you have driven the Queensway to Kanata on a Sens game night you are familiar with the congestion and backlog of vehicles on the road, and this on a site where it was supposedly planned to handle such a large influx of cars! What will happen to poor old Bank Street and the Glebe etc which can hardly handle the present demands on large venue occasions? Would we not be much farther ahead in the long run to stabilize the present North stands and Civic Centre, knock down the eyesore South stands and dedicate its use to the medium scale events such as University and Community Football and Soccer etc. and provide a home for the 67's and trade shows. The rest of the site should be dedicated to the PEOPLE of Ottawa and the nation as its capital. The Farmer's Market is outstanding and is growing in popularity and size each year. Why not develop this aspect as a tourist attraction not unlike the Farmer's Market in Kitchener, and in St. Jacobs where busloads of tourists are deposited each week. At the meeting one lady suggested that most world class cities have a Park of exceptional note such as Central Park, Stanley Park, Hyde Park. Etc. Why can't we develop our world class park along the banks of our UNESCO world class heritage canal? Visitors to our city keep commenting on how green Ottawa is. This Lansdowne Partnership with its inclusion of hotels, commercial/residential, and "greenspaces of perforated concrete" does very little to maintain or enhance our image. This is just a stadium with a landscaped shopping mall. Kent Kirkpatrick stated that he suspended the international competition while the city assented the state of the Frank Claire stadium and during that time the Lansdowne Live Boys submitted their plan. The key word here is SUSPENDED. Why not reopen the competition to see what other designs and concepts will be submitted BEFORE selling the taxpayers BIRTHRIGHT ie. Lansdowne Park to the developers for 50-70 years. Remember Lynx stadium a beautiful white elephant. We don't want two of these in one city! I guess that you have gathered by now that I am against the proposal and especially the process by which we have arrived at the present mess. Keep the Park for the people. Once the land is gone, we will never get it back!  
Yours respectfully,  
Dave and Marie Currie. 2802 Mozart Court. Ottawa.

Douglasl - [Updated 2009-10-02 11:45]

Very well expressed!

kayaky - [Updated 2009-10-02 11:45]

I think this sums things up nicely - well done. You might also add that a new stadium should go to BAYVIEW area, and that before this is done, as a priority, the sewage has to stop going into the Ottawa River - possibly, we should make the councilors have to drink the water effluent from the plant after the remedial action is taken. Water should be BETTER than it was before it went in to the plant (like the international space station). I digress.

## New Conversation Thread

Bill B - [Updated 2009-10-02 11:54]

Although I live in the Greenboro area now, I grew up in the Glebe. I coached in the Glebe Little League, went to Rough Rider and 67's games and hopped the fence to get into the Ex. I loved Lansdowne Park as a centre of activity and think it should be that way again and not a heritage protected ruin. I have reviewed the posted material and am very impressed not only with the vision but with the thought given to all other aspects such as traffic, parking, transit etc. In contrast to the empty debate and hand wringing of the last 20 (30?) years, we have an opportunity now to restore the site and give the city a venue to be proud of. If we don't do it now, it will not happen for another 30 years or ever which is what the people whining about sole sourcing really want. Get on with it.



Enough Already - [Updated 2009-10-02 11:54]

Bill, do you think it adds to the discussion to say that people whining about sole-sourcing don't want anything to happen for 30 years? I haven't read any postings or heard anyone say that we should do nothing. People who 'whine' about sole-sourcing just want the right thing to be done in the right way.

FiscalC - [Updated 2009-10-02 11:54]

Bill, You're right to want Lansdowne Park to be a vibrant site. However, why do you believe that we must either accept the current proposal or the site will not be developed for 30 years? The current developers are using this false deadline as a hard-sales tactic. Why doesn't city council request bids from other developers? The OSEG proposal may be the best one, and if it is, it can be accepted in an open way by the city. A process like this need to take more than a year (at most). Also, if the city followed an open process, the project would become eligible for federal and provincial funding - reducing the risk to the City of Ottawa (eg. our municipal tax bill). If OSEG is unwilling to participate in an open process - we've got to ask them why they're afraid of competition. If the terms of the competition are that the developer can build up to 300-400K sq feet of retail, then it's difficult to imagine there would be no other proposals. Also, if you're a football fan, you might be very disappointed. There's nothing in the LL proposal which obligates OSEG to keep the CFL franchise going. If it's losing money, they can walk away, and still make a handy profit on the shopping mall.

kavaky - [Updated 2009-10-02 11:54]

BB, just get on with it implies impulsivity: do you normally approve of impulsivity? I don't think so. No, You said: I loved Lansdowne Park as a centre of activity and think it should be that way again! agree with you, now how do we get there?

## New Conversation Thread

James R - [Updated 2009-10-02 12:26]

I'm sick and tired of a small group of people always making the decisions for the city. First off there is nobody else coming to the plate with money to develop Lansdowne. Second green space I truly thing there are enough parks in ottawa, we can't even keep up with the grass cutting of what we do have. Third the City doesn't have the money to fix Lansdowne themselves. With the sewer issues another stuppid library on the way when we already have 30+ already. Is it me or are a small group of socialist running this city we really have to think next time the election comes for the councillors. A group of investors (that pay taxes here) want to implement something into this city for the betterment of the city people rally to put them down yes they want to make money, but who goes to work everyday not to make money? The last time I checked we were in a recession wouldn't this development not create more jobs, tourism, etc. But then again if there were more jobs I guess that would mean less people going broke and less people needing assistants from the socialists then in turn they would loose there jobs because most of them don't have real jobs that are not government funded. Sorry about the rant but I had to get that off my chest.

Rebecca Last - [Updated 2009-10-02 12:26]

James, there is a deep irony in your opening statement that you're tired of a small group of people always making the decisions for the city; many of us who object to the Lansdowne Live proposal object specifically because this appears to be a sweetheart deal made behind closed doors by and for the benefit of a small group of people. Second, the ability to "mow" greenspace is hardly a measure of sufficiency! Indeed, your statement about the need to mow greenspace is ample evidence that you simply have no idea what constitutes effective greenspace. Third, if the City lacks money to "fix Lansdowne" (a term which you do not define), it's illogical to argue they should go ahead with a plan that will result in net cash outflows over the next 30-70 years, while simultaneously turning control of public property over to a small group of well-connected business people.

James R - [Updated 2009-10-02 15:05]

The city will be taking out a mortgage that will pay for itself from what I understand the city or tax payer will be on the hook for zero. We pay 4+ million for a hazard as it stands now. We have no problem paying for services that generate zero income for the city but when it comes to something that might generate a little excitement in this city we shoot it down example lebreton flats scotia bank place was going to be put there but every body complained. about that now we have it in the west end and now people complain about it being to far. I know I sound like a whiner but come on this city = zero fun. Every other city in this country has a place for concerts, sporting events, open air concert. Just imagin the possibilities for this location when it is constructed. On a nother note when was the last time you saw 25 thousand people show up to a park and pay for anything this could be a cash cow. But I guess this isn't a safe injection site, a mission or half way house so we can't fund it don't get me wrong people who are misfortunate need help, but what in this city brings in tourism? There are going to be growing pains in this project I'm well aware and we are not selling this land leasing it that is all. The only thing I would of had different is a referendum then the whole city could have made the decision on this not just a few.

J.C.Watts - [Updated 2009-10-02 12:26]

The other irony is that you've pointed out the great problem with this proposal "the City doesn't have the money to fix Lansdowne themselves" This proposal has the City fixing it themselves. OSEG isn't contributing anything to the stadium. We can't afford OSEG's generous offer to build a shopping centre.

James R - [Updated 2009-10-02 15:46]

Read my coments above they include you

DouglasI - [Updated 2009-10-02 12:26]

You'd rather have a small group of developers making decisions for the city?

kavaky - [Updated 2009-10-02 12:26]

James, I don't know where to start exactly, you said 1. nobody else coming to the plate with money to develop Lansdowne. 2. there are enough parks in ottawa, we can't even keep up with the grass cutting 3. the City doesn't have the money to fix Lansdowne themselves. If you really do have the skinny on all this, congratulations but my information is contrary to yours. disagree, sorry.

Glinda - [Updated 2009-10-02 12:26]

Please read the comments on this site, in the various forums. It is overwhelmingly obvious that the citizens of Ottawa are NOT in favour of this proposal, for a variety of reasons, and it's not just Glebe residents saying so.

## New Conversation Thread

Herb Weber - [Updated 2009-10-02 12:35]

1. The need for Frank Clair Stadium first has to be established. Do we need a football stadium at all, and do we need it in this location? Do we need a minor hockey arena in this location? How much is the provision of stadium and arena worth to the residents of Ottawa on property tax bills? 2. The "front yard" is false advertising. Since the main entrance is on Bank St., it in fact is the "back 40", especially since an unspecified portion will become hard standing for parking. If the plan is to use turfrock or similar materials, just paint the asphalt green and save our money. Better yet, turn it into real green space, and forget the parking for "a few" special events a year. 3. What is the underground parkade going to cost the City? Where will the overflow go? 4. 300,000 sq ft is a lot of space for "unique retail shops and services". What is the demand and projected volume of business for this retail conglomeration? What is its impact on existing shops and services in the area? What about traffic and parking? 5. And here comes the real issue, the Phase 2 for which Phase 1 is the standing horse! Having turned sports fans into cheerleaders and put a green sheen on the proposal, we now



surface with the development that of course is not essential, but will make the financing easier for the City. Before the developers get starry-eyed, we should ask what the real estate market is for housing and hotels built on land leased for 30 years. There isn't any? Well, then we'll just have the 30-year leases extended to 60 or 70 years. Probably won't cost anything anyway.6. Reminds me of the "camel's nose" approach to development: once the camel gets its nose into the tent, its hump will follow - especially if it is wearing lipstick. Do not surrender prime public space to commercial exploitation, especially if it is going to cost taxpayers.

kayaky - [Updated 2009-10-02 12:35]

Do not surrender prime public space to commercial exploitation, especially if it is going to cost taxpayers. Did Confucius say that? It sounds trudy.

Herb Weber - [Updated 2009-10-05 16:14]

Got another one for you, Kayaky: Beware of developers bearing gifts! I'm sure Master Kung would have known that an invoice would be somewhere in the package.

## New Conversation Thread

Ted McDorman - [Updated 2009-10-02 12:58]

Guiding me is what I see at Kitsilano Beach in Vancouver:- basketball courts, tennis courts, playground, green lawn, permanent barbeques, amphitheatre, and in particular to that site a large outdoor swimming pool and beach volleyball equipment. The activities seen there: basketball, tennis, frisby, hackensack, ball tossing, picnics, yoga and other exercise groups, reading books, taking sun, playing music (guitar, bongos, ...). The amphitheatre has amateur performances of dance, music, etc. run by a volunteer group (for at least 40 years now) and other times on the stage you see drop-in groups doing jitterbug, yoga, or whatever. The swimming pool gets lots of use from seven in the morning on. All of these activities are essentially no cost and attract all ages (and ethnic groups). Nearby is Granville Island with its world famous food market with boutiques, a children's water park, boutiques, small live theatre, etc. surrounding. While not near ocean and beach, Lansdowne still is a lovely site and could work around ice and snow in the winter - rink for when the canal isn't open, some type of snow park, and ? - again low or no cost. Quebec city really embraces winter and draws tourists in the process. <http://vancouver.ca/parks/rec/beaches/kitsb.htm>

## New Conversation Thread

Linda G - [Updated 2009-10-02 13:15]

I like the vision. Here is what I would design: green space maximized and concrete minimized; a farmers market, a hockey stadium with significant underground parking; space for outdoor activities such as volleyball or picnics, mixed use building that are no higher than say 5 storeys; and all buildings LEEDs certified, reuse of rain water, to be 'off grid', to have solar and geothermal heating and to take advantage of cascading energy between different types of energy use. I would like to keep the 'cow palace' and think that a public-private partnership is a good way to make this all happen sooner rather than later and to maintain the property into the future. The vision is sound for the space, let's just get on with it.

## New Conversation Thread

Rachel Cardone - [Updated 2009-10-02 13:25]

Yes, let's do this Ottawa. In 14 years of living in Ottawa I have yet to see a council make a bold decision with lasting positive effects. I hope this is finally the one time where council takes a stand and cuts through the minority naysayers to realize that the majority of Ottawa wants to see this happen. As an engineer involved in large design projects, I know that you can never create a vision or build a facility to satisfy everyone. You need to balance it all (cost, design, accessibility, services, sustainability) and this proposal has the makings to be great one.

DouglasI - [Updated 2009-10-02 13:25]

On what basis do you confidently state that a majority favours this? And where pray tell is the balance? It's all in the developers' favour. WE build the stadium, and we give away public land for their profit. No thanks.

kayaky - [Updated 2009-10-02 13:25]

Rachel, do you now that the naysayers are the minority. where did you get your information?

## New Conversation Thread

prudence - [Updated 2009-10-02 13:56]

To mention City Council and Direction in one sentence is an anomaly. The plan is another example of City Council being blindly led by developers with minimum planning and due process. I have nothing but respect to Minto and Roger Greenberg as a developer and a philanthropist but he is not a city planner or an architect. For this city to be grand, city council have to proceed with the international design competition and get some fresh and bold ideas from around the world, not a boiler plate solution for a prime heritage space. The plan would have worked fine for the centre of Orleans or Kanata but it just doesn't cut it next to a national heritage site in the capital.

## New Conversation Thread

Dave2 - [Updated 2009-10-02 14:21]

Chances to relocate stadiums only come along every couple of generations, and as such they must be looked at very closely, to ensure that they are being placed in the best possible location not just for today, but for the next half century. This proposal shows little vision, because it predetermines that the stadium must stay at Lansdowne, just because the developers have a conditional CFL franchise. Even if the CFL had not failed twice in the last decade in the same location, it would not be a good enough reason. Let's go back to a clean slate, restart the design competition and see what we can really come up with for the site. Taking out the stadium saves us \$125M today (\$284M over 40 years) and that would more than fund the vision. Some limited extension of the Glebe's commercial/retail into the site on the right scale makes sense, and would provide even more funds for the development.



[kavaky - \[Updated 2009-10-02 14:21\]](#)

nice work dave

## New Conversation Thread

[DouglasI - \[Updated 2009-10-02 15:44\]](#)

What will taxpayers be on the hook for when, after the next civic election, the new city council and new mayor scrap this give-away of public lands to developers?

[FiscalC - \[Updated 2009-10-02 15:44\]](#)

Well it looks like the tax-payers are currently spending a lot of money for city hired consultants who are "selling" the LL proposal. It would be interesting to see how much we're spending in consultants fees to promote the sole-sourced bid - compared to what it would cost if we followed a normal, open process.

## New Conversation Thread

[Rebecca Last - \[Updated 2009-10-02 16:10\]](#)

This is a tired, old-fashioned "vision" that entails nothing more than yet another shopping centre, which is certainly not needed or wanted by local residents or merchants and wouldn't be used by anyone else because the traffic and parking to get to it would be a nightmare. Refurbishing the stadium, at public expense but for private profit, for yet another shot at CFL franchise, when at least two have failed in the past decade is just sheer lunacy. And the so-called greenspace is a joke. No. The LL proposal should be ditched before anymore time, money or effort is wasted on it!

## New Conversation Thread

[iseed - \[Updated 2009-10-02 16:35\]](#)

I am writing to voice my objection to the proposal of City Hall promoting the development of Lansdowne Park to entail the installation of assorted retail enterprises, offices, and reconstruction of a sports stadium. To designate this space, which is centrally located and easily accessible in Ottawa, and in a milieu of various heritage sites, as a sports and shopping complex would be a mundane treatment of a space which has the potential to be developed in such a way as to satisfy a much wider range of public preferences, i.e., music, the arts, botanical displays, cultural and historical exhibitions and centres. It is not appropriate that Ottawa taxpayers be forced to accept such a limited view for a space with such potential, nor is it proper that this would also entail giving over to commercial interests, the right to develop this property which is so valuable to the citizens of Ottawa. I hope that you will consider these views in future deliberations on this issue.

[kavaky - \[Updated 2009-10-02 16:35\]](#)

iseed, these are noble objectives. I think the color of the sky in your world is different than that of the developers.

[iseed - \[Updated 2009-10-05 16:18\]](#)

Thank you. Given some of the cities I've seen with magnificent public areas, I was hoping that Ottawa would join their ranks. Lorraine

## New Conversation Thread

[dvd - \[Updated 2009-10-02 16:45\]](#)

The acceptance of Lansdowne Live proposal by our city council is a mockery of democratic process and proper governance. City council had earlier democratically decided to launch an international design competition, and this was unilaterally cancelled with no referral back to city council. The sole source approach is of very dubious legality, and it is significant that a judge has allowed the legal action from the proponent of the Bayview stadium site to proceed. The argument that the city's solicitor has made to defend the sole source contract (i.e. that the vendor has something unique to offer, a conditional CFL franchise) is fundamentally flawed. This argument assumes that the community of Ottawa wants a CFL franchise, and I can assure you that there is no consensus on this. What we really need first is a democratic discussion about what the community of Ottawa wants to do with Lansdowne, and the international design competition is an ideal forum for this. I can think of no greater waste of this prime central location, right beside a UNESCO world heritage site, than to erect a football or soccer stadium and a tacky commercial development. We will never get this land back if developers get hold of it. Council should return to its original plan of having an international design competition to seek out proposals to develop this site in the interest of the greater public. Professional sports franchises in general have little community loyalty, and if owners don't get their way, they pick up their ball and go to some other city. Let's not let such organisations drive our planning for this wonderful site, which could be transformed into a park and other forms of public space for the enjoyment and enrichment of the larger community for centuries to come.

[kavaky - \[Updated 2009-10-02 16:45\]](#)

how can you assert there is no consensus, maybe there is? I do agree the competition must be reopened.

## New Conversation Thread

[walker - \[Updated 2009-10-02 16:54\]](#)

I do not support the Lansdowne Partnership Plan for many reasons... 1) Multiple plans for this space must be considered and presented to the community for review. How can the city possibly determine what is best for the Lansdowne site if the city does not even consider alternative plans? 2) Why would the city allow a private group (OSEG) to develop and manage this site when their interests (\$\$ in their pocket) do not match those of the public who own this land? (public use/need, or \$\$ in our/city's pockets) 3) Allowing a private group to develop public land for housing and retail essentially removes the land from public use. In my opinion, this is an unacceptable use of public property given the proposed uses add nothing to the community that it does not already have. I feel the entire process that has led us to this point needs to be revisited and restarted with input from the public. Delaying a decision on how to use this site is far cheaper than choosing to go ahead with this proposal which will undoubtedly cost more than it appears. Liam Walker/Kanata





## New Conversation Thread

[edaiston](#) - [Updated 2009-10-02 17:01]

This is a terrific opportunity for Ottawa to develop a world class sports and recreation complex and get rid of an embarrassing eye-sore. Over the long run Ottawa taxpayers will benefit from the development. Take the offer while you have it. This kind of opportunity won't come again.

[FiscalC](#) - [Updated 2009-10-02 17:01]

How come this offer won't come again - what's the critical deadline? Why doesn't the city have a proper tendering process. OSEG can make their proposal. If it's the best one, then we proceed with it. Simple. This sense that we must accept the LL proposal now, or the site will never be developed is simply a hard-sales tactic by the developers. In the short-term (1-3 years), the site is not costing the city a huge amount of money (<500K\$/year shortfall). So, in fact, we do have the time to follow a reasonable process - and to get funding from other levels of government.

## New Conversation Thread

[JEC](#) - [Updated 2009-10-02 17:53]

I don't see any vision here. Fixing up the 40-year old stadium, building a shopping mall, and providing some open space. These are boring and predictable, and bring nothing new to the city. There is not a single innovative idea here and the three zones do not do not even fit together as a cohesive whole. Surely, there are better ideas out there.

## New Conversation Thread

[R Thomas](#) - [Updated 2009-10-02 18:57]

This is a potential disaster in the making for all Ottawa taxpayers. Essentially giving away \$120 million in taxpayer funds PLUS \$50 million in land to developers to build retail and hotels in this location without exploring other options is completely wrong. Essentially the city is saying that the best way to cover an annual operating deficit of approx \$3 million is to spend \$100 million because we don't know what else to do. The developers are totally leading the bureaucrats at city hall on this and might as well be paying their salaries while they are at it. This sole source process must be stopped before it is too late. City taxpayers will be left on the hook. The city is dead LAST in terms of the basic ROI on this deal. The developers are offering zero guarantees that they will even keep football, once it starts losing money which it obviously will. They will bail and guess what? They get the condos & office space and we get another empty stadium. If they want to invest in a stadium so badly, the city's own report lists 5 other locations that are better suited for a new stadium! Investing in a huge project like this is totally out of scale for the location. Not connecting this to the Transit investment is bizarre at best. Parking is non-existent. ("Green" space that can be used for "occasional parking---Huh?) The list of faults with this process is lengthy. Let's do this right and not allow an out of control, closed process to ruin the city's potential for a world class development opportunity. You can build shopping malls and hotels anywhere. Let's hope petty politics do not get in the way and all of counsel will take the high road and serve the public properly.

[Enough Already](#) - [Updated 2009-10-02 18:57]

R. Thomas, that is a very accurate assessment of the plan, except that I don't even believe that there is an operating deficit of \$3M. Figures that are circulating and are posted on the "Friends of Lansdowne Park" website suggest the current annual operating deficit is more like \$200K when you take account of the revenue generated. I am mystified as to why anyone on council would even be considering LL, but I have not managed to get any of them to answer any direct questions, despite many e-mails over the last few months.

[Robert](#) - [Updated 2009-10-02 18:57]

I could not have said it any better. Thank you for expressing so eloquently what many, if not most, of the citizens of Ottawa feel about this proposal and about the closed process that is an affront to basic democratic values and sense of fair play.

## New Conversation Thread

[markb](#) - [Updated 2009-10-02 19:36]

To city councillors and staff. There are a lot of us out here who support this plan in principal. I for one will not come out to a public meeting because of what Clive Doucet and his very vocal minority group have done to the public consultation process. Shame on the those who feel the need to use megaphones and other tactics to make themselves heard. I am so ashamed to live in a city where we cannot get anything done or built. Many of us believe that the residents of the Glebe will not be happy until the Lansdowne is converted into nothing more than green space with NO parking so that they can be the only ones to enjoy the land. Please don't let this vocal minority sink this project. It needs some adjusting (more greenspace) but generally it is supported by a lot of people who are proud to have business people like Hunt and Greenburg take an active roll in the partnership.

[Enough Already](#) - [Updated 2009-10-02 19:36]

I wish people would not claim that the majority support their view, whatever it happens to be. Making such claims with no evidence is a pointless attempt to sway the process and adds nothing to the debate.

[JFFournier](#) - [Updated 2009-10-02 20:24]

Not to speak for Mark B, but I took his comment about a vocal minority group to be the "Friends" of Lansdowne Park specifically, not those opposed to the project in general. Honestly, I understand what he means. I find claims of a lack of "being heard" are used as an excuse for any kind of behaviour. The city establishes a Q&A at city hall last week and when it began, Kirkpatrick was heckled and interrupted repeatedly. How is that discussion? And at least the first few question all contained an unnecessary shot at someone's intelligence and/or integrity. This was true on the floor as well. I've had friends supporting the proposal be asked who is paying them to support it. How can someone not realize how insulting that is? This thing has been going on for two years. I've contacted several councillors individually and I can not recall not receiving a response in return, sometimes in agreement, sometimes not. If someone is not being heard, maybe it's because of the approach that person is using.

[DouglasI](#) - [Updated 2009-10-02 19:36]

Megaphones are needed to be heard over the spin.

[DouglasI](#) - [Updated 2009-10-03 13:37]

The developers' active roll will be rolling taxpayers' money to the bank.



bmts - [Updated 2009-10-02 19:36]

I was there, but left before the megaphone incident. I can assure you that the fellow with the megaphone was speaking for the MAJORITY of the people on the room.

Enough Already - [Updated 2009-10-03 21:30]

I see from today's Ottawa Citizen that the man with the megaphone encouraged supporters from both sides to make their views heard. That makes Mayor O'Brien's comments about 'fanatics intent on causing chaos' sound even more stupid. Sounds like democracy breaking out spontaneously to me.

kayaky - [Updated 2009-10-03 21:48]

right on - REPRESENTATION BY POPULATION!

kayaky - [Updated 2009-10-02 19:36]

The last time I checked we lived in a democracy. I think if you are a citizen then you must be vocal, now as to whether this is a minority or majority, well who knows?

## New Conversation Thread

Ted Farant - [Updated 2009-10-02 20:03]

I find the whole undertaking to be an enterprise of commercial opportunity to appropriate public land at little or no risk with overall emphasis on fasttracking development to maximize return. As the nations capital there is not one jewel identified in the proposed vision that would excite Canadians or encourage tourists to visit.

JFFournier - [Updated 2009-10-02 20:03]

Yes, there is. The stadium. People travel for sporting events all the time, even regular season games. Are you in favour of the hotel?

## New Conversation Thread

PaulM - [Updated 2009-10-02 20:09]

Many comments have been made by supporters of the vision - from what I gather mostly people who'd like to see football back in Ottawa. Many of those people claim to speak for the majority and denigrate anyone who has issues with this single proposal. Those people should look at a poll conducted in summer 2008 by COMPAS in which the majority of respondents said "no" to the stadium at that site and a definite "no" to anything resembling retail and housing. The results of the poll were reported in the Ottawa Citizen in August 2008 and the article is available online.

JFFournier - [Updated 2009-10-02 20:09]

Here's a survey for you, and it more recent (December 2008). <http://www.ekos.com/admin/articles/dec2008/lansdowne.pdf> Let me help you with it. Page 3 and 17: Support at 79%. Page 8: 78% favour a multi-sport facility. Page 11: 69% agree that Ottawa should have a CFL franchise. Page 18: 88% feel that a stadium would bring economic benefits. Page 20: 49% feel we should pursue the current option (against 43% who felt we should at other ones). Shouldn't be long until someone accuses EKOS of being paid off, of course, since anyone in favour of this proposal is bound to have his or her integrity questioned.

Enough Already - [Updated 2009-10-02 23:21]

Page 8: 78% favour a multi-sport facility. This says nothing about the reality of a 24,000 seat stadium without parking or transportation links. The Civic Centre would satisfy this requirement. Page 11: 69% agree that Ottawa should have a CFL franchise. I agree that we should have a CFL team, but again, this answer says nothing about putting it in an unsuitable location, in a financial deal without support from other levels of government. Page 18: 88% feel that a stadium would bring economic benefits. I agree that it would. It's crazy for Ottawa not to have a functioning stadium, but again, we shouldn't give away Lansdowne to a developer and we should build the stadium in a properly serviced location. Page 20: 49% feel we should pursue the current option (against 43% who felt we should at other ones). This was before the current option had even been described, so it is a weak argument at best, and not an overwhelming show of support even then. Also none of the financial details had been worked out.

PaulM - [Updated 2009-10-02 23:21]

Thank you for the reference. This type of information is useful and the topics are exactly those which should be discussed in public, by the public and by council. I see the results as informative but I would not necessarily interpret them as whole hearted support for has come about, and especially not by the process which has gotten us here. Yes, there is support for a CFL franchise but it does not necessarily have to be in an expensive refurbishment of the current stadium. I for one would love to go to football games and support an Ottawa team, but not at any cost. A lot of the preferences in the report indicate more facilities for amateur sport and a green space. Neither of those two important elements are in the current plan. Notable, the so-called green space is all parking lot using something that allows some grass to grow on top. Not a playing field for sport or just kids wanting to get out and play. The consultant I spoke to at one of the evening "consultations" noted that the whole of the area shown as green was for parking. She also mentioned that access to the parking garages would require someone to enter and exit by either of two routes both of which require traffic to circle through the Lansdowne site. In any event, having an open discussion, hearing from all interested parties and consensus building is what is needed and the city has sorely missed this step. The result is a discussion which gets meaner every day - on both sides - to the loss of all.

kayaky - [Updated 2009-10-02 20:09]

GIVE US THE LINK!

## New Conversation Thread

JMIT - [Updated 2009-10-02 21:37]

I really hope this gets done. If we pass on this great idea my children will miss out on a great park and stadium... They will be 50 years old before someone will get off their ass and do something with Lansdowne. But no... self serving Clive and his friends would rather ruin it for a generation. My children and myself thank you!! :(

Enough Already - [Updated 2009-10-02 21:37]

JMIT, have you read the full proposal? Do you know how much your children, and grandchildren might be paying if this plan goes ahead? How will your children miss out on a great park if LL doesn't go ahead? They might miss out on a mall by the canal and have to go all the way to the Glebe, or Bayshore, or the Rideau Centre, or Billings Bridge, or etc etc etc. I guess that they might miss out on acres of turfstone that give the illusion of a park, without the substance, but that is all.



JMIT - [Updated 2009-10-02 22:42]

Enough Already...Have YOU read the proposal? I've read it,I've been to 2 of the meeting.Do you live in the Glebe? Sure sounds like it... Lansdowne belongs to the whole city not a few who knew what they were getting into when they moved there. I think the benefit of the stadium and parks for my children outweighs any tax problem YOU think they might have...I guess its better they just sit inside and worry about every little detail such as yourself!

Enough Already - [Updated 2009-10-03 10:37]

JMIT Yes I have read the proposal a number of times over and been to the meetings.I live nowhere near the Glebe and am tired of the suggestion by supporters of this plan that the only opposition comes from people living in the Glebe. That is clearly not true.

bmts - [Updated 2009-10-03 10:37]

There are no parks in this plan for your children. It's a parking lot and a waste water management facility. But they've painted it green on their vision diagram.The only real parks are already there, owned by the NCC and city, and aren't part of LL (although they try to take the credit for them).

JFFournier - [Updated 2009-10-02 21:37]

Enough Already is right, JMIT. They won't miss out on a park, since we have so many around anyway. But if they want to attend a major concert or sporting event, they'll have to go to a real city.

J.C.Watts - [Updated 2009-10-02 23:12]

Ottawa already has a venue for major concerts. Scotiabank Place seems to work for major artists. Greenday, Coldplay, Britney Spears etc. all come through on their tours, in a date slotted between the ACC and Bell Canada Centre. These new arenas have all been designed with concerts in mind and have much better acoustics than an open air stadium.

dcaldbeck - [Updated 2009-10-02 21:37]

"Self-serving Clive and his friends"?? The Glebe and Old Ottawa South are first, last and always RESIDENTIAL neighbourhoods. The thousands of residents in these areas (who, by the way, pay very high property taxes that help subsidize the suburbs) are the ones who are going to be the most directly and most deeply affected by whatever proposal is adopted for Lansdowne. Of course we have a right to be very vocal about our concerns about traffic, noise, congestion, and adverse impacts on local businesses.

kay - [Updated 2009-10-03 19:21]

They are residential neighbourhoods with a huge concrete stadium in the middle... Lansdowne has been there longer than you therefore you knew what you were dealing with when you moved in.

Enough Already - [Updated 2009-10-03 22:43]

That is a poor reason for keeping a stadium there. The city is a very different place from when it was first built there.

## New Conversation Thread

OttawaShane - [Updated 2009-10-02 22:42]

After considering the proposal, I've reached the following conclusions. I hope that City Hall will consider these thoughts:1. The status quo means a lot of money into a facility that is slowly crumbling. 2. the alternatives, whether its an international design competition or other laudable dreams for the site, don't take into account either the cost or the need for a central gathering/entertainment hub in a city this size.3. Other than a hockey arena built in a farm field, very little investment has happened in this city to make it more vibrant and alive since the mid-80s. Avoid stagnation of the city, and end the crumbling of important civic gathering places and proceed with this public-private plan. 4. For those who suggest alternate locations for the city's needed entertainment/sports hub, I ask how long it would really take to make those dreams a reality. Consider the environmental clean up required for the Bayview site, or the fact that other locations suggested aren't actually owned by people wanting to use the land for that purpose. 5. The financials for this plan are sound, especially considering the real costs of maintaining the status quo are high, and that no one proposing alternatives seems to have \$\$ to bring to the table to deal with the existing structures and fund their replacement scheme. I support this, and hope my councillor will too.

Enough Already - [Updated 2009-10-02 22:42]

1. I can't believe how many people still say that Lansdowne Park is bleeding cash and use that as a reason why we must rush into this ill-thought out plan. Here are the actual figures:In 2008, city revenues from Lansdowne for rentals, food and beverage, parking, surcharges and recoveries were \$4.5 million and for 2009 are estimated at \$4.9 million. Costs were \$4.7 million and \$5.1 million for 2008 and 2009, resulting in net operating costs of (\$234,000) for 2008 and an estimated net operating cost of only (\$155,000) for 2009. 2. How can you say what the alternatives in the design competition include or don't include when that competition was suspended before it completed?3. No-one is suggesting that we do not proceed with the redevelopment of Lansdowne Park. No-one is suggesting we leave it as it is. Incidentally, the Senators were not given the land for Scotiabank Place;they bought it. The city did not pay for the arena, the Senators ownership group paid for everything, even the highway interchange. Why should this be so different? 4. These not good enough reasons to commit the city to a stadium in the wrong location for another 40 or 50 years or so. 5. Can you explain how you think the financials are sound? Also I am getting really tired of people throwing out the 'fact' that that the site is bleeding red ink and we must do something now. See #11 suspect that if we had gone to other developers in the area and told them that were going to give them the land rent-free for 30 years, pay for half the parking and pay for them to build a stadium which we would then let them control, and that they would get the first two grabs at profit the site may generate, I think we would have had plenty of takers. Also, if you don't put a stadium on this site, you also don't need 408,000 sq ft of retail/commercial to provide property tax revenue that probably won't even pay the interest on the stadium anyway.

OttawaShane - [Updated 2009-10-02 23:32]

Enough Already - There is a fatal flaw in your analysis - Your figures don't include a dime for needed capital to maintain the buildings, nor do they include the cost of converting/demolition if an alternate plan were to proceed. We've already seen part of the stadium have to be demolished because of a lack of capital investment in the facilities. So this leaves three possible financial scenarios:1. Capital is injected into the existing facilities, meaning that your financial analysis doesn't include \$x dollars per year over X years2. Capital isn't injected into the existing facilities, meaning that eventually they aren't sustainable, meaning no revenue, and eventual cost for either re-construction or demolition and site conversion.3. There is an immediate plan to get rid of the facilities, which will carry a cost of demolition, site clean-up and conversion to whatever the new use is. Analysis of the financials of Lansdowne that just includes a look at the current net operating costs is either highly misleading or ignorant of the realities of maintaining capital assets.

Enough Already - [Updated 2009-10-02 23:47]

Cost of demolition is approx \$15M if I remember the city's April report, and yes, i agree that all options need to be costed properly so that a true debate can be had on the merits of each. We do not have that at present. We only have one option and nothing to compare it to.

kayaky - [Updated 2009-10-02 23:32]

AWESOME COMMENTARY!



## New Conversation Thread

grichrds - [Updated 2009-10-03 09:18]

I do not support this business plan. I believe that the City will not receive value for money and I believe that there are much better alternatives that would. The absence of an independent analysis of the business plan prepared by the City is very troubling.

FiscalC - [Updated 2009-10-03 09:18]

Good points. The LL "business plan" sees the city taking out a \$130M loan. We don't know what the true cost of that loan will be, since we don't know where interest rates are going. This risk is shouldered by the public. And the waterfall arrangement sees OSEG getting an 8% return and a return on equity before the city sees its share of the profits.

## New Conversation Thread

Enough Already - [Updated 2009-10-03 10:49]

I want to see some alternative visions, preferably a range of them starting at the most basic (demolish the stadium and grass the whole site) up to covering the whole site with retail/commercial. With only one vision presented there is no meaningful discussion - people are either for or against it. With a number of options people would discuss what they liked and didn't like about each proposal and there would be much more chance of arriving at something of a consensus.

## New Conversation Thread

gwill - [Updated 2009-10-03 12:45]

This vision maximizes the profit for the developers. We can do without the Mall. The green space is really overflow parking for another 380 cars during large events which are forecast to be once or twice a week. So it really is a sham. Commercial (hotel, office, condos) areas should have the land sold. City shouldn't be involved with it except for zoning and covenants on the severed land to ensure that the city's design plan is followed. P3s have always cost more in the long run. What is being suggested now is a bad joke. What we should have had was a number of alternate designs were the best and the brightest ideas are brought together.

## New Conversation Thread

IHATE - [Updated 2009-10-03 14:16]

I think what is wrong with this plan, is a lack of vision and decision making by the city of Ottawa. I have seen more clowns in a circus. The point is that, it does not take 15 yrs to decide what to do with Lansdowne or any other city issues for that matter. If you look at other Canadian cities like; Calgary, Vancouver, Montreal or the GTA (Greater Toronto Area), they do not waste time on any of their infrastructure projects. So why are we, a G8 city, incapable of taking action. The reason is simple; Our city councillors are not paying attention to the needs of its own people. The solution is this; just listen to the Glebe community for all they want, probably, is an urban park with lots of green space, a farmers market or maybe a recreation centre with a public pool, or a midsize arena for the 67s with lots of parking spaces. So, my fellow councillors just lend an ear and listen to them! For once Clive Doucet has a point!

kay - [Updated 2009-10-03 14:16]

What you're complaining about has already been solved... the city got off its ass and made a plan. Listening to the Glebonites and just leaving Lansdowne "as is" would be NOT doing anything. If you're so desperate for the city to take action, support the plan rather than having the city go back to the drawing board for another 3 years... we've already seen that process with the LRT.

Dave2 - [Updated 2009-10-03 22:34]

If the city has to go back to the drawing board for another 3 years in order to get a plan that is fiscally responsible and makes good use of this unique site, then so be it. That is better than mortgaging the future to build a stadium and a shopping mall in a deal where there is no competition and consequently the city was only able to negotiate a deal where they take much more of the risk than the developers.

## New Conversation Thread

dcaldbick - [Updated 2009-10-03 19:02]

How can this mayor and councillors who support the Lansdowne Live proposal keep a straight face when they use the word "vision"? It is totally unacceptable that any level of government in a modern democracy would sole-source development of a prime public asset requiring a multi-million dollar tax-payer investment. The fact that the mayor and the Ottawa Sports and Entertainment Group are so afraid of a competitive process makes me automatically suspicious of their plans. This is an embarrassment to Ottawa.

Enough Already - [Updated 2009-10-03 19:02]

I completely agree and I hope all this focus on ethics will cause changes in the rules governing councillors. To me it is mind-boggling that councillors can accept campaign donations from developers, and then vote on multi-hundred million dollar deals for the same companies. I know that the dollar amounts were small and wouldn't suggest for a moment that their votes would be affected by those donations, but to me we should not have to judge if contributions were significant enough to affect a vote. The rules should be completely clear. No councillor should ever be able to vote on an issue that affects one of their contributors. If those rules were in place now, I believe that there would only be 9 of the 23 councillors plus the mayor who could vote on this issue. Scary stuff.

## New Conversation Thread

SusanB - [Updated 2009-10-03 19:51]

I do not recall that citizens were ever asked for ideas about our "Vision" for Lansdowne Park. This is my vision. I want the fences to come down. I want



most of the asphalt removed and replaced with grass, gardens, playing fields, basketball courts, pathways, water features, a bandshell, gazebos and the like. I want the Horticultural Building left where it is, refurbished and integrated with the Farmers Market. I want some small shops, cafes, galleries, restaurants and other complementary services. I want access to the Canal incorporated into the Park. I want our many festivals to use the park. I want the Civic Centre renovated. We should be ashamed that it has been allowed to moulder. I want Exhibit space in the Park, to work in conjunction with the Congress Centre. If the stadium is built, it must accommodate soccer so that if the CFL team founders, we will not be saddled with another unused, single purpose venue. I don't want any housing. This is public land and must remain in the hands of the public. Once it is sold, it is lost to us forever. I don't want the proposed enormous retail space. A hotel and limited retail along Bank Street might have some merit. OSEG should be commended for wanting to bring football and perhaps soccer to Ottawa. But I don't understand why fulfilling their dreams should demand so much from the rest of us.

dprouse - [Updated 2009-10-03 19:51]

I guess the question is how much you are prepared to pay in your property taxes. The less retail and housing on the site, the less money the city makes, and the more they will have to recoup via property taxes on the rest of us.

Enough Already - [Updated 2009-10-03 20:17]

How much we pay in our property tax is based on how much the city pays out for the building of Lansdowne and how much they receive when it is operational. Without a stadium to pay for, the need to generate revenue would be significantly reduced, and so would the risk that the revenue wouldn't be there. The risk to property taxes could also be reduced by introducing competition or simply moving the city up in the waterfall model

bmts - [Updated 2009-10-03 20:17]

Are you willing to pay more taxes? The current proposal seems to think that the Glebe will pay for it all. The plan is that revenue from taxes on the mall and condos will pay for the stadium. But: a) the mall/condos also need the services that property taxes are supposed to pay for, and b) they won't pay more taxes than someone who lives a block away. So taxes will go up in the entire Glebe (if not the whole city).

Ted Farant - [Updated 2009-10-03 19:51]

Looks good to me, but I think the stadium and hockey arena would be better placed in Labreton Flats or Gloucester/Cumberland (gives some balance to what we have in Kanata). The stadium should initially hold about 20,000 to keep costs down. This would create even more space at Lansdowne for more creative ideas such as you mentioned.

## New Conversation Thread

DouglasI - [Updated 2009-10-03 20:45]

Could someone please explain to me why the public tendering process was scrapped in favour of Lansdowne Dead?

Enough Already - [Updated 2009-10-03 20:45]

If we knew that DouglasI, we would know a lot more about this situation.

Ted Farant - [Updated 2009-10-03 20:45]

Possibly, there is more 3 tier government money available when it comes to the CFL and hockey rinks...

Klaus Beltzner - [Updated 2009-10-03 20:45]

According to the City Manager ...because it was the "suitable" financial proposal from locals that would rid the City of the annual \$4 million cost to maintain Lansdowne.

DouglasI - [Updated 2009-10-06 19:34]

Deemed suitable why and by whom? It's certainly suitable for the developers, I'll grant you that.

kavaky - [Updated 2009-10-03 20:45]

My understanding is that Kirkpatrick made a "mistake" in communicating the situation to council for which he apologized. Then there is a city policy about buying locally. This was not a unanimous decision, the vote to 'investigate' Lansdowne Live was 15 for 9 against. Council actually voted counter to their original motion to have an international design competition. Council is also working against their official plan which requires public transit access for (mass transit) for such a facility. Bottom Line: Something stinks. The city has a problem with its sewage treatment plant dumping poop into the Ottawa River and is seriously considering a football stadium as a priority. The think speaks for itself. Find out who the 15 were that voted in favour and get rid of them.

## New Conversation Thread

robe7367 - [Updated 2009-10-03 21:39]

Our vision needs to be expanded to include other ideas for the site. Instead the process has been hijacked by a group with an ordinary plan. We should be aiming higher than "ordinary" and be willing to take the time and expend the effort to create something of which we can be proud.

FiscalC - [Updated 2009-10-03 21:39]

Very good points. The proponents of the plan are creating a hysteria and making claims that if we don't proceed with Lansdowne Live, the site will never be developed. This is simply a hard-sales tactic that anybody can see through. If the developers are truly interested in the best interests of the city, then they should be willing to put their proposal through at a competitive process. And if the process were properly tendered, then the federal and provincial governments could chip in matching funds.

## New Conversation Thread

sq - [Updated 2009-10-03 21:40]

I am proud to be a vendor with the Ottawa Farmers' Market. We have (with the City's help) taken asphalt and transformed it into a vibrant space for citizens and visitors to celebrate health, community and productivity...and we are not finished yet..I (we) do not support this specific proposal primarily based on the fact that we would be managed by the OSEG and not the City. I see (..vision..) all the acreage separated into sections. Assign a section (or multiple sections) to interested and 'qualified' groups to develop as they choose while operating within specific guidelines. Similar to how the farmers' market is creating viable space for itself, other groups representing different community 'interests' could do the same. Commercial elements can enter into virtually any social activity, but all social activity need not be commercial. Social activity could be placed first, then ways devised to 'make it commercial' as



necessary. The vision is of a public space, for the use of citizens and visitors as we interact in productive activities (visual arts, athletics, music creation, dance, theatre, birding, farming, small engine repair etc., etc., etc.). At the very least we could have a home for creative professionals to create, display, share, and teach their craft...all of which would enhance social, economic, and cultural life in Ottawa. The same amount of energy that is going into giving us a pretty place to shop and consume could go into creating a pretty place suitable for production, education, commerce, and social interaction. And what tourist would not wish to visit the creative hub of the capital? I would like to walk into Lansdowne as an owner, who could walk purposeful, proud, and energized... regardless of how much (or how little) money I have to spend.

## New Conversation Thread

Davidmediation - [Updated 2009-10-03 21:47]

I would like to see an open bidding process to see what plan would best meet these goals

## New Conversation Thread

wiggv2943 - [Updated 2009-10-03 23:13]

Fantastic work gentlemen... I am SO looking forward to my family's first outing to the NEW Lansdowne Park when it's ready.

DouglasI - [Updated 2009-10-03 23:13]

You can't wait to go to a new suburban mall?

Dave2 - [Updated 2009-10-03 23:13]

Why will nobody who supports this plan explain why they think it is a good deal for the city? I have seen many posts asking proponents to expand on their reasons, but I haven't seen anyone do it yet.

## New Conversation Thread

bmts - [Updated 2009-10-04 00:20]

I live 1/2 km away from Lansdowne, and have lived here for twenty years. My vision includes a stadium. Yes, the parking is bad, but the local schools would love to park your car. The neighborhood comes alive when there is a big event. There have been very few big events to really be proud of since I've been here (the Stones, the U20 World Cup), and a few truly embarrassing moments (Lonie Gieberman's "Mardi Gras" comes to mind). But it's exciting. The students pack their porches. The fans wear their colours. The locals get out of their houses, walk around, and meet their neighbors. The Bank St. bridge is lined with people who've come to watch the spectacle. My vision also includes:- The Civic Center, the OHL and Ottawa 67's. A fun event for the whole family. If it were to leave, I'd miss the "Goulbourn Sanitation Power Play". - Wide open space: The existing Lansdowne is a wide-open space, even with the stadium. 6 and 8 storey buildings would be the end of that. - Space for trade shows: The Wine and Food Festival, The Ottawa Boat, Sportsmen's and Cottage Show, The Ottawa Women's Show, the Ottawa Home & Garden Show- The Farmer's market - indoors, like the St. Lawrence Market in Toronto. - Real green space. Not turfstone. A parking lot is better than turfstone. Kids learn to ride their bikes in the existing parking lot. They couldn't do that on turfstone. - Maybe an outdoor amphitheater for the Jazz Festival, or even the NAC in summer, and tobogganing in the winter. - How about another inlet to the canal, rather than a "stormwater management pond"? - How about a pedestrian bridge, which crosses the canal, to aid in clearing the site? - How about an open discussion? Let's decide what we want, decide how much it'll cost, and decide where it fits in our priorities. Take it or leave it:- The CFL. It failed twice before, and that's why the business plan is focused on making money from the mall. My vision does not include:- Sole-sourced back-room deals between uber-rich "philanthropists" and not-yet-as-rich executive politicians. - 5-tiered financial shell games, designed to minimize risk for some, and to confuse many. - 40 year debt on a 30 year project, for a stadium that isn't expected to last more than 40 years. - Financial models which assume below-historical-average interest rates, where the burden is on taxpayers if the rates rise. Unlike OSEG, I'd ask Price Waterhouse Coopers to run the sensitivity analysis. - A shopping and office complex the size of Billings Bridge (Billings happens to be on a bus mall) in a neighborhood where businesses have always struggled. - Increased traffic, on small residential streets - in one of the most walkable neighborhoods on the continent. The traffic studies underestimate the impact of the mall. It is ridiculous to assume the mall traffic will come from people who are already driving by. - Boarded up storefronts on Bank St, after the businesses are driven out by unfair competition from developers who didn't have to pay fair price for their properties. - 8 and 6 storey buildings lining both sides of Bank St. - An 8 storey hotel in the middle of one of the most photographed scenes in the city (the historical Bank St. bridge). The hotel also blocks the views from that bridge. - A municipal debt load that forces me to move to Calgary.

Andrew - [Updated 2009-10-04 00:20]

Good detailed comments

## New Conversation Thread

Saskfan - [Updated 2009-10-04 03:18]

This is such a deal it is better than Great! Can one of these people run for Mayor?

DouglasI - [Updated 2009-10-04 03:18]

It might appear to impartial observers that one of them already has.

## New Conversation Thread

Saskfan - [Updated 2009-10-04 03:18]

This is such a deal it is better than Great! Can one of these people run for Mayor?

DouglasI - [Updated 2009-10-04 03:18]

It's certainly a good deal for the developers, who get to build a suburban mall with at least one box store, the 'unique' 40,000 sq. foot American chain food store, on prime public land rent free for thirty years or more. It's a terrible deal for taxpayers and the city, who lose a public resource for negligible gain. The



city is going to build the stadium for these people. What they build will be a totally inappropriate suburban-type mall, on OUR public land, for nothing. No rent, no development fees, nothing. It's a give-away.

Enough Already - [Updated 2009-10-04 03:18]

Please explain what you like about the plan, thanks.

FiscalC - [Updated 2009-10-04 03:18]

Saskfan. If it's CFL football that you support, maybe you should request that the developers put their commitment to football in writing. They have no obligation to keep running the CFL franchise, if it's not profitable. Why don't they make a commitment to keep the team going for at least 5-10 years? Or is it the 300-400sq foot shopping mall that is so "Great"? Built by the same folks who developed Westgate, Silver City, Trinity Crossing and other big mall projects? Or is it the \$130M loan that the city is signing up to, that's so "Great"? The real cost of that loan depends where interest rates are down the road.

Klaus Beltzner - [Updated 2009-10-04 03:18]

You are being sarcastic aren't you?

## New Conversation Thread

egr59 - [Updated 2009-10-04 08:42]

This isn't a vision, it's a sop by mall developers to try and appease the citizens of Ottawa. Basically they grab prime real estate at the front and add a bit of green space at the back end to keep us quiet. Proof of their real intent lies in how much of the project obliterates the view of the Aberdeen Pavilion. Lansdowne Park could and should be a spectacular site for all citizens of Ottawa to enjoy. This plan does not deliver on that promise.

Klaus Beltzner - [Updated 2009-10-04 08:42]

egr59: I agree that this is not a vision. However, I would not fault the proponents for responding to the direction by Council who saw Lansdowne not as a jewel but as a liability. I think we now have everyone's attention and let's hope Council does the right thing to get this along the process proposed by Brian Tansley.

## New Conversation Thread

Dave3 - [Updated 2009-10-04 10:06]

Great proposal. Just make a decision and do it.

Enough Already - [Updated 2009-10-04 10:06]

Dave3 can you please expand on why you like this proposal because I can't see the appeal from any angle other than the return of the CFL and doing something/anything with Lansdowne. I am trying to understand the opposing view. Thanks.

## New Conversation Thread

martinjones - [Updated 2009-10-04 10:14]

I favour using Lansdowne as a great green space (Ottawa's Central Park) - I think people would flock to it and it would be very positive for the city. I am strongly in favour of having a multi-purpose facility at Bayview (i.e. multiple sports, concerts, etc.). I favour this largely for the proximity to the potential transit line. I suppose the land will have to be cleaned up at some point, so that aspect shouldn't be an issue.

## New Conversation Thread

heather elizabeth - [Updated 2009-10-04 10:59]

It seems to me that the vision here is sports, sports, sports. I have nothing against sports; I play several and will watch almost anything. But everything else proposed for the site is there to make the stadium viable, not because it has merit of its own. Some does, some doesn't, but that's not good enough. Why can't we have a new stadium somewhere else and do something truly inspirational at this unique site?

Enough Already - [Updated 2009-10-04 10:59]

That sums up this debate perfectly, thanks.

Ted Farant - [Updated 2009-10-04 10:59]

The sport business is not what belongs at this site, as you suggested. A precious site like this deserves better, after all we are a capital city. Moving the sports field / hockey facility as a separate undertaking, say to Gloucester or Cumberland too balance Kanata's Senators complex is an option. You can always build a 15,000 seat stadium too. A 40,000 seat complex or more is over-the-top.

## New Conversation Thread

Martin Adelaar - [Updated 2009-10-04 12:44]

This so-called vision is lacking on so many fronts. It is not a vision for a 21st century community in a nation's capital. It is not a vision that in any shape or form embraces quality of life. This is a private development, revenue generating business plan dressed up as a vision. This is a solution in search of a problem. The City has dropped the ball by not taking hold of this issue to bring together the best local and international minds, together with a public input process to truly establish a vision. If implemented as proposed, this project will have destructive implications on many fronts: i) lost opportunity to build a green, sustainable, high quality public space, ii) horrendous traffic congestion problems, iii) negative effects on existing and thriving



Glebe and Ottawa South businesses.

Ken White - [Updated 2009-10-04 12:44]

Right on Martin. With so many things wrong with the proposal you have to wonder what the clowns at city hall are thinking about. I elected my councillor (Clive Doucet) to fairly evaluate and vote on city-wide issues and he has. Our mayor (who, I'm pleased to say, I didn't vote for) and certain other councillors seem quite happy to sell out our interests to big business. I wonder why.

Klaus Beltzner - [Updated 2009-10-04 12:44]

I agree with you Martin. It is a private development, revenue generating business plan dressed up as a vision. However, I think that the proponents were simply responding to Council's desire to rid themselves of a recurring \$4 million expense to maintain a crumbling stadium and facilities. They wanted a way out of this financial mess. Regrettably, they went about it the wrong way by allowing the City Manager to cancel the international competition and for not inviting the residents of this great city to participate in a visioning exercise for Lansdowne. But then maybe we were not ready to effectively engage. But now we most certainly are. So lets get engage residents in the right process and we will all be winners.

## New Conversation Thread

mireynol - [Updated 2009-10-04 12:44]

This proposal is an excellent balance between the needs of the citizens and the realities of private development.

DouglasI - [Updated 2009-10-04 12:44]

I can't see the balance, myself. The deal is severely skewed in favour of the developers: rent-free public land, a stadium rebuilt at public expense and handed over to them, box store development (a 40,000 sq. ft food store is a box store by any reckoning), etc..

Enough Already - [Updated 2009-10-04 12:44]

Can you please explain in detail why you think this is a good proposal. I am desperately trying to understand what proponents of this deal like about it, other than the return of the CFL and the fact that something is being done with Lansdowne.

FiscalC - [Updated 2009-10-04 13:59]

Actually - let's be clear, the developers are making no commitment to keep a CFL team in Ottawa. If the franchise folds, they still keep running the profitable shopping mall. On CFRA, Mr. Greenberg clearly stated that the ventures remains profitable even if the franchise folds. The football fans are being duped into supporting the proposal even though there's no guarantee that OSEG is going to keep running the franchise. They don't care - they make \$\$ either way.

Ted Farant - [Updated 2009-10-04 12:44]

I am of the opinion that the needs of the citizens have never been solicited and expressed. It is, therefore, difficult for one too say if the plan meets or exceeds the needs of the citizens of Ottawa. What we see are the "visions of builders". Commercial investments and returns are the focus, unfortunately.

## New Conversation Thread

Tartanpion - [Updated 2009-10-04 13:11]

Do we need more? Do we need more shopping malls, more stadiums, more parking lots, more cars and roads and fuel to get there, more power to brighten them all, and more work by us all to pay for them â€ be it as tax payers or consumers? Sole-sourcing, the lack of transparency, greed, white elephants, and commercialism are all problems serious enough on their own with the proposed project. But the worse, I would argue, is to miss the opportunity for building an Ottawa of the future, that of a very different world we are now entering, with less, not more, of everything - but used more intelligently. This is not an Ottawa of the post-World War II world, where energy was cheap, and the planet a big sink. This is a world of scarcity where quality of life means producing and consuming fewer, but better things - not more of the bigger and wasteful things that are now poisoning us and melting the Arctic. We need to grow out of our growth mythology, and start planning and living on our finite planet. A vision for Lansdowne? What about a new type of urban environment, an eco-city model (the real thing, not the condo across the street...), targeting a neutral environmental footprint? European governments are building such models now â€ one can find for example an independent British review of the Vauban district, Freiburg, Germany at <http://www.cabe.org.uk/case-studies/vauban>. In North America, this would put Ottawa on the map, as a leader with a vision, not as a relic of unconscious negligence and insatiable greed, building yet more malls, stadiums, and parking lots for the benefit of a few at the costs of our common future.

DouglasI - [Updated 2009-10-04 13:11]

Very well stated! Here's vision, not the nightmare of more suburban malls.

## New Conversation Thread

JAK - [Updated 2009-10-04 13:48]

This "vision" is not in the best interests of the people of Ottawa. Essential control over the site by the developers would be for 50 years+10+10 renewals for a total of 70 years. Could anyone in the year 1900 imagine what Ottawa would be like in 1970? How long will a refurbished Frank Clair Stadium last? Don't think modern retail development will respect any architectural heritage we have. Moving the Horticulture Building would be a disaster, leave it in place and ask Julian Smith to restore it as he and his team did with the Aberdeen Pavillion. 460,000 square foot Billings Bridge Shopping Centre has 1,519 parking spaces, 6.2 million visits a year and is on a major transit mode. The Lansdowne Partnership Plan calls for 1,100 parking spaces, 400,000+ retail and is NOT on a major transit route. This is not an appropriate use for this site. A hotel near the canal and the bridge is too much in too small a space. What is the design and character of the neighbourhood? Does the city know? I have lived 2 blocks from Lansdowne for the past 36 years and know that the character of the neighbourhood is always changing. Open up the process to develop a real vision for Lansdowne Park with input from the citizens of Ottawa and an open competition with Canada's architects, landscape architects and planners.

Dave2 - [Updated 2009-10-04 13:48]

Agreed. Lansdowne Live claimed that Julian Smith was part of the team when he wasn't. Let's put him on the team and get rid of OSEG. That way we will have someone with a concern for heritage, not profit.





## New Conversation Thread

igs - [Updated 2009-10-04 14:32]

Do not be confused or seduced by the list of 'motherhood' statements listed in the 'vision.' There is little connection to the development proposed below; they don't belong on the same page. The developer's 'vision', as you can understand, is to 'max out' the scale of the construction and the investment potential of the site. The 'vision' of supporters within Council seems to be to offload responsibility for a public institution, write themselves into the history books and sanction a project that will serve as a tax 'cash cow.' If the City wants to develop a scheme that really follows the above vision, they should reinitiate the design competition to provide an opportunity for motivations other than profit to be reflected in proposals. I would promote resisting the glamour of the sexy, one-time 'big vision' and suggest, with the aid of a competition, the development of a long-term strategy for incremental change that builds on and reflects the public role and history of the park. I, for one, would prefer the relaxed, slightly tawdry, nature of the current environment to another glitzy superficial mall complete with 'rent-a-cops.' This incremental approach is suited to the retention of the park as public institution and the public, not private, investment we can manage as taxpayers.

## New Conversation Thread

bou40 - [Updated 2009-10-04 15:08]

Please proceed with Lansdowne Live. It is a vision this city needs. Finally someone with some money and vision. If we don't take this opportunity, we will end up with another light rail fiasco and 10 years from now we will still be trying to develop Lansdowne. Let local developers run with it. It will revitalize the Glebe.

brms - [Updated 2009-10-04 15:08]

re: "someone with some money..."Yup, they're putting in \$20M. That's a lot of dough. And the city is guaranteeing their principle and a return of 8% annually, for 30 years. Sounds to me like they're buying a 30 year GIC with their portion.

rdc - [Updated 2009-10-04 16:57]

\$30,000,000 investment by developers \$120,000,000 investment by taxpayers 8% return for developers Maybe a return for the taxpayers on the other hand maybe not

Francine - [Updated 2009-10-04 15:08]

I would rather wait 10 years and get it right. The current plan will not revitalize the Glebe it will kill it.

## New Conversation Thread

Klara - [Updated 2009-10-04 15:52]

Overall: This plan favours the developers over the city, and is a lazy attempt to quickly redevelop Lansdowne Park based on the first offer. An open design competition would produce a much better result for the city. Specifically: Football is the wrong choice as a sport to anchor the stadium, based on its history of failure in the city. Soccer is much more popular. Far too much emphasis is being placed on development of services that are already offered in the surrounding neighbourhoods (e.g., retail, restaurants, cafes and a cinema) and in a scale that is far too large for the location. Conversely, not nearly enough emphasis is being placed on the original plans to green Lansdowne Park - an initiative that should be afforded much more attention today as a means to counter climate change, which is now recognized as an urgent priority nationally and internationally. As proposed, the stadium and retail development at Lansdowne Park will overshadow rather than embrace the canal, as the expanded green space is only a very minor addition to the existing parkland. Underground parking is appropriate for the location but more emphasis should be placed on transit. Phase two of the proposal should not be pursued as part of a city partnership, as it does not offer anything in the public interest.

## New Conversation Thread

Klara - [Updated 2009-10-04 15:52]

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## New Conversation Thread

Phyllis - [Updated 2009-10-04 17:08]

Even using the word "Vision" in what is a visionless sole sourced plan is insulting. Lansdowne is a great opportunity for Canada's capital to develop a showcase within its urban center - attractive to both residents and tourists. And yes it MUST be financially viable to all taxpayers of the city. As far as I can see this is nothing more than a commercially driven plan with a shopping mall plopped into a well established community, using wonderfully located valuable real estate to develop more shopping retail space. Frank Clair stadium is an eyesore and Ottawa has already proven that it can't support a CFL franchise. So when it fails again what will we, the taxpayers, own? If anyone feels that traffic congestion won't be an issue they need to drive Bank Street through the Glebe and Old Ottawa South right now. Adding more traffic into this area will create a nightmare for both the residents and for those wanting to use the facility. Alex Cullen clearly articulated the traffic issues in his letter to the editor. I am uncertain as to how building a hotel, a shopping mall and some housing is considered modern-day innovation. I would like someone to really clarify the added green space that we are receiving with this plan. In fact the existing NCC land along the Queen Elizabeth Drive and the Glebe Park with Little League Ball diamonds and the wading pool are being included then we need to call foul. I can only imagine the amount of taxpayers dollars already spent on the development process, this website and all the promotional material. The City employees seem to have already decided this is good for us endorsing it all with City logos. I wonder if I am sitting here typing in vain or is someone actually interested in what we say??



## New Conversation Thread

marle3 - [Updated 2009-10-04 18:18]

I believe Lansdowne should be redeveloped following an open design competition with public input. The City of Ottawa should have a large center city park, designed along the lines of Bhat Boy's drawing, featuring lots of open green space, farmer's market, pathways, fountains, etc. Small, artisan shops would be in character as would a "Tavern in the Green" in the Park. The Park should be people oriented, not commercial.

## New Conversation Thread

daveea - [Updated 2009-10-04 18:24]

Regardless the proposal, the process is fundamentally flawed. If the Lansdowne Live proposal is so wonderful then it should be able to withstand the scrutiny of an open design/tender process. If not then are Ottawa citizens and taxpayers really being well served? We will never know, but my guess is not.

## New Conversation Thread

Mattiel - [Updated 2009-10-04 18:57]

The proposal is flawed. There was no opportunity for any other developers to submit a different "vision". I disagree with the way this has been handled.

## New Conversation Thread

Russell Banta - [Updated 2009-10-04 21:18]

After attending the first three public meetings on the Lansdowne Park proposal, I want to express several concerns to the mayor and council. My primary concern is that some of the most basic rules of public governance are being disregarded. First, calling for competitive proposals is not some noble abstract objective. It is a practical tool for better decision-making. Without competitive proposals the mayor and council will make poorer decisions because they, as well as the public, are prevented from seeing a range of possibilities. It also leaves the mayor and council without the means to undertake a comparative evaluation of the general and specific components of the sole source proposal itself. To suggest that a competitive process would have resulted in losing the Lansdowne Live proposal is no defense. It is the right of any proponent to decide whether it will compete. Moreover, it is beyond belief that if these particular proponents did not receive approval from the City the Canadian Football League would forever withhold a franchise from Ottawa. It is the responsibility of the mayor and council to govern by the basic rules of good governance, not to arbitrarily suspend the rules for particular proponents without profound justification. Second, the city administration is no longer a credible source of sound information or a credible arbiter of the public interest with regard to the sole source proposal. The city has become a proponent of the process and the proposal by entering into a partnership with the Lansdowne Live and working with them to make the proposal more acceptable to a larger share of the public. Clearly there is disagreement on basic facts and effects regarding this proposal, (including apparently who is on the proponent's side). But the public institution that should be reconciling such discrepancies and providing the information to the public has disqualified itself from plausibly doing so. Third, it is deceiving and offensive to have city officials at the sole source proposal promotional meetings, (not consultations) trading on the integrity of their government responsibility to serve the public interest when they are in fact serving the city administration as a self-interested promoter of the proposal. I did not fill out the comment sheet provided at the meetings. I did not ask questions about the concerns expressed above and too many of the facts in the Fact Sheet are disputed by sources that seem at least as plausible as the proponents. But because the proposal proponents too often and to quickly brush aside criticism as opposition to a CFL franchise, I will say that I am not opposed but their proposal gives me no confidence that they have identified either the best location or facility. I have serious doubts about the amount of commercial space proposed but again I do not feel that I have credible facts on which to give more than a superficial view. In closing I would like to remind the mayor and council that this divisive and discredited process has ramifications far beyond Lansdowne Park. I have been an advocate of stronger and better financed local government for some forty years. One of the major impediments to reaching this goal is that local governments discredit themselves, and by extension, other local governments time after time with stunts like the current Lansdowne fiasco. These episodes produce two crippling effects. First, it gives senior governments easy excuses to say "not yet" to supporting stronger local government. Second, whether it's first nation councils, cities, towns or other municipal councils, they can rarely mobilize their constituents to actively support stronger local government because they too doubt its ability or willingness to consistently operate under sound governing practices.

Klaus Beltzner - [Updated 2009-10-04 21:18]

Russel, well spoken!! especially agree with your closing statement: "I would like to remind the mayor and council that this divisive and discredited process has ramifications far beyond Lansdowne Park. One of the major impediments to reaching the goal of stronger and better financed local government is that local governments discredit themselves, and by extension, other local governments time after time with stunts like the current Lansdowne fiasco. "We need to turn this around and embrace doing this and LRT right.

Average Joe Junior - [Updated 2009-10-04 21:18]

Since the beginning, the Lansdowne Live development process has not been handled in a fair and transparent manner by the Mayor and most of the City Councillors: which goes against the purpose of municipal government. The numbers don't even make sense. For instance the 10 acres of land under consideration was not even properly evaluated, and the economic goal is totally one dimensional - more income for a few. People aren't stupid, so stop wasting our time and money. What about meeting the actual demands and needs of the population? It is unconscionable of the City to waste our time even considering this project. Even the consultation is a waste of valuable taxpayer's money because this project should not even be on the table. There should be no consideration of a project that had a closed tendering process. Any legitimate development project requires an open and transparent tendering process, as is done provincially and federally. The amount of taxpayer's money that has been wasted on Lansdowne over the past 40 years of my lifetime is already unconscionable. It's not even logical, when so few people are developers - will benefit. This investment in the Glebe will not benefit those who need investment in Ottawa. It does not even respond to the needs of the rich Glebe folks who would rather have good organic food and locally grown and multi-ethnic products and activities to spend their money on - this is what Lansdowne should focus on. The food options in the Glebe, old Ottawa South, Main Street, Centretown are atrocious! There are also the local community concerns in the Glebe, such as attracting increased traffic, trucks, noise, dirt, which in turn brings accidents, danger to the safety of neighbourhood children, as well as increased property taxes for the people who never wanted this project in the first place. I am not a property owner but I do consider it the responsibility of the City to allot property taxes to the pressing issues in the City. Why not borrow less than \$130 Million to address the City's pressing issues that are not being given the money, resources and time that the Councillors are putting into the Lansdowne Live project? The City's plan to borrow \$130M to finance the stadium is revolting, when the issues of lack of affordable housing, health care and poverty are life threatening issues that are the priority, not making more yuppie businesses. How about putting some hard sweat and millions into the lack of affordable housing in Ottawa, as opposed to building more half million dollar condos?

## New Conversation Thread



Ken White - [Updated 2009-10-04 21:49]

I do not believe that businessmen and developers are the best people to be providing "The Vision" for the people of Ottawa. They believe in those things that put money in their pockets and they would be more than happy to finance any construction that does that very thing. Everything else such as football, maybe soccer, an aquarium in the cattle castle, or whatever is just window dressing to prop up their "business" vision. Guess who pays for that window dressing and then pays again when it all falls apart. Some vision.

Klaus Beltzner - [Updated 2009-10-04 21:49]

Ken, whereas I agree that businessmen and developers are far from the best people to provide a "vision" - they are good at turning a vision into reality. The City failed us when they asked for proponents to come forward with proposals that eliminate the need for the City to continue paying \$4 million annually to operate and maintain a crumbling Stadium and Civic Centre. What we need is to go back to the international competition based on strong public input into the design criteria and vision for Lansdowne.

Ken White - [Updated 2009-10-06 18:52]

I agree Klaus. Vision can and should come from all those people who have creative ideas and who will use and benefit from the rejuvenated Lansdowne. This may but need not include builders and developers. I do, however, believe that developers are good at developing. The city council needs to get serious about getting people together to create the vision in an open forum. This unsolicited effort is not the right way to go, but the exercise certainly has generated a lot of interest and discussion. Time to build of this.

## New Conversation Thread

Rob Campbell - [Updated 2009-10-05 01:20]

It should be a second tier recreational complex site serving peaks of no more than 10K with higher peaks at a new Bayview facility. The current plan calls for a large open space, albeit asphalt currently, to be developed with buildings for generations to come. Put in covered malls elsewhere more downtown. By proceeding we would be making a mistake which will haunt us for generations. The Glebe does not have access to wide open park space and playing fields as Old Ottawa South and most suburbs do and it should have this also.

## New Conversation Thread

Sebastien Bailard - [Updated 2009-10-05 02:02]

I live here in Ottawa and know Lansdowne Park and its neighborhood very well. I have attended a Lansdowne Live meeting, and I reviewed the marketing material the city and the developers presented. I have also examined the material and the arguments of the numerous people, living in the core and otherwise who are opposed to the proposal. I have also spoken to a few people in favor of the proposal. I am very angry with what you and the developers are trying to do to a major park here in the core of the city. Stadium: The city does need a new stadium, but we need one close to major traffic arteries and convenient for transit. Bank Street already suffers major congestion and I do not see how it will be able to handle more cars. We need a stadium on one of the sites that can absorb higher traffic volumes. Rather than putting a new football franchise on a site where two have failed, we need to find a more appropriate site. A site that people can get to. A site that will be successful. When Bank Street locks up, or they can't find parking, those fans will be disappointed and they will be angry. And they may remember this when next they go to the polls. Shopping: 400,000 square feet of retail space will completely change the character of the Glebe and Old Ottawa South neighborhoods. Either the new shops will be successful, and the diverted customers and increased overflow street parking will hurt existing Glebe and OOS merchants, or the new shops will be unsuccessful, and the failed mall will blight the existing community. You are trying to turn the city's park into a mall, and I don't think that's a good idea. The city might certainly enjoy an injection of new retail space, but I think we need to site this near major traffic arteries and existing transit lines. Greenspace: Lansdowne Park, as a site, might support a museum, or maybe a botanical garden, but I think it would be amazing with just lots of trees and grass and sports fields right in the heart of the city. Those of us without the time to go to the cottage, or those of us without a cottage, could spend a summer afternoon kicking around a soccer ball with our kids or listening to a band play. Imagine Vancouver's Stanley Park, or New York City's Central Park. We have a unique possibility to create our own jewel. Process: We as citizens and as a city need to consider this proposal carefully, and see if it is the best compared to other designs. The city has attempted to make this impossible by killing the design competition. This does not seem fair. This does not seem particularly smart, either, considering the outcry developing and the analyses suggesting it will fail. As an Ottawa resident, I do not like what the developers are trying to sell us, and I am disgusted and angry that the city is trying to go in this direction. The city core does need to densify, but we need to balance this with greenspace. In the case of Lansdowne Park, we need to keep it a park. This is a failure of vision and a vision of failure. Regards, Sebastien Bailard.

dprouse - [Updated 2009-10-05 02:02]

Lansdowne has never been a park, just as Madison Square Garden has never been a garden. How can you look at acres of cracking asphalt and say you want to "keep it a park"? Lansdowne has been an exhibition and sports facility for over 100 years. Ottawa is one of the greenest major cities in Canada - there is absolutely no shortage of parks and trails here. Also, the planned retail space is not a mall. Calling it a "mall" is a deliberate attempt by Lansdowne Live opponents to poison the waters, and distort the proposal. Of the 400,000 feet, well over half is for restaurants and the theatre. Lansdowne Live opponents know this, but the 400,000 number just makes for better PR, so they keep using it. Finally, you say that the city core needs to densify. In the next breath, though, you say that the project should be put near major traffic arteries and transit lines. That's called the suburbs, and that is urban sprawl. You can't have it both ways - you can't claim to support densification, and then say that a major project like this is better off in the suburbs. That's what slays me about Lansdowne Live opponents - all claim to be in favour of densification, and all are now arguing for this project to be pushed out to the 'burbs. Then they get all upset when the phrase NIMBY comes up. Well, if it looks like a duck, and quacks like a duck...

Klaus Beltzner - [Updated 2009-10-05 02:02]

Sebastian, I agree with your points completely. I do not think that the developer or the City Manager were really concerned what residents of this great City saw as the future for Lansdowne. From what I see, it was all about finding a way to eliminate spending \$4 million per year on maintaining crumbling buildings in a city-owned facility we call Lansdowne Park. It was not about anything else. And it does not appear that the proposal was developed in the context of a major city-building project. And that is where this whole thing went wrong. It had started off as a design competition - which regrettably was scrapped as soon as a "financial" proposal came forward with a promise to eliminate the annual \$4 million cost. So...let's get back to the right path we should be on. The big question is whether Council and the City Manager can admit their mistake, and whether the proponents will emerge with their reputations intact. If that can happen we will all be better for it.

## New Conversation Thread

racicotj - [Updated 2009-10-05 07:24]

This is the best proposal to date. Get on with it and stop the bickering. It will always be a landmark of importance to city residents and should be shared with everyone including visitors to the city. Get over it people!

Dave2 - [Updated 2009-10-05 07:24]

This is the best proposal to date by definition, since no alternative proposals are being considered. Restart the design competition and let's consider some proposals that have vision. We can do much better than a stadium without the necessary infrastructure and yet another mall.



R Thomas - [Updated 2009-10-05 07:24]

What's left to share if this valuable property is turned over to developers? Office space, condos and some movie theatres? Most of the "green space" is really interlock that they plan to use for parking. As far as your comment about this being the "best proposal to date", you are completely missing the point that all other options have been blocked by this totally flawed process. Ottawa is much better than this, and this land grab needs to be stopped.

franco - [Updated 2009-10-05 07:24]

The only comments supporting the proposal seem to be from those who don't understand the democratic capitalist competitive process. Even footballers themselves live in a world of competition to get to the top leagues. Why do the developers and the council fear a competitive process, could their project survive an open competition? I think not judging by the comments so far. This process of "consultation" before approval by council smells like a Russian or Chinese election.

cmaclean\_esl - [Updated 2009-10-05 07:24]

What do you have against a competitive bidding process? If the City opens up the bidding to other developers and offers them similar terms to what they are willing to give Lansdowne Live, let's see what happens. If no other bids come forward in 6 months, then I can accept the Lansdowne Live plan.

## New Conversation Thread

Arivers - [Updated 2009-10-05 09:55]

The vision here is broken, primarily due to a flawed process. How can you create the vision for a large city-owned park in the middle of the city without first engaging the owners - the City of Ottawa residents. It is clear from looking at the comments that the vision, and the manifestation of that vision into a plan, does not resonate with the community. It appears from reading the vision and the plan that professional sports are more important than sustainability, and mass retail is more important than community.

## New Conversation Thread

Twayne - [Updated 2009-10-05 10:36]

This vision of Lansdowne Park is short sighted and incomplete. Phase one, as summarized in four bullet points above, does not appear to reflect either city council's direction to its negotiators or a viable plan that treats this historic downtown space as anything different than a suburban tract of land. Phase two is too lacking in details to properly comment. In fact the overall vision is the only this we can comment on as there has not been enough actual planning done to properly comment on the rest.

## New Conversation Thread

R Thomas - [Updated 2009-10-05 11:17]

This plan and process are flawed beyond belief. City staff are supposed to be working for taxpayers, not the developers. Turning a valuable and historic property into office space, condos and a shopping mall is a disgrace. The developers are trying to showcase a return of football as being a center piece of their proposal, but in reality it is not the end game here. In fact, there is no commitment from the developers whatsoever to maintain football once it starts to lose money, which it obviously will. There are probably only 5000 or so hard core football fans left in Ottawa, but ALL Ottawa taxpayers are being asked to subsidize their getting a ticket... by paying out over a \$100 million in taxpayer money and essentially giving this valuable property away to be lost forever. No thanks. Ottawa deserves much better.

Francine - [Updated 2009-10-05 11:17]

This plan tells me that city staff are working for developers and not taxpayers.

Klaus Beltzner - [Updated 2009-10-06 14:28]

For me, this plan tells me that City Staff are working with the developers to meet the financial criteria/direction set out by Council motions. Can we agree that the process followed is flawed, stop and start again and do it right? The City and developers can say they simply followed what they understood to be the wishes of Council. Let's just accept that and move forward as recommended by Brian Tansley.

## New Conversation Thread

bonniej - [Updated 2009-10-05 11:59]

This is a great vision for Developers (read Profit) but not for citizens and taxpayers. Amazing that developers could get the city council to support and invest our money in a high risk venture such as this. A vision of Heritage people would be much different and this is most certainly not a "green" vision. It is dated and very pedestrian.

## New Conversation Thread

engineer-unb - [Updated 2009-10-05 12:11]

With a development plan that does not include a sport facility the City should be able to develop Lansdowne on a planned fiscal basis that makes money for the City instead of costing taxpayers money for the next 20-30 years or more. History has demonstrated that professional hockey, football and baseball needs significant public financial support to thrive in Ottawa. From an accessibility point of view several locations have been identified as potential sites for sport facilities that have better transportation access, use lower valued land than a prime downtown property that only becomes available once in a lifetime, and with the significant added bonus of being adjacent to a World Heritage Site. Taxpayers cannot afford to constantly be involved in projects that put the City further in debt. The Mayor and Council should be looking at the Lansdowne property, as an opportunity, to develop this prime piece of property for the best long term use/benefit for all citizens not for financial gain for developers or minority groups. Most Cities would feel like they won the lottery to have the opportunity to develop 30+ acres of land adjacent to a World Heritage Site for the best long term benefit to the City.



One obvious potential use that should be investigated for long term benefits would be a link with tourism. Tourism is the third largest economic sector for the City and we are often told about the millions of dollars that general tourism and various special events provide Ottawa. Imagine for once building something that makes money instead of costing taxpayers money and putting Ottawa deeper in debt. Some cities are spending millions to develop manmade water features and acquiring land for parks for residents and tourism related projects and Ottawa has a readymade facility that can be developed over time to ease the burden on the taxpayer instead of going in debt for \$200 million or more with a very small return for 15 to 20 years. The 30+ acres of land next to a World Heritage Site could be developed for use as parkland, restaurants, tourist attractions, etc. for use for both residents and from a tourism promotion perspective by the City and the new Convention Centre for being adjacent to and providing the opportunity to travel on a World Heritage Site by water taxi/boat/bicycle/walking to Lansdowne Park. A significant percentage of tourists that travel to a foreign country visit the Capital City of that country such as London, Paris, Rome, Moscow, Tokyo, Ottawa, etc. There are only 3 Capital Cities in North America and having this World Heritage Site and Lansdowne Tourist development should give Ottawa an advantage to attract international tourists and additional conventions. Based on a 2003 study 21 festivals generated \$57 million in direct spending and \$93.3 million in economic activity. A 2008 study should show significantly more benefits and any benefits are better than the proposal that we have been asked to provide comment.

Klaus Beltzner - [Updated 2009-10-05 12:11]

I agree with what you say. We have an outstanding opportunity before us - and not what Kent Kirkpatrick sees as a costly albatross around the City's neck. (Kent told Council on Oct 6/09 that simply demolishing the football stadium and Civic Centre would cost up to \$30 million. Alternatively, keeping the existing buildings going over the next decade would cost an average of \$3.8 million a year because the buildings have deteriorated so much - Citizen.) Now that we have Ottawa's attention on Lansdowne - lets move forward with the correct process as articulated by Brian Tansley.

## New Conversation Thread

TerryC - [Updated 2009-10-05 13:47]

How can the City say that this plan "is an opportunity to bring Ottawa residents, the City, the NCC and Parks Canada together to develop a new vision for Lansdowne Park"? It is clear from the displays at the public meetings that there is already a vision in place and we are just being asked to buy in. A visioning exercise should engage the community BEFORE proposals are solicited. As for what's presented here, I wholeheartedly agree with the first point: "Embrace the Rideau Canal, with a new expanded green space." However, the commercial proposals are inappropriate and would overwhelm the neighbourhood. We are talking about a public park, not private land.

## New Conversation Thread

kayaky - [Updated 2009-10-05 14:25]

I'm okay with pretty much everything here except "300,000 square feet of unique retail shops and services" This strikes me as excessive, and unnecessary, although the word "unique" suggests this will not be more "stuff" from China, and will not be box store "franchise" oriented. Can this possibly be true? Local products only? If one could agree that the products all had to come from within 100 km of Ottawa to be sold or traded: I'm all for that. This needs to be a people friendly place. A bridge across the canal at this point would be a grand gesture as well. The glebe is not an urban island unto itself. Increase access, and people will come!

## New Conversation Thread

kayaky - [Updated 2009-10-05 14:42]

I need some help here. I like some aspects of the plan - I really don't approve of the 300,000 square feet of unique retail shops and services unless this includes the 100 km limit on goods and services. On the other hand I really don't like the single source, that is a bunch of guys getting together and putting forward an idea, without some sort of competition. Why? because lack of competition restricts the possibilities, and we'll never know if there was a better deal. Well we might know if this was really the only deal. So I'm torn on this one and from reading the commentary, most people are torn. I got a letter from Premiere McGuinly saying that the province "trusts" its municipalities to conduct themselves beyond reproach but there is plenty of reproach to go around where this approach is concerned. So I suggest we get this space redevelopment re-rendered, and soon. It is my assessment that the problems associated with proceeding with this single and very specific plan far outweigh its benefits. So I tend to agree with the "Bad Process means a Bad Project" argument.

Klaus Beltzner - [Updated 2009-10-05 14:42]

I share your pain and concern. It is the process that is flawed - not the proponents who I sincerely believe want to do something good for this City. And I worry how we are going to move forward without hurt feelings and diminished reputations.

## New Conversation Thread

cassia - [Updated 2009-10-05 14:43]

I am opposed to having a sports stadium at this site and strongly opposed to any private residential use of the park. I would like to see the Farmers' Market and greenspace expanded.

## New Conversation Thread

Paricia - [Updated 2009-10-05 14:58]

I would like the project put out to tender to ensure fairness to all who would like to be involved in the development and to ensure that the best ideas are brought forward.

localmarket - [Updated 2009-10-05 14:58]

I agree - we need to have a competitive process to see all the options and ideas that are out there.



## New Conversation Thread

Michelle - [Updated 2009-10-05 15:02]

There are so many things wrong with this whole process, it's difficult to know where to begin or which category to submit these comments under. There's the fact that this is NOT a consultation. They city had embarked on a consultation, which it withdrew when this unsolicited proposal came through. The city is treating its citizen's with contempt and wondering why everyone is upset. We need leadership who can guide us through this difficult process, who can balance opposing views and bring the best result forward. There's the fact that we pay city officials to come up with official plans and that we expect these plans to be done in a consultative manner. This process is completely non-transparent, non-consultative and shows the inability of our city officials to act appropriately. There's the fact that this unsolicited plan smacks of sole-source nepotism. Enough said. There's the fact that the plan calls for \$130 million (at least) of taxpayer money to go towards yet another CFL team where two have already failed. Where is the study to show that another team will succeed at Lansdowne? Where is the study to show that this is good value for taxpayers? Where is the study to show that this is the best place to have a CFL stadium if one is even good for Ottawa? These are things that the city must do, not developers (not that they have done this anyway). If another CFL team is good for Ottawa, the supporters should be able to outline their proposal and defend it publicly. The only way for the city to proceed now is to restart the public consultation process - laying out what the city plan is and what money we are prepared to put into Lansdowne. Otherwise, city officials are putting us all at risk of yet more lawsuits - and you know who has to ultimately foot the bill for those!

Klaus Beltzner - [Updated 2009-10-05 15:02]

Well stated Michelle! Lets hope that our voices are heard and that the City administration treats us with respect.

## New Conversation Thread

Ross - [Updated 2009-10-05 15:09]

The proposal is totally moot. The most germane point is that this is a major project being considered WITHOUT tender. Tendering processes are there because without them politicians and city bureaucrats have been unethically rewarded for their decisions. This is not a theoretical risk, it has happened all over the western world, and that is why everyone uses tendering processes. There should be no exception. How are we to know that the Mayor or some councillors are not being paid by the developer to accept this proposal? We don't know and might never. If it turned out they were corrupt, EVERYONE would say "Why didn't you have a fair and open tendering process" after the fact. This isn't some complex new theory - everyone should understand this basic government concept. We do NOT need to re-live the corruption of the 50's and 60's, and create a new Montreal Olympic Stadium debacle. Kill this process and do it properly.

rdc - [Updated 2009-10-05 15:09]

This is the best statement I have seen so far. I did my CUSO stint in the Third World in the late 70's. The sort of deal on offer is what one typically sees in less developed countries. The proposal isn't appropriate anyways for the site anyways due to inadequate transit facilities. So as Ross says - Kill this process and do it properly. Great!!!!

## New Conversation Thread

kavaky - [Updated 2009-10-05 15:33]

I have read many of the comments here and provided as much constructive commentary as I can. Let's face it nobody ever got what they wanted by being "against" something. We need alternatives here and simply saying NO, NO, NO like a toddler will not help matters. What do you want, do you really really want? (spice girls) I think I'll take the plan as is without condos, without hotels, without box stores but with small town shops selling 100 km goods

Enough Already - [Updated 2009-10-05 15:33]

What I want, what I really, really want... I want a vision for the site that really is a vision, I want something better than a mall and a stadium on such an important site. I want a process that is conducted in a clear and transparent manner, with the steps as detailed in Brian Tansley's posting. This will allow us all to hold our head high in Ottawa, it will allow us to all feel consulted, it will allow us to apply for some federal and provincial funding, it will remove any suggestion of improper government and it will allow us to be sure that we got the best price possible. I want a design that starts by grassing the site, not covering it in turfstone or grass pavers, but old-fashioned grass. Then I want to add in elements that make sense and fit with the scale of the park and the Glebe. I want people to recognize that the site is beautiful, but infrastructure-challenged, so no designs that require 24,000 people to arrive at one time. I want grass where people can play games, I want a design that thinks about what makes this site important, apart from the fact that it is relatively close to downtown and that is heritage buildings and the Canal. Some people say that it is not possible to bring the canal into the site, because you can't change a heritage site. I think that needs exploring more. If we can bring the canal into the site, then do it. Extend it to the Aberdeen Pavilion. If not, mirror the canal with waterways on site that do not connect to the canal. I want sight lines to the Aberdeen Pavilion to be improved from the canal, from Bank Street and from the Bank Street Bridge. I want outdoor cafes that look out across the Aberdeen Pavilion or across the canal want a permanent home for the farmer's market, and one that allows it to expand in the future. Maybe inside the Aberdeen pavilion is a good place, with expansion space outside. Maybe a skating rink would be a good use for the Aberdeen Pavilion in the winter when it's too cold for the market. I want the stadium demolished, because the infrastructure can't support one. Stadiums need to have rapid public transit or good roads and lots of parking. Lansdowne Park has none of the above. I'm not sure about the Civic Centre. We need to investigate the relative costs of fixing it up vs building new elsewhere. I want an outdoor stadium built on a site that has space for parking, the highway infrastructure to get people to those parking spaces, and at least a plan for rapid transit in the relatively near future. I want to see the Glebe extended into the site. That doesn't mean doubling the amount of retail in the area, it doesn't mean adding a multiplex, or a US food retailing chain. It means bringing a few clusters of specialized retail, maybe artist's studios, maybe local produce shops, a few more restaurants around the outside of the site, like Tavern on the Green. I want new buildings to take their architectural cues and colour schemes from the Aberdeen Pavilion. I want to see an outdoor skating rink, like in Central Park. I want to see the site embrace winter. I want to see horse-drawn sleighs ferrying tourists from downtown to Lansdowne, water taxis doing the same in summer. I want to see Winterlude overtake Quebec City as the premier winter festival in North America. I want to hear what everyone else in Ottawa wants for the site. I want to hear what they like from other cities around the world and I want to hear them suggest how to adopt those ideas for the people, heritage and climate of Ottawa. I want a design competition for residents that doesn't impose any pre-requirements for the site, so that we get to hear all the ideas. I want us to pick the best elements from each of the visions. And then I want the city to work with the best developers to build the final design for a reasonable price, assuming a reasonable share of the risk.

kavaky - [Updated 2009-10-05 22:18]

I like this. The sugar plum fairies are missing but generally a great scenario.

Klaus Beltzner - [Updated 2009-10-05 22:18]

Bravo! Well stated. Its what I also want.

Paula - [Updated 2009-10-05 22:18]

It is what I want too. I want my Ottawa to follow transparent processes and involve its citizens, not be evocative of the extremely corrupt African country where I live at the moment.

Tim Leah - [Updated 2009-10-05 22:18]

I agree with the sentiments here - in particular an open design competition that would give the people of this City and their Councillors an opportunity to



compare and choose the optimum design. Denley's column in today's Citizen makes some compelling points about financial aspects and benefits for taxpayers, but ignores the value of the non-financial aspects articulated in this comment. Who says we can't do better? I urge Council to reinstate the open design competition - it's worth waiting another year or two to get this right.

mike - [Updated 2009-10-05 22:18]

Very well put. A vision for the site, and open design competition, and acknowledging the infrastructure reality. That doesn't seem too much to ask. Your point about the total lack of stadium-appropriate infrastructure seems so painfully obvious. Toronto's downtown stadium is built adjacent to the Gardiner expressway and a subway line; how is Bank & Holmwood supposed to provide that level of access?

teixeira - [Updated 2009-10-05 22:18]

I agree with much of the feedback by "Enough Already". The ideas are well thought out and thought provoking; but, I would choose to respond slightly less emphatically. Lansdowne Park in its current form is an eyesore and virtually any proposal would be an improvement. That being said, any way forward needs an open and transparent process that assesses a number of competing visions and proposals. This area, re-developed properly, would be a wonderful area for all city residents, and hopefully a destination area for tourists. The cost of redevelopment in this area is high and to be eligible for provincial and federal funding, the process needs to open. I am a resident of the Glebe and I love football and hockey. I enjoy being able to walk to take in a 67¢ game. My concern is moving large numbers of people, in and out of Lansdowne for events given the limited road infrastructure; either we offer other viable alternatives (rapid transit) to people taking in events or we try to change the "drive to the event" paradigm. Either way there is much work to be done in advance of hosting major events at Lansdowne. One does not need to look beyond a Saturday morning to see the Bank St. congestion, which is frustrating for both the area residents and those coming into the area to shop. I am concerned about: Following an open and transparent process for re-development; That this is the right vision for the city; Providing a space that will be innovative and enticing to residents and visitors; The viability of merchants on Bank St. if a large retail space is goes into Lansdowne; Adequate space for the Farmer's Market. In light of the inactivity and neglect of Lansdowne over the years, the proposal is a big step forward, but I think we can do much better. I implore the city to re-assess the current way ahead and open the process up to new and exciting ideas. If we can find a winning formula for land use that would benefit the local residents, the larger city residents and visitors to our capital I am all for revenue neutral.

Glinda - [Updated 2009-10-05 15:33]

That's not what they are offering, though.

## New Conversation Thread

Brian Tansley - [Updated 2009-10-05 15:35]

There are normally five steps involved in the realization of a public project of this magnitude. Unfortunately, the present proposal has circumvented 4 of these five steps, which doesn't sit well with me as a citizen or as a civic taxpayer. City Council should direct staff (not the other way around, as seems to be happening with Lansdowne Live). It's certainly not too late to go back and start this process off properly by (1) obtaining, through public consultation involving all of Ottawa's ratepayers, a vision of what THEY want on the Lansdowne Park property -- their property. Once this is accomplished, it would then be appropriate to (2) publish this vision to the world to seek inspiration for realizing it. The process would provide choice based upon competitive evaluation of designs and costs, which could then be (4) subjected to a vote by the citizens of the city, leading to (5) a call for proposals to build the chosen design. While it is conceivable that the current proposal could end up the winner of this 5 step process, the point is that without the previous 4 steps, the public will never know whether this is the best we can do-- either for our city or for our hard earned tax dollars.

kayaky - [Updated 2009-10-05 15:35]

You have neatly summed up the problem with the process. Council apparently voted 15 to 9 to pursue the OSEG proposal. Get the names of those voting for the next election.

Klaus Beltzner - [Updated 2009-10-05 15:35]

I agree with your assessment Brian. I worry that Council has been too timid in not censuring Kent for canceling the international competition through an "administrative" decision that overturned a Council directive. I also worry that Council's desire to "save" the annual operating costs for Lansdowne is what was really behind the 19-5 vote to pursue the OSEG proposal - not City building - the real mandate of Council

## New Conversation Thread

JMIT - [Updated 2009-10-05 15:41]

After reading All the coments on this page, I have come to the conclusion that the comments from the ones not in favour of LL are all worded the same. As if it were the same few people doing all the writing under different names. I hope the city will see this for what it is. Looking forward to a great new stadium!!

Doug - [Updated 2009-10-05 15:41]

This is a low blow. Please provide examples of duplication if you are going to make such a sweeping accusation.

Enough Already - [Updated 2009-10-05 15:41]

It would be just as easy to claim that all those posts in favour of LL are the same. They all say "It's a fantastic plan. Bring back the CFL".

rdc - [Updated 2009-10-05 15:41]

I have been spending hours reading and commenting on everything on this site and I've not gotten any sense at all of a single or limited number of sources. You make a complain about the commentary of others without articulating your own views as to why we should give this prime piece of our heritage to developers.

Glinda - [Updated 2009-10-05 15:41]

Read the Transportation forum. You won't see the same words used...the only words that are "weasel words" seem to be from the LL guys...

## New Conversation Thread

Kanataioe - [Updated 2009-10-05 15:47]

I can't help but wonder why any retail, restaurant, theatre complex or service industry would establish business in Lansdowne when there will be no parking for their businesses any time there is an event at the stadium or the arena. 1200 parking places will hardly serve the business people or the public. Redevelopment is not a good idea as is being proposed. Taxpayers lose. The "Live" group wants OUR money and wins



Glinda - [Updated 2009-10-05 15:47]

The "plan" is to make the "so-called" green space out of concrete with grass growing out of it. When the Stadium dies again--after being started-up at taxpayers' expense--the green space will revert to parking lot. Guess what? Just enough to accommodate shoppers to the mall! Check out the Transportation forum comments. And this: <http://www.ottawacitizen.com/technology/Green+theme+Lansdowne/2041867/story.html>

## New Conversation Thread

pihunt - [Updated 2009-10-05 15:52]

I'm told the city is talking into account comments sent on this site. I'm taking them at their word, so here goes. This proposal to redevelop Lansdowne Park needs to be stop now! First of all these so-call consultations are a fraud. The developers have hired consultants and they are wearing City of Ottawa name tags as if they worked for the city. This is incredibly misleading. And the posters bear the name of the city, as if council and the bureaucrats have endorsed this preposterous commercial project. It makes you wonder if the fix is in and these so-called "consultations" are just so it can be said the citizens were "consulted" and then these developers and the mayor can bulldoze ahead with their non-competitive, money making, box store project. I heard two unbiased experts on CBC Radio speak about the "consultations", and they said they are being conducted like a "trade fair to sell you something" and are not all consultations in any sense of the dissentation. Very telling indeed. As for the proposal, the fact it is a sole source, unsolicited, bid being pushed by big developers should tell you it all. But if not, look at what it proposed -- it's unoriginal, uninspired, there's a pile of shopping and a football stadium for a team that doesn't even exist! It is everything Ottawa does not need! The city actually commissioned a report a few months back to find the best locations for a stadium in the city and guess what -- there were numerous locations deemed better than Lansdowne. One of the main reasons is: there is a lack of access to public transport at Lansdowne Park. This place is a bottleneck at the best of times, let alone when you suddenly have 30 thousand people descend upon it. I am wondering if anyone has reviewed the proposals others have put forward to counter this so-call Live mess, or whatever they changed the name to today, (to try and hide the fact it's developer driven), they are a thousand times better. Some have the canal coming into Lansdowne Park; a simple, yet amazing idea! Some even have a public space with trees and grass and no box stores. Wow, what a concept. And, by the way, there is already loads of shopping in the area along Bank Street in the Glebe and Ottawa South -- is the attempt to kill this with yet more stores? This needs to be a public space, not a commercial space. We, the citizens of this city, own this land! As for the economic arrangements, the city only stands to loose and the developers only stand to win. This has been illustrated and publically presented by various, well respected academics and economists. It's time to act like a real city, a real world capital and have a competitive process where proposals are submitted and we can decide which is best and go ahead with that. This is a jewel of a property that cannot be wasted on some pet project by the Mayor and his business buddies. Please stop this madness now!

## New Conversation Thread

CMW - [Updated 2009-10-05 16:02]

How is it that the people responsible for the well being of Canada's Capital can be so lacking in creative vision (not to mention fair and responsible decision making). This proposal is a shameful waste of an opportunity to develop a unique space, to put Ottawa on the map, to create something we can be proud of. Is ANOTHER shopping mall and a failed sports initiative the best we can do???? I see no risk here for the developers, and a whole lot of money from my taxpaying pocket for things I have NO INTEREST IN and which are founded on a flawed business model and a non-existent consultation process.

## New Conversation Thread

Marti - [Updated 2009-10-05 16:03]

There is no vision in this proposal! It is backward looking yet does not respect the historic nature of this valuable public land. But the worst part is that it is a sole-source proposal. We need an open design competition so that we receive ideas from all over in order to put together the best plan for a world-class site. Ottawa deserves much better!

KAJ - [Updated 2009-10-05 16:03]

What are you talking about? Frank Clair and the Civic Centre are both historical as anything else there. As is the Aberdeen Pavillion which they have no intention of tearing down. Was there not a bidding process? Those other bidders folded like a broken lawn chair.

## New Conversation Thread

swindsor - [Updated 2009-10-05 16:29]

Notwithstanding the uninspired "vision" I am appalled that the city of Ottawa would entertain a sole source proposal rather than a properly conducted public tender process in which fairness and transparency are the watch words - not to mention two or three other "visions" for us all to consider.

swindsor - [Updated 2009-10-05 16:29]

why is my comment inappropriate?

## New Conversation Thread

INFAVOUR - [Updated 2009-10-05 16:45]

I am in favor. International design competition is when you intend to build something new, have the funds and are looking for an architect. This is not the situation here - the neglected building exist, the City has no money and someone is needed to form a construction partnership. Sole sourcing is when the City awards a contract without tenders. Here we have a group coming forward to offer a solution - and any other group could have done the same. No one else has. This area was never a "park" but a site for activities such as are now there. The choice is enter into a partnership for the upgrades or continue to let the real estate rot and demolish piece by piece. The South stadium was the first to go for safety reasons. Is the Civic Center next?

rdc - [Updated 2009-10-05 16:45]

Oh, my God - how lucky we are that the DEVELOPERS have ridden into town to rescue us. How noble they look in their shining armor. Give me a break.





This is the most valuable piece of urban space in a big city in Canada. Open the process to a bid. The solution on offer belongs in Stittsville or Orleans.

## New Conversation Thread

RolandReebs - [Updated 2009-10-05 16:56]

This is our city and we, the people should first identify what we want and then, after the feedback from us, a design competition should go out to tender. The city is NOT A PRIVATE BUSINESS and should not be run as such! Council works for US, THE PEOPLE and we, the people want transparency, honesty and a fair chance for all.

## New Conversation Thread

Daniel - [Updated 2009-10-05 17:39]

The Vision: the public document notes two primary considerations in talking about the vision. First, there is the concept that the development will "embrace" the Rideau Canal, the UNESCO World Heritage Site. To date I have not heard any response from Parks Canada as to whether this proposal achieves this objective. If Parks Canada is a partner to the project, as suggested, where is their input? Secondly, it is suggested that the project is consistent with the city's plan. As I understand Ottawa 20/20, the two main themes when it comes to development are the limits on urban sprawl and an emphasis on more intensive development within the already developed areas. My question is, what will be the impact of a new development of 400,000 sq. feet on the probability of the area on Bank Street being re-developed to a higher more intensive development?

## New Conversation Thread

swi - [Updated 2009-10-05 17:49]

An underground parkade will not work because water will seep in from the Rideau Canal, rendering it unusable. This is exactly what happened when they attempted to build an underground parkade at the Glebe Centre (across the street).

franco - [Updated 2009-10-05 17:49]

Exactly. In that case the neighbourhood saw the city approve a variance to allow sufficient additional on-street parking instead of underground parking for the new Glebe Centre building and what is now the Lord Lansdowne Retirement Residence high rise. In that case although the problem must have been known early during geotechnical studies or at least during excavation the variance for a shallow underground parking garage was put forward only after the building structure was completed. Even then one major issue was parking for staff who work shifts and could not reasonably be expected to use the public bus system. We would be foolish to trust the city or the developers to be open about possible technical difficulties that could affect us all in a major commercial development such as that proposed now.

Klaus Beltzner - [Updated 2009-10-05 17:49]

And, the Memorandum of Understanding has the City being responsible for any costs arising from any pre-existing conditions for Stadium Improvements [6.5 (b)]

## New Conversation Thread

franco - [Updated 2009-10-05 17:51]

There is no vision in this proposal. It seems to be a very pedestrian and mediocre collection of ideas for a commercial development by developers hoping to get their hands on a prime piece of real estate. I don't see where the NCC or Parks Canada fits in with this at all. The NCC has already nixed the use of the driveway contradicting an announcement by the city of NCC cooperation during the proposed large public events. Is it proposed that Parks Canada runs the interpretive walks in the nature of Lansdowne Park after it becomes a commercial site? I see no mention of its role. Ottawa deserves a green park and it needs to preserve this important space nicely connected to the canal park land for an urban park all citizens can use. Commercial space should be located in areas planned for transit, parking and ease of access in areas where it is needed. Billings Bridge and Bank St already have good commercial facilities and Billings Bridge has good space for expansion - even with space for a Hotel if one is needed in the area. This is a one time opportunity to develop a beautiful green public park for all to use. We need an international competition for design to benefit from the experience of other cities in this. It is shortsighted and criminal to move forward with a commercial project for the area on the basis of one unsolicited bid from a group of developers. They may be nice people but they don't know parks and we need a park and green space in this city centre site. If we lose this chance we will lose the opportunity of a lifetime to leave a really significant legacy to the future of Ottawa.

## New Conversation Thread

Tim - [Updated 2009-10-05 18:17]

I don't live in the area but I know why there is so much opposition.....traffic and noise.....Only Idiots would propose to retain any facility that draws huge volumes of people into Lansdowne.....The people affected know this well...and the businessmen who have everything to gain are blind to what Ottawan's want....WAKE-UP PEOPLE

KAJ - [Updated 2009-10-05 18:17]

There is already traffic AND noise. They are not forced to live there, so if they don't like it... they shouldn't have moved there.

Francine - [Updated 2009-10-06 12:04]

KAJ, I suppose you would not mind if we did this in your backyard? You would just move out?

KAJ - [Updated 2009-10-06 14:16]

I think you are missing the point completely. Lansdowne has always attracted traffic and noise. It's been there forever. Moving to the Glebe, they should have been aware of the football stadium and the large events that already go on at Lansdowne, and if they didn't... well then clearly they didn't take the time to see what was right in front of their faces.



Francine - [Updated 2009-10-06 14:28]

I think you are missing the point. We have come to terms with the existing noise and traffic congestion. But this will increase both. So when I moved here I saw what was in front of my face and accepted it but I never thought they would agree to a commercial complex.

Tim - [Updated 2009-10-06 12:04]

Hey Kaj>You should be a city councillor....You'd fit right in.....

KAJ - [Updated 2009-10-06 17:06]

Awwwww, you're so nice. Would you like a hero cookie for your comment, sweetheart?

Tim - [Updated 2009-10-06 22:04]

Hey Kaj...where's my cookie?Did I strike a nerve...Maybe you can't adapt to opposition!What's it like to be totally insensitive?Maybe you should move...way out of Ottawa?And I'm not your sweetheart...who would be?

KAJ - [Updated 2009-10-07 21:22]

Strike a nerve? I'm not the one throwing out personal attacks. Says a lot about your argument or lack thereof when you succumb to that. You might want to simmer down a tad... sweetheart ;)

Tim - [Updated 2009-10-08 09:42]

Hey sweetheart.....If you don't like the heat...stay out of the frying pan.....Don't you just love this free speech thing...where you can speak your mind.....Don't take it so personal....how can somebody so insensitive to other people who will be affected by this plan ....be so sensitive to my remarks?You're amazing

KAJ - [Updated 2009-10-08 14:05]

You really don't read comments before you post, do you? Looks like you're the one getting upset over nothing. Free speech? Yeah, I posted my opinion and you came back with an insult.... a pretty weak one at that (and no, I'm not offended by someone sitting behind a computer screen - I'm pointing out the fact that you had to lower yourself to that). Perhaps you should actually come back with a rebuttal instead of a silly insult from my original comment.

## New Conversation Thread

Just Do it - [Updated 2009-10-05 18:36]

Make this project happen. This is typical modern day Ottawa, a small group of residents opposed to a development that will be of great benefit to the whole City get a megaphone and try to sway public opinion to get their way. Lansdowne is a dump right now, these businessmen are ready to invest their own real money into a borderline condemnable piece of property. Sorry if you don't like the Public-Private Partnership but guess what I'm not prepared to pay higher taxes to fix this site so some folks in the Glebe don't have to deal with parking issues. Build this site with the current proposal on the table.

Franky - [Updated 2009-10-05 18:36]

No, lots of people don't like this deal for a variety of reasons - No Rapid Transit, Sole-Sourced, Shopping mall on public land etc...

Enough Already - [Updated 2009-10-05 18:36]

The guy with the megaphone invited people from both sides of the debate to put their views forward, so what's your point? What's so good about this mall that will be of 'great benefit to the whole city'? I certainly won't drive past 3 or 4 malls with free-parking to pay to park at this one.

R Thomas - [Updated 2009-10-05 18:36]

You don't want to pay higher taxes? Where do you think the \$100 million that the city is putting in is going to come from? And oh yes, the city may start to recover some costs 30 years from now after the developers have fully recovered their costs and made a profit. By the way, you will also be paying for a huge transit investment that is not even connected to the proposed stadium investment. We will be a global laughing stock if this goes ahead.

rdc - [Updated 2009-10-05 18:36]

Wrong siteNo transitNot enough parking\$30,000,000 investment by developers\$130,000,000 investment by tax payersProfit @ 8% to developersHanding a public assets to make a new Bayshore or Rideau Center in a beautiful city neighborhood.

## New Conversation Thread

trvlbug - [Updated 2009-10-05 18:47]

I am definitely in favour of bringing back football to Lansdowne as well as adding soccer and any other sport we can add. I would not want to have to head to Kanata to watch a sporting event - the traffic is already horrible!!! I'm not as interested in adding stores /commercial development - I worry it would take away from the park/family environment. I would like the farmer's market to stay and I think some vendors selling locally made items would be ok, but no large 'box' stores or chain stores should be allowed. A hotel would be okay, but again, as long as it is not too large or too tall - if it could stay under the height of the trees in the area, that would be okay - that way it would blend in the the park atmosphere, but offer more accommodations for the Ottawa area and for groups coming in town for a sporting event.I would really like the other areas to be kept as natural as possible - complimenting the canal, not distracting from it!! A place for families to enjoy nature.

## New Conversation Thread

brownpa - [Updated 2009-10-05 19:11]

The current project sees the addition of 400,000 square foot of commercial facilities. This, in a neighborhood where citizen can access the massive retail space provided by both the Trainwards and SouthKeys shopping centres in roughly a 10 minute drive! The sheer size of this retail development is sure to have a significant negative impact on the many small independent shops along Bank Street. They, as it has been shown again and again, will not be able to compete with big box stores, nor afford the rent that will be required to move in the "Lansdowne Shopping mall" in the city, from the Queensway to Riverside drive. Bank street will essentially become a row of for rent and for sales sign in front of



abandoned buildings. What is now a vibrant commercial artery will more than likely disappear? Is this what Ottawa wants, so close to the downtown core? A shopping mall? What does that say about our city to the tens of thousands of tourists who flock Ottawa every year? It's also very hard to attract tourist with a Wal-Mart. Moreover, locally owned shops generate significant revenues for the city of Ottawa because the owners of such businesses employ local people, pay taxes locally and spend money locally; essentially they re-invest all their profit in our city. Big box stores' profit is sent away to stockholders who do not contribute a penny to our local economy (and thus the city's revenues).

### New Conversation Thread

builditnow1966 - [Updated 2009-10-05 19:16]  
The city it broke. This is the ONLY chance we have in our lifetime to build something here! I'm sure the vocal minority will kill another great project in this small Jacuzzi Socialist town. Too bad.

Enough Already - [Updated 2009-10-05 19:16]  
The city is broke, so now is the time to take on a major infrastructure project that is ineligible for federal and provincial funding because it is sole-sourced? Yes, that makes sense. What evidence do you have that only a minority are against this proposal? I look forward to seeing any evidence that you have to support your claim.

R Thomas - [Updated 2009-10-05 19:16]  
Actually the majority of people are now recognizing this for what it is, a pure land grab.

rdc - [Updated 2009-10-05 19:16]  
Small Jacuzzi Socialist town. This is using the current American technique of vilifying your opponent rather than formulating a coherent idea. If we are so broke it would be simple to sell off part of the site to the highest bidder on a 50 year lease basis with tough design constraints. This would be the only way to find out what the property is really worth. Sole sourcing will merely line the pockets of the developers and hand the risk to the taxpayers.

### New Conversation Thread

Ian Calvert - [Updated 2009-10-05 19:32]  
I oppose this project because it will not meet the needs of our community. It has already been demonstrated that CFL football will not succeed in Ottawa. We do not need more large stores, particularly when they will compete with smaller enterprises in the surrounding neighbourhoods. We do need to take better advantage of this unique and historical site. There should have been a competition so that residents would have had an opportunity to see alternative designs.

### New Conversation Thread

fitcnp - [Updated 2009-10-05 19:59]  
I am opposed to this plan because of the lack of transparency and an adequate design competition. I oppose this plan because it circumvents a clear tendering process and puts the onus for the plan's success on developers. It doesn't appear to offer any alternatives or demonstrate a willingness on the part of our city to think outside the existing concept of football, shopping and retail. What a waste of an opportunity. Sport: Football has not succeeded in Ottawa for decades. I cannot imagine how refurbishing Frank Clair Stadium will help this project. What about soccer? What about an Olympic sized swimming complex? What about martial arts? Track and field? What about tennis? WHY FOOTBALL?! Culture: Where in this plan is there a consideration for culture? Where are the award-winning architectural design features? Where are the visual arts, sculpture parks and opportunities for outdoor theatre? What about a new library? Or - Where is the physical connection with that World Heritage site next door - the Rideau Canal? Retail: Part of what people like about the Glebe and Old Ottawa South is the opportunity to stroll down the street and wander in small shops and restaurants. Love the new Lansdowne Market but please tell us that you do not intend to include large big-box stores. These would represent the kiss of death to a currently vibrant community. Since it appears that you have not done the information-gathering that should have gone into a proper architectural design competition, you have depended on local developers to tell you what this site needs. This represents a considerable conflict of interest and shows an abysmal lack of appreciation for the public interest. I do not have anything against the developers because they have done what would be expected. I am deeply disappointed in the City for accepting such a narrow view and refusing to open a proper competition for this extraordinary property. For shame. Pam Fitch

### New Conversation Thread

Duffer3 - [Updated 2009-10-05 20:04]  
I fully support this vision for Lansdowne Park. The city needs a quality large capacity outdoor stadium capable of hosting sports events and concerts. The upgrading of the current Lansdowne facility is the most cost effective approach to achieve this need and it also includes numerous other improvements to the property to increase its use and value to all city residents.

R Thomas - [Updated 2009-10-05 20:04]  
So giving away a valuable and historic property to developers so they can turn it into another shopping mall, totally disconnected from the transit investment, and having ALL taxpayers subsidize the 5000 or so football fans left in Ottawa to the tune of \$100 million is really what you are proposing. Lots of great vision there.

### New Conversation Thread

upside down - [Updated 2009-10-05 21:27]  
I'm glad the city is thinking in terms of celebrating Ottawa's heritage by embracing the treasures of the city, ie. the canal, the buildings, the area surrounding the stadium and fully support the blending of the old and new architecture...bravo!



[Redacted]

## New Conversation Thread

AndrewFYoung - [Updated 2009-10-05 21:39]

The vision presented here is much too commercial. Not surprising as it is an unsolicited proposal created by developers and then modified by those same developers under the "guidance" of a city manager who is operating on what has been portrayed as a revenue neutral modis operandi. The supposed front lawn is actually something between pavement and grass - most certainly not greenspace. Merely a parking lot in disguise. This compromises the "green space" portion of the vision, leaving a shopping mall/stadium refurbishment and resulting in taxpayers losing control of public land for decades and having to pay substantial tax dollars as well. UNACCEPTABLE.

## New Conversation Thread

mari - [Updated 2009-10-05 21:53]

We only have one chance to get this right - once Lansdowne is redeveloped it will have to serve the city for another 100 years. We can't consider anything other than a transparent, fair and rigorous process! By working with several proposals from various vendors we ensure the best possible solution is developed to meet the needs of the community, the city and beyond. I'm glad the value of Lansdowne is being recognized but CANNOT support a proposal that is not willing to stand up to a competitive process.

## New Conversation Thread

danmackinnon - [Updated 2009-10-05 22:11]

The "Vision" is too commercial. Also, I would have liked to have seen some real connection between the canal and the Park. And I have real concern about the viability of the City's investment in the football Stadium.

## New Conversation Thread

brd - [Updated 2009-10-05 22:18]

In great cities around the world, parks are treated as a public good and not as a profit centre. Lansdown Park has been a public space for well over a 100 years, only in the past few years when the automobile has taken over the world, has the facility been turned into a asphalt sea. I would like Lansdowne to be re-invented as a park, in the traditional sense, to compliment the canal setting and enhance Ottawa as a G-8 capital. This is good public policy.

## New Conversation Thread

sprucebog - [Updated 2009-10-05 22:35]

I would like to contribute a suggestion that I hope can enhance the future success of Lansdowne Park as a public space. I would like to suggest that the city and its corporate partners pursue a goal of delivering to the community a sports facility that far exceeds the current prevailing standard in terms of how often the building is open to the public with an event on the field. Most existing major arenas and stadiums in this and other cities seem to spend most hours of most days of the year locked up and inaccessible. The schedules of pro sports teams leave alot of under-utilized down time for the facility. Architecturally, from the street the stadiums are seen as massive un-assailable fortresses. Other than for a few hours on game day, the atmosphere surrounding the buildings is typically cold and lonely. If the default operating model of even the best professional sports stadiums in this and other cities is applied, the Lansdowne site will also run the risk be under-populated and boring most of the time. I suggest promoting the site as a destination to which people would think of going on any given afternoon or evening, knowing that "Something will be going on there. Let's go down to catch a game and get a bite to eat." Make the facility available to local sports associations at affordable rates and encourage them to present their marquee games at the site. We have so many entertaining amateur sports in town: soccer leagues of all varieties, college and university varsity field sports, National Capital Amateur Football Association.... These sports can offer great entertainment, but it presently can be challenging for their potential broader audiences to hook up with the games. Why is this not the prevailing operating model for a professional sports stadium? Presumably, these facilities are expensive to open and the costs are reflected in rental rates that are not affordable to amateur sports groups. In the case of privately-owned facilities, the hassle involved probably far exceeds the revenue opportunity and distracts from the primary business. But maybe we can do better here. I am confident that the people involved here are capable of figuring out how to make this work. And because it is a public-private partnership, they should. Can the operators adopt a novel mandate to keep sports events running in the facility for many hours of most days? Perhaps the design of the facility can include the architectural features to enable the facility to open in a low-cost mode for smaller events? For example, is it not possible to open a small portion of the seating for smaller amateur sports events, requiring the support of only a small portion of the full game-day facility staff? The value of the Lansdowne property as a community space will be enhanced. The neighbourhood restaurants and retail businesses will benefit. More local sports teams will benefit from the use of the facility and the exposure to a larger audience. Sports fans will enjoy the amateur sports that they might not otherwise be able to access. The maximum utility of the property and the capital investments on the site will be realized. Qualitatively, Lansdowne Park will be more interesting to all of the residents of Ottawa and visitors to Ottawa.

Andrew - [Updated 2009-10-05 22:35]

Good ideas in terms of how to increase use and benefits of the stadium but only will increase concern about parking and traffic in an area that will not have proper public transit infrastructure. Would be much better to locate this kind of stadium along proposed new transit line to make access easier for all.

## New Conversation Thread

DBrown - [Updated 2009-10-05 22:44]

Constant reference to "the vision" of this is an attempt to give it an aura that it doesn't deserve. City managers and councillors should forget the vision thing and see this for what it is -- a rather pedestrian commercial development anchored by a large cineplex roughly the size of Silver City and a big box grocery store.



## New Conversation Thread

BrianMcCarroll - [Updated 2009-10-05 23:09]

I think this is a bad deal for the city and its citizens. In the Lansdowne Live proposal, after contributing, \$125 million, the "deemed equity" for the city is a measly \$20 million! And the city's return on equity is level four. Meaning that if there's no money left after (1) property maintenance, (2) Ottawa Sports and Entertainment Group's return on cash equity, and (3) Ottawa Sports and Entertainment Group's return on equity investment (amortized over 30 years), the City of Ottawa gets sweet nothing. This is the best we can do for a piece of prime public property the size of the Tivoli Gardens? This proposal stinks.

## New Conversation Thread

Barbara Popel - [Updated 2009-10-05 23:18]

This vision is a mean, narrow thing which sounds more suited to a combination shopping mall/offices/condo development, rather than a vision of something which our children and their children will cherish and bless us for making happen. This vision does not take into account the desires and needs of the communities in which Lansdowne is situated or adjacent to - the Glebe and Old Ottawa South - nor the communities near them - Old Ottawa East, Alta Vista and Centretown. The 300,000 square feet of additional retail space won't "complement" the existing commercial corridor along Bank Street - it will compete with it for the same clients to the detriment of all the retail owners, new and existing. In including at least one big box store (Whole Foods), it will likely drive several local stores out of business (McKeen Metro, Nicastro's, Glebe Meat Market), as well as jeopardize the Ottawa Farmers' Market. The Ottawa Farmers' Market will have to pay increased rents to the developers, which in itself will probably kill the Market. Including other retail outlets in a mall similar in size to Billings Bridge Mall and Carlingwood Mall will drive many established Glebe and Old Ottawa South businesses, including numerous restaurants and pubs, out of business. It's not clear what the impact will be on nearby Billings Bridge Mall stores...probably negative. As a mall rather than a "main street" type development, it will encourage vehicular rather than pedestrian traffic. This is counter to the City's own plans for encouraging pedestrian traffic. It is not clear that the Frank Clair Stadium should be refurbished. Is the need for such a stadium in this neighbourhood proven? What is the likelihood that, for a 3rd time, a CFL team will fail in Ottawa? Who is on the hook if this happens - this City or the developers? What if the developers default/dissolve their business/declare bankruptcy? We know from years of experience that people who attend events at Frank Clair Stadium and the Civic Centre do not patronize the stores on Bank Street - they drive to Lansdowne, park, attend the event, get in their cars, and drive home. Having the Stadium and Civic Centre at Lansdowne doesn't do a lot for the merchants or neighbourhoods nearby, other than to increase traffic, noise and garbage problems. The costs - including the traffic congestion (bus and car), completely inadequate parking for such a large venue, and noise and vehicle pollution - are formidable and have no obvious solution. Building office buildings at Lansdowne seems fundamentally wrong. And by the way, all those office workers are going to need parking, so a big percentage of the 1100 parking spaces will have to be allocated to them. Building residential space might be appropriate, but not if it's the type of ugly highrises we see at LeBreton Flats. And all of those new residents will need parking spaces, too. Building a hotel??? Why??? People stay at hotels which are near things they want to visit - either offices at which they have business meetings or major recreational/event centres at which their families can enjoy themselves. They don't stay at a hotel so they can visit a mall. Not many would stay at a hotel so they could go to a football game. Oh, and hotel workers and guests need parking spaces, too. So how many parking spaces will there be left for events at the Stadium and the Civic Centre? Conservatively, maybe half? Will 600 parking spaces suffice for either venue? Of course not! Moving the Aberdeen Pavilion from its current location is risky.

Andrew - [Updated 2009-10-05 23:18]

good comprehensive comments. Only other element I would add is that major developments should be aligned to new rapid transit line plans, which do not include Glebe, which means all the parking and traffic problems that you highlight. Reading all the comments, pro and con, think that the City needs to revisit the stadium location in light of the new transit plans, and find a site that takes advantage of the new line (and makes it more viable as well for evenings, not just working hours).

## New Conversation Thread

williams@thelearningdomain.com - [Updated 2009-10-06 00:00]

I do not want the unsolicited vision of real estate developers and sports promoters to define the future of Lansdowne. This is a great, importantly-located space that is owned by the citizens, including future citizens, of this city. There is no need to rush to a decision. The land is ours and it isn't going anywhere. My vision for Lansdowne is that 100 years from now the people who live in Ottawa at that time will look at the site and say, "Thank you, ancestors. You could have sold out for something cheap and temporary, but you didn't. You gave us this instead." And what would "this" be? I'd like some advice, before a decision is taken. And I'd like that advice to come from people with proven track records in urban and public-space design. I'd like decision about Lansdowne to be more informed, and concerned with building something to delight and inspire our great-grandchildren.

## New Conversation Thread

Pragmatic Ottawa Rate Payer - [Updated 2009-10-06 08:19]

I am totally in support of this initiative. Ottawa is one of the most ridiculous communities when it comes to moving forward. A modern facility on the Rideau canal with space for all interests ... lets get on with it. Then lets build a river walk along the Ottawa River - with shops, restaurants, and outdoor spaces to enjoy! I'm, sick and tired of the bickering and inability to move anything forward ... LETS GET ON WITH IT !!!!!

Glinda - [Updated 2009-10-06 08:19]

Where's the consultation? Should we "get on with" a completely inept public land grab by developers?

## New Conversation Thread

J. King - [Updated 2009-10-06 08:48]

I'm in favour of redevelopment of the site. I am however concerned that the City is going to subsidize redevelopment of the stadium (and later a football franchise) only to have it fold within a few years for lack of attendance. Many potential fan's reliance on cars (even when transit options are present) makes me wonder how sufficient parking/transportation to the site will be feasible. I would prefer the plan emphasize the commercial/residential/open space potential for the site.

KAJ - [Updated 2009-10-06 08:48]



The team did not fold because of lack of attendance. The ownership failed on Ottawa twice. Watters was just a cash grab and left the team standing alone after the Grey Cup. The Glieberman's caused the team to leave the first time, they made very bad decisions and caused them to fold again. The CFL bailed out teams like Hamilton and Toronto, but wouldn't give two craps about the Ottawa franchise.

## New Conversation Thread

DavidP - [Updated 2009-10-06 08:50]

I am opposed to a process that was not open, did not consult before and appears to be designed to give tax-payers money and public land to insiders with too much influence over city council. This looks like a "put up job" to me. I have seen several interesting proposals come forward since the decision was made to hand this to the good old boys. Shame on Kirkpatrick for high-jacking this. I don't appreciate the Mayor for villifying opponents. This is yet another example of our dysfunctional local government and bureaucracy.

## New Conversation Thread

Jane Allain - [Updated 2009-10-06 09:19]

I do not see any vision in this Lansdowne Park Live proposal. I am not opposed to a stadium, or mixed use for this space. The Lansdowne Park Live is not a vibrant or viable option as it will overcome the space with big box retail, when we already have small local businesses on Bank street that need our support. Lansdowne Park needs to be developed as a public and mixed use space that should benefit all residents of Ottawa/visitors to our city. This is NOT the plan - we need an open, transparent competitive bid process to get a better vision of what Lansdowne Park can become.

rdpeacocke - [Updated 2009-10-06 09:19]

I agree that there is no vision in the proposal, and I am opposed to a stadium. The whproposal is really a landscaped shopping mall.

## New Conversation Thread

Andrew Farinha - [Updated 2009-10-06 09:20]

I'm completely in favour of this proposal. Stop thinking small Ottawa...

Dave2 - [Updated 2009-10-06 09:20]

Care to expand on why?

Glinda - [Updated 2009-10-06 09:20]

This is BIG Ottawa to consider....think about it. Go to the Transportation forum. Your eyes may be opened.

wantbest4ottawa - [Updated 2009-10-06 09:20]

Start thinking Andrew.

## New Conversation Thread

Adrienne Stevenson - [Updated 2009-10-06 09:25]

I am opposed to the current proposal for use of the space at Lansdowne Park. I believe that the entire vision is flawed. While I agree that this space requires revitalization, I disagree with the priorities being oriented to a franchise sports-commercial focus. I would favour a year-round, indoor farmers' market, along the lines of the excellent Vancouver Market on Granville Island, possibly in the heritage barn if suitable or in a new, purpose-constructed facility. Some affordable housing units would be useful, if feasible. Additional public recreation facilities would also be desirable. All of these require sufficient parking, whether above or below ground. Additional commercial development beyond a year-round market is not required or acceptable. The last thing this city needs is yet another shopping mall/box store complex. The existing ones are too many and half empty as it is. Clearly the city's politicians value developers more than citizens, if they are willing to sacrifice taxpayers' resources for a development scam such as this. Lansdowne is functioning now. Better to wait a while longer than enter into a scheme that only benefits shady developers & shaky sports franchises, at the expense of the taxpayer & the local business communities of Glebe/Ottawa South. I'm not a resident there, but I use those businesses regularly & prefer them wherever possible to the kind of shopping that would be created in the Lansdowne Live proposal.

## New Conversation Thread

SusanB - [Updated 2009-10-06 09:31]

OSEG requires taxpayers to fund their yearning for sports ownership, by giving them control of public land. OSEG obviously doesn't feel that sports alone are a viable business proposition and that is why they need the retail space to finance it. Since the city will be paying for the renovation of the Civic Centre and probably the stadium, why wouldn't the city just lease or rent the sports venues to OSEG? Then, the City and taxpayers can take the time required to create a proper plan that all citizens can support.

## New Conversation Thread

PaulR - [Updated 2009-10-06 09:39]

Stop calling the OSEG/LPP list of attributes 'Vision'. As Kent Kilpatrick stated at the Sep30 meeting - the large-scale commercialization of LP is not a vision - it is KK's approach to meeting Council's request that LP development be 'revenue neutral'. 'Revenue-neutral' is not a vision; nor is large-scale



commercialization the only path to revenue neutral.

## New Conversation Thread

sieckie - [Updated 2009-10-06 09:39]

Do we live in a banana republic? The redevelopment process is undemocratic and the resulting "vision" reflects this fact. Why do we need 400,000 square feet of retail space? This will kill existing businesses, create a traffic disaster and ruin a wonderful and unique neighbourhood. Please do not proceed with this second rate plan- the citizens of Ottawa deserve better.

## New Conversation Thread

Jim - [Updated 2009-10-06 10:00]

Yes I think we should scrap the whole thing & let Lansdowne Park rot, let the 67's leave, any and all trade shows can go to Kanata (They had vision) & then all the businesses in the Glebe can run to Dictator Clive crying they need government hand outs because no one is shopping in their stores. Come on Ottawa, lets move on with this.

wantbest4ottawa - [Updated 2009-10-06 10:00]

Businesses don't need big box stores three blocks away to compete with. We all love the 67's in the Glebe and a stadium is great, we just hate this stupid plan as it stands now.

## New Conversation Thread

CJones - [Updated 2009-10-06 10:18]

There's a lot of nitpicking going on here, but this vision looks good. Its concrete, clear, and with enough wiggle room to account for the inevitable issue that turns up during development.

Enough Already - [Updated 2009-10-06 10:18]

Can you explain what you think is nit-picking? Is it the fact that the proposal is sole-source, puts a stadium where there is inadequate parking, transit and road infrastructure, puts 408,000 sq ft of retail/commercial in an area known for small, quirky shops, pays the developers for buying and establishing a CFL team, pays the developers for their OHL team and then let them keep it, lets the developers take the first two shots at getting money out of the plan, gives the construction contracts to the developers without competition, covers acres of the site in concrete greenspace, causes the city to take out a loan to pay well over the odds for the stadium build and then spend property tax they may not get to service the loan, or that the governance structure puts the city in direct competition with Glebe shops? Or maybe it is just the fact that Ottawa deserves better?

Glinda - [Updated 2009-10-06 10:18]

"Wiggle room"? Wiggle words more like.

wantbest4ottawa - [Updated 2009-10-06 10:18]

Nitpicking? You call pointing out fundamental flaws in a plan that is being rammed down our throats nitpicking?

## New Conversation Thread

Karen Chartrand - [Updated 2009-10-06 10:25]

It is a good plan, It is what the City needs. I encourage the silent majority to make their voices heard. Karen C.

Dave2 - [Updated 2009-10-06 10:25]

Can people please stop claiming the support of the 'silent majority'. It is stated as a fact but is only an opinion and as such is inappropriate.

DouglasI - [Updated 2009-10-06 10:25]

Ah yes, another invocation of the silent majority. Proponents of the plan seem awfully short of arguments.

Adrienne Stevenson - [Updated 2009-10-06 10:25]

The normally silent majority is, in fact, making its collective voice heard. We are saying "NO" to Lansdowne Live.

DouglasI - [Updated 2009-10-06 19:33]

Excellent, Adrienne!

Glinda - [Updated 2009-10-06 10:25]

Please read all the comments. They are overwhelmingly against this plan. Where is your "silent majority"? Maybe a referendum would answer that, but it hasn't been offered.

wantbest4ottawa - [Updated 2009-10-06 10:25]

It is a terrible plan.



## New Conversation Thread

TerryH - [Updated 2009-10-06 10:32]

A little research shows that both Frank Clair stadium and an Ottawa football team have been in Lansdowne since 1908. This is considerable longer than any current Glebe resident and residents of the Glebe must of been aware of both the sports activities and the Exhibition when they moved in. I am very concerned that this group, being the loudest, and most active, will be the ones City Council listens to. The City of Ottawa, under various mayors and councils, has let this facility fall apart and done nothing but take what ever profit they could. Facilities such as concession stands and washrooms were sub standard, particularly in the South Side which has had to be partially demolished. I am very much in favour of the current proposal and very much doubt if anything better will come along. Just as a side note, I wonder why Councillor Doucet wants an "International Competition" when this is Canada's Capital. Surely there is a Canadian design which would work - and we have one. Lets just get on with it.Terry

Dave2 - [Updated 2009-10-06 10:32]

It has been quoted on this board by other people but bears repeating - just because a stadium made sense in the past, doesn't mean it does now. Things change. How many cars do you think drove down Bank Street in 1909? How many people drove to the stadium to park that first year it was open? We need to look at whether it makes sense for the next 50 years, not whether it made sense for the last 100 years.

TerryH - [Updated 2009-10-06 12:52]

DaveI agree with your comments, but we are ALL entitled to a view on the future of Lansdowne. The number of cars on Bank St does not make much difference in the whole picture. Most people who attend the Ex or sports events at Lansdowne do not drive since there is not much available parking.

Dave2 - [Updated 2009-10-06 14:33]

TerryH I completely agree that we are all entitled to a view. I'm just saying that we MUST take this opportunity to hear everybody's comments and fully review whether we want a stadium as part of this package, because this sort of chance is rare. We cannot just put the stadium back on this site because it was there in the past. If we decide to renew the stadium on this site, we probably don't revisit that decision until around 2050-2060, and not many of us commenting on this forum will care much about that review. Personally, I do think that most people will drive to the stadium because there are limited other options, and that is one of the major flaws with keeping the stadium on the site. Even the LL plan assumes that the 3,500 'community parking spaces' that they predict will be empty, will be used by people driving to the site.

Frank Hendriksen - [Updated 2009-10-06 10:32]

The fact that there's been a football stadium at Lansdowne since 1908 and therefore football has more right to be there is complete nonsense. Cities evolve and what would've been appropriate in 1908 may not fit at all in 2009. There were garbage dumps all over the city in 1908 so we should allow those too? The current citizenry of Ottawa has the right to decide, no one else.

TerryH - [Updated 2009-10-06 12:58]

FrankI agree that all the citizens of Ottawa have the right to decide the future of Lansdowne, and don't appreciate my comments being described as "nonsense". My point is that the residents of the Glebe do not have the exclusive right to decide on the future of Lansdowne. Also, I don't see the connection between professional sports and garbage dumps.

wantbest4ottawa - [Updated 2009-10-06 10:32]

Yes, but when I moved in there were no big box stores and shopping malls - that kills the neighborhood and I am going to fight hard against this for me and my family and for the better of the City of Ottawa. The gloves are off.

## New Conversation Thread

mezzosue - [Updated 2009-10-06 11:14]

I do not support a vision that includes 300k sq ft of retail, this will destroy, not complement the Glebe area. Parking and traffic problems will be worse. I see no financial benefit to this plan for the City, and a lot of downside. Football consistently fails and costs us money.

## New Conversation Thread

DavidH - [Updated 2009-10-06 11:15]

If the current "vision" is the best "vision" then it will win out in an open competition. Without a competitive process we have no idea how the current proposal stacks up against other ideas, and hence no idea whether it actually is the best "vision", however that word is defined. Does the current idea have allure for tourists attracted to the Rideau Canal UNESCO site and other unique aspects of downtown Ottawa? What impact will the retail have on the existing Bank St retail? If it undermines it, will this have a ripple effect on tourism, and quality of life for Ottawa residents? Will a team stay? There's no written guarantee that one will, history indicates one won't, and predicted revenues are predicated on a team being here for at least 20 years. In a city as geographically diverse and massive as this one, I would have thought it important that a decision such as this be transparent, democratic, and subject to the financial due diligence of at least three competing proposals.

## New Conversation Thread

hibou - [Updated 2009-10-06 12:26]

No modern city would permit a 26,000-seat stadium and a 8,000-seat arena on the same site without access to rapid transit. The Official Plan requires retail complexes and major public facilities to have access to rapid transit. No to gridlock and yes to good urban planning!

Dave2 - [Updated 2009-10-06 12:26]

Wouldn't you think that was obvious? I can't believe we are still discussing this idea.

## New Conversation Thread

Daniel - [Updated 2009-10-06 12:48]

Ottawa 20/20 and Lansdowne LiveAt the public meeting held on Monday October 4th, I asked the question as to whether the inclusion of the commercial





elements of the proposed re-development (being in excess of 400,000 square feet) was in conformity with the direction set out in the Official Plan Ottawa 20/20. In addition I asked as to whether this net increase of new development would have a negative impact on the achievement of stated objective of the plan, namely intensification of the existing built environment. The response to the question, phrased in the terminology of the planning document talked about Main Street designation and development strategies and so on. When pressed as to whether there had been a clear enunciation as to whether the Lansdowne site could include a hotel, office tower, and retail commercial mall, the response was questioned further by a councillor in attendance, who disputed that councillors were consenting to such a proposition. Subsequently, I re-visited the Official Plan, and with respect to the site in question, the following description applies: With respect to the Green Space Master Plan: Strategies for Ottawa's Urban Green Spaces: Lands that are intended for uses other than provision of open space and leisure but allow for public access and use and contribute to the overall green space experience in the community. Includes: municipal forests, school grounds, grounds of public facilities and institutions, some utility infrastructure and transit and abandoned rail corridors. I have taken the opportunity of polling individual councillors, asking the question as to whether they were aware of the designation in the Greenspace Master Plan and the interpretation now being given as to permissible uses in application to Lansdowne Park (ie. Hotels, Office Towers and Retail Malls). The responses I received were unanimous in expressing surprise that the designation could be interpreted in such a way. So it appears councillors were unaware of the potential interpretation of this part of the plan, and I would suggest it is reasonable to conclude that less involved members of the public would also not likely be aware of this possibility. So, my question, in view of the disguised nature of the authority to develop Lansdowne Park in the manner being proposed - is it honest to promulgate a vision for the Park on the basis of an obscure and questionable premise.

## New Conversation Thread

[heritageottawa](#) - [Updated 2009-10-06 12:49]

The Board of Directors of Heritage Ottawa wishes to communicate our organization's position on the redevelopment of Lansdowne Park. After extensive deliberations, it was clear that our Board represented a substantial range of opinion on many aspects of this project but that it was unanimous in its position on those elements of the project linked to the mandate of Heritage Ottawa. Consequently, we will comment on only those elements of redevelopment within our heritage mandate. A rich future for Lansdowne Park will depend on preservation of its past. The history and tradition of one of Ottawa's most historic gathering places should be the centrepiece of its dynamic development. This means that future development of Lansdowne Park must respect the heritage designations of the Aberdeen Pavilion and the Horticulture Building. It also means that such development must be consistent with the Park's origins as a public gathering place and vistas of the Aberdeen Pavilion must remain open from the village-like historic Bank Street and the adjacent Rideau Canal, which is a UNESCO World Heritage site. This designation is under permanent review and can be removed if the heritage character of the site is damaged by inappropriate bordering developments. The development of Lansdowne Park should seek to enhance its relationship to and creatively assist in the animation of the Rideau Canal within the constraints associated with World Heritage site designation. Heritage Ottawa has not taken a position on any particular plan for the development of Lansdowne Park, but believes it is deeply in the interest of taxpayers for development plans to revolve around the natural and heritage treasures that exist on the site. Further, Heritage Ottawa has consistently supported a transparent procurement process and open international competition for the design of Lansdowne Park. The citizens of Ottawa deserve to see and consider the best ideas that the world has to offer for this remarkable property.

[Klaus Beltzner](#) - [Updated 2009-10-06 12:49]

I think it is important that Heritage Ottawa does comment on whether it sees the proposed development as being consistent with the Park's origins. Residents would like to know the position of this important group.

## New Conversation Thread

[raymodo01](#) - [Updated 2009-10-06 12:52]

Clive Doucet wants the City of Ottawa to remain a one Horse Town for ever. Anything that makes sense Clive Doucet disagrees. This is once in a Lifetime Proposal and will never come back on the Table again. Property Taxes and the Tourists that this will attract will more than pay itself in no time at all. I remember when the GLEBE residents refuse to have the Longest Skating Rink take shape in the late 60's. Lansdowne Park belongs just as much to Orleans Residents as the "GLEBE" who is against Progress since the Glebe was built. Traffic Gridlock just won't happen and will not be as bad as the People in the Glebe will want you to believe. I want Progress and not Parks!! Who in their right mind will as a Tourist want to see a Park Clive Doucet?? I want to see Football, Hockey, Soccer, Stores, Hotel, and a Farmers Market. Now this is Progress without the Taxpayers footing the Bill. All Revenue Plus for us the Taxpayers.

[Francine](#) - [Updated 2009-10-06 12:52]

Traffic gridlock happens now!

[R Thomas](#) - [Updated 2009-10-06 12:52]

The developers love to see negative comments about taxpayers not having to foot the bill and attracting tourists. This proposal will cost all Ottawa taxpayers for decades. What are tourists going to come and visit...400 condos, 400,000 square feet of office space and a gridlocked shopping mall? They would much rather go to accessible free outdoor parking in the suburbs of which there is plenty. If you want to attract tourists you offer them something special. Do you not think that for the last 100 years developers in NYC would have loved to stick a bunch of condos and office buildings in Central Park? That would not be very memorable or special would it. Yet some people here are being taken in by developers promising to prop up a CFL franchise for 2-3 years. I do agree with one thing you said, it is a one time opportunity. Let's not waste it by permitting this land grab by the developers..

[Douglasl](#) - [Updated 2009-10-06 13:44]

Exactly, R. Thomas.

[Douglasl](#) - [Updated 2009-10-06 12:52]

You say, "I want progress and not parks." Is this a vision for the 21st century? I don't think so. It comes from a benighted past. Richard Nixon once said, "Once there was nothing here but empty fields. Now there are malls and parking lots." He thought that was progress, too. I'm very proud of Clive Doucet for his principled opposition to a give-away of public land to build a very ordinary shopping mall. The developers do very nicely from this deal financially, and the city gets...another shopping mall. Your anti-Glebe comments deserve no response.

[Enough Already](#) - [Updated 2009-10-06 12:52]

Clive Doucet and people who live in the Glebe are not the only people who oppose this plan, so please give that 'argument' a rest.

[rdc](#) - [Updated 2009-10-06 12:52]

I am sure that the few American tourists who come to Ottawa would want to see a familiar Whole Foods Market rather than an Ottawa Farmer's Market. An added note, my sister-in-law and her neighbors in Manhattan calls their new Whole Foods - 'Whole Wallet'.

## New Conversation Thread



Julie - [Updated 2009-10-06 13:09]

(1) I believe the future of Lansdowne must be decided in an open and democratic fashion with a design competition. The uninited proposal that is being marketed to the public does not meet this requirement. The developers seem to have great sway in the City of Ottawa. (2) There has been a succession of football teams that have failed. Why should our limited public wealth be used to prop up yet another football business? The Ottawa taxpayers will be assuming great risk at time when we should be directing our tax dollars to transit and water/sewer infrastructure. (3) The public transit linkage to this site is very poor. The private-automobile traffic generated by this new sports/shopping/entertainment development will create immense problems for the Glebe and surrounding areas. As well, it will be very difficult for Ottawans to arrive at the games/events. Much worse than it is now. Any future sports stadiums or public event space must be built on a rapid transit node that is planned in the next 10 years. Otherwise, all the planning for 20/20 and "Designing our Future" is a farce.

## New Conversation Thread

Jacqual - [Updated 2009-10-06 13:10]

I do not trust the team of promoters behind the Lansdowne Live project. Minto builds cookie-cutter homes. The Shenkman Centre seen from the highway is nothing more than a big box of bricks. It is time to stop looking inwards and to draw upon international ideas and expertise. There is an opportunity here to finally put Ottawa on the architectural map. We need an international competition with true architects, not hired hands working for private developers.

R Thomas - [Updated 2009-10-06 13:10]

You are exactly right, we need some true world class architects to design something special here, not the second rate box drawers that the developers employ.

Klaus Beltzner - [Updated 2009-10-06 13:10]

I do trust the team of developers - the proponents have done a lot for Ottawa I firmly believe that is what is motivating their proposal. However, I just don't like their vision as presented.

robertdavidson - [Updated 2009-10-06 13:10]

I live in a Minto Home that I and my partner have worked very hard for And do not consider it as a cookie cutter home but as "our home"

Jacqual - [Updated 2009-10-06 18:01]

While I can appreciate that you have worked hard to own your home and that you've made it your own, I'm sure that if you look down your street you will see a dozen houses that are built on the same model as yours (it is the same case for me though my house is from the 1950s). What I'm saying is that Ottawa lacks a true architectural gem. The site is beautiful and unique, it requires the hand of a visionary architect, not people who mass-produce shopping malls and houses. Let's allow a few international architects to share their vision.

robertdavidson - [Updated 2009-10-07 11:16]

is there a problem if my neighbor has the same model house as ours?

Jacqual - [Updated 2009-10-07 19:36]

That, my fellow citizen, is what makes it a cookie cutter as opposed to, say, a house built by Frank Lloyd Wright which takes into consideration the existing environment and works with it instead of clearcutting and planting a bunch of wimpy saplings. In any event, this is not about a private home but a public building.

## New Conversation Thread

E Tevlin - [Updated 2009-10-06 13:33]

I object to the lack of process associated with the development of Lansdowne Park that has Ottawa citizens now being "consulted" on a sole-source proposal, for purposes of finetuning. This project should have been, and STILL MUST BE, put out to tender for a competition. Somehow in April, City Hall entered into a partnership that has us hurtling toward approval of a poor proposal with no other options. This is unfair to citizens and cannot continue. The City of Ottawa must establish a COMPETITION to develop a vision for OUR beautiful historical site. The Lansdowne Live proposal is clearly a developer's business plan, not a city's vision.

## New Conversation Thread

evelyn gigantes - [Updated 2009-10-06 14:34]

Letter sent to Councillor Leadman (Kitchissippi) Yesterday (Sept 28) I went with a friend to the McKeller Park Fall Festival. We were there for about an hour and we offered people we met the opportunity to sign a petition asking Council to re-think the sole-sourcing of development at Lansdowne Park. 37 individuals signed....4 people indicated...they favour the Lansdowne Live project....I want you to know that the position you have taken...is strongly supported by residents of Kitchissippi.

kayaky - [Updated 2009-10-06 14:34]

can you post the wording of the petition, I'll get one going in Overbrook.

## New Conversation Thread

Elaine Gibson - [Updated 2009-10-06 15:40]

My vision for Lansdowne Park is much more Green space, and does not include a football stadium at all. I believe that a major sports venue, if we must have one, should be north along the future light rail line.

cyberquy - [Updated 2009-10-06 15:40]



So your vision involves much more green space does it? Could you be a little more specific? How much more? How will you pay the cost of it's development and upkeep? How will all Ottawans access this green space without a parking lot or transit? What will that cost? Or do you plan to demolish one or more of the present structures? Which ones would you target? Did you consult anyone prior to developing this vision of yours? Were you elected with a mandate to develop your vision? I didn't think so...we elect our leaders to do exactly that, lead. They don't need your brand of seagull management: 50,000 foot vision statements with no plan to achieve them and crapping on the hard work of well-meaning citizens and civil servants who have come together to develop a plan.

Klaus Beltzner - [Updated 2009-10-06 16:20]

@cybergguy: Many residents believe that Lansdowne can be turned into an attractive "green" destination for residents and tourists alike - and be done under an attractive business plan. Residents are not architects - and that is why people want and encourage a design competition amongst architects. And you are being disrespectful to all residents and to the proponents with your last sentence. And, why are you hiding behind an alias?

cybergguy - [Updated 2009-10-06 17:00]

I'm no more hiding behind an alias than you are hiding behind a name not found in any public directory in Ottawa....and I don't think any less of you because of it...it's called security. Getting back to the relevant part of this debate, put your money where your mouth is (not my money...your money) and show the rest of the residents of Ottawa the true cost/benefit of your Green vision. We'll compare it to the proposal on the table and perhaps we'll support it. The jury may still be out on Lansdowne Live but your "vision" is dead unless you can convince the rest of us that it's something we'd want to help you pay for.

Klaus Beltzner - [Updated 2009-10-06 17:40]

Klaus Beltzner My coordinates are: 1370 River Road Manotick K4M 1B4 613-692-2462 And, please read Brian Tansley's note on the appropriate process to be followed. This public consultation process is not one of providing competing business plans. That is what competitions are for. What we are asked in this section is for our vision not our business plan. Give me a call if you want to discuss further.

Enough Already - [Updated 2009-10-06 16:20]

You ask how will all Ottawans access this green space without a parking lot or transit? One thing about a park is that you do not get 24,000 people arriving in a short period of time. If the parking and transit isn't good enough for a park, how the heck do you expect it to be good enough for a stadium + mall + multiplex + commercial space?

## New Conversation Thread

Mark - [Updated 2009-10-06 17:48]

While I respect others' opinions and beliefs, I feel that this plan is the best thing for the city of Ottawa. The current state of Lansdowne is embarrassing; it is time to create a positive space.

Enough Already - [Updated 2009-10-06 17:48]

I agree that it is time to create a positive space at Lansdowne but surely we can do better than a mall on this site.

Mark - [Updated 2009-10-06 21:47]

What suggestions do you have? Are you thinking green space? Condos?

## New Conversation Thread

robertdavidson - [Updated 2009-10-06 17:49]

I like it

DouglasI - [Updated 2009-10-06 17:49]

I don't.

Enough Already - [Updated 2009-10-06 17:49]

Care to expand on why?

robertdavidson - [Updated 2009-10-06 21:45]

do you not have anything better to do than sit at your desk and comment on my 3 word response that was issued by error. go spend some time with your kids they will be better for it

## New Conversation Thread

phatcabb - [Updated 2009-10-06 18:19]

These are top class people trying to put a top class facility back together in the heart of our city. I am fully on board for this project not just because I am a fan of football and dream of our cities return to the CFL but because currently Lansdowne is an eyesore and a drain on the city/taxpayers. They as a group have put together a plan to try and make everyone happy, and I believe it will work. Just look at what this group of people have done individually, imagine their heads brought together the amount of success that will follow. I am also getting a little tired of listening to all the naysayers saying this plot of land should be turned into green space, as when you moved into the area did you not realize that there was a stadium located there and it was used for sports and special events??? Please allow this proposal to go through, you WILL NOT find a better group of people to take on the challenge of re-building Lansdowne Park!!!!

R Thomas - [Updated 2009-10-06 18:19]

These top class people totally steamrolled the residents of Manotick when they did not get their way. They are using the few football fans left in Ottawa as a means to an end, that end being getting their hands on this land to build condos and a shopping mall. They will walk away from football as soon as it starts to show red ink and taxpayers will be stuck with a bill for tens of millions of dollars.

wantbest4ottawa - [Updated 2009-10-06 21:04]

Absolutely right! A means to an end. I am hoping that the football fans will realize they are being duped. There FIVE better sites for football according to



studies.

Enough Already - [Updated 2009-10-06 18:19]

And I'm getting more than a little tired of people who are putting forward reasoned arguments being dismissed as naysayers.

wantbest4ottawa - [Updated 2009-10-06 18:19]

Yes I noticed the stadium and actually liked it when I moved into the area (and when I attended events) but I never noticed any big box stores when I moved in, and I sure as heck don't want them in my neighborhood now. What I noticed when I moved into the area was all the funky little shops, cafes, pubs, restaurants (many independent) and the wonderful feel of the neighborhood. This plan is going to destroy what most of Ottawa people like so much about this "town within a city". It's a nice place to come and stroll around and grab a bite to eat or meet friends for a pint. Why? Because it is not a box store kind of place, its a small shop kind of place, that is what people like about it, along with the older homes, churches and schools, nice little parks and bike paths, the canal, 67's games, the Mayfair, The SuperX (if it was better) etc.

## New Conversation Thread

Tim Hare - [Updated 2009-10-06 19:19]

First of all, I'm totally for this project, I believe it can put Ottawa on the map for attracting all kinds of revenue generating ventures (not just football and soccer) for our community know and well into the future. Second of all, I have lived all across this great country (Regina, Calgary, Mississauga and now Ottawa) and no other city has a much green space as we do, so adding another park is simply not necessary. Every space you turn there is a park and parks cost money to maintain. Thirdly, the world economy as we all know is not the greatest, so I don't understand why the people who are apposed to this project thinks its a great idea to have a international contest so some other country or foreign business gets the right and profit off this potentially great venture. This project will create jobs and revenue for this city and having it go outside the city would be just stupid. Support local business not foreign ones. Which leads to another point, of the local business in the glebe who are apposed to this project because they believe it will take away business. I worked at Olympic sports for close to ten years before we decided to close our doors and traffic in the glebe from football games and concerts only meant more business for local shops, not less. Lastly, to the privileged people in the glebe who think they have the right of this land should go and give your head a shake, Lansdowne was there before you were there and you do not own it, you picked to live there so deal with it. I don't care if it is too noisy and your streets are filled with cars when there is an event going on, you could of choose to live some were else. Enough talk and more rock lets get this project going.

Franky - [Updated 2009-10-06 19:19]

First, we won't see any revenue from the stadium until 2030 (maybe). Second, Ottawa has a lot of greenspace because we don't build on it and Ottawa citizens value it. Personally, I'd rather see some sort of revenue generating idea in Lansdowne that fits in with the character and capacity of the area. Third, A design competition doesn't have to be international, but it does if you want the best ideas. Fourth, it's not the stadium Glebe businesses object to, it's the shopping mall. The shopping mall will drain patronage from the rest of Bank St. Fifth, Glebe taxpayers never expected to have a large retail development possibly including residential, hotel etc... built on Lansdowne park and neither did I and I don't live there.

sam - [Updated 2009-10-06 19:19]

Lansdowne Live is illegal, illogical and irrational. Rather than a design and analysis process for the future of the site and the greater community, we are engaged in a debate, a sales campaign and a power struggle with private interests trying to take over a key public asset without due process. The positive side is that we are at least talking about doing something at Lansdowne Park. The negative is to realize the dishonesty and (gross) incompetence of so many of the proponents who are actually trying to get this project to go through.

mike - [Updated 2009-10-06 19:19]

Tim you've missed the point. It's not about "privileged people in the glebe". It's about an open process, and choosing something that works, instead of rubber stamping the first business proposal to walk in the door. Green space is one of the reasons people live in Ottawa! It's not a liability, in fact it's one of several reasons Ottawa "is" on the map.

## New Conversation Thread

martien de leeuw - [Updated 2009-10-06 20:15]

The vision is laudable enough however when only one idea is put on the table it becomes very difficult to look past that to other possible solutions. I feel that the city and us citizens are being shortchanged.

## New Conversation Thread

KitMarlowe - [Updated 2009-10-06 20:17]

There is no vision here, just the commercialization of an historic downtown space to suit the narrow ambitions of a few developers and hucksters. Years from now, our children will look back and shake their heads at the lost opportunity to create something world class.

R Thomas - [Updated 2009-10-06 20:17]

KitMarlowe, you are exactly right. That is why this land grab needs to be stopped by Council.

## New Conversation Thread

lenore - [Updated 2009-10-06 20:30]

This vision for Lansdowne Park is extremely narrow and outdated. We need to have a real, open "visioning" exercise in which the widest possible range of uses for the park are considered. The Lansdowne site is a spectacular location, and it would a huge waste to use it for shopping malls and housing. I have heard many great ideas (e.g., the national portrait gallery could go here). Why not have an open, wide-ranging visioning exercise, so we can be sure to make the most of this spectacular site?

Matt - [Updated 2009-10-06 20:30]

A visioning exercise? To come up with a new vision without considering funding or whether the vision is actually workable? What about current users of the site? What about the value remaining in the crumbling city facilities. Do they just go by the wayside if we decide on another vision?



R Thomas - [Updated 2009-10-06 20:30]

The developers are trying to ram this through to prevent exactly this type of dialogue from occurring because they know the last thing that would come out of that discussion would be condos and a shopping mall. Yes, let's take this spectacular location and stick another Billings Bridge mall on it. They are using the 5000 football fans left in the city to push for this ...to enable them to get their hands on this land.

## New Conversation Thread

Tim Leah - [Updated 2009-10-06 20:38]

The OSEG proposal is the only one on the table at the moment, thanks to the City Manager's decision (without authorisation from Council) to suspend the design competition. For that reason alone, I am reluctant to legitimise it by commenting on it when we should be pursuing other proposals to allow comparisons to be made. At the end of the day OSEG might indeed be the best value for money but there is absolutely no way to tell at this time and I refuse to comment on that basis.

RBatsch - [Updated 2009-10-06 20:38]

I'm also on the fence about legitimizing this process by commenting on the proposal. I REALLY would like to see what other creative ideas could be proposed for Lansdowne.....why only this??? Where is the 'Statement of Requirements' that was developed by the residents of Ottawa and the City that led to this vision and ultimately to this design?

## New Conversation Thread

Alan McCullough - [Updated 2009-10-06 20:47]

"The vision will be guided by Council direction". This is the council which has totally fumbled the implementation of the light rail project. I have no faith in its vision or in its ability to manage any complex project. Why are we being rushed to approve this project and why, and on whose authority, was the design competition cancelled? The refurbishment of Frank Clair Stadium was not listed as a city priority before this proposal came forward. Why is it now a priority when the City is short of money and is struggling to find money to improve the transit system. The transit system is an essential service and a pressing need - a football stadium and the refurbishment of Lansdowne is not essential. Why did we abandon the design competition for Lansdowne Park? If we resumed the design competition for the development of Lansdowne Park, OSEG could compete on an even footing with other proposals. If OSEG chose not to compete, it would indicate the weakness of their proposal. As it is the special treatment which OSEG is receiving smells fishy and reminds me that the Mayor seems to have some difficulty keeping private and public matters separate. The proposal gives no justification for the refurbishment of Frank Clair Stadium. The population of Ottawa has twice failed to support a professional football team - why do councillors believe this time will be different? And why should the citizens of Ottawa subsidize professional sports? If the Frank Clair stadium is rebuilt and the professional football team fails, OSEG will walk away, the City will receive not revenue to pay the cost of rebuilding the stadium, and we will be left with an empty stadium to maintain. If the citizens of Ottawa wish to subsidize professional football or soccer, the City's own studies have shown that Lansdowne Park is not the best site. A professional sports franchise should be located on a rapid transit line or, at least, in an area which can accommodate thousands of cars. The City's studies have shown the Bayview Yards to be a much better site than Lansdowne.

R Thomas - [Updated 2009-10-06 20:47]

Alan, all excellent points. Clearly the developers are trying to ram this proposal through before these issues can be properly discussed. None of the answers would obviously favor them.

## New Conversation Thread

Iran - [Updated 2009-10-06 21:35]

Why is there only one proposal? What happened to the tendering process? If this were (and I don't think it is), it could or would stand up to some critical analysis. Come on City of Ottawa, set this straight and see what other possibilities are available to us.

## New Conversation Thread

Gustin - [Updated 2009-10-06 22:00]

Tonight I attended the public consultation meeting. I was impressed with the project and I hope it will be implemented so all the citizens of Ottawa as well as our visitors can benefit. Currently Lansdowne Park is an eyesore and a large asphalt parking lot. Bravo to OSEG for putting forward this proposal; it will be a legacy for the future generations. Montreal has its Parc Mont Royal. Québec City has its Petit Champlain. New York has its Central Park. Paris has its Champs Elysées. Copenhagen has its Tivoli Gardens. Boston has its Faneuil Hall Marketplace. London has its Covent Garden. San Francisco has its Fisherman's Wharf. And the list of memorable areas in the world's great cities goes on. I hope Ottawa will soon have its Lansdowne Park - a place that will add another unique dimension to this beautiful world class city.

R Thomas - [Updated 2009-10-06 22:00]

I have been to many of these places. All good examples of what Ottawa will NOT have with this run of the mill, boiler plate condo/shopping mall plan. I did not go to any of these great venues to see condos and a strip mall and no one else will either. As far as the "consultations" go, they were simply a marketing/ trade show plan right from the start.

Dave2 - [Updated 2009-10-06 22:00]

Can you please express what you think will be unique about Lansdowne Park if this development goes ahead? The canal and the Aberdeen pavilion certainly, but those are there already. Surely not the retail, office space, hotel or stadium - all cities have those.

Andrew - [Updated 2009-10-06 22:00]

I have been to most of these sites and the Lansdowne proposal does not compare to any of them - sigh. The potential is there but unfortunately do not see it coming out of what is a very flawed process.

Matt - [Updated 2009-10-06 22:00]

I agree wholeheartedly. This is a good step for the city.



## New Conversation Thread

moorep - [Updated 2009-10-06 22:04]

This on-line forum is a lousy replacement for consultation. It's clumsy, and not really interactive.

## New Conversation Thread

Mark - [Updated 2009-10-06 22:17]

You can't please everybody. No matter what, some will be angry if this goes through while others will be elated. Just make a decision and follow through (need I remind people of the ++ delays with our transit plans)

Andrew - [Updated 2009-10-06 22:17]

Cannot please everybody but do need to make a sound decision in terms of long-term public interest which would mean stadium being located along main transit corridor and building up more public space for unique site.

Glinda - [Updated 2009-10-06 22:17]

The delay in our transit plans is only another example of how this Mayor and councillors who support him have derailed processes already in place. When a populace is not consulted, and something is RAILROADED through, what else can you expect? Your example derails itself.

## New Conversation Thread

Lachance - [Updated 2009-10-06 23:23]

If the Lansdowne Live proposal is the best way to develop the 85 acres of public space between Bank Street and the Rideau Canal, it should be able to stand up against alternatives elicited through an open competition. Other cities have benefited from competitions to obtain much more imaginative plans for the design of urban parks. Consider, for example, Milan's Biblioteca degli Alberi [<http://www.arcspace.com/architects/maltzan/milano/>] or the 100 Acre Arts and Nature Park in Indianapolis [<http://cityparksblog.org/>]. Development of Lansdowne park should involve much more participation of the community, artists, and architectural and landscape designers. In the proposal, too much space is allocated for commercial purposes. The commercial dimension should be limited to a greener setting for the Farmer's Market (it is never more enjoyable than in the few weeks when it is moved to the area between O'Connor, Fifth, and the Queen Elizabeth Driveway) and redesign of space within the Aberdeen pavilion and the Horticulture building heritage structures. I am also opposed to conversion of part of the public space to private residences. The housing stock of the neighbourhood is being adequately renewed and expanded at a natural pace through the construction of townhouses and condominiums. It is also far from clear that the people of Ottawa will support a major sports facility. The well-situated and well-designed baseball stadium at the intersection of the Vanier Parkway and the Queensway did not prove viable. The transportation requirements (parking in particular) to fill a 30,000 seat stadium conflict with other potential uses of the land for recreational and cultural purposes, not to mention the parking problems it presents for the surrounding neighbourhood. If a stadium is to be built, it should not add to public expenses, and its location should be better served by mass transit. I recommend strongly that the City Council resume the Design Lansdowne Competition and set a reasonable deadline for its conclusion.

## New Conversation Thread

Shaf - [Updated 2009-10-06 23:41]

In this day and age I can't believe that the Mayor and Council decided to take the undemocratic approach to sole source this very important project, and then to allow this single group to dictate the timeline and the final look of Lansdowne without taking any real feedback from taxpayers who will be paying for this. There are also other important areas such as LRT that we need money for. The Province has already said they will not help fund Lansdowne Live because it is sole sourced. So that will leave the Ottawa taxpayer to pay for something that we have no input on. Open this process up now, and get the Provincial and Federal Governments to become part of this.

Dave2 - [Updated 2009-10-06 23:41]

And today we get the resignation of Ontario's Minister of Health over exactly the same thing. From the Citizen today "According to documents unearthed last spring under freedom of information legislation, the agency spent at least \$15 million on single-sourced contracts, at times to Liberal-friendly firms." What do council not understand about sole-sourcing being fundamentally flawed?

Andrew - [Updated 2009-10-07 07:58]

Good point.

## New Conversation Thread

dbk - [Updated 2009-10-06 23:57]

While the Mayor may say that "Public input is a very important part of the process" it took a megaphone to have the City acknowledge that taxpayers might wish to say something regarding the so-called "vision" and the process. I am unable to find any details regarding how this "econsultation" will either influence or be reported to Council, I'm also curious to know what the "Rate this comment" function is doing and how it might effect any reporting. To be frank, I'm cynical about the purpose and utility of this "econsultation".

J.C.Watts - [Updated 2009-10-06 23:57]

The full text of these online consultations should be made available for the public to assess themselves. There are all sorts of text analysis and visualization tools available for making sense of unstructured data like this. I just used an online "tag cloud" generator to analyse the retail page. The word that in the middle, big and bold: "inappropriate".



dbk - [Updated 2009-10-07 01:06]

Thanks J.C.; the full text is right here, after all. My concern, and question relate to the fact that I have not found any specifics on how this "econsultation" will be analyzed and reported. I sadly cannot see most of our City Council spending any time on it, even pre-digested as a pretty PPT.

kavaky - [Updated 2009-10-07 01:06]

Inappropriate appears... because its on every post. "flag as inappropriate" you will see flag and as also in that cloud. :o)

J.C.Watts - [Updated 2009-10-07 12:25]

You're right! I realized this after I posted. I need a better "stop list" for my tag cloud.

Andrew - [Updated 2009-10-06 23:57]

Willing to give the e-consultation process the benefit of the doubt and am curious about the summaries. Has allowed for a fairly open discussion and comment. Will see. Agree with J.C. Watt's comments - has to be transparent (one of the problems with this proposal and process from the beginning).

I Want ALL The Facts - [Updated 2009-10-06 23:57]

I spoke with Denis Abbott, Director, Communication and Customer Service Branch for the City of Ottawa, at the City Hall Public Consultation and he informed me of the following:1) The information that is gathered in the econsultations is compiled into a report to be presented to the council members by Nanos. There will be an Annex made public where all of the comments can be found unaltered.2) The comment sheets at the Public Consultations will be transcribed, compiled and annexed in a similar way.3) There is no system to document and transcribe any of the questions, comments and concerns raised to the developers and city staffers at the Public Consultation.4) The city staffers at the Public Consultations are the same individuals who have been working with OSEG to put the deal together and sell it to residents.5) There were no plans on documenting the questions raised at the Q&A portion of the public consultation. This is not a proper consultation! The public must be heard before anything goes forward!

dbk - [Updated 2009-10-07 12:06]

Thanks, Facts, this is exactly what I was looking for. I'd expect such details to appear on these pages, or Nanos to respond, as I assume we are paying them for their services. Which leads to a question, how much have taxpayers already spent on all this?

## New Conversation Thread

DouglasI - [Updated 2009-10-07 07:58]

So the heavy propaganda machinery is trotted out, including a disgraceful editorial in today's Citizen in which the case for this give-away consists of nothing but anti-Glebe sentiments. As I read it I was thinking that the editorial was perhaps intended to satirize these ridiculous stereotypes, but I had to conclude that it was actually voicing them. Pathetic!

Andrew - [Updated 2009-10-07 07:58]

Technically speaking, it was an opinion piece, not an editorial, and neither worked as satire (where I thought it was also going initially) or as a serious piece. And then there was the Minto Op-Ed which could not acknowledge that the process itself, which initially was show and tell rather than consultations, was created by the backers of LL - so they should not be surprised when there is pushback.

Dave2 - [Updated 2009-10-07 08:05]

I would like to say that my first thought when I read that piece wasn't the full-page colour ads that Minto run in the Citizen every weekend, but unfortunately it was. Where was the opportunity for someone from the other side of the discussion to put forward their side of the story?

## New Conversation Thread

AndrewP - [Updated 2009-10-07 08:37]

Make the Glebe pay for a Glebe friendly vision for Lansdowne Well if it is 30 million to flatten the site a few million more for a park, I think that sounds like a better option. A park (and the removal of Lansdowne's buildings) should improve the property values in the Glebe enough to quickly pay for the "transition" costs.

## New Conversation Thread

robbie - [Updated 2009-10-07 08:44]

CFL in Ottawa is dead. Turn it into small stadium 5-10,000 for local college and amateur use for football, soccer. Get rid of all the other buildings and fix up 67's rink. Make it a park and do not allow exhibition, midway.

Dave2 - [Updated 2009-10-07 08:44]

Robbie, there is supposedly going to be a USL-1 soccer franchise play there and while I will be first in line for season tickets if it happens, I do have concerns about the viability of the team in a 24,000 seat stadium. The league average attendance is just under 5,000 people and the atmosphere will be dead at Lansdowne. However, with a smaller stadium as you are suggesting the atmosphere should be great and the franchise stands a much better chance of survival. Transit will be much less of an issue that with the current plan as well.

## New Conversation Thread

BBB - [Updated 2009-10-07 08:46]

"Expanded green space" is great, but I don't see why this must come at the expense of existing green space of the children's pool, the baseball fields, and the dog park, which will now be taken up with boxy retail locations? A true, showstopping city park, like Central Park in New York, doesn't have a multiplex in the middle of it!

Matt - [Updated 2009-10-07 08:46]



Look at the proposal. The existing greenspace is not touched.

### New Conversation Thread

[gios](#) - [Updated 2009-10-07 08:52]

Are there any penalties for OSEG if they decide not to operate a CFL franchise?NOWill Ottawa rate payers be left with a white elephant?YESDoes Ottawa need an open air stadium?NODoes Ottawa need a covered stadium?YESShould the covered stadium be at Lansdowne?If we were back in 1960s or 70s Lansdowne would be the location of choice, but not in 2009. Lets do it RIGHT and start the process from scratch and open to other parties!!!!

### New Conversation Thread

[otherJonathan](#) - [Updated 2009-10-07 09:34]

The sports venue is, of course, the primary object. 300k sqft of retail space would seem to signal the end of the Bank St retail shops unless, of course, the lease space in the Development. Is this a change for the worse? Was the first "white-painting" of the Glebe ~1980 which brought to an the existing commerce on Bank Street. Withal this seems an "if you don't like this century, go back where you came from" moment.

### New Conversation Thread

[Phyllis](#) - [Updated 2009-10-07 09:48]

Today in the Citizen Roger Greenberg explained the objective is to make Lansdowne a destination for people day and night, year round. I agree totally. So will people living in Orleans or Kanata or Barhaven leave their area , their shopping malls and movie theaters to drive downtown. I think we already have terrific restaurants in this city - many already located in the Glebe. So what is the unique experience that will have them wanting to come to Lansdowne? Ever been to Toronto's Center Island on a Sunday afternoon? That's where families take the ferry to have picnics, play soccer, and enjoy some waterfront. Now that might be unique for Ottawa families especially since it is adjacent to cycling paths where they need not go on road with their kids. Let's give Ottawa a truly unique experience if we are to develop this area for now and the future.

### New Conversation Thread

[Capitalism A Love Story](#) - [Updated 2009-10-07 09:57]

This is just another example of how public property is being handed over to private hands. What is even worse is that the city's tax payers are still stuck with a huge bill. Kiss goodbye to the jewel which the people own, and kiss goodbye to the likes of the Mayfair and the businesses along Bank Street. Developers control this city and this process. As Karl Hienz Schieber tried to show us, corruption is rampant in Canada. In fact too many people believe that is how our Mayor got his throne!

### New Conversation Thread

[trevd](#) - [Updated 2009-10-07 10:04]

If this city is so short-sighted that this partnership doesn't happen, Lansdowne will end up falling apart before our eyes for the next 20 years. This plan isn't perfect (I would like more parking space), but compared to the alternatives, it is the only way to go. For once, let's do something worthwhile in this city, instead of just watching things deteriorate!

[Friend of Lansdowne Live](#) - [Updated 2009-10-07 10:04]

Amen.

### New Conversation Thread

[kavaky](#) - [Updated 2009-10-07 10:04]

Time for more citizen action. Individuals, from across the city: I implore you to create your own petitions and have people sign them either for or against. Go to as many households, get the names, address and signatures and present the results to your councillor. Go with the facts. Good Luck

[I Want ALL The Facts](#) - [Updated 2009-10-07 10:04]

Democracy only works when citizens get involved! More Public Consultations NOW!!!

### New Conversation Thread

[RGS](#) - [Updated 2009-10-07 10:07]

I am not a football fan but am aware of the two professional franchise failures that Ottawa has experienced over the years. However I do recognize the need for a large sports facility of this kind, which of course could be used for so many other kinds of events. I like the idea of putting such a facility somewhere else like Lebreton Flats, as has been proposed by other parties. I don't see the need for more retail space in this area and I believe that





Bank St businesses would suffer: Ottawa has so many retail areas already and many, like the "TrainYards," are not well utilized. The only way to develop a true vision is through a more creative procurement process.

## New Conversation Thread

Philip - [Updated 2009-10-07 10:28]

The vision is all wrong. For the amount of money it would take to renovate the stadium, it would be better to build a new stadium in a location that is well serviced by public transit (both existing and planned). What I would foresee for Lansdowne park itself is more akin to NYC Central Park. Something that would make Ottawans proud to be Ottawans; something that would attract visitors; something that would make people want to live in Ottawa, that in turn would make companies want to open up shop here. We don't need another shopping centre. Once it has been commercialized, we will have lost (what should be) a treasured public asset forever. Lets preserve Lansdowne Park as a park for future generations.

I Want ALL The Facts - [Updated 2009-10-07 10:28]

I totally agree with you. And, I can't remember the last time a tree or a flower bed went out of business and was shipped off to another city. A Central Park style space would be the best value for dollar.

Matt - [Updated 2009-10-07 10:28]

You can't build a new stadium and arena for teh same money. Nor would the money be available if not for the commercial component of the plan. Preserving Lansdowne involves the preservation of the stadium and arena.

Dave2 - [Updated 2009-10-07 12:06]

There is no money available for the stadium Matt. We are having to borrow it based on the assumption that the tax base in Ottawa will grow sufficiently to pay it back. The retail development, which will supposedly pay the interest payments, does not have to be at Lansdowne, it could be anywhere in the city and the model works just as well, or just as poorly depending on your perspective. The key issue to building a stadium at a price that is affordable to the taxpayers of Ottawa, is to avoid single-source procurements that mean that we are not eligible for federal and provincial support. BMO Field cost \$62M, but it cost Toronto taxpayers less than \$10M. MLSE contributed \$8 million towards the construction of the stadium and \$10 million towards securing the naming rights of the stadium. The Canadian Federal Government contributed \$27 million, with Ontario's government adding an additional \$8 million. Toronto paid \$9.8 million, and has the ownership of the stadium. In the Citizen today "Oâ€™Brien scoffed at concerns that the unsolicited bid by Roger Greenberg, John Ruddy, William Shenkman and Ottawa 67â€™s owner Jeff Hunt would adversely affect the cityâ€™s finances because Ottawa would be unable to solicit money from the provincial and federal governments.â€œWeâ€™ve found a way of not asking for money like little children,â€œ Oâ€™Brien said, lauding the independence Ottawa would have in pursuing revitalization." Just imagine the independence we are going to have when we pay the \$2B or whatever light rail is going to cost. Or does his comment not apply to that procurement?

Matt - [Updated 2009-10-07 12:21]

Actually there is money in the budget for the stadium - almost four million dollars per year. You are also forgetting that there is value in the existing facilities (as evidenced by the thousands of people who continue to use them). To build anew elsewhere would be to squander that value. Plus there is the issue of time and maintenance in the interim. BMO Field is an interesting example. The \$62 million was for a smaller, more basic stadium, without the arena. So the cost is not comparable. But more importantly, it came about as a result of direct negotiations between the city and the franchise holder. Just like Lansdowne Live. And by all accounts, it is a huge success.

Dave2 - [Updated 2009-10-07 13:29]

Not strictly true. The \$3.8M doesn't exist and is not in the budget. It has been identified by city staff during the LL process as the cost of keeping the facility going if nothing else is done with it (\$38M over the next 10years), which no-one is suggesting. This cost is eliminated if the city rebuild the stadium, or if it was demolished. Currently Lansdowne is only losing a round \$200K/year.

Matt - [Updated 2009-10-07 13:43]

The cost of demolishing the stadium is at least \$15 million. And that investment gives us nothing but a hole in the ground. No one is suggesting keeping the facility going? Really? What are we going to do - let it fall down? And what of the 67's, and all of the other current users of the facility?

## New Conversation Thread

stephen - [Updated 2009-10-07 10:37]

If the goal was "to bring Ottawa residents, the City, the NCC, and Parks Canada together to develop a new vision for Lansdowne Park", it has failed miserably. The process has been a sham from the outset, smacking of cronyism and back-room dealings. This is not democracy, it is pseudo-democracy of the worst kind.

## New Conversation Thread

Dave S - [Updated 2009-10-07 10:41]

So the city gives these developers hundreds of millions of dollars of real estate for a minimum of 30 years, throws in well over \$100M more in cash along with an assurance that the developers will have priority when it comes to return on equity. What do taxpayers get in return? The right to spend more money in their stores and restaurants as well as the right to buy football tickets (for a few years anyway)? Is this the best deal that we can negotiate?

## New Conversation Thread

Lynn Barlow - [Updated 2009-10-07 10:42]

If this were a proposal for a green park like Central Park in New York with places to play chess, benches to sit on, playgrounds for kids, large space for farmers market there wouldn't be any problem at accepting this. But a mall in centertown, who thought that one up. And athletes won't want to stay at a hotel in a residential area, they want to go downtown where the clubs, bars and action is. Would that be phase three?



## New Conversation Thread

DouglasI - [Updated 2009-10-07 11:02]

In his Citizen piece today, the chief developer tells us that it's incorrect to say that under the current 'vision', there will be 300,000 sq. ft. of retail space, but only 199,000. But then in the very next paragraph he adds the 40,000 sq ft. box food store, and the 47,000 sq. ft. cineplex, on top of the 199,000 sq. ft. It seems to me we're getting awfully close to 300,000 sq. ft., the size of Billings Bridge.

Dave2 - [Updated 2009-10-07 11:02]

I was disappointed, but not surprised to see that there wasn't a counter-piece from someone opposed to the development. I was also a little surprised that Greenberg was only identified as President of Minto, and not as a key player in OSEG. I'm sure there are many people with only a passing interest in this who don't know that Minto are one of the partners.

## New Conversation Thread

walter - [Updated 2009-10-07 11:11]

There is NO vision here -- just a bunch of developers doing what they know what to do which is build a shopping mall and make money.

I Want ALL The Facts - [Updated 2009-10-07 11:11]

I don't even have faith that their plan will make them ANY money. It seems to be about ego more than anything.

## New Conversation Thread

frankberlin - [Updated 2009-10-07 11:17]

Given it is the only vision that has been advanced with financial backing from local residents, I don't see how we can do nothing except to continue to spend 3.8 million dollars per year on maintenance of the parking lot. The critics if they have a vision have no financial backing.

I Want ALL The Facts - [Updated 2009-10-07 11:17]

Critics of the LL Plan would be able to compete on an equal footing (with economic backing) if an international competition was held. The argument to take the LL proposal just because its a complete proposal is faulty thinking, as the LL plan has closed the opportunity for an open, democratic competition.

## New Conversation Thread

efgoldsmith - [Updated 2009-10-07 11:24]

Without public consultation it doesn't matter how perfect this vision is. Process is so very important and helps to protect what needs to be protected. Ottawa is the capital of Canada and we should be setting a standard for public consultation for the use of our space. Mayor O'Brien has a responsibility to put the city first. He is failing us.

## New Conversation Thread

JVY - [Updated 2009-10-07 11:44]

This whole package is just so much more of the same. Developers do not have civic vision, they do not leave legacies, (other than bankruptcy and debt), and they do not have the best interests of the city or the public at heart. They just build more retail, gaming, and shabbily built housing, make their profit on the front end, and leave the thing to somebody else to work with. And they have the tools and the "partners" to pretty it up and sell it, and slide it past the goalpost. That's what's going on here, clearly. It's all been said, many times, I won't repeat. What I will add is that the best thing that could happen to Lansdowne right now is that the First Nations folks would wake up slap another land claim on this private profit - public land grab. Happened just up the road at Rockcliffe Base, and put that jewel of a property on ice for probably the rest of my life.

## New Conversation Thread

I Want ALL The Facts - [Updated 2009-10-07 12:07]

I spoke with Denis Abbott, Director, Communication and Customer Service Branch for the City of Ottawa, at the City Hall Public Consultation and he informed me of the following: 1) The information that is gathered in the consultations is compiled into a report to be presented to the council members by Nanos. There will be an Annex made public where all of the comments can be found unaltered. 2) The comment sheets at the Public Consultations will be transcribed, compiled and annexed in a similar way. 3) There is no system to document and transcribe any of the questions, comments and concerns raised to the developers and city staffers at the Public Consultation. 4) The city staffers at the Public Consultations are the same individuals who have been working with OSEG to put the deal together and sell it to residents. 5) There were no plans on documenting the questions raised at the Q&A portion of the public consultation. This is not a proper consultation! The public must be heard before anything goes forward!

R Thomas - [Updated 2009-10-07 12:07]

Excellent summary of a totally incompetent and inept attempt by city staffers to position this process as a consultation. It was a trade show/ marketing event and a total insult for all taxpayers. Nothing short of a disgrace.



## New Conversation Thread

propark - [Updated 2009-10-07 12:29]

I first have to declare that I do not live in the Glebe, so my opposition to developing Lansdowne Park isn't a NIMBY issue. I believe Lansdowne Park has been neglected for many, many years. The argument by proponents of the Lansdowne Live plan, that something must be done now to "fix" what is one of the city's best assets is opportunistic and deceitful. What is wrong with having greenspace in the middle of Ottawa with the historic Aberdeen Pavilion as it's centrepiece? Frank Clair Stadium and the Civic Centre served their purpose over the years, but the city's transportation system can't service the demands the site would require. My suggestion: Tear down the sports facilities and the non-heritage buildings, plant trees and resod the open spaces. That is where I would be willing to invest my tax dollars! Let the developers and sports promoters look elsewhere for profit.

Friend of Lansdowne Live - [Updated 2009-10-07 12:29]

The Civic Centre will never leave Lansdowne, not before another arena is already built. Just because you don't live there and it's not technically "in your back yard", doesn't mean that you aren't showing a NIMBY attitude. 'Move the arena and stadium elsewhere, just not in the Glebe.' That reeks of NIMBYism

## New Conversation Thread

kayaky - [Updated 2009-10-07 12:31]

ABERDEEN RENTAL VALUED AT ZERO! Another mistake by Kirkpatrick this time reported by the CBC: text to follow:<http://www.cbc.ca/canada/ottawa/story/2009/10/06/ottawa-aberdeen-pavilion-lansdowne.html>The aberdeen pavillion rented out for 30 years for the exclusive profit of the QSEG is valued at ZERO.that never came up at the public meetings until now.KEEP DIGGING PEOPLE!Developers won't be charged a cent for the privilege of putting restaurants in a city-owned Victorian heritage building as part of the redevelopment of Lansdowne Park.The revelation about the 1898 Aberdeen Pavilion by Ottawa manager Kent Kirkpatrick came out Tuesday as he went through the Lansdowne Partnership Plan at a meeting of the city's corporate services committee.It was prompted by a question from Gloucester-Southgate Coun. Diane Deans."What about the value of the Lady Aberdeen Pavilion used for commercial spaces?" she asked."How's that been valued?""It hasn't," Kirkpatrick responded."So that's just free to them?" Deans asked."That's correct," Kirkpatrick answered."Forever â€" for 30 years?""Yes, 30 years."Deans then asked Kirkpatrick why the value of leasing the pavilion wasn't on the table as part of negotiations with developers on the future of the central Ottawa park.Kirkpatrick responded,"What I was able to negotiate was the land for the retail component and the land for office and hotel. The city is also contributing the use of the Aberdeen pavilion. That was â€" I didn't negotiate that into the calculation of the city's deemed equity."The Lansdowne Partnership Plan is a proposed partnership between the city and the Ottawa Sports and Entertainment Group that calls for renovation of Frank Clair Stadium, an expansion of green space and the construction of housing and retail developments. Developers would get a 30-year lease on city land.The Aberdeen Pavilion was built in 1898 with what was leading-edge technology at the time. Its frame was built of steel so there was no need for columns on the inside.It wasn't just the free rent that developers will get on the pavilion that upset some councillors Tuesday. Coun. Marianne Wilkinson said she doesn't like the idea of putting restaurants in the building."I don't think it's the right thing for a heritage building," she said.She added that she wants to take more time and hold public consultations to decide what should go inside the pavilion.More discussion about the Lansdowne Park proposal were scheduled to take place Tuesday night at the last in a series of public forums on the plan.

Dave2 - [Updated 2009-10-07 12:31]

Unbleivable, but not surprising.The key phrase to me was "What I was able to negotiate was..." I almost feel sorry for Kirkpatrick - he is negotiating from a position of extreme weakness. The only card he holds is that the councilors might vote against the proposal, and that has seemed almost impossibly unlikely until the last week or so.

DouglasI - [Updated 2009-10-07 12:31]

This is a very important revelation, which underlines further how completely unacceptable and one-sided this 'deal' is. Not only is the public land we're giving away for thirty years totally rent free, but so are the historic assets that are sitting on it. Giving the Lady Aberdeen Pavilion to the developers! For free!Thank you for bringing this up. It needs to be highlighted.The deal is more and more of a scandal the more you learn about it.

## New Conversation Thread

kayaky - [Updated 2009-10-07 12:34]

<B>ABERDEEN VALUATION</B> zero rental value over 30 years is obviously an oversight but I think its really important to factor that into the city's cost of the project. Does anybody know what the rental income is from that building on average per year?

## New Conversation Thread

SusanB - [Updated 2009-10-07 12:54]

I do not live in the Glebe and I am strongly opposed to this proposal. All citizens of the City must be properly consulted before any plans go forward. Only then should a proposal, incorporating our desires be put before us for comment.

## New Conversation Thread

kmhutch - [Updated 2009-10-07 13:29]

I am completely in favour of this proposal and would strongly urge you to express your support of the project as well.I have been a strong supporter of CFL football in the past and am hoping to see this wonderful game in our city as well. It is a source of civic pride to have a CFL team and the Lansdowne site it the only practical place to have such a stadium, for itâ€™s historic and economic value.I feel it is shameful that some councillorâ€™s will dismiss this project out of hand, for whatever reason. Stop being selfish and think of the city as a whole and not just your ward!!!As for green space...take a look around..the Glebe is full of green space with plenty of room for walks, strolls and places for children to play in.Let's move on with this and stop the silly grandstanding. I hope that you will indeed vote in support of this project and if there is any other action that can be taken to obtain this goal, please inform the citizens of Ottawa to make this happen

J.C.Watts - [Updated 2009-10-07 13:29]

Opponents of this scheme are not dismissing it out of hand. Take a look around this site and you see some very real concerns with traffic, with the business model with the nature of the retail component.It's too easy to dismiss your opponents as selfish. The charge could easily be leveled at CFL fans



who want to push through this deal whatever the cost to the taxpayer. As a fan myself, I resent the way the OSEG group is using the CFL team to manipulate the process and dictate a deal that gives them a valuable slice of public property and a commercial profit stream at huge taxpayer expense.

DouglasI - [Updated 2009-10-07 13:29]

"Stop being selfish," indeed. Let's remind the developers of that. We're giving them, rent free for at least thirty years, the use of prime public land, and now, we discover, also the historical buildings on it. They pay not a dime in rent. We're guaranteeing them an 8% return on investment, including the bloated cost of a sports franchise (it was \$7 million; oops, it's now \$20 million.). Who's being selfish here?

Francine - [Updated 2009-10-07 13:29]

If a CFL team is such a source of civic pride then why has it failed twice? And what happens if it fails again? Who is left holding the bag? We already have one white elephant... baseball!

ottmarkw - [Updated 2009-10-07 13:29]

This "silly grandstanding" is democracy in action. You like CFL football, so you like this proposal, but have you considered any of the negative aspects of this proposal? People outside of the Glebe are the ones that are losing the most from it - at least Glebe residents can walk to it and enjoy the amenities without fighting traffic (on a bus or a car, it's still heavy traffic).

## New Conversation Thread

Darlene - [Updated 2009-10-07 13:52]

The development of a 300,000 square foot retail space will destroy The Glebe Business Area. The underground parking noted for such an area is not large enough to accommodate all the cars for events held at the arena and the retail centre. This is not a well thought out plan, nor is it very fair or legal to sole source such a large project and as a tax payer I do not want to subsidize this.

rt's friend - [Updated 2009-10-07 13:52]

Yes Darlene, I think taxpayers should pay the full cost for a brand new stadium in Cumberland and the new highways to service it. Our taxes are clearly not high enough.

## New Conversation Thread

dbk - [Updated 2009-10-07 14:23]

I am strongly opposed to this proposal and the process that has produced it. I urge you to ask why the City should gift public lands to private interests and consider that few taxpayers enjoy rent-free leases or free event tickets.

## New Conversation Thread

kavaky - [Updated 2009-10-07 15:15]

TELL IT TO THE JUDGE! Whenever a disagreement arises between two parties to an agreement - like for example, how a landsdowne live project is proceeding, or not proceeding inevitably, they end up in court. Who pays the court costs? The citizens of Ottawa! Are there any areas of this "agreement" that might go sour, if financing falls through, if verbal agreements are misunderstood, if promises are not kept? Ohhhhhhhhhhhhhhhhhhhhh... all rise please court is now in session.

## New Conversation Thread

Michael Hogg - [Updated 2009-10-07 15:16]

That after years of neglect and posturing by narrow minded Councillors, it is not surprising that those with negative and ill conceived views are given priority and appear, unfortunately, to be in the majority. As one of the only major capitals without a "National Stadium" etc, it is past due that Ottawa has a development that not only will meet this goal but provide Ottawa with a vibrant use of inner city lands. That it is the private sector that has been the leader is no surprise. It is a win-win proposal for our city. Stop the posturing by the vocal few and get it done!

DouglasI - [Updated 2009-10-07 15:16]

Have you looked at the business plan? The developers get a guaranteed 8% return on their investment, including the sports franchise, for at least thirty years. They pay no rent on the public land they occupy with their grotesque shopping mall, and they get FREE the exclusive use of the heritage Aberdeen Pavilion, for thirty years. The City rebuilds the stadium at public expense, and contributes an underground parking lot, also for FREE, to the developers. The city's only compensation is on the \$20 million that the land for the mall is undervalued at. Not my idea of a win-win situation.

Warren Carter - [Updated 2009-10-07 15:16]

Really

J.C.Watts - [Updated 2009-10-07 15:16]

Countries that have a "national stadium" have a national sport whose major finals and international games are always played in that stadium. The stadiums are usually owned and operated by that sport's association. The FA owns and runs Wembley for England's international games and for cup finals. The Italian Olympic Committee owns the Stadio Olimpico, which hosts the Copa Italia and Italy's international matches. Are you getting the picture? It's not like we have a national football team that would play its games here. If you are suggesting that the CFL builds and funds a national stadium that would always host the Grey Cup, that's something different.

Glinda - [Updated 2009-10-07 15:16]

Let's hear from the other side. They have the opportunity. Is it possible that they aren't really there?

Friend of Lansdowne Live - [Updated 2009-10-08 20:24]



We're all here, we are just fed up trying to defend the same old tired tripe from the opponents. I'm certainly going to do my part though to ensure that the vocal minority doesn't get in the way of growing the city I have lived in my whole life.

Glinda - [Updated 2009-10-09 23:08]

You say "we're all here" but we are not. Sunnyside Avenue looks endangered now that the NCC won't let them use the QED.Help! We need to...

Glinda - [Updated 2009-10-07 15:16]

I have re-read some of the comments and this one says I rated it "As Agree". That's completely untrue. I rated it "Disagree". I'm going to look for other comments that I rated. What's going on?

## New Conversation Thread

Bill Logan - [Updated 2009-10-07 15:16]

Beyond the fact that I doubt that a CFL team can make it in Ottawa, I don't have a specific view of this "vision" but I believe this should be finalized BEFORE negotiating with a single proponent. Once there is a consensus on what Ottawans want, that's the time to open the process to a request for proposal to get the best possible deal for taxpayers. I don't understand the panic to get on with this without competitive bidding.

stephen - [Updated 2009-10-07 15:16]

Bill - you are right on.. The City has essentially put the cart before the horse and given us an end product without widespread input from its residents. All the resulting acrimony can thus be laid squarely at the feet of the City of Ottawa.

Friend of Lansdowne Live - [Updated 2009-10-07 15:16]

If this forum is any indication, there will never be a consensus. That's the problem. If we go back to the original Rights to Development proposal, I will be laughing in the face of the shocked naysayers when they find out that all the plans we get look strikingly similar to this one. Holes will be poked, microscopic details scrutinized, and Lansdowne will waste away while we sit around twiddling our thumbs.

## New Conversation Thread

sach - [Updated 2009-10-07 15:45]

I am opposed to this proposal and the process that led to it. If this plan is indeed the best for Lansdowne Park, why can it not stand up to a competitive process? This plan will threaten existing Glebe businesses, create a traffic nightmare in the Glebe and change the whole tenor and atmosphere of a wonderful neighbourhood that people from all over Ottawa love to visit. We need to take more time over this, consider more proposals, and come up with a plan that will improve the Glebe neighbourhood and the city of Ottawa, not destroy it.

## New Conversation Thread

mfreeman - [Updated 2009-10-07 15:58]

I believe that Ottawa should have a first class stadium, but one that is well-served by mass transit. Considering the current shape of Frank Clair Stadium and the cost of refurbishing it, we should build a new stadium on a better site. Furthermore, a huge underground parking garage is not appropriate for this neighbourhood. The Civic Centre should be refurbished because it is not on the same scale as the stadium and is already well-utilised. It doesn't depend on a yet-to-be-proven CFL franchise. We do not need a new shopping centre in the Glebe. What we need is more good retail on Bank Street so that the line of shops and other services continues from Holmwood to the bridge and creates a link to the shops in Old Ottawa South. So I don't share this vision at all.

Glinda - [Updated 2009-10-07 15:58]

Bayview is the spot. It's on the proposed transit route, has lots of industrial land not used anymore. Why are they so focussed on Lansdowne? Land grab from the public, pure and simple.

## New Conversation Thread

Dave14 - [Updated 2009-10-07 16:46]

This is a great opportunity to renew and revitalize Lansdowne Park. I totally support this well thought out and planned vision. CFL football can and will prosper in the Nation's Capital with this particular group of local businessmen behind it. The improvements proposed to the park will enhance the city immensely and help local businesses in the area. I am dismayed at the negativity and animosity displayed with some who appear to have their own agenda. Let's be proactive and approve this project and march forward!

Dave2 - [Updated 2009-10-07 16:46]

Can you expand on what you like about this proposal, other than the return of the CFL? The reasons for the negativity displayed by people who are against areas of this proposal have been covered in detail in many posts and cover all of the eight sections of this plan, but I am still trying to understand why anyone thinks this is a good deal. Please, please explain.

Friend of Lansdowne Live - [Updated 2009-10-07 16:57]

Does it REALLY matter to you what we like about the proposal? The reason we have stopped trying to defend the plan is because of all the "you're still wrong no matter what you say" hogwash we have been getting from the opponents. If you wish to see why I personally feel the plan is good and the naysayer opinions are short-sighted, feel free to read my blog at rantyourpantsoff.blogspot.com.

dbk - [Updated 2009-10-07 16:46]

The only agenda at work here is on the part of some City Councillors and the Mayor who are determined to make an incredible gift of public lands to some friends in the real estate and development business. One wonders what the quid pro quo is.



## New Conversation Thread

Exasperated - [Updated 2009-10-07 17:04]

I've had the opportunity to visit stadiums all over North America. To the best of my knowledge, virtually all of them are public-private supported through tax measures, financing, etc. Many cities are able to work around a lot of the same "issues" that are being raised...there's no reason to think Ottawa couldn't. It's not illegal to make a profit in Canada, even though much of the criticism implicitly is anti-commerce. Private interests need to have some kind of return to justify investing in any project. Lansdowne is owned by the citizens of Ottawa collectively and needs to be developed to maximize the utility for Ottawans as a whole and not just for a specific neighborhood. Football has well over a century of history at Lansdowne and would have been an established fact for anyone moving into or operating a business in the Glebe. The return of the Alouettes franchise to Montreal has been documented to have rejuvenated youth sport (and surely we need that with all the chubby kids around) and had many indirect commercial benefits to their city. Montreal has wholeheartedly embraced this franchise and made it successful. The Lansdowne Live proposal isn't perfect. I'm sure even OSEG wouldn't claim that. But let's not let perfect get in the way of better! The retail and condo development is needed to make the whole development package financially viable. I'm sure there are probably adjustments that can be made here, but at the end of the day OSEG still needs to walk away profitable. The difference between a world class city and one with pretensions as one is the ability to put a city's interests ahead of parochial ones. In my opinion, Council has failed spectacularly at this and has shirked its leadership responsibility. In summary, I fully support this vision as not perfect, but a step forward for OTTAWA. Cut the crap Mayor and council, step up and get it done!

dbk - [Updated 2009-10-07 17:04]

What kind of partnership gives private interests a 50% equity stake in exchange for a promise to "field a team" while the taxpayer contributes \$120MM for the renovations and commits to a 30 year rent-free lease? That must be what makes it a PPP. How is objecting to such a sweetheart insider deal "anti-commerce"? This proposal is far from perfect, indeed.

stephen - [Updated 2009-10-08 12:08]

Good response...I heartily concur

Friend of Lansdowne Live - [Updated 2009-10-08 12:08]

What do you propose should be done with Lansdowne?

## New Conversation Thread

KSS - [Updated 2009-10-07 17:35]

The city staff must have taken a lot of hard work to put it together, unfortunately, this would be fine if they are working for OSEG and the land is owned by OSEG and they are spending their money to realize the Vision. There are some good ideas in the development of the area, but as a whole, this seems OSEG is developing the land to make money and the tax payers of Ottawa are subsidizing them as well as taking most of risks. Look at Scotia Bank Place, why should there be a set of rules for Hockey and another set for Football, if they want a CFL team, build the stadium on their land, if the city really believe it is of great benefit to the citizens of Ottawa, provide a suitable piece of land to the owner at reduced rent and/or provide other additional tax incentives. There is no doubt that the current location for the stadium is extremely poor, the fact that the south side is condemned makes the decision to relocate much easier, pouring another 120 millions into refurbishing is a waste of tax payers' money. With no major tenants in the near future, the best option would be to tear it down, let those who want to get a CFL franchise put a stadium where it is close to public transit such as Breton Flat/Bayview area or somewhere on the Light Rail route. Determine the cost of refurbish the Civic Centre, and then decide to refurbish or build a new one. The proposal has some good points in developing the area, I have no problems with a mix of residential, hotel, retail and service on the land, other civic use such as museum (Museum of Science & Technologies is looking for a new location), Portrait Gallery of Canada, Aquarium, additional green space can be located on land vacated by the stadium and/or arena, I attended several events at Lansdowne over the years, the only thing keep us from going there more often is the transportation issue, and the proposed plan is not workable, having Bank Street or Queen Elizabeth Drive lined up with buses for 4 hours does not work, forget about it. Imagine if there is house fire in that neighbourhood when there is big game or large concert going on. The financial aspect of the proposal is one sided for OSEG, if they want the stadium, they can build it on their land, quite sure they have lots of land available for development, why not Manotick or Riverside South, between them, they have acres of undeveloped land. The city staff have spent a lot of time putting this proposal together to justify a financial adventure by the developers, that itself is a misuse of public resources. If you take away the requirement for the Stadium/Arena, there would be lots of good ideas on how to redevelop Lansdowne Park, that would be a true Vision, as it stands now, it is a Tunnel Vision from some developers who want to own a CFL franchise.

Glinda - [Updated 2009-10-07 17:35]

You say: "If you take away the requirement for the Stadium/Arena, there would be lots of good ideas on how to redevelop Lansdowne Park, that would be a true Vision, as it stands now, it is a Tunnel Vision from some developers who want to own a CFL franchise." Amen! But there is also the question of "Why here? A land grab for the City (property taxes on residential) and developers (retail profits). It's called an Open Design Competition, which was unilaterally cancelled by City Manager Kent Kirkpatrick, even though Council voted for it. Kirkpatrick has admitted it--was Larry O'Brien pressuring him to do so?"

## New Conversation Thread

Mike Ivanski - [Updated 2009-10-07 17:44]

The current "Park" consists of a stadium that is literally falling apart, acres of pavement, the civic center and several other buildings used occasionally (e.g. Aberdeen). This unsolicited proposal provides the citizens of Ottawa with the opportunity to develop this site, mix a myriad of uses (sports, commerce, housing) and bring some life to the whole of Ottawa. Is it the best option? Probably not. Is there a better option available- haven't heard of any unless its leave it alone and turn it into green space. We have lots of green space- we don't have a facility for major outdoor sports! Council- don't fall for the "lets delay looking for the perfect solution". Time has already past- something needs to be done with the site- and this is a way forward. Lets move forward!!!!

Glinda - [Updated 2009-10-07 17:44]

Not to this more-than-flawed option.

## New Conversation Thread

alecz\_dad - [Updated 2009-10-07 17:52]

The so-called consultation process, both in-person and online has shown itself to be fundamentally irrelevant. There has been no indication as to what weight, if any, Council will give to the public responses permitted through these channels. My concern is that the new survey that pollster Nik Nanos will



soon undertake -- which is increasingly being touted as the ultimate proof of the true level of support for the project -- could possibly be quite biased depending on what questions are asked, and how. So one of the next battlegrounds for critics of the proposal will be to demand that the Nanos survey questions are more objective than those in the December 2008 poll commissioned from Ekos Research by the developers' group: <http://tinyurl.com/yev5v9l> I found many of the questions in the Ekos poll likely to create responses biased in favour of the developers' plan. For example: there were no references to a major commercial development as an integral part of the redevelopment plan. Instead the poll questions asked only about support for a multi-use sport and entertainment stadium, arena and civic events complex (e.g. p.8), despite the fact it is clear that the developers clearly intended all along to be allowed to build their mall as part of the plan. When asking where such a complex should be located (p.14), only "Kanata" and "Central Location e.g. Lansdowne Park" were offered. So people who might have wanted to, or intended to express a preference for a different central location such as Bayview, Carleton U., the Baseball Stadium, etc., would have defacto been led to support the Lansdowne site, since the only other option given was Kanata. Another question read (p.20): "Some groups in the City have said that Ottawa should wait and solicit more proposals for the redeveloping of Lansdowne Park. Others have said that the site has been poorly used and in disrepair for too long, if a viable option is on the table we should pursue that. Which statement is closest to your own point of view?" -- seems to be worded in quite a biased way. Yet despite the fact that the results were extremely close 43% vs. 49% for those who wanted more options and those who wanted to move immediately. Given the 3.3% margin of error at the .05 confidence level, they could just as easily have been a dead even tie, and I rather suspect with a less biased question would have seen even weaker support for the proposal. Everyone knows that the results from a public opinion poll can vary considerably depending on the questions asked, and their order. The British TV show "Yes Prime Minister" has a brilliant example of how by asking the same person two different sets of questions, they can be led toward two quite opposite positions on the same issue: <http://tinyurl.com/ycby47c> All concerned citizens, whether they oppose or support the developers' plan, should demand that Council ensures that the poll that Mr. Nanos takes will be genuinely objective. It should use genuine market research techniques or scientific practices used by agencies such as Statistics Canada, which are intended to get REAL answers, rather than the leading questions used in polls commissioned by political parties to support their positions.

stephen - [Updated 2009-10-07 17:52]

Points well-taken...I too am concerned that the survey results will be distorted by the questions asked and the assumptions underlying them.

Glinda - [Updated 2009-10-07 17:52]

You say, and I agree absolutely: All concerned citizens, whether they oppose or support the developers' plan, should demand that Council ensures that the poll that Mr. Nanos takes will be genuinely objective. It should use genuine market research techniques or scientific practices used by agencies such as Statistics Canada, which are intended to get REAL answers, rather than the leading questions used in polls commissioned by political parties to support their positions.

## New Conversation Thread

C.E.M. - [Updated 2009-10-07 18:19]

There is no particular "vision" for Lansdowne here, unless you consider entrepreneurial opportunism a kind of vision. The proposal has major flaws, both in the lack of an open process, and in the specifics of the proposal. For example, locating a stadium on Bank Street in the Glebe with no rapid transit and inadequate parking is a recipe for disaster. While the proposal is wrapped in the rhetoric of heritage and green space, it is in fact an ill-disguised entrepreneurial adventure, with the prospect of major profits from commercial development. Does Ottawa really want Lansdowne, touted as the jewel of the Rideau Canal and a window on a world heritage site, to be just another centre for shopping, cinema, and a hotel, with (for added spice) a parking/access nightmare? I am quite surprised at the degree of salesmanship evident in much of the information from the City about this proposal. Much of this information, repeated uncritically by some of the media, shows bias in favour of the proposal, and some of it verges on deceptive propaganda. At the very least, the partners in this scheme have a major credibility deficit.

## New Conversation Thread

antispin - [Updated 2009-10-07 18:24]

The strongest argument against the current proposal for the redevelopment of Lansdowne Park is that so many of the people who live in this area are vociferously opposed to it. I grew up in this area, have now bought a home nearby and have a new baby who, I hope, will be able to take advantage of the uniqueness of this neighbourhood, which draws both on the many small businesses along Bank street and the amount of green space. Innovations such as the local farmer's market have only added to this. The city seems intent on gutting the economic viability those businesses -- many of which have persisted for decades -- so that developers can build condos, a multiplex, and shopping mall thinly disguised as "unique retail shops and services". "Unique" is rarely built -- it grows. Why does the city want to destroy the Glebe success story and replace it with some cookie-cutter facsimile? It's sad.

desideriuse - [Updated 2009-10-07 18:24]

Whether you live in the Glebe or not, (which I don't) it is easy to appreciate. I prefer spending my money there to any shopping mall or big box.

Glinda - [Updated 2009-10-07 18:24]

Money grab, obviously.

## New Conversation Thread

Warren Carter - [Updated 2009-10-07 18:25]

I am appalled at the apparent disembodiment of the plan from the realities of no roads for access to this site proposed; complete disruption of community access which will pale the previous annual EX event in August continuing throughout the year. We would be better served if O'Brien resigned.

Glinda - [Updated 2009-10-07 18:25]

Please make your views known on the Transportation forum too.

## New Conversation Thread

Hilda Vanneste - [Updated 2009-10-07 18:39]

My main concern is that the public private partnerships leave the public holding the "bag" after the private either declares bankruptcy, tax breaks etc. called for in the original agreement. The increasing congestion of the proposal will result in the Glebe becoming increasingly uninhabitable - and not only on weekends - all the time.



## New Conversation Thread

[sugarstar182](#) - [Updated 2009-10-07 20:01]

"Embrace the Rideau Canal, with a new expanded green space. This sounds like a great idea - as a world heritage site in the capital city of Canada I think the City of Ottawa should do everything they can to highlight this wonderful treasure. \* Revitalize the existing stadium and arena for sports and entertainment events. I don't think we need to revise the stadium for a sports team. As a person who lives in the Glebe I would rather see a park in this space. I don't plan on supporting a sports team and I don't believe that many people who live in the Glebe would want this. \* Stand as the model of modern-day innovation in an urban form where people can go to walk, cycle, shop, enjoy a good meal, be entertained, work, live, and play in an environment respectful of our architectural heritage. Sounds Great!" Removal of asphalt to be replaced with a "front yard" along the Rideau Canal. Great Idea! Construction of an underground parkade for 1,100 vehicles in the City Centre we should be encouraging people to walk, bike or bus. If we build a park (maybe Ottawa's equivalent to Stanley Park in Vancouver) we would not need to have so much parking. Can the roads around Lansdowne even support this much traffic? If we need this many parking places to support a stadium maybe it should be built outside the city centre. \* Development of 300,000 square feet of unique retail shops and services, distributed throughout the site, to complement the existing commercial corridor along Bank Street! hear this retail complex will include a permanent space for the Farmers market and I think this is a great idea. But, I also hear that it will include a movie complex - I don't know how feasible this is. The world exchange theatre is empty most nights and the Mayfair almost went out of business until a group of people built it into a community space. I think all retail outlets should be places that will build community.

[Friend of Lansdowne Live](#) - [Updated 2009-10-07 20:01]

"As a person who lives in the Glebe I would rather see a park in this space. I don't plan on supporting a sports team and I don't believe that many people who live in the Glebe would want this." Its for reasons like this arrogant comment that Glebe residents are being flamed as being NIMBY fear-mongers. This is for the whole city, not just the holier-than-thou Glebe residents.

## New Conversation Thread

[Rob](#) - [Updated 2009-10-07 20:21]

I am totally for this project ...many from the Glebe are opposed and are the loudest voice against this project and they are not the only ones that pay taxes to this city ...This will be a jewel for the Ottawa...too many people commenting here that are afraid of positive change...The people (tax payers) are getting a state of the art complex for the amount it costs to maintain the existing park...It takes money to make these projects happen ...The opponents suggest a grass covered park ...Ottawa has more green space than most other cities...what kind of vision is that!

[ottmarkw](#) - [Updated 2009-10-07 20:21]

I think there is a loud and strong voice emerging from non-Glebe taxpayers that are gradually realizing that they are the ones that are getting shafted by this proposal even more than Glebe residents. At least people in the Glebe will enjoy the many positive aspects of the plan if it goes forward. The people from the suburbs will only enjoy the occasional CFL football game (if they are one of the small percentage of folks that support CFL) or concert - but they will be left holding the bag when yet another CFL attempt fails (wow what a shock) and another rescission hits the commercial real estate market hard and the city is trying to minimize its losses, spending fortunes on legal fees as a creditor - meanwhile stuck with a 40 year mortgage to pay and pay and pay â€. If you have to amortize over 40 years that tells you cannot afford it. It is a bad business plan for the taxpayers but maybe a good one for shrewd investors that will be in and out before the you-know-what hitâ€™s the fan.

[dbk](#) - [Updated 2009-10-07 20:21]

Taxpayers are not getting anything; we are paying to refurbish the stadium and then gifting it to OSEG rent-free for 30 years.

[Glinda](#) - [Updated 2009-10-07 20:21]

People DO want "positive change". This is not. Buses running up and down residential streets at midnight, spewing pollution, when several better sites won't do that? Positive change = 21st Century ideas. This needs to be on the transitway, according to the City's own Official Plan.

## New Conversation Thread

[Stevec](#) - [Updated 2009-10-07 20:35]

I fully support the Lansdowne Live proposal. A city of this size truly needs an outdoor stadium and I fully believe that the group that has put this together is looking out for the whole city even if a small portion of the Glebe does not agree with this. I have only heard small sections of Mr. Doucet's proposal to turn Lansdowne into a fully green space and as a structural engineer it truly scares me. The demolition costs alone will be in the millions of dollars and this assuming that there are no environmental issues with the existing soil. Also with this plan we will be losing all the tax revenue that will be associated with the commercial and residential developments. So in the long term, Mr. Doucet's plan will cost us millions of dollars and only a small amount of people will get any money's worth out of the space.

[rmartin](#) - [Updated 2009-10-07 20:35]

Of course a stadium and other sports facilities are a good idea- just not at Lansdowne! In fact, for the SAME amount of public investment (about \$135 million) the citizens of Ottawa could get a brand new soccer/football stadium AND a new rink complex, located at Lebreton Flats, which is the ONLY place a large sporting venue should be located (even based on the City's own study and data) next to east-west and north-south transit lines. In an era of new focus on sustainable cities, we must think smarter. The comment about only a small portion of the Glebe opposing this is grossly inaccurate- all citizens must be involved and concerned about the best outcome.

[Friend of Lansdowne Live](#) - [Updated 2009-10-07 22:01]

Care to show where you got the numbers that say a brand new hockey arena and 26 000 seat stadium can be built for \$135 million? Don't forget the cost to decontaminate the area.

[R Thomas](#) - [Updated 2009-10-07 20:35]

This property will be completely consumed by condos, retail and office space. What value or use is that to any Ottawa resident unless you are one of the developers. In 3 years we will be left with another white elephant/empty stadium and nothing else. No thanks.

[dbk](#) - [Updated 2009-10-07 20:35]

I don't see much evidence of this City Council or Mayor looking out for the whole City nor for taxpayers when they propose to make such a lavish gift of public lands and a newly renovated stadium to OSEG. OSEG's willingness to accept this gift is civic-mindedness? LOL! Are you naive or are you astroturf?





Glinda - [Updated 2009-10-07 20:35]

You think the demolition costs will be great now? Just wait till a public space is a shopping mall and Football has failed again.

## New Conversation Thread

DenisC - [Updated 2009-10-07 20:49]

Major public investments must not be made in response to unsolicited proposals. The 3P model is coming into disrepute for good reason: the public loses in the end. An open competition and a request for proposals is what is needed for such an important development project.

## New Conversation Thread

stewartnick55 - [Updated 2009-10-07 21:16]

While I disapprove of the method the city used to get to this point, I would feel it would be more constructive for city council to suggest improvements to the proposal (particularly involving transportation) instead of simply voting to kill the deal. Killing the proposal would only extend the shameful neglect City Council has shown Lansdowne Park for the past several decades. I think it would be more productive and work with the current proposal to ensure the Centretown does not miss out on much-needed economic development.

## New Conversation Thread

gwatson - [Updated 2009-10-07 21:23]

Finally someone is planning to do something to improve Ottawa, giving us a world class facility for sports, concerts and more. It's unfortunate that some in the Glebe think they have the right to tell the rest of us what we can do with city land. I fully support this proposal and can't wait to bring my family down to Lansdowne once it's complete. Great for taxpayers, business and tourism. Kudos to the Lansdowne Live group.

rmartin - [Updated 2009-10-07 21:23]

What poverty of the imagination! Although City staff and developers tout this as a 'pearl and jewel on the Rideau Canal that celebrates the heritage of the Park', a 'model of modern day innovation', the vision that is presented is a travesty and certainly NOTHING world class. My goodness, we must stop this small minded parochial attitude; anyone who calls this 'world class' needs to get out more and actually see world class facilities. City staff and any Councillors, who are duped by the mountains of slick renderings and a smokescreen PR effort, are showing a complete abdication of their Corporate and Civic responsibility to the citizens of Ottawa. Why can we not get back to a proper thoughtful, well executed MASTER PLAN that addresses all the basic issues of heritage, transit, site programming, sustainable design etc. etc., BEFORE we proceed with implementation. If this idea is so good, let it compete with other visions and ideas, based on REAL consultation with citizens. If another mega mall and loss of public space is the best that Ottawa can do, how terribly sad for current and future generations. The proposed 'scheme' is not about supporting pro sports, has minimal green space and is not the least bit respectful of our heritage; it is a retail play for corporate greed, pure and simple. We must do better.

R Thomas - [Updated 2009-10-07 21:23]

Actually it is a disaster all taxpayers, local business, and especially tourism. Who wants to come to Ottawa to visit a cookie cutter mall. They probably have 20 just like it from wherever they are visiting. Did it occur to you that a major stadium should be connected to the new transit system. We are all being asked to subsidize a few thousand remaining football fans. We should be looking forward, not living in the past.

desideriuse - [Updated 2009-10-07 21:23]

I don't live in the Glebe but I do work in Tourism. This plan will do nothing to strengthen Ottawa's tourist offering. Having traveled the world and lived in world-class cities in Europe, I can tell you without question that this proposal is nothing special. It is small-time and plays into all the negative stereotypes about Ottawa.

dbk - [Updated 2009-10-07 21:23]

Can you explain how this is great for taxpayers? The only people this is great for is OSEG. Why do some City Counsellors and the Mayor believe they have the right to spend taxpayers funds to renovate the stadium and then make a gift of it to their friends in the development business?

Glinda - [Updated 2009-10-07 21:23]

Are you going by canoe? That's what Bob Monnette thinks. (He told me this via email when I expressed my concerns.) Are your kids going to be happy to play on the grass growing out of the concrete blocks while you go to the restaurant in the Aberdeen pavilion? Can you afford the restaurants? Are they playing between the parked cars?

Friend of Lansdowne Live - [Updated 2009-10-08 20:07]

Well, the "grasscrete" is only to be used for very large scale events (50 000+ maybe once a year) and there's no at-grade parking, so i dunno where these parked cars are that the kids will be playing between.

alecz\_dad - [Updated 2009-10-09 22:15]

Well they certainly won't be playing soccer on it. The earlier iteration of the LL proposal this spring at least included recreational areas for soccer and the like, but these seem to have been sacrificed to the desire for overflow parking.

## New Conversation Thread

Tim - [Updated 2009-10-07 21:29]

This City Of Ottawa has no grasp of any kind of budget whatsoever....They sure know how to blow our money....Maybe we should remind them that they work for us....one mega blackhole after another sucking up all our hard earned cash...pushing up property taxes...these guys are out of control...you think they know what they are doing...look at the transitway ....it's a o' train out of control and going down that gold lined railway to no where...ALL ABOARD....COME AND RIDE THE MONEY TRAIN....



## New Conversation Thread

[chicco](#) - [Updated 2009-10-07 21:43]

People living in Ottawa have long been frustrated by the ongoing inability to determine how best to develop and manage Lansdowne Park. How many years did it take to finally figure out where to situate the Ottawa Ex? How often did the city debate the feasibility of hosting a sustainable football franchise? That something should be done at the site is without question. Doing so sooner rather than later seems to make sense. But although there has been an unfortunate tendency to mull and mull over how to best proceed in the development of the site, this is no excuse to proceed hastily and without searching for the best possible solution. A lot of money, including significant public funds, are at stake. And so too is a wonderful piece of Ottawa real estate. While proceeding with a sole-source approach may be the simplest way forward, it is certainly not the way find the best and brightest ideas. Before taking a decision, we should take a step back in order to solicit a broader range of proposals for the development of Lansdowne Park. For these reasons, I am strongly opposed to going ahead with the project as it is now envisioned.

## New Conversation Thread

[martin](#) - [Updated 2009-10-07 21:47]

What poverty of the imagination! Although City staff and developers tout this as a 'pearl and jewel on the Rideau Canal that celebrates the heritage of the Park', a 'model of modern day innovation', the vision that is presented is a travesty and certainly NOTHING world class. My goodness, we must stop this small minded parochial attitude; anyone who calls this 'world class' needs to get out more and actually see world class facilities. City staff and any Councillors, who are duped by the mountains of slick renderings and a smokescreen PR effort, are showing a complete abdication of their Corporate and Civic responsibility to the citizens of Ottawa. Why can we not get back to a proper thoughtful, well executed MASTER PLAN that addresses all the basic issues of heritage, transit, site programming, sustainable design etc. etc., BEFORE we proceed with implementation. If this idea is so good, let it compete with other visions and ideas, based on REAL consultation with citizens. If another mega mall and loss of public space is the best that Ottawa can do, how terribly sad for current and future generations. The proposed 'scheme' is not about supporting pro sports, has minimal green space is not the least bit respectful of our heritage; it is a retail play for corporate greed, pure and simple. We must do better.

[stephen](#) - [Updated 2009-10-07 21:47]

Your point about world class facilities is well-taken. Why can't the city open its eyes and look at other wonderful city sites...e.g. Harbourfront and The Bains in Toronto, Tivoli in Copenhagen...The myopia and parochialism of our representatives is staggering.

[stephen](#) - [Updated 2009-10-07 21:47]

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## New Conversation Thread

[ottmarkw](#) - [Updated 2009-10-07 21:58]

This is not a good vision for the people of Ottawa; particularly for people that live outside of the Glebe and surrounding area. What's in it for them except another shopping complex and dubious attempt to revive CFL with terrible traffic congestion and inadequate parking? At least the Glebe residents will be able to walk to it and enjoy the facilities. The non-Glebe residents will have very few benefits but will shoulder the majority of the cost and risk. This is not simply a NIMBY issue - framing it as one is a tactic of the CFL football lovers and/or business people that expect to make money from this deal.

## New Conversation Thread

[Tim](#) - [Updated 2009-10-07 21:59]

Anybody remember why they wanted the EX to move.....no room....no parking.....too much noise.....Now we're going to use tax payers money to help a few business men make a buck at Football...(don't forget the team folded twice) and maybe a soccer field...sure good idea...lets bring more traffic and noise in????? wonder if I went to Minto and if I could get them to pay for a football stadium and let me reap the profits off of it.....highly unlikely....sorry...I think I was dreaming again....

[Friend of Lansdowne Live](#) - [Updated 2009-10-07 21:59]

<http://www.canada.com/ottawacitizen/news/local/story.html?id=b1a8ab40-1849-4897-9e49-4f0bc97fd7e4&k=68355> QUOTE The situation does not surprise Virginia Carver, chairwoman of the Glebe Community Association environment committee. "I guess there is generally quite a push on parking spaces," she said Monday. "But we live with it for events like the Ex, football games or homes shows and other big events. The neighbourhood has always managed in the past." Her thoughts are echoed by Capital Ward Councillor Clive Doucet. "It's part of life for people in the Glebe," he said. "They are very good-hearted about it most of the time and I don't get complaints." This is standard practice for big events at Lansdowne. We didn't have any (parking) for the Rolling Stones concert or the francophone games. There was only room for the elite and 95 per cent parked at Carleton University. The bigger the event, the better it works. It gets people in and out far quicker. QUOTE I think even your friendly neighbourhood councillor thinks the parking and traffic situation is already fine there, even for large-scale events.

## New Conversation Thread

[Peter D](#) - [Updated 2009-10-07 22:26]

Lansdowne park has always been a sports facility and this vision maintains that. The city has decided through public consultations that it wants to continue to have a civic center and outdoor stadium along with some green space and some retail/office space. This proposal gives us exactly that at the least cost/risk to the city. Although I feel that there may be a bit too much on the retail side, we as a city have let this place fall apart and are now paying the price for that. I think some compromise on the retail space may be required but overall this is a very exciting plan.

[cmaclean\\_esl](#) - [Updated 2009-10-07 22:26]

I'm not against a new stadium there. Of course, this is partly because I can walk there within a half hour. I hope beyond hope that it may even lead to improved public transportation options along Bank St. But then that would mean oodles more tax dollars, wouldn't it? Unlikely, unless a private developer saw an opportunity to profit from such a plan, eh!



R Thomas - [Updated 2009-10-07 22:26]

The city did not decide this through public consultations. This was all decided in a back room BEFORE the so called consultations. It is amazing how the whole propaganda campaign by the developers is distorting people's view of what is really going on. It is another land grab by Minto, the head box builder in Ottawa.

Glinda - [Updated 2009-10-07 22:26]

What public consultations are you talking about? The Open Design Competition was closed by the City Manager himself (and he admitted that recently) when it had barely begun.....to allow a Sole Source proposal, supposedly for a football stadium that is increasingly seeming inoperable from a transportation and parking perspective. It's a land grab from the public, for City to get property taxes and developers to make incredible profits--to the detriment of the businesses of the Glebe and Old Ottawa South. Also it looks more and more like the point IS to wait until football fails--and taxpayers will hold the bag for a tarted-up white elephant once again. Guess what? There's enough parking for a shopping mall, but not a stadium. To say nothing of the fact that it goes against the Official Plan to be on a transit route, and as SOLE SOURCE, it goes against the City's own by-law. What's happening on the provincial level? Stopping Sole Source--check out what's happening with E-health right now!

## New Conversation Thread

Peter D - [Updated 2009-10-07 22:26]

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## New Conversation Thread

aib - [Updated 2009-10-07 22:48]

This plan includes too much retail and parking. The roads in and out of Lansdowne already have enough traffic, and this plan will contribute to congestion. This amount of retail will detract from the existing stores on Bank St., who will find it hard to compete with larger stores, as has been seen in other cities.

Friend of Lansdowne Live - [Updated 2009-10-07 22:48]

Too much parking? There is going to be less parking than there is now. Care to provide some examples of these "failing small-scale stores in other cities" you are talking about?

aib - [Updated 2009-10-09 22:05]

Many small scale retail operations cannot compete with malls, as has been seen in many small towns across Canada, like Cobourg, or Fredericton for example. Sparks St. here struggled and many stores closed after the Rideau Centre opened. Faneuil Hall in Boston has been taken over by large retail like Disney, Gap etc & is now highly commercialized. A commercial mall and multiplex movie theatre is not what is needed at the edge of a world heritage site. About the parking - have you see what it is like getting in & out of large events already? With added parking from employees and shoppers in this proposal, games or events would be quite gridlocked.

## New Conversation Thread

R Thomas - [Updated 2009-10-07 22:58]

Just ask the people in MANOTICK what Minto did to them the past two years. The community initially blocked a huge 2000 unit sub-division that no one wanted. Minto then went to the Ontario Municipal board and got it overturned and basically bulldozed the whole process, completely ignoring the community. This is the same group trying to position themselves now as a community partner.

rmartin - [Updated 2009-10-07 22:58]

Bravo. Well said. The City is supposed to be evaluating this 'unsolicited bid' in a neutral unbiased manner. In fact the new PR smokescreen and complete misuse of language, now labels this a the 'Lansdowne Partnership' Since when has the City actually decided that it is in partnership!? Since when has the Citizens actually decided that we are in partnership!?

dbk - [Updated 2009-10-07 22:58]

Actions and words.

alecz\_dad - [Updated 2009-10-07 22:58]

When Roger Greenberg was asked on Tuesday at the Orleans meeting if he would go to the OMB, as Minto did in Manotick, if later on Council changes his position or refuses some element of the plan, he glibly responded that because OSEG won't own the land they can't go to the OMB. I don't know if it's true that only the property owner can file an appeal, but I would like to know Council's position on whether it, as the property owner, would take this matter to the OMB.

Glinda - [Updated 2009-10-07 22:58]

Manotik actually stopped it! We can too!

Friend of Lansdowne Live - [Updated 2009-10-07 22:58]

This comment has nothing to do at all with the conversation about LL and I hope that, however the results are tabulated, this comment is not taken into consideration.

## New Conversation Thread

Ann d. Sharp - [Updated 2009-10-08 06:57]



Clearly the opportunity to re-develop Lansdowne is appealing enough that a group of savvy business developers and promoters have put their heads and bank accounts on the line to create their chance to grab the brass ring...in a recession...this must be quite the opportunity to make money...I wonder what the visions and opportunities would be if Council took all the public interest in this that is being clearly generated, as direction to get professional and draft a proper process to find out what Ottawans want and then have an international design competition to get the best of the best for our fine city.Imagine...

## New Conversation Thread

SteveDuncan - [Updated 2009-10-08 07:51]

This plan is flawed. City council has forgotten who they represent. The fact that these businessmen were "asked" to submit a proposal and then force it to sole source is hardly representative government. Councillors supporting LL will learn what representative government really means come election time.The Lansdowne mall must be stopped.

Glinda - [Updated 2009-10-08 07:51]

Where is the list of who on Council supports this? We need it on this forum! I also know that there are several potential "swing" votes: let's make our voices known to them en masse:Email all councillors!Just cut and paste from this into your email To:bob.monette@ottawa.ca; rainer.bloess@ottawa.ca; jan.harder@ottawa.ca; marianne.wilkinson@ottawa.ca; eli.el-chantiry@ottawa.ca; shad.qadri@ottawa.ca; alex.cullen@ottawa.ca; rick.chiarelli@ottawa.ca; gord.hunter@ottawa.ca; diane.deans@ottawa.ca; michel.bellemare@ottawa.ca; georges.bedard@ottawa.ca; jacques.legendre@ottawa.ca; diane.holmes@ottawa.ca; christine.leadman@ottawa.ca; maria.mcrae@ottawa.ca; clive.doucet@ottawa.ca; peter.hume@ottawa.ca; rob.jellett@ottawa.ca; doug.thompson@ottawa.ca; glenn.brooks@ottawa.ca; steve.desroches@ottawa.ca; peggy.feltmate@ottawa.ca

Enough Already - [Updated 2009-10-08 19:42]

Results of April 22, 2009 council vote on entering into sole-sourced negotiations with Lansdowne Live developers:YesWest Carleton-March Councillor Eli El-ChantiryKanata North Councillor Marianne WilkinsonCollege Councillor Rick ChiarelliGloucester-South Nepean Councillor Steve DesrochesBarrhaven Councillor Jan HarderKanata West-Stittsville Councillor Shad QadriRideau-Goulbourn Councillor Glenn BrooksInnes Councillor Rainer BloessGloucester-Southgate Councillor Diane DeansKnoxdale-Merivale Councillor Gord HunterCumberland Councillor Rob JellettOrleans Councillor Bob MonetteRiver Councillor Maria McRaeMayor Larry Oâ€™BrienNoSomerset Councillor Diane HolmesCapital Councillor Clive DoucetAlta Vista Councillor Peter HumeRideau-Rockcliffe Councillor Jacques LegendreBay Councillor Alex CullenKanata South Councillor Peggy FeltmateBeacon Hill-Cryville Councillor Michel BellemareRideau-Vanier Councillor Georges BedardKitchissippi Councillor Christine LeadmanAbsentOsgoode Councillor Doug Thompson14 yes to 9 no.

## New Conversation Thread

webster - [Updated 2009-10-08 07:58]

Ottawa has a huge inventory of mediocre/poor architecture. This plan looks like more of the same. It has all the earmarks of a disaster waiting to happen - lawsuits, empty commercial space, transit nightmares etc. etc.

Jacqual - [Updated 2009-10-08 07:58]

I agree 100%. This city is an architectural wasteland.

## New Conversation Thread

sam - [Updated 2009-10-08 10:05]

Lansdowne Live is illegal, illogical and irrational.Rather than a design and analysis process for the future of the site and the greater community, we are engaged in a debate, a sales campaign and a power struggle with private interests trying to take over a key public asset without due process.The positive side is that we are at least talking about doing something at Lansdowne Park.The negative is to realize the dishonesty and (gross) incompetence of so many of the proponents who are actually trying to get this project to go through.

## New Conversation Thread

Dave2 - [Updated 2009-10-08 12:28]

This column fails to explain what the city gets out of this deal. We are allowed to renovate our own stadium, provided we pay for it in full, hand over the construction contracts to OSEG and let OSEG use it rent-free for 30 years. In return, OSEG will build us a massive retail/commercial complex on a prime site, provided of course, they get the land rent-free for 30 years and get the Aberdeen Pavilion rent-free for 30 years. No-one has yet explained why the city wants a 30-year old mall in 2043.As if this deal wasnâ€™t skewed in favour of the developers enough, they get to lump all sorts of things in as â€œequityâ€™ on which they get a return, including the cost of the CFL franchise, the costs associated with setting up the CFL franchise, the costs of Jeff Hunt â€œsellingâ€™ the 67â€™s to OSEG (himself). All the city is allowed to include as equity is \$20M for the land, which seems an undervaluation. They canâ€™t even include the value of rent that the Aberdeen Pavilion might have generated over 30 years. Then OSEG get the first two grabs at any profit that might be generated.The city takes out a loan for the stadium with repayments of \$7.1M/yr for 40 years, a total of \$284M. This will apparently be funded by the mythical cost avoidance figure, calculated by the city based on doing nothing with Lansdowne for the next 10 years, and property tax on the retail/commercial development. This is all apparently revenue neutral. However, it fails to take account of the fact that if new retail is needed in Ottawa it will be built elsewhere in the city if this plan doesnâ€™t go ahead and the property tax will be generated anyway. It fails to take account of the fact that property tax is meant to provide for services on the site, not loan repayment. It also fails to take into account up to \$17.6M/yr of lost revenue from trade show space not being retained on the site (see todayâ€™s Citizen). This is not revenue-neutral any more than zero-meant-zero.

DouglasI - [Updated 2009-10-08 12:28]

Excellent comments!

adam.gilbert - [Updated 2009-10-08 12:28]

You took the words right out of my mouth. Well said.

Glinda - [Updated 2009-10-08 12:28]

Excellent points!



mike - [Updated 2009-10-08 12:28]

Thanks for making these points. The LL proposal solves the problem of an outdated and collapsing stadium by giving it away rent-free, and then waiting until any development is outdated, at which time it is returned to the city.

## New Conversation Thread

DouglasI - [Updated 2009-10-08 12:28]

If, as stated above, the mission is to act in the best interests of the people of Ottawa, the current plan fails miserably, and should be scrapped. Besides the question of the highly inappropriate use of public land for a shopping mall, the lack of transportation links, the ludicrous idea of fake green space, etc., I'm deeply shocked by the business plan. The developers get a guaranteed 8% return on their investment, including the sports franchise, for at least thirty years. They pay no rent on the public land they occupy with their grotesque shopping mall, and they get FREE the exclusive use of the heritage Aberdeen Pavilion, for thirty years. The city negotiators neglected/for forgot to value this heritage structure in their haste to transfer public assets into private hands. It appears from some sources that the developers will also be paid fees for managing the stadium, rink, etc. The City rebuilds the stadium at public expense, and contributes an underground parking lot, also for FREE, to the developers, as well as the Aberdeen Pavilion and acres of prime public land. The city's only compensation is on the \$20 million that the land for the mall is undervalued at. Not my idea of acting in the best interests of the citizens of Ottawa. Perhaps the mission statement should be rewritten to read, "to act in the best interests of a small group of developers in Ottawa."

stephen - [Updated 2009-10-08 12:28]

Right on Douglas!

Friend of Lansdowne Live - [Updated 2009-10-08 12:28]

"best interests of the people of Ottawa" This proposal acts, for the most part, in my best interest. Just because you have a particular view, doesn't mean you speak for the entire city. That is just pure arrogance.

DouglasI - [Updated 2009-10-09 21:57]

Please note what I said: "Not my idea of acting in the best interests of the citizens of Ottawa." I fail to see how that's an arrogant statement.

Friend of Lansdowne Live - [Updated 2009-10-09 23:12]

No but you did say that the plan fails to act in the best interest of the citizens. It doesn't fail for me. Just because it fails in your opinion, doesn't mean it fails for every citizen in the city. That's where the arrogance comes from.

DouglasI - [Updated 2009-10-09 23:35]

I certainly never stated or implied that the plan fails for every resident of Ottawa. It clearly profits the OSEG developers handsomely, so I agree with you that it is in the best interests of some people in the city. Whether these private economic interests are compatible with the public interest is exactly what we're discussing here.

## New Conversation Thread

AlisonP - [Updated 2009-10-08 13:32]

Bank St. between the Queensway and Lansdowne Park is to be reconstructed next year. Will the plan be altered to maintain the four lanes to help the traffic anticipated? Other newly reconstructed parts of Bank St. have been given wider sidewalks, attractive lighting, trees etc. to enhance the pedestrian experience. Is this part of Bank St. to be a thruway to and from Lansdowne?

## New Conversation Thread

alecz\_dad - [Updated 2009-10-08 13:34]

Minto president, Roger Greenberg, has taken lately to accusing the critics of the developers' plan for Lansdowne Park of distorting information. But it is important to remember that the developers' have lied outright about a variety of matters, including the participation of Julian Smith, the renowned heritage restoration architect who oversaw the renovation of the Aberdeen Pavilion, stating in their documentation that he was part of their team: <http://tinyurl.com/yb6lxsxd> While the critics may sometimes, in the face of the developers' and City's PR machine, be driven to exaggerate their claims, they do not willingly publish lies in their documentation the way that the developers do.

Glinda - [Updated 2009-10-08 13:34]

There's an Ottawa Citizen article about Julian Smith, too, which everyone should read: <http://www.ottawacitizen.com/technology/Expert+denies+Lansdowne+Live+role/2037028/story.html>

## New Conversation Thread

JimC - [Updated 2009-10-08 14:59]

I'm tired of the whole debate. On one side there's the hypocrisy of the opponents who want to create a gem for the entire city but one that only local residents can enjoy due to traffic problems. On the other is the deception of the developers who are offering little more than a shopping mall and concrete. Put up some low-density, community housing, knock down the stadium and plant some trees. Show the world that Ottawa and the Glebe cares about the welfare of its less fortunate citizens.

DouglasI - [Updated 2009-10-08 14:59]

I don't think opponents are being hypocritical. The traffic problems are another argument against large scale development on this site.

Irt's friend - [Updated 2009-10-08 15:37]

Good grief. The site hosted the Grey Cup just a few years ago. I was there and the transportation worked extremely well. I don't know how this city



functioned with the Exhibition at this location for 120 years and football there for 100 years. I think every opponent should agree to fork over extra tax money to cover the extra cost of building a completely new stadium. Of course, they will be crying about the extra cost too. What a pitiful city.

Dave2 - [Updated 2009-10-08 16:25]

Personally I think every supporter should agree to fork over extra tax money to cover this plan, which by no stretch of the imagination can be considered to be revenue neutral.

JimC - [Updated 2009-10-08 17:10]

hmm....So your proposal Dave is that everyone gets to pick and choose where their tax dollars go? If the plan doesn't go through then only opponents have to pay for upkeep of the existing Lansdowne site? I don't agree with many of the Transit commission decisions so I can withhold the transport levy in my taxes?

## New Conversation Thread

ericmacd - [Updated 2009-10-08 15:01]

The way that the Public Discussion is taking place has been gerrymandered to favour the LL plan and the developers. The 8 topics which have been presented to the public limit the nature of the discussion to just those. No where online or on the comment sheets provided at the Public Consultations is there an area designated 'OTHER CONCERNS'. I would like to have the opportunity to discuss a lot more than just Governance, Vision, and the like. This plan has so many holes in what is being presented I hate to think about how terribly OSEG would handle other areas of public criticism. We need to add to the public conversation a discussion of: Public Safety - How will this new development affect the provision of ambulance, fire, and public services in the area. With an increase in pedestrian traffic and use of the facilities, is there any plan to increase services to cope? How will the closing of streets during major events and the associated traffic affect the fire route along Fifth Ave? Architectural Design - No one has even begun to discuss the inherent flaws in building a large, modern development within the context of a century-old neighbourhood and one of the last remaining gems of Victorian agricultural architecture. And what of the campus style, inward design of the shopping area? Does this not go against the city's plan to extend existing urban communities along natural lines? Is the secluded design not also a public safety issue? These are just two aspects which have not been discussed which still need further examination before anyone decides to go forward with this plan. The public debate needs to go on!

## New Conversation Thread

DouglasI - [Updated 2009-10-08 15:34]

Has there been a thorough environmental impact study of this proposal and its effects? Is it even legal to proceed with a development of this scale without one?

rt's friend - [Updated 2009-10-08 15:34]

Maybe the study would reveal that the site is contaminated and needs to be fenced off to protect the residents of the Glebe. Wouldn't that be beautiful, a fenced off derelict until we come up with millions to clean it up, in 20 or 30 years.

DouglasI - [Updated 2009-10-08 16:29]

So you're suggesting that we should rush into this blindly, without a proper environmental impact study?

mawada - [Updated 2009-10-08 15:34]

If one is done it is the responsibility of the city to do so, and the tax payers are going to get the TAB for it smarty pants.

DouglasI - [Updated 2009-10-08 17:01]

How about having the developers pay out of the inflated profits they're guaranteed from the deal? The fact that the city is proceeding without an proper environmental study is frankly appalling. I haven't heard anyone called 'smarty pants' since grade school.

Phyllis - [Updated 2009-10-08 15:34]

excellent question

Friend of Lansdowne Live - [Updated 2009-10-08 15:34]

I could be wrong but I do believe an EA would be done after the project is approved (cf. Downtown Tunnel)

Friend of Lansdowne Live - [Updated 2009-10-08 15:34]

I could be wrong but I do believe an EA would be done after the project is approved (cf. Downtown Tunnel)

## New Conversation Thread

R Thomas - [Updated 2009-10-08 16:31]

It is amazing how the whole propaganda campaign by the developers is distorting people's view of what is really going on. It is another land grab by Minto, the head box builder in Ottawa, supported by Mr Zero means Zero.

mawada - [Updated 2009-10-08 16:31]

How is it a land grab when the land is still owned by the City of Ottawa! Where is the propaganda in their campaign. Can you come up with a comment on a viable solution for the Tax payers of Ottawa Regarding Landsdown!

Enough Already - [Updated 2009-10-08 16:57]

To all intents and purposes it will be owned by OSEG for the next 30 years. Ottawa taxpayers only get it back when the mall and stadium are in need of a major re-fit, but still a decade before we have finished paying for it.



## New Conversation Thread

stephen - [Updated 2009-10-08 17:23]

The media as well as Ottawa residents have been bemoaning the growing vitriol in the debate. This acrimony can be laid squarely at the feet of City officials. When a fait accompli is presented without appropriate consultation people become angry. We recognize pseudo-democracy when we see it.

Glinda - [Updated 2009-10-08 17:23]

I don't even see "pseudo" democracy here. Land grab from the public by developers and City for tax grab...Tanzania, anyone?

## New Conversation Thread

rmacewen - [Updated 2009-10-08 17:49]

For what it's worth I vote AGAINST Lansdowne Live. Why don't you post your fundamental support or opposition too? You would have thought that this site would have included for a simple vote, yes or no, for or against, Lansdowne Live. As it stands the City/OSEG will have to interpret all the comments and form a conclusion.

Enough Already - [Updated 2009-10-08 17:49]

I vote AGAINST Lansdowne Live.

AR Estable - [Updated 2009-10-08 20:43]

I vote against Lansdowne Live- but I do not know how our 'votes' will be counted in this so-called 'e-consultation', and nobody at Nanos has been able to explain in any detail the methodology for analyzing these comments. I therefore am unable to assess whether it is worth while to keep on entering individual responses to each of the 'topic' areas; or if it is more useful to click on 'agree' or 'disagree' for the comments that have been made. Either way, it takes a great deal of time, and I don't know if in the analysis they will count multiple comments from the same respondent as a single comment or not. This lack of information is frustrating. I am sending a copy of this 'posting' to the Nanos address provided, and suggest that others who have questions about the method used in this e-consultation do the same, perhaps we will receive an answer before the deadline for posting responses.

Doug - [Updated 2009-10-08 17:49]

I vote AGAINST Lansdowne Live.

Friend of Lansdowne Live - [Updated 2009-10-08 17:49]

I vote IN FAVOUR of Lansdowne Live.

## New Conversation Thread

Peejay - [Updated 2009-10-08 18:20]

Lansdowne is a cultural jewel that should be treated with respect and vision. We want a Central Park or a Stanley Park or a Hyde Park, not a glorified mall. This is a rare opportunity to create a significant green space within the nation's capitol for future generations. For a project of this significance it is not sufficient to consider only the monetary aspects of the proposal. This is an opportunity to exercise a long-term vision for the community going forward into the future. This project must be done right, not for cheap. The proposal should emphasize people-space and integration with the canal and de-emphasize retail, housing and large attendance sports. Anyone passing through the Glebe on the weekend knows that parking is at a premium even when there are no activities at Lansdowne. It will be impossible for Bank street and the Glebe to support the traffic, buses and parking required for large attendances at sports events. You don't need a traffic study to know that.

## New Conversation Thread

ptrott - [Updated 2009-10-08 20:51]

This vision does not embrace the Rideau canal. If it did it would have small canals cutting through a true full time green space that does not sub as an overflow parking lot "90 out of 365" days of the year built on concrete pavers with grass growing through a few holes. A mall almost the size as Billings Bridge only 1 km away from Billings is not the "model of modern day innovation"

## New Conversation Thread

Enough Already - [Updated 2009-10-08 21:07]

The story changes again. On the Citizen web page tonight - "Greenberg, one of four partners in the proposed redevelopment of the 37-acre Lansdowne site, said that the Canadian Football League part of the project would, in fact, be a small element of the Lansdowne experience." The only reason that I have ever heard from the city as a reason why the sole-source procurement could proceed was that OSEG was the only group with a CFL franchise. Now the truth comes out from OSEG - football is only a small element in a real estate deal.

Douglas! - [Updated 2009-10-08 21:07]

It's been obvious from the start that football is just a pretext for a land 'transfer' of thirty years' duration, and guaranteed returns on investment of 8% a year for thirty years..

Doug - [Updated 2009-10-08 21:07]

Well said!

Friend of Lansdowne Live - [Updated 2009-10-08 21:07]

Just because it turns out to be a "small element", doesn't mean the annulment of the competition is void. They still have something nobody else can offer



(a CFL team), and that is the basis for the sole-sourcing. You can bet that any other plan we would see would look very similar to this one (minus the CFL team).

Enough Already - [Updated 2009-10-09 21:45]

I don't believe that this is the only group that the CFL would award a franchise to. If OSEG pull out and another group wants a CFL franchise they will get it. This means that it is not a reason for a sole-source procurement exercise.

## New Conversation Thread

Liz Wylie - [Updated 2009-10-08 21:30]

Who is this plan good for. Definitely not for me or my family and definitely not for the friends and colleagues I talk to. Perhaps it is only good for lining the pockets of the mayor, a few city councilors and Mr. Greenberg.

## New Conversation Thread

macewen - [Updated 2009-10-08 21:37]

There have already been significant discussions on the matter of sole sourcing. Unfortunately, they have been based upon incorrect information concerning the cancelled design competition. The result is that the issues and proper discussion have become skewed. The press, various members of Council, and many citizens, identify the cancelled Design Lansdowne process as a Design Competition or International Design Competition and this is simply incorrect. The root source of the confusion on terms was the original staff report, which in my opinion was poorly written, but the overall intent remains very clear. A Design Competition for architectural and urban design projects includes the submission of design ideas but excludes the financial component on how to fund the implementation. These Design Competitions are used when the competition sponsor has their own funding in place. The competitors in a Design Competition are architects and urban designers. What was recommended by City staff, and approved by the Planning and Environment Committee, and Council was a Rights to Development Competition. This is entirely different than a Design Competition. A Rights to Development Competition, includes, in addition to design ideas, a financial component on how the project is to be funded. Rights to Development Competitions are used when the competition sponsor does not have full funding and is relying, in whole or in part, on the competitors to fund the project. The competitors in a Rights to Development Competition are developers. The OLEG proposal is exactly what a Rights to Development Competition would yield. The process that was terminated by City staff, without the approval of Council, was a Rights to Development Competition. The Rights to Development Competition was terminated well in advance of receipt of the OLEG unsolicited proposal. The effect of the termination was to block developers who are business competitors of the OLEG from participating in an open, structured, and fair process. In the public discussions on sole sourcing the perception is that the OLEG unsolicited proposal has merits that it provides for partial project funding, whereas the design competition process would only have resulted in design ideas with no possible source of funding. This is the disturbing misconception that affects an informed debate. The issue is more profound than sole sourcing when there is no practical alternative. The question that should be debated is should the City have terminated a Rights to Development Competition to favour one group and block all others? At least one other developer had expressed in writing to the City the desire to participate in the Rights to Development Competition. How would you answer to the following key questions; 1 Should the City have terminated a Rights to Development Competition based simply upon receiving an indication that one group was interested in submitting a proposal, and well in advance of actually receiving one? 2 Should City staff have terminated, without Council's approval, the Rights to Development Competition that was approved by Council? 3 Should the City have terminated a Rights to Development Competition to favour one group and block all others? 4 How can the public feel confident that the City conducts their affairs in an open and fair manner? 5 How can competitors in future City proposal calls trust the City to be open and fair? The facts can be simply found in the following three City documents: Report to Planning and Environment Committee and Council, 1 November 2007, by Nancy Schepers, Deputy City Manager/ Planning, Transit and the Environment go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/pec/2007/11-13/ACS2007-PTE-POL-0067.htm> Planning and Environment Committee Minutes, 13 November 2007 go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/pec/2007/11-13/minutes21.htm> - see item 13 Ottawa City Council Minutes, 28 November 2007 see Planning and Environment Committee Report, Item 11 go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/occ/2007/11-28/minutes25.htm>

Douglasl - [Updated 2009-10-08 21:37]

Very well put! These are key questions about the process.

## New Conversation Thread

Steveg - [Updated 2009-10-08 21:49]

Whose vision is this? Is this a "vision" developed through a public consultation? No. The Lansdowne Park vision presented here was developed by a group of business men, refined in closed door discussions with City staff and then presented to the public for "consultation" in a sham process in which the proposal itself is not really up for discussion - only for tinkering. Is there another city of Ottawa's size in North America which would entertain a similar sole-sourced proposal (after canceling a previously called public design competition)? I don't think so since action of this sort would leave it open to accusations of unfair practices at best and allegations of behind-the-scenes bribery at worst. In Ottawa's case, it is difficult to understand what Council and staff were thinking when they canceled the competition. The current vision would be a good fit for a suburban shopping centre, not for an inner-city people-centre on a heritage site. The offer to sole-source should have been politely refused by staff and council and the search for a vision that reflected the nature of the neighbourhood should have carried on.

## New Conversation Thread

cmaclean\_esl - [Updated 2009-10-08 23:27]

The Heron Park Community Association actively opposes the Lansdowne Live proposal. HPCA Response to Lansdowne Live Proposal - Unanimous vote against LL at Oct. 5 meeting. The current proposal of Lansdowne Live presents Ottawa citizens and taxpayers with one vision, and only one vision, to develop a prime and central piece of City property, Lansdowne Park. The Heron Park Community Association has serious concerns about both the process used in choosing this proposal, and about the merits of the proposal itself. Regarding the process, we object to the abandonment of a competitive process. Concern over such disregard for standard professional purchasing practices has already been voiced by many others; suffice it to say that we echo and share those concerns. Regarding the merits of the Lansdowne Live proposal, our concerns include the following:

Redevelopment of the stadium for a new football franchise is a questionable decision given that many major cities are unable to support a football team and Ottawa has a history of failure on this front twice already. Furthermore, the scope of the project, particularly the retail aspects, would burden congested Bank Street and surrounding roads with greater traffic congestion and rely on public transit on the same roads to transport large numbers from the complex. The City would be responsible for about \$130 million in costs but not see any returns on their investment until the private developers had recouped their investment with an 8% interest rate. Other than some increased densification, the concept of Lansdowne Live appears contrary to the City's Smart Growth plan. From an environmental viewpoint, the proposal adds only limited green space (not to be confused with green areas) and would operate under a municipal services corporation that could lease the land for up to 70 years. This is a long time to live with a mistake and a long time to pay for it. Notwithstanding the design, function, traffic, retail issues, the City needs to make every effort to demonstrate to its citizens that this is a fiscally sound proposal and one that will benefit the City and its residents for many years to come.





We are not persuaded that this is the case. On this basis, the Heron Park Community Association actively opposes the Lansdowne Live proposal.

**Friend of Lansdowne Live - [Updated 2009-10-08 23:27]**

I am from the Heron Park area and I DO NOT oppose this plan, despite my local community association thinking it has the right to speak for me. Were there any flyers or notices handed out concerning this meeting? Or are you just hoping your select few of naysayers would show up so it looks more harsh that you are 'unanimously opposed'?

## New Conversation Thread

**Brock - [Updated 2009-10-08 23:57]**

Sole sourcing is the right way. Where are all the other bids for this property? Go ahead show with your money how you can revitalize this park for entertainment. Nobody wants it for anything but condos and retail. At least these people put their money where their mouth is and more than willing to get rid of both retail and condos but you the taxpayer will pay more to rebuild the arena and stadium. In Pittsburgh they put in slots to build their new arena for the penguins. Even the richest team on the planet the Cowboys had money from the gov't to build that gigantic stadium in Dallas. Join the club Ottawa.

**Dave2 - [Updated 2009-10-08 23:57]**

Incidentally Brock, since you bring up the Cowboys stadium it is worth noting that the NFL chipped in \$150M US towards the construction costs. I must have missed the part of Lansdowne Live where it listed the CFL's contribution.

**PaulM - [Updated 2009-10-08 23:57]**

No one else has made a proposal because they were denied the chance to do so by Kirkpatrick and O'Brien. You are correct about one thing, a stadium requires major cash from a local government to survive. Since when has this been a priority of Ottawa? We have better things to do with our money than to try to buy a little civic pride by subsidizing the jock dreams of Greenberg et al. Greenberg himself admitted they needed all of the income from all of the commercial, retail and free use of Lansdowne Park and even then, at best, a CFL team might only break even in a decade - if they still exist. And that is from the developers own information! (Mind you the idea that public funds are necessary to carry a stadium is consistent with major, long term studies of the financial viability of stadiums in North America). And in the interim, the developers get to earn a healthy return on their supposed investment in priority to tax payers. This corrupted process must be stopped.

**DouglasI - [Updated 2009-10-08 23:57]**

The taxpayers are already paying the entire shot for the stadium. The developers are putting up a mall, nothing else. The taxpayers are throwing in, for good measure, a parking garage that taxpayers are paying for, but that seems from recent discussions to be reserved for the commercial mall space; use of the Aberdeen Pavilion, for free, for thirty years; and acres of rent-free land in the heart of downtown. The fact that this deal is single-sourced disqualifies it from provincial funding, which is why the burden falls on the city. I think your statement that the developers are willing to eliminate the retail component is not quite accurate.

## New Conversation Thread

**Cam - [Updated 2009-10-09 00:05]**

My vision for Lansdowne park includes the development of a home for activities that would be enjoyed by rich and poor, young and old, throughout the whole city; and respect for its heritage, in particular preservation of the Aberdeen Pavilion with ample landscaped vistas around it. Given the acrimony that has resulted from the deeply flawed consultation process, we should now more than ever treat the issue as a challenge to develop a sense of shared enjoyment and pride in our city, its activities and its history. The kinds of activity that I believe would qualify include: a soccer stadium, Ottawa 67's hockey, a large indoor/outdoor pool, an arts centre, a small museum illustrating the history of the Park and its neighbouring communities. A new central library would be well situated there if only the location were served by a main rapid transit line or hub. Likewise a major concert venue. The idea of a sustainable CFL franchise introduces a contingency on which such an important project should not hinge, but a multipurpose stadium is not incompatible with the vision I propose. The adjacent neighbourhoods of the Glebe and Old Ottawa South already constitute a destination for shopping -- and the precious open spaciousness of Lansdowne Park would be lost forever if retail space, first-run cinema and residential development were included. An international design competition may or may not be the way to resolve the issue; but a better process than the present counterproductive one is needed.

## New Conversation Thread

**JFRoyer - [Updated 2009-10-09 00:29]**

Est-ce que la vision du parc Lansdowne, et surtout de "Ottawa Sports and Entertainment Group" a aussi tenu compte du respect du patrimoine langagier de la ville d'Ottawa? Notre histoire est riche de cultures et de moeurs différentes, et ce, en anglais et en français. Serons-nous encore une fois mis de côté? Ce commentaire est d'autant plus pertinent que même pour tout simplement s'inscrire sur ce site de consultation, un utilisateur doit comprendre l'anglais. "No! I don't want to stay up date with the latest changes." Mais j'aimerais bien être au courant des derniers développements du dossier.

**icdube - [Updated 2009-10-09 00:29]**

Il faut ajouter que le nom "Ottawa Sports and Entertainment Group" défie une traduction raisonnable dans la langue de Molière. Devrait-on dire "groupe pour les sports et le divertissement de la ville d'Ottawa"? Hum! la ville s'amuse! On aurait dû y penser comme beaucoup autres choses, d'ailleurs.

## New Conversation Thread

**JMT - [Updated 2009-10-09 00:47]**

The current plan for the redevelopment of Lansdowne is sole-sourced despite the attempts of developers and some City staff and councillors to try to rationalize it. That is unacceptable. Had the City gone about this process in a responsible way, I think many of the issues with this plan could have been prevented or at least minimized. As for the developers, I can't say I trust them more than I do anyone else. They won't deny that profit is what's driving them and that they would like to develop as much of the site as possible. Roger Greenberg actually corrected Kent Kirkpatrick about this at Monday's meeting when Kirkpatrick said the condos and hotel were flexible since OSEG didn't care whether they were built or not. Greenberg said that obviously they want to have that part of the development. I don't necessarily fault the developers for wanting to make as much off this as possible, that's what they do. The problem is that its very valuable public land and that the City hasn't created a proper process to ensure that we get the best deal and design and that the developers are kept within appropriate guidelines. It's fine for developers to profit as much as they can on a project as long as they are kept within limits that ensure the best interests of the City and taxpayers. Given the way this plan seems to have been snuck in through the back door to get around the competitive process, it just smells like the developers are going to take advantage and try to



get free reign over public land at largely the taxpayers' expense. We must scrap this plan and return to an open, competitive procurement process before we wasted anymore of the City's and taxpayers' time and money (hiring consultants for this plan has already cost more than the initial competitive process).

localmarket - [Updated 2009-10-09 00:47]

I agree wholeheartedly. It is unacceptable for the city to develop Lansdowne without an open and competitive process. I am frustrated that this consultation process does not seem to have an option for disagreeing with how this plan came about. It seems to be a sneaky way of paying lip service to "public consultation" while not really addressing the underlying problem -- there was no competitive process, so this deal is unacceptable!

## New Conversation Thread

RBatsch - [Updated 2009-10-09 07:18]

I'm very disappointed in this process. Any design proposal should be based on a set of criteria that is established through public consultation when public property is concerned. Thus the resulting vision should be one shared with the residents of Ottawa and the City. Without an agreed upon set of design requirements how can agreement ever be obtained? Lansdowne Park deserves much better than a cheap sell-out! This SMELLS BAD!!

DouglasI - [Updated 2009-10-09 07:18]

Absolutely!

## New Conversation Thread

Dave2 - [Updated 2009-10-09 08:22]

Quote from Minto's vice-president of development, Jack Stirling, in today's Citizen regarding council turning down the massive Manotick development which Minto subsequently appealed to the OMB: "They listened to a bunch of angry citizens who had no professional expertise and they turned it down". It's called democracy Minto (and OSEG). Get used to it.

dbk - [Updated 2009-10-09 08:22]

Wow, Minto seems very civic-minded indeed. Thanks for posting this.

## New Conversation Thread

SBailey - [Updated 2009-10-09 08:53]

This is a poor location for a stadium - lack of public transit and any realistic plan for bringing it to this area rule this plan out right from the start. This area is already choked with cars, we don't need to attract more. The Glebe is one of the few areas in Ottawa that really "works" - (no, I'm not a resident) - why put it at risk with this ill-conceived plan? I find the process by which we ended up here very "small town". Is this really the best we can do with this important public space?

## New Conversation Thread

JKM - [Updated 2009-10-09 09:01]

The whole process of looking at one development group's proposal is nothing short of criminal. I am disgusted that my taxes are being used for airing a sole source proposal. What happened to a clear definition of the needs for the site being developed and then going out for proposals and fair competition?

## New Conversation Thread

Pierre Johnson - [Updated 2009-10-09 10:00]

This proposal is inconsistent with the Official Plan. Bank Street is a "Traditional Main Street" and this proposal fails to front on Bank in manner consistent with OP guidelines. Also, it creates a major destination hub without rapid transit, without adequate major arterial access and without parking so it is inconsistent with the Transportation Master Plan principles too.

Friend of Lansdowne Live - [Updated 2009-10-09 10:00]

COUNCIL DIRECTION: Recognize Bank Street's designation as a Traditional Main Street. PROPOSAL: Lansdowne Park will respect Bank Street's Traditional Main Street designation: new development along Bank Street will continue the tradition of two-storey irregularly shaped blocks, creating a "village" streetscape with mixed pedestrian and vehicle areas. Quoted directly from the report presented September 2, available right on this website. Do your homework.

Pierre Johnson - [Updated 2009-10-09 21:29]

Did my homework. I am quite familiar with the implications of "traditional main streets". Check out typical area designations in the OP and zoning (e.g. TM7) and you will see mixed use with commercial ground floor (residential above) 4 to 6 storeys set right up to the sidewalk (not set back at street level as in the Lansdowne plans) with a set back at the four storey level. This pattern does not match the Lansdowne Live plans. My point remains: what this website says and claims about 2 storey irregularly shaped blocks is nice but fails to address the type of intensification at the sidewalk that the Official Plan describes. Therein is the inconsistency because every site under redevelopment consideration along Bank, Rideau, Wellington, Montreal, Richmond, Main, ... if it is to conform to "traditional main street" is to put that continuous mixed use building front right up to the sidewalk.



## New Conversation Thread

Natalie - [Updated 2009-10-09 10:00]

I agree with this vision and from what I saw at the public consultations, the majority of people also agree with this. There is a small group of people from the glebe that traveled to each session to make it appear that there was more resistance to this project. The reality is that you will never make everyone happy but the majority of people in the city just want to get on with this.

Dave2 - [Updated 2009-10-09 10:00]

I wish that people would not claim majority support for their point of view with no evidence to support it. I am not from the Glebe and I am against this proposal for many reasons.

Ana - [Updated 2009-10-09 11:13]

I am not in the Glebe and I also disagree with this proposal, especially that it was not the result of an open, fair, competitive bidding process. Council should go back to the drawing board, and take the opportunity to first develop a real vision of what Lansdowne Park could be, then set the parameters for an open competition.

Friend of Lansdowne Live - [Updated 2009-10-09 11:13]

For reasons such as...

dbk - [Updated 2009-10-09 10:00]

I think you may be mistaken, despite your rigorous market research methodology.

## New Conversation Thread

ohnwhelan - [Updated 2009-10-09 10:19]

This is much more of a point of order. I find this forum software extremely difficult to use. For example only the first two lines of a post come up, at peak times it takes 2 minutes for the rest of the post to appear, then to read the replies another 2 minutes to list them, then a further two minutes to bring up each reply past the first two lines. So say possibly 10-20 minutes to read all the posts on a single thread. What we end up with is multiple posts saying the same thing. From what I can see from the number of posts that are a discussion or replies to questions others agree with me. For comparison VBulletin is one of the better forum software tools. At least it has titles to the threads. It may not be available in French.

## New Conversation Thread

JMT - [Updated 2009-10-09 10:23]

There is a complete lack of vision at City hall, not only for the redevelopment of Lansdowne but for the city at large, as well. When did we decide that building a new stadium or even redeveloping Lansdowne at all is our top priority? As nice as it might be to have a new stadium (highly debatable) and as much as Lansdowne does need a facelift, this city clearly has other priorities greater than those. We absolutely need a proper rail transportation system before we can properly grow this city in any manner. Unfortunately, the City and taxpayers do not have an extra \$129 million to be throwing into a stadium. This money is needed much more desperately for transportation right now. This plan should be stopped immediately before we waste any more of the City's time and taxpayers' money on it. The City must step back and decide on its own terms where our money should be spent rather than being pushed by private developers trying to rush a real estate deal through. There are too many more important issues and not enough money to go around. This plan and partnership must be cancelled. Vote against it!

## New Conversation Thread

Law Drafts - [Updated 2009-10-09 11:39]

There is no vision here. It is rationalization for a private deal. This single sourced proposal should be terminated. The development should be open to public bidding, not private takeover.

## New Conversation Thread

Dom - [Updated 2009-10-09 11:56]

Projet tr s int ressant comportant tr s peu de risques financiers pour les citoyens. Malheureusement, une poign e de r sidents et de conseillers   l'esprit  troit et avec une attitude "pas dans ma cour" inonde les ondes et le processus de consultation avec leur n gativisme. En fait, ceci est habituellement le cas dans tout processus de consultation publique et dans la vie de tous les jours. Malgr  que je n'aie que peu confiance en la majorit  des conseillers de cette ville qui d montrent un manque de leadership et de vision, je souhaite qu'en groupe, le Conseil municipal saura faire la part des choses lorsque viendra le temps de prendre une d cision. La question que je poserais est la suivante: Si je r p te ce commentaire 200 000 fois sur ce site, est-ce que la proportion des gens en faveur du projet passera   75%? J'esp re que vous comprendrez mon message.

cdube - [Updated 2009-10-09 11:56]

J'ai l'impression que vous  tes un employ  du partenariat, monsieur Dom. Daignez-vous afficher votre nom en entier?

## New Conversation Thread

AREF - [Updated 2009-10-09 11:58]

I take this opportunity to ask the following question (which did not fit within any of the pre-determined topics listed on the web-site): Can Nanos or the city



staff responsible for this forum please provide me with a detailed methodology describing the process for analysing, summarizing, and presenting the data that are being collected through these on-line methods? Without that information, it is difficult for me, or anyone else, to assess the relative value (time vs effectiveness) of the various methods for providing 'input'. A speedy reply would be appreciated, given the very short time provided for submitting comments.

## New Conversation Thread

JMT - [Updated 2009-10-09 12:37]

To the attention of Mr. Nanos:As moderator of this online consultation process, I am sure you have noticed, as I have, that one of the most salient themes appearing in each of the feedback categories is a huge demand for an open, competitive process for the redevelopment of Lansdowne. Another theme is the frustration of so many people at the fact that this issue is not given a specific place to be addressed.A proper process is the vital basis for carrying out any project of this scope and scale. It is crucial to developing the best possible proposal and greatly affects all aspects of the design and business plan. Certainly, that is why the call for an open process has been echoed again and again in relation to each of the individual categories of feedback provided here.If your mandate is to analyse the posts in each category to gauge public response to this project and determine the best interests of residents, then I will expect that the huge demand for a proper, open, competitive process for this redevelopment will be featured prominently in your report.Regards.

AR Estable - [Updated 2009-10-09 12:37]

More questions for Nanos: How will the responses be analysed? I have spent over an hour reading, and have only managed to get through the comments posted in relation to two topic areas. The comments are numerous, and there are many which are very lengthy and nuanced; others which are sarcastic in tone, and others with multiple areas of content. Will the coding be done manually (ie, with researchers actually reading the transcripts and developing codes)? If so, how much time do you believe it will take you to read and understand the considerable volume of information that has been generated? Or, do you intend to use a computer-assisted method to search key words, and perform that type of quantitative content analysis?How will you use the demographic information ( obtained from individuals during 'registration', without which one is unable to post comments) in the analysis? How are you accounting for multiple posts from the same individual? What is the purpose of the multiple choice 'agree....disagree' scale? This type of item suggests that there will be a quantitative component to the analysis! I have sent an e-mail directly to Nanos, but have not yet received a reply to these questions.

## New Conversation Thread

Kevin - [Updated 2009-10-09 13:33]

I disagree with the "vision" in this plan for several reasons. First, the retail/commercial/residential component is almost entirely undefined. This is key because it will be the most visible part of the development from Bank Street. Given the amount of office space, the hotel, etc, it is likely that these would be large buildings. The Aberdeen Pavilion would vanish from sight. Second, having a major stadium in this location is a mistake. Frank Clair Stadium was constructed in a different era, when the city was a lot smaller and more compact, and fewer people drove. If the stadium did not currently exist, no one would think of this as a good location. As an example, at the public consultation that was held at the Park, many people walked or rode their bikes. Imagine a stadium which is surrounded by so much housing that you can have a public meeting there! Contrast this with Scotiabank Place - if anyone suggested holding a public meeting there, you would think they were crazy. A modern stadium needs tons of parking and transportation infrastructure. Third, the idea of privatizing the park with retail/commercial space is repugnant. Imagine if any other park in the city, or a schoolyard, needed refurbishing, and the city/school board said that the only way to pay for it would be to sell off some of the land to developers! It is also deceptive to divide the project into phases and claim that the second phase is optional - once this project gets rolling, the second phase is inevitable.Finally, the "vision" concocted by OSEG submitting a proposal and the city negotiating behind closed doors to arrive at a financial deal is the wrong way to go. The city should develop its vision on its own, preferably through an open process. Who knows what ideas would come up - an aquarium, a petting zoo, a swimming facility, a museum - these things are found in the big urban parks in other cities. The most frustrating thing is that the original design competition would have been long ended by now, and we would have been further ahead than we are with this sole-source approach.I am posting more specific comments in the other fora.

## New Conversation Thread

Colin Hine - [Updated 2009-10-09 14:06]

Council discussions and decisions to-date on the Lansdowne Live stadium proposal are highly questionable. It is difficult to understand how council came to vote to negotiate this unsolicited bid. Could the outcome of recent votes on this issue have anything to do with the fact that some members of the Lansdowne Live team have provided financial contributions to individual councillor's campaigns in past elections? This is unethical. As Councillor Clive Doucet says in his letter to the Citizen (Lansdowne Live is an unsolicited, exclusive proposal, Clive Doucet, Letters to the Editor, Ottawa Citizen, September 25, 2009), the proposal is set up to ensure that only one proponent has the opportunity to pitch their proposal to the city. Why? Whether or not the Lansdowne Live bid has any positive attributes, there is no justification for city council's decision to negotiate a contract without soliciting competitive bids. Apart from the irresponsible nature of the decision, the business case for restoring the Frank Claire has never been proven. As letter writer Gary Cross states in the Ottawa citizen recently, Ottawa has not been able to sustain a CFL franchise. Nothing currently indicates otherwise. MLS franchises have already been awarded or promised to other cities, leaving Ottawa out of the picture. When will people come to their senses about this outrage?

Doug - [Updated 2009-10-09 14:06]

As an Orleans resident who is totally opposed to the Lansdowne Live proposal because of the lack of competitive process, I agree with you about Council decisions being very questionable.However it is very difficult to prove if Councillors are influenced by campaign contributions. David Reevely's Ottawa Citizen Greater Ottawa blog "Political Contributions and Lansdowne Live", September 30, 2009, (<http://communities.canada.com/ottawacitizen/blogs/greaterottawa/default.aspx>) throws some light on financial contributions to individual councillor's past elections. His conclusion: "I'm comfortable concluding that none of the winning candidates owes his or her seat on council to money from the Lansdowne Live proponents. Any connection is sure to be more subtle: developers financially helping the careers of local politicians who tend to see the world the developers' way already. That influence may be pernicious, but if so, it's indirect".It may be of interest to note that, according to Reevely (based on official records for the 2006 election) Councillors Brooks, Cullen, Doucet, El-Chantry, Feltmate, Holmes, Leadman, Legendre, and Qadri received no funds from Greenberg, Ruddy, Shenkman and Hunt. The Mayor and other Councillors received varying and small amounts (maximum allowed \$750 per funder) of funding from the four Lansdowne Live partners.Of course there are no official records of under the table transactions, and horse-trading deals.

## New Conversation Thread

AR Estable - [Updated 2009-10-09 15:44]

I vote against Lansdowne Live- but I do not know how our 'votes' will be counted in this so-called 'e-consultation', and nobody at Nanos has been able to explain in any detail the methodology for analyzing these comments. I therefore am unable to assess whether it is worth while to keep on entering individual responses to each of the 'topic' areas; or if it is more useful to click on 'agree' or 'disagree' for the comments that have been made. Either way, it takes a great deal of time, and I don't know if in the analysis they will count multiple comments from the same respondent as a single comment or not.



This lack of information is frustrating. I am sending a copy of this 'posting' to the Nanos address provided, and suggest that others who have questions about the method used in this e-consultation do the same, perhaps we will receive an answer before the deadline for posting responses.

[alecz\\_dad - \[Updated 2009-10-09 15:44\]](#)

I raised my concerns about how the results from the e-consultation would enter into the decision-making process directly with Mr. Nanos. Here is his reply:"1. All feedback from the online consultation will be forwarded to the City (as a transcript) and be presented publicly to Council"2. Nanos will code each response and provide a summary of the key consistent threads of opinion for the consideration of City Council."3. The online consultation is not meant (and cannot be) a representative sample of opinion but a process to gather input from citizens (like any public meeting â€” itâ€™s only representative of those that participate)."4. There will be a random representative telephone survey across the city conducted by Nanos to help reflect the opinions of residents. This is being conducted independently by our organization (i.e. as a neutral participant with no interest, I will write the questionnaire and have final say in the questions and content)."5. I canâ€™t speak to the public in person sessions because that is beyond the scope of our engagement. We will, however, be provided the comment sheets from the sessions to code in addition to the online feedback."In my experience so far, I have found that councilors truly want to hear how residents feel about the project and that there is a significant passion for our city - with Lansdowne being an important part of that future."I encourage you to share your views and to stay engaged in the process."My further response is below:"I'm afraid that with regards to your belief that Council wants to know how residents actually feel about the proposal, I believe that many councilors have already made up their minds to support this proposal come hell or high water, particularly if it appears that their constituents are not strongly opposed to it. Such is politics."My concern is that the new survey that you will soon undertake -- which is increasingly being touted as the ultimate proof of the true level of support for the project -- has the potential of being viewed as biased depending on what questions are asked, and how. I hope that your survey questions will be more objective than those in the December 2008 poll commissioned from Ekos Research by the developers' group:<http://tinyurl.com/yev5v9l> "I found many of the questions in the Ekos poll likely to create responses biased in favour of the developers' plan."Everyone knows that the results from a public opinion poll can vary considerably depending on the questions asked, and their order. My favourite example, one I'm sure you are aware of, is the one in "Yes Prime Minister," which brilliantly illustrates how by asking the same person two different sets of questions, they can be led toward two quite opposite positions on the same issue: <http://tinyurl.com/yoby47c>"I hope that you will do your utmost to ensure that your poll is genuinely objective. I presume that Mr. Kirkpatrick and the developers' group will be involved in the development of the questionnaire, but I would hope that you will strongly urge staff that it is essential to the legitimacy of the results that critics, such as Coun. Doucet, are also included in the development of your survey."So far, I have not had any further response from Mr. Nanos.

[Doug - \[Updated 2009-10-09 17:14\]](#)

Well done! Let's hope that the telephone survey will be designed correctly with input from all major stakeholders.

[alecz\\_dad - \[Updated 2009-10-09 17:42\]](#)

Still waiting to hear from Nik.

[dbk - \[Updated 2009-10-09 17:14\]](#)

Thanks for this; Alec is a lucky kid.I'd love some specifics on how Nanos will "code each response".Any indication as to who the client is?

## New Conversation Thread

[WestboroTaxpayer - \[Updated 2009-10-09 16:11\]](#)

I have reached the point where I had to take some public action to demonstrate my support for this project. There has been too much negativity expressed by what I believe is a small minority of citizens. Most people I talk to are in support of this proposal.1) I am not concerned that this is an unsolicited proposal. The details are public for all to see. If any other developer or consortium had a better plan they would be free to bring it forward. There isn't one.2) The current state of Lansdowne is embarrassing and is costing us all money as it slowly deteriorates. 3) We can have a revitalized area that will not cost us anything further on our tax bill. No other ideas presented have made sense.4) This needs leadership from our city council to something that is good for the city as a whole and to not just react to the negative forces being the loudest, ie. NIMBY Glebe residents.

[AKT - \[Updated 2009-10-09 16:11\]](#)

Some responses1: If this was a federal contract for, say commercial airliners, this kind of involvement by federal ministers in the procurement would be universally condemned. Heads would roll. At the municipal level we seem to have a different standard. As for no other proposals, who would spend the money to participate in a competitive process for which there are no rules, and the mayor's buddies seem to go to the front of the line? Only an idiot.2: Agreed. This is because there is no apparent market for football, therefore no tenant, therefore no compelling reason to do the upkeep. Actually most CFL stadiums could be described as eyesores, but fans still go. In other cities I mean. 3: There are many ways to fund public sector amenities which do not sacrifice public assets for private interests.4: This Glebe/anti Glebe thing is really annoying. Have you even been to the Glebe and asked anyone who is opposed what they think? Most are opposed because they see the wasted opportunity. No-one there is opposed to development per se or an attraction that draws thousands of people into the community. Just do something appropriate for the site. The idea that Glebeites have some sense of entitlement to the land for their own personal enjoyment is just OSEG propaganda. And as for the mall component, Glebeites pay their high housing costs and an extra \$3000/year in property tax specifically because they don't want to live in that sort of environment. They are entitled to be angry at the City for collaborating on the degradation of their neighbourhood and threat to existing neighbourhood businesses.But by all means protest. Fill your boots.

[Douglasl - \[Updated 2009-10-09 16:30\]](#)

This is very well said. Supporters of the deal keep harping on this NIMBY issue in order not to have to confront the genuine concerns that people all over the city are raising about land use, transportation, subsidies to developers, and lack of transparency in the process.

[Kevin - \[Updated 2009-10-09 16:11\]](#)

I find it frustrating that supporters of the proposal do not address the criticisms of the proposal and also do not explain what is good about it.Other developers did not come forward with a full-fledged plan because the city basically told them that the city would only negotiate with OSEG. Preparing a proposal takes time and money and developers are not going to waste their resources if the city has said they won't listen to them.All city taxpayers stand to lose. If anything goes wrong, OSEG can walk away and the city is left holding the bag. Also, there is a cost to the city in giving away public land to developers. The proposal is counting as revenue the reduction in maintenance costs under the current budget, but a redeveloped Lansdowne would have much higher maintenance costs. For example, just think of the huge power and water infrastructure that will be needed for all that development.Maybe we should let developers put up some retail/commercial buildings on that nice park at Island Park and the Queensway? That might be a better way to pay for Lansdowne Live!

[Friend of Lansdowne Live - \[Updated 2009-10-09 20:41\]](#)

If you have any spare time on your hands, I invite you to read my blog at [rantyourpantsoff.blogspot.com](http://rantyourpantsoff.blogspot.com), where I take the time to address most of the concerns that the NIMBYs have. The reason we don't address the criticisms is because some holier-than-thou idiot tends to always stick their nose in with catchy folk tunes and loudspeaker yelling. The naysayers don't listen to the proponents because there is no turning them. What's the point of trying to explain something to somebody when they won't listen to what you have to say anyways? Look there's no way I'm going to convince a naysayer why this proposal has more benefits than not, so why would I bother?

## New Conversation Thread

[alecz\\_dad - \[Updated 2009-10-09 16:25\]](#)

Lansdowne Live is but one vision, and in the view of a great many people, it is, at best, an uninspired vision, at worst, a vision that will be profoundly



destructive to the neighbourhoods around it. In her "Designing Ottawa" blog on the Ottawa Citizen website, Maria Cook offered some interesting insights from Ottawa-based consultant Ed Bernacki: <http://tinyurl.com/ygykh3m> Most relevant to the Lansdowne Park redevelopment matter was the open design process Bernacki spoke about, currently taking place in Auckland, New Zealand, for the redevelopment of the 100-year-old Queens Wharf on Auckland's waterfront. The shortlisted designs can be seen at: <http://www.queenswharf.org.nz/designs/> The full portfolio of design ideas received can be seen at: <http://labs.idealog.co.nz/queens/> Given that there are already a couple of local alternate design concepts being floated, by businessman John E. Martin: <http://tinyurl.com/yhvstzkz> and architect Lester Johnson: <http://tinyurl.com/yfpfurvthere> there is probably no shortage of visions. This development will alter Lansdowne Park for the coming generations. What's the rush? Supporters of Lansdowne Live have been universally derisive of the notion of a competitive design process, but if New Zealand with less than one-fifth of Canada's population could generate 237 entries, surely one could expect at least as many in Canada.

## New Conversation Thread

[AKT - \[Updated 2009-10-09 16:48\]](#)

This is a mediocre and short sighted plan. The quality of the buildings proposed promises to be poor, based on the proponents' existing body of work. (Although their track record is apparently sufficient to eliminate the need for all competition, they never seem to talk about what they've built in the past. Ask the residents of Manotick.) There's so little specificity in the presentations that we can only assume the worst. If the buildings were designed to be constructed of durable materials by leading architects, this would be all over the sales pitch. But it's not, so I see a lot of beige stucco in the future of this site. A 'vision' for this site would start with an analysis of what should be there, not what happens to be there now. If this was a totally empty site, would we even think about building a football stadium here? Of course not. And since so much investment is required to refurbish the existing building, this suggests to me that we need to be thinking about other sites as well. Visionary planning also does not allow an organization like the CFL call the shots. In this day and age, how can we call a development that relies on mass consumption and chain stores 'visionary'? It's South Keys with underground parking. And remember their first scheme? They were going to plop a bunch of condo towers around the site, connected by a meandering road and some grass. These people don't have a clue, when it comes to the development of sensitive urban environments.

## New Conversation Thread

[elizabeth whitmore - \[Updated 2009-10-09 17:11\]](#)

A shopping mall and hotel hardly constitute the stated vision of a "model of modern day innovation." The opportunity to develop Lansdowne is a once-in-a-lifetime opportunity to do something truly unique, something that will help define our city. That is what the initial competition was supposed to facilitate. And I have confidence that it would, if given a chance.

## New Conversation Thread

[ericmacd - \[Updated 2009-10-09 17:49\]](#)

I have just heard that some councilors are working with OSEG to revamp the plan with less commercial space. Will this new plan now go to public consultation? Will OSEG appear in public and justify their new new plan? Will OSEG appear in front of council and explain why they felt they only needed to tweak one aspect of the proposal? Any changes to the plan must be reviewed by the public as OSEG has clearly lost any confidence or credibility. I do NOT want council approving or considering any revisions until they have been scrutinized by the public in another round of Town-hall Public Consultations. The developers tried to get this past us but we blocked their dream development plans. Now they are trying to tweak some small aspects, but they have failed to address many of the major concerns which have arisen time and time again on this forum, as well as at the public consultations: 1) This is a sole-sourced bid which stopped a fair, democratic international competition. 2) There is not enough transit to the site to make any of the development plans feasible. 3) The poor preservation of the heritage environment. 4) The lack of transparency in the costs. 5) The lack of Public Consultation. 6) The development size will kill local business, flood the downtown communities and choke city roads. Stop Lansdowne Live! Stop OSEG! City Council must Vote NO to the LL proposal!

## New Conversation Thread

[EVB - \[Updated 2009-10-09 17:59\]](#)

Such a historic, evocative site. Sad that we have ended up with a mediocre design that is so tired, so uninspired. This is a tragedy in the making. [I do not live in the Glebe.]

## New Conversation Thread

[Douces - \[Updated 2009-10-09 18:09\]](#)

Why are we assessing a vision that the citizens of Ottawa had no input on? We need to be consulted on what we want for the property NOT what we think of OSEG's vision. THEIR vision turns Lansdowne into a mall. I've heard many proponents object to labeling this development a mall, but really, what else can you call 300,000 square feet of commercial space, a grocery store, a big-box cinema, and above/below ground parking? I also don't support any proposal for this property which cannot stand up to a competitive process.

[Friend of Lansdowne Live - \[Updated 2009-10-09 18:09\]](#)

They're trying to get input right now, as to what needs to be tinkered with in this proposal, but all the naysayers are doing is bitching and moaning. "shopping mall this, design competition that". I just hope the city knows that there is a silent majority out there who are really excited to see this project come to fruition, but quite frankly, we are all tired of trying to defend the project against the misinformed and narrow-minded drivel that the Glebites are perpetuating on this comment board. I'll tell you right now, retail and more greenspace will look a hell of a lot better than an asphalt sea with an island of concrete debris when Frank Clair collapses to the ground. But hey, if that's what you want, keep hoping this plan gets nixed, because that's exactly what the new "jewel" of the Glebe will be.

[Enough Already - \[Updated 2009-10-09 21:04\]](#)

Why is it that supporters of this proposal resort to calling opponent naysayers, insisting that they all live in the Glebe and hoping for a silent majority to save their sorry plan, rather than giving some concrete reasons why the rest of us should support it too? I am not a naysayer, I am just someone who has read the proposal and isn't blinded by the return of the CFL. I don't live in the Glebe and I don't believe in this silent majority any more than I believe in



the easter bunny.

Friend of Lansdowne Live - [Updated 2009-10-09 21:59]

I am not 'blinded by the CFL', I like this plan because it gives a shot in the arm to what is currently a decrepit eyesore on the city. It will be a place to go day and night for entertainment, food, "gasp" shopping (how DARE it!) and hey maybe even living. There is plenty of greenspace (40% of the property - more than there is now) and integration with the canal with boating docks and the like instead of the prison yard chain like fence that exists right now. And many of your fellow "opponents" aren't offering up very concrete reasons to turn it down either, apart from their being a "big box shopping mall" (even though it has been repeated ad nauseam that the retail will be nothing like a big box mall) and the "return" of a fictitious design competition that never existed.

dbk - [Updated 2009-10-09 23:29]

Spend a few minutes searching for "sole-sourced", "insider", "sweetheart", "gift", "public asset", private interest", etc. and I think you'll see that many of us are concerned with issues having nothing whatsoever to do with malls.

dbk - [Updated 2009-10-09 21:04]

This attitude as expressed by a self-identified friend is precisely what I worry any report of this "consultation" will conclude. We see the proponents are spinning the public meetings held so far, entirely ignoring the real issues raised by this proposed "partnership". [I am a Sandy Hill resident, by the way.] Do you have some kind of evidence that "public consultation" will result in no more than "tinkering"? Please, City Council and Nanos, we need some transparency on the intent, methodology, and client for this "consultation". Thanks for your prompt attention to this important concern.

## New Conversation Thread

Querelous - [Updated 2009-10-09 19:34]

The statements regarding the vision for this proposal are quite deceptive: in fact, the city is privatizing a large proportion (37 acres) of a city-owned park in return for the dubious reward of a CFL football team for which the city will have to contribute \$129M dollars towards the refurbishing Frank Clair stadium. CFL football has failed twice already in this city; the last thing the taxpayers of Ottawa want is another empty stadium. The process by which the city arrived at this proposal is quite unacceptable: stopping the international design competition to accommodate a single, unsolicited bid from local developers is highly questionable and negotiating behind closed doors is worse. The proposal from OSEG exposes the city to considerable financial risk, is impractical from a transportation perspective, and turns what could be a wonderful urban park that borders a world heritage site into a shopping mall, cinema, condominiums, and a hotel. Let us thank OSEG and the city staff who have contributed to this project for their input, restart consultations with the citizens on what they want from Lansdowne Park, and ask OSEG to re-submit their proposal in competition with other proposals in an open, and transparent process.

## New Conversation Thread

Hank - [Updated 2009-10-09 19:36]

Clearly, this is a faulty approach. It's not a vision for Lansdowne at all; it's an attempt to bring pro-football back to Ottawa and Lansdowne Park happens to be the most convenient excuse as to where to place it. If we want pro football back, the smart thing to do is decide on a site based upon its merits for holding 24,000 attendees and for getting them there efficiently and getting them home efficiently. Nobody in their right mind would suggest that Lansdowne is the place to do that. When it comes to vision, the original idea to hold a design competition is the best way to go. Let interested parties propose a use for Lansdowne (including how to fund its development and maintenance) and then choose the most viable proposal. Lansdowne Live could have submitted their proposal through this process and if it is as good as its supporters say it is, it probably would have won.

Glinda - [Updated 2009-10-09 19:36]

Bayview Yards is the answer. It's on the proposed transitway, and there are lots of old industrial lands doing nothing around it. Why are they stuck on the idea that an urban center must put up with many more buses on its residential streets at all hours of the day and night, when there is clearly another option (at least one)?

## New Conversation Thread

b1gvme57 - [Updated 2009-10-09 19:40]

The vision is plebian, mundane, as presented. Why can't the council call for submissions from others and invite competitive bids.

## New Conversation Thread

gcopi - [Updated 2009-10-09 19:41]

If OSEG vision is so great for this city. Why are they afraid of open competition. No need for office tower or hotel at this site. Also the retail space should be 150,000 sq ft. Remove the rest of the South stands and the north side sitting area. Enlarge the sitting area inside the hockey arena. Use park area as a botanical gardens and other outside activities.

## New Conversation Thread

bestgrumps - [Updated 2009-10-09 20:09]

This site is cumbersome. I have spent hours reading and clicking on the various comments not knowing how they would be tabulated. In the end I don't like the proposal on several counts. There is only one view. A sole source and self serving one at that. A design competition without limiting the design to revenue neutral, might have produced a better plan. The nightmare of transportation is not feasible at that location. We are building a light rail hub at Bayview Road, why not put the stadium there? What is the RUSH?! vote against this dubious abomination



## New Conversation Thread

Ana - [Updated 2009-10-09 20:16]

If this is such a great and visionary plan, then surely it will rise to the top in an open, transparent, fair and competitive bidding process. Why is Council afraid of this?

## New Conversation Thread

Mel - [Updated 2009-10-09 20:39]

There are so many comments that it is difficult to read them all, but the one thing that sticks in my mind is the question: why was this very important and controversial proposal not presented as part of an open and competitive bidding process? As far as I know, it is good business practice, especially when we are talking about public money and a very important public property. I would ask Council to go back to the beginning on this one, and start again with a competition. By the way, I don't live in the Glebe, but it shouldn't matter which neighbourhood I live in- this is an important issue for all citizens of Ottawa.

## New Conversation Thread

JBradley - [Updated 2009-10-09 21:38]

I think that the commercial development will revitalize the Glebe and Ottawa South, just as commercial investments and new housing have revitalized Westboro/Hintonberg. I would also welcome a stadium/arena in the city; not everyone wants to leave town to see hockey or other sports games. The nearest neighbours to any development will always have the greatest concerns about traffic and greenspace; but all local taxpayers will have to live with city council's decision and I want the best value for my money! The City wasted millions backtracking and hesitating over rapid transit -- I hope council can move forward and make the most of this opportunity.

Brocklebank - [Updated 2009-10-09 21:38]

New investment in Westboro and Hintonburg has not been supported by the City providing land rent-free. Nor has the City funded the provision of parking in support of new development in Westboro. Merchants and others in Westboro have not faced competing with others enjoying City subsidy. Nor has new development in Westboro (no matter how controversial) appeared to be exempt from normal legal procedures.

dbk - [Updated 2009-10-09 21:38]

This Sandy Hill taxpayer has no interest in gifting Lansdowne Park to anyone; local taxpayers receive neither value for money nor for the public assets being transferred to OSEG in this so-called "partnership".

## New Conversation Thread

ZGA - [Updated 2009-10-09 22:17]

Were's the vision? After my visit to the Q and A at City Hall last week it was evident that, aside from the stadium, there is none. There were a number of people situated around Jean Pigott Hall ready to take questions but unable to provide a lot of concrete answers. For example, I was told that the pond would be neither full or empty in the winter; that there didn't have to be restaurants in the Aberdeen Pavilion; leasehold or freehold properties?...we're not sure about that, the housing is in phase two and doesn't have to happen. The attendees that evening also dismayed me. Some were arguing (erroneously) that the City is a business and therefore has to make a good business decision. Parks and grass don't make money I was told! But the biggest point of upset for me was when I was trying to make the case for a competition, to allow citizens of Ottawa to see what a true vision could be, as befits an International city. I was shot down by a number of people who all agreed that Ottawa is not an International city and I was fooling myself to think so. I was told that its just Ottawa and we should be happy with what we can get. These members of the community seemed so willing to accept mediocrity as their lot. Hey, I think this is a two-bit town most of the time, but can't we have, not just visions, but a belief in something so much greater than the usual "this'll do"!

## New Conversation Thread

DOH - [Updated 2009-10-09 23:38]

This is only one group's vision from an unsolicited proposal and not very creative. Hold an open competition and get competing designs.

## New Conversation Thread

JeffH - [Updated 2009-10-10 00:03]

This proposal is flawed on many levels. While I sympathize with those who just want to move ahead, this is about too much money and will have such a large impact over so many years that we need to be sure we are really doing the right thing. I am very troubled by the fact that this isn't a competitive process. Such large processes are almost always done that way, as competition is the best way we have of ensuring the best available product is selected. The centerpiece of the whole thing seems to be football, despite the fact that it has failed here twice before. The financial arrangement appears to be built around donating the land to the developers for the next 70 years, and subsidising the largest single cost for the team, its infrastructure, by putting those infrastructure costs in first place in the so-called "waterfall." I suppose that will greatly reduce the risks for the developers, but is it the best deal for us, and do we really want to subsidize football for the next 70 years? As far as traffic and parking are concerned, does 1100 parking spots meet the city's own bylaw requirements for the proposed shopping facilities? I don't think pushing the balance of the parking requirement out into the surrounding neighborhoods sounds either practical or fair. Not many people I know would be keen on having 5 or 10 thousand cars hunting their neighborhood for a parking spot. The traffic analysis I have heard about, paid for by the developer to answer the question "make it work" is entirely useless from a "whats the impact" perspective. The analysis also seems one dimensional. What will the impact be, on Bank St at rush hour of such an event. We all know what the Queensway is like when an event is on at Scotiabank Place. Do we want to impose that on Bank St as well? What will the city look like on nights when there are events at both Lansdowne and Scotiabank? Bank St is one of the few, and inadequate, routes out of the city to the communities growing in the south. As our road infrastructure lags farther behind to support them, how will this proposal for Lansdowne interact with that transport load? Surely the intent must be to get maximum use out of the stadium, so claims that it will only be filled ten times a year seem a bit glib, but if





true, do we want to fund a facility that is only used at capacity 10 times a year? Further, if that is accurate what does that say about the size of the fiscal "waterfall" the city gets second access to? How much will be left to fill our bucket after the operating and maintenance costs of the new Lansdowne are paid, and the developers take their cut? I wonder how many of the private, for profit companies doing the operating and maintaining will be owned by the consortium. In this situation there need never be any but token surpluses left for the city. In the end, we need to be sure we are getting a fair deal and the developers, whoever they are, are entitled to a fair profit. The way to ensure that is to do the right analysis of our needs then to hold an open competition. Doing it the wrong way will saddle us with a bad deal for 70 years. That's a long time.

## New Conversation Thread

**Brock** - [Updated 2009-10-10 02:51]

I am so glad Kirkpatrick cancelled the international colouring contest for Lansdowne. Save the colouring contests for public school contests. I want a real plan like LL. Actually having someone who can think at city hall is a bonus.

**dbk** - [Updated 2009-10-10 02:51]

The only thinking City Councillors would be those who are opposed to making such a generous gift to OSEG.

## New Conversation Thread

**miam** - [Updated 2009-10-10 08:57]

Downtown valuable land best intensively used for all of Ottawa. Need a major sports facility and this is a good offer. Too bad NCC does not allow restaurants beside canal. Phase two should be done with phase one and could be larger with 20 floor towers.

**dbk** - [Updated 2009-10-10 08:57]

The only party that could describe this as a good "offer" would be OSEG. I'm offering to accept a rent-free 30 year lease on a newly renovated property from Minto, but they're not calling me back; what's up with that?

## New Conversation Thread

**Lynn** - [Updated 2009-10-10 10:15]

I'm very discouraged and disappointed by the way in which the process to revitalize Lansdowne Park, has transpired to date. I feel that considerable financial interests behind the development are steamrolling the plans towards hasty approval, while not providing the necessary timeframe for extensive public participation and input. With the canal now designated as a World Historical Site, and considering Lansdowne Park's important historical and heritage significance, it's crucial that we get the most appropriate design for the space - one that the majority of Ottawa residents approve of, even if it takes more time. Since most residents don't have expertise in design, development, engineering, construction etc., there needs to be a design competition in order to enable the public to make an informed selection. There is only one design on the table from a sports and entertainment group with a strong commercial economic interest. Not all options have been explored. We need input from people with expertise in revitalizing important and unique historical spaces, such as conservation architects. Lansdowne Park has been a big part of my life over the years. I lived at 38 Adelaide Street, just a few doors away from the gates on Fifth Avenue, until I was 10. We used to park cars on our front lawn when the Exhibition opened. I was a Rough Rider majorette and Revlon Riderette, attending many practices and games at Lansdowne. I was head usherette at the Civic Centre for a few years. I worked at various booths at the Exhibition. I have many wonderful memories of Lansdowne Park and its future is important to me and to my children, therefore I am submitting the following comments . . . we need a competitive process with an invitation for other designs- we need extensive public input, consultation and debate- we need to take more time - what's the rush?- no malls; no shopping centres; no stores- no residential- no hotels; no office space- no movie theatre- keep the Aberdeen Pavilion, the Horticultural Building, the Civic Centre- yes to the Farmer's Market- yes to a Band Shell, a memorial or victory garden and opportunities for passive activities- much more open space and green space- when a plan has been finalized, a request from the city should go to the Federal and Provincial Governments for funding/partnership If the 'Lansdowne Live' plan goes ahead now, then in my opinion, the public trust will have been betrayed, because the process to date has not been open, transparent and thorough. We cannot afford to get this wrong for many, many reasons. Lynn

## New Conversation Thread

**J D Ashford** - [Updated 2009-10-10 10:58]

Vision: The Lansdowne Live proposal does not contain the vision that most people have for this prime piece of PUBLIC land. Professional sports facilities and more retail in the area cannot be supported. The citizens of Ottawa have been put in an untenable position because of the lack of competition for the site. We have nothing else to compare it with in an official way, because competition was cancelled. There are other visions that have been produced for public assessment and should be officially presented to us for debate and scrutiny. This proposal turns what could be a wonderful urban park that borders a world heritage site into a shopping mall, cinema, condominiums, and a hotel and this is not what I would like to have in the area. It is time to call a halt to this fiasco and for City Councillors to re-instate the competition for other proposals and ask OSEG to re-submit their proposal in competition with other proposals in an open, and transparent process.

## New Conversation Thread

**Andrew Elliott** - [Updated 2009-10-10 11:37]

There is no vision here, and here are the reasons why: 1. There is a lack of consideration of the traffic issues that the new complex will generate. I realize when studies are made, it is usual to point to rush hour on weekdays as the worst time, and in this case, the proponents have suggested that much of the traffic will occur outside of rush hour. But have they considered this: that there is another rush hour (or hours) on Bank Street on Saturday afternoons and Sundays afternoons, clogging the street with traffic, and, when there IS an event on at Lansdowne, traffic comes almost to a standstill. The proponents also suggest that more people will use public transit, but this is a pipe dream: unless you provide better public transit or force cars off Bank Street, people who live a distance away will still choose the easiest option: the car. This leads to two other issues: how can public transit adequately get people to the site if the vehicles are stuck in a traffic jam? And how do they expect Glebe residents to put up with constraint street parking AND how do they expect that visitors will park as far away as Old Ottawa East or Bronson Avenue - is it fair either to those people searching for spaces or to the people living in the neighbourhood? 2. The lack of greenspace on the site is disappointing. Why turn a parking lot into another type of parking lot, and then say that people



can play on it or walk around on it? More trees, more shrubs, more grass would be so much better: there is a lack of greenspace already in the centre of the city. Why not turn this into a Public Park, add a pond or inlet from the canal, and let people come organically to a smaller parking lot and then enjoy natural green space? I am disappointed that the plan proposes yet another shopping mall concept in the tradition of the big box store concept. We do not need more shopping; there is already enough along bank street or at the major malls such as Billings Bridge or the Rideau Centre. Surely there can be a plan in this age that is truly creative: a place to go where you don't need to be forced to spend money. There are a few things that this plan has got right: reviving and reusing the heritage buildings on the site and adding low rise buildings along Bank Street with a mix of residential and business space. I do not think that adding more houses on Holmwood is a good idea, though - why block access to the park for residents who already live in the neighbourhood? Overall, though, this is a bad plan for the city of Ottawa and its residents. I am extremely disappointed that residents have been railroaded into this without sufficient input: we are presented with a flawed vision that is not competitive nor world class in its creativity, and then we are told "take it or else!", not "take it or leave it!", or "take it and change it!" So, I am against the current vision. I would like the public to be involved in a more constructive and open process, I would like a competition open to world class designers, and I would like a lot more creativity: all these things would make the site a place that compares with other world class sites of comparable size.

## New Conversation Thread

Emily Stormes - [Updated 2009-10-10 11:44]

This proposal lacks vision entirely. It is obviously designed not to putting public land forward for the greatest public good but rather to financially benefit the developers who are trying to seize it. Placing a stadium this far from public transit to cause increased pressure to an area where road traffic is already sizeable lacks vision. The stadium would be far more beneficial to another area of the city which could benefit from the economy it would bring such as bayswater at the end of the O train. Paving the parking lot with asphalt in which weeds can grow is another lack of vision. Although the pretty pictures show greenery, the words say asphalt. This is not a green space. Putting a mall, hotels, and box stores in this space obscures the true potential of the site as well as the view and the said focus on the canal is nice words to obscure the true vision which is dollar signs for developers and a decision to support this by council would definitely question the vision the councilors have for their legacy in Ottawa.

Average Joe Junior - [Updated 2009-10-10 11:44]

Emily, I agree 100%. Has anyone noticed the lack of comments in support of this unfair and lack-of-transparency process?

## New Conversation Thread

AREF - [Updated 2009-10-10 12:00]

Je suis contre ce projet. Je l'oppose totalement. Retournez a un processus ouvert pour obtenir des idees et propositions vraiment 'visionnaires'.

## New Conversation Thread

AREF - [Updated 2009-10-10 12:15]

The more comments I read in this web 'consultation' the more I am convinced that the medium will shape the message. I fear that the very thoughtful and diverse suggestions that many people have made, directed to specific topics (there is no other way to respond) will be used as an indication that citizens basically support the proposal, but have a few details they want to have worked out in relation to specific areas. No topic category was included which permits an easy collection of opinions on whether the procurement process is inherently flawed. Comments about this are scattered throughout the site, and it will require considerably detailed analysis to extract and distinguish text that indicates opposition to, or concern with, the sole sourcing of this proposal, when this is embedded within pre-set topic categories. So, once again, I state: I vote AGAINST this proposal, and the main reason for my vote is the type of process that has been used (or not used) to create a 'partnership' between the city and this group of developers. I vote FOR council to take the time to seriously consider what a real visionary plan for Lansdowne might be; obtain expert advice (and advice from experts who know they are being consulted!), develop some basic parameters, in real consultation with citizens; and then get back to an open, fair and competitive process.

## New Conversation Thread

OttawaWest - [Updated 2009-10-10 13:03]

This process is flawed. One week of public meetings and discussions to decide the fate of such a large site with so much potential - why so little time for a decision with such significant consequences to Ottawa. Where is the vision? Why not open up development options to more than one development group? Can we come up with something better than a mall and theater? A large sports stadium needs direct access to mass public transit. This site does not have that. A stadium should go where it makes sense for the city for today and for 20, 50 years down the road. If there are no plans to bring transit to Lansdowne, a stadium there is a bad decision for the city.

## New Conversation Thread

icdube - [Updated 2009-10-10 14:05]

Le plan de partenariat pour le parc Lansdowne est un plan exceptionnellement bien articulé qui laisse à réfléchir non seulement sur le coût des industries professionnelles engagées pour le créer mais aussi sur l'absence d'organismes gouvernementaux qui devraient eux aussi avoir un mot à dire dans sa conception. On laisse sous-entendre que la vision d'un parc Lansdowne transformé inclue le canal Rideau sans se soucier du fait que la vision de Parcs Canada pour le Canal Rideau, un site historique à l'échelle mondiale, n'inclue possiblement pas ce Parc Lansdowne transformé que nous proposons. La CCN, elle, ne voudrait possiblement pas ce nouveau stade et hélas tel si proche de leur terrain qui était autrefois la propriété du 1<sup>er</sup> m<sup>or</sup>donnaance militaire britannique pour protéger le canal. Les forces policières, de toutes espèces, verraient d'un mauvais œil la présence d'édifices qui seraient propices à des attentats d'assassinat tel qu'il est arrivé pour celui de John F Kennedy. Ce plan passe outre aussi au besoin de laisser un passage libre en tous temps au service d'incendies de la ville d'Ottawa qui dessert les vieux Ottawa est et Ottawa sud par le seul pont de la rue Bank. Ce plan visionnaire ne semble pas concevoir la possibilité de redonner au parc Lansdowne ce plan d'eau naturel créé par la construction du canal Rideau qui servait probablement au transport de bestiaux pour les jours de foire d'autrefois au parc Lansdowne. Ce plan d'eau faciliterait de nos jours l'accès facile au canal par les patineurs en hiver. La vision myopique de ce plan de partenariat public-privé entre la ville d'Ottawa et une entreprise absolument commerciale dont le nom n'est même pas traduisible en français ignore le besoin de plus en plus urgent de permettre un passage piétonnier et cyclable pour les enfants, étudiants, travailleurs et personnes âgées qui doivent se rendre un autre canal sans la traverse dangereuse du pont de la rue Bank et celles des promenades de la Reine Elizabeth et du Colonel By. Les patineurs en hiver en savent quelque chose. En plus, le plan officiel de la ville d'Ottawa impose une intensification résidentielle des lieux habitables des vieux quartiers de la ville d'Ottawa. Les parcs Rockcliffe et Britannia



qui étaient accessibles autrefois par tramway ne le sont plus par les personnes dépendantes des moyens de transports publics. Un grand parc communautaire avec de la vraie herbe, des arbres, bancs et tables de pique-nique compenserait pour tous ces parterres et jardins qui disparaissent à vue d'œil pour être remplacés par des condos avec portes de garage massives. Le plan visionnaire de ce partenariat public-privé prend pour acquis que les contribuables d'Ottawa désirent un plus grand stade sportif sur les lieux du parc Lansdowne ce qui est probablement pure chimère vu la configuration des équipes de rugby-football précédentes. Quoique qu'on peut dire sur la mauvaise gestion, ces fiascos autrefois étaient en grande partie dus au manque de facilité de circulation, de stationnement et un service inadéquat de transport en commun et on peut aussi dire que les goûts ont changé et que les gens en général ne veulent plus de sports violents à coûts exorbitants au profit de très grosses entreprises commerciales avec actionnaires anonymes. Enfin, cette vision défensive d'un parc Lansdowne transformé parle d'un respect du patrimoine architectural sans faire mention de l'obtention du consentement des agences gouvernementales ontariennes sur le patrimoine. Il se peut fort bien que cette soi-disante vision nouvelle ne soit pas partagée par la Régie provinciale du patrimoine.

## New Conversation Thread

[Baryonx](#) - [Updated 2009-10-10 15:21]

I am strongly opposed to this 'vision' for Lansdowne Park. I want a vision that delivers grandeur and scope comparable to the Sydney opera house or the Guggenheim. I want a design competition. I do not want what amounts to a strip mall sandwiched into high-density housing. I do not want a traffic nightmare. I do not want a stadium refurbished for yet another failed sports franchise. I want a vision of greatness, not one of commercial exploitation.

## New Conversation Thread

[danm](#) - [Updated 2009-10-10 15:56]

This vision is very good and I agree with all the proposals. Remember we almost lost the Aberdeen Pavilion and look how much we use it now. You tear down something and you never get it back!!!!!! Excellent work on this proposal!!!!!!

[alecz\\_dad](#) - [Updated 2009-10-10 15:56]

Dan, The Aberdeen Pavilion only survived because the grand plans of the early-90s imploded. Once they had, then-Councillors Jim Watson and Peter Hume came back with a simple plan that included the restoration of the Pavilion, refurbishment of Sylvia Holden Park and the adjacent baseball diamonds and the parkland development along the eastern edge of the site. These are probably the best developments to be seen in Lansdowne for half a century, and were the antithesis of the grand plan. I think that had there been a continuation of thoughtful, incremental change like this we might already see a green, open Lansdowne Park. Unfortunately, because it is such a large site, it seems prone to grand schemes. But without a vision for the site which is generally acceptable both to its immediate neighbours, and the City at large, these grand schemes tend to falter under the weight of their illegitimacy.

## New Conversation Thread

[suem](#) - [Updated 2009-10-10 16:14]

As a CFL football fan I'm excited to know that a team could come back to Ottawa. I also commute and work in the Lansdowne Park/Glebe neighbourhood daily and the vision of green space, shopping and beautifying the area to make it accessible to everyone is a very worthwhile endeavour!!!!!! Lets make this Vision turn into Reality soon!!!!!!

[dbk](#) - [Updated 2009-10-10 16:14]

Would you kindly explain how transferring public assets to private interests makes them "accessible"?

## New Conversation Thread

[alecz\\_dad](#) - [Updated 2009-10-10 18:40]

Oh yeah, unless my various posts didn't make it clear, I vote NO to this proposal. Go back to the drawing board.

## New Conversation Thread

[Catherine Lindquist](#) - [Updated 2009-10-10 19:09]

This sole, unsolicited proposal for Lansdowne Park is simply unsupportable. It lacks any semblance of vision for this invaluable public site. A site that should be developed, but focusing on public good, not corporate profit. A site connected to the World Heritage Site Rideau Canal and heritage mainstreet Bank Street. Where is the magic? The attractions for tourists and residents? The park-like setting? Is the best that can be done another shopping Mall? A mall that would classify as a regional shopping centre. That would double the amount of retail in the Glebe. That would be comparable in size to Billings Bridge? A mall that would take away public land for the foreseeable future. A mall that would cannibalize independent local main street businesses in the Glebe and Old Ottawa South. A mall that would extend alongside and diminish the views and setting of the glorious Aberdeen Pavilion, force the relocation of the Horticultural Hall and reduce the Ottawa Farmers Market area. We can and must do better. Save our Public Legacy. Save Ottawa's Main Street. Save our local businesses. Stop the Lansdowne Mall.

[JFFournier](#) - [Updated 2009-10-10 19:09]

Maybe your problem is that you can't get past the "mall". The attraction for tourists is the stadium because you may have not heard this before, but people travel for sports and events. When we had 54,000 here for Grey Cup, they weren't all locals. I'm pretty sure not everyone in attendance for the Stones was local either. According to Wikipedia, by the way, Billings is said to be 460,000 square feet in size. [http://en.wikipedia.org/wiki/Billings\\_Bridge\\_Plaza](http://en.wikipedia.org/wiki/Billings_Bridge_Plaza) So once again that part of it is misrepresented by the opponents. Even including the Horticulture and Aberdren buildings, the total retail, service and office components come to under 400,000. I occasionally see questions about, if the Lansdowne Live proposal is so good, why does OSEG refuse to participate in a competition. I have a similar question; if the proposal is so lousy, why do so many of its opponents have to distort it in order to state their case?



## New Conversation Thread

DLS - [Updated 2009-10-10 20:01]

I find it shocking that in the nation's capital no less the city administration has facilitated and championed an unsolicited, sole-sourced proposal that would see the city relinquish control over a space that currently engages an array of Ottawa residents. Perhaps even more disturbing is the vilification of those who oppose the plan and the absence of an open and democratic process.

## New Conversation Thread

sfurr - [Updated 2009-10-10 20:06]

More Olmsted, Less Centrum There is no true vision in this plan. With heritage buildings like the Aberdeen Pavilion and the Horticultural building that are evocative of the White City, the work of Olmsted should inform our vision for this site and create an integrated urban park. We may aspire to the White City or to Central park, but the reality is that even the Forks in Winnipeg, Granville Island or Harbourfront would be far better models for integrating public spaces (an urban park) with commercial activity. The purported vision for this site is far too intensive in terms of retail and other commercial activity in a manner that is inconsistent with any goal to integrate an urban park in harmony with its surroundings. My interpretation of the vision is taking a small slice of Centrum and transplanting it to the canal, but without the parking. There are the germs of a real vision for the location in this plan, with public and commercial spaces surrounding the Aberdeen pavilion as a focal point, but the use mix is entirely wrong and converting the pavilion to restaurant space is abominable. The whole site is sacrificed to a failed premise -- that the whole project needs to revolve around revitalizing the stadium and paying for this change. The existing stadium needs to be razed to make way for the vision of an urban park in harmony with its surroundings, and the Aberdeen pavilion providing the focal point for a harmonious space with mixed uses that includes a refurbished location for the healthy 67s. Think green space in balance with commercial and with new open air venues for the public. Our jewel on the rideau cannot be held hostage to the promise of a new CFL franchise. As we have seen, franchises will come and go. The proposal for a franchise must stand on its own. There will always be opportunities for a new stadium and a new franchise. This is our only opportunity to build a lasting legacy on the only remaining undeveloped piece of prime real estate on the canal. Let's not squander this opportunity on the first idea that comes along.

Doug - [Updated 2009-10-10 20:06]

In my opinion this is one of the best comments. Right on!

## New Conversation Thread

Toby - [Updated 2009-10-10 21:09]

One of the few things that is transparent about this process is that this so-called "vision" is highly self-serving for the interests of the developers (and their pals on council). It ignores the interests and needs of the local community and how it will affect the surrounding community, which is an enormous flaw. It also fundamentally ignores the broader interests of the people of Ottawa.

## New Conversation Thread

Ernie Boyko - [Updated 2009-10-10 22:47]

Unfortunately I do not see a vision here. It is a bit like trying to stick square pegs in round holes. I see a land grab by some people who have friends in high places. It is incredible that Ottawa's city hall has sunk to this low level. Yes, Ottawa may need a stadium but if we are going to pay for it with our taxes, then we should at least put it where we have robust transportation. As for the rest of the plan, why should we be letting some developers have access to a prime piece of Ottawa? Without competition no less! No! No! No! to Lansdowne live.

## New Conversation Thread

Bob - [Updated 2009-10-10 23:13]

All we need to do is look at Minto's projects of the last few decades all over Ottawa and we can immediately come to the conclusion that Minto is NOT the right company to be redeveloping Lansdowne Park. Minto is basically a middle-of-the-road mid-quality developer who has not got the right background and who is not qualified to redevelop a major site of this significance. We're on the global stage. Lansdowne Park deserves someone much, much better than Minto.

## New Conversation Thread

Bob - [Updated 2009-10-10 23:38]

Please note that Lansdowne Park is PUBLIC LAND located right in the middle of Ottawa and directly on a very significant bend in the Rideau Canal, which is a UNESCO world heritage site extending south approximately 100 miles all the way to Lake Ontario. This is an extremely important piece of land for Ottawa. I cannot think of any other city on this planet that would extend an up to 70 YEAR lease to private developers to build a shopping centre on a piece of Public Land of this significance.

## New Conversation Thread

wfm - [Updated 2009-10-11 00:00]

This sounds like a vision with very little imagination and no inspiration. Putting a medium sized mall in such a sight demonstrates a failure of our City government to understand the potential of this precious site. The design competition that was cancelled would have developed that understanding.



## New Conversation Thread

Bob - [Updated 2009-10-11 00:08]

We need to hold a national DESIGN COMPETITION. We have to organize, announce, and then hold the Competition. For City Council to say 'we've only had two unsolicited proposals' is not at all the same thing as actually holding a Competition. Once we hold a serious national design Competition, we'll get a large number of design submissions. And once we have thirty or forty designs before us, only THEN can we make the right decision. .

veryunhappy - [Updated 2009-10-11 00:08]

I would go wider than Canada for ideas. Why even limit the search to Canada? It's a big world out there and we should not fear receiving concepts and plans from professionals in Scandinavia and South America for example. If I hear the words "world class" one more time as applied to the present proposal, I may lose it.

## New Conversation Thread

leb - [Updated 2009-10-11 04:00]

Vision - what vision? Seems that LL is an opportunity for developers to grab and develop a choice piece of land and turn it into a commercial shopping mall cum sports arena. More shops are unnecessary - what's wrong with the present Bank St. corridor and Billings Bridge and the Rideau Centre both of which have good transit links? Aren't there better areas for a big football stadium near transit hubs like Hurdman? Lansdowne should be a real green space for the whole city to enjoy, like a mini High Park or Hyde Park! There should be a national competition for the best design. The present plan seems to be a stitch up by developers. Greed comes into it somewhere perhaps?

## New Conversation Thread

veryunhappy - [Updated 2009-10-11 10:01]

This whole desperate mess smacks of an Ottawa that predates the Rideau Centre when Ottawans could be seduced by the promise of new shops, new cinemas, new ANYTHING. I find it patronizing, half-baked and without any promise. Not being on rapid transit (I thought we were obsessed with that in Ottawa not so long ago) and not being within easy reach of our Quebec friends makes it a solid non-starter. Having nothing to compare it to gives me zero hope that the architecture will be worthy of the site and all the faith in the world that there are better options for this priceless Ottawa asset.

## New Conversation Thread

don westwood - [Updated 2009-10-11 11:16]

Before any discussion about any one proposal for the development of Lansdowne Park can take place, there are some fundamental questions that must be asked of, and answered by the City: Why has all the discussion so far been about just one proposal? Hasn't this situation become simply another form of sole sourcing by the city, in spite of the proponents claim that it is merely a proposal by them? Isn't this exactly what the Provincial Government is getting into trouble with over the eHealth Ontario scandal? If so, why hasn't the legality of the City's equivalent actions been challenged? On whose authority was the normal procedure of an open competition canceled and ignored, and why? And how is it that so many City Councillors support just this one so-called Lansdowne Live project? What is really behind this flagrant denial of the basic democratic process of open competition, an action that contradicts the City's own parallel ethic of open tendering, let alone that of the Province and elsewhere? Before there is any discussion on the merits or otherwise of this or any other single proposal, however incensed and concerned we may already be about the ramifications of traffic and density, etc., it would be premature to become too involved in the details until these basic questions have been answered satisfactorily. The current situation has made us a laughing stock in many countries. No other capital city of a democratic country would allow such a parochial, self-interested and privately-funded consortium to present the City with a single proposal that will determine the fate of such a valuable and public urban asset. The precedent the present situation may set is frightening.

ohnwhelan - [Updated 2009-10-11 11:16]

An unsolicited proposal is a legitimate way to for this to happen. It can be rejected by council.

## New Conversation Thread

MRRM - [Updated 2009-10-11 12:11]

Int. Design competition creates new Singapore  
Park <http://www.inhabitat.com/2009/10/06/gardens-by-the-bay-singapores-largest-ever-garden-project/> What is a major city park? we have examples: Mont Royal - Montreal; Stanley - Vancouver; High - Toronto; Point Pleasant - Halifax; Central - New York None include an on-site mall, hotel, or stadium. The city should be prepared to create a true centre city park and stop relying on the NCC to plan this city and the whole country to pay for these municipal benefits. Stadium? - for that type of "fix-up" money build a modern one in Bayview yards - on rapid transit.

## New Conversation Thread

Betsy - [Updated 2009-10-11 12:20]

This is not a vision, it is a back door giveaway of public lands to developers. The Frank Clair stadium could be refitted for \$38 million. Instead the City will spend a minimum of \$130 million AND will give (not sell) a huge piece of public land to developers, rent free. My tax dollars should not go to subsidize development that will unnecessarily privatize public space. If the City determines -- through a legitimate survey or referendum -- that an open air stadium is indeed a priority, let it set the parameters, tender the proposal, and see what kind of deal it can cut from among the many who would bid for the



project. It would then be eligible for funding from the other tiers of government instead of burdening taxpayers for the full price. This approach would demonstrate leadership, rather than letting developers lead them by a nose-ring. It is appalling that Councilors are subsidizing their cronies while denying taxpayers the chance to access funding from federal or provincial sources and giving away public property as they pursue a Cadillac stadium that was never identified as a priority.

### New Conversation Thread

Wendy Daigle Zinn - [Updated 2009-10-11 12:26]  
The City has asked for comments on the Lansdowne Live Proposal - these are mine. First, comments from those in the Glebe ought not to be discounted or given less weight because of where we live, as has been suggested by some on the City's web site and in newspapers. If anything, comments from those who will be most directly impacted by the development of Lansdowne Park ought to be given great consideration. The residents in an area of development, whether it is a new subdivision, a new bridge, a new road widening, etc. are always the most interested because they are the most immediately impacted. Further, the residents in the area usually have the best appreciation of the impact on their area. The same is true with Lansdowne Park and the Glebe. Second, it seems to me that the City is far too eager to embrace this proposal. Why? The only reasons I see being advanced by those who support this particular proposal and my comments on them are the following. (i) Something needs to be done at Lansdowne - it is falling apart. We all agree but that is hardly a reason to support this proposal - at best it is a reason to support some proposal. (ii) It will bring CFL football back to Ottawa. I have no idea whether the citizens will support a team or not. I do note that the financial component of the proposal provides that the OHL and CFL owners will get their equity in franchise and start-up costs returned through revenue generated by the site. I do not understand why that should be the case. They are making an independent investment in a team - in fact the 67's owner has already done that and I cannot understand why these men should now be gaining that capital back from the taxpayers of Ottawa. In any event, if a stadium is required, is this really the right place for it? As I understand it, a comprehensive report commissioned by the City identified Bayview St. at Tom Brown Arena and Carleton University as the best sites for a multi-purpose outdoor stadium. Lansdowne Park ranked sixth. I know that some have said that the opportunity of a CFL franchise requires that a stadium be built very soon, but there are only 10 home games a year and if we are going to build a stadium it must have uses beyond football. We should not let this specious deadline influence a serious consideration of the costs, financial and otherwise, of this proposal. We should be guided by football fans any more than we should by those who oppose football in Ottawa. (iii) The backers of this proposal are local and successful businessmen. I would hope that the backers behind any proposal the City considers are successful; we should not consider proposals from failures in business. It is nice that they are local but that, in my view, is not essential - a good proposal for the site and the City is what is essential. Third, there must be serious concerns regarding transportation and parking in the area if this proposal is realized. The Lansdowne Development Transportation Strategy document at page 24 wrongly states that Queen Elizabeth Drive, as well as other select parkways, are closed to motor vehicles in favour of pedestrians and cyclists every Sunday morning between Victoria Day weekend in May to Labour Day in September - when in fact it is Colonel By Drive that is closed every Sunday morning. However, Queen Elizabeth Drive is very often closed for entire days (Saturdays and Sundays) during the summer for events such as the Ottawa Race Weekend and other charitable races. Further it is closed during Winterlude weekends to all traffic. This has not been factored into the transportation plan and access to Lansdowne from the two entrances on the Queen Elizabeth Drive will not be possible during these events. If there is a football game or other event on the weekend of the Ottawa marathon, then all traffic will have to enter and exit at Bank Street. Those of us in the area know how congested the traffic is now around Lansdowne Park when there is even a small event going on. For example, a few weeks ago I was at the Farmers' Market and there was a group of about 4000 celebrating the end of Ramadan and it took me 30 minutes to exit the site from Bank Street. Queen Elizabeth Drive was closed due to the army marathon being run. The Farmers' Market has become one of the most successful endeavours at the Park. It attracts close to 9000 people each Sunday. Under the proposal, they question whether it will be viable at this site. The citizens of Ottawa through their buying power seem to be saying that they want this site to become a Grenville Market type site - a meeting place for all. I am of the view that the parking proposed is insufficient for this site. I note that the Transportation Study Figure 2: Study Area On-Street Parking Supply lists some 5000 spaces on street; however only 2167 are close to Lansdowne and on the same side of the canal. Anyone from the area knows that this is where people park - not in the areas on the other side of Bronson Ave. or across the canal, except immediately adjacent to Bank Street. I believe that the City needs to take a serious look at the parking requirements set out in the study. Table 2 of that study sets out the By-law parking requirements at 1385 spaces. But this is only because the parking for the stadium and existing buildings is grandfathered under the by-law. If they were not grandfathered due to their age, an additional 9319 spaces would be required. It seems foolish to me to build a site of this size based on grandfathered parking when the by-law numbers indicate that there will simply be insufficient number of spaces for the events at the site based on the City's own requirements. I am fundamentally opposed to the City even considering using a part of this fabulous property for residential use. Frankly it is scandalous that our politicians would be considering turning this potential jewel into a mini-subdivision. Lastly, the impact of the proposal will have a serious and ever-lasting impact on the character of the Glebe. It will change it for the worse and forever. It will likely destroy the charm of the area, the businesses along Bank Street that are currently there and will bring excessive traffic to the area. Once done, it cannot be changed. In 1998 I was a member of the Lansdowne Public Advisory Committee established by the City of Ottawa to review three competing proposals submitted by developers wishing to develop Lansdowne Park. Then, as now, citizens from across Ottawa told us that they wanted Lansdowne as a public meeting place like Granville Island in Vancouver, to include a farmers' market, trade shows, live theatre, arts and sports - all events that should make Lansdowne a viable site at a reasonable cost to the taxpayers. We need, as we do in any consultation of public land, a transparent process. Lansdowne, due to its location and long history deserves an in depth study, not a quick and dirty consultation process such as we have seen. We should never have a process that is largely a take-it-or-leave-it proposal tied to only one group. We are handing over almost 40 acres of prime, historic public space to a few without truly understanding the consequences and the possible alternatives.

### New Conversation Thread

amacumbe - [Updated 2009-10-11 12:32]  
My priorities for Lansdowne are as follows: Civic Centre: The Ottawa 67s are a successful franchise, that promotes a family atmosphere. Unfortunately the arena itself is in terrible condition, and in need of renovation. The ice conditions are sub par at best, and some of the worst conditions for any arena in Ottawa. Also with ice at such a premium in Ottawa, it could be possible to create more than one rink, and this would help with revenue. Frank Claire Stadium: Who uses this currently? I'm pretty tired of hearing about a football team coming back, it's been tried three times in my lifetime and every time no one shows up. Perhaps you should ask the people who are currently using the space what they would want. Farmer's Market & History: I would like the historical sites to be untouched, and also be more in the spotlight. Right now the area is just an asphalt jungle, not really attractive. I think if more green space was added, perhaps a community park, with picnic areas and outdoor bbqs along the river that would be nice. Retail shops: I'm not a fan of this idea, is it going to just turn out to be another South Keys? I'm tired of strip malls. Let's do something innovative, something that tourists will want to come and visit.

### New Conversation Thread

HUGE SPORTS FAN - [Updated 2009-10-11 12:33]  
LANSDOWNE LIVE- ALTERNATE OPTIONS? NOT VERY PROMISING. However, my concern is that we do not throw out the baby with the bath water. We (tax payers) have the following in our favour: The site cannot be classified as new, but as a renovation project, in that the sports facilities and the exhibition buildings have already been approved due to them being in existence for over 100 years. This effectively eliminates the Rapid Transit Requirement in the City's new densification plan. We have Existing Building plan (That can be modified). We have An existing site. We have An existing property as an asset. We have Existing buildings as assets. We have Existing experienced local builders willing to undertake the financial and development risks. We have an established zone for Sports, Residential and Commercial proposal. We have An existing Transportation requirement that meets the City's Densification plan. These assets or pre-existing conditions if rejected in favour of Alternate options, offset the following obstacles: A. We would need a Requirement to finance the purchase the land for a new site. B. We would need a Requirement to finance the building of a new stadium (Cost approximately \$150 Million). C. We would need a Requirement to finance the building of a new Arena (Cost approximately \$75 Million). D. We would need a Requirement to finance the building of new exhibition halls. E. The changing of zone proposal. F. We would need a Requirement of Environmental Assessments. G. We would need a Requirement of Neighbourhood Consultations all over again. (Horror of Horrors!) H. We would need a Time lapse impact (My guess is approximately 10 more



years, minimum)A- We would need New Transportation studiesA- We would have the Taxpayersâ€™ reluctance to finance both the new site and the cost of what to do with Lansdowne Park.

[dbk - \[Updated 2009-10-11 12:33\]](#)

The proponents take on very little risk, none in the case of the stadium, and are somehow entitled to free rent as well as taxpayer guarantees of an ROE on their owned sports franchises. That's no "partnership".

## New Conversation Thread

[HUGE SPORTS FAN - \[Updated 2009-10-11 12:36\]](#)

I want to express MY FULL SUPPORT FOR THE LANSDOWNE LIVE PROPOSAL. This will be a very positive boost to the pride of the community and benefit all of the Cityâ€™s residents including the Glebe. I was very much insulted by the very few dissidents from the Glebe who hijacked the consultation meetings for their own personal gain. They imply would not allow anyone in favour of the proposal a chance to voice their support. I personally attended 3 of the meetings and can actually say that the opponents to the project had only one common refrain: NOT IN MY BACK YARD! They gave excuses such as sole sourcing, financial liability, lack of ample green space, cloak and dagger motives by the city manager and lack of transit. These are the same neighbourhood that objected to the initiation of the Skating surface on the Rideau Canal back in the 1970s. How wrong they were! We now have a world renowned skating rink and internationally renowned WINTERLUDE on a world heritage site. I have been attending Sporting events at Lansdowne Park since 1960. I attended Grey Cup games there in 1967, 1988 and 2004. At each one of these the attendance was 50,000 spectators. The transportation situation was expertly handled by OC Transpo and the City of Ottawa Bylaw and Police. The traffic was not an issue at all for these events. LANSDOWNE LIVE will be the greatest initiative undertaken by the City of Ottawa to be enjoyed by our Citizens for generations. It will be the most positive project for the enjoyment of the community.

[BBL - \[Updated 2009-10-11 12:36\]](#)

This is not about football. This is not about the Glebe. It is about what is the best way to redevelop this part of the city. Putting every legitimate concern about this deal into NIMBY is one of the ways the developers and supporters of this project use to dis-credit any opposition.

[dbk - \[Updated 2009-10-11 12:36\]](#)

Sandy Hill taxpayer here; this proposal benefits very few citizens and requires all Ottawa taxpayers to make a gift of public assets to private interests that we will be paying for for generations. Surely the brain trust behind this can come up with an actual argument....No thanks, astrotrurf.

## New Conversation Thread

[HUGE SPORTS FAN - \[Updated 2009-10-11 12:40\]](#)

OTTAWA'S "FAT CATS" LOOK AT A GIFT HORSE IN THE MOUTH! LANSDOWNE LIVE SHOULD BE A NO-BRAINER FOR THE CITIZENS OF OTTAWA TO AGREE TO. It is amazing of how insular The City of Ottawa politicians and opponents to this proposal are. There are Millions of unemployed people across the country who would gladly welcome this type of employment opportunity in their community. Here we are, the "FAT CATS" of the country pontificating and on the merits of looking at a gift horse in the mouth. The optics to the rest of the country cannot be very good. The perception of our arrogance must be cutting like a knife. The sports stadium and arena will bring in much needed stimulus to the local economy as are the Ottawa Senators. The City will be spending approximately \$120 Million on a Stadium, Hockey Arena, Aberdeen Pavilion, etc. On which it will generate risk free revenue for tax payers and still retain ownership. On the other hand, it granted \$45 Million for the CONGRESS CENTRE on which it has NIL ownership. Huh? Talk about what should be a "NO-BRAINER"! Quick, sign the deal and run! All the options presented by the opponents of LANSDOWNE LIVE are totally FLAWED!

[dbk - \[Updated 2009-10-11 12:40\]](#)

The only lack of brains this bellowing suggests is on the part of its author.

[Enough Already - \[Updated 2009-10-11 12:40\]](#)

"...it will generate risk free revenue for tax payers..." Can you please explain why you believe that this proposal generates risk-free revenue?

## New Conversation Thread

[wantbest4ottawa - \[Updated 2009-10-11 12:49\]](#)

They doth protest too much, methinks The "truth" about Lansdowne Live from Roger Greenberg: Have you read the patronizing insulting comments from Greenberg's special commentary in the Ottawa Citizen: "I think most of us recognize the bogus feedback from the meetings' hijackers for what it is, and I hope council will as well. To paraphrase Shakespeare, "They doth protest too much, methinks."

[HUGE SPORTS FAN - \[Updated 2009-10-11 12:49\]](#)

I wholeheartedly agree with Mr. Greenberg, a native Ottawaan. The meetings were hijacked by the 50 or so GLEBEITES that were bussed there with City of Ottawa tax payersâ€™ money; money paid by the negative councillor, CLIVE DOUCETâ€™S Office budget. They harassed the visitors at the entrances to the consultation sites. They hogged the microphones and rotated over and over again attacking the integrity of the planners, engineers City office staff. They presented innuendos, false economic figures, wish list for a green â€œwalk my dogsâ€ type of park, etc. They hogged #Comments tables that were there for all citizens to use unless of course they agreed to oppose the plan. They were rude, obnoxious and arrogant. They treated the meetings with a complete disrespect and disdain for the City staff there. In other words, their behaviours were uncouth, to say the least. They lacked credibility with their supposed â€œSole Sourceâ€ accusations to justify that the Rest of the taxpayers of the City of Ottawa should pay for them to have their â€œLittle Corner of the Worldâ€ The grounds were there before any of them were born or moved there. Their affirmation of entitlement is appalling! Donâ€™t like the neighbourhood? MOVE OUT! Nobody forced you to move in! The SILENT majority of Ottawa Citizens want LANSDOWNE PARK renovated. It is already there, and shall remain there as a Sports Stadium and Exhibition facility including shops and residential housing and farmersâ€™ market. This proposal is a dream come true!

## New Conversation Thread

[Bob - \[Updated 2009-10-11 13:07\]](#)

The fundamental supposed 'logic' (?) behind the OSEG 'business plan' (?) is that we need a \$ 100 million shopping centre in order to pay for the \$ 100 million football stadium. Well, we don't want the football stadium. Therefore we don't need the shopping centre. Great. Problem solved. So now



we can get back to what we really want to do, which is doing the Right Thing for Lansdowne Park. .

## New Conversation Thread

BBL - [Updated 2009-10-11 13:28]

I am completely opposed to this proposal. 1. This is not a legitimate process. The city is partner with a group of developers. On this basis the partnership includes the authority having jurisdiction, the proponent, the owner, the consultants and city staff that negotiated this deal. Each of these roles should be independent. Are staff working for the developers, council or citizens? It is not clear. The process should be open and transparent and accountable - at the moment it is none of the above. 2. The presentation is full of false and misleading statements - such as the assertion that Julian Smith or the local community association were consulted. 3. The consultation process is grossly inadequate for a project of this magnitude and importance to the future of the entire City. Consultation is much more than listening to staff in front of presentation boards, or filling out forms. The categories for this 'consultation' that are set by the city do not include many important topics such as what is the best use of the site, what kind of business models would be acceptable. 4. It is almost impossible to tell from the information provided what exactly is being proposed. Floor plans, elevations of other simple hard information about the design are not included. Important features of the site - such as the location of loading docks, garbage areas, parking access ramps are concealed or willfully disguised. We do not have a vision for this site. We have a business plan and a political agenda. The remarkable value and potential of this asset to improve the entire city does not seem to have been understood by the key decision makers. This process has been very deceptive. It is clear that rather than building a city-wide consensus it has divided the city. It is impossible to believe that if we had an open consultation process, independent professional advice and the will of council to actually improve the city - that we would end up with a shopping mall, a stadium paid for by taxpayers to benefit a private business, compromised heritage and in truth almost no new usable green space. This is a terrible way to redevelop this important part of the city. It is disturbing that the full resources of city staff and developers are being applied to the promotion of the scheme. It is left to private citizens - on their own time - to research the facts and call into question the financial and design assumptions this proposal makes. Who speaks for these citizens?

ohnwhelan - [Updated 2009-10-11 13:28]

Unfortunately it is called an unsolicited proposal but it is a legitimate way for it to happen.

## New Conversation Thread

Finstrum Nairobi - [Updated 2009-10-11 13:42]

This "vision" is internally contradictory, as the retail mall proposed, and the massive parking that would go with it would be contrary to the "design and character of the neighbourhood" and would not complement but compete with and damage the existing commercial corridor on Bank Street. The city needs a stadium, having the CFL back would be nice, and I've no objection to the stadium being at Lansdowne where it's always been, but the mall is unacceptable.

## New Conversation Thread

b.a.r. - [Updated 2009-10-11 14:15]

This plan is a vision all right, a tired old vision, not an innovative one. It is based on the assumption that this is a good space for a sports field. Other locations, Bayview for example would be better. Much of the "more green space" is paving of another sort with some trees. The residential and commercial parts are not suitable and are placed in a way that they don't "fit" the existing neighbourhood. No hotel, please. Underground parking: one good idea.

## New Conversation Thread

A Peirce - [Updated 2009-10-11 14:38]

Based on the business model and the vision, both sustainable and cultural, that have been proposed with the project called Lansdowne Live I have the following comments: The business model appears to show a breakdown where the city and its citizens spend millions of dollars to invest in a stadium and parking for a single developer group who wishes to buy teams and turn a profit with them and the retail and residential spaces that will be developed surrounding the stadium. After so many years, and so much money, will be no further along than we are now - we will have a stadium - a couple of teams (perhaps) and parking. Whether I believe these teams will succeed or not, my concern is the City's long-term financial investment with no apparent return. I am also deeply concerned at the missed opportunities resulting from the large investment with no real discourse no ideas dialogues which can truly push us further as a city as a whole. To achieve development that is creative and complex, multiple partners are needed. The risk to each individual partner cannot be so great that they can only achieve a profit by creating monolithic and predictable retail, office or residential to obtain a return on investment. By developing a relationship with multiple business partners, the City can involve the participation of many of our citizens. This is not only financially more viable but also tends to generate creative solutions and allows many different people in the city to have an emotional investment in the development as well. There is so much being invested with so little promised in return and little to no risk for the development group but much risk for the city. To invest this much monetarily over such a long period of time, means that we agree that this is a great opportunity for the city to develop and grow in a direction that we believe in. Ottawa as a capital has an opportunity to draw interest to itself and to be a leader in many areas of public policy and city design. To spend and invest in a project of this size requires many voices coming together. An international or national urban design or ideas competition might be a great stimulus to generate ideas that align city economics, rural economics, sustainable practice, heritage and cultural ideas through design and building. To my mind there has not been any real investment in a discourse of this scale. I do not approve of the business model, the design intent of this space. To create complexity and interest requires multiple business partners. To have truly sustainable practice requires multiple strategies. What if this was an opportunity to explore the idea of a year-round farmers market, which has been an economic generator in places such as Kitchener, Ontario. There is a desire within the city to connect local farmers with the city - exploring this possibility here might have merit. Perhaps, this can be a true experiment in sustainable practices, to develop for instance zoning for parking and parking lot design which truly manages stormwater naturally and radiant heat problems. Here is an opportunity to invest in the development of this policy as many cities in the states, Europe and other parts of Canada have been doing. Utah has aligned city policy with LEED principles, using public moneys to develop the city's infrastructure and buildings with sustainable practice at the forefront. With the Copenhagen talks coming up this winter to again discuss the distress of our planet as a result of Climate Change, proposing a leadership project in this area in the National Capital of Canada would be inspirational. With so much discussion about Ottawa's infrastructural needs, could this not also be an opportunity to connect public transportation and transit with a city centre. Here are opportunities for local, provincial and national groups to have input and competitions around many areas which can stimulate interest and excitement for many beyond our city limits. Areas such as: Park design? Parking lot design and policy (development of zoning bylaws to align with current best practice in sustainability and LEED)? Small business / retail/ office/ residential - multiple design projects helping multiple local businesses. Infrastructure and transit. Can this project stimulate larger city - wide projects?? Rural connections - Can this project potentially connect the city back to the rural community to support our local resources?? Ideas competition or urban design competition to develop a vision City funds and long-term financial investment should involve many partners and should be in service of a vision that truly pushes us forward as a city. It should involve the city and not one development group. If we want the stadium and a CFL team we should do so while making sure that the investment truly gives us something in the end which will be a stimulator and something that furthers us along in a long-term vision of our city.





## New Conversation Thread

HUGE SPORTS FAN - [Updated 2009-10-11 14:41]

I wholeheartedly agree with Mr. Greenberg, a native Ottawa. The meetings were hijacked by the 50 or so GLEBEITES that were bussed there with City of Ottawa tax payers' money; money paid by the negative councillor, CLIVE DOUCET'S Office budget. They harassed the visitors at the entrances to the consultation sites. They hogged the microphones and rotated over and over again attacking the integrity of the planners, engineers City office staff. They presented innuendos, false economic figures, wish list for a green "walk my dogs" type of park, etc. They hogged the Comments tables they were there for all citizens to use unless of course they agreed to oppose the plan. They were rude, obnoxious and arrogant. They treated the meetings with a complete disrespect and disdain for the City staff there. In other words, their behaviours were uncouth, to say the least. They lacked credibility with their supposed "Sole Source" accusations to justify that the Rest of the taxpayers of the City of Ottawa should pay for them to have their "Little Corner of the World". The grounds were there before any of them were born or moved there. Their affirmation of entitlement is appalling! Don't like the neighbourhood? MOVE OUT! Nobody forced you to move in! The SILENT majority of Ottawa Citizens want LANSDOWNE PARK renovated. It is already there, and shall remain there as a Sports Stadium and Exhibition facility including shops and residential housing and farmers' market. This proposal is a dream come true!

## New Conversation Thread

S. Tedesco - [Updated 2009-10-11 14:50]

The people opposed to the plan are a bunch of commies.

## New Conversation Thread

another opinion - [Updated 2009-10-11 15:13]

I don't agree with the vision that was imposed. Public consultation would have been appropriate prior to the sole sourcing of a contractor. I do not agree with the amount of space dedicated for commercial use rather than for public use. The Aberdeen Pavillion should remain accessible to all and not just those who dine in the newly established restaurants. I do not agree with the terms of the public-private partnership as the city seems to be holding the short end of the straw and only benefitting in 75 years from this project. My child might not even get to enjoy the financial rewards as she will be in her 80s by then.

## New Conversation Thread

John Smart - [Updated 2009-10-11 15:44]

This is a disastrous vision for Lansdowne Park. It should be discarded immediately. It is shocking that City Council would give away a large City park to developers so that they can build a shopping mall on it. And the City, not the developers, is paying the costs.

## New Conversation Thread

EDS - [Updated 2009-10-11 16:03]

The vision of this project is out of scale with the context of the surrounding neighbourhoods in the downtown core. There is also too much focus on retail and not enough focus on community accessible sports facilities which the downtown core severely lacks. I would like to see this project emphasize community oriented facilities rather than retail space. The vision should also take into consideration Bank Street as a 'main street' so as to concentrate any retail along this streetfront. This vision should also include affordable high-density residential as a solid tax base rather than a retail focus. It is more in line with policy to intensify residential in the downtown core where people can walk or cycle as a means of getting around. The scale of any open air stadium must be kept in line with the surrounding infrastructure e.g. seat less than 20,000 people.

## New Conversation Thread

Matthew Stormes - [Updated 2009-10-11 16:22]

The OSEG has insulted not only the people of Ottawa but also the council themselves. The vision they propose is entirely in contradiction to the motion put forward by councillor Deans to try and instill a public vision to the ideas of a private corporation. They have ignored and flaunted these guidelines to which they agreed to adhere. There was meant to be no residential, no large scale development. The lack of detail in their proposal shows no vision, only salivating business man with a slick sales pitch. This land that they are proposing is to be handed over to them almost for free has innate potential they are trying to stifle for their own ends. It will be not only a poor reflection on council should they choose to allow it but will be a travesty for the city.

## New Conversation Thread

Sandy - [Updated 2009-10-11 16:29]

Is this a vision? Were there other visions to compare this vision with? I want to say that I support a stadium at this location. I do not, however, support 300,000 square feet of retail space. If we must have retail space there, it should be along Bank street, as small shops on the ground floor of residential buildings, as in keeping with "the existing commercial corridor." Those shops might be unique: a shopping mall would not.



## New Conversation Thread

[I got vision&the rest of the world wears bifocals](#) - [Updated 2009-10-11 18:16]

Proponents argue that Lansdowne had been sitting in disrepair until the Lansdowne Live proposal. While technically true, it is an absolute red herring. The International Design Competition (which I opposed as well, the needs should simply have been defined and opened to tender) was about to begin. The Lansdowne Live proposal hooked itself to the CFL franchise and the support of football fans to circumvent fair process. Even if the design competition had not been about to begin, the Lansdowne Live proposal is analogous to someone approaching making an offer on a house that was not for sale and expecting that the owners (assuming they could be enticed to sell) not consider how much the house would be worth in the open market. Council's responsibility is not to ensure they get a good deal it is to ensure they get the best deal possible. That is impossible to know without public tender.

## New Conversation Thread

[JKW](#) - [Updated 2009-10-11 18:17]

There is a total lack of vision in this Lansdowne Redevelopment plan. There is very poor vision for heritage, poor vision for green space, poor vision for business, poor vision for use by the public, poor vision for the design. Design is supposed to consider integration for the surrounding environs. This design does not integrate well with the adjacent park land or UNESCO World Heritage site nor with the surrounding neighbourhood. Even if all of the logistical nightmares (of which there are many) were solved, which seems highly unlikely, the design is weak. Clearly this is the result of having only one rushed design presented. We need to see other options for the use and design of the site from the greatest minds available, no matter where they are from. This plan is totally unacceptable and must be cancelled. Vote it down!

## New Conversation Thread

[Erin](#) - [Updated 2009-10-11 19:05]

I find the use of the word 'vision' contemptible. This existing plan for Lansdowne shows a complete and utter lack of vision. As a national capital, Ottawa should be innovative and progressive, something that the international design competition exemplified. Suspending the competition to consider a sole source bid, is not only embarrassing, but is it not also against government policy? This is not a vision, it is bringing suburbia to central Ottawa. A vision for a beautiful part of central Ottawa, next to a world heritage site, should revolve around a public space, such as an urban park, something that every other major city has, but Ottawa, the national capital, sadly lacks.

## New Conversation Thread

[JKW](#) - [Updated 2009-10-11 21:16]

Vision? One of the things I've noticed reading the posts is that in pretty much each category there is at least one comment stating that "this is the worst part of the plan." I think this tells us all we need to know about the "vision" of the proposal. The plans are so fundamentally flawed on all levels that this shows that the basic vision of the proposal is completely flawed. The vision that I get imagining what the results of this plan will be if it is allowed to go through makes my eyes bleed. Sorry for the hyperbole but this proposal is truly awful and I can't fully express how seriously concerned I am by it.

## New Conversation Thread

[Bob Skyline](#) - [Updated 2009-10-11 22:15]

This vision is seriously at odds with the direction given by Council on 22 April 2009. Notably, the idea that the transformed Lansdowne site would provide a place for people to live is directly contrary to the Council direction that there be no residential component. Second, the idea that there be 300,000 sq. ft. of commercial space appears totally inconsistent with the direction that commercial should support the main uses on the site, be compatible with existing businesses, and that there be no large format commercial. The whole idea that somehow Lansdowne Park should be "transformed" into essentially a major shopping centre is repugnant to me. The city should be preserving the large majority of this land as a PARK, and truly respecting its heritage, not creating more shopping on Bank Street.

## New Conversation Thread

[gavin](#) - [Updated 2009-10-11 22:25]

I completely disagree with this vision for Lansdowne, which was cobbled together with the sole purpose of funding the developer's lust for a CFL franchise. Yes, let's get Ottawa a CFL franchise. I loved going to the rough riders, I loved going to the renegades... but let's put the stadium in the right place, where the City of Ottawa already decided was the right place: at Bayview. And let's make Lansdowne into a proper city park that Ottawa can be proud of. Toronto has Hyde Park, Montreal has Mount Royal and Park La Fontaine... central park in New York... where's Ottawa's park? This is Ottawa's only chance to make its own park. Imagine a beautifully landscaped park with fountains, pathways, trees, an amphitheatre, field space for public use for sports... maybe even wind the canal through it to extend its length for further bragging rights. Gondola's maybe? Who knows what the results of the international design competition would have been had it not been cancelled. The design competition was the right place to flesh out a vision for Lansdowne park. Instead, we have this completely uninspired vision for making the developer money.

## New Conversation Thread

[wWatkins](#) - [Updated 2009-10-11 22:40]

The vision I see here is greed, pure and simple. While the word 'risk' is bandied about as a reason this is such a sweet deal for the developers, I see the



risk being to the reputation of the city. This is such an underhanded deal, I'm dismayed that it's still continuing. Also, I read many previous comments on this page that were excellent a couple of weeks ago. I even left a couple. They are no longer here. Is there a best before date Nik?

## New Conversation Thread

rdpeacocke - [Updated 2009-10-11 22:58]

I think the 'vision' is inadequate. Lansdowne Park should be a public place for all sorts of activities and recreation, perhaps drawing people to Ottawa the way public spaces in other cities around the world draw people to those cities. Proposing a landscaped shopping mall is not my idea of such a place -- it reflects no heritage, no public involvement, merely a private developer scheme for making money on the site per se. It would do nothing for Ottawa as a whole. I do not personally want to see a CFL stadium there either. It is complete madness to think of one where there isn't rapid transit either now or in the future. I am very much against this so-called vision.

## New Conversation Thread

rdpeacocke - [Updated 2009-10-11 22:58]

I think the 'vision' is inadequate. Lansdowne Park should be a public place for all sorts of activities and recreation, perhaps drawing people to Ottawa the way public spaces in other cities around the world draw people to those cities. Proposing a landscaped shopping mall is not my idea of such a place -- it reflects no heritage, no public involvement, merely a private developer scheme for making money on the site per se. It would do nothing for Ottawa as a whole. I do not personally want to see a CFL stadium there either. It is complete madness to think of one where there isn't rapid transit either now or in the future. I am very much against this so-called vision.

## New Conversation Thread

SDR - [Updated 2009-10-11 23:32]

I have no objection to fixing up the stadium and arena (anything that involves replacing those ugly south-side stands can't be all bad), or to replacing the pavement with grass, etc. I don't like the amount of commercial or residential development; I realize that the commercial and residential components are meant to keep the park revenue-neutral, but the Bank St side will become a wall of stores. The loss of space for trade shows (including the Signatures craft fair) is also a bad idea -- where else would they go? In a new space by the airport that's just a vague idea at this point? I'm not convinced that this proposal suits the Aberdeen Pavilion and the Horticulture building. The Aberdeen Pavilion was meant to be exhibition space, and it should remain so. Why does the Horticulture building need to be moved? Is it to make way for the townhouses that Council didn't want to be included in the project? As for the condos, the EcoCity development across the street has recently gone under. Why will the proposed condos succeed where these have failed?

## New Conversation Thread

cmh - [Updated 2009-10-11 23:54]

I live in the Glebe. I am not against a revitalization of Lansdowne, but I am against THIS revitalization of Lansdowne. In my opinion, the proposed vision for Lansdowne could not be more wrong. This is a vision that turns its back on the unlimited potential of the site. At the outset of the Lansdowne process we had a bright vision for a competition and a world-class revitalization. In the artificial rush that has been created, the city has lost focus on creating a world-class tourist draw to complement the canal's heritage status. I am opposed to this Kanata-Centrum-type development, unwanted by local residents who value small local business. I don't believe that the Glebe owns Lansdowne. I believe that every citizen of Ottawa should be against this plan, because it is as wrong for them as it is for me. To me, this plan would be lousy in anyone's backyard. If it were in another neighbourhood, I would be railing against it there too. This whole debacle is a slap in the face to citizens who spent their time and energy putting their imagination to work for the good of the city. The overwhelming result of the prior public consultation process was that we did not want pro sports to drive the development of Lansdowne. The ink was not dry on those consultations when pro sports derailed the process. That was insulting and dirty. I love living in a vibrant downtown; that's why I have lived close to the park for over a decade. I am not against an arena and stadium. I am not against football. I am not even against football at Lansdowne. It's what surrounds the football that is unacceptable. Even school kids could understand this deal: "I will test out a team if you hand me \$160 million dollars of land". Once you build on the park there is no going back. There are too many reasons to be against this plan: the mockery of due process, the termination of small businesses, the desecration of fine architecture, the scary transportation plan, Lansdowne mall, the mirage of grassy parking, forty acres of above-prime land effectively given in perpetuity, the lack of return on taxpayer investment, no connection to the Canal, no competition for the development rights. In short the developers are selling us a fairy tale that -- in the cold light of day -- makes them a lot of money and makes little sense for taxpayers. Nothing about this plan invites visitors from abroad to come to Ottawa. This is a development focused on Ottawa shoppers. This is a development with its back to the canal, and it is a waste of an opportunity to engage the world with our new World Heritage landmark. I would like to see this plan shelved in its entirety until it can be compared to real honest proposals in an international design competition.

## New Conversation Thread

ds123 - [Updated 2009-10-11 23:55]

The plan is very weak. It needs to be open to a design competition for a start. The fact that it wasn't is very fishy. I don't trust the whole process. This is entirely the wrong location for a stadium. It's a crazy place for a stadium. It should never have been put there in the first place. This is a special piece of property, and the opportunity to develop it into something unique and special is being squandered in favour of out and out commercialization. The plan will put undue pressure on the whole neighbourhood. It will either be a commercial success and a traffic disaster, or a traffic mess and commercial disaster. No matter which way you look at it, the city loses. I am against this plan. I want to see alternatives.





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## Appendix B

### 'Preserving our Heritage' Transcript

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## Comments - Topic 32 - Preserving Our Heritage

### New Conversation Thread

huntech - [Updated 2009-09-28 11:37]

It's great to protect these two buildings and make them part of the new development!

Enough Already - [Updated 2009-09-28 11:37]

I do have concerns about the look and feel of all of those "small, glass-enclosed climate controlled structures" in the Aberdeen Pavilion. I would rather some use that kept the interior uncluttered, like a farmers market. Could we not come up with a winter use that didn't require heating? What about a skating rink?

Amalthea - [Updated 2009-09-28 13:15]

I don't like the idea of the glass cubes either. A skating rink is a good plan.

### New Conversation Thread

Barry Davis - [Updated 2009-09-28 12:52]

I don't understand the need to relocate the Horticulture Building, which sounds at best very expensive and at worst risky to the building. Design should accommodate heritage, not the other way around.

Amalthea - [Updated 2009-09-28 12:52]

I agree - what is the justification for relocating it? What is the added benefit of this versus the trade offs of leaving it where it is and restoring it? It just seems like an unnecessary cost.

Michele K - [Updated 2009-09-28 12:52]

The 'need' Barry, is the developer's need to maximize profit by squashing as much profit-generating stuff into the space. But notice how WE the taxpayers are going to pay to assuage the developers' 'need'?

Adrienne Stevenson - [Updated 2009-09-29 11:03]

We the taxpayers are being asked to underwrite the whole sorry process. The buildings should be left in their current locations and any new plans must take them and their appropriate restoration into consideration. The whole current proposal should be thrown out. Start over & get it right.

Francine - [Updated 2009-09-28 12:52]

Barry, they need to relocate the Horticulture Building to make room for the Holmwood Avenue Stacked Townhomes. They are only moving the facade.

### New Conversation Thread

Karen - [Updated 2009-09-28 13:38]

I would like to see proposals for these buildings, as well as the entire project be open to multiple bidders as part of a public procurement process. That way, we could get ideas from the best architects, instead of the current short-sighted plan.

### New Conversation Thread

MikeB - [Updated 2009-09-28 13:53]

Both are heritage buildings, so it's nice to see that they are being maintained - especially the Aberdeen Pavilion. It's a beautiful building. The proposed changes will help to increase its usability. The lead paint on the horticulture building interior is a concern. It should be cleaned up ASAP.

EVB - [Updated 2009-09-28 13:53]

No, the proposed changes will corrupt its heritage values. Please educate yourself on these issues.

### New Conversation Thread

Tadas - [Updated 2009-09-28 14:46]

I would like to see Horticulture Building go, but considering that both of them are part of architectural heritage, I guess that is not even an option. Not every building can last forever, and while Aberdeen Pavilion can be a centerpiece of the park, the Horticulture Building is not going to attract anyone to the site. It is better to redevelop it and maintain maybe only small parts of it for future generations.

### New Conversation Thread

myOttawa - [Updated 2009-09-28 15:04]

I would be open to seeing these building disappear or appear in a new structure as a reminder. Nice barn but its time to move on!



ericmacd - [Updated 2009-09-28 15:04]

These buildings are very important to defining Ottawa as a city. If we lose all of our heritage the Capital will become a faceless North American city.

myOttawa - [Updated 2009-09-28 16:07]

I hope we are judge by more than the old barn. I'd rather see somethin Ottawa can use than an old run down barn. It would be nice if they can work the aberdeen pavillion in but it would not bother me to see it replaced with something better.

## New Conversation Thread

mgehring - [Updated 2009-09-28 15:24]

I think there is an international dimension to this development. The city of Dresden just lost its world heritage designation this year because of a planned bridge project which impacts the site's heritage status. It was also not planned in consultation with the relevant UNESCO committees. If this project goes ahead as planned, I think the Rideau Canal's designation will be in real danger. You cannot just move buildings and increase density right next to a World Cultural Heritage Site. UNESCO has recently become much stricter about World Heritage status. The city of Ottawa is making a big mistake with this planned development and its process. Both will face international scrutiny and could mean an embarrassment of Canada at the international stage, if this "vital landmark on the Rideau Canal" will be replaced by something that impacts the Canal's architectural and cultural heritage.

Michele K - [Updated 2009-09-28 15:24]

You're absolutely right, mgehring, but you're facing a mindset - supported by our own mayor, and using our own tax dollars to build further support - that cares only about football and profits for their developer friends. There is no vision here (not to mention, no practicality - take a look at the transit situation alone), and the mayor - who has absolutely no mandate to do this - should butt out.

mgehring - [Updated 2009-09-29 11:08]

What I am really concerned about is that once the competent UNESCO Committee looks at the plans after the fact, they could perhaps veto the development or suggest changes for which the city purse will again be on the hook. This rushed process creates a win-win situation for LL but almost certainly the opposite for this city. The city does in my view simply not have the authority to judge alone, if the LL plans interfere with the World Heritage Status of the Rideau Canal. Only an international body, in my view, can make that final decision.

## New Conversation Thread

Franky - [Updated 2009-09-28 15:55]

Small, glass-enclosed climate controlled structures - funny. Isn't there a better idea? Oh yea, they stopped the better idea process called the Design Competition. That explains it.

## New Conversation Thread

Cynthia Dwyer - [Updated 2009-09-28 16:04]

- The concepts for the Aberdeen Pavilion sound like they may make some sense - if it is truly not practical to heat it. I've been to many events there, including Bon Appetit and its size and open layout would be something that would be missed however. I'm assuming that the city would be making some sort of rental or leasing revenue from this proposal. - I'm not sure why the building could not be refurbished where it is rather than moved. This would be an excellent space to have the farmers market year round - with the ability to also expand outdoors in the summer

Michele K - [Updated 2009-09-28 16:04]

It could absolutely be refurbished, Cynthia D, but keep in mind that the pavillion is really in the way of the developers' profit-maximization plans. There is no doubt in my mind that they are in fact hoping that the thing falls apart while being moved, leaving them even more space for shopping and condos. Make no mistake, this 'plan' is all about what's best for developers and has nothing at all to do with what's best for Ottawa, the capital city of Canada.

Cynthia Dwyer - [Updated 2009-09-29 11:12]

I went to Lansdowne last night and managed to ask a question regarding this. They assured me that the move of the heritage building would be done by the city and they would take "soooo" much more care in doing so. When I asked why they couldn't just fix it up where it stands and keep the market where it is I couldn't get an answer. It was very obvious from the design plans there that the only reason why it's being moved is to allow more commercial space. What astounds me is that it appears that we are to pay the millions to "move" the building and all we'll get back is property taxes? Are the rents and/or leases of the commercial space coming to the city? In addition, the my discussion about the inability to heat the Aberdeen building driving the changes there was also pretty weak, with assurances that the organizations that currently hold their events there will be "thrilled" to have them out by the airport...

## New Conversation Thread

M Donoghue - [Updated 2009-09-28 16:21]

Agreed to the question of why relocate. It should be part of the constraints for the planner. It is costly to relocate and invariably will give cause to destroying part or all of it as it is too difficult to relocate. ex: Ottawa University the house building which was lost when the city had mandated the building contractor to incorporate the facade into the new construction

dave0 - [Updated 2009-09-28 16:21]

At the University of Ottawa, the buildings in question were not too difficult to relocate properly. What happened is that the developer cut corners (leaving them to sit on trailers for months during construction) causing some of the buildings to be irreparably damaged.



## New Conversation Thread

ericmacd - [Updated 2009-09-28 16:22]

I have major concerns regarding the approach to the Aberdeen Pavilion. 1) The glass cubes are a bad idea as they are going to limit the space available while removing the heritage experience. Uses should be limited to seasonal activities such as summer farmers' markets or winter skating rinks.2) "Mezzanine spaces" inside the Pavilion? How will this all be constructed safely within the structure, maintaining the heritage feel.3) It sounds to me like they are simply building a whole new development within the Cattle Castle!4) Apparently the developers felt that they weren't destroying enough space with over-development so decided to move inside to create even more "unique" shopping and restaurant money-makers.This plan is bad for the community, bad for the inner-city and bad for the entire capital region.

## New Conversation Thread

JTB - [Updated 2009-09-28 19:12]

I am in Favour.

Michele K - [Updated 2009-09-28 19:12]

And I hope the interpreters of this survey will be giving lesser weight to mere, 'I vote yes' type responses, with no reasoning attached.I mean, who cares what you want? Explain to the rest of us why this is the best approach for the City to take to OUR jewel in the crown, and then maybe your opinion will be duly respected.

## New Conversation Thread

Shawn Arial - [Updated 2009-09-28 20:08]

Excellent balance of preserving our heritage and history all while bringing our city into the present as so we can create new memories and history with this site. Today's changes will tomorrow's HERITAGE.... let's do this already. Enough wasted money. This group has done their due diligence.... they are local businessman with nothing but good intentions for our city....

Dave - [Updated 2009-09-28 20:08]

I agree that this group have done their due diligence. They have put together a very clever development that is almost guaranteed to produce a healthy rate of return for their investors.If only we could say the same about the city!

Michele K - [Updated 2009-09-28 20:08]

But OUR CITY hasn't and isn't doing ITS due diligence, and that, frankly Shawn A, is what really matters.I have absolutely no doubt that the developers have done well by themselves, but they are not OUR representatives, and the idea that they can speak to OUR interests is absurd - they're in a clear conflict of interest there - as is our own mayor.

## New Conversation Thread

Ian - [Updated 2009-09-28 20:39]

I appreciate the effort to preserve the heritage buildings and especially the Aberdeen Pavilion.Unfortunately, a promise to 'move' the Hotricultural Building seems a bit empty. Far too often I have seen these types of promises end up being 'the building couldn't be saved so we just tore it down'

## New Conversation Thread

Doug - [Updated 2009-09-28 20:41]

Since negative comments on the sole source procedure are likely to be drowned out by detailed technical comments on each of the 8 topics, I am repeating the comments I provided under topic number one. As a resident of Ottawa and taxpayer, I am totally opposed to the sole source procedure for developing this Lansdowne Live Plan. Therefore I shall not be wasting any energy on commenting on this plan. Due to the sole source process the public consultations must be regarded as a public relations exercise to cover a "done deal". Mayor and Council should be ashamed of themselves for letting this happen.

Dave - [Updated 2009-09-28 20:41]

Unfortunately I don't think they even realize what is so wrong with this plan and the way they have gone about it, that's the scary part for me.

Michele K - [Updated 2009-09-28 20:41]

You are exactly right, Doug, and good for you for reminding us of what's going on here.Here we have our own mayor, using our own tax dollars to side-track us from the real issue.Me, I'm going to make myself heard at every opportunity - even these side-tracking exercises - but I absolutely respect your correct assessment and approach to the matter.

## New Conversation Thread

EVB - [Updated 2009-09-28 20:44]

Heritage "vision" is laughable. When you move a heritage building, it loses its historic context. As well, moving a heritage building almost always damages its structure to the point it eventually falls down.



[adevans](#) - [Updated 2009-09-28 20:44]

No need to worry about the structure - only the facade is being moved.)

[Michele K](#) - [Updated 2009-09-28 21:43]

And that's what this whole process is, isn't it? A facade designed to make it look like our city is responsible and engaged in due process. They're not, and as Doug has spoken to, this 'consultation' exercise itself is a facade.

## New Conversation Thread

[Phil](#) - [Updated 2009-09-28 20:47]

I am glad the Lansdowne Live plan takes care of the most important heritage element at Lansdowne: the stadium that has been there for over 100 years. I find it funny to see people fall all over themselves for Aberdeen and the Horticulture building, but actively try to destroy the central element of LP that has been there just as long, if not longer.

[Dave](#) - [Updated 2009-09-28 20:47]

Frank Clair Stadium is a heritage building? Really? The original stadium was built on this site in 1909 because it was a logical location at the time. It was on the outskirts of the city, down a relatively quiet street. It makes no sense for a stadium location in 21st century Ottawa.

[Phil](#) - [Updated 2009-09-28 22:06]

With that line of thinking, the Aberdeen pavilion is fair game for the wrecking ball, then. When was the last time it was used for a castle?

[JFFournier](#) - [Updated 2009-09-28 22:06]

And yet when evaluating locations, it came in 6th out of 23 locations.

[Michele K](#) - [Updated 2009-09-28 22:59]

An important point, JFFournier - there are 5 better places for a stadium. Frankly, I'm surprised that there are 17 that are worse - I mean, was Parliament Hill on the list of possible 'options'?

[JFFournier](#) - [Updated 2009-09-29 12:18]

Acknowledged, but I was responding to a specific comment about how it made "no sense" to have it there. If the location were truly senseless, it would not have been ranked 6th. Worse locations? I don't struggle to imagine that at all. The central location helps a great deal and I think its ranking goes a long way to demonstrating that the "problems" with the location are overblown. The one place that was not included which surprised me was around Hurdman. Not that it matters much since, like locations 1 through 5, no one wants to build a stadium there regardless.

## New Conversation Thread

[Bruce Rosove](#) - [Updated 2009-09-28 21:05]

The plan ignores the heritage value of the park. It moves the Horticultural building and destroys the Bank street and Holmwood areas of the park with retail, residential and hotel developments. This is not the heritage of Lansdowne. Lansdowne is a public space reserved for public uses since 1868. How dare you do this to this space? The people of Ottawa have foregone the tax revenue from this space since 1868 because we value it for that use. Turning it into residential and commercial uses and giving it away free is a betrayal of all of us and our predecessors. SHAME SHAME SHAME... IT IS A TRAVESTY

## New Conversation Thread

[MER](#) - [Updated 2009-09-28 21:07]

Relocating the Horticulture Building seems like an unnecessary expense.

[adevans](#) - [Updated 2009-09-28 21:07]

Actually, the plan is to only re-locate the facade - this is in the fine print.

## New Conversation Thread

[drpeterstockdale](#) - [Updated 2009-09-28 21:41]

Why not put the market in the Pavilion like Granville Island in Vancouver...

[Phyllis](#) - [Updated 2009-09-28 21:41]

I agree. The Aberdeen Pavilion is a beautiful heritage site and what better application than the farmers market which for those who have watched its expansion knows it is well accepted. The bones of this heritage site would appreciate this vs the smells from kitchens!!

## New Conversation Thread





OTownReason - [Updated 2009-09-28 22:05]

The cattle castle is a great part of Ottawa's heritage and I believe this plan showcases it for all of Ottawa to see. It is an underutilized gem and will look great as the centrepiece in LansdowneLive.Let's not forget the heritage value of a stadium at Lansdowne.

### New Conversation Thread

Brian Ford - [Updated 2009-09-29 06:33]

Preserve the heritage buildings and develop the rest into a green park for use by the whole city of Ottawa and visitors. No private deals.

### New Conversation Thread

HUGE SPORTS FAN - [Updated 2009-09-29 09:07]

This proposal for the Aberdeen Pavilion is long overdue. It is welcomed for a building facility that has been for the most part misused and grossly under-utilized in the past.I fully support it.

### New Conversation Thread

Tom - [Updated 2009-09-29 09:27]

I am all for keeping heritage buildings where it makes sound economic sense to do so. I am concerned that some of these buildings are becoming unstable and dangerous to be in. I work a trade show every spring and you watch the squirrels running all over the rafters and listen to the building shake and shudder with ever gust of wind and you listen and watch to see where you can duck when the roof starts coming down. I see a great mix of old and new here.

### New Conversation Thread

MikeyD - [Updated 2009-09-29 09:35]

I appreciate keeping the link to our heritage, and restoring the buildings so that they are useable will mean they have an actual benefit for a change. They were un-safe and un-used. Can't complain.

### New Conversation Thread

PatriciaS - [Updated 2009-09-29 09:46]

The Aberdeen Pavilion and the Horticulture Building are beautiful structures which would have a whole new lease on life as part of the plan presented by Minto et al. It would be wonderful to see them used well. When I lived in Toronto, I enjoyed shopping at St. Lawrence Hall - great atmosphere and great produce. This would be Ottawa's own indoor farmers' market!

### New Conversation Thread

PaulM - [Updated 2009-09-29 10:09]

The heritage of the park as a whole should be preserved. These details are niggly bits. I don't see the point in moving heritage buildings, but I am not strictly opposed. More to the point of heritage, this city needs to maintain its heritage, something it has failed to do - just look at the condition of these old buildings! This plan needs to be dropped and the vision for the park as a whole, as a piece of the history of Ottawa, needs to be looked at and dealt with in an open manner.

### New Conversation Thread

TimBennett - [Updated 2009-09-29 10:12]

The "preservation" of heritage buildings is required by law as they are heritage buildings. Moving a heritage building because it interferes with a plan to put housing and commercial interests first is a fallacy in "preserving" anything. This plan has components that make it seem acceptable on face value, however as an overall plan for a park, Lansdowne Park, for people use - not for commercial use, is a complete failure.

### New Conversation Thread

alecz\_dad - [Updated 2009-09-29 10:58]

St Lawrence Market is all well and good, and it would lovely to see a full-season indoor/outdoor food market. However, you'll notice that the St.



Lawrence redevelopment in Toronto did NOT include a stadium. As I recall, the last football stadium built in Toronto, a little something called Skydome, was built at great public expense, then a few years later given away to a private owner, to be redubbed Rogers Centre. Ottawa already owns one empty, white elephant sports stadium -- the former Lynx baseball stadium -- that will probably be give away to a developer. Do we really need another?

Michele K - [Updated 2009-09-29 10:58]

Another good point, alecz dad. This mayor and this city are all gung-ho for this because they know full-well that we cannot afford a new stadium anywhere right now, so they're in cahoots with local developers to produce a pretty picture that just doesn't exist, because despite huge future financial risk and cost to taxpayers, they really want a new stadium, and they want it now (wa, wa, wa). It's time to stop pretending this will be a beautiful complex. It cannot be with a massive stadium plunked down in the middle of it. When the time comes that we need and can actually afford another sports behemoth, let's put it where it belongs, and let's build it on the path of rapid transit, ie Bayview Yards.

Cassandra - [Updated 2009-09-29 10:58]

The last stadium built in Toronto was BMO stadium which was built with public and private funds and without the parade of NIMBY naysayers that we have to endure here in Ottawa. There is already a stadium in Lansdowne, the true heritage of Lansdowne Park is that of a sports and entertainment centre for the city. That is the true heritage of that location, and it is that which will be destroyed if close minded opponents kill this plan.

Franky - [Updated 2009-10-01 07:03]

Maybe Toronto didn't have a council cancel a design competition that included public consultation for a closed door single-source process to come up with a sweetheart deal for the developers? "NIMBY naysayers"? I think you meant to say "respected city of Ottawa TAXPAYER" with opinions that differ from your own.

## New Conversation Thread

Dale L- Kanata - [Updated 2009-09-29 11:02]

The preservation and use of these buildings which are icons of the park is a great thing. The Aberdeen Pavillion is a unique building that can be found nowhere else in Canada as far as I can recall. I am very glad to see that they will remain and be part of the plan.

## New Conversation Thread

CorvinBarrhaven - [Updated 2009-09-29 11:02]

The design should have accommodated the existing locations of the buildings. Why do they plan to move the Horticulture Building...to accomodate some uninspired simple retail? Or to hide the fact that they needed to accomodate the Farmers Market? Why not bring the Farmers market to Bank St, make it a gathering place for the neighbourhood, make it a daily market...not unlike the bytown market. Instead you risk damaging a important piece of Ottawa Architecture.

## New Conversation Thread

Paul Durber - [Updated 2009-09-29 13:55]

Preserving architecture is GOOD. But the whole character of the development does not reflect that architecture, which it should make this a unique place. Quite an unintegrated result. Worry about moving the Horticulture Building: do not see any expert study on whether it can or should be moved. Re tradition of sports, etc: yes, but this is very limited and most investment to a professional team. We should return to the tradition of having amateurs here in sports fields and other activities that are all-year.

## New Conversation Thread

cjr - [Updated 2009-09-29 14:52]

All is good. What are we waiting for? I am in favour.

## New Conversation Thread

GerryG - [Updated 2009-09-29 17:10]

I think the ideas proposed for Aberdeen and the Horticultural Building are sound and should proceed to implementation. I also think that the greatest heritage structure we have is the stadium itself. More so than Aberdeen and the Horticultural Building, most Ottawans have vivid memories of attending football games at Frank Clair Stadium. Those old enough to remember the great Russ Jackson and great Rough Rider teams of the 60's and 70's... now there is a tradition worth protecting. One of the greatest Canadian traditions is celebrated every November. It is called the Grey Cup. Yet, the nation's capital is not part of that celebration - not directly anyways, because we, at the moment, do not have a CFL franchise. The Lansdowne Live group is trying to resurrect this great tradition, and I whole-heartedly endorse and applaud their efforts.

Franky - [Updated 2009-09-29 17:10]

Our heritage doesn't include a shopping mall etc... on Lansdowne Park. The civic centre/stadium will not be recognizable with this proposal anyway so who cares if it moves to a better location? The proposal wants to move other heritage buildings but you don't seem to object to that.

blefebvre - [Updated 2009-09-29 17:10]

There was support for the Riders in the 60s and 70s. Unfortunately, that was a long time ago. There is very limited interest in the CFL in Ottawa today.

JMIT - [Updated 2009-09-29 20:45]

You are so wrong...The CFL is stronger then it has ever been!!! Wait and see.



Robert - [Updated 2009-09-29 17:10]

It would be nonsensical to base spending more than \$125 million of city taxpayers' money on a nostalgic trip down memory lane. Such decision must be based on present and future realities, which would include changing demographics and recreational interests, as well as the effects on public debt and Ottawa's competing priorities (LRT, library, concert hall, roads, sewers, public housing, etc.)

### New Conversation Thread

Howie C - [Updated 2009-09-29 18:49]

Great proposal...who can argue against updating these fabulous structures while maintaining the heritage aspect which we all enjoy. Better utilization year round...more people spaces...spot on! In terms of the stadium yes...we do have a sports heritage and we should do all we can to keep Ottawa "in the game". I recommend however more access to this facility by amateur sports organizations.

### New Conversation Thread

peterinottawa - [Updated 2009-09-29 18:53]

These buildings will need work no matter what happens. The sooner the better.

M ottawa - [Updated 2009-09-29 18:53]

The cost of destroying the property is too high.

### New Conversation Thread

mptran - [Updated 2009-09-29 18:56]

As a resident of Adelaide Street and a parent, I am certainly in favour of saving local architecture and offering local children's programming, arts and culture. It is the vagueness of this part of this plan ("potential location") that concerns me. How much of a reality is this? How many similar fantastic proposals were put forward only to later be dropped as unprofitable. Without a firm commitment to using the Horticultural building as such, it is hard to support such a proposal particularly as the real reason for moving the Horticultural building is to reappropriate the land on which it is currently sitting for commercial purposes that will destroy the family-friendly neighbourhood in which I live... by significantly increasing street traffic (volume and types of vehicles), potentially making Adelaide Street an entrance to Lansdowne, and transforming the green space along Holmwood into residential or commercial space. The new restaurants and business within the Aberdeen Pavillion will also require patrons/clients to park somewhere--no doubt at the expense of local residents.

### New Conversation Thread

Richard Gresser - [Updated 2009-09-29 19:14]

The aberdeen Pavillion should have no changes that will damage its historical caharcter. What we are told SEEMS to indicate that,The Horicultural building and the Aberdeen pavilionare not the centre pieces of Lansdown under this commerical development plan. They are crowd out by inappropriate structures for the site. It is clear from that plan that instead of celebrating them as centrepieces of the Lansdown tableau. One is left with an awful impression that they are retained as facade to an ugly commerical development because the private sector promoters realize tearing them down is unacceptable

### New Conversation Thread

John Wood - [Updated 2009-09-29 22:00]

This is public space. The historical use of the buildings was for public events, gatherings, and displays. It needs to maintain its historical use and maintain its accessibility as public space and not be privatized by use as restaurants and other hospitallity services.

### New Conversation Thread

rmacewen - [Updated 2009-09-29 22:25]

Julian Smith, the heritage architect who restored the Aberdeen Pavilion, is opposed to the proposed glass boxes in the building as they will destroy the heritage character and damage the building. We should listen to him. The proposal does not work.

### New Conversation Thread

arnoldj - [Updated 2009-09-29 23:26]

Very pleased to see the protection of the Aberdeen Pavillion and the Horticulture building in this proposal. For me, that was a key selling feature. In fact, with more flow through traffic, the public will have a chance to appreciate them much more than ever. As they are used now, they are under



appreciated.

FiscalC - [Updated 2009-09-29 23:26]

Correction : only the facade of the Horticulture building is going to be preserved. The remainder is going to be knocked down to build town houses.

### New Conversation Thread

dave0 - [Updated 2009-09-30 08:09]

No to any changes to the Aberdeen Pavilion. Adding glass boxes containing restaurants would detract from the "immense column-free interior space" and destroy it as "the last living Canadian example of a 19th-century fair building". Leave this building unchanged to commemorate our history. As for the Horticulture Building, it's been left to rot for so long I'm not really sure I care one way or the other. However, if it's to be preserved and relocated, perhaps it should be relocated to the new Central Canada Exhibition grounds to provide some continuity with the past?

### New Conversation Thread

White - [Updated 2009-09-30 08:40]

This was thrown in in a moment of pretend altruism. Preserving the heritage could be done better with a proper vision.

### New Conversation Thread

Peter Hall - [Updated 2009-09-30 09:03]

This strategy if it were legitimate would be well supported but it is not legitimate. It is a charade. The proposed retail space 408K sq ft will overshadow this cherished building

### New Conversation Thread

MAT - [Updated 2009-09-30 16:17]

Still not sure why the Horticulture building is being relocated, but glad it is being preserved and offered as an improved location for the farmers' market. What I would like to see more of is an architecture for the new buildings that complements the heritage designs - nothing too modern please, so the village feel can be preserved.

Francine - [Updated 2009-09-30 16:17]

They need to move the Horticulture building to make room for the Holmwood Avenue Stacked Townhomes. I believe only the facade will be moved.

### New Conversation Thread

cook - [Updated 2009-09-30 16:55]

I definitely agree that the Aberdeen Pavilion and the Horticultural Building should be preserved, but I am very concerned with the idea of moving the latter. Old buildings do not move easily and this is often just a pretext to demolish.

### New Conversation Thread

arnoldj - [Updated 2009-09-30 23:21]

Solid proposal. Great idea to retain the Horticulture Building and Aberdeen Pavilion. Lets get on with it.

### New Conversation Thread

ottawasteph - [Updated 2009-10-01 00:26]

This is a priority that we can all agree on.

### New Conversation Thread

bmerrett - [Updated 2009-10-01 09:44]



This is wonderful. Having been in those buildings, an attempt to maintain history, while improving with new features (heat is nice) is of benefit to the historical landscape and the functional uses of the community.

### New Conversation Thread

Western Mark - [Updated 2009-10-01 13:10]

Leave the Aberdeen as is (remove it from the strategy) but include the Horticulture Building preserve and relocate in the strategy for the Farmers Market.

### New Conversation Thread

v vaillancourt - [Updated 2009-10-01 13:45]

Moving the Horticulture building, a heritage structure, will result in serious damage or destruction of this masonry building. Staff could not think of a heritage building that has been moved in the past 20 years that did not suffer serious consequences. Neither can I. There is no valid reason to move the Horticulture building rather than to ensure convenient commercial space for the developer.

### New Conversation Thread

djm - [Updated 2009-10-01 13:54]

Yes to preserving both buildings, but: 1. glass cubicles for restaurants? Where do they cook? Kitchens in public view? Vents will go through the glass? 2. assembly space on a mezzanine level? Above the restaurants? What's the point of glass for the restaurants if the light/view is blocked above? 3. Moving the Horticultural building seems an unduly expensive plan -- and possibly not structurally possible. Don't risk moving it. Using it for a farmers' market sounds good.

### New Conversation Thread

Rick - [Updated 2009-10-01 14:54]

This is a sound element of the proposal

Enough Already - [Updated 2009-10-01 14:54]

What is a sound element? Filling the Aberdeen pavilion with transparent restaurant boxes? Surely we can find an application that keeps the interior open so that the whole building can be enjoyed from the inside as well as the outside. Maybe you meant moving the Horticulture Building, but really if heritage is really to be respected as it says, why move the building? Why not just come up with a design that uses it in-situ

FiscalC - [Updated 2009-10-01 14:54]

Or maybe you think moving just the facade of the Horticultural building is a sound proposal?

### New Conversation Thread

ninetynine - [Updated 2009-10-01 17:25]

Neither of the buildings should be touched they are both heritage buildings.

### New Conversation Thread

J Harris - [Updated 2009-10-01 17:34]

The Aberdeen Pavilion doesn't need "renewal"; it needs some maintenance. One of my frustrations with this overall plan concerns the language. The "Heritage" of the Aberdeen Pavilion is already protected due to its designations, an easement, restoration work already done and paid for by Canadians, the rest of Ontario and Ottawa. The biggest threat to the building is the new plan. The presentation drawings of the proposal aren't realistic; they don't show signs, or lighting, or garbage trucks, or boxes, or bags. In sum, OSEG presents the Aberdeen Pavilion as the million-dollar view for new development. City Councillors - vote against this plan and make the Aberdeen Pavilion the million-dollar view for a public use.

### New Conversation Thread

SusanB - [Updated 2009-10-01 20:58]

In this scheme, The Horticultural Building has to be moved to make room for the proposed townhouses along Holmewood, at the cost of \$5M. If they don't move the building, refurbishment will be less costly and eliminate any danger of collapse or demolition. The Farmer's Market can be relocated next to this building. It would be lovely if The Aberdeen Pavilion were used more often, but I'm quite puzzled about the glass enclosures and what impact they could have on the integrity of this building.



## New Conversation Thread

blefebvre - [Updated 2009-10-01 21:56]

In terms of maintaining Lansdowne Park Heritage, I agree that both the Aberdeen Pavilion and the Horticulture Building should be preserved and, in the latter case, refurbished. The Aberdeen Pavilion, for instance, would be an excellent venue for the farmer's market in the winter months. It certainly shouldn't be re-purposed to accommodate restaurants and/or craft shops. While re-furbishing the Horticulture Building is long overdue, moving it would be costly and unnecessary. More importantly, OSEG's Lansdowne Live proposal is entirely inconsistent with Lansdowne Park's heritage and tradition. Turning a significant portion of the Park into a shopping/office/Cineplex/hotel/condo complex fails completely to respect the Park's architectural heritage or traditional as a public gathering place. The City needs to re-start the design competition for the Park so this prime public space can be properly developed in a manner that truly respects the Park's heritage and tradition, and serves the interests of the public not commercial developers.

## New Conversation Thread

ateramura - [Updated 2009-10-01 22:41]

The Aberdeen Pavilion is already restored, and would not benefit from the installation of food court like kiosks inside. If anything, it needs more appropriate programming, not renovation. The Horticulture Building is in desperate need of restoration, but moving it is totally unjustified. Where is the heritage planner for this entire site?

## New Conversation Thread

Kringen - [Updated 2009-10-01 23:14]

These buildings should certainly be preserved. However, I feel strongly that the Aberdeen Pavilion should not be partitioned in any permanent way. It is an amazing structure and its open concept is part of its charm and beauty. The Horticulture building may need work but moving it is likely to cause further damage and should not be considered.

marymc - [Updated 2009-10-01 23:14]

We need to listen to the conservation architect Julian Smith and to other experts in this field such as Herb Stovel who question the heritage aspect of the Plan. Note that any changes affecting protected views of the Aberdeen Pavilion (which surrounding new buildings would entail) would have to be approved by the Ontario Heritage Trust. Furthermore, having small structures inside the Pavilion for services, ie restaurants, does not fit with the building's original design featuring a vast open area, and their feasibility is questionable (ie where does the venting go to comply with fire regulations?). Also, moving/relocating the Horticulture Building is another questionable proposal ---removing the facade and attaching it to a new building is not preserving this historic structure.

## New Conversation Thread

DouglasI - [Updated 2009-10-01 23:24]

What we're going to get is a 'heritage' suburban shopping mall plopped in the middle of downtown. I'm glad that the developers have been imposed upon to keep some of the existing structures. What I'd also like to keep is the existing PUBLIC land.

## New Conversation Thread

TimCC - [Updated 2009-10-02 10:02]

The location of the Farmers Market near the corner of Holmwood and O'Connor is ill-conceived and should be closer to Bank Street to save those streets from being flooded with people trying to save the \$5 parking fee. The Horticulture Building is not worth saving. The Aberdeen Pavilion is much better suited for the Market like in other major cities.

## New Conversation Thread

Rebecca Last - [Updated 2009-10-02 16:25]

Clearly the developers are savvy enough to realize that tearing down the Aberdeen Pavilion is politically unsalable. However, the stupid idea to fill it with little glass boxes (for which they can charge exorbitant rents) will go a long way towards destroying the integrity of the original structure while ensuring that what is now a public building becomes yet more commercially-driven private space. Using the Pavilion to house the Farmers' Market would make much more sense, cost the tax payer far less money and be more in keeping with the traditional uses for the building. But of course, it wouldn't generate quite as much money for those poor li'l developers...As for the Horticultural Building, I must confess that I don't really see this structure as an architectural gem. But then apparently neither do the developers. Any proposal to move this decrepit structure can only be construed as a politically correct way to ensure that it is permanently demolished! City councillors, this ridiculous land grab by private sector developers MUST be rejected!

## New Conversation Thread

JEC - [Updated 2009-10-02 17:57]



Having a shopping mall come half way up the side of the Aberdeen Pavilion totally destroys the cultural landscape and the sense of the Aberdeen Pavilion as the visual icon of the park. Why divide up this great building with small, glass structures, when we have an appropriate use--the Ottawa Farmers Market available? Moving the Horticulture Building is expensive, un-necessary and will diminish the heritage value. It should be kept where it is. The whole heritage of this site as a gathering place for the people of Ottawa is diminished by the scale of the retail and commercial development.

## New Conversation Thread

[davidmediation](#) - [Updated 2009-10-03 21:48]

I would like to see an open bidding process to see what plan would best meet these goals

## New Conversation Thread

[egr59](#) - [Updated 2009-10-04 08:51]

Wow, where do I start. Views of the Aberdeen pavilion will be hidden by the mall, the office building and the hotel. The Aberdeen pavilion is a beautiful building and one of the few icons that belong to Ottawa the city, not Ottawa the nation's capital. Why are we going to hide it behind a mall? The Horticulture building will only have its facade preserved and will be moved to make way for the mall. But its heritage value is not just in its facade. And how well will that facade survive the move? And why are we moving it - because the developers need more room for their mall! This isn't a heritage strategy, this is developers doing as little as they can to get their mall built.

[cassia](#) - [Updated 2009-10-04 08:51]

I agree.

[Francine](#) - [Updated 2009-10-04 08:51]

Horticulture Building needs to be moved to make way for the Holmwood Stacked Townhomes.

[egr59](#) - [Updated 2009-10-06 13:34]

Hi Francine, Thanks for your comment. You're right that stacked townhomes will cover some of the footprint of the existing Horticulture Building but that's only if they go ahead with phase 2. The Horticulture building gets moved in phase 1 because the mall will go halfway down the side of the Aberdeen pavillion and will cover most of the area now occupied by the Horticulture Building. Hope this helps

## New Conversation Thread

[JAK](#) - [Updated 2009-10-04 14:11]

The Aberdeen Pavilion has already been renewed as an open interior exhibition space. Leave it alone. It is being used by the Home Show this weekend. Small, glass enclosed structures for restaurants are just as bad an idea as an aquarium. What are they thinking? This is a heritage designated building! Moving the Horticulture Building to make room for town houses and condos on Holmwood is not a good idea. It would destroy the heritage value of the building and its present relationship with the Aberdeen Pavilion. It is extremely doubtful that the brick walls can be moved intact. At best, architectural components of the existing building would be used as decoration on a new structure. Restore the Horticulture Building in its present location and use it as part of the Farmer's Market, which has become one of the best uses of the site.

## New Conversation Thread

[Cassandra](#) - [Updated 2009-10-04 19:37]

Most of the opponents of this plan miss the point of the heritage of Landonwne Park completely. It has been a meeting place, a sports venue belonging to the whole city, not a dog walking park for the residents of the immediate community.

[wantbest4ottawa](#) - [Updated 2009-10-04 19:37]

Yes it has, but it has not been a shopping mall/condo/hotel complex has it? The real goal of the proposers is to make money from a humongous commercial real estate venture at the financial risk of Ottawa taxpayers.

## New Conversation Thread

[Rick Doucette](#) - [Updated 2009-10-04 20:21]

I believe this approach to both preserving heritage and making use of the space makes good sense.

## New Conversation Thread

[Ken White](#) - [Updated 2009-10-04 21:53]

How decent of them to preserve our heritage buildings. As if they had a choice.



## New Conversation Thread

Rob Campbell - [Updated 2009-10-05 01:15]

Any permanent retail should be minimal. Needs a permanent exhibition to the history of Lansdowne and the Pavilion. Could also include an exhibit on great urban park designs from around the world ... oops, scratch that - would be way too embarrassing.

## New Conversation Thread

Twayne - [Updated 2009-10-05 10:53]

The heritage buildings have to remain for legal reasons. The developers are doing no favours by maintaining them. Yes the Horticulture building is falling apart and should be restored. It shouldn't take a massive development like this to do it. The heritage of Lansdowne Park is as a public space. Privatizing the management and development of this space does not respect the heritage nature of Lansdowne. The proposed development puts restaurants and business inside the Aberdeen pavilion. Experts within the heritage community can't see how this is possible while respecting the integrity of the building. How will the HVAC be vented? How will the construction take place within the pavilion? What guarantees will we have that another heritage building won't be destroyed by 'accident' by a developer more interested in profit than history?

## New Conversation Thread

bonniej - [Updated 2009-10-05 11:38]

It is clear that LL folks are deceiving the public by stating that they have heritage professionals on their team when the people quoted in their proposal deny being either a part of the "Team" or supporting the proposal. Heritage buildings cannot be moved and retain their heritage designation. Julian Smith (architect who oversaw the renovation of the Cattle Castle) tells us that building inside the Castle would both spoil the interior view of the expanse of the building as well as rot the wood in the beams.

## New Conversation Thread

TerryC - [Updated 2009-10-05 14:09]

Yes, the Aberdeen Pavilion should be the "Centerpiece of the Redevelopment". However, I'm not sure that it will be if the proposed enormous commercial development is stuck in front of it. Would it even be visible from Bank Street? Tinkering with the inside also seems ill-advised to me. The proposed glass structures would limit the use of the exhibition space and I'm not convinced that commercial ventures operating within the building would be appropriate or add to the enjoyment of the park. I would like to see the Horticultural Building brought back to life, but relocating seems risky and unnecessary. Surely there is a better way. I would rather see the City sell a section of the property to pay for restoration, rather than go ahead with the current Partnership Plan.

## New Conversation Thread

crt122 - [Updated 2009-10-05 15:37]

Why don't we convert it to a multiuse sports venue which can accommodate a variety of sports leagues like "volleyball, basketball, dodgeball, etc..." It would not be that expensive we would just need to fix the heating, the leaking roof and resurface the floor. It would also be able to accommodate the special events that are already happening since the open concept would remain the same.

## New Conversation Thread

kdobbin - [Updated 2009-10-05 17:06]

The cattle castle is lovely. You should leave it alone rather than ruining it. The horticulture building is ugly and although it may have been designed by FC Sullivan has nothing to recommend it. How on earth would you relocate it without wasting a great deal of money

## New Conversation Thread

swi - [Updated 2009-10-05 17:59]

Centerpiece [sic]? The Aberdeen Pavillion will be dwarfed by a new stadium and a shopping mall. If the developers were really interested in preserving our heritage they should respect the important historic tie between the Pavillion and farmers -- not turn it into restaurants and hospitality services.

## New Conversation Thread

franco - [Updated 2009-10-05 18:22]

Has anyone looked at how the old buildings fit in with the new proposed stadium? Will the use of the public space fit with the relocated Horticultural Building? We need to see ideas coming from a true competitive process including proposals from experienced park developers. Our Aberdeen Pavilion





is a beautiful traditional period exhibition hall. It should not be divided up for commercial use on a permanent basis after we pay for its restoration. Get some good ideas with an international competition from experienced cities who have been here before us.

### New Conversation Thread

bill - [Updated 2009-10-05 19:27]

Preserving our heritage? - I would see this instead as "selling the farm". Please count me as among those who are strongly opposed.

### New Conversation Thread

Duffer3 - [Updated 2009-10-05 20:07]

I agree that we need to preserve the heritage buildings, upgrading their systems to make them more useful to residents of the city.

### New Conversation Thread

AndrewFYoung - [Updated 2009-10-05 22:05]

Aberdeen Pavilion - more stores. This might be more reasonable if it wasn't for the fact that there is already a large shopping mall. Horticulture Building - unclear what is planned here and whether the structure actually merits preservation.

### New Conversation Thread

danmackinnon - [Updated 2009-10-05 22:15]

I think that some real effort was made here but that the outcome will be swallowed up by the retail focus.

### New Conversation Thread

DBrown - [Updated 2009-10-05 22:54]

There is a registered easement protecting the sightline of the Aberdeen Pavillon from Bank Street across its entire width. The project violates the easement and, as it currently stands, would be illegal.

Sandy - [Updated 2009-10-05 22:54]

This is an important point that addresses the comments made by many.

### New Conversation Thread

Barbara Popel - [Updated 2009-10-05 23:29]

Both buildings should be renovated such that they are preserved, usable 12 months of the year, and retain their heritage characteristics. Since the Pavilion is "the centerpiece of the redevelopment" (as it should be!), it's important to preserve and enhance the sightlines to it from all quadrants of the compass. This includes the sightline from Bank St. and the sightline from the Canal. If independent heritage experts agree that the Horticulture Building can be moved with very low risk to its character and structure, then moving it should be an option, though not the most desirable one. The Farmers' Market should have first priority use of one or both of the buildings, such that the Market can be run 12 months of the year indoors. This should not, however, be taken as an opportunity to raise the fees the farmers pay, which are already the highest in the city and its environs. It is not clear that establishing restaurants in the Pavilion is a good use of the space, a low risk approach (more chance of fire and water damage than with other uses), or desirable given the competition with existing restaurants in the Glebe and Old Ottawa South. Using both buildings for festival centre support spaces (including low cost offices), meeting and performance spaces, as well as art exhibits, is a good idea.

### New Conversation Thread

J. King - [Updated 2009-10-06 08:50]

A+ for preservation and re-tooling of the use of these buildings.

### New Conversation Thread

Adrienne Stevenson - [Updated 2009-10-06 09:39]



The current proposal has little to do with preserving these buildings & much to do with the developers' greed. The buildings must be left in their current locations and restored in a way that will maintain their heritage character. Moving the Horticulture Building could well destroy it (oops, it fell apart, gee, we're sorry...), while the suggested internal restructuring of the Aberdeen Pavilion would eliminate much of its character as an open space. How wrong can a proposal possibly be? Let's see some competitive design here!

**Francine** - [Updated 2009-10-06 09:39]

I totally agree with your comment, Adrienne. I would like to know why "Council direction was to retain the facade of this building only". Transformation Plan p.21 (Horticulture Building). I am sure there will be an oops along the way. The only reason they want to move it is to build the Holmwood Stacked Townhomes. As for the Aberdeen Pavilion I would rather see it used as a farmer's market and other events.

**JFFournier** - [Updated 2009-10-06 13:29]

Strange as it may sound, only the facade is considered heritage. The rest is not. I have no idea why that is.

**Cassandra** - [Updated 2009-10-06 09:39]

Do you really think it is appropriate to smear the principals of this proposal as well as city employees who have done a lot of work to try to rejuvenate this important part of the city? No wonder people are getting fed up with a group who are so quick to smear others and so sensitive to any criticism themselves. A sense of entitlement doesn't begin to cover it.

**Adrienne Stevenson** - [Updated 2009-10-08 16:47]

Yes, I will always call people who interfere with an honest competitive process & substitute a highly questionable sole source proposal such as this to account for their dubious ethics. The only people I see expressing a sense of entitlement around here are the City manager & the developers. They appear to feel entitled to profit at taxpayers' expense, over an unusually long period. There is simply no other reason for the huge commercial component being introduced into what is supposed to be, after all, a city PARK, and stated in their own proposal to be underwritten by "incremental taxes". There is an excellent reason why communities have heritage designations and parklands -- it is to protect our cultural landmarks & public spaces from self-serving proposals such as this. You're entitled to your opinion, of course. As am I to mine. That's what this forum is about.

**Sue Barton** - [Updated 2009-10-08 16:47]

You've written an awful lot of biased comments. Do you work for the Hunt-Greenberg-Ruddy 'retirement project' by any chance. As you wrote above, "No wonder people are getting fed up with a group who are so quick to smear others and so sensitive to any criticism themselves. A sense of entitlement doesn't begin to cover it." That can very well be applied to the non-competitive sole-sourced developers.....

**dbk** - [Updated 2009-10-08 16:47]

Yes, let's talk about entitlement. Why do you feel OSEG is entitled to a rent-free lease of public property?

## New Conversation Thread

**mezzosue** - [Updated 2009-10-06 11:18]

Aberdeen pavilion should be used for farmers market. Not suitable for restaurant or meeting space and renos would destroy its character. we spent \$millions to restore its character, should not undo that work. Would like to see Horticulture building restored and reused.

## New Conversation Thread

**heritageottawa** - [Updated 2009-10-06 12:54]

Heritage Ottawa welcomes the commitment of the City-developers partnership plan to make the Aberdeen Pavilion the focal point of the Park and of the community, and the plan's promise that commercial developments within the Pavilion should be special, unique and appropriate for their location within an architectural landmark heritage building. But Heritage Ottawa advocates that Canada's last remaining agricultural fair building should have a use that preserves the inside vistas of the lofty structure and not damage the interior by constructing box-like enclosures for boutiques and restaurants. Heritage Ottawa is deeply concerned by plans to relocate the 1914 Horticulture Building a proposal that would violate the City's clear policy that the City will require that the cultural heritage impact statement demonstrate that relocation is the only way to conserve the resource (article 4.6.3 of City policy on moving heritage-designated buildings). Heritage Ottawa urges that the Horticulture Building should be restored in its current location across from the Aberdeen Pavilion and that it be put to an imaginative use. Heritage Ottawa opposes the notion that making way for underground parking and commercial development constitute valid reasons to move the Horticulture building and considers that moving the building would violate City policy and place the building at structural risk. The revitalization of Lansdowne Park should follow the example of many fine, successful developments across Ontario and around the world that tie the healthy, sustainable development of urban spaces to their heritage buildings and historical origins. A sensitive design competition would certainly produce original concepts and feasible imaginative approaches to commercial development linked to heritage.

**Francine** - [Updated 2009-10-06 12:54]

Thank you Heritage Ottawa!

## New Conversation Thread

**Elaine Gibson** - [Updated 2009-10-06 15:47]

I agree with Heritage Ottawa that it is risky to move the Horticultural Building. I believe that heritage would be much better preserved in a greenspace park rather than overwhelmed by a huge array of new buildings - all the new added commercial space.

## New Conversation Thread

**HMcGill** - [Updated 2009-10-06 20:18]

The proposed architectural strategy is a partial - at best - approach to preserving the heritage structures of the site. It may in fact put at risk the Aberdeen pavilion. Why does everything have to be turned into retail space? It is difficult to understand why the Horticulture Building, which needs to be preserved, cannot be retained and restored in its present site. In the public presentations of the proposal for the site very little information was provided on



the heritage element of the plan. There is also the issue of the heritage setting, adjacent to the Rideau Canal World Heritage Site, which has been talked about but, it seems not respected.

Francine - [Updated 2009-10-06 20:18]

The Horticulture Building will be replaced by the Holmwood Stacked Townhouses. Only the façade of the building will be moved and I suspect it will encounter an oops on the way. "Council direction was to retain the façade of this building only." (Transformation Plan p 21 col 3)

## New Conversation Thread

KitMarlowe - [Updated 2009-10-06 20:24]

Maintaining the historic agricultural buildings and making them the centrepiece of any future development is absolutely necessary in my view. We've ruined too much of our heritage already. But moving them to suit the misguided plans of the developers has disaster written all over it.

## New Conversation Thread

MiscThoughts - [Updated 2009-10-07 07:09]

"I never talked about adaptive re-use and restoration of Aberdeen Pavilion because it's been restored. If there was an idea of putting permanent structures inside that building I would have said I strongly object and I will publicly object." "Clearly I've had no involvement with it. Nor do I want to have any involvement with it." "Heritage expert Julian Smith denies role in Lansdowne plan" - Ottawa Citizen Wed, Oct. 7 - <http://tinyurl.com/yb6lsxd1> am against any proposal whose proponents employ deceit. Where else are we not getting the whole story?

## New Conversation Thread

BBB - [Updated 2009-10-07 08:37]

Moving a historical building such as the Horticulture Building, does not equal preservation! Who wants to bet that the building will "break" or "become unsafe" on its move to a new location and the developers will "be sadly, heartbrokenly forced to scrap the plans to preserve it." This would not be the first time that developers in Ottawa have successfully used this heinous argument to save themselves a few dollars. The reason that North American cities frequently look so architecturally bankrupt is because we don't preserve our history!

## New Conversation Thread

RGS - [Updated 2009-10-07 10:19]

Aberdeen Pavilion: I wonder if this city could support another market building -- maybe this pavilion could be transformed in to a St. Lawrence (Toronto) style building where the large openness of the structure is preserved. Horticultural Building: I thinking moving this structure would be problematic although I do not have any strong views about its future use.

## New Conversation Thread

Philip - [Updated 2009-10-07 10:39]

I agree that the Aberdeen Pavilion is a jewel that should be preserved but I dont think putting small, glass enclosed structers inside is appropriate, What's wrong with being cold in the winter anyway. If Lansdown park were a park supporting (in the winter) winter activities then the cow palace could be used to provide respite from the elements for breaks ... or perhaps it could even be used for an indoor skating rink in winter.

## New Conversation Thread

Lynn Barlow - [Updated 2009-10-07 10:52]

If the Aberdeen and the Horticulture Building could be used like those in Vancouver for Granville Island or Atwater Market in Montreal where butchers, cheese vendors, farmers for one building. Then canadian artisans such as glass blowers, metal workers, wood furniture makers could have work shops and sell goods that would be interesting. I guess that's what the downtown market was suppose to be, but that hasn't quite worked out either. The Ottawa Farmers market needs more than just one building, it also needs outdoor space, it needs flexibility to grow.

## New Conversation Thread

walter - [Updated 2009-10-07 11:14]

This plan is DISRESPECTFUL of heritage -- both by commercialization of the Aberdeen Pavilion and by moving the Horticultural building so that they can have more stores and more condos.

Cassandra - [Updated 2009-10-07 11:14]

What is disrespectful of heritage is moving in next door to Ottawa's premier sports and entertainment site and then trying to have it destroyed. That is



destructive of the real heritage of Lansdowne to this city.

## New Conversation Thread

Garry Mainprize - [Updated 2009-10-07 11:22]

Where is the detailed financial plan? What's been offered to investors via the small print and if this project goes through, what will taxpayers get stuck with? Residents of the immediate Lansdowne area should have greater say - they are the most affected by the proposal.

Ted Farant - [Updated 2009-10-07 11:22]

The contractual agreements and financial business transactions that have already been established and executed can be a major risk. If, by chance, the city councillors turn-over this initiative next week, would the city again be legally liable, as was the case for Light Rail - \$27M? Somebody has been paying big time for all the background work to date, in addition to city staff resources and expenses committed. This question should be asked.

## New Conversation Thread

efgoldsmith - [Updated 2009-10-07 11:29]

There hasn't been appropriate consultation with a heritage expert (the one the "Lansdowne Live" has listed as being consulted, denies being consulted) and more over he feels that there has not been the appropriate consideration taken with these historic landmarks.

## New Conversation Thread

Douces - [Updated 2009-10-07 12:44]

I believe the current use of the Aberdeen pavilion is the best - i.e. trade shows. I do not agree with adding restaurants as they will pose too great a risk to the building. I think moving the Horticulture building is acceptable given the entire building is moved and not just the facade of the building.

## New Conversation Thread

lemayfeline - [Updated 2009-10-07 13:36]

Some points of note that people might find interesting re: heritage.1) The city will be giving over use of Aberdeen for glass-enclosed cube restaurants to the developers rent-free (not even a penny) for 30 years. Aberdeen was not considered to be of value to the City apparently, as it was not calculated into the equity. Evidently, this 'centerpiece of the development' is worthless to the City, or they would be charging for the development of this space.<http://www.cbc.ca/canada/ottawa/story/2009/10/06/ottawa-aberdeen-pavilion-lansdowne.html>2) What about this plan respects the HERITAGE of the neighbouring communities? For example, the multiplex cinema in the plan intended to drive the HERITAGE Mayfair theatre out of business? Or perhaps even the 'heritage' idea of having livable, walkable, big-box store-free communities? Will the 400 000 sq. ft. of new retail space ensure that these 'heritage' communities are not destroyed?<http://www.cbc.ca/canada/ottawa/story/2009/10/07/ottawa-lansdowne-mayfair-movie-theatre-cinema.html>

Douglas - [Updated 2009-10-07 13:36]

Yes, this is a fundamental point about the transfer for free of the historic Aberdeen Pavilion to the developers. I find this one of the most scandalous aspects of a shockingly bad deal. A firm NO to Lansdowne Live.

## New Conversation Thread

Faye Kert - [Updated 2009-10-07 17:15]

The Heritage component of the Lansdowne plan should be the strongest argument against development of shopping malls and a stadium. The Aberdeen Pavilion is a jewel that should have pride of place and be used for appropriate exhibits or concerts, if needs be on a seasonal basis. Glass cubes may not be appropriate for the heritage building but some sort of creative solution should be possible. The Horticulture Building is ripe for redevelopment as an architectural heritage site. Frank Lloyd Wright has generated a whole tourism industry in the United States and Ottawa has a number of Sullivan-built domestic and commercial buildings which deserve attention. The building itself could be expanded and adapted for use as an exhibition site for the recently-closed Photography Gallery, the long-lost Portrait Gallery, or even the too-small Bytown Museum. Agriculture, horticulture and just plain culture are more community-centred than more stores and restaurants that will cut into existing businesses on Bank Street.

Cassandra - [Updated 2009-10-07 17:15]

I have a news flash-the stadium has been there for decades and is part of the heritage of Lansdowne-in fact, part of the real heritage, not some green park that never was. The Aberdeen Pavilion is going to be made part of something that is living and real as it used to be, don't forget, Ottawa won a Stanley Cup at the Aberdeen Pavilion. Lansdowne Park was and will be a sports venue, a meeting place and the heart of the city, not a dog walking park with a couple of sad marooned "heritage" buildings.

## New Conversation Thread

Sue Barton - [Updated 2009-10-07 19:09]

I was horrified to find out that the Lady Aberdeen Pavilion would be given to the developers for 30 years. For nothing! What if they decide to demolish it in 10 or 20 or 29 years? I can't believe it would just be given away. It's a huge Heritage site. Shouldn't the city or some part of the government own it, as it does now, rather than giving it over to developers for free?



Cassandra - [Updated 2009-10-07 19:09]

Well then you will be really happy to know that the Aberdeen pavillion has not been " given" to developers.This would be comical if it wasnt so sad.

Sue Barton - [Updated 2009-10-08 16:34]

Great... Please explain how the Lady Aberdeen Pavilion has "not been given" to developers. It was on the News the other night, and in the Citizen. However, I'd love to hear how the City Counselors were incorrect..... Thanks.

## New Conversation Thread

brenda small - [Updated 2009-10-07 20:43]

Turning the Aberdeen Pavilion into a number of glass-enclosed climate-controlled structures will destroy the heritage of the building. The amazing column-free space would be no more. We could say only that it WAS the last living example of a 19th century fair building. The space could not be used at it was intended. The developers are thumbing their noses at heritage.

## New Conversation Thread

qwatson - [Updated 2009-10-07 21:31]

Is it better to modify the Pavilion slightly to ensure our heritage is maintained over the long term or to leave it as a useless empty cold building that is crumbling over time? Let's use it as best we can, in the same way other heritage buildings are converted into condos or shops, the pavilion could be a great asset bringing Ottawa's heritage to light. Add some shops, restaurants and maybe a small museum to showcase the heritage of the area. People who complain that we are losing the last living example of a 19th century fair building are probably the same ones who petitioned to have the Ottawa Ex moved away from Lansdowne. You can't have everything...what's the point of a fair building without a fair?

Francine - [Updated 2009-10-07 21:31]

Restoration on the Aberdeen Pavilion was completed in 1994. Since then it has been used for trade shows and it is used during the Ex. It is well used.

## New Conversation Thread

MKW - [Updated 2009-10-07 21:49]

This design is a myopic and selfish view for Ottawa. Why don't we consider what other international cities and principally capitals have: parks, boulevards, open spaces, etc. Look at Berlin, Buenos Aires, Madrid, Paris, London and even the cement city of NY. Why are we so short sighted. Look what we did with Rideau Street (which was an upscale historic looking street with stores like Caplan's Ogilvy, The Bay, etc. and now we have Tattoo parlors and we are too scared to walk after 5:00 p.m). What about the Sparks Mall, cheap stores and deserted after 5:00 p.m. Do we want to do the same with the Glebe? Why because we do not like Glebites? Why can we not consider stopping this crazy idea to give the land away to developers who mainly build cheap housing and ugly to boot and all they have done so far is make themselves richer and greedier. Let's get back to an international competition and put it out to bidders. This is not only unethical but will for sure be looked at by our grandchildren 30 years from now as a horrible set back. A shipping mall, don't we have enough malls that are half empty? More movie theatres, how many more do we need? We do not need our children to get fatter watching movies, we need them to go to parks and play ball, Frisbee, soccer (Brazil is the example how children become Pele without a sport facility but parks...). Why should we make this group even richer at our expense? For once, let's do something for the City and the residents of Ottawa. The other major problem is transportation. Bank street cannot carry more cars, buses and people and particularly to a shopping mall with 10 cinemas. Also, parking is a serious issue. It is well known that in the Glebe, one cannot go quite far down to build a parking for 15 000 cars. So, it is obvious that at the end, parking will be cement over the grass that this group uses as landscaping! Another lie? Zero means Zero? Park means a parking lot! Enough lies! We were not born yesterday. Look at Lebreton Flats (ugly enough?) Look at 700 Sussex (another eye sore) And now Lansdowne.Next will be buses on the Canal or like I read this morning, an airport on Lansdowne. Why not, let's make it as ugly as possible then we will known as the ugliest city in the world. We are almost there....M K Wexler

WHM - [Updated 2009-10-07 21:49]

I agree with this comment. This is a prominent location next to a World Heritage Site in the capital city of a G8 nation and should be treated as such for development. More thought is required before condos and cube stores are constructed. This site offers so much possibility to make Ottawa even more beautiful and visit worthy than it already is. Please council think again and go back to the international, or even national, design competition.

Cassandra - [Updated 2009-10-07 21:49]

Speaking of myopic and selfish.....Nothing like insulting and smearing those who have actually contributed to this city. Your children should not get fat if they walk or bike to this venue instead of sitting in a car and burning fuel travelling to the edges of the city because various NIMBY groups have hololed out the core of the city by insisting on ripping out the centre and turning it into a sterile suburb.Cities all round the world have sports stadiums and most city planners nowadays want those stadiums placed in the urban center-which is just where we have ours, Frank Clair Stadium which is and has been part of the fabric of this city.

MKW - [Updated 2009-10-08 16:32]

...and who will be playing in this stadium? Not children since this stadium is being build for a professional football team!!! How ridiculous! No point in trying to mislead.....it does not work any longer...

## New Conversation Thread

Peter D - [Updated 2009-10-07 22:34]

The site has a number of historical buildings; however, no one ever sees them as there is no reason to visit the site. Utilizing them and turning Lansdowne into a meeting place will ensure that more people can enjoy these buildings. The Horticulture building is an example of a building that is a completely useless in it's current state. Let's get on with this.



## New Conversation Thread

[ebk - \[Updated 2009-10-08 09:30\]](#)

Sigh. Another mall. More condos. Please don't insult me with the 'heritage aspects' - they're almost non-existent. The Aberdeen Pavilion is completely dwarfed by stores and condos; plus, the interior will be chopped up into nasty little glass cubes. No heritage there. Scrap this plan, and involve a heritage expert in the next one. This is a jewel of a site - it deserves much better. So do we.

[Cassandra - \[Updated 2009-10-08 09:30\]](#)

There is no mall and the condos may or may not be part of the plan-though the city could use the revenues.What is the true heritage of Lansdowne? It has never been a park any more than Fenway Park.The true heritage of Lansdowne is as the premier sports and entertainment venue in Ottawa.The living heritage of Lansdowne is found in parents taking their kids to a 67's game or a Rough Riders game, or kids attending a university football or soccer game.The buildings are important and the pain is making every effort to keep them and make them an integral part of a vital meeting place-not some marooned buidings in a dog walking park

[ebk - \[Updated 2009-10-08 16:25\]](#)

395,000 square feet of retail, services and a multi-screen movie theatre sure sounds like a mall to me. Evidently there will be condos, or the city has to pay to remove them from the plan. I have no problem with a stadium.

## New Conversation Thread

[Linda Wiken - \[Updated 2009-10-08 09:35\]](#)

As a small retailer in the Glebe, I strongly object to the proposed number of new businesses as well as their sizes. I do not believe that this format will lead to people wandering through the Glebe and shopping in stores currently located there. The new centre is a destination point and will thus be detrimental to others. As a retailer and as a citizen who drives to other events in the Glebe, I cannot begin to comprehend how you propose to manage the higher traffic density. It is difficult enough, at peak hours and weekends in particular, driving along Bank St. We do not need more vehicles moving along this street! This is not a well-thought out solution to the Lansdowne question. The citizens need to see a variety of proposals from which to choose. And why would anyone keep trying to revive the football fantasy? How many times has it failed????

## New Conversation Thread

[alecz\\_dad - \[Updated 2009-10-08 13:33\]](#)

Minto president, Roger Greenberg, has taken lately to accusing the critics of the developers' plan for Lansdowne Park of distorting information. But it is impoant to remember that the developers' have lied outright about the participation of Julian Smith, the renowned heritage restoration architect who oversaw the renovation of the Aberdeen Pavilion, stating in their documentation that he was part of their team:<http://tinyurl.com/yb6lsxd>While the critics may sometimes, in the face of the developers' and City's PR machine, be driven to exaggerate their claims, they do not willingly publish lies in their documentation the way that the developers do.

[Cassandra - \[Updated 2009-10-08 13:33\]](#)

I have been sorry to see how eager this anti Lansdowne group has been to smear the principals of this proposal, the city workers and everyone else with whom they disagree.There has indeed been distortion and intimidation by this NIMBY group that who have been travelling from one session to the next,inserting their rhetoric in place of the local citizens.

[alecz\\_dad - \[Updated 2009-10-08 16:15\]](#)

Despite any hyperbole that the critics have been prone to, I would hope that as a person of good conscience, you would be equally or more offended by the instances in which the proponents of this project have conciously and deliberately played fast and loose with the truth, for example, stating that someone such as Mr. Smith is involved in -- and implicitly, that he approves of -- the developers' redevelopment proposal, when this is demonstrably not true.

[dbk - \[Updated 2009-10-09 08:30\]](#)

Mr. Greenberg's latest op/ed in the Ottawa Citizen was titled "Here's the Truth about Lansdowne Live", wherein he used the phrase "dance of deception" - OSEG and Council really can cut a rug, eh?

## New Conversation Thread

[rmacewen - \[Updated 2009-10-08 17:50\]](#)

For what it's worth I vote AGAINST Lansdowne Live. Why don't you post your fundamental support or opposition too?You would have thought that this site would have included for a simple vote, yes or no, for or against, Lansdowne Live. As it stands the City/OSEG will have to interpret all the comments and form a conclusion.

## New Conversation Thread

[rmacewen - \[Updated 2009-10-08 21:40\]](#)

There have already been significant discussions on the matter of 'sole sourcing'. Unfortunately, they have been based upon incorrect information concerning the cancelled 'design competition'. The result is that the issues and proper discussion have become skewed. The press, various members of Council, and many citizens, identify the cancelled Design Lansdowne process as a 'Design Competition' or 'International Design Competition' and this is simply incorrect. The root source of the confusion on terms was the original staff report, which in my opinion was poorly written, but the overall intent remains very clear. A Design Competition for architectural and urban design projects includes the submission of design ideas but excludes the financial component on how to fund the implementation. These Design Competitions are used when the competition sponsor has their own funding in place. The competitors in a Design Competition are architects and urban designers. What was recommended by City staff, and approved by the Planning and Environment Committee, and Council was a 'Rights to Development Competition'. This is entirely different than a Design Competition. A Rights to Development Competition, includes, in addition to design ideas, a financial component on how the project is to be



funded. Rights to Development Competitions are used when the competition sponsor does not have full funding and is relying, in whole or in part, on the competitors to fund the project. The competitors in a Rights to Development Competition are developers. The OLEG proposal is exactly what a Rights to Development Competition would yield. The process that was terminated by City staff, without the approval of Council, was a Rights to Development Competition. The Rights to Development Competition was terminated well in advance of receipt of the OLEG unsolicited proposal. The effect of the termination was to block developers who are business competitors of the OLEG from participating in an open, structured, and fair process. In the public discussions on sole sourcing the perception is that the OLEG unsolicited proposal has merits in that it provides for partial project funding, whereas the design competition process would only have resulted in design ideas with no possible source of funding. This is the disturbing misconception that affects an informed debate. The issue is more profound than sole sourcing when there is no practical alternative. The question that should be debated is should the City have terminated a Rights to Development Competition to favour one group and block all others? At least one other developer had expressed in writing to the City the desire to participate in the Rights to Development Competition. How would you answer to the following key questions: 1 Should the City have terminated a Rights to Development Competition based simply upon receiving an indication that one group was interested in submitting a proposal, and well in advance of actually receiving one? 2 Should City staff have terminated, without Council's approval, the Rights to Development Competition that was approved by Council? 3 Should the City have terminated a Rights to Development Competition to favour one group and block all others? 4 How can the public feel confident that the City conducts their affairs in an open and fair manner? 5 How can competitors in future City proposal calls trust the City to be open and fair? The facts can be simply found in the following three City documents: Report to Planning and Environment Committee and Council, 1 November 2007, by Nancy Schepers, Deputy City Manager/ Planning, Transit and the Environment go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/pec/2007/11-13/ACS2007-PTE-POL-0067.htm> Planning and Environment Committee Minutes, 13 November 2007 go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/pec/2007/11-13/minutes21.htm> - see item 13 Ottawa City Council Minutes, 28 November 2007 see Planning and Environment Committee Report, Item 11 see go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/occ/2007/11-28/minutes25.htm>

## New Conversation Thread

[Liz Wylie](#) - [Updated 2009-10-08 21:44]

I don't think it is necessary to move the Horticulture Building and possibly damage it with the move. Preserving the Cattle Castle is all well and good, but how will it look with all these mega structures surrounding it i.e. shopping mall, Cineplex and hotel. Not very historical looking.

## New Conversation Thread

[Pat Goyeche](#) - [Updated 2009-10-09 09:20]

Preserve the buildings please, (don't move them) but add some green to the mix and a bit of beauty. Low rise housing perhaps and some shops but not a big stadium with its traffic and noise.

## New Conversation Thread

[Pierre Johnson](#) - [Updated 2009-10-09 10:08]

The strategy falls very short of preserving key elements which make both the Aberdeen Pavilion and Horticultural buildings unique. Moving the Horticultural Building is unnecessary, risky and wasteful. Usually, part of what constitutes a heritage designation is the location. Does a reconstructed facade in a new spot still retain its heritage status? Part of the uniqueness of the Aberdeen Pavilion is the open multi-use interior and putting permanent commercial uses in it will destroy that uniqueness.

## New Conversation Thread

[JMT](#) - [Updated 2009-10-09 11:17]

Heritage includes the free, open use of the entire park. We should not be privatizing a public asset and restricting the use of most of the park for consumerism and private profit. There are so many better alternatives out there. This partnership is getting us nowhere.

## New Conversation Thread

[Law Drafts](#) - [Updated 2009-10-09 11:42]

The horticulture building should indeed be preserved. Public possession of the whole area should be preserved. No long term leasing of public property should be allowed.

## New Conversation Thread

[AREF](#) - [Updated 2009-10-09 11:59]

I take this opportunity to ask the following question (which did not fit within any of the pre-determined topics listed on the web-site): Can Nanos or the city staff responsible for this forum please provide me with a detailed methodology describing the process for analysing, summarizing, and presenting the data that are being collected through these on-line methods? Without that information, it is difficult for me, or anyone else, to assess the relative value (time vs effectiveness) of the various methods for providing 'input'. A speedy reply would be appreciated, given the very short time provided for submitting comments.

[dbk](#) - [Updated 2009-10-09 11:59]

You raise a very important issue with your question, and as is sometimes the case with polls, the answer [and even whether an answer is forthcoming] may depend on who the client is: is it the "partnership", one of the OSEG partners, OSEG itself, the City of Ottawa? The City of Ottawa appears to be



hosting this given the use of City of Ottawa graphic marks but is the City of Ottawa the client? This issue of costing and accounting for the process so far is frankly one of my biggest concerns. OSEG claims to have invested over \$1MM so far; what have the taxpayers already "invested"? I very much look forward to these questions being addressed by City Council.

## New Conversation Thread

Dom - [Updated 2009-10-09 12:10]

Tel que mentionné par jfroyer, la Ville doit s'assurer que les francophones et leur culture soit présente et respectée dans tout ce qui touche à ce même projet, incluant les futures opérations. Ceci devrait faire partie de l'entente avec les promoteurs.

icdube - [Updated 2009-10-09 12:10]

Je ne considère pas le respect de l'autre langue officielle du Canada par les deux solitudes soit une affaire patrimoniale. Ce que nous considérons est le patrimoine bâti du parc Lansdowne i.e. le pavillon Aberdeen, le Colisée et le bâtiment de l'horticulture. Le stade n'y est pour rien.

## New Conversation Thread

Kevin - [Updated 2009-10-09 12:35]

The proposal to move the Horticultural Building is not realistic. Architects don't think it is possible. It is likely that the building will be irreparably damaged during an attempt to move it, giving OSEG the justification to demolish it.

Francine - [Updated 2009-10-09 12:35]

You are absolutely right!

## New Conversation Thread

JMT - [Updated 2009-10-09 12:39]

To the attention of Mr. Nanos: As moderator of this online consultation process, I am sure you have noticed, as I have, that one of the most salient themes appearing in each of the feedback categories is a huge demand for an open, competitive process for the redevelopment of Lansdowne. Another theme is the frustration of so many people at the fact that this issue is not given a specific place to be addressed. A proper process is the vital basis for carrying out any project of this scope and scale. It is crucial to developing the best possible proposal and greatly affects all aspects of the design and business plan. Certainly, that is why the call for an open process has been echoed again and again in relation to each of the individual categories of feedback provided here. If your mandate is to analyse the posts in each category to gauge public response to this project and determine the best interests of residents, then I will expect that the huge demand for a proper, open, competitive process for this redevelopment will be featured prominently in your report. Regards.

## New Conversation Thread

CFLyes - [Updated 2009-10-09 13:53]

I want a stadium ASAP. It is a shame that a city this size does not have one. The Lansdown proposal is trying to add too much. Stadium, Aberdeen Pavilion, room for the market and as much parking as possible is what's needed. There's no need for all the stores and restaurants. There are plenty north and south of the stadium already. Simplify the plan and let's get it done. I'm ready for football.

## New Conversation Thread

EVB - [Updated 2009-10-09 17:52]

Lansdowne is such a landmark site, so evocative of our city's history, so special in many Ottawans' lives. But what we're being given really doesn't capture this. The design is just another commercial-residential layout, nothing special. It is not current heritage practice. As well, it has been documented many times that moving a heritage building often results in undermining its structure, which has in many cases led to the building falling down. There is a long literature in heritage conservation that condemns moving heritage buildings because this causes them to lose their context, their significance in the historic landscape. And the views that are an important part of the heritage values of the Aberdeen Pavilion will be compromised. We understand that Julian Smith is appalled by these proposals and was horrified to find his name connected to the proposal. Mr. Smith is very respected in the heritage community of Canada, not just Ottawa.

## New Conversation Thread

Andrew Elliott - [Updated 2009-10-09 18:14]

This is the only part of the plan that I approve of. The heritage buildings are an important feature of the site and should be maintained and re-used. The Aberdeen Pavilion would be an excellent location to have a weekly antique market (like the St. Lawrence Market in Toronto) or a place to hold live theatre performances; adding a couple of cafes would be nice. The Horticulture should definitely be re-used and re-vitalized. Consider this as a place for artists studios, like the Wychwood arts barns in Toronto. But I don't like the proposal to move it. Keep it where it is.

Francine - [Updated 2009-10-09 18:14]

They are only moving the facade of the Horticulture Building (is the Daly Building saga going to be repeated).







**New Conversation Thread**

Hank - [Updated 2009-10-09 19:48]  
 The heritage at the Lansdowne site is the location next to the canal and in one of Ottawa's oldest and most established neighbourhoods; one of the most architecturally interesting buildings in the city, namely the Aberdeen Pavilion; and the Horticulture building. Any proposal to develop Lansdowne must include the restoration of these two buildings to serve as indoor public spaces - not as venues for "specialty" restaurants (whatever that is!). Doesn't this city have enough restaurants? The dilapidated Frank Clair stadium is definitely not part of that heritage. In fact, its current state disgraces the great name of Frank Clair himself. Lansdowne would be greatly enhanced by tearing down the stadium immediately.

Cassandra - [Updated 2009-10-09 19:48]  
 You will be so happy to know that Frank Clair will have a beautiful redo under this plan. It will no longer be delapidated, but a place that we can all be proud of. In fact it is the biggest part of the heritage, the Aberdeen Pavilion and Frank Clair Stadium and the Civic Center have housed football games and hockey games over the decades. It is as the heart of sports in this city where the true living heritage of Lansdowne resides.

**New Conversation Thread**

futureoriented - [Updated 2009-10-10 00:18]  
 Please do not put glass structures in the Aberdeen Pavilion and do not put restaurants in it. It would work well for the Farmers stalls and craft shows. Absolutely do not move the Horticulture building. Hire a proper heritage architect to refurbish the building, keeping its character. It could well be used for cultural activities - artist studios, galleries, music stages.

**New Conversation Thread**

dvora - [Updated 2009-10-10 09:24]  
 It is very disappointing to see the developer's approach to these important Heritage buildings, first was an aquarium, now a 2 storey glass enclosure, when will the senseless greed of these developers stop trying to alter these structures. I agree with previous comments that the potential moving of the Horticulture building should be taken off the table. The City, and specifically the City Manager, is not advocating strongly enough for the interests of the City or its residents.

**New Conversation Thread**

Querelous - [Updated 2009-10-10 10:58]  
 The OSEG proposal pays only lip-service to heritage preservation. In the current proposal, the Aberdeen Pavilion will be dwarfed by eight-story condominium, retail, and hotel buildings. Glazing a portion of the Aberdeen Pavilion to provide for year-round restaurants seems to serve no purpose given the number of restaurants likely to be in the 400,000 sq. ft. of retail space. Moving the Horticulture Building to accommodate more retail space is risky and counterproductive.

**New Conversation Thread**

J D Ashford - [Updated 2009-10-10 11:05]  
 Preserving our Heritage: I agree that the two buildings are key to the overall use of the park and can be well-utilized for public events, small cafes and restaurants, farmers markets as well as for arts, culture and other public activities. I do not like the idea of Aberdeen Pavilion becoming too commercial and should be for local festivals and cultural events.

**New Conversation Thread**

Emily Stormes - [Updated 2009-10-10 11:51]  
 The developers are getting the Aberdeen pavilion AT NO COST. I have to rent the pavilion as it stands to use it if I wanted to. They claim to be making it a centerpiece and yet are going to dwarf it with the stadium and the mall and hotels. They are going to continue to allow parking on pavers around it again taking away from the agricultural air of the Victorian structure. Worst of all, they are going to put restaurants inside the structure (again with no rental charges). Restaurants represent a sizeable fire hazard to a heritage building. Also it is going from a public building to one which you are going to have to pay to see inside - pay to have a meal to get to see the internal architecture? It is a perfect building for the farmers market and keeping within the ethos of the original purpose. Again just another demonstration of a complete lack of vision by the developers.

**New Conversation Thread**

icdube - [Updated 2009-10-10 14:07]  
 Le Pavillon Aberdeen Ce bâtiment, vieux de 110 ans, possédant un vaste intérieur sans piliers, n'est pas chauffé. C'est la raison principale pour quoi il a pu traverser le ravage des temps. Pour la même raison que des aliments se conservent dans un réfrigérateur bien ventilé.



la circulation de l'air, le maintien de l'humidité et la basse température réduisent grandement le mois et la composition des matériaux. Des aires de rassemblement, des mezzanines, des restaurants et la présence constante des humains auront un effet direct sur la composition de l'intérieur de cet édifice. Ceci demandera un maintien constant et coûteux par le propriétaire, la ville d'Ottawa et ceci ne semble pas avoir été mis en compte par le partenariat. Sinon, au bout des 30 ans de bail gratuit, cette belle grande dame du 19<sup>ième</sup> siècle sera en état moribond. Le bâtiment de l'horticulture La désignation provinciale de « site du patrimoine » est pour l'édifice entier et non pas seulement pour sa façade. Il n'y a aucune raison valable de détruire ou de déplacer quoi que se soit. Il suffit tout simplement de remplacer la vieille peinture à base de plomb qui s'écaille. Un déplacement divisera le marché des fermiers en deux moitiés à part, ce qui sera l'encontre de sa vitalité communautaire et commerciale. Le Colisell n'est pas nécessaire de détruire cet édifice. Un stationnement sous-terrain, probablement dans un sol très sableux peut facilement se faire entre le Colisell et le bâtiment de l'horticulture où est présentement le stationnement no.5. Un édifice à quelques étages au dessus, en respectant l'architecture du quartier, tel que l'édifice de stationnement municipal entre les rues Clarence et Murray dans la basse Ville, devrait suffire à tous besoins autre qu'à accommoder des foules prévues pour des joutes de rugby-football. Les autres endroits du Parc Lansdowne tel que les terrains de stationnement présentement asphaltés ne sont probablement pas propices à du sous le nom de « espace vert ».

## New Conversation Thread

kjk - [Updated 2009-10-10 15:03]

Aberdeen Pavilion should not be re-purposed into several small interior structures but remain as one large column-free interior space, as it was designed to be. The Horticultural Bldg should not be moved but rather maintained. And the Farmers Market should not be split into two parts.

## New Conversation Thread

BBL - [Updated 2009-10-10 16:47]

- Independent experts have already spoken of the serious failings of this proposal regarding built heritage. There would be a gross compromise to the heritage value and character of Aberdeen Pavilion and Horticulture Building. (I would also expect the 'relocation' of the horticulture Building is in fact its demolition and partial reconstruction.) - I would be surprised if any of the City's own experts in heritage would endorse this proposal.- This is not a legitimate approach to the redevelopment of a heritage asset and displays a surprising level of ignorance of the heritage and design issues that are at stake. - The heritage value of the entire site as a significant and historic open public space and the relationship of the new development to its historic role of the site in Ottawa remains completely unconsidered. Heritage is much more than preserving nice facades.- It was very disappointing that the proponent falsely claimed to have consulted with an independent expert (Julian Smith). This is yet another compromise to the integrity of this process.

## New Conversation Thread

sturr - [Updated 2009-10-10 20:11]

This plan does an injustice to our most important heritage site in Ottawa, the canal. Pledging to spruce up an eyesore that has outlived its usefulness at the same location is an impoverished exercise in cost accounting. The integrity of the Aberdeen pavilion is put at risk by proposals to winterize it. The Aberdeen pavilion should be the focal point in any plan -- and if anything, should form the basis for an open air market in such a plan -- and its integrity must be preserved. I could see a transformation of the building, but I wouldn't place any faith in this plan to do it.

## New Conversation Thread

Toby - [Updated 2009-10-10 21:26]

I agree that it is important to preserve these majestic buildings, but the proposed plan could end up destroying them by moving them and carving up the interior. Heritage experts have already strongly criticized these proposals. I expect that part-way through the re-development, the buildings will become "unsafe", which will pave the way for the developers to then replace them with real estate that will provide them with higher revenues. We should not only preserve our heritage, but also maintain and create a lasting heritage for future generations. The ugly shopping malls, condos and office towers that are at the heart of the Lansdowne Live proposal, (no matter how they paint it up in pretty watercolours) won't do that.

## New Conversation Thread

wantbest4ottawa - [Updated 2009-10-10 22:46]

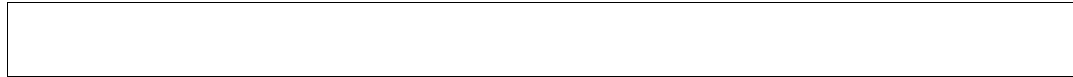
A modern urban myth: Seeking to gain entrance into Troy (Glebe), the clever Odysseus (Greenburg), ordered a large wooden horse (LL Sportsplex) to be built. Nostalgic football fans and excited soccer fans came to marvel at the plans for the enormous stadium. When the Sportsplex plan was smashed open by the good councilor and some concerned residents of the Glebe, the citizens of Ottawa discovered a pure and simple Big Box/Mall real estate plan was hiding in the enormous horse and that the taxpayers were being swindled, and the character of a beloved Ottawa neighbourhood and neighbourhood within a city was under assault. Unlike the ancient Trojan Horse, when the modern day Laocoon's and Cassandra's spoke out against the horse, they were not ignored; more and more Trojans listened and understood their warnings, and lashed out against the assault. Future generations will be happy that the Glebe was defended, and they will be proud of their ancestors and predecessors that picked up megaphones, wrote letters and e-mails, signed petitions, provided thoughtful commentaries on this e-consultations site, and attend consultation meetings and rallies in defense against a cold, calculated, money-driven assault on a beautiful community.

## New Conversation Thread

Ernie Boyko - [Updated 2009-10-10 22:54]

Yes, no doubt the Aberdeen Pavilion should be preserved. That in itself is not a justification for the giveaway that is being proposed. Talking about the preservation issue is just a smoke screen to hide greedy commercial venture that is being proposed.





### New Conversation Thread

[wfm](#) - [Updated 2009-10-11 00:17]

While OSEG is made up of honourable local businessmen, their expertise is very limited in some respects and nowhere is this more evident than in regards to the proposed heritage strategy. In particular, enclosing restaurants in the Aberdeen Pavillion will break from this structure's traditional utility as a large space for various activities. A design competition would have been a very interesting and worthwhile process.

### New Conversation Thread

[wfm](#) - [Updated 2009-10-11 00:18]

While OSEG is made up of honourable local businessmen, their expertise is very limited in some respects and nowhere is this more evident than in regards to the proposed heritage strategy. In particular, enclosing restaurants in the Aberdeen Pavillion will break from this structure's traditional utility as a large space for various activities. A design competition would have been a very interesting and worthwhile process.

### New Conversation Thread

[Cocksy](#) - [Updated 2009-10-11 11:23]

In order to preserve the true heritage, Lansdowne Park has to maintained as an convention/exhibition site ("shows"). Other traditions that now must be included are: horticulture- farmer's market and park- off leash dog site. Therefore, I would like to see the Aberdeen pavillion kept as a site for shows; the Civic Centre should be upgraded so that shows can continue to use the site as well as the 67's as hockey/skating is also a long standing tradition. The Horticulture Building should compliment the Farmer's Market by providing an indoor site. The Farmer's market can be expanded to included other "exhibitors". As to a stadium, I believe that this should be moved to the West End as long as it does not use existing farm land. One additional building could be built to accomodate parking and provide additional exhibiting space and/or hotel and/or park amenity space. I agree with the development of housing on Holmwood in order to help subsidize the developemnt and increase both the housig density of the Glebe and tax base but the development must keep density as its monicher. The rest of the space should be park -it may be that some of that space will be a soccer field but for Ottawans to use, not an international league -as I say that can go west - any organization of the park space would be done through the Glebe Community Centre. There is no question that Granville Island provides a very good example of the integration of market, entertainment, art exhibitors and community centre to follow. Another aspect of Granville Island that Lansdowne naturally supports is the promotion of the use of the water which would be great to include. Of course, it also has a hotel which I think would be great to have in the neighbourhood; however, I am not sure the land or heritage supports this or not. If it has in the past then it should be considered as the other building that I mentioned earlier to be situated between the civic centre and the Bank Street Bridge. Thank you

### New Conversation Thread

[amacumbe](#) - [Updated 2009-10-11 12:37]

It is sad that the buildings are neglected. I would like them to be one of the priorities of this landsdowne re-design. I'm just worried, with too much tinkering we will loose their original character. The plan for the Horticulture Building, sounds like a good one, there is no point having a boarded up building, might as well get rid of the lead-paint and put it front and center. The farmer's market is very successful and will help to showcase this building.

### New Conversation Thread

[wantbest4ottawa](#) - [Updated 2009-10-11 12:52]

You protest too much little people and your input is bogus!Did you read the patronizing insulting commentary from Roger Greenburg's Ottawa Citizen article:"I think most of us recognize the bogus feedback from the meetings' hijackers for what it is, and I hope council will as well. To paraphrase Shakespeare, "They doth protest too much, methinks." "

### New Conversation Thread

[Finstrum Nairobi](#) - [Updated 2009-10-11 13:57]

It goes without saying that both buildings, and particularly the Aberdeen Pavillon, should be preserved. But relocation of the Horticulture Building is unnecessary - keep it where it is and fix it up.

### New Conversation Thread

[watkins](#) - [Updated 2009-10-11 14:12]

According to Heritage Ottawa, the Aberdeen Pavilion will not retain its Heritage status under this proposal. Nor will the Horticultural building. And the consultation with heritage experts that are touted by the planners simply has not happened. So my question is, just what heritage aspects are actually being preserved?



### New Conversation Thread

another opinion - [Updated 2009-10-11 15:17]

I agree with preserving the heritage of the buildings, however, moving the horticulture building will hardly do so. If the building was used as it was intended to be rather than relocated, it would surely be more cost effective and not running the risk of destroying the building. The Aberdeen Pavilion should not be utilized to house restaurants but rather should be used as it was designed - an exhibition building open to all of the public, not only those paying patrons.

### New Conversation Thread

Sandy - [Updated 2009-10-11 16:33]

Relocate? Why not just fix them up? Make the farmers' market permanent in one of them. Are they being relocated to make room for retail and parking? If so, then no.

### New Conversation Thread

Matthew Stormes - [Updated 2009-10-11 16:35]

There are two points to this. There is the existing heritage and there is also the potential to create things into the future that will be worth conserving in the future. The Aberdeen pavilion is truly one of Ottawa Gems and from what I can tell it isn't the focal point of this site and it should be. Maybe this isn't the best place for a stadium for a number of reasons, but rather maybe this site should be devoted to our agricultural heritage by focusing development on the Aberdeen pavilion and the hort building and the agricultural exhibition. These are historical aspects of both this site and these buildings and they their importance between downtown skyscrapers in failing. There doesn't seem to be the focus there needs to be on this building, in preserving it, managing it and making it the centre of things. This includes greenspace to frame it within its own context. A second is the sites proximity to the Rideau canal. This should also have been brought into the site as was visible in the alternate plan put forward in the citizen last year that disappeared. There is great potential here that is being wasted.

### New Conversation Thread

EDS - [Updated 2009-10-11 16:51]

Renovating the Horticultural Building is a great idea and is the perfect home for any indoor portion of a farmers market. I don't think putting restaurants inside the Aberdeen pavilion is a very fitting use of the space. It's an awkward place to create any intimate space for restaurants. It would be better used at exhibit space, conference space or simply take more time to find suitable use for this building rather than forcing the issue and misappropriating the space. As it stands it can still be used as swing space for large events or home and garden shows, agriculture shows, flea market, book shows, trade shows etc. As for the rest of the facilities - how about adding to the heritage of this place! Seriously. Lets see some innovative architecture that is committed to adding beautiful and functional public space. I challenge the developers to step outside the box and create a heritage building for this next century.

### New Conversation Thread

JKW - [Updated 2009-10-11 18:08]

This proposal does nothing to protect the heritage of the site or the city. It jeopardizes the heritage of the Aberdeen Pavilion and horticulture building by altering their nature and risks destroying them in an unnecessary move. It further undermines their great heritage value by surrounding them with poorly designed, inappropriate retail and residential developments.

### New Conversation Thread

I got vision&the rest of the world wears bifocals - [Updated 2009-10-11 18:18]

One of the biggest mistakes the City ever made was not tearing down the Aberdeen Pavilion before it received its heritage designation. It is a useless shell, nothing more.

### New Conversation Thread

JKW - [Updated 2009-10-11 20:51]

This proposal does not honour the heritage of the site or the city. It destroys the site's existing heritage and creates an embarrassing heritage of poor urban planning for the future. Don't do this to our fair city.

### New Conversation Thread



[BobSkyline](#) - [Updated 2009-10-11 22:30]

The proponents of this project have misrepresented the involvement of experts in its heritage planning - both the Ontario Heritage Trust and architect Julian Smith have denied being part of the project's heritage team, as claimed by the proponents. How can I trust anything being said about "heritage"? Several other professionals have major criticisms of these plans.

### New Conversation Thread

[gavin](#) - [Updated 2009-10-11 23:10]

This proposal is a mockery of the heritage value of Lansdowne park. 300,000 square feet of retail space has nothing to do with the heritage of the area. I would also argue that the stadium holds little if any heritage value. The Rideau Canal must be the inspiration for a new Lansdowne park - this proposal merely pays lip service to the world heritage site. Many insist the Aberdeen Pavilion must be the centerpiece. I'm not a big fan of the building, but I would have been very interested to see what the submissions to the international design competition would have done around it. Tear down the stadium, limit retail space to along Bank Street, make a park that embraces the Rideau Canal. At the very least let's see more than (this) one design!

### New Conversation Thread

[rdpeacocke](#) - [Updated 2009-10-11 23:25]

Making the Aberdeen Pavilion into a shell for restaurants would be total destruction of heritage. It's currently a superb public exhibition space we should be proud of after its mid 1990's renovation. Can the LL developers think of nothing but shops and food for an army of consumers? Moving the Horticultural Buildings will destroy them completely. They cannot stand the strain of dismantling and rebuilding, and nothing would be left. Heritage moved is heritage diminished anyway. The proposal is unsatisfactory as far as preserving and building on our heritage goes.

### New Conversation Thread

[rdpeacocke](#) - [Updated 2009-10-11 23:25]

Making the Aberdeen Pavilion into a shell for restaurants would be total destruction of heritage. It's currently a superb public exhibition space we should be proud of after its mid 1990's renovation. Can the LL developers think of nothing but shops and food for an army of consumers? Moving the Horticultural Buildings will destroy them completely. They cannot stand the strain of dismantling and rebuilding, and nothing would be left. Heritage moved is heritage diminished anyway. The proposal is unsatisfactory as far as preserving and building on our heritage goes.

### New Conversation Thread

[ds123](#) - [Updated 2009-10-11 23:46]

Turning the Aberdeen Pavilion into a pile of hospitality services has at least two problems. Firstly, it will destroy the whole point of having an immense column-free interior. What a shame. Secondly, the site is not at all convenient, traffic will be a nightmare, so I question the business viability of this idea. As for the horticulture building, I wonder how successful a move would be. I'm not keen on the proposal. Probably there are much better ideas, if only there was a proper open and fair design competition. Let's see some other ideas. There's no hurry to rush this idiotic plan anyhow.

### New Conversation Thread

[cmh](#) - [Updated 2009-10-11 23:54]

The heritage aspects of this proposal are abysmal. First let us begin with the misleading claims of the proponents, namely endorsement and approval by recognized heritage experts. This kind of spin makes me suspect the worst of the entire rest of the proposal. I believe that moving the horticulture building will destroy it. Its foundation is a part of its heritage value, and cannot be moved intact. The fact that it is in disrepair (paint issues can easily be fixed) does not justify this desecration. The Aberdeen Pavilion does not need to be "renewed" as suggested in the open house materials. It was recently restored in 1994, and is frequently used throughout the year for its original purpose: as a large hall for exhibitions and assembly. Even your printed materials highlight the importance of its immense and column-free space. The proposed plan to create permanent weatherproofed interior structures is a sacrilege and betrayal of a building that, 111 years later, is still a brilliant example of public architecture that serves its original purpose. This plan does not create a connection to the canal. It is not by putting a lawn next to Queen Elizabeth that the canal is integrated into the site. We have an opportunity here to invite people from around the world to be awed by the canal. We are squandering that opportunity under this plan.





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## Appendix C

# 'Greenspace and Sustainability' Transcript

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## Comment Transcript - Green Space and Sustainability

### New Conversation Thread

huntech - [Updated 2009-09-28 11:20]

Very little new green space is being added. Instead, 400,000 sq ft of retail space will be added, and more parking will be needed.

### New Conversation Thread

ProgressPlease - [Updated 2009-09-28 11:53]

Parking will be an issue, but could public transit be encouraged? (ie- discounts or include bus passes with hockey/football/event tickets?) Everyone likes more green space, but in Ottawa we already have a lot more than most cities.

Jdenc017 - [Updated 2009-09-28 11:53]

Your wish is the cities demand! If you read the proposal some of the key transportation solutions include offering free OC/Mass Transit vouchers as part of your ticket fee, meaning your ticket purchase would also be your bus ticket to and from the concert. I suspect this alleviates your concern and should be making you smile.

Cassandra - [Updated 2009-09-28 11:53]

I understand that the transpo ticket is included with the cost of the CFL or Soccer ticket. Its about time Ottawans got out of their cars....mind you there has been such a hash up with LRT or HRT or whatever that ideas like this have to go ahead without waiting for the never ending public transit debate to end.

### New Conversation Thread

Enough Already - [Updated 2009-09-28 12:50]

Neither Turfstone or Grasspave are attractive solutions, neither are they environmentally friendly. Both feature a rigid support structure just under the surface, either of concrete or recycled plastic, which means they hurt if you fall on them and they are not suitable as a play surface. They also have so little soil depth that they will need continuous irrigation during an Ottawa summer or the grass will turn brown very quickly. This goes against all current eco-trends for drought tolerant ground covers. They are intended to provide a superficially natural covering in places like highway medians, not public parks.

Leo MartÃ - [Updated 2009-09-28 12:50]

Finally somebody got it right concerning turfstone or similar paving "greening" material. The proponent tries to sell it as a marketing tool; the reality is that the technical installation method required for a parking area under our climate, not only will not allow that grass to develop, rendering the parking area unsightly, but it will become very unsafe and hazardous to walk on.

### New Conversation Thread

roseyowl - [Updated 2009-09-28 13:05]

I think that Lansdown Park should be an educational center for the schools and public about wildlife. We are taking their space and why not give back to nature. We should have a Butterfly Sanctuary and beautiful gardens like in Niagara Falls.

jason - [Updated 2009-09-28 13:05]

I believe Gatineau Park is a suitable space for wildlife learning. A central, urban site is not ideal for that function.

Ned - [Updated 2009-09-28 13:05]

Again - I'd like to point out that the Arboretum offers over 60 acres of this type of space just minutes away from Lansdowne.

### New Conversation Thread

okent - [Updated 2009-09-28 13:40]

I am highly suspicious of the "grasspave" element of the design, which I suspect will end up as plain old paving before its done. Moreover, reducing parking on the site isn't going to change the fact that the success of the project depends on people coming in cars. We're going to end up with other properties being torn down to create parking and people cruising the surrounding streets looking for on-street parking.

### New Conversation Thread

MikeB - [Updated 2009-09-28 14:07]

Another innovative aspect that I like about this proposal. We are already blessed with lots of greenspace in Ottawa, but this part of the park design facing the canal complements the UNESCO World Heritage site very nicely. It joins in well with the current bike paths along the canal, and would be a nice place to have a picnic before a 'concert in the park' should the NAC - Ottawa Symphony Orchestra choose to run a program there. It would also be a great place to have tailgate parties and throw around a football or frisbee for the football fans/event goers at Frank Clair stadium. Great design concept!

Ted McDorman - [Updated 2009-09-28 14:07]

For Tailgate Parties you need parking and part of the proposal is to limit parking and encourage public transit. Under "Transportation" the city states:



"Event tickets include transit access across the city ...." and other 'Aggressive Transport Demand Management' I feel the City is glossing over the traffic/transit problems of the Lansdowne Park area.

MikeB - [Updated 2009-09-28 23:01]

You don't necessarily need parking for tailgate-type parties. There's nothing stopping me from bringing a picnic basket and sitting with my family on the provided greenspace.

lemayfeline - [Updated 2009-09-28 23:17]

Well, I guess what could be stopping you is the fact that the provided greenspace is actually concrete hardscape covered with parked cars because there is an event happening and they need to convert it to parking. Or perhaps it could be that even when there are no parked cars, the very fact that this 'greenspace' is made of concrete or plastic and has been used for parking will make it dirty and hard and unenjoyable to picnic on. Hardscape. A beautiful idea, an ugly reality, and definitely not your typical 'greenspace'.

MikeB - [Updated 2009-09-29 10:18]

I don't see where you're getting your information from. The plastic rings will be beneath the surface to provide stability if a structure, like a stage for the Tulip Festival, needs to be placed on it. It will be grass or clover that we will be sitting on, not concrete.

lemayfeline - [Updated 2009-09-29 22:28]

There's a reason it's called HARDscape, and there's a reason this material is only used for things like access routes, highway medians, and extra parking. These facts were readily available at the Lansdowne Open House. Don't be sold.

MikeB - [Updated 2009-09-29 23:07]

I saw them at the open house and there were several different options available to the city. The one the representative mentioned the city was leaning towards was the thin plastic ring version with grass (ie NOT concrete) that was actually softer than what you're referring to, but strong enough to support a heavy structure like a stage for the Tulip Festival.

## New Conversation Thread

JHyslop - [Updated 2009-09-28 14:17]

The big "Green" problem with the neighbourhood on Bank St. both in the Glebe and south of the Glebe is the number of cars. There seems to be no plan to alleviate this. Underground parking is being offered, but I see that as an enticement to bring one's car into the neighbourhood, thus adding to the problem. I would love the easier pedestrian access to include a footbridge at Clegg to Fifth Ave. Although this is not on the Lansdowne site, it would reduce the congestion pressures, promote walking and better integrate the bike paths. (The Pretoria Bridge is a dangerous place for bicyclists.)

## New Conversation Thread

Amalthea - [Updated 2009-09-28 14:45]

The addition of green space is key to this project - that's "real" green space, not Turfstone or Grasspave. I really like the ideas of making the canal side a "front yard" and adding a structure to have outdoor concerts. The sustainable design features are great additions too - I hope these initiatives don't get cut out of the project. In fact, it would be excellent if we could even work in something that would show off these features - maybe a mini museum/science centre concept that would be an additional revenue stream.

## New Conversation Thread

Linda Burr - [Updated 2009-09-28 15:05]

While I strongly support the idea of adding green space to Lansdowne, why are we only getting a "front yard"? The whole aspect of Lansdowne should be one of greening and ecological renewal in the heart of the city, not just in its "front yard". We should be seeing more ideas on this topic than what is being presented by this one proposal. What a magnificent green space this would make, especially if you remove all the unnecessary "retail" shopping! A true jewel in the crown of the city, not just another shopping mall.

GGSA - [Updated 2009-09-28 15:05]

I absolutely agree with Linda. The City should sell Lansdowne to the NCC.

JFFournier - [Updated 2009-09-28 15:05]

To make Lansdowne just green space would be a colossal waste. Not only is there a significant amount nearby already, but it would not benefit anyone from outside the neighborhood. I live in the south of the city, past Leirtrim. I would never have cause to go to Lansdowne because I have several other options. If the park is intended to be for everyone, then it needs to cater to a variety of interests. It should have green space, yes, but not strictly that.

hopingforbetter - [Updated 2009-09-28 15:05]

AGREED! Why give up the whole park for a sort of green front yard! Keep the whole thing as green space and nature activities. Cycling and farmers market and beavertails and skating. Enhance the canal experience!

blefebvre - [Updated 2009-09-28 15:05]

I agree. If Lansdowne Park is ever going to be considered a true jewel in the heart of the city, it should be redeveloped as primarily green space. Greenpave next to a shopping plaza does not a jewel make.

## New Conversation Thread

myOttawa - [Updated 2009-09-28 15:06]





We need to be able to drive to and park at this location. If it is to host anything big make friendly for all. Otherwise why waste taxpayers money and time in renewing a limited access site.

## New Conversation Thread

Franky - [Updated 2009-09-28 16:01]

Turfstone or Grasspave? So we can lie down in oil or other leaked fluids from the cars parked on the "green" area? Anyone have a better idea? Maybe they should hold a Design Competition.

ericmacd - [Updated 2009-09-28 16:01]

Exactly how much space will be this lovely oil-soaked Turfstone or Grasspave? Conveniently, the proposal doesn't specify how much real grass is there now and how much concrete 'grass covering' will replace it in the form of this vaguely defined "front yard". This is not a fair public consultation as all the facts and figures are not being made public. Stop trying to sell the plan and give us the facts!

## New Conversation Thread

marymc - [Updated 2009-09-28 17:01]

A "front yard" is not enough of a green space at Lansdowne Park. And whoever came up with Turfstone or Grasspave? This plan needs to have some more thought (or a competition!) about how this aspect of the overall plan would work. I like the idea of having the NCC involved in developing the green space.

## New Conversation Thread

Cynthia Dwyer - [Updated 2009-09-28 17:19]

The new green front yard sounds wonderful. Now if we can only get rid of the stadium and have more than just a "front yard". -designing with a LEED certification is also a step forward

JFFournier - [Updated 2009-09-28 17:19]

You do have more than a front yard. It's called the arboretum and its presence nearby makes turning Lansdowne in to a literal park a giant redundancy.

Dave - [Updated 2009-09-28 21:24]

We have St Laurent, Bayshore and the Rideau Centre close by, so turning it into another mall is another 'giant redundancy'.

JFFournier - [Updated 2009-09-28 22:22]

That would be an excellent point if there were actually going to be a mall there.

lemayfeline - [Updated 2009-09-29 09:26]

I'm not sure what you call 400 000 square feet of retail space, if not a mall...Parks don't have to be grass, weeds, and dog poop. Anyone with 'vision' can look to other world class cities and see the parks that draw people from around the world (NYC Central Park, Park Guell in Barcelona, Luxembourg Gardens Paris, Hyde Park London, and so on and so on).

JFFournier - [Updated 2009-09-29 10:11]

Of that 400,000 sq feet, a portion of it is the Aberdeen pavillion. Do you consider the Aberdeen a mall? If there's a "mall" at Lansdowne, point it out to me on the diagrams. I want to see something resembling Carlingwood, like I keep hearing we'll end up with.

lemayfeline - [Updated 2009-09-29 10:59]

Yes, Aberdeen will be converted to something like a mall, with glass enclosed cube stores and a new mezzanine level added. Unfortunately, the online information does not provide very many facts. Such as the fact that the person who originally restored the Aberdeen Pavilion wants his name taken off the project and believes that it's a terrible idea. No, perhaps not Carlingwood, true. The comparison to Carlingwood is in terms of size. If only it were a Carlingwood, in some ways that might be an improvement. Kanata Centrum is more like it. At least it's the core portion of the centrum.

## New Conversation Thread

m mcinnes - [Updated 2009-09-28 19:17]

If this is the centerpiece of the 'green revitalization' of the park I am disappointed. No increase in recreation areas (soccer, track, tennis, pools) etc. have been added. The original Lansdowne live proposal included diagrams of a soccer field and track outside the stadium (not to mention an aquarium). When the negotiations happened these were removed. Have we fallen for the classic 'bait and switch maneuver'? Looks like it to me. Retail seems to be the over-riding priority. There needs to be more of a balance-- even if the development must be phased in more slowly. The CFL WILL WAIT! There are not many potential franchises knocking at their door.

JFFournier - [Updated 2009-09-28 19:17]

The original Lansdowne live proposal included diagrams of a soccer field and track outside the stadium. "Ah yes. That was when the people opposed to the stadium were such big supporters of a field for "amateur sports". In other words, sports that require little seating and that are poorly attended. It was a nice way to make the stadium useless for CFL but not come off as being "anti-sport". When those fields were included in addition to the stadium (instead of in its place) suddenly the support for amateur sports became far weaker. Personally, I believe they should include soccer fields as well because I understand that they are in short supply around town. If they want to do away with the grocery store for that purpose, by all means.



## New Conversation Thread

Shawn Arial - [Updated 2009-09-28 20:11]

Way more greenspace then there is now. Short of a miracle happening this is a great proposal which addresses keeping our city green and preserving it's natural setting.... something for our city to be proud of.

Dave2 - [Updated 2009-09-28 20:11]

People need to define the term 'greenspace'. Obviously to a developer it means something that is superficially green like turfstone or grasspave. I think most ordinary people think grass that people can play on. How much real turf is there in this proposal and how much of that was added by the developers, not what was along the canal originally?

## New Conversation Thread

GersJr - [Updated 2009-09-28 20:28]

I totally support this vision for Lansdowne Park. The fact that it is actually called Lansdowne "Park" is more than misleading, it is nothing but asphalt and concrete. The changes will allow for all citizens to utilize the area, whether it is for the Farmers Market, the additional greenspace or the new attractions (ie. cinema & shops). If we don't get behind this project, the "Park" will continue it's downward spiral and decay further. All this talk about opening up to other bidders?? Where have the other bidders been for the past 15 years? Have a contest and open it up to the world!?!? Can't local individuals, Canadians, lead the transformation from eyesoar to something we all can be proud of??

hopingforbetter - [Updated 2009-09-28 20:28]

So lets make it a full greenspace for all citizens and not another cineplex stadium retail center. We have enough of those. Now is the time to lead the transformation as you put it. But lead the transformation into a true green park. Just rip up the concrete and create a green treed open space and add maybe some soccer pitches and even a pool plus areas that enhance the canal experience. But no to retail, condos, cineplex and such. IMHO

FiscalC - [Updated 2009-09-28 20:28]

The current proposal does have many positive points, however, it's important to note that because of the non-competitive nature of the process, the project is not eligible for any funding from the provincial or federal government. This means that the city is going to borrow \$130M. The hope is that the city's share of the tax revenue and profit from the project will offset the debt service cost. This might be the case at current interest rates. However, what happens when interest rates go up over the next 30 years? I don't want to pay even more municipal taxes to finance the city's debt for this project. Why are we building a stadium in the nation's capital without a cent of provincial or federal funding?

GersJr - [Updated 2009-10-01 23:28]

Fiscal C, Whether for or against the proposal, I do appreciate a well thought-out response. You do make a good point. Thanks for sharing and have a good day.

## New Conversation Thread

Doug - [Updated 2009-09-28 20:42]

Since negative comments on the sole source procedure are likely to be drowned out by detailed technical comments on each of the 8 topics, I am repeating the comments I provided under topic number one. As a resident of Ottawa and taxpayer, I am totally opposed to the sole source procedure for developing this Lansdowne Live Plan. Therefore I shall not be wasting any energy on commenting on this plan. Due to the sole source process the public consultations must be regarded as a public relations exercise to cover a "done deal". Mayor and Council should be ashamed of themselves for letting this happen.

## New Conversation Thread

Ian - [Updated 2009-09-28 20:43]

I find the amount of green space to be limited and geared to 'events'. What about soccer fields for local soccer teams, skaing rinks or even a public pool. Sadly the Glebe has very few decent usable park sapce and this plans does not appear to help with it. It only seems to add space for more events.

hopingforbetter - [Updated 2009-09-28 20:43]

Agreed! A green park would attract people for amateur sport activitis and build on the glebe experience. No need for big event space unless there are many people in the actual event such as marathons, canal activities, soccer, cycling, light food, farmers market and such.

## New Conversation Thread

EVB - [Updated 2009-09-28 21:06]

Get real. There's only 10% NEW green space in this proposal. We can surely do a lot better.

Ned - [Updated 2009-09-28 21:06]

I'd like to point you to an earlier comment of mine -> The Arboretum (64 acres of waterfront parkland) and the Experimental Farm (almost 1,000 acres of "green") are just a couple of minutes from Lansdowne. Just sayin'...



## New Conversation Thread

MER - [Updated 2009-09-28 21:09]

Greenspace is good, but this plan does not have enough included in the current plan

## New Conversation Thread

hopingforbetter - [Updated 2009-09-28 21:40]

retail is NOT green space. Condos are NOT green space. Parking is NOT green space. A useless stadium is NOT green space. So turn it into a low cost PARK with almost all green space. It will boost business for the glebe, it will enhance the canal experience bringing cycles and skaters and money. Lets have a real green park with beavertails if needed. No to huge retail and has-been dying football teams for occasional usage. Yes to real green parkland for people usage and almost no cost.

## New Conversation Thread

drpeterstockdale - [Updated 2009-09-28 21:56]

Yes. Really like the green roofs. Why not earth rammed insulation and solar cells too? Why not water collection and internally refiltered grey and black water that is dealt with by plants? Stormwater ponds are hardly revolutionary. Good to have a LEED approach but this is not saying LEED requirements throughout. Get rid of spaces for cars. They are going the way of the dodo and this plan does nothing for event gridlock

## New Conversation Thread

OTownReason - [Updated 2009-09-28 22:09]

Too many comments here are completely out of context. Not enough greenspace? How much is there now? How many developers have come forward with a fully costed plan (not a pipe dream) that involves more green space? This is the best we will get without our city fitting the whole bill. I am all for green space in Ottawa, but Lansdowne is supposed to be a place for all in the city to congregate and not a private park for residents of the Glebe. Ottawa has more greenspace per capita than most large cities in the world so I don't think it would be a good use of our public land.

Dave2 - [Updated 2009-09-28 22:09]

I would like to see some backup for your comment "Ottawa has more greenspace per capita than most large cities in the world" if you can provide it.

lemayfeline - [Updated 2009-09-28 22:09]

Normally, when one says the word 'park' one doesn't think 'private space for only certain people'. One thinks of a public space for all to enjoy, something very different from private shopping malls and sports facilities. I think, the people of NYC might take issue with your idea of a park, as they have a beautiful park in the centre of their city that all people might enjoy. No one is saying that this park has to be a mass of grass and weeds with nothing to do. Around the world there are numerous beautiful, vibrant parks which include many activities that draw in tourists to the city. Would you not agree that Central park in NYC is a huge tourist attraction? Or Park Guell in Barcelona? I am pretty sure that Lansdowne PARK would be a great place for a public PARK.

OTownReason - [Updated 2009-09-29 09:53]

If the people of the Glebe and our small-town minded council start allowing one tenth the density seen surrounding Central Park in NYC then such a plan would not be a waste of space. This plan includes greenspace, but it also has stuff that the rest of the residents of Ottawa can enjoy. There are parks in every corner of this city so why would people travel to this one and fight for parking when they could just go to their local park. The Glebe has plenty of parks as well as a prime location along the Rideau Canal NCC parkway. If local residents want more greenspace then maybe they shouldn't have moved to a dense neighbourhood in central Ottawa. Leave the useless greenspace to Kanata/Orleans and build us something beautiful and functional to be proud of at Lansdowne.

J.C.Watts - [Updated 2009-09-29 13:19]

Bank Street in the Glebe is already zoned for buildings as high as 6 stories. Minto and the rest of the OSEG partners are more than welcome to develop Bank street with higher density. They seem unwilling to actually do so. Perhaps it is the unfair requirement of actually having to buy the land.

## New Conversation Thread

rodionx - [Updated 2009-09-28 23:34]

I live in Centretown, a stone's throw from the central business district, and whenever I hear the word 'greenspace' I think 'dog park.' This city is absolutely rotten with acres and acres of grass and weeds that aren't good for anything but running dogs on. If I wanted to live near that, I'd move to Kanata. Instead, I chose to live in an urban area that has lots of activities, events, and yes, commerce and buildings. I don't stroll down to the Glebe with my family to go look at weeds. For an urban space like Lansdowne, one that has long been an event space for the whole city, ten percent greenspace should be considered the maximum. So regardless of what combination of commercial, residential, and institutional uses you want to put in there, please please please don't let them turn Lansdowne into a dog park.

## New Conversation Thread

Brian Ford - [Updated 2009-09-29 06:25]

It is quite shocking to see the minimal area being used for green space. The representative at the presentation actually tried to convince us that the existing NCC greenspace on the canal side of the park was part of the developers plan, such as the existing bikepath and surrounding zones. The big green space in the design is actually an artificial type grass to be used for parking!!!! With oil stains, gas stains, public urination etc. this won't be a green space for people. A green coated parking lot..nothing more.





### New Conversation Thread

Dave2 - [Updated 2009-09-29 08:26]

What is 'greenspace'? Obviously to a developer it means something that is superficially green like turfstone or grasspave. I think most ordinary people think grass that people can play on when they hear that term. How much real turf is there in this proposal and how much of that was added by the developers, versus what was along the canal originally? I can't find this figure in the proposal.

lemayfeline - [Updated 2009-09-29 08:26]

Oh, but don't worry. So long as it's the colour green, it's great. Unfortunately, grasspave and turfstone do not often end up being the colour green, especially when used for parking. Instead, it's often concrete stone or plastic with a few dead weeds:  
<http://www.medwayblock.com/Store/productpictures/Turfstone32walk.jpg.jpg>.

FiscalC - [Updated 2009-09-29 08:26]

Dave2, The literature from the proponents of Lansdowne Live claim 40% of the development will be "new green space." However, this includes the existing NCC land along the canal and the existing municipal park (Sylvia Holden). If these are excluded, then only 11% of the development will be green space.

### New Conversation Thread

HUGE SPORTS FAN - [Updated 2009-09-29 09:10]

A super idea for a 'people gathering place' to stroll and relax in open spaces. I fully support it!

### New Conversation Thread

Tom - [Updated 2009-09-29 09:30]

I love the mix of green space and buildings and activities. This will substantially reduce Ottawas carbon foot print as the site is transformed from one that produces heat from the pavement to one that is a great people place. I don't want a park that is grass and we are told we can't walk our dogs or play with our kids. Lets get on with it.

FiscalC - [Updated 2009-09-29 09:30]

Wondering if you could you explain how a 400K sq. foot retail development and 24K seat stadium would substantially reduce Ottawa's carbon footprint? )

### New Conversation Thread

lemayfeline - [Updated 2009-09-29 10:04]

I feel insulted by this plan and its lack of details. Are the developers taking the citizens of Ottawa for idiots who can be sold by pretty pictures and slick words? 1. What percentage of said 'front yard' is ACTUAL greenspace, and what percentage is 'hardscape' (euphemism for concrete and weeds, used for parking)? Look it up for yourself, if you had never heard of this before like I had not. The pictures are not so pretty. 2. What percentage of said greenspace will actually be NEW greenspace (that is, not currently already there sitting between the Driveway and Lansdowne Park)? The majority of the greenspace in the current plan is already in existence. 3. What sustainability? Can we not make a few clicks over to the transportation section and see that this disaster is only going to increase traffic, gridlock, and pollution? 4. How many times in this proposal have you seen words like "opportunity", "possibility", "potential", "could be" and so on? These options are not a real part of the plan. These things are included to sell the plan and WILL NOT HAPPEN. 5. I have no problem with having a football team/stadium in Ottawa, as I think most people do not take issue with this. I DO have a problem with a public PARK, that is, Lansdowne PARK (Not Lansdowne LIVE), being sold off for private interests instead of public benefit. Ottawa is an international city, the capital of Canada; will this plan be reflective of that? Will tourists come from around the world to see our new football stadium, in the 'jewel of the city'? I wouldn't.

Ned - [Updated 2009-09-29 10:04]

Will tourists come from around the world to see our new PARK with all its grass and trees, in the 'jewel of the city'? I wouldn't. We have a glorious park that is twice the size of Lansdowne and is far more beautiful that Lansdowne could ever be. It's just moments away - at the Arboretum. Why don't we see tourists flocking there? Our city has matured over the years. Lansdowne may have once been an actual Park. It no longer serves that purpose and hasn't for years. It is a central gathering place for many events that would be inappropriate for a true 'park'. It's time for everyone to recognize that the moniker is a vestige of the past - not a reflection of it's current function. Ottawa has many beautiful green, parkland spaces - Lansdowne is not one of them. Should it improve on the "greenness" of the current facility? Absolutely. Should it become a traditional "parkland" facility for picnicking, bird watching, and squirrel feeding? Absolutely not. Lansdowne is a central meeting place for the at-large populous of the City of Ottawa, not a nature playground for the residents of the immediate neighbourhood.

### New Conversation Thread

PaulM - [Updated 2009-09-29 10:16]

The vague marketing terms and promises (not commitments - not a firm proposal) cloud the fact that very little of the park would actually be park. Instead it is mostly a shopping centre proposal with a little "green" area near the canal. A good portion of that space is actually concrete with grass growing through it for parking purposes. You cannot "stroll" across that as you would a lawn. You cannot play on it. This is a terrible solution.

OTownReason - [Updated 2009-09-29 10:16]

It's not a park right now either? Why is everyone so determined to make this into another Andrew Haydon Park? Vast parks work well in the suburbs of



in big cities with high density, not in small-town minded neighbourhoods with medium density. It's just not an efficient use of land in central Ottawa.

Dave - [Updated 2009-09-29 20:13]

And another mall is just what central Ottawa needs? And we need it so badly that we have to give away prime land to developers rent-free for 30 years? Come on.

OTownReason - [Updated 2009-09-29 22:10]

It doesn't 'need' a mall, but I don't see the evil in a little retail that many of you seem to. Ottawa does NEED an outdoor sports stadium and a serious renovation. No one else has proposed a fully-costed feasible solution that involves keeping a stadium. OSEG invested millions of dollars into this proposal and are willing to negotiate with city staff, our council, and Ottawa's residents. If this plan dies, so does central Ottawa and any dream of this city ever being respected on the world scale. This whole debate is an embarrassment.

J.C.Watts - [Updated 2009-09-30 20:15]

The trouble is that it's not "a little retail". It's rather a lot of retail. 400,000 square foot of commercial, 300,000 of retail - more than already exists in the Glebe. Take a look at some of Trinity's existing properties to get an idea of the scale of that: <http://www.trinity-group.com/index.php?q=node/38> And it's the huge footprint of all this commercial that is pushing out all the public use, the playing fields, for example, that were in the original LL proposal

FiscalC - [Updated 2009-09-30 20:15]

You note that the project has been "fully-costed". Could you point me to a sensitivity analysis of the cost to the City to finance the \$130M debt as interest rates rise. Who's paying that cost? Thanks.

OTownReason - [Updated 2009-10-01 23:14]

I'm pretty sure that's up to the city to decide. Anyone who borrows money is obligated to take into account changes in interest rates, not the lender. If they want to stipulate that in their criteria for the Lansdowne Live plan they can, that's the wonders of negotiation.

FiscalC - [Updated 2009-10-01 23:49]

Actually 'LorneC' did some calculations on the interest rate sensitivity: [http://lansdowne.econsultation.ca/topics/show/36?lang=en&root=1416#comment\\_2102](http://lansdowne.econsultation.ca/topics/show/36?lang=en&root=1416#comment_2102) It seems that a 1-2% increase in rates (which is pretty much a certainty) will result in an additional 20-40M\$ increase in the cost to the city (eg. no longer revenue neutral). Not sure I understand the last comment regarding the wonders of negotiation. It seems pretty clear that the City would either have to pay the increased borrowing costs from the operating budget (eg. higher taxes/reduced services), or perhaps with furthering borrowing (spiral of debt).

Glinda - [Updated 2009-09-29 10:16]

<http://www.ottawacitizen.com/technology/Green+theme+Lansdowne/2041867/story.html>  
<http://www.ottawacitizen.com/technology/Expert+denies+Lansdowne+Live+role/2037028/story.html>

## New Conversation Thread

TimBennett - [Updated 2009-09-29 10:22]

This presentation of the "Lansdowne Live" proposal presents nothing to the citizen of Ottawa. "Opportunities to incorporate water features, sculptural fountains and interpretive nature paths through the Lansdowne site will be pursued." What is the concept of pursuing something, are the planners unable to make decisions? The asphalt parking lot will be replaced with a green parking lot... "To facilitate the staging of activities, the front yard would feature eco-friendly systems like Turfstone or Grasspave, allowing rainwater to be filtered back into the soil,... and are also durable enough to accommodate additional parking for occasional large stadium events." The concept of the "Front Yard" is a twisting of the average citizen's view of the Lansdowne Park as it is accessed via Bank Street... is that now the backyard? Giving sections sweet names and then describing them as "hardspace" and able to withstand parking does not give one a good feel for an improved park. What is a strong connection to the bicycle network? There is access to Lansdowne Park by bicycles as it exists... what does this mean other than bafflegab. Wonderful idea - "New public green space would be integrated with the adjacent National Capital Commission land and offer connections for boat day-mooring in the Canal." Lets make the UNESCO heritage site a parking lot for boats... A plan that has no concept of coherence with the intent of maintaining a heritage site - neither Lansdowne Park nor the Rideau Canal

lemayfeline - [Updated 2009-09-29 10:22]

I hope the citizens of Ottawa will not be sold by this bafflegab. They're using the parkspace we already have and trying to sell it back to us like it was their idea, and then paving the parking with green-coloured parking. Genius! I believe the term for this plan is 'greenwashing', although I suppose in a more literal sense.

## New Conversation Thread

MikeyD - [Updated 2009-09-29 10:28]

I really appreciate the green look and effect on the environment. There's nothing green about Lansdowne as it is right now. It's about time Ottawa started paying more attention and effort to reducing pollution in our 'Green' city.

## New Conversation Thread

heather hamilton - [Updated 2009-09-29 10:44]

There needs to be a serious definition of what is considered "greenspace". Much of what is being touted as such in this proposal is not what both a commonly held assumption, or a precise environmental definition of greenspace would be. It's easy to throw the word green in front of anything and claim that one is being environmentally appropriate and "good." The devil is in the details, and the devil seems to loom large in this proposal. Given the state of Lansdowne now, almost anything anyone does to get rid of asphalt would be considered a step in a green direction, however, pseudogreen in the guise of turfstone or other similar alternatives is not good enough. There are real questions also about the longterm management of the greenspace aspect of this plan and no guarantees that what starts out "green" will remain green into the future.



## New Conversation Thread

[alecz\\_dad](#) - [Updated 2009-09-29 10:55]

Has anybody Googled Turfstone? Give it a try. This is what it looks like: <http://tinyurl.com/y98v2nm> The way that the developers are talking about it, they make it sound like it will be a lovely green lawn with cement pavers underneath. In reality it looks more like cement pavers with shocks of scrubby grass poking up through the holes. When questioned as to how a parking area can be called greenspace, the developers have glibly replied that kids will play soccer anywhere. Would you want your kids playing soccer on this: <http://tinyurl.com/y98v2nml> Indeed, it would be nice to actually have some real soccer pitches here, as there are no proper soccer fields anywhere nearby. This was even suggested in the original LL concept drawings, along with Ultimate frisbee fields, an amphitheatre and everything else including the kitchen sink. Yet somehow those soccer pitches have now gone bye-bye. So much for local amateur recreation. I don't think that the developers are being honest about the challenges involved in maintaining this type of surface. If you let it grow long, so that there is something akin to a grassy area, and there is a significant trip hazard, should anybody actually try playing on it. Keep it cut short and what you have is a bunch of cement pavers with weedy grass in the centres, that will require very frequent cutting, watering and other cultivation to keep it from drying up dying. They should probably pave the walkways and other low-traffic hard-surface areas with this stuff to help reduce stormwater runoff, but to imply that areas of turfstone would be like a real green area is disingenuous. I would love the developers to say how much NEW greenspace will actually be created under this plan. Apparently their calculations as to the amount of "green" space under this project includes not only existing Sylvia Holden Park, but also roadways, pathways and the stadium's playing surface. Do you think they'd just me plop down my picnic on the 50-yard line in the middle of the third-quarter? The "front lawn" will be nothing but a parking lot in waiting.

## New Conversation Thread

[Dale L- Kanata](#) - [Updated 2009-09-29 11:06]

This is the probably the part of the plan that will be the most interpreted and adjusted due to site requirements. From the design plans that have been presented I like the look and the plan for the green space. I would like to see more details confirmed and committed to by the planners so people can feel safe moving forward that the green space will not be diminished as the plan goes forward.

## New Conversation Thread

[CorvinBarrhaven](#) - [Updated 2009-09-29 11:12]

Green space...are you kidding me? Stormwater management, good intentions there. Turfstone? Are you kidding me? Our Greenspace is just a grass covered parking lot? Conveniently needing to be used for every football/soccer and hockey game on the site? I didn't hear that the buildings were going to LEED certified...just the project area...anyone give thoughts to green roofs, or building the buildings out of environmentally responsible materials? Maybe limit retailers to environmentally responsible retailers. A comprehensive trash plan for the site....I would give this design a FAIL.

## New Conversation Thread

[davep](#) - [Updated 2009-09-29 12:59]

Ottawa has so much green space already, this should not be a major item on the decision process. It's a nice to have. I vote for the Stadium!

## New Conversation Thread

[Paul Durber](#) - [Updated 2009-09-29 13:58]

Again, YES to the VALUES, but NO to some of the specifics, particularly use of car-friendly perforated concrete. Should be much more child-friendly, and not sure it can be sustained as green space (weeding, deterioration with parking, oil contamination, etc.). Insufficient integration with the Canal. Good to have paths, etc., and NCC participation.

## New Conversation Thread

[mhyde](#) - [Updated 2009-09-29 14:03]

I would like to see some more areas to promote day to day activities for the local youth such as a skateboard park.

## New Conversation Thread

[dimillod](#) - [Updated 2009-09-29 14:31]

Ottawa has a lot of green space and as a valuable piece of down town real estate Lansdowne should include open areas in the plan but also include multipurpose structures, commercial and residential development which will help off set the costs involved in redevelopment.

## New Conversation Thread

[cjr](#) - [Updated 2009-09-29 15:00]

The green space and sustainability approach appears sound. Just do it. If more green space is required later we could always look at buying out some of



these Glebe posters.

GoforLansdowne - [Updated 2009-09-29 15:00]

Just demolish a couple of blocks in the Glebe, and create a park (in downtown Glebe). Some of these houses are due for demolition.

## New Conversation Thread

Yakup - [Updated 2009-09-29 17:02]

If my family were to move into a downtown scenario (any large city), vast green space would be a bonus but it would certainly not be at the top of my moving destination' priority list? If vast green space was a priority for choosing a place to settle, then I'd settle on the outskirts of town!!! Even 15 mins out! The last time I checked, new development projects are the reason why cities exist!

## New Conversation Thread

peterinottawa - [Updated 2009-09-29 18:55]

Ah, the obligatory green kowtow. Just make it efficient and conform to standards. Skip the BS.

## New Conversation Thread

Howie C - [Updated 2009-09-29 19:10]

Citizens of Ottawa....this is a wake up call! We are not suffering from lack of green space! Evergreen is a national organization supporting and facilitating urban greening. In their recent study Ottawa was listed as the #2 city in Canada with the most green space..EXCLUDING THE NCC PROPERTIES. Let's get some perspective and get on with the Lansdowne Live proposal!

FiscalC - [Updated 2009-09-29 19:10]

You're right - there's already a lot of green space in Ottawa. But Lansdowne Live is a bad financial deal for the city and the citizens. The city is going to take on \$130M in debt. The project appears revenue neutral to the city now, because interest rates are at record low levels. However, over 30 years, rates will go up, and so will our taxes in order to finance this huge debt. We should have the provincial and federal governments putting some money into this project, so that the city doesn't have to finance it with \$130M in debt. Personally - I don't want to pay more municipal taxes.

## New Conversation Thread

mptran - [Updated 2009-09-29 19:16]

In actual fact, the plan seeks to remove the current children's playground and pool located at Lansdowne park for all city residents. So it would appear that we are actually losing green space, not gaining any that would benefit local residents, families and children. We moved into this neighbourhood after the Adelaide Street entrance into Lansdowne Park was decommissioned. Just like you would buy a home in an area that was changing and improving, so did we. We chose to live near a children's park, a library and be able to walk to work and NOT have to use a car to drive everywhere. Our children ride their bikes and play in the parks and streets just like your kids in the suburbs do. Recently, Eid was held at Lansdowne Park (and in the past the same situation occurred during football games). People came in droves, sped down the street, parked on both sides of the street (one side clearly labelled "NO parking") with utter disregard for signage and our children. Without a better public transit system, the Lansdowne Live proposal would mean this would become an almost daily occurrence. Would you want that next to your home? Now, we are facing the possibility of large events, perhaps even an outdoor concert hall with all that brings in terms of noise pollution, air pollution, significantly increased traffic and increased parking. Would you want to live next to an outdoor concert hall? There are 26 kids that live on Adelaide Street alone, about 20 of them are under the age of 8. There are many other kids that live on Holmwood and O'Connor, not to mention the families on adjacent streets. None of them want to lose their playground, their local pool. No one wants to live next to the Exhibition (or an outdoor concert hall) year-round or even just in the summer. There are lots of suitable venues that could be established at Lansdowne Park that would not harm our ears, our children or our safety. What disappoints me the most is that the city has violated its own regulations by failing to hold an open tender call seeking proposals and alternatives. It has failed to ask all the questions and it has failed to properly inform and consult stakeholders, including local residents who will ultimately suffer.

OTownReason - [Updated 2009-09-29 19:16]

Those people chose to move close to Lansdowne. Nothing stopped them from buying in Old Ottawa South or other surrounding neighbourhoods. Lansdowne has been the site of a large stadium and large citywide events for over 100 years and there's not reason that these residents should have thought that they could take such a gem away from this city. Maybe letting it lay dormant (and crumbling) was their plan all along with the hope that we'll just tear it down? That's not going to happen and, when Lansdowne and its stadium are in use once again, this city will be all the better for it. Lansdowne Live is a great thing for this city!

mptran - [Updated 2009-09-30 23:14]

No one is opposed to some sort of development at Lansdowne. We are opposed to single-sourcing a project in violation of the city's own by-laws. We are opposed to unreasonable plans that have to proven to fail in the past and that don't prepare adequately for getting people to and from the site, resulting in huge inconveniences--noise, traffic, speeding, etc. for the neighbourhood. Old Ottawa South is a highly desirable neighbourhood where listed homes go to the highest bidder, and the surrounding neighbourhoods are out of our school catchment area. There are reasons people live where they live and it does not mean they should just put up with every inconvenience that comes their way. Lansdowne could be a jewel in the crown of Ottawa, but the city has not done its job here and this plan is simply not sustainable or suitable.

## New Conversation Thread

Richard Gresser - [Updated 2009-09-29 19:18]

There is not ENOUGH green space in the plan. One is left with the same impression that one gets when viewing the postage stamp sized yards in the track housing developments that Ottawa builders offer to its citizens.



GersJr - [Updated 2009-09-29 19:18]

Excuse me, but how much greenspace is there now at Lansdowne Park? Any greenspace this plan offers is WAY more than what currently can be found there.

## New Conversation Thread

Michael - [Updated 2009-09-29 20:33]

Sustainability is the heart of the Lansdowne Partnership Plan: 8% per annum return on investment for private developers using public lands and taxpayer dollars for 30 years with option to renew for another 30 years. Oh, I forgot, a deteriorating stadium which we inherit at the end of 30 years ready to be rebuilt at taxpayer expense once more. Truly sustainable.

DouglasI - [Updated 2009-09-29 20:33]

Excellent, Michael!

## New Conversation Thread

John Wood - [Updated 2009-09-29 21:40]

The best one can say is that they have done of good job of "greenwashing" a bad idea. The front lawn approach is a laugh, it looks to me like their vaulted lawn is hidden behind the project and not accessible since it is isolated from bank street by the box stores and stadium and from the canal by Queen Elizabeth Drive. Their so called sustainable design items are routine and run of mill ideas that need to be incorporated into all projects. LEED is nice and it is quickly becoming common and it is also a requirement on many City building projects. Ottawa wake up, they have dressed up a donkey and are calling it a race horse. It's a sham.

## New Conversation Thread

Ned - [Updated 2009-09-29 22:37]

As a reminder to those who haven't noticed: The Arboretum (64 acres of waterfront parkland) and the Experimental Farm (almost 1,000 acres of "green") are just a couple of minutes from Lansdowne. Just sayin'...

vab23 - [Updated 2009-09-29 22:37]

Great point Ned! We, in the City of Ottawa, are already fortunate enough to have a number of areas to enjoy 'greenspace' or nature at its best.

Wendy - [Updated 2009-09-29 22:37]

So what' wrong with enhancing the natural parts of Lansdowne (someone wisely suggested Central Park in New York)? A perfect spot without a stadium but lots of green space, outdoor cafe, small marina ... A definite gathering spot for everyone who wants to breathe some fresh air and hear the birds.

Ned - [Updated 2009-10-01 10:28]

@Wendy - I would refer you to the post that I submitted on this exact subject. You should find it 7 or 8 above this one. Thanks!

## New Conversation Thread

arnoldj - [Updated 2009-09-29 23:30]

For those who want a park with benches and some fountains only, a legitimate vision, just one i do not share. The city cannot generate enough revenues from that model and the city needs revenues from this property, badly. This is a good balanced compromise.

DouglasI - [Updated 2009-09-29 23:30]

Why then give away the land rent-free to developers?

## New Conversation Thread

arnoldj - [Updated 2009-09-29 23:30]

For those who want a park with benches and some fountains only, a legitimate vision, just one i do not share. The city cannot generate enough revenues from that model and the city needs revenues from this property, badly. This is a good balanced compromise.

FiscalC - [Updated 2009-09-29 23:30]

I agree with your concerns about the need for revenues - I'm already paying too much tax to the city. However, the danger with the current proposal is that it is only 'revenue neutral' to the city based on interest rates staying at their current level for the next 30 years. As interest rates go up (as they must), the cost to service the \$130M city debt will increase - and guess who's going to pay? You and me. Most cities that build a large stadium complex receive funding from the provincial and federal governments - especially a capital city. I'd like to see a different financial arrangement which doesn't have the city borrowing \$130M on my behalf.

BBL - [Updated 2009-09-29 23:30]

But this proposal won't generate revenues - except for the developers. If we are really concerned about generating revenue from public property we





should sell the beach at Mooneys Bay and put a condo on top of city hall.

## New Conversation Thread

[David Biggs](#) - [Updated 2009-09-30 05:56]

Lansdowne is to park what Tivoli is to garden. Rather than a road from the driveway to the AP I would rather they had a water feature. Like a shallow 3-4' deep, 50' wide canal with the road split to either side. This would tie the canal to AP

## New Conversation Thread

[dave0](#) - [Updated 2009-09-30 08:15]

Central Ottawa needs more usable greenspace, for walking, family picnics, amateur sport, and community events. This plan does not provide this in any way. Most of the greenspace will be in two main features: a stormwater management pond, and a "grasspave" front yard. The stormwater management pond will, if other such ponds in Ottawa are any indication, will take up a lot of space and provide nothing usable, save perhaps a path around the fenced perimeter of the pond. While water features can be nice, it's a complete waste to add an off-limits water feature right next to the Canal! The "grasspave" front yard is really suitable only for a parking lot, with "normal" greenspace uses such as kicking around a soccer ball, or even just sitting on the grass to enjoy a picnic lunch or read a book being somewhere between uncomfortable and dangerous. Any greenspace in this plan should be 100% usable by residents, with passive park (benches, picnic areas, etc) and active park (sports fields, maybe an outdoor running track), not a parking lot and an off-limits pond.

[Cassandra](#) - [Updated 2009-09-30 08:15]

There is greenspace all the way from near Dows Lake to the NAC. If all these families want to picnic, there are lots of picnic areas. Some of this stuff is just too comical for words. What is not green is driving to the edge of the city for sports and entertainment while a reverse intensification is in process. That my friend is poor city planning

## New Conversation Thread

[White](#) - [Updated 2009-09-30 08:42]

The whole park should be green. These people are trying to convince us that paved parking lots are green.

[bwimperis@hotmail.com](#) - [Updated 2009-09-30 08:42]

I am 60 years old and this park has never been green. Most of it has been asphalt. Only the football field has been green and for many years after the Ex even that was brown.

## New Conversation Thread

[Peter Hall](#) - [Updated 2009-09-30 09:09]

This is pure spin. Please stop trying to sell a project that is not feasible, legal or right for the residents

## New Conversation Thread

[awlemoine](#) - [Updated 2009-09-30 09:28]

Am sorry folks - But I am really sick of hearing the veils of city hall. All staff at city hall drive me completely bonkers. We the voters put this bunch in office to make decisions and stand by them, even if they are wrong. We are the tax payers who pay for their goofs and at election time we vote on how they managed the city's money and the decisions they make. But this bunch are passing us the buck folks because if they make a boo boo they can say it was our decision and our boo boo. Wake up Ottawa and area for god's sake and read between the lines. How many times have you seen this being done. From Lansdowne to the transitway and several other projects and each time they do this. It costs the tax payers money big time. We are turning the province and the feds full of questions as to help or not to help and in this morning's paper the NCC has turned the transitway into a new expense. Do us all a favour and vote with your heart in the next election. I know that it's not an easy job they have. But remember they are working for us - not for them. We need all forms of governments and private sectors on the city's side.

## New Conversation Thread

[Ned](#) - [Updated 2009-09-30 09:40]

In light of recent comments, I'd like to resubmit a previous note that I had attached as part of another conversation regarding the use of Lansdowne Park as a traditional "park". We have a glorious park that is twice the size of Lansdowne and is far more beautiful than Lansdowne could ever be. It's just moments away - at the Arboretum. Local residents have very easy access to this under-utilized jewel. We must recognize that, over the years, our city has matured and many areas have been dramatically transformed from their original form. Lansdowne may have once been an actual Park. It no longer serves that purpose and hasn't for years. It has become a central gathering place for the entire region and hosts many events that would be inappropriate for a true 'park'. It's time for us to recognize that the moniker is a vestige of the past - not a reflection of its current function. Ottawa has many beautiful, green, parkland spaces - Lansdowne is not one of them. Should we improve on the "greenness" of the current facility? Absolutely. Should it become a traditional "parkland" facility for picnicking, bird watching, and squirrel feeding? Absolutely not. The role of Lansdowne was, is, and should be, to serve as a central meeting place for the at-large populous of the City of Ottawa, not a nature playground for the residents of the immediate neighbourhood.



J.C.Watts - [Updated 2009-09-30 09:40]

A partial agreement on this one. Turning this into a woodland style park would be a waste. Public space doesn't need to be all nature paths and duck ponds. A downtown park should support public celebrations, like our festivals. It can and should also support recreation. (Downtown kids play soccer too). Park is a fairly broad term in this respect. I would be proud of a formal garden. I would be proud of a recreational park. I would be proud of a sculpture park. I wouldn't be proud of a commercial shopping centre. And a point of caution. We can't depend on the NCC and the Ministry of Agriculture to preserve Ottawa's public spaces. The city has an obligation to do that too.

Wendy - [Updated 2009-09-30 09:40]

I don't live in the Glebe and I never intimated that I envisioned the greening of Lansdowne was for the specific enjoyment of the immediate neighbourhood, as you suggest. I still don't think the plan goes far enough with green spaces as they suggest and as a shop owner in the Glebe, I certainly don't want to see so much space dedicated to retail when we already have Billings Bridge just up the street, it's crazy and like the rest of the proposal, short-sighted.

## New Conversation Thread

pds41 - [Updated 2009-09-30 13:04]

This turfstone stuff is just garbage. Nix it!! Build a parking lot or put in grass, but don't try to fool people. It's a bad idea, a bad compromise, and is not workable. It's one of the worst ideas in the whole proposal (other than the movie theatre). I love the proposal, but hate this idea. It sucks the big one!!!!

## New Conversation Thread

MAT - [Updated 2009-09-30 16:46]

Much better than the existing concrete wasteland. I would have wanted more greenspace, but I understand a compromise was necessary.

## New Conversation Thread

mikey24 - [Updated 2009-09-30 17:37]

Like someone said the greenspace is a lot better than exists now!!! The fieldstone is a good idea this is probably better than the artificial turf that is in the stadium now. I know a lot of people that play soccer on that field now, summer and winter. Have the critics forgotten that the artificial turf is actually laying on plastic and asphalt below that!!!!

Enough Already - [Updated 2009-09-30 17:37]

Sorry Mikey, but you have the wrong end of the stick. Turfstone (not fieldstone) is not like artificial turf. It is concrete, with tufts of grass showing through. There is plenty of it around in Ottawa if you want to try playing soccer on it. Look at this picture in the Citizen: <http://www.ottawacitizen.com/life/Green+theme+Lansdowne/2041867/story.html>

## New Conversation Thread

alecz\_dad - [Updated 2009-09-30 17:40]

So now the LL supporters say that the "front lawn" parking lot won't be laid with turfstone (cement pavers with holes with a few tufts of grass poking through), but rather with "grass supported by buried hard-plastic rings known as 'grass pavers'." These are really not much different from the cement ones. Instead of being cement patio stones with holes in them, they're more like the bottoms cut off plastic milk crates: <http://tinyurl.com/yc9d2qy> One such system, Bodpave, states "the product... will ALMOST disappear beneath the surface after just a few months of the grass growing season." Once again, make no mistake, you probably won't want to picnic on it, with the plastic edges sticking you in the bum, and you certainly wouldn't want your kid diving into it to block a shot during an impromptu soccer game. OUCH! Back in the spring when the original LL drawings were unveiled, they showed pitches for recreational soccer, ultimate frisbee fields and an amphitheatre. Those all disappeared in the latest iteration, and the focus of the redeveloped Lansdowne is even further away from it being an open public area, rather, it will all be very tightly focused on "programmed" activities. We don't need another white elephant stadium, nor another shopping mall.

## New Conversation Thread

GerryG - [Updated 2009-09-30 18:35]

As has been pointed out, Ottawa has the second most green space of all major cities in Canada. The greenspace in the plan looks OK to me. But, the Park's main purpose is as a meeting place, whether for concerts, football games, or soccer games. The stadium and efficient transportation to and from should be the focus of the overall plan. I am optimistic this will be achieved with the presented plan. Let's move forward.

Enough Already - [Updated 2009-09-30 18:35]

Why do they insist on calling it greenspace? It's a parking lot with weeds growing on it. Google turfstone and see what they are really planning. It is nothing that kids can play soccer on, that's for sure.

arnoldj - [Updated 2009-09-30 18:35]

Fully agree, regardless what the fear mongers would have everyone believe. Nice to see them use taxpayers dollars by the way to bus everyone around as they attempt to bully people. Good Lord. The last vote was 17-7... They keep it up and it'll be 19-5.



## New Conversation Thread

Jane - [Updated 2009-09-30 20:03]

I would like to see Lansdowne become the Central Park of the north. Would also love to see a huge oval for roller blading similar to Quebec City's, skating pad similar to the one in front of the City Hall in Toronto and a walking/cycling path ringing the entire property. Think that the retail aspect of the plan is overshadowing the potential development of true public space. Do we really need more places to shop - will this be our legacy? As the city becomes larger and denser, we need to maximize green spaces in our community. This will make our city a healthier place in which to live and showcase the beauty of the city for tourists.

OTownReason - [Updated 2009-09-30 20:03]

How is our city ever to become more dense if we take development and intensification opportunities like Lansdowne and throw them away? This sets a bad precedent and makes developing outside the greenbelt much more attractive to developers. Making such a central location purely greenspace is an absolute waste and is of no use to people other than Glebe residents. People in this neighbourhood already have nearby Rideau Canal pathways, Dow's Lake, Arboretum, Brewer Park, and many many smaller parks within the neighbourhood. These pseudo-environmentalist cries regarding Lansdowne are purely underhanded ways that Glebe residents use to try and stop any intensification/urbanization/progress in their area.

Bookworm - [Updated 2009-09-30 23:21]

>>Making such a central location purely greenspace is an absolute waste and is of no use to people other than Glebe residents. Waste of what? Mall or parking space? I don't live in the Glebe but I still go to the farmer's market. Is that a complete waste too? To say that people outside the Glebe will not be attracted to additional greenspace within the Glebe is incorrect.

Enough Already - [Updated 2009-09-30 23:21]

So the whole intensification strategy dies if this one special site isn't used for retail? I don't think so.

## New Conversation Thread

ottawasteph - [Updated 2009-10-01 00:22]

Keeping the waterfront green and natural is very important. Otherwise, Ottawans and visitors would be very disappointed. If squirrels and birds feel safe, we will have succeeded.

## New Conversation Thread

LorneC - [Updated 2009-10-01 00:54]

I'd like to know why people in Ottawa think it is immoral to place outdoor restaurants by water. With two rivers and one canal, all we have is Le Cafe, The Ritz and Mo's at Westboro Beach in the way of restaurants without outdoor seating by water. Why are the proposed restaurants and cafes in this proposal, within the retail buildings and none by the water?

Enough Already - [Updated 2009-10-01 00:54]

There is no better location for restaurants than by water and I'm sure that we would be able to come up with a plan that properly maximized use of the canal. This site has two amazing natural advantages - the canal and the Aberdeen Pavilion. We need a plan that makes these two the focus of the site, not a distant afterthought way behind the stadium and the retail.

## New Conversation Thread

omerrett - [Updated 2009-10-01 09:50]

I have heard a demand from opponents of this project saying Lansdowne should be turned into a park. Ummm...does this investment in green space not demonstrate, what appears to be a very large park?? Having greenspace such as this only adds to the beauty for the canal and Ottawa. The fact that it appears the use of environmentally friendly tactics to ensure sustainability, only adds positively to the design.

Bookworm - [Updated 2009-10-01 09:50]

If you consider Turfstone to be both green space and eco-friendly, then your argument is bang on.

FiscalC - [Updated 2009-10-01 09:50]

Just to clarify a few facts. The information provided by the developers claims that 40% of the Lansdowne Live development is "new green space." In fact, the 40% includes the existing NCC land adjacent to the canal and existing municipal parks. If these are excluded (since they are existing, and presumably not in the scope of Lansdowne Live), then the percentage of green space in the remainder is 11%. This is not a very impressive fraction of green space for a modern municipal development proposal.

Enough Already - [Updated 2009-10-01 22:50]

It would be a little better if it was grass, but there still wouldn't be much of it. This 'greenspace' is just a lie. It is concrete with tufts of brown grass and there is nothing eco-friendly about it. Why not just leave the existing asphalt and spray paint it green if all you want is 'greenspace' and the illusion of being eco-friendly.

## New Conversation Thread

kmwyang - [Updated 2009-10-01 11:01]

I do not agree that this proposal is environmentally sound. They are going to remove the park and playground at the end of Holmwood??? This is environmentally sound??? There is nothing environmentally sound about a MALL. A mall is an energy sink. The unnecessary multiplex (where is the business plan for that?) is a horrendous waste of energy.





### New Conversation Thread

maiam - [Updated 2009-10-01 11:16]

The City has adopted a policy of infill and intensification, but has not applied it to the Lansdowne site. The plan needs more residential units and they can go up. Twenty story apartment buildings near Bank and Homewood would be in line with City policy and help to reduce the building on the green areas on the fringe of the City. As users of public transport on Bank street this would lead to improved service on Bank street. The City needs to consider green space for the whole city, not one site in isolation.

### New Conversation Thread

sdoher - [Updated 2009-10-01 11:25]

Any greenspace included in this plan is a bonus, which the group has done a good job of. This whole idea that the area should be a park is silly. Last time I drove down Colonel By or Queen Elizabeth, I seem to remember it was all park. Also, there is a nice park immediately adjacent to Lansdowne. There are more parks in Ottawa that you could shake a stick at. This is an Ottawa Jewel, not just a Glebe Jewel. The area is currently concrete, this plan will enhance there area by adding trees and the "right" amount of greenspace.

### New Conversation Thread

Bookworm - [Updated 2009-10-01 11:42]

>>To facilitate the staging of activities, the front yard would feature eco-friendly systems like Turfstone or Grasspave, allowing rainwater to be filtered back into the soil, resulting in the control of soil erosion and allowing greenery to grow right through it or on top of it, creating a highly unique hardscape design. The green solutions will allow for large gatherings and are also durable enough to accommodate additional parking for occasional large stadium events. How about an eco-friendly solution like actual grass? Would the unique part of Turfstone's "highly unique hardscape design" be the fact that cars can be parked on top of it or that kids can play on it? I love the last sentence - It's public green space but (presto) guess what 'it's also a parking lot'.

### New Conversation Thread

Western Mark - [Updated 2009-10-01 13:17]

Leave this as is but account for removing the 300,000 sqft retail in Phase 1 and the Holmwood development in Phase 2. But leaving Bank St. redevelopment in the plan.

### New Conversation Thread

Ann Dale - [Updated 2009-10-01 13:44]

I have several questions about the green space and sustainability of this proposal. First, is the scale of retail activities consistent with the scale of the community? Second, Turfstone or Grasspave, although excellent for eco-parking lots are not a park. Third, what is the percentage of undeveloped space compared to developed space? Fourth, will the local farmer's market have year round access, and use of the Cattle Castle in the winter? Fifth, has a transportation analysis been done for the effects of this proposed development on the existing infrastructure? Sixth, how do you propose to have a green stormwater management strategy when the City of Ottawa does not have one? Seventh, will there be park areas for off-leash dogs? Lastly, what LEED certification are you going for, Gold?

### New Conversation Thread

v vaillancourt - [Updated 2009-10-01 13:49]

Lansdowne Park should contain considerable parkland; a parking lot paved with grass on stone does not constitute land for recreational use. Lansdowne is prime land, public land. let's have more options from other designers. VDV

### New Conversation Thread

djm - [Updated 2009-10-01 14:13]

Green space and LEED standards sound great, but: 1. grass should be just grass -- not grass growing through cement. Not good enough just to look like a grass lawn but not be usable for playing fields and such. 2. many of the items listed under A Sustainable Design have nothing to do with this proposal -- they are just facts of life in the inner-city. 3. what makes anyone think people will change their habits and take more public transportation? Or park elsewhere and shuttle? OC Tanspo has a hard time encouraging ridership -- people will still take their own private cars. 4. several "opportunity for..." phrases which suggest it is not part of the plan at all, but merely mentioned because it sounds good -- very disingenuous. 5. what happens to the existing playground, wading pool, basketball court, and baseball diamonds? There should be more, not less of this kind of recreational land. There used to be tennis courts and a curling rink there.



## New Conversation Thread

Shelly - [Updated 2009-10-01 20:04]

What is wrong with using Lansdowne as simply green space? A public park for the public, low maintenance and low investment. A few sports fields for recreational soccer, tennis, etc. In today's economic situation, what is the rationale for wasting tax payers' money?

Cassandra - [Updated 2009-10-01 20:04]

Turning what has been the recreational heart of the city into a lawn so as not to disturb the residents who have moved in next door to said site but now would like to turn it into a dead quiet dog walking park would be a criminal waste of tax payers money and contribute to the decline of this city.

edgarallen - [Updated 2009-10-01 20:04]

Exactly my opinion. What is wrong with turning it in to a really nice park? Have any of our city councillors ever travelled outside of Ottawa to view some of the great urban greenspaces elsewhere? Why must every bit of potential greenspace that comes up in this town have to be "developed". I am not particularly comfortable with taxpayers paying hundreds of millions of dollars to support a group of businessmen in pursuit of their hobbies, while using our land. Like so many public-private partnerships if it's such a risk free deal why couldn't they do it all with their own money? I didn't know the city had become a bank for private developers. The site is poorly serviced by transit and roads, football has been tried and failed so many times it's laughable that they even dare use football in their proposal, and there is huge risk for the taxpayer. I say we should create a gem of greenspace in the middle of the city that will be there for generations to come, instead of a gigantic mall with a few trees and plastic grass.

## New Conversation Thread

summercanes - [Updated 2009-10-01 21:58]

Thanks to the NCC, Ottawa has more downtown green space than most major cities. The complaint that Lansdowne Live would not provide enough green space is ludicrous; Lansdowne Park is not currently green space. Therefore, this is not about taking away green space, but about whether or not more green space should be added. Green space, by the way, costs tax dollars to maintain, just as anything else does. However green space has no chance of generating revenue or taxes paid to the city. Lansdowne Live would.

Enough Already - [Updated 2009-10-01 21:58]

Sure grass costs tax dollars to maintain, but the greenspace suggested by this proposal probably doesn't because the grass dies due to shallow soil depth and the Ottawa weather (see the recent photo in the Citizen). Even grass costs much less to maintain than a stadium, and it could easily be paid for by a limited retail/restaurants on the site, in keeping with the surroundings.

BBL - [Updated 2009-10-01 21:58]

You would be assuming the purpose of public property is to make money.

## New Conversation Thread

blefebvre - [Updated 2009-10-01 22:26]

Green space and sustainability is not, in my opinion, at the heart of the Lansdowne Live Plan, it's little more than window dressing get approval for the development of a large-scale square foot shopping/movie/office complex, in addition to a hotel and townhouse development project, all installed on publicly owned parkland. The so-called green space which will make up only a fraction of the existing park space, will largely consist of turfstone or Grasspave. In fact, it will specifically be designed to provide for overflow parking for stadium events. That's not what most people consider to be green space. What is needed in the heart of the City is real green space (turf) for public (not just professional) sports and recreation uses. As to sustainability, the plan includes use of existing off-site parking facilities for major events. Presumably that's code for accommodating thousands of cars in the adjacent streets of the Glebe and Ottawa South during major stadium events (not too mention the shopping/movie/office complex. That's not an example of sustainability planning it's simply bad planning.

DouglasI - [Updated 2009-10-01 22:26]

Exactly! Well said. Fake grass, symbolic of the proposal itself.

## New Conversation Thread

ateramura - [Updated 2009-10-01 22:45]

A "brownfield" site? Was there a refinery here at some point? Please be clear about the language. Also, there is nothing "sustainable" about a project that places a major public attraction so far from a meaningful public transit solution.

## New Conversation Thread

Enough Already - [Updated 2009-10-01 23:02]

This section starts out with the statement "Sustainability is at the heart of the Lansdowne Partnership Plan." Can someone please explain how sustainability is at the heart of this plan? It is shops and offices, a stadium and arena and acres of turfstone, which will need to be watered continuously because of the very shallow soil depth. It is gridlock on the streets with cars idling, it is underground parking deep into the soil. Buildings will be to LEED standards, but that is typical for new construction these days, and the plan doesn't commit to a particular LEED standard, other than to say silver for the roofs. Silver is the 3rd rating out of four, with gold and platinum being higher.

Glinda - [Updated 2009-10-01 23:02]

No LEEDS mention at all. Hey, Look at this: <http://www.ottawacitizen.com/technology/Green+theme+Lansdowne/2041867/story.html>



## New Conversation Thread

[Kringen](#) - [Updated 2009-10-01 23:33]

Montreal has its mountain; Vancouver has Stanley Park; Halifax has the Public Gardens; and yes, New York has Central Park, as someone else mentioned. A large area of city green space for its own sake (and the enjoyment of the residents and visitors) is not a luxury. It provides many benefits: ecological, health related, aesthetic. I'm talking substantial green space with real grass, ponds, trees, flowers, pathways. The residents of these cities are proud of their parkland and do not build stores and condos on it. This proposal is about minimal new green space. I want to see more proposals. Choice is important.

[Cassandra](#) - [Updated 2009-10-01 23:33]

Ottawa has greenlands and parks, probably more than any of those other cities you name. But Montreal and Vancouver also have sports venues in the urban heart of their city. Lansdowne is not now and has never been a park, no more than Maple Leaf Gardens was a garden. The true history and heritage of Lansdowne is as the sports and recreation heart of the city. There is green space all along the canal and in many other locations in Ottawa including the Glebe. Every major city has a downtown stadium. To destroy the one we have would be a step backwards for this city.

[Kringen](#) - [Updated 2009-10-02 00:06]

I have seen your comment about all our parks and the Maple Leaf Garden argument already. Cute. However, not a good reason not to green up this very special location bordering on the canal and make it available for enjoyment and recreation. In terms of the stadium, perhaps it would cost less to rebuild it in another location. Let's look at that possibility. I am not against a stadium, but as part of this particular proposal, I am not supportive.

[Cassandra](#) - [Updated 2009-10-02 00:34]

Building a stadium has been estimated to be roughly double the cost of refurbishing Lansdowne. There is green area all along the canal, I know because I bike there most days. There is nothing green about having a stadium outside the downtown core where fans would spend an hour or so in their cars burning fuel. In any case talk of building an arena in another location is really just a way of derailing and killing this project and Ottawa would have no stadium all. Disgraceful for city this size. By the way there are few better places to enjoy a view of the canal than from the stands of Frank Clair Stadium. You should try it sometime.

[Enough Already](#) - [Updated 2009-10-02 01:22]

Cassandra, can you please quote your source. Akron, Ohio has just opened their new stadium, that seats 30,000 and cost \$61M US, so I really doubt that new stadiums cost double what we are paying for this refurbishment, except if they are sole-sourced of course.

[JFFournier](#) - [Updated 2009-10-02 21:17]

If it's any help, the one Eugene Melnyk was proposing in Kanata was also estimated at \$100M. The significant difference is that the similar amount being suggested for Lansdowne would also include the hockey arena and part of the front lawn.

[Phyllis](#) - [Updated 2009-10-01 23:33]

I agree totally with this. Since when is relaxing open space along a beautiful World Heritage site a bad thing. Yes I support developing the frontage along Bank Street to join the Glebe and Old Ottawa South with small buildings that are consistent with the neighbourhood architecture. But the rest of the space, keep it green and open. Places where people can enjoy themselves calmly within the city. When visiting NYC I certainly enjoyed Central Park as did many New Yorkers. Any visit to Vancouver always includes Stanley Park. Why does enjoyment always seem to entail commercial ventures? Football as a spectator is passive entertainment, it can be located anywhere. It doesn't need to be next to a beautiful waterway. For those who frequent the canal and the area around Lansdowne would know that folk using this area are far from passive - cyclists, runners, bladders and walkers. Let's make this space one focusing on healthy living.

[Cassandra](#) - [Updated 2009-10-01 23:33]

Lansdowne bears no resemblance to Stanley Park or Central Park or the Public Gardens in Halifax; in any case Ottawa has numerous parks and more green space than most cities in North America. However, Lansdowne Park is no more a park than Fenway Park and never has been. Vancouver has two downtown stadiums and will have more sports facilities when the Olympics are finished. New York has its landmark Madison Square Garden and other sports venues. Strangely enough a powerful NIMBY group tried to block the building of Madison Square Garden, even so I doubt that anyone has gone so far as trying to have it now removed and bulldozed so that it can be used to grow vegetables and flowers.

## New Conversation Thread

[TimCC](#) - [Updated 2009-10-02 10:06]

I feel that we are being deceived by the Group on the amount of green space with their use of the NCC lands, border landscaping already in place and the ball diamonds in their totals. We need true green space, not multi-use that will never be used for sports.

## New Conversation Thread

[sandorderrick](#) - [Updated 2009-10-02 10:27]

I have had the opportunity to visit sustainable developments in Canada and in Europe and believe the proposal under consideration, while moving in the right direction, does not go far enough given we are almost in the year 2010. Here are a few thoughts. The proposal aims to achieve a LEED silver standard for buildings. In my opinion this is too low a standard and should set LEED gold or platinum as the goal. The federal government has set LEED gold as the minimum standard for new buildings. Docksider Green, a private development in Victoria, B.C. will have 13 LEED platinum buildings on the site when built out. I do not see any attempt to use renewable energy in the Lansdowne development. Has there been any thought to using solar energy for domestic hot water, or heat recovery from the sewage system as in the Olympic village being built in Vancouver, or geothermal energy etc.? The description of the use of water focuses on stormwater management rather than water-use efficiency. I do not see any mention of the use of cisterns to capture rain water for irrigation and for flushing toilets and in laundry facilities and any other use where using expensive treated water is unnecessary. Will all buildings require the installation of water-efficient appliances? Has there been any innovative approaches to solid waste management on the site? I have not read anything on this topic as it applies to the Lansdowne development. I would urge readers to read about the sustainability features of Docksider Green ([www.docksidergreen.com](http://www.docksidergreen.com)) before deciding whether the Lansdowne proposal meets the standards of a world-class development. We are in the 21st century after all and should not accept anything but the best. Sandor Derrick

[howse](#) - [Updated 2009-10-02 10:27]

MR Derrick makes some excellent points. The types of initiatives he is talking about are all well established, energy efficient, cost effective solutions. The fact that none of them have apparently even been considered is shameful. We should take pride in this development - as it is I am embarrassed that the



Lansdowne Live team have so little understanding of the realities of the world we live in.

### New Conversation Thread

[fosterjr](#) - [Updated 2009-10-02 15:34]

Green space is definitely lacking with this plan; it has far too much commercial space which will cause even more traffic to the Glebe.

### New Conversation Thread

[Rebecca Last](#) - [Updated 2009-10-02 16:53]

Sustainability requires social, economic and environmental aspects to be considered. Socially, this proposal does not meet the test of transparency and, according to an October 1 poll in the Ottawa Sun, has been rejected by two-thirds of Ottawans. Economically, the LL proposal would turn a public asset into a private commercial venture and do so at the tax-payers' expense. Environmentally, the so-called "green space" in this proposal is wholly inadequate and the plans for LEED certification appear to barely meet the minimal LEED standards. In short, the LL proposal's approach to green space and sustainability is little more than cynical lip-service. Reject this proposal!

### New Conversation Thread

[JEC](#) - [Updated 2009-10-02 18:05]

The green space is not sufficient; it would be great to see some wooded areas for shade, some public gardens and some community gardens. There also needs to be some greenspace for play and relaxation. Having it all as a festival/event space is really not enough. In terms of sustainability, this whole mega development is inappropriate--it would be more sustainable if it were smaller scaled. Finally, all the traffic will create air pollution which is definitely not desirable from an environmental point of view.

### New Conversation Thread

[DanKap](#) - [Updated 2009-10-02 23:58]

There are two options presented for the open field of grass, one is turf stone, which looks to be about 50% grass, 50% pavement on the surface, not a good surface to play on or use for any public activity. The other being the grasspave, which has reinforcement below the actual solid surface of grass, definitely a better option for playing on or general use, but likely more expensive. If this proposal goes through, which I hope it does not, I hope the city will use the nicer, better grass covering, to make the field usable. However, seeing as everything is lowest bidder (except the design apparently), the cheaper, less comfortable option will likely be used, which is one of the many reasons I am against this.

### New Conversation Thread

[dcaldbick](#) - [Updated 2009-10-03 18:36]

Green space should dominate this public asset, if not in actual square footage then at the very least in the overall impression that the site gives. Green space should include a good mix of not just open turfstone or grasspave, but also public gardens, wooded areas, public recreation areas, and fountains and other water features. The green space should not just be concentrated on one side of the property, but inter-spaced throughout the site, to lend some respite to the concrete, brick and glass of the buildings.

### New Conversation Thread

[davidmediation](#) - [Updated 2009-10-03 21:49]

The Rideau Canal is a UNESCO Heritage site. How is it possible to change any aspect which may divert water?

### New Conversation Thread

[robe7367](#) - [Updated 2009-10-03 22:24]

The new green space percentage is wrong. On page 17, the plan (sept02\_report\_en.pdf on ottawa.ca) specifies that "Over 40 per cent of the site will feature new green parkland and openspace as part of the renewed Lansdowne Park." Just looking at the map on page 27, one can tell that is not true since the ball diamonds and adjacent park are already there, as is the greenspace along the canal. What is the true amount of NEW green space, looks to be about 15%? Also the colouring on the map on page 27 implies that the firehall and daycare along Fifth Ave are part of the plan. Why are lands that are not part of the plan being included as if they were part of the plan? The plan is very misleading in this regard.

### New Conversation Thread



Saskfan - [Updated 2009-10-04 04:07]

There already is a lovely green space just up Bank Street, a short walk from the Park. I often visit, in the summer, and have never see another person there. So who, exactly, is calling for all this 'green space'?

## New Conversation Thread

egr59 - [Updated 2009-10-04 08:56]

Much of the green space shown on the plan is actually an overflow parking area. And why is the green space not integrated into the whole site? Why not reduce the size of the retail and distribute it around the site and get the green space to go right up to Bank Street? Like much of this plan, the green space is a bit of a sham.

Ted Farant - [Updated 2009-10-04 08:56]

Unfortunately, if the Stadium and Hockey arena stay as planned, they will require parking. This restricts significantly what you can do with the balance of available land. And, on the days when you have a CFL, possibly soccer, or hockey game, you may have to shut down the rest of Lansdowne?

## New Conversation Thread

heather elizabeth - [Updated 2009-10-04 11:20]

I am a soon-to-be licensed landscape architect and am very concerned that Grasspave 2 is not an appropriate surface for a green space. I have seen similar applications and it has never struck me that I would want to go picnic or play tag with my toddler on it. A search on the manufacturer's website for applications of this product in park/recreation/sports settings turns up ZERO examples. See link below. The majority of uses for it are on fire lanes, parking and utility access roads. This makes me very suspicious that the true intended use for this space is parking. Even if Grasspave were not proposed, this lawn area is stark, boring and totally lacking inspiration. Green yes, but successful parks include a variety of spaces defined by plantings, topographical changes, site furnishings and changes in surface materials. With the exception of one pathway running through the 'lawn', there is none of this. This could be so much more. I am very disappointed. [2http://www.invisiblestructures.com/grasspave2.html](http://www.invisiblestructures.com/grasspave2.html)

Cassandra - [Updated 2009-10-04 11:20]

What's with this picnic obsession? I like a picnic as much as the next person but there is the entire length of the canal not to mention Patterson Creek etc etc. To judge from the posts here, it seems as though the Glebe is over flowing with frustrated picnickers, desperately seeking the ideal space to spread their table cloth within the confines of Lansdowne Park. Surely whatever is there in the new plan is an improvement on the asphalt that has been there for the last 30 years or so.

heather elizabeth - [Updated 2009-10-04 19:28]

You're missing the point. Picnicking is just an example of the kind of activities one should feel comfortable doing in a park. You could substitute kicking a soccer ball, sunbathing, sitting on the ground chatting with friends or playing games with small children. There is no obsession with picnicking other than for people to use it as an example to illustrate the point that this "front lawn" is nothing of the sort. Now a question for you. Why do people think the argument "well, the plan is better than what's there" is sufficient? Anything would be better than what's there but that doesn't make it GOOD, and why shouldn't we strive for excellence instead of mediocrity?

Cassandra - [Updated 2009-10-04 19:49]

As far as I am concerned, this plan is excellent. The green option nowadays is having as much as possible within walking distance or biking distance, not picnicking next door and not burning fuel driving all over the city for sports, shopping or entertainment. For the city as a whole, the true heritage of Lansdowne is as a meeting place, a sports venue, not a picnicking corner or dog walking park for the locals. So much setting up of and then destroying straw men on here. The idea seems to be to delay and derail the process until the stadium is beyond repair and all worries about games and concerts or anything at all that might show that there is life in this city can be safely avoided. Of course from reading some of the posts here, I expect to see picnicking, pie socials and lots of square dancing. Parts of Bank Street and the Glebe are in decline and this would rejuvenate the area. But no, far better to prate about picnics and frisbee playing and similar nonsense.

J.C.Watts - [Updated 2009-10-04 20:32]

This section calls for input on the Greenspace, so it's appropriate to "to prate about picnics and frisbee playing and similar nonsense". If you do not believe such nonsense has a place in the park, I believe you've made your point. Frankly I'm a big fan of all this running on grass and ball tossing nonsense. Should you want to comment on whether this proposal does anything to rejuvenate the area, the appropriate section is the Retail and Commerce approach section. You'll find some strong arguments to the contrary there.

## New Conversation Thread

JAK - [Updated 2009-10-04 15:26]

New Green Front Lawn What is a sustainable lawn? Usually you water a lawn when it hasn't rained for 10 days to sustain it. This is actually an overflow parking lot not suitable for usual grass underfoot activities. A Sustainable Design Two bus routes #1 and #7 serve the site. #7 turns off Bank St. at Sunnyside. That's it. Off-site parking is my street, 2 blocks from Lansdowne. It is staff parking for the Glebe Centre 7 days a week, full for 67's games, Home Show etc. Only time there are empty spots is during the Ex when there is NO parking except for city permit holders. So we tell dinner guests to go and park at Lansdowne. In the future it will be worse. The proposal's off-site parking is a myth (signs at Billings Bridge Plaza state no parking for non-customers) and who wants to park in government lots on Booth St. Underground parking is good although there are health and safety concerns and the cost of construction is in the range \$30-\$40,000 per spot, requiring relatively high parking fees to recover costs and make a profit. LEED is good, but silver is not good enough. This is a prime world class showcase project for Ottawa and should be LEED Platinum using geo-thermal technology, solar etc. LEEDing edge! Proposal needs big re-think on this.

## New Conversation Thread

marie3 - [Updated 2009-10-04 18:36]

Not only am I waiting for the number of Abbott house residents to be struck by all the non-local traffic swarming to the new commercial space and or football, but I am anxiously awaiting the injuries and subsequent suits when unsuspecting children try somersaults or cartwheels on this "sustainable"





grass. Grass is grass; parking is parking; and duplicity is bull. One other interesting question: any other developer has to go through hoops to guarantee that the planned density is within City guidelines; percentage of green is within ratio of hard surface to green ---why can the City break its own rules with impunity?

### New Conversation Thread

Paula Hickman - [Updated 2009-10-04 19:18]

I do not see much green space in this proposal. All major cities have their large parks - London has Hyde Park, New York has Central Park etc. Ottawa is gradually bit by bit losing what green space it has. Lansdowne should be turned in to a park before Ottawa ends of a concrete jungle.

### New Conversation Thread

Rick Doucette - [Updated 2009-10-04 20:30]

I believe this part of the plan also makes sense as part of a "balanced" solution. I like that the plan provides for some additional green space in a central area. That it is not Hyde Park or Central Park is not of concern to me. We already have an incredible array of green space in Ottawa: numerous local parks, a green belt, numerous bike paths, beautiful parkways east and west along the Ottawa River, and Gatineau Park a quick bicycle ride away. The holding area for storm water is also a great idea given that existing sewage and drainage systems are already strained.

### New Conversation Thread

Ken White - [Updated 2009-10-04 22:04]

They give us a "front yard", tout it as increased green space and use it as a parking lot. They give us a pond, tout it as a water feature and use it as a sewer. These guys are really generous.

### New Conversation Thread

Rob Campbell - [Updated 2009-10-05 01:11]

Huh? - did I miss something? "What" green space? Tufts of grass poking up between pavers, small manicured area off the side, rebranding of existing green space as new, calling trees in planters 'green space'? Is the plan to use a lot of green paint on the buildings?

### New Conversation Thread

Arivers - [Updated 2009-10-05 09:50]

I find this entirely lacking in any detail and woefully insufficient. If this were to be a sole sourced deal I would want to see something truly innovative - something the City could be proud of. I would want to see a commitment to LEED ND Platinum, or even better a One Planet Communities endorsed project. It is time to see some true vision and innovation.

### New Conversation Thread

Bonnie - [Updated 2009-10-05 12:15]

I find the pictures in the brochure very deceptive as what are really roads are shown as pedestrian walkways (no cars or buses) and green space shown is mostly NCC space that already exists. Turfstone and grasspave is referred to as being eco friendly and good for rainwater runoff. Guess what? So is grass. The proposal shows little winter activity except for the skating on the turfstone. No hills. In fact except for the shopping mall, most of the site is dormant during our long winter.

### New Conversation Thread

Twayne - [Updated 2009-10-05 12:21]

We don't have enough information about the "front yard". This material may be good enough to play with my kids on or it may be a green parking lot. Until we can see the material or get a report from someone who has experience with this material we can't make a proper decision. The claims in this proposal of environmental excellence should be audited. An actual public space with playing fields, an amphitheater and a farmers market would be a greener, more environmentally sound choice. I would like to see other options.

Dave2 - [Updated 2009-10-05 12:21]

There are plenty of examples of turfstone in Ottawa that you can look at. See the photo in the Ottawa Citizen report: <http://www.ottawacitizen.com/life/Green+theme+Lansdowne/2041867/story.html> haven't seen any grass pavers in person, but suspect that they are not much better.



### New Conversation Thread

TerryC - [Updated 2009-10-05 14:49]

Lansdowne Park is primarily a public exhibition and recreation space. Without changing this designation (a conversation which could have happened with a proper visioning exercise), comments about turning the property into a naturalized greenspace are off-topic. Yes, all new development should (be required to) consider heat mitigation, stormwater management, energy efficiency, etc. But this plan addresses sustainability issues only on a very superficial level. From my point of view it is not in keeping with the principles of sustainability because it is consumption-focused and car-centric. The attempt to promote this plan as a model of sustainable urban development is laughable. At best it is window dressing and part of the sales pitch.

### New Conversation Thread

Elaine Marlin - [Updated 2009-10-05 15:23]

All of the trees on the south side of Holmwood Ave. will have to be cut down to accommodate the 40 stacked townhouses and their garages. These medium-sized trees of diverse types, including maple, oak and pine, currently have room for their roots and branches and could become large. On the display boards the trees are still shown but they will not be there if the plan goes ahead. Most, if not all, of the trees along Bank St. would also be removed for condo, retail, office and 180 units of hotel space. So the only trees left will be on NCC property and at the children's park along O'Connor St. I don't think that a plan that eliminates at least half the trees in the park is a green plan.

### New Conversation Thread

Kanatajoe - [Updated 2009-10-05 16:00]

Promises, promises, promises. The city (US) cannot afford this blue sky grandiose vision of 4 wealthy business people. We're too busy building tunnels and transit ways, etc, etc. Tear down the rest of the south side stands. Leave the north side for college games that would be free to the public. Keep the two heritage buildings. Tear up the pavement and let us enjoy a green space until we can afford to build a stadium. It should be at the bottom of our priority list at this time.

### New Conversation Thread

kdobbin - [Updated 2009-10-05 17:08]

All of the "green" comments sound like bafflegab to me. As for parking on offsite available space - where might that be, may I ask? On the side streets which are already over parked? There is no room for this, nor can the road infrastructure support the traffic. Have you recently tried to drive down bank street when the home show is on, for example? If you add hotel, housing and retail stores it will make it even worse.

### New Conversation Thread

brownpa - [Updated 2009-10-05 19:12]

The complete lack of new greenspace along one of the most beautiful sites along our historic Rideau Canal, a UNESCO World Heritage site, is unacceptable. Classifying a parking lot where a bit of grass grows between cements block as greenspace is a farce and an insult to our intelligence! We need to lead by example and show the world what Ottawa is all about. That can only be done by including new, real greenspace.

### New Conversation Thread

hezandjoe - [Updated 2009-10-05 19:24]

This plan needs more greenspace. This space belongs to the citizens of Ottawa and therefore should be enjoyed by all. There should be playing fields for soccer and football. I also hope that the city does not give up ownership of Sylvia Holden park which includes a very popular city wading pool and ball diamonds - do not let this land be developed too! Let's build the stadium elsewhere and include a practice field for a CFL team that can be used by the public when the team is not practicing. There are so many options for this space - let the public see some of them!

### New Conversation Thread

hezandjoe - [Updated 2009-10-05 19:32]

I do like the extension of the canal and more access to the canal from the Glebe area. Currently it is very hard to launch a canoe or kayak from the Glebe - we used to have a dock at Fifth ave which was nice while it lasted.

### New Conversation Thread



[bill](#) - [Updated 2009-10-05 19:36]

Yes to more greenspace please, but no thank you to this particular proposal.

## New Conversation Thread

[Duffer3](#) - [Updated 2009-10-05 20:11]

I believe that any modification to Lansdowne should include more greenspace and much less asphalt. Tying the park more closely with the canal is an exciting concept that I very much agree with.

## New Conversation Thread

[danmackinnon](#) - [Updated 2009-10-05 22:18]

Between the football stadium and the retail operations I cannot see where there is much room left over for green space.

## New Conversation Thread

[AndrewFYoung](#) - [Updated 2009-10-05 22:23]

The "greenspace" is dubious at best - the front lawn is a parking lot in disguise. Whatever the surface is it will be a poor park. Once this is discounted from the plan, there is no new greenspace at all. As for the Sustainable Design and Use of Water, the use of the terms and words such as "opportunity to improve", "opportunities to incorporate" and "would be" are indefinite terms and not commitments.

## New Conversation Thread

[sprucebog](#) - [Updated 2009-10-05 23:27]

This city does indeed require more greenspace in this part of town. London has Hyde Park. New York has Central Park. And Ottawa's dreams need not be limited by the size of the present Lansdowne Park site. The new park should feature grand entrances; an arch on each of the park boundaries: Isabella Street to the North, Riverside Drive to the South, Bronson Avenue to the West and Main Street to the East. Having passed through one of these entrances, the park visitor will be greeted by the pastoral beauty of the eastern woodlands forest, all of the garish structures of humankind having been removed, the park returned to its original natural state.

## New Conversation Thread

[Barbara Popel](#) - [Updated 2009-10-05 23:49]

Turfstone is ugly. Kids don't run and play on it...if they fall on it, they'll likely cut themselves. Don't confuse it with parkland...it's not. It does, however, allow you to park cars on it. Ergo, if turfstone is used, the temptation will be to use the space as "temporary" parking. Which will gradually become permanent parking, I wager. Where's the "existing off-site parking for events"? Does this mean on the neighbouring streets? 'Cause there aren't any parking lots near Lansdowne closer than Billings Bridge and the small municipal lot between Second and Third. What's described here in terms of water usage and any new buildings on the site is really basic stuff - bare minimum, not a visionary approach at all. (And sadly there will be A LOT of buildings and little actual greenspace.) LEED designation - other than LEED Gold - is relatively easy to come by. Don't be fooled by the term "LEED" being included here...it's a cheap sop to those who care about the environment but what's described won't actually do anything much for the environment, other than getting rid of some pavement and replacing it with a 300,000 square foot mall. The LEED stuff in this proposal is, as another commentator said, "window dressing". Or as my mum would have said, "putting lipstick on a pig".

## New Conversation Thread

[Adrienne Stevenson](#) - [Updated 2009-10-06 09:49]

While I support the concept of additional parkland (as opposed to the "green space" promoted by the above plan), I don't think the above proposal adequately addresses this. I would like to see more options and a competitive design process, with very clear functionality. The above looks like a pseudo-green fringe to Wal-Mart City. More options, please!

## New Conversation Thread

[PaulR](#) - [Updated 2009-10-06 10:00]

Lansdowne Park needs a much larger proportion of greenspace than proposed by LPP. It is wrong to label parking lot technologies like Turfstone and Grasspave as greenspace. Not less than 50% true, useable greenspace is a reasonable and achievable target.



## New Conversation Thread

anne - [Updated 2009-10-06 11:05]

I think it's very misleading to refer to anything in this proposal as parkland. where are the trees? and what kind of valid interpretative nature paths can there be if there's no nature? it seems to me this is the one chance we have of making Lansdowne into a real greenspace and the city owes its citizens something better than is currently being proposed.

## New Conversation Thread

mezzosue - [Updated 2009-10-06 11:21]

Agree with other commenters that this isn't really "greenspace" in this sense of park. Would like to see true greenspace with trees and real grass.

## New Conversation Thread

Don Grant - [Updated 2009-10-06 12:11]

I applaud the use of LEED - this should be a requirement for all buildings. What we need is recreational space - at least one soccer field not more ornamental green space. We need functional green space. Also ensure that the baseball diamonds and current dog off leash area at "little" Lansdowne (across O'Connor St. and behind the fire station) stay as is. The dog area in particular is very small, makes use of 'waste' space and attracts people 365 days of the year.

## New Conversation Thread

franco - [Updated 2009-10-06 13:48]

Lansdowne should be public parkland and if necessary we should scrap the public/private idea. Major capitals have public parks and historic preserved buildings intended for public uses. Ottawa needs an urban park and not an unimaginative commercial centre near so many others. Lansdowne could be a landmark park for use of Ottawa residents and visitors with lots of green space to complement the canal parkland. We need good ideas and good parkland ideas are not going to come from housing and commercial project developers. We can't make a Stanley Park from this brown site but we can get a park with a variety of public uses not needing large infrastructure. Open transparent process and preferably international competition and advance public consultation will give us the benefit of more competitive ideas. If our city council can't get their heads around developing a park why not sell the land to NCC and let them do it, they do that very well. The connection to the canal would be excellent for a park.

## New Conversation Thread

Elaine Gibson - [Updated 2009-10-06 15:59]

Although it is good to see plans to follow LEED for building standards, this plan has little in greenspace and a whole lot of buildings. The Front Yard is comparatively small. The drawings are deceptive showing bicycles on the road leading up to the Pavilion; no cars or buses which will be using that road. I have read that the designers highlight the open-air space along the shop fronts, when it is really nothing more than the big box concept of having to walk outside to go from store to store.

## New Conversation Thread

Helen Lupiano - [Updated 2009-10-06 19:20]

We are a senior couple and have never seen greenspace at Lansdowne Park in over 60 years. Why do we suddenly need greenspace there when we have the beautiful Rideau Canal right beside it with all the lovely greenspace imaginable?

## New Conversation Thread

HMcGill - [Updated 2009-10-06 21:02]

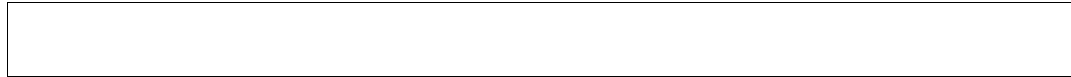
Greenspace? Perhaps that's because the fanciful drawings put forward in the City's information evenings - not consultations, please and thank you - had a lot of green ink on them. Or perhaps it's because the replacement for the current mass of asphalt will have a faint tinge of green to it. Dunno, I'm not convinced.

## New Conversation Thread

Alan McCullough - [Updated 2009-10-06 23:59]

The memorandum of understanding states "The creation of a significant public open space is a primary driver of the plan for Lansdowne." However, from the information available it is hard to decide what proportion of the new Lansdowne will be green space. Why was a decent map of the site, showing the exact areas involved included in the information package. The general plans lump the NCC lands and the existing city baseball diamonds in with Lansdowne Park. My guess is that less than 25% of what was asphalt in Lansdowne park will be green space in the new park and almost half of this will be turfstone or grasspave. I have seen this stuff and would never mistake it for parkland





### New Conversation Thread

Carol MacLeod - [Updated 2009-10-07 08:24]

Green space and Sustainability: There were more trees in Lansdowne Park in 1950 than there will be in this plan. A false illusion of green is created in the drawings by including the part of Sylvia Holden Park along O'Connor and the NCC lands. I have not been able to get the exact figure from city staff, but a review of the site shows more green space will be lost to the public by that part of Sylvia Holden Park that will be annexed to the site to become housing than is being created in the OSEG plan.

### New Conversation Thread

stephen - [Updated 2009-10-07 10:02]

I see no reference to green technology possibilities such as solar electricity, geothermal heating, wind power or green roofs. What a wonderful opportunity we have to make Lansdowne a living symbol of what could be done with sustainable technology. Surely the city could take the initiative here and demand that whoever develops the site include these technologies.

### New Conversation Thread

Bronwen Pritchard - [Updated 2009-10-07 10:12]

I would like to see more space allocated for a permanent park that overlooks the canal. This park should not contain materials that can transform it into a parking lot. The canal is a world heritage site and deserves an approach to it that is a beautiful greenspace, not a frontyard, slash overflow parking lot. Ottawa has very few parks of any stature and this is a great opportunity to beautify our city, as well as transforming the site. If we must have a stadium here parking should be relegated to underground-make lots of it underground, and get creative about shipping people to the site without their cars.

### New Conversation Thread

RGS - [Updated 2009-10-07 10:25]

All new building projects supported by the city should be sustainable and LEED compliant. I still don't understand how the front yard approach will integrate with the Canal area although I don't mind more green space. This is where a competitive visioning process would have provided the city with more ideas from which to choose.

### New Conversation Thread

J.C.Watts - [Updated 2009-10-07 10:26]

Can we dispense with the fallacy, often stated by OSEG supporters, that a park would only be used by the Glebe while a pro sports stadium would be used by all of Ottawa? Britannia Beach is used by people across the city, not just those in the immediate area. The same goes for Mooney's Bay, Andrew Hayden park and all the other city parks. Moreover in my visits to London and Paris, I've been to Regent's Park, Hyde Park, Jardin de Luxemburg, Jardin des Tuileries but never once to Wembley or the Stade de France. A stadium may be important and it may be a choice, but please stop arguing that it's the only choice that serves the whole city.

Ted Farant - [Updated 2009-10-07 10:26]

The stadium and hockey facility has been a red herring in this whole transformation business. Take these induced requirements out of the equation and then we can begin to solely focus on the spacious parkland and its potential for a true central park for Ottawa and all Canadians. The stadium/soccer and hockey facility can be addressed and funded separately, and located to utilize Ottawa's future high capacity light rail system.

BBL - [Updated 2009-10-07 10:26]

Well said. I agree with you completely.

### New Conversation Thread

Philip - [Updated 2009-10-07 10:47]

Turf the turfstone (and the commercial and residential areas) and make it park. I totally agree with the storm management ponds but they should look natural, like they belong ... perhaps a big swamp to encourage all sorts of natural wildlife.

### New Conversation Thread

Lynn Barlow - [Updated 2009-10-07 11:03]

I like Stephen's comment, it doesn't look like there's a lot of green talk (solar panels, geothermal), and where is the grass, trees. Tourists love parks, I'm sure Lansdowne Park has seen it's fair share of tourists mistaking it for a park on a map. Let's give Ottawa, the capital city a park. Stay in public hands



not handed over to a private vision of a mall with a multi-plex theater.

### New Conversation Thread

walter - [Updated 2009-10-07 11:18]

The REVISED estimate by the City Manager is 26% new green space, for the PUBLIC, NOT 40% as given in the sales pitch -- discounting existing city parks and the NCC property along the Driveway. Some have calculated this to be as low as 11% !

### New Conversation Thread

Douces - [Updated 2009-10-07 13:32]

How many people park cars on their front lawns? This temporary parking lot will most likely be converted into full-time parking. Its inclusion as greenspace is laughable. Any proposal should have at least 50% greenspace (not including temporary parking lots).

### New Conversation Thread

MattieL - [Updated 2009-10-07 14:16]

What have other cities done with a prime piece of centrally located land? Think Millenium Park, Chicago. There must be other options besides retail and residential?Perhaps if we put it out to tender using a fair and reasonable process there would be.

blefebvre - [Updated 2009-10-07 14:16]

I've visited Millenium Park in Chicago and thought it was fabulous. If only Ottawa could have a vision that could begin to match up. Lansdowne Live certainly doesn't.

### New Conversation Thread

Faye Kert - [Updated 2009-10-07 17:25]

I am totally in favour of more green space at Lansdowne and would hope that any development would take LEED certification as a given. I would far rather see gardens, walkways, fountains and vegetable plantings than football fields. Outdoor concerts, boating and soccer fields would be reasonable uses of the site in summer and skating and winterlude activities could be extended in the winter. As a Glebe resident, I would rather not live near a stadium. I can't imagine wanting to own a condo next to one.

### New Conversation Thread

Rick Carpenter - [Updated 2009-10-07 21:30]

The proposal to Council on 2 Sept purports to offer a 'green and sustainable' outdoor venue. The term 'green' is misleading unless suggestive of naivete.... the naivete necessary to view this single unsolicited proposal as the best we can do. How can we assess it until we have the opportunity to invite and review other proposals for the development of this potentially beautiful, centrally located space? As for the accuracy of 'sustainable'... the business plan has aroused considerable skepticism from those better qualified than me to assess it; but perhaps the proposal's sustainability relies on the ultimate guarantee provided by us, Ottawa's taxpayers if the wheels come off. What's the rush? Let's take the time to have an open competition to see if better ideas come forward. It would be irresponsible to commit to a single vision which appears to have uncertain appeal among Ottawa's citizens. This is a potential world-class residential, commercial and, above all, recreation venue in our nation's capital. We citizens are the owners of this valuable property and we should enjoin City Council to take the time to get it right for us and future generations.

### New Conversation Thread

Peter D - [Updated 2009-10-07 22:41]

This proposal refurbishes what we already have, provides us with more green space than was ever present in the past and allows some retail to fund it. As we have greenspace all over the city and surrounding region I think this is an ideal balance.

### New Conversation Thread

SteveDuncan - [Updated 2009-10-08 07:56]

Has ANYBODY been able to tell us what percentage more green space there really is? The only green space I can see already exists or is those "pavers" that allow grass to grow through. I applaud the LEED certification but call the green space claim nothing more than "green washing"



### New Conversation Thread

[adam.gilbert](#) - [Updated 2009-10-08 12:48]

Storm water management makes sense, when you're not DIRECTLY beside a body of water that runs out to an enormous river. Why waste the space to create a pond only to use the "lawn" as a parking lot? Use the space and everything connected to it, stop functioning in a vacuum.

### New Conversation Thread

[macewen](#) - [Updated 2009-10-08 17:51]

For what it's worth I vote AGAINST Lansdowne Live. Why don't you post your fundamental support or opposition too? You would have thought that this site would have included for a simple vote, yes or no, for or against, Lansdowne Live. As it stands the City/OSEG will have to interpret all the comments and form a conclusion.

### New Conversation Thread

[I Want ALL The Facts](#) - [Updated 2009-10-08 18:39]

No one will ever get to use the Front Yard, unless they're in a car! 10,000 seat Arena 24,000 seat Stadium 400,000 sq. ft. new commercial activity 1,100 below-grade parking... But wait! Those spots are all reserved for the commercial shopping centre whose profits go to OSEG: "Provides 1,100 below-grade and 135 at-grade parking spaces to support the day-to-day activities." So that leaves the Stadium and the Arena with only the "limited use of the front yard's eco-friendly surface for parking (up to a maximum of 380 spaces) only when not being used for other activities and events, and only to accommodate large Civic Centre and Stadium events." The large events constitute anything or 15,000 people? This means that on any day when there is a cultural or community activity, and an hockey game there could be over 15,000 people. No more park! Any 24,000 CFL Stadium games would also pass the traffic threshold. No more park! Why doesn't OSEG just tell the citizen's of Ottawa the TRUTH: there is no new green space in the LL proposal.

### New Conversation Thread

[ptrott](#) - [Updated 2009-10-08 20:59]

If it supposed to be sustainable and a green space what happens to the grass when they plow it in the winter ... a muddy parking lot that we'll end up paving over again. Sustainable green space is simply a park or a forest with permanent grass and trees and no cars driving around on it for overflow parking.

### New Conversation Thread

[Liz Wylie](#) - [Updated 2009-10-08 21:55]

A real PARK would be nice. To me a park has trees, grass or even better yet clover, with flowers and a place to play, fly a kite or have a picnic. This plan only sounds like a good place for my kid to skin her knees on the 'environmental' pavers that she will trip on.

### New Conversation Thread

[JMT](#) - [Updated 2009-10-09 00:49]

The greenspace proposed under this Lansdowne redevelopment plan is completely inadequate. Any space that will be used as a parking lot is not appropriate greenspace no matter what kind of space-age technology is used. Green space requires more than just an open lawn. It requires landscaping, trees, plants, flowers, and proper integration to the surrounding environs, especially when they are other parkland and a UNESCO World Heritage site. This plan is unacceptable. We must stop it from going any further. There are better options.

### New Conversation Thread

[Pierre Johnson](#) - [Updated 2009-10-09 10:16]

You can't have usable green space and park cars on it too. The same surface cannot do double duty. Grass doesn't like being driven over, being blocked from the sun, oil, salt, plowing. Is astro-turf an option or would that be green?

### New Conversation Thread

[JMT](#) - [Updated 2009-10-09 10:26]

There is a total lack of vision in this Lansdowne redevelopment plan. There is very poor vision for heritage, poor vision for green space, poor vision for local business, poor vision for use by the public, poor use for the design. Design is supposed to consider integration with the surrounding environs. This design does not integrate well with the adjacent park land or UNESCO World Heritage site nor with the surrounding neighbourhood. Even if all the logistical nightmares (or which there are many) were solved, which seems highly unlikely, the design is weak. Clearly this is the result of having only one



rushed design presented. We need to see other options for the use and design of the site from the greatest minds available, no matter where they are from. This plan is totally unacceptable and must be cancelled. Vote it down!

## New Conversation Thread

Law Drafts - [Updated 2009-10-09 11:45]

There is a lack of well thought out sustainability features. I suspect that these elements were merely added at the last minute to sugar coat the otherwise unpalatable proposal.

## New Conversation Thread

ConcernedCitizen - [Updated 2009-10-09 11:51]

The artist's impressions of the Front Yard are visually appealing. However I have some concerns about the practicality of implementing it. I doubt the viability of the dock pictured in the canal. Since the canal is a UNESCO world heritage site it seems unlikely that major modifications to a highly visible section of it would be easy to get approved. Access and modifications to this area would also require the cooperation of the NCC and also whatever federal bodies are involved in the permitting process for navigable waterways. I also note that sailboats appear in the drawings. This is fantasy since the area is blocked off by bridges which would limit access to boats with masts, and the depth and width of the canal also limit sailability. This means that realistically the only boats that would use it will be motor boats. - Currently there is a fence along most of the canal side of Lansdowne. One benefit of this is that it controls ingress and egress points from the park. The Front Yard approach appears to be much more open, lacking physical features to encourage visitors to use the planned access points. This will almost certainly lead to issues with pedestrians crossing Queen Elizabeth Drive in an unpredictable and potentially unsafe fashion. It also limits the opportunity for crowd control if there were outdoor concerts, festival activities, etc. as proposed. This almost certainly will lead to closure of Queen Elizabeth Drive during events, a factor which may not be considered in the transportation plan.

## New Conversation Thread

AREF - [Updated 2009-10-09 12:01]

I take this opportunity to ask the following question (which did not fit within any of the pre-determined topics listed on the web-site): Can Nanos or the city staff responsible for this forum please provide me with a detailed methodology describing the process for analysing, summarizing, and presenting the data that are being collected through these on-line methods? Without that information, it is difficult for me, or anyone else, to assess the relative value (time vs effectiveness) of the various methods for providing 'input'. A speedy reply would be appreciated, given the very short time provided for submitting comments.

Cassandra - [Updated 2009-10-09 12:01]

This reminds me of the anti Lansdowne group at the City Hall meeting asking for memos and detailed info on every aspect of the plan, attacking the credibility of city workers and the integrity of the principals of the plan, at the same time as they took off or covered up their green tee shirts until the Q and A sessions were over. I guess putting others on the defensive while playing games yourself is what the NIMBY group is all about. Intimidation usually works pretty well I guess. This is off topic but then so is your comment.

AR Estable - [Updated 2009-10-09 13:25]

It is unfortunate you feel intimidated by a request for information. If there were a topic area for requests or comments related to the process by which your comments and concerns, as well as mine, will be analyzed, I would have posted my comment there.

EVB - [Updated 2009-10-09 13:25]

I do not live in the Glebe, but am very concerned about this plan. I think it is wrong on so many levels. Needing more information on how the decisions were made is necessary in a democracy, Cassandra. As well, transparency is very important -- we've haven't had much.

## New Conversation Thread

JMT - [Updated 2009-10-09 12:40]

To the attention of Mr. Nanos: As moderator of this online consultation process, I am sure you have noticed, as I have, that one of the most salient themes appearing in each of the feedback categories is a huge demand for an open, competitive process for the redevelopment of Lansdowne. Another theme is the frustration of so many people at the fact that this issue is not given a specific place to be addressed. A proper process is the vital basis for carrying out any project of this scope and scale. It is crucial to developing the best possible proposal and greatly affects all aspects of the design and business plan. Certainly, that is why the call for an open process has been echoed again and again in relation to each of the individual categories of feedback provided here. If your mandate is to analyse the posts in each category to gauge public response to this project and determine the best interests of residents, then I will expect that the huge demand for a proper, open, competitive process for this redevelopment will be featured prominently in your report. Regards.

Cassandra - [Updated 2009-10-09 12:40]

Do you suppose that Mr Nanos or anyone else reading this site cannot recognize that there is a powerful NIMBY group that has hijacked the entire process and monopolized this site. They also travelled from venue to venue, during the information sessions, unwilling to open their ears and blocking others from doing so.

JMT - [Updated 2009-10-09 13:18]

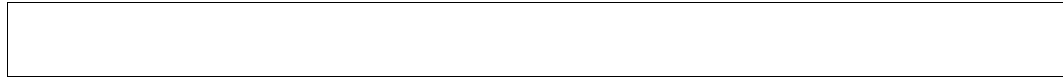
"There is a powerful group that has hijacked the entire process and monopolized this site. They also travelled from venue to venue, during the information sessions, unwilling to open their ears and blocking others from doing so." Funny, that pretty much exactly how I would have described the developers and consultants hired to sell this deal.

Douces - [Updated 2009-10-09 13:18]

a powerful NIMBY group has monopolized this site? Cassandra, just because people disagree with you is no reason to post your divisive attacks (which seem to be popping up all over the place). What evidence do you have to back this claim up? No one directed me to post on this site, and I am not affiliated with any all-powerful NIMBY group. I am strongly against the proposal: that was enough motivation for me to come here on my own.







### New Conversation Thread

Cassandra - [Updated 2009-10-09 12:52]

I think one of the best-and greenest- aspects of this plan is that it is a new and innovative way of thinking in Ottawa. So much work has been done to try and have people walk, bike or take public transport to the site rather than individuals hopping into a car burning fuel as they drive to the outskirts for sports, shopping and entertainment. As far as actual green space, it is encouraging that they have the lovely greenspace along the canal that blends in well with the ribbon of green that runs from the NAC to Dow's Lake. It is clear that a lot of thought and effort has gone into this plan and I support it. Well done!

### New Conversation Thread

bill - [Updated 2009-10-09 17:25]

what so green about a shopping mall? - I strongly disapprove.

### New Conversation Thread

b1gvme57 - [Updated 2009-10-09 19:46]

I have heard that the number of spaces allocated for parking will be insufficient to accommodate, property owners, retail and visitors to the site for recreational purposes. This will be a huge problem when the stadium is in use.

### New Conversation Thread

crussell - [Updated 2009-10-09 20:02]

Est-ce qu'on ne peut pas avoir un vrai espace vert, un grand parc, plutôt que des petits bouts verts ici et là ? Turstone? Espaces verts pouvant être servir de stationnement au besoin? Ce n'est pas ma définition d'espace vert, d'accord!

### New Conversation Thread

Kevin - [Updated 2009-10-09 20:27]

The green space in this plan is inadequate. A large part of the green space that OSEG is trumpeting is actually NCC land. It is not part of Lansdowne Park and should not be counted. The turfstone/grasspave idea is an empty promise. It is risky - we don't know if this stuff can do double duty as a lawn and as parking space. If it can't, guess which purpose will win out. It is likely that within a few years the turfstone will fail and the Lansdowne operators (i.e. OSEG) will declare that the cheapest, most practical solution is to pave the area. Also note the promise that opportunities would be pursued to incorporate various green features. If these haven't already been defined as part of the plan, OSEG is unlikely to provide them voluntarily. The fact that this element is as yet undefined while the things that provide benefits to OSEG are clearly defined speaks volumes about what is driving the "vision" behind this project.

Enough Already - [Updated 2009-10-09 20:27]

Turfstone is well proven as a parking surface and it will do just fine as that. Where it fails is at being anything remotely resembling turf.

### New Conversation Thread

RBatsch - [Updated 2009-10-09 21:39]

I applaud some of the greening initiatives but this is far from a LEEDS project. As I understand the LEEDS certification, it is quite comprehensive and holistic. How does this project even pass the very early planning stages of LEEDS where TRANSPORTATION is considered? How will this project move such highly concentrated volumes of users in a green manner???

### New Conversation Thread

ZGA - [Updated 2009-10-09 21:52]

Why are they calling it a Front Yard? Surely, a front yard is a little used space that sets off a building in behind. In addition, the proposal is to park on the "front lawn" when extra parking is needed. How tacky is that? Let's have an honest green space!

### New Conversation Thread



[futureoriented](#) - [Updated 2009-10-10 00:26]

Way more green space is needed, including treed areas, usable parkland with benches and landscaped areas, soccer fields, community gardens. Fewer built structures will make LP more sustainable. Solar panels are needed. Let the NCC help you with planning the greenspace all along the canal, not just the east side.

## New Conversation Thread

[Hank](#) - [Updated 2009-10-10 07:43]

Providing green space should be at the heart of any Lansdowne Park redevelopment, not an afterthought as it appears to be with the Lansdowne Live proposal. My sense with this proposal is that the designers were focused foremost on the stadium (and the stores, housing and hotel necessary to make it financially viable for them). Then, whatever little was left over was designated for all the public uses (parkland, public space, farmers' market, etc) that should actually be central to the redesign. From what I've seen, LL provides for very little additional green space. The "Front Yard" is nothing more than a events facility without a roof and will serve as a parking lot whenever the new corporation in charge of Lansdowne decides it needs it.

## New Conversation Thread

[Querelous](#) - [Updated 2009-10-10 10:59]

Very little extra green space will be created by this proposal: the front yard proposal of grass growing through pavers is quite ridiculous and the destruction of part of Sylvia Holden Park is quite unacceptable. I am not quite sure why we need a storm water management pond since the site is next to a big body of water - the Rideau Canal.

## New Conversation Thread

[J D Ashford](#) - [Updated 2009-10-10 11:08]

Green Space and Sustainability: I would like to see a lot more green space and parkland where the proposed shopping mall and cinemas, etc will be.

## New Conversation Thread

[Heather Parker](#) - [Updated 2009-10-10 12:37]

October 10, 2009 Dear Mayor, Council, and City Manager Kent Kirkpatrick Cc Nik Nanos The proposed redevelopment of Lansdowne Park provides an enormous opportunity to create a world-class and multifunctional space in the heart of Ottawa. As such, Ottawa's Environmental Advisory Committee (EAC) wishes to provide its recommendations on how to ensure the redevelopment of Lansdowne is created as a model for innovations in sustainability and showcases Ottawa as an environmentally progressive city. Currently, Lansdowne Park's existing infrastructure is energy-inefficient and its storm water system sub-standard. As such, Ottawa's EAC is pleased to hear that Council is considering a proposal that contains elements of reducing the environmental impact of the site. With that being said, any Lansdowne redevelopment will define the physical structure and resource requirements of the site beyond the next 30 years. It is for this reason that the EAC strongly recommends that all efforts be made to take this development Off-Grid, and that an analysis be completed towards requiring energy efficiency measures with simple payback periods of 50% life expectancy. In this letter, the EAC will provide its recommendations (5) on what environmental/sustainability elements ultimately should be incorporated in to the Lansdowne Live! proposal. Given the importance of this project to the City, as with any other decision, we advocate that Council evaluate any Lansdowne Park redevelopment proposals by considering the triple bottom line: economic, social and environmental costs and benefits. To supplement our formal recommendations for an environmentally responsible Lansdowne Park, we have included a summary table (Pg5) comparing what has been proposed in Lansdowne Live! to the enhancements that we feel are necessary. Thank you for providing an opportunity to submit comments. A representative from our advisory committee would be more than happy to discuss any of the above further with you, if you so wish. Sincerely, Patrick Quealey, Chair City of Ottawa Environmental Advisory Committee

1. More Greenspace The vast reduction of paved area is one of the best aspects of Lansdowne Park's proposed overhaul, but the EAC believes that it is critical that this huge amount of asphalt is recycled rather than take up valuable landfill space. We would like to maximize the amount of plant material to reduce heat island effects, and maximize permeable surface area to increase water infiltration, reduce stormwater overland flow and create as large a carbon sink as possible. Where possible, open spaces should be covered with natural vegetation and/or grass in low or infrequent traffic areas. In addition, reserved stormwater should be used for irrigation. It must be confirmed that an adequate amount of greenspace is included in the final redevelopment plan. Ottawa's Greenspace Master Plan sets a target of 2 ha per 1000 population of park space or eight to ten per cent of developable land area, 4 ha per 1000 population of total greenspace or 16 to 20 per cent of gross land area - which is balanced with statements (a) that it is more important to consider the quality of all greenspaces in a community than to pursue achievement of targets, and (b) that in a high density location like the area around Lansdowne Park, greenspace should be within 250 metres of residential homes. Any redevelopment plan for Lansdowne Park must be evaluated in the context of the open area in Lansdowne Park's contribution to the Urban Greenspace Network, its protection or enhancement of the natural environment, or its contribution to the City's recreational open space.

Additional green space requirements for Phase 2 will have to be pre-designed into Phase 1 in order for the Lansdowne redevelopment to meet the City's greenspace guidelines over the short, medium and long term. 2. Clean and Smart Use of Energy The proposal should be required to include clean energy self-supply, such as solar and geothermal power to reduce energy consumption, and keep the development off-grid and carbon neutral. Exploration of Ontario's Feed-in Tariff (FIT) program should also be required, as under that program, Ontario Power Authority buys electricity generated by renewable means at well over the retail price for small installations. Any buildings should be rebuilt or built to conserve energy and water to the maximum of what current best available technology allows. For example, solar hot water systems could provide for the entire Lansdowne hot water requirements. Considering the sizable capital investment required by tax payers, this development should strive to have the least burden on current infrastructure so that future in-fill and intensification won't be limited due to pressures related to the Lansdowne facilities (Phase 1 and Phase 2). The Lansdowne redevelopment will define the physical structure and resource requirements of the site beyond the next 30 years, and the City will eventually inherit the built environment. Given this potential liability, the EAC recommends that an analysis be completed to identify and include energy efficiency measures with a simple payback period of 50% of life expectancy to ensure that a medium to long-term vision is at the heart of this redevelopment. For example, HVAC equipment with an expected life of 20 years would be upgraded to a greener more efficient option that would provide a 10 year payback. The refrigeration system of the arena should also be considered for a retrofitted as existing technologies have proven to reduce energy consumption by 40% compared to a traditional system. This approach is critical, as it will give directive throughout the design and construction process to incentivize innovation due to financial pressures. 3. Stormwater Management The proposed stormwater management goals are an excellent start. The project should also include intensive stormwater and wastewater management plans prepared in partnership with the Ontario Ministry of the Environment. Green roofs can help reduce peaks in excess stormwater, as recognized in the proposal, and should thus be maximized. The on-site stormwater management pond(s) are also applauded, and they should be ecologically engineered with native plants and shrubs to help filter and polish storm water. Recycling greywater should also be explored. 4. Brownfield Redevelopment and Environmentally Responsible Urban Design Section 1.3 of Ottawa's Official Plan promotes Complete Communities: Ottawa's communities have a variety of housing choices, employment, parks and a wide range of services and facilities accessible by walking, cycling and transit. When opportunities to live, work and play are all within walking distance, reliance on motor vehicle transportation decreases and air quality increases. The EAC supports appropriate intensification. For example, in some cities in England quaint looking buildings can host two-storey shops or mixed uses while hundreds of people can live in flats in set-back, tall



buildings above. The streetscape's aesthetic qualities are maintained while intensifying the use of the property. Building in the urban area should reduce the development pressure on sensitive lands (such as farm land, wetland, floodplains and forests) in the rural area. Brownfield properties are excellent candidates for intensification, and LEED-ND certification for this development is an excellent goal. The EAC affirms its support of the remediation, rehabilitation, adaptive re-use, redevelopment and overall improvement of brownfield sites in the urban area in the City of Ottawa. We also endorse the goals of the City of Ottawa's Brownfield Redevelopment Community Improvement Plan. All building re-furbishing and new construction should attain at minimum Leadership in Engineering and Environmental Design (LEED) level Gold (with an aim toward Platinum) in the following areas:

Existing Buildings: Operations & Maintenance Homes Building Design + Construction Interior Design + Construction Neighbourhood Design. The proposal already identifies several credits by which a LEED Silver certification can be attained. To ensure that this project is progressive and has its eyes towards the future, LEED credits in all the following categories are essential:

- Site Development: minimize storm water run-off, encourage car pooling and bicycling, increase urban density and green space
- Water Efficiency: eliminate site irrigation, reduce water consumption, minimize wastewater
- Energy Efficiency: reduce building energy consumption, use renewable energy
- Indoor Environmental Quality: incorporate daylighting
- Sustainable Transportation: We would like outdoor air quality monitored at the site on an ongoing basis to measure air quality improvement over time as the public is encouraged to shift to ever more sustainable means of transportation. It is realistic to acknowledge the current transportation modal split, but plans need to be made to accommodate the desirable modal split. At minimum, the modal split should be as outlined in the Transportation Master Plan, but the public should be encouraged to walk, bike or use public transit, in that order of preference. To demonstrate how far we can go with improving the modal split: for the FIFA U20 tournament games, there was no parking on site. OTranspo managed the buses quite well by having a spottier onsite and fleets of buses to clear spectators quickly. Other spectators parked on local streets or walked to Carleton where parking was available. The current Lansdowne Live proposal does not adequately outline how traffic on Bank Street will be effectively managed nor how the increase in congestion will adversely impact air quality and respiratory health. The EAC requests that an independent, comprehensive traffic plan be prepared to:
  - Devise solutions to minimize negative impacts on air quality in the adjacent neighbourhoods.
  - Evaluate providing no parking on site.
  - Evaluate the use of well-coordinated shuttle buses (as effectively used for the U20 soccer events), and
  - Identify new environmentally responsible transportation objectives for this site. The current study represents the status quo. To encourage the use of bikes to access Lansdowne, secure bike parking and new bicycle lanes along Bank Street and the canal should be provided to, at minimum, meet by-law requirements. To best facilitate sustainable transportation modes, sufficient secure bicycle parking spots should be provided to meet new, site-specific, environmentally responsible transportation objectives. Finally, similar to the proposed policy and physical set-up of the new pedestrian zone on William Street in the ByWard Market, most of any roadways in Lansdowne Park should be closed to motor vehicles the vast majority of the time, with bicycle right-of-ways clearly marked.

Summary of EAC Recommendations: Lansdowne Live! proposal

- Increase greenspace
- Use of Turfstone
- Low-flow plumbing in refurbished Civic Centre
- Energy-efficient lighting throughout arena and stadium
- Green roofs
- Stormwater management ponds
- LEED Silver or LEED Neighbourhood Design, and LEED new building design
- Promoting Smart Growth, including the reduction of urban sprawl and its related costs, and the construction of energy efficient buildings
- Improving the physical and visual quality of brownfield sites and the urban area
- Improving environmental health and public safety
- Transportation Demand Management
- Provide bike racks as per by-law requirement
- Provide a location for Farmer's Market
- Environmental Advisory Committee Recommended Enhancements
- Also plant grass around Aberdeen Pavilion
- Ensure adequate greenspace, as set out in Greenspace Master Plan
- Eliminate the proposed use of turfstone; use other pervious material for high traffic areas where grass would not grow
- Energy and water conservation throughout all of new and refurbished buildings
- Renewable energy, such as geothermal or solar
- Implementation of measures which will provide a payback within 50% of the life expectancy of the building component
- Ecologically engineered pond(s) with native vegetation
- LEED Gold or LEED

Existing Buildings: Operations & Maintenance

- LEED Homes (if applicable)
- LEED Building Design + Construction
- LEED Interior Design + Construction
- LEED credits in Parking Capacity (giving preferred parking for carpools, for example)
- LEED credits in Renewable energy
- LEED credits in Energy Efficiency

Encourage more walking, cycling, public transportation (in that order) than in the Transportation Master Plan.

- Conduct a more detailed/realistic traffic management plan. Plan to manage the impact of additional cars on the surrounding neighbourhood air quality.
- Conduct a study to determine amount of bike racks required under sustainable/ optimal modal split
- Motor vehicle access to ingress and egress to parking garage only, except from 6 a.m. to 10 a.m. for deliveries, and for major events
- Air quality monitoring

## New Conversation Thread

[icdube - \[Updated 2009-10-10 14:14\]](#)

Le canal Rideau a été construit à Ottawa en inondant un "gully" qui recevait ses eaux de différents ruisseaux tel que le ruisseau Patterson et les versant dans la rivière Rideau. On a rigé un barrage en haut d'où sont présentement le carrefour des rues King Edward et Mann et l'Université d'Ottawa et on fit une coupe dans le sol vers le marécage du lac Dow et une autre coupe vers un marécage qui est maintenant situé à l'arrière de la ville. Le marécage du lac Dow fut contenu entre deux barrages et une autre coupe fut faite jusqu'aux chutes de Hogâmes Back. Le gully du Parc Lansdowne est donc rempli et les terrains avoisinants furent inondés tel que le Brown's inlet d'aujourd'hui. Le Citizen du 4 octobre 2009, page A7, nous montre un croquis du parc Lansdowne en 1879 avec un grand plan d'eau où est présentement situé le terrain asphalté du parc. Le plan de partenariat du parc Lansdowne ne nous offre rien de nouveau avec leur "cour avant". Il ne fait que paysager un "tang" tel qu'il en existe un peu en aval entre la promenade de la Reine Elizabeth et le canal Rideau près de la 5ième avenue. Le recouvrement Grasspave n'est vraiment pas écologique puisque qu'il consiste en anneaux plastiques non-biodégradables. Mieux vaud de vrais parterres tels qu'on les trouve au parc municipal Andrew Haydon sur la rive de la rivière Ottawa dans Nepean. En fait, si la promenade de la Reine Elizabeth pourrait contourner le parc Lansdowne comme elle le faisait autrefois, avec un rond-point en face du parc, sur la rue Bank, la rive du canal Rideau pourrait faire partie du parc Lansdowne et ceci rehausserait la valeur de site patrimonial mondial du canal Rideau. La durabilité du parc Lansdowne serait beaucoup plus acceptable par tous les paliers de gouvernements si le plan de partenariat envisageait l'installation d'un pont piétonnier et cyclable pour rejoindre les trois quartiers des vieux Ottawa est et Ottawa sud et du Glebe. Avec le réseau de pistes cyclables de la CCN, le parc Lansdowne serait accessible à tous les résidents de la région, incluant Gatineau. En ayant des bistros et autres restaurants attrayants avec mire sur le canal Rideau et non sur la rue Bank, on pourrait créer une activité commerciale intéressante hiver comme été avec un usage minimal d'automobiles.

## New Conversation Thread

[kik - \[Updated 2009-10-10 15:09\]](#)

Opening up the canal for more interaction would be great. We need a pedestrian bridge to join up Old Ottawa East as well to help bring in more foot traffic & cyclists. Turfstone or GrassPave is not appropriate for the "front yard".

## New Conversation Thread

[klundgren - \[Updated 2009-10-10 19:34\]](#)

The city of Ottawa has an important responsibility as Canada's capital to ensure that adequate green space is created and preserved. This is even more important given the prime location of this development site adjacent to the Rideau Canal, a prime tourist attraction and a recognized world heritage site. The current proposal does little to create or protect valuable green space. Business alone will never create adequate green space. It is the role of the city to ensure that this is done for the use and enjoyment of all citizens of Ottawa. What is needed in any development proposal for the site is more green space, including parks, pedestrian and cycling pathways, and open air venues (e.g. bandstands, theatre, etc.).



## New Conversation Thread

sfurr - [Updated 2009-10-10 20:13]

There is far too little green space in this plan and the integrity of the site is sacrificed to the perceived imperative to create commercial activity to generate the revenue to fund the project. The whole site needs to be integrated with green space kept in harmony with the other public spaces, not bolted on to the back. It is wholly inappropriate to try to have a significant portion of the green space do double duty as parking.

## New Conversation Thread

BBL - [Updated 2009-10-10 20:16]

Claims regarding the amount of green space have been shown to be intentionally mis-leading, as they include existing green space outside of the site proper (NCC land and existing park space). Calling open space provided by the plan the 'front yard' is part of the sales pitch to explain why the open space doesn't have any trees on it - it is actually a parking lot. Unless the grass of the 'front lawn' is irrigated (not a sustainable solution) it will be brown and dead by the end of the first summer. This will not be a pleasant environment. No shade, dead grass, weeds. The destruction of the existing Park on Holmwood to make way for the shopping centre is troubling and counter to the reported objectives of the Lansdowne Live plan to enhance the site and surrounding community. The sustainable feature noted by the above summary illustrates the problem that LEED can be used to support proposals that in fact are not green. This solution is not green. For example - it will generate tens of thousands of hours of automobile traffic and contribute to the destruction of a neighborhood. It does not appear that there is an absolute requirement for the design to be registered to any standard with LEED. Outside of existing green space and the so-called 'lawn' - there is almost no new green-space in this proposal. The drawings prepared by the developer are designed to conceal this fact. We think of Ottawa as a green city - but in fact most of the greenery most of us see every day along the canal and parkways is courtesy of the NCC or the federal government. The city of Ottawa in fact has a very low percentage of municipally organized green space relative to other Canadian cities. The Lansdowne Park project could be an historic opportunity to create a major public park in the heart of the city for the use of every citizen - rather than a second rate commercial development.

## New Conversation Thread

Toby - [Updated 2009-10-10 21:37]

This "green space and sustainability" plan—with its focus on paving stones for what is supposed to be greenspace and stormwater runoff—is really truly and incredibly pathetic. Do the proponents have no clue about these issues, or do they simply not care and are trying to fool the people of Ottawa?

## New Conversation Thread

Ernie Boyko - [Updated 2009-10-10 23:00]

The promise of green space is only one of the major disappointments of this proposal. This downright misleading. The pictures shown by the Live gang are pathetic. They want people to believe that the NCC land adjacent to the Lansdowne are part of their plan. The last time I checked, there were already there. Turfstone???

## New Conversation Thread

wfm - [Updated 2009-10-11 00:22]

Sheer puffery.

## New Conversation Thread

bill q - [Updated 2009-10-11 11:26]

This is a unique site that deserves better than to become another shopping mall. Its location alongside the Rideau Canal show be used to create a usable waterspace for the city, something that we are badly in need of considering that there are no safe public beaches within the city limits. I see a canal joining the Rideau and winding through the site not just a few fountains as placed along Sparks St. I see both indoor and outdoor pools something like Emily Bronte in the Burlington area. I absolutely reject another kick at the CFL cat and believe both the Civic Centre and Lansdowne stadium have passed their 'best before' date and should be torn down. A small ice arena is a possibility if sufficient land surface is available but any stadium should be built where our grandiose LRT plan would support its positioning.

## New Conversation Thread

MRRM - [Updated 2009-10-11 11:58]

What is a major city park? we have examples, Mont Royal - Monreal, Stanley - Vancouver, High - Toronto, Point Pleasant - Halifax, Central - New York. None include an on-site mall, hotel, or stadium. The city should be prepared to create a true centre city park and stop relying on the NCC to plan this city and the whole country to pay for these municipal benefits. Stadium? - for that type of "fix-up" money build a modern one in Bayview yards - on rapid transit.

## New Conversation Thread



[amacumbe](#) - [Updated 2009-10-11 12:46]

I'm very impressed with what is being done to increase the sustainability of this site. My major concern is the runoff of water from all the asphalt, but this is being addressed. Other communities around the world are becoming tourists attractions through their uses of innovative means to create sustainable living environments. Let us follow suit, attention here will payoff in the future. I like the idea of an outdoor concert venue, as well as a fair's ground to be used by different festivals. This sort of community gathering place is much more important than stuffing in retail shops. With the stormwater management system, is it possible to partner with the universities, and try and create a new innovative design that would involve conserving grey water, reducing run-off and minimize irrigation. This could allow for ongoing research to take place into innovation, as well as create opportunities for students. With the roofs, is it possible to do "green roofs" or install solar panels? Also can you really make an effort for light pollution. All it takes is pointing the lights down and not up. Not much trouble at all, really.

## New Conversation Thread

[wantbest4ottawa](#) - [Updated 2009-10-11 12:56]

You protest too much you pathetic little people and your input is bogus according to Roger Greenburg's patronizing insulting commentary in the Ottawa Citizen: Greenburg wrote: "I think most of us recognize the bogus feedback from the meetings' hijackers for what it is, and I hope council will as well. To paraphrase Shakespeare, "They doth protest too much, methinks." "

## New Conversation Thread

[Finstrum Nairobi](#) - [Updated 2009-10-11 14:01]

A development that includes parking for 1600 cars should not pretend to be environmentally sustainable.

## New Conversation Thread

[wwatkins](#) - [Updated 2009-10-11 14:18]

The mind boggles when it comes to equating removal of parking lots and their replacement with a shopping mall and residential space as creating green space. The green space that is so highly featured in the plan is already green and belongs to the NCC. And counting Turfstone as green shows a contempt for public intelligence.

## New Conversation Thread

[b.a.r.](#) - [Updated 2009-10-11 14:46]

It seems to me that much of the green space in the plan is a fancier sort of paving than asphalt (which I agree should go). It's not fun to sit or play on paving bricks, even if there are tufts of grass poking up through holes. Lansdowne could be a great green park, but to feature it as a place to cycle is a stretch. You could cycle through the area in ten minutes. The planners are relying on the surrounding NCC lands as part of the area's green space. A shopping mall does not a green space make. Use the space to have a special and wonderful real green space.

## New Conversation Thread

[Emily Stormes](#) - [Updated 2009-10-11 15:16]

The green commitment made by the development partnerships extends only to and is limited by the green pencil crayon manipulatively used on the promotional pitches. The special paving stones they discuss to use to pave the "front lawn" parking lot are 75% concrete with only 25% space remaining to grow grass. They are also not designed to be plowed and as such are likely to grow weeds rather than that small amount of grass. Also the proposal shows the transference of 30% of the green space which they refer to as being added with this development is actually the transference of existing greenspace currently owned by the city and highly used in the form of a water park, lawn, baseball diamonds and dog park. Should this park be transferred from public hands to private as indicated by this proposal it is likely that the public will in turn have to pay rent to use this space, if it even survives. Also the land tentatively scheduled in part 2 of development for the building of townhouses on holmwood is currently a park which will be destroyed to make this development happen. Again, this is pitch and spin, the truth is a very grey option.

## New Conversation Thread

[John Smart](#) - [Updated 2009-10-11 15:54]

Lansdowne Live reduces the green space we have now. Check out the plan's "Grasspave"! It's plastic and you park on it. It's only painted green.

## New Conversation Thread

[EDS](#) - [Updated 2009-10-11 16:09]

I like the idea of meeting LEEDS standards for any development. These types of projects need to be on the forefront of sustainable construction, especially being on public land. The current proposal certainly does not include much green space and at the very least should not call the Grasspave green space. Be honest about it and upfront instead of trying to develop a 'green parking lot' and calling it a park.





### New Conversation Thread

Matthew Stormes - [Updated 2009-10-11 16:39]  
The "new" greenspace proposed is misleading. It is pavers, these aren't greenspace, they are existing greenspace, this isn't new, and it's the destruction of existing greenspace on holmwood, this would be gone. Grass doesn't make a profit, cars make profit and the activities proposed by this plans require cars. The green space is parking space, not lawns and sports fields, and although Mr. Greenberg said that "kids can do anything on asphalt" they shouldn't have to.

### New Conversation Thread

Sandy - [Updated 2009-10-11 16:43]  
A green proposal would include a light rail station at the stadium instead of parking.

### New Conversation Thread

JKW - [Updated 2009-10-11 20:45]  
This plan is not green or sustainable. Parking cars on grass, creating traffic congestion, and increasing consumerism do not qualify as either. This plan fails on all accounts.

### New Conversation Thread

Gopika Mehta - [Updated 2009-10-11 21:01]  
Eco-friendly systems like turfstone or grasspave is NOT "green space" in the truest sense. It is NOT grass and this space will be used for parking!

### New Conversation Thread

Erin - [Updated 2009-10-11 21:41]  
Look to any other major city for good examples of green space in the heart of the city - Mont Royal and Parc Lafontaine (Montreal); High Park (Toronto); Stanley Park (Vancouver); Central Park (New York); Point Pleasant (Halifax); etc. Ottawa lacks a major central green space and this could be Ottawa's chance. In terms of sustainability, again, look to other major cities (namely in Europe) for progressive sustainable development ideas, this current plan would not even rank amongst the world's best.

### New Conversation Thread

brendan - [Updated 2009-10-11 22:33]  
If you are building a "front lawn" make it real grass, not a parking lot you plant with grass until it dies, then just pave over.

### New Conversation Thread

BobSkyline - [Updated 2009-10-11 22:50]  
Let's re-create a real city-centre park, in the tradition of major cities all over North America. What the Lansdowne Live plan calls for is at best an afterthought, an add-on to what apparently is their central idea - to make a CFL franchise profitable. The LEED planning is really no more than we should expect from all new projects of this kind. (As for a stormwater management pond, I live close to one, and it is best described as a swamp, not a landscaped park.)

### New Conversation Thread

cmh - [Updated 2009-10-11 23:55]  
The green space provisions of this plan are a total sham. The drawings do not show the truth of the network of roadways that will criss-cross the site. This is not a pedestrian site, and will come to resemble Kanata Centrum (another supposed pedestrian facility) in time. Grassy parking means parking. It is allowed nowhere else in the city. With the inadequacies in transportation to and from the site, this will quickly become a permanent parking area. It is not a front garden for the canal, it is a transparent attempt to placate green concerns. Based on my assessment of OSEG and the individual businessmen involved, I view any green space in the plan as a holding pattern for later development. The sustainability of the project buildings is another area that seems more related to optics than substance. I disagree strongly with the entire plan. The fact that the buildings might be "environmental" does not mitigate any of my concerns about the fact that the wrong building is happening in the wrong places.





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## Appendix D

# 'Stadium and Arena Revitalization' Transcript

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## Comment Transcript - Stadium & Arena Revitalization

### New Conversation Thread

[huntech](#) - [Updated 2009-09-28 11:25]

A stadium should be built on a site that has good access to public transit. This site has only the #1 and #7 bus routes and is not a good choice for public transit. Bank Street is clogged during rush hour and a development of the scale proposed here will add to this issue. Much of the benefit of the stadium will be to the private consortium that will profit from games played there, at the cost of citizens.

[shoqan27](#) - [Updated 2009-09-28 11:25]

Perhaps you missed the forum that was created for transportation.

[Michel Tardif \(suspended for duplicate postings\)](#) - [Updated 2009-09-28 14:21]

Where will the buses be traveling except in traffic on Bank street since Queen El. Dr. is not allowed?

[MikeB](#) - [Updated 2009-09-28 11:25]

Events such as concerts, CFL football and USL soccer take place outside of rush hour so traffic is not that big of an issue. As I had mentioned before, traffic is cut down given Lansdowne's central location, water taxis, Shuttles along Queen E. during event days and the aforementioned OC Transpo routes. If the stadium were located elsewhere, we would not be able to take advantage of these transit opportunities.

[desideriuse](#) - [Updated 2009-09-28 14:47]

I used to live in the area around BMO field in Toronto and can attest to the irrelevance of timing and the primacy of multiple options for transportation. Even if we used Bank Street + the Canal + Queen Elizabeth Dr. we wouldn't be able to handle the load. This is assuming that these events are - as we hope they will be - well attended.

[Michel Tardif \(suspended for duplicate postings\)](#) - [Updated 2009-09-28 11:25]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

[OttawaShane](#) - [Updated 2009-09-28 11:25]

I love walking to Lansdowne from work or from the nearby Transitway. I can't wait till there's more to do there so I can do it more often. I'm sure the merchants along the routes feel the same way.

### New Conversation Thread

[Franky](#) - [Updated 2009-09-28 11:54]

A proper design competition would get us some better ideas than a shopping mall and residential space. Refurbishing the stadium means that we will be exactly where we are now in 30 years, with a crumbling stadium but without the surrounding land available.

[MikeB](#) - [Updated 2009-09-28 11:54]

The City did nothing to maintain the present Frank Clair stadium. The City essentially has taken away a much used resource from Ottawans by its neglect. The City owes us. They are very fortunate that OSEG has come along with the Lansdowne Live plan. We certainly need it.

[Franky](#) - [Updated 2009-09-28 14:43]

I agree that we need a stadium and Lansdowne needs work, but Lansdowne Live is not the answer.

[Chris Ellis](#) - [Updated 2009-09-28 14:43]

Perhaps the reason the city did not adequately resource Frank Clair stadium is due to the fact that there was no support for a sports team that would use the facility. I can only imagine the reaction of those of the "zero means zero" way of thinking if taxes had been used to maintain an empty stadium.

[MikeB](#) - [Updated 2009-09-30 13:14]

But the stadium is used for more events than just football! The cracks were found in the south side stands shortly after the FIFA U20 games, so the lower south side stands were condemned shortly after. With the lower stands gone, and the upper stands now virtually unusable, we are left with half a stadium. Large events wind up passing Ottawa by. We need that stadium back!

[MikeB](#) - [Updated 2009-09-30 13:14]

Again, and I can't stress this enough, the stadium is not just about professional sports! The stadium is used for other events. The cracks in the south side appeared after the FIFA U20 tournament - a wildly successful tournament that generated quite a bit of revenue for the city. The stadium also hosts concerts, CIS sports, etc. etc.

[desideriuse](#) - [Updated 2009-09-28 14:43]

How many times does the City of Ottawa need to fail at hosting a Football team before we'll accept that there simply isn't a market for it here? Frank Clair stadium fell into disrepair because we don't need it. However, the success of the FIFA under 21 proved that there is a demand for Soccer and a justification for a big stadium.

[Michel Tardif \(suspended for duplicate postings\)](#) - [Updated 2009-09-28 11:54]

Should have never been sole sourced but please read on: Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a





soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

desideriuse - [Updated 2009-09-30 19:33]

I agree with much of what you said but would like to suggest park & ride as an alternative to Kanata. For sustainability, we should be encouraging urban density and thus eliminating the need for multiple-car families. That being said, the reality is that we'll never find one solution that works for everyone. We should make it easy for both people who love their cars and people who don't own a car = transit hub with many points of access: park and ride, take your bike or take the bus.

OttawaShane - [Updated 2009-09-28 11:54]

We could get a thousand dreamers and artists and architects and planners and ordinary citizens to take a year out of their lives and come up with grand perfect plans, fully-consulted and vetted visions, all nicely thought out and illustrated and incorporating everything people would think would be nice to have or necessary at Lansdowne Park. And none of it would really matter, unless those people also had money to pay for it, or a viable plan for how it would be paid for. And the plan would have to include how any needed civic assets not included in their plan would be located elsewhere. Its easy and fun to dream. Easy too. Reality is much harder, though.

desideriuse - [Updated 2009-10-03 00:10]

Common practice is that any Developer, Designer or Dreamer who wants to submit a proposal to an international design competition must pay a fee. Thus the process provides its own funding.

HLinNepean - [Updated 2009-09-28 11:54]

A design competition will get us a plan that will most likely never be built for lots of money. Here we have an awesome plan that can be built. This is the best we will get to try and please everyone.

nicole\_t - [Updated 2009-10-05 09:23]

I agree that design competitions are not the best way to reach a final plan. They typically result in a lot of unpaid hours of work for the entrants, and a final plan that may or may not work financially. However, the way they the City has tried to unilaterally impose this plan, with public consultations added as an afterthought, was in bad taste. I would prefer to see the city hire 2-3 firms to develop plans that reflect the primary concerns of Ottawans. We need to consider plans with and without the stadium, with and without a huge commercial addition, with and without a large park/greenspace.

desideriuse - [Updated 2009-10-05 09:23]

Calling this plan "the best we will get" is selling Ottawa short. Are we or are we not the National Capital of one of the best countries in the world?

## New Conversation Thread

ride80 - [Updated 2009-09-28 12:35]

Aside from the Seating capacity which I feel should be around 28,000, this plan has everything we are looking for in a modern outdoor facility to meet the needs of the City of Ottawa for quite some time.

Enough Already - [Updated 2009-09-28 12:35]

It isn't the stadium design that is the problem (although I would have concerns about a flat roof of that size in an Ottawa winter), it is the parking and transit links to the stadium that make no sense.

ride80 - [Updated 2009-09-28 13:11]

I take it you have no experience in Architectural design? I do. Don't worry about the roof. I am sick of people in their city with "concerns" over "this" and "that". Parking and transit has been laid out and if you use the Rolling Stones concert and the 2004 Grey Cup as a model, transit can be very smooth. End of story.

Enough Already - [Updated 2009-09-28 13:19]

I might bow to your superior knowledge of structural engineering, but obviously not in transportation. That is not the end of the story. The story does not begin to address how to move so many people out at one time for a regular game, not a once-in-a decade event. It does not address how people are meant to shop (in the Glebe or at Lansdowne) or go to the theatre on a game day. It does not address where all the shuttle buses will be staged. There are so many unanswered questions in the transportation part of this proposal.

J.C.Watts - [Updated 2009-09-28 13:19]

The roof comment was a parenthetical aside, no need to rant. If you are sick of people expressing their concerns, you've come to the wrong place. This forum is designed specifically for expressing concerns. The Rolling Stones concert and Grey cup were once a decade special events, not 8 times a year scheduled CFL games. People will tolerate traffic chaos for something unique, but not on a regular basis.

MikeB - [Updated 2009-09-28 14:20]

Ottawa has been awarded the Grey Cup for 2014. The Grey Cup and Rolling Stones are just 2 examples of what could be held at Frank Clair stadium. Without a large scale venue, Ottawa cannot attract these larger scale events. With these events goes badly needed revenue that goes back into city services. We need a new Frank Clair stadium plain and simple. The traffic issue you raise is also not as grave as you make it out to be. As mentioned earlier, the amount of traffic is cut down as a result of several factors: Lansdowne's central location allows for much walk-up traffic from patrons in the Glebe, Centretown and Old Ottawa South. There are regular bus routes that run up and down Bank, Bronson and Main. There will also be shuttles on event days running along Queen Elizabeth and there will be water taxis to bring people from downtown to Lansdowne Park. Also, although I am just speculating at this point, I would imagine that Local Heroes would jump on board on event days with a shuttle of their own from their restaurants too. That's a BIG chunk of traffic gone.

J.C.Watts - [Updated 2009-09-28 14:37]

You've got the revenue/expense picture backwards. We would have to spend 125 million for the stadium to be paid for with tax revenue. Rental fees for the occasional big concert are a drop in the bucket. You're also very optimistic about foot traffic. I used to park at Billings and walk to Lansdowne in the 80's to see games, and I might today, on a sunny Sunday afternoon, but on a rainy night in October, I'm either driving or staying home. Take a look at how many people take the direct buses to Sens games. It's not the big chunk you are hoping for.

MikeB - [Updated 2009-09-28 14:48]

You're simply looking at the initial outlays and not considering all of the tax revenue (as well as job creation and collateral revenue (and resulting tax revenue from that that goes back to the City) gained from the surrounding businesses and events at the stadium over its useful life. The buses to the Sens games are completely different. Only 15% of the Ottawa population rests in Kanata. The remaining 85% need to drive out there and there are only so many buses. Also, given its isolated location, people just go the games at Scotiabank Place and then get back in their cars and go home when the event is over. Lansdowne is completely different. People patronize the pubs and restaurants before and after events - not only on Lansdowne property but the surrounding neighbourhood. Lansdowne's central location cuts down on a good chunk of that traffic already as I had already mentioned because of the short walking distance from many neighbourhoods.



J.C.Watts - [Updated 2009-09-28 15:02]

Tax revenue and job creation are irrelevant. Taxes are generated and jobs are created wherever you build a shopping centre. It's no reason to fork over public lands to build one. You might as well say we're going to hand over every public park to developers to increase our tax base. Your point about the drive/walk mix doesn't wash either. What % of a CFL team's fan base lives within walking distance of Lansdowne? Not a significant portion.

MikeB - [Updated 2009-09-28 15:46]

Tax revenue and job creation are INDEED relevant if you're concerned about building a better Ottawa. I certainly am. My point about the drive/walk is certainly relevant as well, unless you're trying to tell me that no one in the Glebe, Old Ottawa South, Centretown is interested in events at Lansdowne at all, which we both know is completely wrong. Do you live in the Glebe btw?

J.C.Watts - [Updated 2009-09-28 15:52]

Tax revenue and job creation are not relevant to whether this is a good proposal. You could build a mall in every park in Ottawa and increase revenue. That doesn't mean it's a good idea. I'm sure there's just as high a percentage of CFL fans in those central neighbourhoods you mention as there are in any Ottawa neighbourhood, but it's not enough to significantly affect the car/pedestrian mix. Ten thousand cars will be competing for those few thousand parking spots.

MikeB - [Updated 2009-09-28 16:01]

I'm talking about the Lansdowne proposal - not building anywhere else. Again, you miss my point about Lansdowne being integrated with the rest of the surrounding community. The Lansdowne Live proposal benefits the local community because patrons come into the area before, and stay after the events. The restaurants/pubs onsite can't handle everyone, so the overflow spills out into the neighbourhoods. Places like the Arrow & Loon, Irene's, Barley Mow, Patty's etc. all benefit, as do the other businesses from the increased exposure. This creates jobs and puts increased tax revenue back into the city to provide services and fix our roads etc. Surely you have to see this!

Chris Ellis - [Updated 2009-09-28 15:02]

There are better downtown locations for a large event venue which would allow for the positives you mention but with the added benefit of being within walking distance of future rapid transit. And would also revitalize parts of under utilized areas while allowing for a park that would enhance the Rideau Canal.

JFFournier - [Updated 2009-09-30 13:26]

Swell! Show me one on which someone is both willing and able to build and I'll consider it. In the meantime, it's pointless daydreaming.

Chris Ellis - [Updated 2009-09-30 13:33]

If you think the City of Ottawa isn't paying for the stadium at Lansdowne then you need to take a look at the LLP proposal. Since the City is putting in money for a stadium I think it would be better spent to support a stadium in the right location. If we keep Frank Clair then it will be years before a successful stadium and CFL team are part of Ottawa.

JFFournier - [Updated 2009-09-30 19:36]

That's not what I said. Of course I know the city is paying for the stadium. I said show me a different location where someone is both willing and able to build a venue for large events and I'll consider it. Right now, there isn't such a thing, and I'm not going to sit around and hope when one is currently being proposed. Especially when it's being proposed where it always has been, because I find that those proposing Bayview never take into account that the folks living around Bayview have no interest in having a stadium built near their homes. The difference, of course, is that they never made the choice to live across from a stadium so I can sympathise with them far more.

csolar - [Updated 2009-09-30 21:35]

Apparently the City of Ottawa is suddenly willing to spend upwards of \$120M to build a stadium. That being the case, why not build something new (not a half-baked retrofit), and build something in a sensible, transit-friendly location? The City owns the Bayview site, so I think that makes them both willing and able.

JFFournier - [Updated 2009-09-30 22:12]

If they were willing, it would be proposed. Have you seen it offered as an option to citizens anywhere? If so, direct me to it, I'll look it over and add my voice.

MikeB - [Updated 2009-09-30 13:26]

Could you indicate one location that has been approved by council, has the essential financial backing, and can generate as much or more revenue for the local area than Lansdowne?

ride80 - [Updated 2009-09-28 14:48]

Well then you're obviously not a fan then are you?

Enough Already - [Updated 2009-09-28 14:48]

I agree with your comment JC, but I would just add that people keep quoting the \$125M figure from the Lansdowne Live proposal as the cost of the stadium. That is only the cost of the stadium if we had the cash. We don't have the money, so we will have to borrow it. With interest the stadium is really costing \$284M.

Enough Already - [Updated 2009-09-28 14:37]

\$284M is a lot to pay for the Grey Cup and the Rolling Stones. It would be cheaper to rent Wembley Stadium in London and fly over the lucky 100,000 Ottawa residents.

MikeB - [Updated 2009-09-30 22:32]

These are just examples. There are so many more events that can be held at Lansdowne for many years to come.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 12:35]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.



## New Conversation Thread

**Barry Davis** - [Updated 2009-09-28 12:36]

I would like to see a comparison study between this site and other potential sports sites. I would like to see the sports proposal unbundled from the rest of the development in terms of: -corporate structure; -flow of taxpayer funds; and -land use planning. Suppose, for example, there is a comparison between this site and the present baseball site on Coventry Road. That site has better transportation access (closer to the transitway, closer to the Queensway) better opportunities for parking, and involves less valuable land. Barry Davis Ottawa

**ride80** - [Updated 2009-09-28 12:36]

Who is going to pay for it? You?? Go ahead. because I am not. You know truthfully that there is nothing else to compare this against.

**J.C.Watts** - [Updated 2009-09-28 12:49]

Who will pay for a stadium on another site? The same people who will pay for it at Lansdowne - Ottawa taxpayers. You didn't think OSEG was contributing to the stadium did you? Read the Business Model section.

**JFFournier** - [Updated 2009-09-28 14:13]

The city has already said they can not afford to pay for it. They are going to pay for the one at Lansdowne Park with the money already budgeted for its upkeep, but they can't use that money on a new stadium if they still need to maintain (for lack of a better word) Lansdowne Park. Bayview is not a realistic option, not matter how much people wish it were.

**J.C.Watts** - [Updated 2009-09-30 13:12]

I agree the city can't afford to pay for a stadium at Bayview. Nor can they afford to pay for it at Lansdowne. You're right that the original plan was to pay the loan off with money budgeted for upkeep, but then somebody reminded them that Lansdowne also generates revenue and that the actual shortfall between revenues and costs was in the hundreds of thousands, not millions. Now that they've realized they can't pay for the stadium that way, the new proposal is to pay it with "incremental taxes" from the new development. Allocating new property tax revenue to a specific project is a shady practice. It means the costs of services for the new development will be borne by new taxpayers, so tax increases for the rest of us. We can't afford a stadium at Lansdowne or Bayview until somebody kicks in some private money for part of it or comes up with a proposal that generates a real revenue stream for it.

**J.C.Watts** - [Updated 2009-09-30 14:47]

Apologies, that line should have read: "It means the costs of services for the new development will be borne by EXISTING taxpayers, so tax increases for the rest of us." (my kingdom for an edit feature)

**JFFournier** - [Updated 2009-09-28 12:36]

That's been done. I don't recall where the baseball stadium ranked, but Lansdowne Park was 6th out of the 23 sites reviewed.

**Franky** - [Updated 2009-09-28 13:24]

Bayview was ranked 1st, City Centre 5th, Lansdowne 6th, SBP 7th. <http://www.ottawa.ca/calendar/ottawa/citycouncil/pec/2009/02-24/8-ACS2009-ISC-CCS-0013-Document%201.htm>

**OttawaShane** - [Updated 2009-09-28 22:58]

My recollection is the ranking of various sites did not include some key criteria, namely cost, ability to convert the site, ownership, or really many other factors that would actually be key to making a site work. Meaning, those rankings didn't consider the clean up costs that would be associated with Bayview, nor did they consider the relocation cost of moving that City work facility. Nor did those rankings consider clean up costs for City Centre, nor did they consider the reality that there is a property owner there, people work there, and the owner plans to keep/upgrade that land, as they have the right to do. Once actual real world issues are factored in, Lansdowne shoots a lot higher up that list, doesn't it?

**Franky** - [Updated 2009-10-03 00:05]

Page 54 of the main report: cost: Acquisition, Anticipated | Cost of lower acquisition costs score higher Site & Facility Development Costs | lower site development costs score higher Ground/Soil Conditions/Contaminants | "clean" sites score higher Ownership: Site Ownership | City owned sites score higher Not really, Lansdowne does not "shoot higher". Bayview is 1st, City Centre 5th, Lansdowne 6th.

**MikeB** - [Updated 2009-09-28 12:36]

I don't see why. In the 2008 public consultations, the MAJORITY of Ottawans wanted Frank Clair stadium maintained and preserved with its current capacity at Lansdowne Park. Moving the stadium elsewhere is not what the majority of Ottawans want. I also want to see Frank Clair stadium preserved at Lansdowne. The proposed design looks great and it is multifunctional to accommodate soccer (USL/MLS), concerts and amateur sports!

**Michel Tardif (suspended for duplicate postings)** - [Updated 2009-09-28 12:36]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

**Michel Tardif (suspended for duplicate postings)** - [Updated 2009-09-28 12:36]

This was a sole source for the intentions of the developers to obtain a franchise. No other business would perceive this as a successful place for a stadium.

## New Conversation Thread

**Rivergate** - [Updated 2009-09-28 12:56]

Perfect ... I LOVE it

**hopingforbetter** - [Updated 2009-09-28 12:56]

CFL -- a waste of space - who cares about this dying sport. Soccer - brilliant at the community level. No majore traction at the pro level in canada. Again a waste of space when community sports facilities can be used. 67's - a proven success but do not merit huge public funding when there is a shortage of community ice time.



Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 12:56]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

Franky - [Updated 2009-09-30 19:31]

COULD SOMEONE CLEAN UP THESE MULTIPLE POSTS? THANK YOU.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 22:10]

Not everyone reads through all the posts or do they?

## New Conversation Thread

ucaire - [Updated 2009-09-28 13:12]

CFL has failed twice. The Senators have total command of the sports dollar in Ottawa

J.C.Watts - [Updated 2009-09-28 13:12]

Frankly, it's unclear whether the CFL can survive in Ottawa. I wouldn't want to invest in it, but some brave soul might make it work. It's clear that these developers don't think a team can stand on its own or else they wouldn't demand all this public subsidy.

MikeB - [Updated 2009-09-28 13:12]

The teams' downfall were the result of poor management (the same group BOTH times I might add); not because of poor fan support. In the dying days of the Rough Riders, attendance averaged 20,000, that's higher than a sellout at an Ottawa Senators game. Jeff Hunt has proven himself when it comes to managing a sports team. The original Ottawa Rough Riders were also here for 120 years - I wouldn't exactly call that a 'failure'. I'll be waiting in line to buy season's tickets when the Rough Riders come back.

shogan27 - [Updated 2009-09-28 13:12]

Tell that to the 67s...one of the most successful Junior hockey franchises in Canada. My guess is that Jeff Hunt's influence is the only reason for this...there is a reason he was brought onboard to be a part of this project...as his pockets are not nearly as deep as the others in the group.

JTB - [Updated 2009-09-28 13:12]

Apples and Oranges, metropolitan Ottawa/ Gatineau is more than a million people. Football is only 9 or 10 games per year, this is central, with walk up potential that is far superior than Scotiabank Place.

Franky - [Updated 2009-09-28 13:12]

Could also be the location. The Lake Leamy Casino might also be draining some disposable income. MLS/soccer might be vying for a piece of the pie if it comes to Ottawa. It's quite a gamble to take when nobody knows for sure why CFL failed twice already in recent times. "Luckily", this is shopping mall proposal.

MikeB - [Updated 2009-09-28 19:37]

I can tell you why the CFL franchises were shut down - poor management. The Gliebermans drove the Ottawa teams into the ground. The fanbase is here in Ottawa to support a team, but when you have people mismanaging the team and the company funds, the team is doomed no matter how large the fanbase is. That will all change when we have solid management in place a la Jeff Hunt. Mr. Hunt already has a proven track record in successfully managing sports franchises.

Dave - [Updated 2009-09-28 22:03]

Who cares about the CFL? This is a real estate deal pure and simple. If the LL group cared about bringing the CFL back they would do it in a stadium at Bayview or anywhere else the city chose to build it. But the deal is off if they don't get control of the most valuable piece of underused real estate in Ottawa.

MikeB - [Updated 2009-09-28 22:55]

Tens of thousands of Ottawa residents care about the CFL. But the stadium is to be used for events for more than just football - a point that is obviously lost on some people.

JFFournier - [Updated 2009-09-28 22:55]

You're trying to hold them to a promise they never made. They've said from day one that this was about more than just football. The exact quote from their Q&A is "...and our objective is to bring people back to Lansdowne. That's what this is all about." Building at Bayview doesn't exactly accomplish that, does it?

Franky - [Updated 2009-09-28 22:03]

How do you prove such an assertion? It might just mean that Ottawa is a hockey town, not a football town.

MikeB - [Updated 2009-09-28 23:14]

All you have to do is look at the attendance at the time the teams shut down. At the worst point for the Renegades, they had roughly 18,000 - almost a sellout at Scotiabank Place. That shows that there are high numbers that would support CFL. Also keep in mind that the last time the Ottawa football team had a winning team was 1979, yet the fans STILL kept coming year after year. There is still VERY strong support for CFL football in Ottawa.

Franky - [Updated 2009-09-28 23:26]

I got free tickets to see the Grey Cup here in Ottawa. Those attendance numbers are inflated. The team folded which means they didn't make enough money and that's the real bottom line.

MikeB - [Updated 2009-09-29 09:54]

Those were the official numbers, whether the tickets were won as a prize, given as a gift or bought over the counter, it still means people had paid and



were there. The revenues were there, the owners squandered the funds needlessly - that's what the real problem was.

**Dave S - [Updated 2009-09-29 22:19]**

Do you really believe that a CFL club will play more than 50 or so games at this new stadium before they fold? Do you really believe that the developers care? This is a deal for them to make money on a shopping mall while putting the financial risk on the city taxpayer.

**MikeB - [Updated 2009-09-30 22:07]**

I believe under the management expertise of Jeff Hunt that the new Ottawa Rough Riders will be here and thriving for a VERY long time. I am waiting to buy season's tickets.

**Jason - [Updated 2009-09-28 13:12]**

It's important to remember that the Alouettes nearly failed twice (at least), but now they're back stronger than ever. A good stadium is a key component to a successful team.

**Chris Ellis - [Updated 2009-09-29 00:41]**

You may be right about a good stadium being key to a successful team. I don't think a refurbished Frank Clair stadium at Lansdowne will meet the test of a good stadium.

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 13:41]**

You hit the bullseye on the target.

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 13:12]**

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

**Brock - [Updated 2009-09-28 13:12]**

If the Senators start losing again watch for the sale sign go on. Melnyk saved the team and bought the Corel centre cheap after all the blood and tears.

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 13:37]**

This why the city would put up the land pay for sewers, interchanges but will not be owner of the stadium, it will be Melnyk.

**Brock - [Updated 2009-10-01 13:47]**

All cities across the globe build stadiums with PUBLIC MONEY .

## New Conversation Thread

**David Schneider - [Updated 2009-09-28 13:16]**

The 24,000 seat venue should not be built on this site. Parking and public transit will not support the number of people. If they think the CFL will fly then build it on the flats. Rapid transit is planned for that area. Did they not learn from the FIFA event. Bank St was a parking lot, nothing moved.

**Robert - [Updated 2009-09-28 13:16]**

Rapid transit and a major sports complex are natural complements to one another. A sports complex located adjacent to good public transit will increase transit revenues. Good public transit encourages increased attendance at sports events. If the City is investing major expenditures in both a stadium and LRT, the two ought to be located next to one another in order to create the best value for taxpayers. This points to Bayview as the best location for major sports facilities.

**JFFournier - [Updated 2009-09-28 14:52]**

No one wants to build at Bayview and the city can't do so on its own. Bayview is irrelevant to the discussion because it is not a true alternative.

**Dave - [Updated 2009-09-28 21:09]**

Build a soccer stadium in Kanata. Soccer is the future and Eugene Melnyk is waiting patiently for his plans to be heard by council

**JFFournier - [Updated 2009-09-28 22:51]**

Is soccer still the future? Because I recall that it was the future in early 80's as well. Soccer fans must be eager for this "future" to finally arrive. Great idea though. Instead of building a stadium in a place that is hard to park at, let's build one in a place that's hell to get to, with no guaranteed tenant. What could possibly go wrong?

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 13:16]**

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread



Karen - [Updated 2009-09-28 13:40]

How can you possibly have 24 000 seat capacity with less than 2000 parking spaces? Even with good access to public transit, this doesn't add up.

MikeB - [Updated 2009-09-28 13:40]

Not everyone will be driving to the stadium. With Lansdowne's central location, there will be lots of walk-up traffic from the Glebe, Centretown and Old Ottawa South. There are also several bus routes that currently run up Bank, Main and Bronson. Queen Elizabeth will also open up to shuttles around event day opening and closing and the canal could also be used to ferry eventgoers from the hotels downtown. That's a BIG chunk of traffic off of the roads and will require less parking spots.

Franky - [Updated 2009-09-28 14:22]

Seems to me that if you want CFL or MLS to succeed, you don't make it hard to get to the stadium and you don't limit your market to a small area around the stadium. The Bayview or City Centre sites are right on Rapid Transit with parking nearby.

MikeB - [Updated 2009-09-30 09:40]

I'm not saying you would limiting your market to a small area, I'm saying that these neighbourhoods are already close to the stadium that they can actually walk to it, cutting down on the amount of traffic. The rest of us who do drive or take a bus have easy access to the stadium through a variety of roads and bus routes that run past or close to, Lansdowne. The additional plus to Lansdowne is that there are a variety of meeting places right near the site that generates more revenue for the city and offers gainful employment, whereas Bayview and City Centre there's absolutely nothing, and generates little to no additional revenue.

Franky - [Updated 2009-09-30 22:25]

We're having the same conversation in 2 locations - Preston St. is nearby and restaurants as part of the development at Bayview would make sense.

MikeB - [Updated 2009-10-01 00:13]

See my other comment on this topic.

JTB - [Updated 2009-09-28 13:40]

Many downtown stadiums throughout North America have no parking at all. Look no further that Montreal's Bell Centre. Now granted they have an excellent subway system, but the transpo plans which OSEG have developed look solid.

Franky - [Updated 2009-09-28 19:24]

This is a good argument for a stadium at Bayview - LRT access, though Tunney's pasture's parking lot is near that location also.

MikeB - [Updated 2009-09-28 19:40]

Boston's Fenway Park is a similar situation to Lansdowne and they do just fine. There is no rapid transit close to Fenway and they get tens of thousands of fans streaming into the park for decades. Even the streets surrounding Fenway Park are blocked off during game day for street parties to encourage gatherings. It's a real community builder. Of special note, one of the streets that surrounds Fenway Park is called Lansdowne Street!

Franky - [Updated 2009-09-28 21:22]

Actually, Fenway looks more like Bayview with subway and commuter rail access."Access and transportation \* Fenway Park can be reached by the Massachusetts Bay Transportation Authority (MBTA) Green Line subway's Kenmore Station on the "B", "C" & "D" branches, as well as the Fenway Station on the "D" branch.[43] \* Yawkey Station is served by the MBTA Framingham/Worcester Line commuter rail trains.[44] \* Although the Massachusetts Turnpike passes close to Fenway Park there is no direct connection. Motorists are directed to use local streets or Storrow Drive to access the park.[45]"[http://en.wikipedia.org/wiki/Fenway\\_Park#Access\\_and\\_transportation](http://en.wikipedia.org/wiki/Fenway_Park#Access_and_transportation)

MikeB - [Updated 2009-09-28 23:06]

If you've ever been to Boston, you'd know that the stations are still blocks away. Fans still need to walk to get to the Park. By contrast, OC Transpo passes right in front of Lansdowne, in addition to the proposed shuttles, so we here in Ottawa are even better off!

Franky - [Updated 2009-09-28 23:19]

"Blocks away"? Bayview would have rapid transit right at the doorstep. I'm sure Fenway park also has regular bus access. Fact is, Fenway is nothing like Lansdowne. Lansdowne is not on rapid transit. A better location is Bayview, right on the proposed LRT line intersection.

MikeB - [Updated 2009-09-29 10:06]

Again, Bayview is not an option. City Council has already mandated that Frank Clair stadium remain at Lansdowne and be refurbished. The Fenway comparison is a similar example to what Lansdowne faces. You say Lansdowne has limited transit, yet thousands of people flock to both Fenway and Lansdowne with no problem at all. I have been attending events at Lansdowne for years and have never had a problem getting in and out of the area.

Franky - [Updated 2009-09-29 22:24]

So they can name the new stadium something else. I haven't found a link that "City Council has already mandated that Frank Clair stadium remain at Lansdowne and be refurbished" that precedes the LL sole-sourcing sweetheart deal. Do you have one?

MikeB - [Updated 2009-10-01 00:33]

I'd have to look, but since this site is about discussing the present proposal (that contains the stadium enhancement requirement from the city) why would you care about anything before this proposal?

deb - [Updated 2009-09-28 19:40]

It will take years and millions of dollars to clean that site....

Dave - [Updated 2009-09-28 19:24]

You don't need parking if you have excellent transit like Montreal or New York or any one of a number of major cities. But we are talking about Bank Street and two bus routes here. The comprehensive transportation strategy of OSEG is to run a couple of extra buses down Bank, ban parking on game days (damaging the existing businesses) and running shuttle buses down the parkway, assuming the NCC agree. The result will be gridlock on bank and the surrounding residential streets.

GersJr - [Updated 2009-09-28 13:40]

I guess when 40,000 spectators descend on Lebreton Flats for BluesFest, there must be 40,000 parking spaces, eh?!? They have already stated numerous times that public transit is going to a key focus to this project. As well, the stadium has been there for years, people have gone in the past (see U-20 World Cup attendance figures for Ottawa, which was, yes..you guessed it, held at Lansdowne Park, for more information) and they will continue to go in the future, whether there is 2000 or 20000 parking spots.

Chris Ellis - [Updated 2009-09-28 20:37]



Your comment about Bluesfest makes the case for being closer to rapid transit than Lansdowne is. Unlike Lansdowne buses can line up waiting for the people along the transit way. At Lansdowne buses will have to line up on the streets cars leaving the event will be trying to access.

[dprouse - \[Updated 2009-09-28 13:40\]](#)

There are thousands of parking spots north of the Queensway that sit unused on evenings and weekends. I can walk from Lansdowne to downtown in less time than it takes me to get out of the parking lot at Scotiabank Place. Anyone who thinks that access to a freeway magically alleviates traffic woes has clearly never attended a Senators game.

[Michel Tardif \(suspended for duplicate postings\) - \[Updated 2009-09-28 13:40\]](#)

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

[okent - \[Updated 2009-09-28 13:46\]](#)

Seems odd that we would put taxpayer money into building luxurious private boxes, presumably for lobbyists to entertain politicians in

[Michel Tardif \(suspended for duplicate postings\) - \[Updated 2009-09-28 13:46\]](#)

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

[MikeB - \[Updated 2009-09-28 14:17\]](#)

The refurbishment of Frank Clair stadium and the Civic Centre is long overdue. The new design looks great! I cannot wait until the Ottawa Rough Riders take the field in 2012. The Ottawa 67s also need the arena fixed. They have gone too long without a decent arena to play in. The CFL has the 6th highest average sporting attendance in the world! Frank Clair stadium is essential to invigorating this area of town.

[hopingforbetter - \[Updated 2009-09-28 14:17\]](#)

What Ottawa Rough Riders ??? That team failed and failed and failed..... why bother to build a stadium for a sport that died in the last milenium! Go try to raise the money for your own stadium but don't try to nurse on the city coffers.

[MikeB - \[Updated 2009-09-28 20:34\]](#)

The revitalized Ottawa Rough Riders that are set to take the field in 2012. The Rough Riders that wowed and gave back to the city of Ottawa for 120 years. You're invited to come see them play. The CFL hasn't died - it's getting stronger and is currently the sport with the 6th highest average attendance in the world. The stadium isn't only for football. It caters to many events - concerts, amateur sports, FIFA U20, an outdoor NHL game potentially. Frank Clair stadium has the ability to give back so much to the city of Ottawa, unlike plain greenspace.

[Dave - \[Updated 2009-09-28 21:15\]](#)

If you read this plan, the stadium, refurbishments aren't due to be complete until 2013, and if this council eventually approves this plan, I imagine that the next one will cancel it long before there is a CFL game played in Ottawa.

[MikeB - \[Updated 2009-09-28 22:44\]](#)

The official date from the CFL is 2013, but those close to the project have indicated that 2012 is still a possibility. I have faith that our City Council will vote in favour of Lansdowne Live and we'll see the Ottawa Rough Riders take the field within 4 years. See you in the stands.

[Robert - \[Updated 2009-09-28 21:15\]](#)

The more events are held at the stadium, the more frequently traffic gridlock will occur. All the more reason to locate a stadium close to public transit, to wit: Bayview.

[MikeB - \[Updated 2009-09-29 19:36\]](#)

City Council has mandated that Frank Clair be refurbished at Lansdowne so moving the stadium elsewhere is not an option. Given Lansdowne's central location, it is within walking distance from people in Centretown, the Glebe and Old Ottawa South, cutting down on the amount of traffic. There are also bus routes up and down Bank. The proposal also allows shuttles to run down Queen E on event days and a water taxi option is also available. Besides, events occur after rush hour and on weekends, so 'gridlock' won't happen.

[Chris Ellis - \[Updated 2009-09-28 21:15\]](#)

In an intensified urban setting green space is very important. And in the long run and on a day to day basis would probably be used by more people.

[MikeB - \[Updated 2009-09-30 14:05\]](#)

Ottawa is already blessed with quite a bit of greenspace throughout the entire city. Lansdowne has greenspace as part of its design, but should also cater to people with other interests such as sports enthusiasts and concert-goers. Lansdowne Live offers something for everyone.

[dbk - \[Updated 2009-09-28 21:15\]](#)



We've been invited to renovate the stadium at public expense, then gift it to the teams' owners for 30 years free of charge. I don't expect event tickets will be free, other than to City Councillors, the Mayor, and friends of OSEG.

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 14:17]**

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**MikeB - [Updated 2009-09-30 19:29]**

Michel, you couldn't be more wrong if you tried. Speaking from experience, I can get in and out of the Lansdowne area very quickly, whereas going out to Kanata takes forever to get into Scotiabank Place as there are only 3 entrances to the immediate area. Lansdowne has multiple avenues all around to get in and out efficiently.

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 23:06]**

You are correct but lets say 15,000 on bank street and 5,000 on Queen El. Drive does not make sense. Take a look at bank during rush hours from the river to the queensway, it is back to back traffic mainly do to the traffic lights. Since the stadium would need a few more on ramps and off this would better. Just wait till the full completion of the West Queensway is completed.

**MikeB - [Updated 2009-10-01 13:42]**

Yes, rush hour traffic gets backed up on Bank Street, but the major events held at Lansdowne like football, hockey and concerts etc. all take place later in the evening at around 7:30pm - 8:00pm when rush hour traffic has dissipated. The additional lanes out to Kanata are good, but the avenues into Scotiabank Place still number only 3. Traffic ties up on those 3 streets specifically at event time.

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 21:57]**

If the stadium is built on the north side of the Queensway, the city could incorporate on and off ramps with double lanes or more. Montreal, Toronto have this. Ottawa does where the 174 meets the 401 but the design needs revamping. Where would there be less traffic congestion?

**Dave S - [Updated 2009-09-28 14:17]**

With all due respect, the opinions of former Rough Rider fans should be taken with a grain of salt. It has been proven that there are not enough of you to support a team at Lansdowne.

**JFFournier - [Updated 2009-09-30 21:53]**

Nice. Anyone else we should ignore? Soccer fans? NIMBY's? Let us know whose opinion should really count.

**Dave S - [Updated 2009-09-30 22:11]**

"Grain of salt" and ignore are quite different things. Let's put things in context. These fans are asking city taxpayers to put at risk tens if not hundreds of millions of dollars primarily because it suits their personal interest ... one that has been tried and failed in the past no less.

**JFFournier - [Updated 2009-09-30 23:47]**

Everyone has their reasons for supporting or rejecting this proposal. Football fans are hardly the only ones who might have their own personal interests at heart. So why single them out? I'm a football fan but e-mails to councillors have included concerns about the farmers' market, trade show space, and green space. The mere fact of being a football fan does not immediately make me incapable of considering the other aspects of the proposal. That my opinion should count less because of how I choose to spend my spare time is insulting and narrow-minded on your part.

**Dave S - [Updated 2009-10-01 07:45]**

None of the other "personal interests" are proposing to spend ANYWHERE NEAR the amount that CFL plans require.

**JFFournier - [Updated 2009-10-01 07:55]**

So what? I am not debating that in the least, what I object to is devaluing someone's opinion based on the fact that they enjoy a specific activity. Hey, let's take the opinions of the park lovers with a grain of salt. All they do is walk their dog or toss frisbees around and that brings in no revenue, so who cares what they want. Why should anyone's opinion be taken any lighter? There are a lot of NIMBY comments here too (not from you that I know of, I'm speaking in general terms), but the simple fact of the matter is that even if they are looking after their own interests primarily, those for whom that shoe fits have every right to express themselves. If I've misunderstood you, I apologize. I won't clutter this place anymore in regards to this.

**Dave S - [Updated 2009-10-01 11:53]**

So what? So this proposal represents a far larger subsidy for their personal interests than any other. I believe this clouds the CFL fan's ability to be objective (or at least pragmatic). I agree with you that everyone should have the opportunity to voice his or her opinion, however we have listened to CFL fans' voices in the past and the results have not been fruitful for the city.

**MikeB - [Updated 2009-09-30 21:53]**

20,000 (on average) Rough Rider fans are in this city waiting to buy tickets for the new team that prove you wrong.

**Dave S - [Updated 2009-09-30 23:12]**

I suppose I count as one of those 20,000 because in 1995 or '96 (I forget which), I bought a pack of eight tickets to Rough Rider games. They cost me roughly \$100 as I remember, or \$12 per game. This probably wouldn't cover parking in the new underground facility ... let alone contribute anything toward the \$150M mortgage that the city seems ready to embark upon. I am far less interested in the CFL than I was a decade ago. Younger people in this city are even less so. If this was a good business plan, it would not require taxpayer money.

**MikeB - [Updated 2009-09-30 23:56]**

When a venue like Frank Clair stadium can generate so much for the city, I don't mind taxpayer money going into it. The stadium gives back to the city whereas extra greenspace in that part of town does nothing for the majority of Ottawa taxpayers.

## New Conversation Thread

shogan27 - [Updated 2009-09-28 14:19]



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The images of the stadium look stunning, the only change I'd like to see is to have a more oval seating plan so that the entire seating area is joined rather than having four distinct seating sections. Whether that is accomplished by increasing the capacity or by moving seats from the upper level of the South sides is the question.

JFFournier - [Updated 2009-09-28 14:19]

I think it is suggested that way so that temporary seating can be added in those corners for large events.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 14:19]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

Robert - [Updated 2009-09-28 14:38]

The issue of the stadium and arena should be severed from the larger issue of redeveloping Lansdowne Park. Citizens should be separately consulted on whether the City ought to continue to be in the business of supplying sports facilities for the benefit of private professional sports clubs. This is an important issue that has not been given sufficient attention. The City did not pay for Scotiabank Place, so why other professional sports facilities? Just because we supplied a football stadium and arena in past does not necessarily mean that we are obligated to continue to do so. Like the current Frank Clair Stadium, the City-owned baseball stadium now sits empty, an example of what can happen when the City sinks public money into a facility that is dependent on the success of a single tenant. If, following a fair consultation on this crucial question, it is decided to continue to provide these kinds of sports facilities, then the next question is whether it is better to repair the existing facilities, or build new ones. Important considerations in relation to this question would be the net cost of repairing vs. rebuilding, as well as the linkages to the planned LRT. Increased LRT ridership revenues could be expected to occur if the stadium/arena were located at Bayview rather than Lansdowne, which might make rebuilding the better choice from a financial perspective. There would be environmental benefits if the Bayview industrial site were cleaned up for the construction of a new sports complex, in addition to the environmental benefits of increased use of public transit going to and from the complex. The automatic inclusion of a stadium in the LPP shuts out other redevelopment proposals, since only this particular consortium has the rights to a CFL franchise. As a result, this proposal does not face the rigours of a competitive process. It is a proven fact that competition is the best means of ensuring that consumers (in this case, taxpayers) get the best product at the best price.

rdean - [Updated 2009-09-28 14:38]

Robert this is the most sensible thing I've heard during this process. Why does the stadium have to be linked to that particular site? Bayview makes more sense from a transit perspective. We need to re-consider this entire process.

J.C.Watts - [Updated 2009-09-28 14:38]

I agree completely that the issues should be separated. 1. Do we want a publicly owned outdoor sports facility of this size? 2. Where is the appropriate location for such a facility? 3. What is the best business approach to building and funding the facility? The first question, because it means the difference between having or not having a CFL team clouds issues number 2 and 3. People who want a team believe that if they don't get it at Lansdowne, they won't get it at all and they are willing to support any business arrangement, no matter how lopsided.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 14:38]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

myOttawa - [Updated 2009-09-28 15:07]

Get er done!

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 15:07]

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## New Conversation Thread

Tadas - [Updated 2009-09-28 15:08]

Totally agree, that stadium at this or any other site should be separated from the bid to redevelop this space. None of tax payers money should go towards building the new stadium. Yes, I may go to the games, but no, I am not willing to pay my tax dollars for the stadium that will be used by commercial sport franchise(es). That is the bottom line. Please consider other solutions, other plans and proposals and other locations too. I am



absolutely sure there will be bidders with city's cooperation (donated land, infrastructure, roads and/or transportation) that will be acceptable for this or other bidders in open competition at this or other location. We really do not need to pay for this no matter how great this may be. And I am huge and active sports fan, but I am bigger fan of responsible and sensible money spending especially when this is all our money. we pay for it.

retired - [Updated 2009-09-28 15:08]

Agree 100%. Professional sport is a black hole for taxpayer money all across Canada. Pros should be made to cover ALL their expenses as any business should, or get out of Ottawa.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 15:08]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

Cynthia Dwyer - [Updated 2009-09-28 17:25]

I'm in total agreement with Roberts comments regarding the outdoor stadium. Due to the success of the 67s over the years and the other uses for the Civic Center - fixing it up is a good idea. Another concern regarding the placement of major sports at Lansdowne, other than the obvious traffic, parking issues is any infrastructure costs for the area that may not have been calculated yet.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 17:25]

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## New Conversation Thread

rdean - [Updated 2009-09-28 18:48]

I am totally opposed to any taxpayers money going towards a sports business model which has failed twice in recent memory. If this franchise files for bankruptcy guess who's left holding the bag? I think this whole process is flawed. Let the developer take the risk and put up all the money if their confident in their plan.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 18:48]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

m\_mcinnis - [Updated 2009-09-28 19:21]

The stadium renewal is needed. The plan, however, seems to be extravagant and caters to the CFL franchise. If the CFL requires the additional expensive additions (luxury boxes, teflon roof) etc-- let them pay for it. As far as I can tell there is a pretty darn good turn field with a bubble over it in the winter so those modifications also seem superfluous. The transportation issue remains a large thorn in the side of the project. Bank st. is a parking lot when Lansdowne is busy. The addition of retail on top of the stadium will make this problem even worse.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 19:21]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread



Shawn Arial - [Updated 2009-09-28 20:14]

Frank Clair and the newly dubbed Urbandale Center is in dire need of a facelift. The stadium is an eye sore, old, not functional or practical and certainly not a place that can sustain anymore deglect. Let's do something to be proud of for once. Let's get behind Lansdowne Live and Vote YES

EVB - [Updated 2009-09-28 20:14]

So, tear it down!!!! Put up a really neat stadium in Bayview!

dprouse - [Updated 2009-09-28 20:56]

Why should the stadium go to Bayview when the majority of Ottawa residents have clearly indicated in polls that they prefer Lansdowne? In addition, the Bayview option is incredibly expensive when one factors in the environmental cleanup that will be needed before any construction can take place. Those calling for a stadium at Bayview really don't want one at all.

lemayfeline - [Updated 2009-09-29 00:45]

Your misinformation has been corrected in comments above. The majority of Ottawa residents did NOT indicate in polls that they prefer Lansdowne, they indicated that they want a central location vs. Kanata. Those are NOT the only options. And, to clarify, Bayview is indeed a central location.

dprouse - [Updated 2009-09-29 12:46]

Yes they did, and a link has already been provided on the polls showing that a majority want a stadium at Lansdowne. When the public says they prefer a central location, AND they say they want a stadium as part of the Lansdowne plan, they have spoken loud and clear. Bayview is a red herring - no one is proposing a stadium there. Not the city, not Eugene Melnyk, not OSEG, no one. This is largely due to the cost of cleaning up the contaminated soil there. I actually wish the city would release a cost estimate on what a Bayview stadium would be for taxpayers, as that would be an instant end to that conversation.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 20:14]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

hopingforbetter - [Updated 2009-09-28 20:27]

the CFL is irrelevant and few people give a hoot if it exists or not. A "maybe" future soccer team does not justify a stadium that would be used only occasionally. Turn the park into a people place instead. The cost benefit of the plan is poor at best and caters to the developers and retail shopping mall that they want.

GersJr - [Updated 2009-09-28 20:27]

Before making an uneducated comment such as "the CFL is irrelevant" you should check attendance figures, like 63000 in attendance this weekend out West or the fact that the Montreal Alouettes have sold out each and every home game since 1999. Based on those figures, I guess people do give a hoot. Apology accepted.

JFFournier - [Updated 2009-09-28 20:49]

I came across the television ratings for the third week of August or so, and the top two were CFL games with over 400,000 viewers, if I recall correctly. This did not include French television and since one of the teams playing was Montreal, you can expect that it would be even higher. The perception that the CFL is a dying league is outdated and inaccurate.

hopingforbetter - [Updated 2009-09-28 20:49]

So the previous attempts for the CFL in Ottawa are something you would view as success? If people want to have the CFL then they should raise the money and not count on the city to partner in something that has, as far as I know, little major population support. A multiuse stadium on a new site near light rail would possibly have enough usage to be self funding.

vab23 - [Updated 2009-09-28 20:27]

hopingforbetter, This is not about bringing back the CFL, its about revitalizing Bank St. & Ottawa for that matter. Lansdowne Park has been a part of Ottawa since early 1900's. Secondly, the process was looked at by the City's legal dept. as well as an outside legal firm and was deemed legitimate. The amount of business this will bring to the City will be immense. Their plan will not be able to please everybody, but the proposal addresses many different interests & will bring excitement back to the Nation's Capital.

Dave - [Updated 2009-09-28 21:01]

I really doubt the legality of this procurement exercise, but putting that aside for a moment, it is still nonsensical. If I am spending money on my house I get more than one quote in order to get a sanity check on the price. Is the stadium refurbishment really going to cost \$110M for one new stand, and the new paint, tiles and plumbing fixtures detailed in the LL proposal for the other grandstand? I don't know, but the new stadium in Akron was recently built for \$61M US, and that has 30,000 seats not 24,000. A competitive bidding process is the only way to find out what the real price should be. And by the way, Lansdowne makes no sense for a stadium location. Put it in Kanata where there is the infrastructure to support it.

GoforLandsdowne - [Updated 2009-09-28 20:27]

hoot - hoot, I care about the CFL. It's a great product.

deb - [Updated 2009-09-28 20:27]

"A stadium would also be used by "people".

hopingforbetter - [Updated 2009-09-30 14:47]

Agreed it is about revitalization. But given the repeated failures of the CFL in Ottawa I still think it unwise to make such a major investment based on the likelihood of a repeat. Even if a stadium is needed for multisports purposes it should be built over at Bayview or somewhere it can be connected with a light rail station. The CFL may be a great product for you to watch GoforLandsdown and GersJr but it has been a financial failure repeatedly in Ottawa so is not deserving another investment round.



Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 20:27]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

Doug - [Updated 2009-09-28 20:42]

Since negative comments on the sole source procedure are likely to be drowned out by detailed technical comments on each of the 8 topics, I am repeating the comments I provided under topic number one. As a resident of Ottawa and taxpayer, I am totally opposed to the sole source procedure for developing this Lansdowne Live Plan. Therefore I shall not be wasting any energy on commenting on this plan. Due to the sole source process the public consultations must be regarded as a public relations exercise to cover a "done deal". Mayor and Council should be ashamed of themselves for letting this happen.

dprouse - [Updated 2009-09-28 20:42]

Since Lansdowne Live opponents are determined to repeat the deliberately misleading phrase "sole source" everywhere, I will counter them here as well. Construction on the site, which comprises over 90% of the costs, will all be put out to competitive tender. In no way, shape or form is that a sole source deal.

Doug - [Updated 2009-09-29 00:33]

If "sole source" is misleading, then what about using your term "competitive tender", not just for the construction on the site, but for the basic design concept? If we had such a competitive tender, then perhaps someone would come up with a concept that would reduce costs overall by 90% from the Lansdowne Live proposal! We shall never know what the potential is for Lansdowne Park, let alone for cost-saving, due to the process that has been followed. As a taxpayer living in Chapel Hill, Orleans, this really worries me.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 20:42]

Should have never happened but council just sits back and rubber stamp city managers proposal. This may not apply but please read on: Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

Ian - [Updated 2009-09-28 20:47]

I have no problem with the stadium plans. Ottawa should have a stadium and Lansdowne seems like an okay place. However, it is comical to be basing this proposal on a CFL team. It has been proven two times that no one cares about the CFL. The rest of Canada is laughing at Ottawa for basing these plans on a two-bit league.

JFFournier - [Updated 2009-09-28 20:47]

No, they're laughing at Ottawa because nothing ever seems to get done and refer to Ottawa as "the town that fun forgot" because the greatest vision that many of its citizens can muster is to plant more trees.

GersJr - [Updated 2009-09-28 20:47]

Needless to say, you are misinformed or just plain ignorant to the facts, because it is obvious they are not basing the entire stadium project on just the CFL. Any new stadium would need tenants and events - the CFL would be one of those tenants, along with a soccer franchise (hopefully). That being said, any league that has been around for close to 100 years, I don't think can be classified as two-bit.

Ian - [Updated 2009-09-28 21:23]

GersJR, The Business Model specifically states the OSEG will spend as their capital contribution \$117.3M to purchase a CFL team, OHL team, and parking garage. Seems like a lot of money for the CFL. You are right the CFL has been around for 100 years but it has been a failure in Ottawa. That is just a fact of history.

GersJr - [Updated 2009-09-28 22:29]

Ian, I agree, \$117 million for a CFL franchise would be way too much, but this project isn't about the stadium or a CFL team, it's about making Lansdowne Park...a park. As well, they already own an OHL team, so no funds would be directed toward purchasing an OHL team.

MikeB - [Updated 2009-09-28 20:47]

The Ottawa CFL teams were shut down because of bad management (the same father and son group I might add). There is a large fanbase for CFL football in Ottawa. FYI, the CFL has the 6th highest average sporting attendance in the world. It's a very vibrant league. We just need the right management to run the franchise. I have total confidence in Jeff Hunt and his proven sports team management skills to make the revitalized Ottawa Rough Riders a successful franchise again. If we can average 20,000 per game with a losing team, think of what attendance will be when we start winning.

Ian - [Updated 2009-09-28 21:54]

Sorry but I don't share your confidence in the CFL surviving even with good management. Now Pro soccer in Ottawa would be something to consider. CFL is a dead league. Sorry.

MikeB - [Updated 2009-09-28 22:30]

I respect your opinion, but the published numbers tell a different story altogether. The CFL is a growing league and I can't wait until the Ottawa Rough



Riders return.

[dprouse - \[Updated 2009-09-28 22:30\]](#)

<http://tiny.cc/Ot9yL>The numbers simply do not bear out this assertion. As you can see, CFL outdrew soccer by more than a four to one margin. In addition, the ratings for CFL broadcasts last year on TSN were up 31% in the 18-34 year old category. So much for a "dead league".

[merganser - \[Updated 2009-09-28 20:47\]](#)

Yes, the cfl, looks like it's on it's deathbed in Montreal (from today's news):Alouettes sign 20-year lease at Molson Stadium By THE CANADIAN PRESSMONTREAL - The Montreal Alouettes have signed a 20-year lease with McGill University to keep the Canadian Football League team at Percival Molson Stadium through the 2029 season. "This is a major step forward for the franchise and the future of professional football in Montreal," team president Larry Smith said in a statement Monday. "We are very pleased to renew our partnership with McGill University." Capacity at the stadium will increase to 25,000 seats, beginning next season.

[Michel Tardif \(suspended for duplicate postings\) - \[Updated 2009-09-28 20:47\]](#)

Location is critical for any success? Please read on:The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved.Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times.You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense.To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

[Brock - \[Updated 2009-09-28 20:47\]](#)

The rest of Canada have stadiums filled with CFI fans get your head out of your ass.

## New Conversation Thread

[Catherine - \[Updated 2009-09-28 20:57\]](#)

Tear down the Stadium, turn the space into a public field for local sports (soccer, football, etc). We do not have the public transit for a stadium at Lansdowne park. In addition, sport franchises have not been successful in Ottawa (RoughRiders, Lynx). If a needs analysis shows that sports teams could be successful, build a new stadium at the Bayview Rail yards as an alternative plan suggests. This site would have access to the transit way, the O-Train.

[MikeB - \[Updated 2009-09-28 20:57\]](#)

CFL is only one event to be held at the stadium though. Events held at Lansdowne bring more people into the area and the local businesses have the opportunity to market themselves to a greater consumer base. People come early to an event at Lansdowne, shop the local businesses and patronize the local pubs and restaurants. Bayview, similar to Scotiabank Place, has nothing in the immediate area to patronize. People would simply come to the event and then leave. Lansdowne events increase local revenues and supply jobs. It's a win-win situation for everyone.

[Franky - \[Updated 2009-09-28 21:46\]](#)

This is a great reason to build at Bayview. Add shopping centres, residential, hotels, and whatever, it will bring up the neighbourhood. Also, Preston street (Curso Italia) would be VERY LIVELY after a soccer match at a Bayview (or even City Centre) location.

[MikeB - \[Updated 2009-09-29 08:00\]](#)

But everything is already in place near Lansdowne, without any additional cost to the taxpayer. Bayview would need to be cleaned up before any construction would start costing the taxpayer an arm and a leg just to rid the land of its present contamination. Besides, one of the directives from City Hall is to enhance Frank Clair stadium at its present location so moving the stadium is not an option.<http://www.ottawa.ca/calendar/ottawa/citycouncil/occ/2009/09-02/for%20printing%20-%20Lansdowne%20Report%20English%20%20Final2.htm>

[Franky - \[Updated 2009-09-29 22:10\]](#)

"everything"? Even for all the other buildings - shopping mall etc...Your link is to the LPP/LL plan. The only thing council voted on includes this statement:"SUGGESTED GUIDING DESIGN PRINCIPLES FOR INITIATING PUBLIC CONSULTATION" This is not a "directive" and it was before the poor condition of the stadium was know.<http://www.ottawa.ca/calendar/ottawa/citycouncil/occ/2007/11-28/pec/ACS2007-PTE-POL-0067.htm>

[MikeB - \[Updated 2009-09-30 09:56\]](#)

I'm talking about the businesses in the surrounding Lansdowne area. As I had responded to one of your other posts, people come to the area and meet up with friends at a restaurant/pub or go shopping before an event at Lansdowne. There is nothing in the immediate area at Bayview or City Centre. They are just plain terrible areas.

[Franky - \[Updated 2009-09-30 22:31\]](#)

There is Preston Street nearby and restaurants could be built into the stadium development - where they are needed.

[MikeB - \[Updated 2009-10-01 00:10\]](#)

Preston is a fairly lengthy walk from that area though. Where Lansdowne is, you have Patty's, Barley Mow, Arrow & Loon, Irene's, and the Royal Oak and these are just pubs all within walking distance. There's also a few restaurants plus a bunch of shops people can shop at - increasing revenues for the local stores and providing employment. Your option requires everything to be built from scratch - with more taxpayer money.

[Franky - \[Updated 2009-10-01 01:15\]](#)

There is rapid transit to the other end of Preston (at Carling) if you don't want to walk a bit. There are places closer to City Centre and putting the stadium there would only help to grow the area on Preston st.Those restaurants are doing fine without the stadium (or CFL) and may lose business to new restaurants in Lansdowne itself. In fact, I think this will happen to many businesses on Bank St. near Lansdowne. Not the case so much for Preston St.On Preston St., north of Gladstone we have Pubwells, La Dolce Vita, Trattoria Caffe Italia, Green Papaya, Big Easy's Seafood & Steakhouse, Paesani's Caffe. Probably could use more pubs at that end if the stadium goes in.

[MikeB - \[Updated 2009-10-01 11:32\]](#)

I agree - Preston has some great places, but they seem to be more down near Gladstone (like Big Easy's) on down to Carling. The opposite end near the Bayview area, there isn't much (Pubwell's is a bit of a dive). Also, I'm not sure people would want to board a bus to go to Preston after a game. Similar to Scotiabank Place, people's natural inclination would be to just get back in their car and go home. Lansdowne has the unique situation of having these businesses right in front of the stadium. The local Lansdowne businesses could only benefit from a new stadium. The restaurants onsite would be too small to accomodate everyone. BTW, did you know that Big Easy's on Preston is part owned by a former Ottawa Rough Rider?



Franky - [Updated 2009-10-01 21:51]

Don't know if it matters, but it's a train line, not a bus to Carling and Preston St. That's the O'Train line, the one to Carleton U. and South Keys. Didn't know about the Big Easy's ownership - seems like a natural. Preston St. would go crazy with soccer at the stadium too. I think that street would see some new restaurants/pubs springing up nearer the stadium were it built at City Centre. Some great potential there.

MikeB - [Updated 2009-10-02 00:22]

It would definitely be great, but my only concern is that there is nothing there presently, and I haven't heard of anyone willing to build or relocate anything in the immediate Bayview area to support a stadium whereas at Lansdowne, everything is right there already, so you would be supporting already established local establishments.

Franky - [Updated 2009-10-02 15:24]

Since 2013 is the move in date for LL, that means that once construction starts, there will be 2 or 3 years to start/keep adding restaurants and pubs to Preston St. I still think that the restaurants in the LL proposal will take away some business from Bank St. Maybe not the really close ones, but some that are further away, especially when you consider there will be no parking along Bank St. 2 hours before and after games.

Franky - [Updated 2009-10-02 15:24]

Sorry, misread the post. You meant no proposal for a stadium at City Centre. A design competition opened up to the possibility would tell us if it makes financial sense. That site has some really great development potential and needs some redevelopment.

Franky - [Updated 2009-10-01 21:51]

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Franky - [Updated 2009-09-29 22:10]

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MikeB - [Updated 2009-09-30 09:57]

See below.

dprouse - [Updated 2009-09-28 20:57]

Who is building the stadium at Bayview, and how much would it cost? We keep hearing about a Bayview stadium from Mr. Doucet, but never once has he come forward with a concrete plan and cost figures for it. It is hard to take the Lansdowne Live opponents seriously when they have no coherent alternate plan to present.

ijason - [Updated 2009-09-29 00:34]

I totally agree. When people propose Bayview and Kanata, they are basically voicing their support for sprawl.

Franky - [Updated 2009-09-29 00:37]

Bayview is in the city centre. So how do you figure a stadium at Bayview supports sprawl?

ijason - [Updated 2009-09-29 07:57]

Sorry, I was wrong. I meant that Kanata would promote sprawl.

from alta vista - [Updated 2009-09-28 20:57]

great idea; Bayview is the city centre. Create a true public space at Lansdowne.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 20:57]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

Michael - [Updated 2009-09-28 20:57]

Right on Catherine. If we are going to pump an hundred million plus tax dollars into Lansdowne Park, let's do it for public use, not as yet another white elephant, aka the Lynx Stadium, nor as an excuse to locate a shopping mall. If private interests want to bring in a professional sports team, let them risk their dollars not ours, but do so elsewhere such as Bayview where adequate mass transit can at least serve it.

## New Conversation Thread

EVB - [Updated 2009-09-28 20:57]

You've moved trade shows off the site - now move the stadium to Bayview! Then we can have an exciting park with a neat arena at Lansdowne!

MikeB - [Updated 2009-09-28 20:57]

The 2008 public consultations indicated that a majority of Ottawans wanted Frank Clair stadium to remain at Lansdowne. Bayview is a contaminated site that would cost taxpayers even more money to clean up - and that's before we even start building.



Franky - [Updated 2009-09-28 21:41]

Do you have a link/reference for this assertion?

MikeB - [Updated 2009-09-28 22:46]

Here is a link to the EKOS research. You can see a strong preference for Frank Clair to remain at Lansdowne on page 8 & 14:<http://www.ekos.com/admin/articles/dec2008lansdowne.pdf>

Franky - [Updated 2009-09-28 23:14]

What it actually says is "Central location" and the survey doesn't mention all the other development on the site such as shopping and residential. It also doesn't provide any other options such as Bayview. Apparently, the aquarium got a lot of support too. Weird.

MikeB - [Updated 2009-09-29 10:24]

Yes, but it is report on Lansdowne, and the example of the central location they give is Lansdowne. Also, as I had mentioned elsewhere, City Council has mandated that Frank Clair stadium be refurbished at Lansdowne so Bayview is not an option.

Franky - [Updated 2009-09-29 22:32]

Well, the actual text is: "SUGGESTED GUIDING DESIGN PRINCIPLES FOR INITIATING PUBLIC CONSULTATION" which included: "4. Frank Clair Stadium and the Civic Centre These facilities will be retained on site and enhanced." <http://www.ottawa.ca/Calendar/ottawa/citycouncil/occ/2007/11-28/pec/ACS2007-PTE-POL-0067.htm> And all of this was before the news that the South sides stands need to be demolished and the North stands need expensive repairs. I think that given these new facts that the Bayview or City Centre location are much more appealing - Right on Rapid Transit, close to parking (at Tunney's), area that could use some development (including shopping). Plus a 40 year mortgage on a refurbished stadium seems like a bad idea given how much of it needs to be rebuilt/ fixed. A new state of the art stadium at Bayview or City Centre makes a lot of sense.

MikeB - [Updated 2009-09-30 09:35]

That's right, but the proposal was brought before council again in 2009 and some amendments were made, but the retention of Frank Clair stadium at Lansdowne was still kept knowing the problems with the stadium. Honestly, this city knew that Frank Clair was deteriorating for years as pieces of the roof were falling onto the ice surface in the Civic Centre. I still think Bayview and City Centre are really lacking.

Franky - [Updated 2009-09-30 22:15]

I was unable to find any amendments (prior to LL dealings) from council. If you have a link, I'm interested. By February, the LL deal was already out of the box, who knows how long councillors knew about it beforehand. The stadium location study placed Bayview as number 1 and City Centre as number 5. Lansdowne was 6. Someone also suggested Hurdman which was not ranked. I personally like City Centre best - that site is quite an eyesore and closer to Preston St.

MikeB - [Updated 2009-10-01 00:21]

Yes, I recall the rankings, but I don't think they took into consideration what benefits (and drawbacks) the individual locations provided (if any). It was simply a matter of where would Frank Clair stadium fit? Personally, my vote is for Lansdowne.

J.C.Watts - [Updated 2009-09-28 23:14]

First of all thanks for including the link. We need more people backing up their arguments like this. The question asked was "If Ottawa was to invest in one multi-purpose sports and entertainment complex, would you prefer that it be located in a central location like the current Lansdowne site or in a location such as Kanata?" As a poll designed to show support for Lansdowne Live when its main competitor was Melnyk's Kanata proposal, that's a clever way to ask the question. That 79% includes all people who prefer a downtown stadium at any site, so another Central location would presumably suffice. It also doesn't allow people to respond that they don't want to invest in any such facility. Some other interesting aspects of this poll: 90% stated that recreational sport facilities should be at the site. 66% rated it very important or essential. 78% said there should be facilities for CFL and OHL. 49% rated it very important or essential. An outdoor amphitheater and public soccer fields (notice the plural) were rated as important by more than 80% of respondents. These facts seem to have been ignored in the plan. My favourite quote from the survey though is on CFL support: "Support higher among men, older residents, those of lower socioeconomic standing, and a football fansâ€¦ Ouch!

MikeB - [Updated 2009-09-30 15:32]

I believe that the original Lansdowne proposal did have multiple soccer fields along the back part, but after deliberations over the summer of 2009, the fields and the aquarium were deemed non-essential, and were removed. The soccer fields became the general greenspace along the back. I don't think that your last quote is a slam at all. The CFL is very affordable and attracts people from various walks of life and backgrounds. Lansdowne is a place where all Ottawans can gather and have a great time. I don't care if they're rich or of "lower socioeconomic standing" - Lansdowne is for everyone!

J.C.Watts - [Updated 2009-09-30 22:54]

I didn't take being called old and poor personally either. It's my favourite line from study.

Enough Already - [Updated 2009-09-30 22:54]

The fields were deemed to be non-productive financially and replace with more retail, making money for the developers.

MikeB - [Updated 2009-10-01 00:01]

Retail didn't replace them - the general greenspace did.

Dave2 - [Updated 2009-10-01 01:11]

There is almost double the retail/commercial component in this new version, and it had to go somewhere. I wish everyone would stop using the 'developer-speak' greenspace. It is concrete hexagons with grass/weeds in between.

MikeB - [Updated 2009-10-01 07:33]

The images they show at the public consultations tell a different story. Grass is shown in the example, held together by plastic rings underneath the soil to provide a sturdy foundation.

Dave2 - [Updated 2009-10-01 21:40]

Yeah, funny isn't it? There are two options mentioned in the proposal, either turfstone or grass pavers. Turfstone is the concrete hexagons and grass pavers are the plastic rings. Compare the pictures on the turfstone web page vs the actual examples of this product around Ottawa and you will see what I mean. I have seen pictures of grass pavers on the web, but I have never seen actual examples so can't comment specifically. However, any approach that has a structure rigid enough to support vehicles does not result in a surface that can be treated as grass, ie something your kids can play soccer on. They are intended to produce something that looks like grass from a distance, yet can act as a parking lot. They also impact the ability of the grass to grow which can result in the dried up weeds you can see in Ottawa, rather than the lush lawn that the developers portray. To keep turfstone green during an Ottawa summer would require a comprehensive irrigation program that goes against the concept of green landscaping, where the aim is to use vegetation suited to the environment in which it is used and does not need external support of chemicals or irrigation.

dprouse - [Updated 2009-09-28 20:57]



Bayview is brownfield contaminated land that would cost untold millions to reclaim before the first brick could be laid. No one is proposing a stadium at Bayview - not the city, not OSEG, not Eugene Melnyk, no one. The Bayview option exists only in the minds of those who oppose Lansdowne Live. Financially it is simply not a viable option. Renovating the existing stadium is the most financially sustainable solution.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 20:57]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

Robert - [Updated 2009-09-28 21:01]

Before deciding to sink more than \$125 million into a new or renovated sports complex, we need to determine whether such a complex would be a worthwhile investment or a waste of money. Since we would be planning a 30-year life for the facilities, we must consider whether interest in football, hockey and soccer will be sustainable over this period such that the facilities would see adequate use throughout their life cycle. In this regard, demographic trends are important. There is an interesting study out of the University of Lethbridge which has measured interest in professional sports over the past two decades. The study has revealed that teenage interest in CFL football has declined to 14% in 2008 from 22% in the early 1990s. Since the teenagers of today are the potential fan base of tomorrow, this does not bode well for the success of a CFL team in Ottawa or, indeed, elsewhere. Even interest in other sports such as hockey, baseball and basketball has taken a hit. Does this mean that future entertainment dollars will be spent on activities other than professional sports? If so, then sinking a great deal of public money into a major sports facility might be a very risky thing to do. Details of this study are available on the U of L web site at: <http://www.uleth.ca/notice/display.html?b=13&s=12457>.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 21:01]

What about soccer/football stadium? Please read on: Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

Bruce Rosove - [Updated 2009-09-28 21:12]

Re-developing the stadium is a bad idea. The stadium is not in a location where public transit is a viable option. It is a mistake to redevelop this space to attract the huge concentrations of crowds that a stadium would create if the team is successful. What is worse, the team it is being built for has failed a total of three times. It is a very bad idea to spend \$130M for an enterprise that has failed that many times. If a stadium were to be built this is not the best place to put it. The city's own study recommends the Bayview site.

GoforLansdowne - [Updated 2009-09-28 21:12]

Transport was never an issue for the 100 years of football there, now suddenly it's an issue. I suspect the issue are Glebe residents.

Bruce Rosove - [Updated 2009-09-29 15:29]

Hi, Transportation has always been a problem. What is more there will be less available parking under this new plan than was the case previously. Don't forget that this new plan also will generate more traffic because of the office, retail and residential uses that are proposed for Lansdowne. In addition we are now talking about more sports events as the proposal is to have both soccer and football as well as the Junior A hockey. The Bayview location would be far superior for the stadium.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 21:12]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

Enough Already - [Updated 2009-09-28 21:12]

It is a very bad idea to spend \$130M for an enterprise that has failed that many times. It is a very, very bad idea to spend \$284M for an enterprise that has failed that many times (stadium cost including interest, using the city's figures)

## New Conversation Thread

MER - [Updated 2009-09-28 21:13]

This is the worst part of the plan. Sports teams have failed at Lansdowne. A new stadium is not going to fix the apathy for football in Ottawa. Just blow up the rest of the stadium and replace with greenspace.





GoforLandsdowne - [Updated 2009-09-28 21:13]

Build it and they will come. The only reason it didn't work before was poor ownership, and not Ottawa based. All this is solved in spades with this proposal.

Enough Already - [Updated 2009-09-29 15:26]

I've never understood why 'fans' claim they won't go to games if they don't like the owner. I'm a Senators fan and nothing that Eugene Melnyk says or does will change that because I support the team, not him.

deb - [Updated 2009-09-28 21:13]

Just what we need ....more green space in a city that has an abundance.

Enough Already - [Updated 2009-09-30 14:42]

Do you mean ... more concrete with weeds growing through in a city that has an abundance?

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 21:13]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

C North - [Updated 2009-09-28 22:37]

The OSEG developers are not committed to CFL or professional soccer at Frank Clair Stadium. At tonight's open house (Sept 28), Jeff Hunt indicated that the OSEG would not agree to keep a CFL team afloat for any period of time. It is the acquisition of a conditional CFL franchise that sets the OSEG apart from other developers (and is one of the reasons this process is not open to competitive bids). If the developers are unwilling to contractually stand behind their CFL team, why should the citizens of Ottawa? It appears that the CFL proposal is simply a smokescreen for a real estate deal.

lemayfeline - [Updated 2009-09-28 22:37]

Agreed. I'm finding that this smokescreen is coming to light the more we hear about the details of the plan.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 22:37]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

Enough Already - [Updated 2009-09-28 22:37]

And remember that the cost of acquiring the CFL franchise counts as part of OSEG's equity contribution, and that they get a guaranteed 8% return on that contribution.

dbk - [Updated 2009-09-30 23:49]

Also remember that the City is putting up >50% of the capital investment. Why wouldn't the City therefore own 50% of the equity, including the sports franchises, and be entitled to >50% of any returns?

FiscalC - [Updated 2009-09-28 22:37]

I completely agree. If the City is going to borrow \$130M to build a stadium, and tax-payers are on the hook to pay the interest, the developers should be willing to make a contractual agreement to keep a CFL franchise in town for a minimum period of time. If the developers are not willing to make such a commitment - then I agree with you, the conditional CFL franchise is a smoke screen. I think there's going to be a lot of unhappy football fans, when they find their taxes have gone up to pay the debt for a stadium - and the CFL team is long gone.

Brock - [Updated 2009-09-28 22:37]

a six million dollar letter of credit plus and expensive fee to buy team will keep their interest.

dbk - [Updated 2009-09-28 22:37]

This is one of the essential problems with this entire proposal.

Southside Fan - [Updated 2009-09-28 22:37]

If bringing the Roughriders back is important for the city, perhaps the deal could be structured to encourage OSEG to keep the team afloat. The terms of the zero-dollar lease could be tied to a team. No team = no free land lease for retail development. Not to be too punitive, we might throw in some incentive for this team to win.

## New Conversation Thread

Richard - [Updated 2009-09-28 22:48]

We do not need another attempt at a professional football team therefore we do not need the stadium to be renovated. How many times are the stands used to 50% capacity in a year today? - I suspect close to none. Don't spend money on a white elephant!



Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-28 22:48]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

Duke - [Updated 2009-09-29 04:21]

I think the stadium is the best part of the proposal! It's fairly embarrassing to be the nation's capital and to have a sports stadium in the condition that we've let it become. I'm looking forward to taking in as many football and sporting events in a new cozy stadium! For those against, where were you the last 4 years when there was no plans for the stadium, just letting it do nothing and become an eyesore... seems like they were happy with the status quo...

Robert - [Updated 2009-09-29 04:21]

I don't think anyone is in favour of maintaining the status quo. Some wish to renovate it; others wish to relocate it; and there are those who wish to tear it down and have no publicly-financed stadium at all.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 04:21]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

ChrisC - [Updated 2009-09-29 04:21]

Duke, Many people do not have issue with Ottawa having a sports stadium. They have a problem with renovating the current stadium. It really is in the wrong location with regards to parking and transit, and the LL project will make it worse. Make a new stadium (for less money) in a location it is easy to get to (like beside Scotia Bank Place) either by the Queensway or the proposed East/West transitway when it is completed.

## New Conversation Thread

Ryan - [Updated 2009-09-29 05:12]

Let's be clear. Football and soccer will not fly in Ottawa, so why are we building a stadium that won't be used. The CFL is a broken league that has proven time and again, it doesn't work in markets that have other things to do. A smaller facility in a more accessible location is the way to go. A 12-18 seat stadium for univ, high school and other events would be a better direction to take. I'm for all of the other redevelopment - heck through in a box store - I don't care. The belief that if "we build it we will come is ridiculous". Re: the civic centre. Keep it there. Refurbish or rebuild completely. The latter is my preference. It's conspicuous, gets lots of use, and public transit is less of an issue. But let us be clear. On this particular aspect of the plan, I'm going to assume there's a consensus that shares my view... will it be considered and acted on? Not a chance. The powers that be in this town, supported by their parrots at the Team 1200 have it in their mind that this is the way to go. It's a brilliant move actually. Keep the stadium in knowing that a bunch of "desperate for news" "sports journalists" are going to make it their cause to bring another unwanted sports team to Ottawa so that they can have something other than length of Danny A's hair during the summer. Guess what? We shouldn't be bringing another sports team back to Ottawa that has a history of failure, so that a few guys who happen to have access to the public airways can have something to talk about (badly) and/or so they can have a couple of their out of work buddies get a part time job working a weekly CFL game. Thanks, RyanBarrhaven

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 05:12]

To attract big business investment the stadium is essential and times change, soccer? Please read on: Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

Brian Ford - [Updated 2009-09-29 06:37]

Tear the stadiums down. How many millions do we need to spend to let the CFL fail AGAIN in Ottawa? A soccer stadium could be built by Melnik using his money near the hockey arena in Kanata or in Bayview yards, such as stated in the city's own plan. No to stadiums here... yes to Kanata or Bayview.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 06:37]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the



parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

John H - [Updated 2009-09-29 08:23]

Spending money on the football stadium is a huge waste of tax dollars. How many times will the city of Ottawa get a CFL franchise and watch it fail before they realize that this isn't a football town? The last time a CFL team was here they tried selling season tickets for \$99 - and they still couldn't draw a crowd. Spend the money on something useful to people - add a lane to the 174 after the split or widen the 417 out to Scotiabank place, put the money towards LRT - anything, just not this.

deb - [Updated 2009-09-29 08:23]

Football failed here due to incompetent management and ownership, which will not be the case with this group of businessmen.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 08:23]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

DanKap - [Updated 2009-09-29 08:40]

This plan hinges on a successful CFL franchise, which has failed twice in this city. Seriously, Council doesn't see a problem with that?

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 08:40]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

HUGE SPORTS FAN - [Updated 2009-09-29 09:14]

The stadium should be designed so that it can be expandable to hold additional spectators. The stadium should begin at a capacity of 35 thousand spectators. This would allow for more economical seating for children and young families. There should also be a very high stand on the Bank Street end to block or minimize out crowd noise from spilling out onto Bank Street. I fully support the basic Stadium concept. The sooner we get to work on it the better.

MikeB - [Updated 2009-09-29 09:14]

I believe that the east and west end seating areas can be removed so that larger temporary seating can be added in their place. The stadium design is wider to accommodate a wider soccer field, so for other events like Grey Cup, additional seating could be added in front of the north and south side stands to greatly expand its current capacity.

Chris Ellis - [Updated 2009-09-29 09:14]

I think you are arguing for a new stadium. A refurbished Frank Clair stadium I don't think could go to 35,000. And if a new stadium then why not a new location?

MikeB - [Updated 2009-09-30 14:41]

Because a new location for a stadium is not an option. The City has mandated that Frank Clair stadium remain at Lansdowne and be refurbished/enhanced.

Chris Ellis - [Updated 2009-09-30 16:24]

Maybe this consultation will sway them from that mandate.

MikeB - [Updated 2009-09-30 19:52]

I certainly hope not.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 09:14]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the



parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

Tom - [Updated 2009-09-29 09:34]

The sports facilities will increase Ottawa's chances of getting world class sporting events in this city. With people like Jeff Hunt and his sports track record involved I think the CFL has every chance to succeed.

CFL fan - [Updated 2009-09-29 09:34]

I agree. Jeff Hunt and local owners are what Ottawa football has always needed in order to be successful. Bring back the magic of the most recent Grey Cup game. Ottawans deserve to be happy and excited again in an improved Lansdowne Park.

canpass - [Updated 2009-09-29 09:34]

Ottawa wants to be a world class city and attract world class events then it must get rid of this small town attitude. I agree if anyone can make the CFL work in Ottawa it is Jeff Hunt.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 09:34]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

PaulM - [Updated 2009-09-29 10:21]

You can build a brand new stadium for less than these costly renovations which are, of course, to be paid by the Ottawa tax payer. I am surprised that the supporters of this idea repeatedly justify the idea as if the developers were the ones making an investment in the renovations of the old stadium. They are not. They will profit from it of course. They should propose building a new stadium, at an easily accessible site for a CFL team and whatever other sporting events are deemed wanted by Ottawans.

dprouse - [Updated 2009-09-29 10:21]

How do you figure that you can build new for less money? <http://communities.canada.com/vancouver/sun/blogs/bclions/archive/2009/04/02/new-winnipeg-stadium-sounds-like-a-winner.aspx> The proposed new Winnipeg Stadium will cost \$250 million dollars, whereas Lansdowne Live is proposing to renovate both the arena and the stadium for under \$100 million from the city, with costs guaranteed. Taxpayers will contribute \$150 million to the Winnipeg project, far more than being proposed in Ottawa. If you have evidence that a new stadium could be built here, plus a renovation of the Civic Centre, for less than what Lansdowne Live is proposing, feel free to share it.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 10:21]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

ChrisC - [Updated 2009-09-29 10:41]

I believe we should have a world class sports field located in Ottawa, but Lansdowne is not the place to have it. Put it out near SBP where the traffic can be handled and public transportation can access the facility. Building a new stadium on Bank St and then using all the available parking space to build malls and condos is a terrible idea. How are people going to get to large events?

Dion - [Updated 2009-09-29 10:41]

And who exactly would be the tenant of such a facility? Kansas City and Las Vegas have tried such a "build it and they will come" approach. Both cities have new arenas that were built using public funds and now sit empty. Ottawa must not build a stadium without a CFL/USL franchise already in place. The proponents of Lansdowne live have a CFL franchise and on the condition that Frank Claire stadium is renovated.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 10:41]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.



## New Conversation Thread

Dale L- Kanata - [Updated 2009-09-29 11:16]

Stadium and Arena improvements are much needed and will provide the city with the facilities it needs to pursue larger tourist attracting functions such as concerts, international tournaments and trade shows. Air conditioning would be a nice add for the Civic Centre as well. You can not find another site in the city as great as the existing one for the stadium. Anyone who ever attended a Riders game or a Renegades game from outside of Ottawa always commented what a great place to see a game, and what a great environment for games and concerts. The expandability of the stadium is a good thing but I would like to see the seats closer to the existing 28,000 than the 24,000 mentioned. The arena improvements will give the 67's one of the best venues in junior hockey as well. We are a national capital, we host world leaders and are a seat of government, we must have facilities to host international level events to promote our country and our city.

PaulM - [Updated 2009-09-29 11:16]

I agree that this city could use a modern stadium facility to host sports etc but not at Lansdowne. It is impractical on so many levels, as noted numerous times at this site. It is in all likelihood cheaper to build a new, modern facility at an appropriate site which includes mass transit opportunities. The city staff have already reviewed and rated such sites. Lansdowne was not number one.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 12:20]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 11:16]

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## New Conversation Thread

CoryinBarrhaven - [Updated 2009-09-29 11:23]

At best...lip stick on a pig. Honestly the 67's could use a new rink...on a major transit route. Football...doomed to fail so why waste the money on a stadium that will be empty in a decade at most. Take a look at what London Ontario did for their new rink...that's building within the Fabric of the current environment...that was great for that city...this...is almost pathetic. I hear they want to put a train through Lebreton Flats...wouldn't that be a great place for a Stadium complex...one end of the stadium open to the gatineau hills...great for TV

deb - [Updated 2009-09-29 11:23]

Football is not doomed to failure. With competent management and ownership, Ottawa will again be a great football city. We need a stadium NOW, not in 10 years, which how long it would take to get something built at Lebreton Flats.

CoryinBarrhaven - [Updated 2009-09-30 14:34]

but we aren't getting a stadium...we have the same old stadium with the majority of the same problems...some compounded with this design...lack of transit...further decreased parking, and lots of opposition.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 11:23]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

MikeyD - [Updated 2009-09-29 11:37]

The new/renovated stadiums are badly needed. The existing facilities are unsafe, and we need to be able to attract world class events, including concerts. It's about time, and I fully support it.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 11:37]

Renovating is costly, please read on: Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major



transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

MikeVD - [Updated 2009-09-30 19:10]

Renovation is costly? It won't cost the city anymore than it is already costing us to maintain it as is. The football team failed not due to transportation issues, but due to terrible ownership, something that will not happen under Jeff Hunt. There is going to be more parking now with the underground addition. As far as transportation, all you have to do is add a few new bus routes and maybe a park and ride plan from Billings Bridge, no big deal. People have to realize that a pro sports franchise worked for many years in the Glebe, there's no reason it can't anymore. Change is good and needed. I just wish people would quit digging their heels in for the sake of it.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 10:06]

To renovate does not mean extending the life of the stadium like a new one, it has a very short life. It is like replacing your engine in your car with a rusty frame which will not hold the car in place. Please feel free to contact your city councilor on how long, the Citizen paper I think 15 years or twenty.

## New Conversation Thread

J. C. Jorgensen - [Updated 2009-09-29 11:43]

Frank Clair Stadium is an ideal place to attend sporting events in Ottawa because it is centrally located. I hate driving across town in traffic to go to Sens games. The CFL has been completely revitalized and continues to grow in popularity, as shown by stadium sellouts in Edmonton, Calgary and Saskatchewan these past 2 weekends and increasing TV ratings which rival NFL broadcasts. British football (i.e., soccer) is only popular as a participation sport in Canada, not as a spectator sport, as TV ratings have shown. As Canadians, where do you stand? I support the long-standing tradition of Canadian football, rather than foreign sports like American and British football.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 11:43]

Try sitting in traffic for an hour getting out. From Kanata you could be home by then. Please read on: Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

J. C. Jorgensen - [Updated 2009-09-30 19:09]

I've travelled to Sens games from Gloucester by bus (1 1/2 hours each way) and by car (1 hour each way). It takes at least 30 minutes to exit Scotiabank Place by car, even with access to a major transportation artery. The lack of central location means that everyone who doesn't live in Kanata needs to travel across town, creating traffic congestion and adding to air pollution. The last time my wife and I went to Lansdowne, to see FIFA U20 games, we took the 95 from Blair Station to Albert and Bank and walked to Lansdowne. We also had the option of taking the bus to Billings Bridge and walking. Traffic will be a problem no matter where you put a stadium.

Franky - [Updated 2009-10-01 09:22]

Really? Even on our new \$5 Billion LRT lines? Why would that be? Other cities put their stadiums on rapid transit, why would we build ours away from rapid transit, reduce the number of parking spots and increase the number of patrons to the site, by including a shopping mall and other assorted developments? Does any of this make sense? Given the poor state of the stadium, why keep it at Lansdowne?

J. C. Jorgensen - [Updated 2009-10-01 09:44]

The LRT design is not intended to go to Kanata, for example. Rather, it simply follows the existing transitway. Who knows when that would be built...I've taken the subway to Olympic Stadium in Montreal to watch the Grey Cup last year. It still took 1 hour to get to my seat and even longer to get back to my hotel in Old Montreal. Bayview Road, which has also been talked about as a stadium site, would undoubtedly see traffic congestion as well. The fact is, there is no place in Ottawa to put a stadium without traffic congestion. It's simply a part of big sporting/entertainment events. Why should Kanata put up with more traffic congestion?

Franky - [Updated 2009-10-01 10:08]

I was thinking of Bayview or City Centre, not Kanata, but even Kanata is to see BRT in the greater rapid transit plan. People would tend to drive to Kanata I suppose given parking is available. Olympic stadium holds over 66,000 people, that's almost 3 times what we would see here. I expect car traffic will be congested (always is around big events), but the LRT system should do very well. It's being built to accommodate up to 6 car trains!

J. C. Jorgensen - [Updated 2009-10-01 11:42]

If there are only CFL games at Lansdowne, that's only 10 times per year of traffic congestion. Add 25 professional soccer games and that's 35 times per year. Add say 10 special events, and that's 45 times per year. That still leaves 320 days per year without much traffic congestion, whereas the folks in Kanata have to endure over 80 Sens games and other special events that generate traffic congestion. I still think Bayview would create just as many issues with traffic despite being right on the transitway. I don't know much about City Centre.

Franky - [Updated 2009-10-01 13:09]

City Centre is what used to be a rail terminal (for freight) just across the rails from the Tom Brown arena. That area could really use redevelopment. Are you referring to traffic "folks in Kanata have to endure"? At least the open air stadium wouldn't cause extra winter congestion.

## New Conversation Thread

lemayfeline - [Updated 2009-09-29 12:27]

Many Ottawans want football, and football requires a stadium. I think that's a statement we can all get behind. So, there's 2 issues here: What do we want for Lansdowne Park, and, What do we want for our football stadium? Are the answers to these 2 issues compatible? Here's some questions to consider, re: the stadium. Wouldn't it be great if you didn't have to pay 30\$ in parking every time you went to a football game, in order to park in someone's driveway? Wouldn't it be great if it didn't take 3 hours to get through the jammed City streets, only to then have a long drive home on the Queensway? Wouldn't it be great if we could have a stadium in an area that makes sense, with access to public transit and actual space for parking? Wouldn't it be great if a football team in Ottawa was sustainable, because people could actually get to the games? Wouldn't it be great if attending a game was that much cheaper because parking costs weren't prohibitive? Wouldn't that make each football game that much more enjoyable? The options are NOT limited to 1) No football or 2) A football stadium out in the burbs. The option COULD BE a football stadium with proper transit access, or proposed transit access (such as along the route of whichever transit system is to be developed, or along the current transitway). Bayview Yards is but one option for this



new stadium, and the one that the City planners chose as their top option. Let's do football right.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 12:27]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

chico11 - [Updated 2009-09-29 12:46]

I support the Lansdowne live proposal for stadium and arena changes. If there is one thing this city needs is a distraction to our every day lives, and bringing a world class facility to our City can only help.. be it sports, concerts, fairs or other. Keeping a firm balance between work and play is essential, we work too hard not to have that outlet. I refuse to let 200 home owners in the Glebe determine where MY tax dollars are spent! People in the Glebe WERE WELL AWARE where they were buying and if they feel that the noise is too much, they have the ability to move any time they want. This is the 5 mins in my day that I have to share my opinion, I am not able to attend city meetings because of my work so I hope my voice is heard through this medium. Respectfully.

deb - [Updated 2009-09-29 12:46]

I totally agree. The new stadium and revamped arena are much needed and will be much utilized. This facility is for ALL citizens not just those in the Glebe.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 12:46]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

davep - [Updated 2009-09-29 13:03]

I FULLY support the stadium. Every city requires a stadium for international events, local sports teams etc. The initial design looks great. My kids need a place to grow up in where they can get away from the hectic school life etc. spend some time with the family at sports events etc.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 13:03]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

dbk - [Updated 2009-09-29 13:03]

My kids need a place to grow up in where they're not expected to fund lavish gifts to private interests.

## New Conversation Thread

LorneC - [Updated 2009-09-29 13:39]

OSEG predicts that the CFL team will lose \$7.6 mln. in its first few years but it is only required to cover losses up to \$6.0 mln. What happens then? Either OSEG or the City will have to step up or we lose football again. OSEG can walk away from football and still gets 400,000 ft2 of retail space, a hotel and office building rent free from the City and the City has to continue paying a \$117 mln. debt on the new stadium. If we really want a new stadium that badly at least the City should be honest about the real cost.

Chris Ellis - [Updated 2009-09-29 13:39]

Can you direct me to where the figures you cite are?

LorneC - [Updated 2009-09-30 14:51]

Page 20 of the Business Plan that was included in the big binder presented to Council on Sept 2 indicates losses of \$7.6 million between 2013 and 2018 but that OSEG was only putting up an Letter of Credit for \$6 million against unfunded operating losses for the CFL team. While they could put in more money if required, there is nothing committing them to doing so and no penalty if they don't.

Chris Ellis - [Updated 2009-09-30 15:13]

Thank you. I would think this would raise some concerns even for supporters of the LLP



Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 13:39]

Location is critical for any success? As far as money, if the Sens owner obtains a soccer club then he will be the owner and the CFL will be a paying football franchise sharing the stadium. Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

alitoba - [Updated 2009-09-29 13:54]

Les changements proposés pour l'arena et le stade me paraissent raisonnables et importants, d'autant plus que cette structure constituerait la seule dans la capitale nationale à pouvoir répondre aux exigences des cadres sportifs modernes, nécessaires pour cette région. Comme nous l'avons constaté lors de la coupe du monde de soccer junior et comme nous le constatons, notre région est plus en plus un pôle d'attraction pour ce sport, car les fanatiques ne se comptent plus; mais aussi il est un sport plus abordable pour les familles de différents standings de vie ayant besoin de voir leurs enfants s'impliquer dans le sport. Une recommandation que je pourrais faire, serait de voir dans quelle mesure faciliter les voies de sorties tant du stade et arena que de tout le complexe. Car comme vous le savez, la structure se trouve dans un quartier résidentiel, et tant que tel il est important que les gens participants à des événements évacuent le plus vite possible pour laisser le coin libre aux résidents. Alain

icdube - [Updated 2009-09-29 13:54]

Je suis d'accord qu'une grande priorité doit être donnée aux voies d'accès et de sorties. Malheureusement, il n'y a pas de solution sauf la destruction du Glebe car il faudrait y construire un 6-voies pour le faire. Mieux vaut de construire un tout nouveau stade dans un endroit qui serait accessible par un moyen de transports commun rapide tel qu'un train à grand débit. La région de Bayview-City Centre est tout indiquée pour ça.

## New Conversation Thread

Paul Durber - [Updated 2009-09-29 14:02]

The City investment in a stadium is NOT a priority. The site needs to be revitalized, surely, but with amateurs in mind. Not at all sure that 24K seats is sufficient for a professional team. No indication of the viability of this proposal, never mind sucking up available capital that could be used for children and people all over the City. Already, we suffer inadequate investment in recreation and limited access because of user fees.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 14:02]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

GerryG - [Updated 2009-09-30 19:03]

The traffic congestion had nothing to do with the club folding - after over 100 years of success, I might add. It was bad ownership (both times - the same bad ownership), pure and simple. That has been addressed in the current plan with local owners who understand the community and how to run a sports franchise.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 18:40]

So you believe sending cars and buses down bank street will please everyone's concerns of time. It plays in as a factor, not the sole cause because of time constraints people have now. Children's activities is just a start. Go down bank street from the stadium in traffic hour then times it by ten.

GerryG - [Updated 2009-09-29 14:02]

Montreal has one of the most successful franchises in the league. Their capacity is less than 24,000.

## New Conversation Thread

mhyde - [Updated 2009-09-29 14:06]

Ottawa needs to have a premier facility in order to attract major league sports as well as some big time outdoor concerts etc. The location obviously has great potential but lacks in the accessibility. There will need to be much work done in order to overcome this major problem.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 14:06]

Location is critical for any success? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.





## New Conversation Thread

[rosco1971 - \[Updated 2009-09-29 14:29\]](#)

I fully support the changes the the stadium and arena. It's about time. It's a good investment.

[Michel Tardif \(suspended for duplicate postings\) - \[Updated 2009-09-29 14:29\]](#)

Location is critical for any success? Please read on:The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved.Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times.You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense.To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

[dimillod - \[Updated 2009-09-29 14:36\]](#)

I fully support the stadium/arena changes. The 67's and the proposed CFL team will be primary tenants to ensure that the facilities will be used to their potential. Also Ottawa need modern facilities to attract world class events, championships and concerts.

[Michel Tardif \(suspended for duplicate postings\) - \[Updated 2009-09-29 14:36\]](#)

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[dbk - \[Updated 2009-09-29 14:36\]](#)

I fully oppose giving these tenants 30 years rent-free use of public lands, while having taxpayers eat the \$120,000,000 cost of their desired renovations. When will Minto be offering these kind of terms?

## New Conversation Thread

[icjr - \[Updated 2009-09-29 15:10\]](#)

Wow, imagine Ottawa with a new sports stadium and arena. This is something that will have a very positive effect for all of us.

[alecz\\_dad - \[Updated 2009-09-29 15:10\]](#)

Remember, this will NOT be a new stadium and arena, but the reconstruction of an old, and frankly architecturally-undistinguished complex. There are a number of analyses that suggest that building a new stadium elsewhere, possibly reusing materials from the existing stadium, would probably cost less and provide a better result, as it could be purpose-built from the outside to accommodate the amount of seating, concessions, field size for soccer, etc.If the OSEG group are so keen on having a stadium to house their CFL franchise, let them build a new stadium somewhere more appropriate (suitable parking, transit, etc.) ON THEIR OWN DIME!

[Michel Tardif \(suspended for duplicate postings\) - \[Updated 2009-09-29 15:10\]](#)

The location is critical, please read on:The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved.Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times.You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense.To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

[JayRen - \[Updated 2009-09-29 15:55\]](#)

long overdue

[Michel Tardif \(suspended for duplicate postings\) - \[Updated 2009-09-29 15:55\]](#)

But the location please read on:The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved.Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times.You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense.To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the



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## New Conversation Thread

Yakup - [Updated 2009-09-29 17:25]

Full Support for the project - this is how fine cities are built! Hypothetically - let's say a handful of the opposition were offered a career promotion and required to move to another city? Do you think for one minute (if the LL project was scrapped) they would stay and see this through? Or would they simply do what everyone else would - move forward responsibly and take in the excitement and opportunity. And heaven forbid - make more money!

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 17:25]

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## New Conversation Thread

Glenn - [Updated 2009-09-29 18:27]

I do not support the refurbishment of the outdoor stadium. There is apparently a prospect of a new CFL team in Ottawa and some wishful thinking about professional soccer but neither of these warrant going forward with this plan. The CFL hasn't worked in Ottawa in the 25 years that I've lived here and I doubt another attempt will turn out any differently. Professional soccer may or may not work but there does not appear to be a solid enough proposal in place to justify spending any money. Renovating the Civic Centre makes sense - it is used. Frank Clair is an eyesore and should be knocked down. This would cost the equivalent of 4 or 5 years of the current maintenance costs on the stadium but that is much less than the 40 year mortgage the city is currently proposing to rebuild a stadium that won't be used for anything close to that 40 years.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 18:27]

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## New Conversation Thread

Lori Cameron - [Updated 2009-09-29 18:28]

Football is dead in this city. This sole-sourcing plan is a bold assault against democracy and any councillor that backs it is naive at best, and a crook at worst in my opinion. It is an obscenely obvious scam at taxpayers expense that will benefit only a handful of a-moral, crooked businessmen, and it insults everyones intelligence. Its time that the citizens of this city realize that the business of running a city needs to be done by educated, competent, qualified people, not those who win a local popularity contest.

Cassandra - [Updated 2009-09-29 18:28]

This is exhibit A for the over the top absurdities and uncivil rudeness that have been far too common in the anti Lansdowne Live group. While I don't believe for a moment that most people in that group is as ill informed and nasty as this specimen, there are a few who are giving the rest a bad name.



David Biggs - [Updated 2009-09-29 18:28]

WOW, excuse me while I remove the bile from my hipwaders. What have the four local business men done, except build four successful businesses and employ hundreds of citizens. They propose to put up millions of their own money, cost the citizens nothing, leave the site better than they found it and maybe make some money for their efforts. As for the 20 City Councillors who said "let's have a look" crooks! my, my, my. But at the end of the day I was relieved that you told us that you weren't insulted by all this. Oh Lori repeat after me "my glass is half full, my glass is half full...."

deb - [Updated 2009-09-29 18:28]

I strongly disagree that football is dead. The main reason football failed here was total incompetent and unprofessional ownership and management, which would not be the case with these new business people. These businessmen have come up with a plan to redevelop Lansdowne park for ALL citizens, including those who would like to attend professional and amateur sports events. They are willing to put up millions of dollars to help improve the city. Of course, they are looking to make some profits, but that does not make them a-moral or crooked. These unfounded and disgraceful comments do not contribute anything positive to the debate.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 18:28]

This might help resolve this issue: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

GersJr - [Updated 2009-09-30 18:01]

Michel Tardif, Why do you bother posting if you are going to regurgitate the same garbage each time? Cut & paste much? You're wasting our time and short-changing the process...but then again, that is probably your intention.

## New Conversation Thread

peterinottawa - [Updated 2009-09-29 18:59]

We need a facility in places other than the far west end and downtown. Exhibitions and events have been held here for decades so there is no reason other than NIMBY not to continue.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 18:59]

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Enough Already - [Updated 2009-09-29 18:59]

First I am so sick of this NIMBY argument. It is simply not true. There are people from all over Ottawa that completely oppose this plan. I agree that it is a good site for exhibitions - shame LL gets rid of the trade show space and replaces it with retail.

## New Conversation Thread

Howie C - [Updated 2009-09-29 19:12]

Build it and they will come!

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 19:12]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion and parking seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take into serious consideration, the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

Phyllis - [Updated 2009-09-29 19:12]

Where were they the last two tries and where are all the baseball fans for the white elephant. Nice sentiment but it only works in the movies

dbk - [Updated 2009-09-29 19:12]

I think you mean "build it and give it away for 30 years and they will come".



## New Conversation Thread

Richard Gresser - [Updated 2009-09-29 19:21]

The costs will outweigh the benefits of supporting on-again & off-again sports franchises. The location has been the wrong one for years. I support alternative sites that have a more sensible proximity to major transit links

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 19:21]

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## New Conversation Thread

mptran - [Updated 2009-09-29 19:23]

Stadiums seem to be ultimately a losing (unprofitable) proposal in Ottawa. Lansdowne Park could be much better used for something else. Why did the city violate its own regulations by failing to hold an open tender process? Why is the city now failing to properly consult residents of Ottawa with this sham online consultation of allowing people to e-mail comments? Why is there no venue to speak--public consultations mean people--the public--get to speak? Instead there is a "traveling photo exhibit". Nice job, Ottawa.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 19:23]

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## New Conversation Thread

kevinbourne - [Updated 2009-09-29 19:49]

Being originally from T.O. where I had access to every professional sport, this will be a relief. How can Canada's capital city not have a team in the CFL. My suggestion is to spend the money necessary to make these facilities world-class to attract provincial, national and international sporting associations. Go all out! Feel free to use my tax dollars for that. Also, learn a lesson from Maple Leaf Sports and Entertainment with the Air Canada Centre. They just mounted a big screen on the outside of ACC overlooking a public square where people can watch the games for free or they can host tail gate parties. Picture the Ottawa CFL team or 67s in the playoffs and fans filling the public square outside the stadium to have a beer and watch the game on the big screen. Wow!

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 19:49]

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## New Conversation Thread

OTownReason - [Updated 2009-09-29 20:24]

Lansdowne Park has been the site of a large sports facility for over 100 years. It is an institution in the city and the place of many fond childhood memories for a lot of Ottawans. Its function as a stadium has only added to the character of the Glebe and I don't think the Glebe would have existed as such if it weren't for Lansdowne. It's a great neighbourhood to walk/bike/bus/blade through on the way to an event and there have never been any more traffic issues here than at any other large sporting facility in the country. Ottawa is (slowly) becoming a world class city and the thought of a world class stadium alongside the canal and in such a central location is music to my ears. Good luck with your proposal OSEG, I hope the people of Ottawa give you the support you deserve!



Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 20:24]

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Enough Already - [Updated 2009-09-29 20:24]

Fond childhood memories are not a basis for modern urban planning decisions. That was all I heard from LL supporters at the council meeting in April and it is not enough of a reason to rebuild the stadium on a site with no parking or transit links.

## New Conversation Thread

Michael - [Updated 2009-09-29 20:39]

If the Stadium is to be home to a new CFL team, why won't the Partnership show us a copy of the letter from the CFL granting the conditional franchise? If we are to spend our taxdollars on a new Stadium, why not do so where there is the proper transportation infrastructure, with user fees priced to recoup the investment?

MikeB - [Updated 2009-09-29 20:39]

What good will showing you the agreement do? Will you change your mind and support the CFL in Ottawa? The CFL Commissioner has already spoken publicly about the return of CFL football to Ottawa: <http://www.cfl.ca/article/cfl-renews-its-commitment-to-ottawa> As to the transit issue, we already have OC Transpo routes going up and down Bank Street already. The proposal also includes event day shuttles along the Queen E. and could also utilize water taxis along the canal. There's more than enough transit to Lansdowne.

Michael - [Updated 2009-09-30 13:16]

The Lansdowne Live Proposal was premised on a conditional CFL franchise, as was the rush to dump the competition. The rebuilt stadium is central. It is also the reason for investing over a hundred million taxpayer dollars. Don't you think that prudent management practice demands a written indication by the CFL of the conditional franchise. Or would you want the sizeable public's investment to be made on the basis of spoken words alone. As for shuttles along the QED, read today's Ottawa Citizen (front page). The NCC does not like assumptions made by the City for use of its lands. There is no agreement with the NCC re the QED. Adequate OC Transpo routes going up and down Bank Street? It's easy to see that you do not ride the bus. Even in the best of times, buses frequently pass you by because they are full. Your idea about using water taxis is good. They could take the overload. Might I add, we could also use airships and balloons. Would I support CFL in Ottawa? Of course I would as long as it is paid for by fans not taxpayers.

MikeB - [Updated 2009-09-30 18:25]

They've got the written agreement. Mr. Kirkpatrick reaffirmed that tonight, besides I gave a link earlier showing the CFL Commissioner himself indicating the Board of Governors had indicated that the CFL would be coming to Ottawa. As for the shuttles, there are already talks between OSEG and the NCC. Yes, I do ride the bus, and have never had a problem getting one down Bank (1 or 7) even at rush hour. I won't respond to your ridiculous comment about the airships.

Michael - [Updated 2009-09-30 23:01]

Read my first statement. I asked why the letter granting a conditional franchise has not been made public, not after the fact, but now, when we are being asked to consider a pretty important issue. You raised transportation. I am not sure what that has to do with my initial comment. Glad to hear that you ride the bus though. And don't let me turn you off airships.

MikeB - [Updated 2009-09-30 23:49]

I don't know what timing you're referring to. The CFL commissioner has stated publicly that a conditional franchise has been awarded to Ottawa. He was even here in person at the April City Council meeting to voice his support for Lansdowne Live.

Michael - [Updated 2009-10-01 01:06]

Once more, read my initial statement. It's quite simple: why has the "letter" offering a conditional franchise not been made public. My subsequent comment re timing is that the letter be made public now while we are being asked to consider the proposal rather than after the City makes its decision.

MikeB - [Updated 2009-10-01 21:46]

Have you tried submitting an access to information request?

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 18:25]

The proposal has set this way therefore the developers can get richer and the football franchise fails no problem it is the cities. The Kanata stadium would be owned by the Sens owner and the land, the cities. Hopefully any money transferred from city taxes would be insignificant to the tax payers. For this city to attract big business the infrastructure plays a major role including professional sports.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 20:39]

The CFL are probably not interested, if the site for the franchise is Lansdowne. They are probably hoping this will fail and Kanata would succeed in a couple of years.

## New Conversation Thread

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 21:45]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion and parking seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take into serious consideration, the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to



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## New Conversation Thread

rmacewen - [Updated 2009-09-29 22:28]

CFL Football - been there - done that - FAILED.CFL Football - been there - done that - FAILED.CFL Football - been there - done that - FAILED.Why on earth would we try a 4th time? And all this fuss for 10 games a year?

GersJr - [Updated 2009-09-29 22:28]

This isn't about CFL football, it's about the revitalization of Lansdowne Park, which is pretty much a disgrace. Get your head out of the sand and try to understand the real issues here.

JFFournier - [Updated 2009-09-29 22:28]

sometimes read that football has failed three times here and I only know of the Rough Riders (who "failed" for a mere twelve decades) and the Renegades. Who is #3, exactly?

HLinNepean - [Updated 2009-09-30 16:58]

I agree, this has only failed twice, and both times in the hands of the same "owners". Three times was the charm in Montreal and all the same conditions are in place here as were in Montreal the third time (owner, plan and downtown stadium)

GerryG - [Updated 2009-09-29 22:28]

The team began in 1876 and had over 100 years of success before it fell into the wrong hands. How many other organizations (other than government) in Ottawa or Canada for that matter can claim that level of success?

## New Conversation Thread

arnoldj - [Updated 2009-09-29 23:13]

Every modern city requires an outdoor stadium. It's an embarrassment as it sits now. The fact that the plan can accommodate the CFL and the USL is a bonus. I fully support this proposal. Best would be if it also allows expansion to 28,000 fans.

Duke - [Updated 2009-09-29 23:13]

Can't agree more! I'm a bit dissatisfied in the size of the stadium, but I understand it's objective....to try to be more "cozy" like BMO field in TO or McGill in Montreal.As long as it's expandable to host major events, such as the Grey Cup, etc, then im all aboard!

Franky - [Updated 2009-09-29 23:13]

Sure we want a new stadium, but we don't need the shopping mall, residential units, hotels etc... on the site. We could build a brand new state of the art stadium elsewhere (Bayview or City Centre) with all those other developers' dream developments and it would make sense. Reducing Lansdowne Park with all this other stuff doesn't make any sense. Something better than a shopping mall should go there. Shopping malls get built all over the place without giving away this "Jewel" of a public space.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-29 23:13]

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retired - [Updated 2009-09-29 23:13]

No we don't, especially crammed into central down town. Lansdowne should be a people place, not an empty pile of concrete and plastic for professional athletes who can't pay their own way.

## New Conversation Thread

David Biggs - [Updated 2009-09-30 06:05]

My Lansdowne includes a new stadium & arena. No stadium = no Stones, no Billy Graham (I know he's dead), no U-20; no Commonwealth/PanAM or Canada Games, no Pro soccer team, no CFL.

Franky - [Updated 2009-09-30 06:05]

Well, a stadium at Bayview or City Centre would mean: the Stones, Billy Graham (were he alive), U-20; Commonwealth/PanAM or Canada Games, Pro soccer team and CFL could be enjoyed there. And people could actually get to the site on Rapid Transit!

arnoldj - [Updated 2009-09-30 09:13]

And we would still have to do something with Lansdowne and the stadium would never get built there either cause we would still run head long into NIMBY.



Franky - [Updated 2009-09-30 10:58]  
 Hmm, what to do with Lansdowne... I know, we could have a design competition! Objection to Lansdowne Live (or whatever they want to call it now...) is not just NIMBY. It's a really bad idea for the city. No rapid transit, a shopping mall on a "Jewel", sole sourced shady deal...

arnoldj - [Updated 2009-09-30 12:43]  
 It's been a recreation park for the past 40 some odd years. This is not a new idea. If they kept the stadium bit but not the retail, would you be against it?

Franky - [Updated 2009-09-30 12:57]  
 If it were the result of a fair process, the rapid transit issue would still remain, but if the cost of rebuilding was significantly better (factoring longevity) compared to a new stadium on rapid transit, I'd certainly have little argument. But we don't have those circumstances, sadly.

dprouse - [Updated 2009-09-30 09:13]  
 I keep hearing about rapid transit in Ottawa. When did that happen? All I know about is the transitway, which sits a little more than 1 km from Frank Clair Stadium.

Franky - [Updated 2009-09-30 23:26]  
 Actually, it's closer to a 2 km walk (1.8 km), and though many people can do this in 20 to 30 minutes, it isn't exactly convenient or for everyone.

JFFournier - [Updated 2009-09-30 09:13]  
 Asking generally, has anyone ever bothered to ask the residents near Bayview whether they want a stadium in their neighborhood?

Franky - [Updated 2009-10-03 00:04]  
 The design competition included public consultation all along the way. We would get a chance to hear concerns/praise early on.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 06:05]  
 This could easily happen in Kanata with the sens owner? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

manship - [Updated 2009-09-30 08:20]  
 In the short while I have been in the city, the football team has twice gone bust. When it happens again, the city will be left with another empty stadium, just like the ball park. We dont need another public liability.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 08:20]  
 If private business can pick up the tab thus have ownership then this is more realistic for Kanata soccer/football. Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

OttawaShane - [Updated 2009-09-30 08:20]  
 If you've been in the city to see both CFL ownership groups here fail, you likely also know how horribly run and under-financed those two operations were. I think its also a pretty fair argument that the proposed owners here have both proven ability to run a responsible sports team AND they have pretty deep pockets. Comparing apples and oranges may help opponents to this plan make their point, but its still an unfair comparison.

## New Conversation Thread

akwalla - [Updated 2009-09-30 08:30]  
 So far it seems to me that the only thing this city can do at a world-class level is dither and moan. This is a fabulous parcel of land for the WHOLE city to enjoy!! Jeff Hunt's group has put together an extremely well thought out proposal. I wish the naysayers would actually take the time to OBJECTIVELY study it!!! went to the Stones show in 2005 and was embarrassed at the state of Lansdowne, we've got to save it from total decline.

Chris Ellis - [Updated 2009-09-30 08:30]  
 How did you get to the Stones Concert? If drove how did you find the parking and how long did it take you to get out of the parking lot? If you used public transit how good was it?

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 08:30]  
 The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting



facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

Enough Already - [Updated 2009-09-30 08:30]

I don't think anyone who objectively studies this proposal could possibly support it.

dbk - [Updated 2009-09-30 08:30]

I wholeheartedly agree that Lansdowne is a fabulous parcel of land for the WHOLE city to enjoy!! Please tell me why we would be giving it to Jeff Hunt's group for 30 years rent-free? And throwing in \$120,000,000 of renovations? When's the last time you heard of a landlord offering those kinds of terms?

## New Conversation Thread

White - [Updated 2009-09-30 08:49]

No stadium. If the CFL or its proponents want a stadium, let them build it at Lebreton. Stadium = parking lot so get rid of it and let the people of Ottawa use the area. What we need is sports facilities for kids, teens and adults to participate in fun and healthy activities (I don't see any horses or riding paths). Heaven knows these groups and individuals have nothing now so facilities for them could be inexpensive.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 08:49]

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## New Conversation Thread

Peter Hall - [Updated 2009-09-30 09:12]

This is the wrong location for this facility

arnoldj - [Updated 2009-09-30 09:12]

It's already been there for over 40 years.

Enough Already - [Updated 2009-09-30 10:37]

When a stadium was first built there in 1909 it probably made perfect sense. It was on the outskirts of a city of 86,000 and the trams down Bank Street were as good as it got for transportation. Now, we have the opportunity to decide where our stadium will be for the next 40 years, and it makes no sense to put it down a traditional mainstreet with no parking or rapid transit.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 09:12]

The city has expanded distances have increased greatly over forty years. Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

pds41 - [Updated 2009-09-30 13:35]

First the obvious that stadium detractors seem to miss. Without the stadium there would be no Lansdowne Park, just more houses. So a stadium is integral to the site. Second, it's totally embarrassing for any city Ottawa's size NOT to have a functioning stadium. Thirdly, it is totally embarrassing for Ottawa, the capital of Canada, not to have a team in the CANADIAN Football League!! And as to football in Ottawa, the team was established in about 1904 and ran successfully for over 80 years, winning 13 Grey Cups!! If it wasn't for a string of bad owners football in this town would still be alive. Bad owners are like a car accident... all you can do is sit back and watch it happen. We have a strong CFL heritage in this town, we've just forgotten it. A new team with new, local, and GOOD ownership will bring the fans back. No one moves to a town just for a football team, but they do choose "vibrant" cities, and football and soccer, just like symphonie and ballet, are part and parcel of being a vibrant city!!

Brian - [Updated 2009-09-30 13:35]

I agree 100% without the Stadium Lansdowne Park would just be a housing development now. All this NIMBY complaining by people in the Glebe is just selfishness; they knew they moved into the area that Lansdowne Park was on their doorstep and that it was a vibrant sports facility that attracted crowds. If they did not like that idea they should have chosen to move somewhere else. All this talk about building a stadium elsewhere is so much hot air. None of these other locations has any financing in place or a major tenant signed up (CFL team). Plus the city can not afford to build a new stadium on its own from scratch, especially when they would also have to pay to fix Lansdowne Park on top of that. If this plan is rejected the most likely result will be that Lansdowne Park will sit rotting as it is for another 20 years. Let's not forget the Ottawa 67s and the Civic Centre they also play an important part in this park. Along with a CFL team these two sports teams will be an anchor for the redeveloped Lansdowne Park and bring in a lot of customers for local bars and restaurants. Ottawa needs its CFL team back and with the solid new ownership I have no doubt that it will succeed. It has been an embarrassment not having a CFL team in the National Capital for these many years. I look forward to the return of the proud tradition of CFL football in Ottawa that dates back over 100 years.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 13:35]





The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

**FiscalC - [Updated 2009-09-30 13:35]**

Given that the City will spend \$130M to build a stadium, do you think that the developers should be willing to make a commitment to keep the CFL franchise for a minimum period of time (maybe 3-5 years?). In the current arrangement, there is no obligation for OSEG to keep operating the franchise. If it folds after 1 year, OSEG continues to operate the retail and commercial facilities. And if the developers aren't willing to make some guarantee, what does it say to their commitment to CFL football? Also - the notion of this project being revenue neutral is based on current interest rates. If interest rates go up, the cost to finance the City's (eg. our) debt goes up - and our municipal taxes along with it. So with the current proposal, we could find ourselves with no CFL franchise and higher municipal taxes to pay the debt for the stadium. I don't like that idea. Let's see a contractual commitment from OSEG to keep CFL in Ottawa!

## New Conversation Thread

**pds41 - [Updated 2009-09-30 14:17]**

hey, you need grass for major league soccer, which is a potential "future use" of the site. And as for football, Edmonton has grass and all the players prefer playing there. Go natural turf. Artificial is a total waste of money!! Unless we're building an indoor stadium, it's not necessary.

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 14:17]**

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

**dprouse - [Updated 2009-09-30 14:17]**

Artificial turf is a necessary evil. The field needs to be multi-use, and needs to be able to accommodate a sports dome in the winter for indoor soccer. Artificial turf lasts longer, has less maintenance costs, and can accommodate virtually endless amounts of traffic and still hold up. If you want a grass field to stay pristine for games, you literally have to ban people from using it on non-game days. It would be great if they could go to real grass, but this is Canada, and the fake stuff is more practical.

**GerryG - [Updated 2009-09-30 14:17]**

Actually, most players do not like the Edmonton turf. They used to, but now with the advances in artificial turf, most players prefer that for the added traction.

## New Conversation Thread

**PhilM - [Updated 2009-09-30 15:11]**

having been a resident of this city for 40+ years and having attended football games, the Ex, hockey games, concerts and exhibitions at Lansdowne I fully support this effort to revitalise this area. Lansdowne is an integral part of the fabric of this city and has a history of exhibitions, games etc to prove it since the Lady Aberdeen Pavilion was built and should continue to be used for the purpose it was first developed. It would be wrong to turn it into completely "Greenspace" especially due to the city and provincial laws against herbicides it would soon become "WEEDSPACE" unless a lot of money was dedicated to manually weeding the area.

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 15:11]**

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

**dprouse - [Updated 2009-09-30 18:49]**

Clearly you have never been to a Senators game. Again, I challenge anyone here to go to a Senators game, and time how long it takes you to get out of the parking lot and moving on a roadway once you get in your car. Generally, it is about 30-40 minutes. You can walk from Lansdowne Park to Carleton University, Billings Bridge, or downtown in less time than that. Kanata has a six lane freeway and plenty of parking, but when 19,000 people are all trying to access the same on-ramp at the same time, it is problematic.

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 23:01]**

Lets put in more ramps but have you consider one lane road with numerous lights? Take a look at traffic in that area on Bank you will clearly see the problem.

**PhilM - [Updated 2009-09-30 18:49]**

Is your only way of commenting to regurgitate the same response to all who support this proposal. Repetition of the same argument is not a reasoned response but just a way of seeing your name in print more often

**Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 23:59]**

How can anyone only submitting one proposal with a different prospective, be heard from this very large opinion web page?



## New Conversation Thread

JMIT - [Updated 2009-09-30 15:25]

Great idea...Can't wait to be sitting in a first rate stadium...Watching first rate teams and shows...Run bye a first rate group of investors...Good work Mr Hunt.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 15:25]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved.Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times.You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense.To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

dbk - [Updated 2009-09-30 15:25]

If I were a partner of Mr. Hunt's I'd have to agree that this is "good work" but as a taxpayer I do not understand why I should be paying for such a lavish Christmas present.

## New Conversation Thread

deb - [Updated 2009-09-30 15:44]

I fully support the stadium at Lansdowne Park. Modern cities need an outdoor stadium in order to hold professional and amateur sporting events, concerts and other world class events. This is long overdue for the sports fan in Ottawa. This facility, if properly managed, could be used almost every day of the year. This site belongs to ALL citizens of Ottawa and should provide interesting and exciting entertainment.This stadium will allow that to happen.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 15:44]

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arnoldj - [Updated 2009-09-30 15:44]

Great comment deb. Fully support this proposal too. There's a certain few that think they're the only residents of this city.

dbk - [Updated 2009-09-30 15:44]

As you remark, "This site belongs to ALL citizens of Ottawa". So why does this proposal require taxpayers to first pay for \$120,000,000 of renovations and then give the refurbished property and it's surrounding lands to private interests. Oh, wait, is that what PPP means?

deb - [Updated 2009-10-07 11:55]

The proposal does not require the city to give the refurbished site to the private interests. It is clearly indicated that the city will retain ownership of all land on the site. Once Lansdowne is developed, its' value will increase substantially and the city will own a very valuable asset.

## New Conversation Thread

concerned - [Updated 2009-09-30 16:26]

The Lansdowne consortium are either ignoring, or sweeping under the rug, two important problems.1) Since the 1950s there's been a trend in Ottawa to build suburban communities, and now over 70% of the city's population live a long way from the Bank St. bus route.Anyone from Cumberland, Barrhaven, Stittsville etc has a choice between a 45 minute bus ride to the game and back(plus at least one transfer in November weather) or a 20-25 minute drive in the comfort of their car.This means that over half of our football fans will need a place to park. Where will they go?2) The LL group says that the Renegades failed because of Eugene Melnyk's poor advertising! Why did he need all that advertising anyway?? I submit that fans decided to stay home and watch the game on TV because it's such a pain in the ass to access the stadium.Therefore - if Ottawa is going to build and sustain a world class stadium and keep a football team operating in it - one of two things needs to be done. Either build a mass rapid transit system connecting all areas of Ottawa & environs directly to Bank & Holmwood, OR, put the darn stadium somewhere easier to access and build adequate parking facilities!

JFFournier - [Updated 2009-09-30 16:26]

"The LL group says that the Renegades failed because of Eugene Melnyk's poor advertising! I dont even know where to begin correcting all that is wrong about this statement. Melnyk had nothing to do with the Renegades. What people are saying is that the Renegades were mismanaged overall, not just that they didn't advertise enough. Poor promotion (especially on the Gatineau side) was only a small part of the problem. They were constantly, as an organization, inept and embarassign themselves. Jeff Hunt, while in charge of the 67's, does not do that.

OttawaShane - [Updated 2009-09-30 16:26]

Lansdowne Live says that the Renegades failed because of Eugene Melnyk's poor advertising?"Concerned" - Please provide quotes on that, I'd love to hear more about that - it seems rather fantastical that anyone would be making that argument.



## New Conversation Thread

MAT - [Updated 2009-09-30 16:48]

I approve, especially by accommodating both football and soccer. One improvement I would like to see is a roofline on both sides of the stadium that is more in keeping with the general design of the local and heritage architecture. Not a show-stopper though.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 16:48]

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## New Conversation Thread

mikey24 - [Updated 2009-09-30 17:32]

I love it!! It looks great. I'm looking forward to taking in a football or soccer game. I think all capital cities have large stadiums located in the downtown areas. I live downtown and will walk to the game. I think the transportation problem is overblown, they've forgotten that there are a lot of people like me that will walk to the game. Also not everyone will leave the stadium at the same time and jump on a bus or their car. There will not be one mass exit with chaos. They will probably stroll to one of the restaurants or bars after the game.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 17:32]

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Enough Already - [Updated 2009-09-30 17:32]

Maybe other capital cities have large stadiums located in the downtown areas, but they have another thing that Ottawa doesn't - transit to the stadium, and I don't mean the #1 or #7 bus.

arnoldj - [Updated 2009-09-30 22:43]

It was successful in the 60s and 70s without any transit system, but suddenly now, it's a killer issue. Give it a rest.

Enough Already - [Updated 2009-09-30 23:38]

Traffic in the 60s was a fraction of what it is today, there would have been more parking available in the Glebe area because residents owned fewer cars and we are now halving the on-site parking with this 'plan'.

## New Conversation Thread

Barry Davis - [Updated 2009-09-30 20:25]

At Lansdowne, I am in favour of a community-scale soccer/football field/skating rink. For a CFL-scale arena, neither parking nor transit are sufficient, and it should be at Bayview. I can't believe that a league that pays millions in salary and charges lots for tickets has to beg facilities from taxpayers.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 20:25]

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## New Conversation Thread

SD ott - [Updated 2009-09-30 21:03]

Forget about Frank Clair Stadium for a moment. If you could put a new 24000 seat stadium anywhere in Ottawa, I doubt that Bank & Queen Elizabeth drive would be chosen as the ideal location. I think we need a stadium in town, just not here. Sure, put some small scale sports facilities at Lansdowne and put the 24,000 seat stadium down in the flats - still close to downtown but also on the transitway / future light rail line.



FiscalC - [Updated 2009-09-30 21:03]

Totally agree. On one hand the city is spending vast sums of money on light rail. And with the other hand it's spending vast sums of money on a stadium that is not served by the light rail. Studies show that building a new stadium at Bayview wouldn't cost more than the \$130M that's proposed to be spent on refurbishing Lansdowne. On both fronts, this is poor use of tax dollars....

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 21:03]

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## New Conversation Thread

Dave S - [Updated 2009-09-30 21:42]

The CFL will fail at this site. The experiment has been done. Cushy seats and reduced parking won't make the difference.

GersJr - [Updated 2009-09-30 21:42]

Site has never been an issue in the past, why would it now?? The reason the CFL failed in previous attempts had nothing to do with the stadium location. Local ownership will make a HUGE difference. Regardless, the CFL shouldn't be the focus here. The redevelopment of Lansdowne Park is so much more than the stadium or the CFL. It is about the revitalization of the "Park" in general - for the benefit of the entire community, Orleans to Stittsville, not just the local community.

Dave S - [Updated 2009-10-01 15:00]

Then let's go ahead with the "revitalization of the Park in general" and drop the expensive bit ... the stadium. Any benefit of local ownership will be offset by the 15 years that have passed since most people in Ottawa attempted to care about the CFL. Higher overhead costs of debt servicing won't help either ... although I guess the plan is to hand that problem from the CFL fan to the taxpayer.

GersJr - [Updated 2009-10-01 16:41]

Stadium is multi-purpose, so more than just the CFL fans will enjoy it and have access to it. Clearly you are out of touch about the CFL, so there is no use referencing it, but again, there is more to this plan than the CFL. I guess the taxpayer is being taken care of now though, eh? Footing the bill on maintenance on an eyesore of a park. What is your plan to "revitalize the park" and who would foot the bill for that? Hmm, let me guess, the taxpayer, because no other group has come forward or proposed anything in 20 years.

Dave S - [Updated 2009-10-01 18:54]

I have no problem with commercializing part of the park (leasing, or even selling) to offset the cost of "revitalizing the park" ... including the cost of tearing down the stadium that is aging (and will still be aging after being "revitalized", by the way). I do have a problem with large quantities of taxpayers' dollars being used to subsidize a very questionable business venture, however.

merganser - [Updated 2009-10-01 18:54]

Don't forget the USL application, it'll be very affordable, similar in cost to a Junior hockey ticket. Much better than trying for a Major League soccer franchise. Good soccer too. Will probably draw around 6000, to 10,000 to a match which would not cause excessive parking and transport issues to the Glebe.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-09-30 21:42]

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## New Conversation Thread

ottawasteph - [Updated 2009-10-01 00:17]

My favourite part is the southside stands, which will have more modern facilities than before. I also hope the needs of people with disabilities will be a priority.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 00:17]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.



## New Conversation Thread

cookie - [Updated 2009-10-01 02:16]

The new stadium looks great and am glad to see that some energy wise programs will be part of the facility. Having been a fan of football in this city for about 40 years, I will be overjoyed that the youth of this city will be able to once again enjoy the CFL. And to all nay sayers of a CFL franchise, the ones who claim that football will not succeed in this town, have evidently never been a seasons ticket holder. This city enjoyed capacity crowds for decades, until the league saw fit to saddle us with out of town owners and 3rd string players. Thank god that some local business men have stepped up. Especially a group that has the quality of people that have chosen to undertake this development. People that have a real interest in this city and who have given a great deal to the way of life that most of us can enjoy, be it through there charitable donations, or by the entertainment that they have invested in. Long live Lansdowne, as a place for all citizens of Ottawa. Not just for the self appointed elitists, who by the way, have all purchased there homes in the Glebe knowing full well that Lansdowne park was there neighbor. Please civic leaders do not let a few spoil what will be only a benifit to this city and to the Glebe

FiscalC - [Updated 2009-10-01 02:16]

If you are a fan of CFL football, and given that the City is going to spend \$130M to provide a stadium do you think the developers (OSEG) should be willing to make a commitment to keep a CFL franchise for a minimum period of time (maybe 3-5 years)? Please note that nothing in the current agreement compels OSEG to keep a football team in Ottawa.

Franky - [Updated 2009-10-01 02:16]

Those businessmen don't have enough faith in the CFL franchise to run it on it's own. They have to prop it up with a shopping mall and other developments. Not only that, but they say "The partnership is not dependant on the success of the CFL franchise." This basically means that the CFL franchise won't be contributing much to the development deal. Wouldn't a CFL franchise have a better chance of success if most of Ottawa had easy access to the stadium? If (as in other cities) the stadium was on rapid transit more fans could help keep the CFL dream going when the novelty wears off. There will be less parking available at Lansdowne and more development (including a shopping mall) competing for those parking spaces. This does not bode well for CFL success. The "self appointed elitists" (AKA respected taxpayers) did expect a stadium, but not a shopping mall and other developments dramatically changing the character of the area. Many of us are opposed to this deal, not because of the stadium or CFL, but because of the shopping mall and other developments and because of the closed door sourced sweetheart deal that interrupted a process that included public consultation.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 02:16]

The reason why the CFL have not committed is because of the location. Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

JFFournier - [Updated 2009-10-01 13:10]

What is the point of posting this so often? We "heard" you the first dozen times.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 21:19]

For every person submitting an opinion, they would not read what 160 plus postings, this is not reality therefore I ensure everyone has read my opinion.

## New Conversation Thread

Richard Wagner - [Updated 2009-10-01 09:36]

The City's open house on Monday evening at Lansdowne Park had some information on the Lansdowne Live! project, some activism by members of the community, but overall was a somewhat genteel meeting of the non like-minded. What was missing aside from beer, granola and a good debate was information about the prospects of the football/soccer stadium. The question is, can a Lansdowne stadium live? The stadium takes up a good part of the land up for grabs and about \$50 to \$60 of the \$117 odd million dollars the City will borrow and plough into the project in order to renovate the stadium and improve the surrounding infrastructure and land. The missing information to help determine the question of whether the Lansdowne stadium can live includes the following: 1. What is the track record with sports stadiums and what lessons do they teach? In Ottawa, we have two cautionary tales. First, we have a Triple A baseball stadium that was paid for by the City to pursue the 1990's and build it and they will come a dream of an entrepreneur and a former mayor. That forlorn real estate beside the Queensway now sits idle with no clear prospect in sight and gives us Lesson #1: Public investment in stadiums for use by a privately owned business for which there is insufficient demand results in the public holding the proverbial bag when the business fails. Indeed, it would be interesting to know how much money the taxpayers of Ottawa have put into that facility to date. Second, we also have Scotiabank Place, which started as the \$250 million dollar Palladium and proved to have economics that only a bankruptcy trustee could understand. Many investors and creditors took serious financial haircuts when the current owner purchased the bankrupt facility for much less than was paid to build it, which gives us Lesson # 2: Private investment in stadiums also results in losses for private sector investors and creditors, notwithstanding their purported business acumen. Cautionary tales of stadiums as financial disasters abound in other cities from Montreal to Big-O to half empty hockey arenas in southern US cities. 2. What is the demand for such a facility? The Riders died twice. There is a hope that they will come back and that a professional soccer team will emerge - all owned and operated by private sector entrepreneurs. Great. But is there any real sustainable demand? Hockey aside, Ottawa is not a big spectator sports town and the demographics are against pro-football. David Foote, the University of Toronto demographer, noted that people on average tend to watch sports they played for 8 to 12 years after their playing days are over. Given that the baby boomers who have the cash are now a generation (20 years) or more past their playing days - how many will go to Lansdowne on a cold fall day when the could instead warm their arthritic bones at home in front of the 56" HD TV? As to soccer, how many kids who grew up playing soccer rather than football will go to see the North American game when they can watch the big names via the 1000 channel universe or the net? These issues and the experience of the Ottawa Riders and the Triple A baseball team lead us to Lesson # 3: Just as you cannot push a string, you cannot make a professional sports team and therefore a stadium viable when there is no demand. 3. If there is such a demand, why doesn't the City unload the risk of repair, operation and maintenance to the entrepreneurs who think there is a business case to be made? The proposal has the City borrowing all the money to refurbish the stadium. It is said that the debt service will be about the same as the City should be spending for the repair and maintenance of the current facility but is not. If that is the case, then why not have the private sector borrow the money and take the risks, with the City making a contribution by, for example, paying only for the municipal infrastructure needed to service the lands, etc. 4. Does Ottawa really need a stadium of this size? The Montreal Allouettes play in the smallest the McGill University Stadium rather than the Big-O they abandoned some time ago, and professional soccer teams in Canada in larger cities play in smallish venues. Small stadiums can be used by a greater number of organizations such as universities, local sports clubs and can be used for regional, national and even international sporting events, such as the Canada Games. So should a renovated Lansdowne stadium be smaller to better suit the demand and to increase its use? This could reduce costs and make more land available for other uses such as the parkland revered by many Glebeites or more housing or commercial space coveted by Minto and others. The hockey arena portion of Lansdowne seems to work well (and frankly is where the Senators should have stayed) and perhaps a stadium with only refurbished north side stands is all that is needed. Something needs to be done with Lansdowne Park and now is the time to do it. In my view, a mixed use facility with indoor and outdoor public space (including a skate park my 15 year old son is craving for), along with some retail and housing is a good idea. I live in the Glebe and like the idea of a lively core with facilities for sports, entertainment and



leisure â€” it builds community and social capital. We need, however, to question assumptions and have a debate about â€œright sizeâ€” and about economic sustainability. I believe in sound economic development and professional sports stadiums are not drivers of economic development when the taxpayers hold the bag while entrepreneurs are pushing strings.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 09:36]

The proposal was different for Kanata where the land, sewers, interchanges was the city and the stadium was the Sens owner. His loan his money! Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

## New Conversation Thread

bmerrett - [Updated 2009-10-01 10:03]

While I volunteered for the hockey World Jr Championships, I heard comments from visitors to our fair city that the Civic Centre was a dump and although the tournament was world class, this facility is a black eye on Ottawa. It needs improvements, we have a great jr team playing out of a stadium in desperate need of improvement. I also bought tickets for the soccer championships and sat on the stands that were months later determined unsafe. The stadium is a fantastic venue for sports and entertainment. We need this for many reasons including creating economic advantages to the businesses on bank street (I visited a few water holes for a drink and meal before/after the games) and for the experience of attending an event in an outdoor stadium. I took my 3 year-old to the soccer games - she never wanted to leave, even after being there for 4 hours!!!! What a great place for us and our children.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 10:03]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata.

bmerrett - [Updated 2009-10-01 14:02]

You made some good points, but Kanata is not the place for this. It would be the last place to put something of benefit to the entire city. Transportation is probably better, but it is not great, especially if you live in the east end. The people who want to invest in Lansdowne, don't want to invest in Kanata, I don't blame them. The people out in Kanata who wanted a stadium, only want a narrow focus for the facility, which is not good for the city dollars. Lansdowne is at the centre of our city, it is the best place because people who have money will invest. PS - I have nothing against Kanata, but I don't take in too many Sens games for several reasons, one of which travel is a pain in the butt.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 15:56]

I do understand living in the East but council voted on the issue of widening the 174 with the province this year. To my dismay council stated no widening of the 174 highway. The east is not being represented throughout the years. The stadium at one side and the arena on the other was perfect but not in our time.

dbk - [Updated 2009-10-01 10:03]

You are right that Lansdowne could be a great place for us and our children. So why should we be gifting it for 30 years to some friends of City Council?

## New Conversation Thread

mikebrown - [Updated 2009-10-01 10:19]

As I have recently become a taxpayer, I am in favour of redeveloping Lansdowne park. This plan is fully comprehensible, any address of parking issues are being met by mass public transit. Why would the city continue to let an asset diminish in value where this plan allows them a fresh start with a structured revenue sharing plan and a very accurate construction schedule. I ask the city to please let this go forward, all of the na-sayers will go away, this is just the flavour of the week. Don't forget, these are the same people that are fighting a retirement home over an air conditioner

## New Conversation Thread

mikebrown - [Updated 2009-10-01 10:20]

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dbk - [Updated 2009-10-01 10:20]

You've seen a construction schedule? I am in favour of redeveloping Lansdowne, but let's not do it by giving away prime real estate and burdening our children with ever more debt without an RFP and some real discussion and planning.

## New Conversation Thread



mikebrown - [Updated 2009-10-01 10:20]

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Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 10:20]

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Enough Already - [Updated 2009-10-01 10:20]

There is no mass public transit to Lansdowne and there never will be. Don't insult people who oppose this plan. I oppose it because I have read it and I have never fought a retirement home over anything.

## New Conversation Thread

Franchisee - [Updated 2009-10-01 10:55]

I'm appalled that we have a city councillor who is behaving like a child. I respect all views that are being shared about Lansdowne live but as for this behaviour I cannot sit by and accept it. This country and all countries have been founded with the ability to prosper and grow, it does not make any sense to me that we would allow a great piece of our city to sit and fall apart while costing us tax payers money. I would also like to remind the tax payers of Ottawa that it was in great debt and how we the tax payers of Cumberland who were debt free and had to go into debt because of the old city. So why should 150 people get to have a bigger voice than all? I've looked at the proposal and it looks amazing! This proposal would bring so much extra needed money into this city and would give this city another face other than parliament buildings. We do have a great opportunity here to do some good for us tax payers and for the future of our city!!!

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 10:55]

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Enough Already - [Updated 2009-10-01 10:55]

You say that this proposal would bring so much extra needed money into the city. Can you please explain this to me, because I am having a hard time working it out. The city are paying \$125M for the stadium and their share of the parking garage. According to the city's figures the loan repayments will be \$7.1M per year for 40 years, which equates to \$284M. This figure will go up if interest rates rise from their current historic lows. It will go up if any of the construction costs increase, which they usually do even in fixed price contracts as the design changes during the construction. It will go up if they have to build trade show space elsewhere to replace that which is being lost at Lansdowne Park. So for a start, the city is somewhere between \$284M and maybe \$400M in debt, depending on factors that are almost impossible to predict. So how do they get their money back? Well there will be property tax from the new retail/commercial development as it starts to fill up, but there is certainly a risk of property tax being lost if some of the Glebe merchants can't take the competition. Also, OSEG get cracks at the profit before the city get any. It has also been noted that property taxes are required to provide services to an area, they are not just extra money for the city coffers. If the taxes are put towards loan repayment, who will pay for those services? Everybody in the city, I suppose. Considering all of the above, and the fact that many hundreds of millions of dollars of profit must be generated before the city even gets its money back, I still don't understand your comment.

dbk - [Updated 2009-10-01 10:55]

Unfortunately this proposal is a great opportunity for City Council to have the taxpayers to do some good for private interests.

## New Conversation Thread

Jantiff - [Updated 2009-10-01 10:56]

I live in the Glebe and love sport. We should have a world class stadium, but if you take a look at any major city in North America or Europe almost none of them have large stadiums in the city centre. As with most cities in North America, people in Ottawa come to sporting events in their cars. There is not, by any objective measure, nearly enough parking in areas surrounding Lansdowne. No world class city planner would choose this as a stadium site: there is insufficient parking and grossly insufficient public transit there. There are other places in the city that meet these criteria. You have to ask yourself, if 90% of other cities have put their stadiums just outside the city centre, there must be good reason.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 10:56]



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[merganser - \[Updated 2009-10-01 10:56\]](#)

Almost all of the major and minor league baseball stadiums built in the last 10 years in the States have been built in downtown areas. Transport links vary, there are certainly transport issues with the Lansdowne proposal but they are not show stoppers. I've commented about this on the Transport section of this forum, but I'll mention that I've been to a lot of basketball and football games at the Dome in Syracuse, public parking at the Dome is for handicapped patrons only, I can't recall walking any less than 20 minutes to get to the game. Go to google maps and check it out. Never seemed to be an issue with people. And I'm talking about events of 40,000 plus spectators. Another stadium where I've seen matches is Fulham FC in London, very similar to Lansdowne in that it sits beside the Thames, limiting access from that side. No parking at all but fans make it to the games by walking from the tube, 20 minutes or so. Most of the soccer and rugby grounds in London are in built-up areas with practically no parking. I've walked to Lansdowne from Kent and Somerset streets in less than 25 minutes, so if OC Transpo could provide access from Orleans and Kanata park and rides via the Q'way people could easily walk to the grounds in 20 minutes. Of course that would take longer if they stop for a drink on the way. My experience with seeing many sports and entertainment events around the world is that the walk-up to the grounds is usually part of it. I find the idea of driving to Scotiabank and sitting in a parking lot waiting 20 minutes just to exit to be bizarre.

[Brock - \[Updated 2009-10-02 08:34\]](#)

I agree, well said.

[Jantiff - \[Updated 2009-10-02 08:34\]](#)

Although I was originally responding to another person's desire for a world class stadium (such as Stade National in Paris), I agree with you on the smaller stadiums such as the one you mentioned in your comment. Having lived in a small handful of northern European countries over the last 20 years, riding to a game in a metro car packed with singing fans dressed in team colours is as much part of the experience as the game itself. But in Europe, the public transit systems are much more highly developed so fans can get to the events without any extra public transport being organised. It would be great for OC Transpo to organise a few hundred buses to transport 20,000 or so spectators and drop them off in the hour or two before the game, say near the Greyhound station at Catherine and Bank, or at the Billingsbridge Parking lot. However, I don't think the city of Ottawa has its act together sufficiently to organise this, and more importantly I don't think there is the willingness to pay for such a logistical operation. (Even with fans paying part of the cost with fares, this still won't cover all the logistical costs.) More importantly, this is Ottawa, not Europe. There is no evidence that we will get 20,000 sports fans out of their cars and take buses from Kanata, Orleans, Gatineau, etc. It would be nice, but.... So honestly, with a car culture like ours an ideal space for a stadium is where there is plenty of parking space, near major traffic arteries, and with public transit link possibilities for those who want to go that way. This would be something near Bay Shore/Bells Corners. It is also closer to the city center than Kanata and near shopping that already exists.

[merganser - \[Updated 2009-10-03 09:22\]](#)

I have a little more faith in the city being able to run buses for 10 or 20 events a year down the Q'way. Putting a stadium in Lebreton/Bayview would be my preferred choice thus sparing the residents of the Glebe of the apocalyptic conditions of gameday, but that isn't going to happen. I suppose Bayshore, Bell's Corners would be ok but I've never heard of any interest in that. If this was a 60,000 seat Commonwealth Stadium, yes I'd definitely not put it in an area like the Glebe. I've been to a couple of games and concerts at Scotiabank and what a dreadful experience. You want it in a central area where people can spend time before and after the event. The transportation issues being presented here are not insurmountable in my opinion.

[Franky - \[Updated 2009-10-02 08:34\]](#)

It's about 1 km from Putney Bridge Underground Station to Craven Cottage (the stadium) whereas it is 1.8 km (plus traffic lights) from Billings to Lansdowne. I would estimate it would be closer to 35 to 40 minutes if it takes 20 minutes for a 1 km walk without lights (no through streets). If you're going to pay for special buses to run on the Queensway, why not go straight to the stadium? How much will that add to the ticket price? The LRT system we are spending Billions on would be much cheaper to operate if a stadium were close to an LRT line. As for outskirts of town, I'd love to see the possibility included in a design competition. Given the small amount of interest outdoor stadiums seem to get, that might be the best idea. The trade show space could be there too maybe.

[merganser - \[Updated 2009-10-03 13:08\]](#)

I live north of the Q'way and it takes me less than 25 minutes to walk to Lansdowne from Kent and Somerset. I've walked to Fulham games from the Tube in London and it's about the same, through terraced housing not a commercial area like Bank which is a much nicer walk. And the idea of running buses letting people off at the Q'way would be to avoid congestion down Bank or the Driveway. If Ottawans can't walk 20 minutes to an event, I guess we should just throw in the towel.

[Franky - \[Updated 2009-10-04 21:04\]](#)

There will be no parking on Bank St. 2 hours before and after games (as I understand it), so if you pay for buses to drop people off at the Queensway, why not go all the way to the stadium? You may not get many takers on a bus ride to a 20 minute walk.

[Cassandra - \[Updated 2009-10-01 10:56\]](#)

This is exactly where a modern city planner would put a stadium. You are behind the times my friend.

## New Conversation Thread

[kmwyang - \[Updated 2009-10-01 11:10\]](#)

Bad location. Other sites, Bayview or Lebreton should be analysed and considered for a large stadium. Small multi-purpose stadium at Lansdowne, yes.

[Michel Tardif \(suspended for duplicate postings\) - \[Updated 2009-10-01 11:10\]](#)

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## New Conversation Thread

dmott - [Updated 2009-10-01 12:13]

The baseball stadium on Coventry should be torn down and a new arena for the 67's built in its place. The stadium at Lansdowne should then be torn down. At that point the city and future pro sport owners could plan and build an appropriate stadium in a more logical location.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 12:13]

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dprouse - [Updated 2009-10-01 12:13]

Any idea who might be footing the bill for your plan? All of these back of the envelope plans for stadiums in various locations sound great until you stop to consider the fact that there is no price tag attached, and no ownership group in place. We need to live in Realityville here, and stop with the blue sky projects that have no basis in reality.

## New Conversation Thread

Brock - [Updated 2009-10-01 13:18]

Build the stadium with seats surrounding the stadium with large Jumbo Tron. Natural Turf would make it first rate. I know thousands will be buying seasons tickets if you build it right. To any of the naysayers the stadium scoreboard did not work. The sound system for the home opener of the renegades did not work for the south siders. Nobody pays for tickets to be embarrassed by a rickety dink stadium with a horrible team but guess what 18,000 to 23,000 did show up so that's why this time it will easily succeed. These guys are a class act who won't let us down.

Franky - [Updated 2009-10-01 13:18]

"These guys" don't have enough confidence in the CFL franchise so they are propping it up with a shopping mall and other developments. In fact, "The partnership is not dependant on the success of the CFL franchise." which means they don't need CFL to make this work. This is a land development deal (using our prime land), not a CFL deal.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 13:18]

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## New Conversation Thread

Western Mark - [Updated 2009-10-01 13:21]

Leave this as is. This is the only 'attraction' for people and business outside of Ottawa.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 13:21]

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## New Conversation Thread

Brock - [Updated 2009-10-01 13:28]

The stadium is already there and OSEG is putting half of the money to get it done. What is so difficult to comprehend? Lets go to a game or enjoy a movie. Can't we all just get along.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 13:28]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have



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Enough Already - [Updated 2009-10-01 13:28]

OSEG is putting NO money in for the stadium. They are only paying to build a mall, and then they expect to get it rent-free for 30 years.

## New Conversation Thread

AP49 - [Updated 2009-10-01 14:03]

Please put the professional sports facilities somewhere else. Football is already a three time loser in this town. Is there an example of successful professional soccer in this size market anywhere? The 67s can play in Kanata and maybe improve the Bank's viability. Recall the Senators once played in the Civic Centre. Let's do something with the Baseball stadium if we must do something for professional sports teams.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 14:03]

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## New Conversation Thread

dim - [Updated 2009-10-01 14:45]

Privately owned sports franchises should not be subsidized by tax payers ... Any stadium should be financed solely by the team owner, -- there are far too many more important needs for our tax dollar in this city. 1. Football is not guaranteed to succeed in Ottawa -- have there been feasibility studies done to see how many people really want a professional football team here? And if so, whether they want their tax dollars to support it? And to what extent? There is a vocal football fan crowd, but are they the majority? 2. The city already has an empty baseball stadium -- until that situation is remedied, the city should not do it again for another site and another sport. 3. This refurbishment will likely encounter new problems and be more expensive in the long run -- better to start from scratch and build from the ground up. 4. Surely there is a better site for a stadium -- closer to main roads and mass transit lines -- if this relic was not already where it is, would anyone advocate a stadium be built on this site? 5. The 67s could certainly do with a better facility. If their owner wants a better arena, he should find the funding privately -- and include his football stadium if he really thinks it is economically viable. This looks like an elaborate scheme to fund a better arena for his team -- at tax payers' expense.

stef007 - [Updated 2009-10-01 14:45]

But you don't realize that how much tax dollars is given to the government and all those jobs are created. Look what the Senators did and how this city turned.

Enough Already - [Updated 2009-10-01 16:29]

I certainly agree that sports franchises are good for the city. They generate tax revenue and excitement, as well as free advertising for the city and they do provide some employment. I also agree that Ottawa needs an outdoor stadium. However, none of that means that we should put that outdoor stadium where there is insufficient parking or transit infrastructure. It also does not mean that we should let OSEG build a large retail/commercial complex on city land rent-free for 30 years. It doesn't mean that we should sole-source the construction of the new stadium. It doesn't mean that we should cover a chunk of the site with turfstone and then claim it is greenspace. It doesn't mean that we should put the MSC in charge of the site so that the city are effectively in competition with the Glebe merchants for the shopper's dollar. It doesn't mean that we should sole source the development so that it is ineligible for federal or provincial funding. It doesn't mean that we should have to negotiate from a position of weakness because we have no competitive bids. It doesn't mean that we should accept Lansdowne Live.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 14:45]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

## New Conversation Thread

Rick - [Updated 2009-10-01 15:05]

This city needs a major outdoor stadium for major sporting events, concerts etc. I do not understand the Glebe objections as they moved to the area which has had a stadium there for many years. Why did they move there? The present stadiums are useless, an eyesore and embarrassment.



Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 15:05]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

Enough Already - [Updated 2009-10-01 15:05]

I agree that no-one in the Glebe should complain that the stadium is there. However, stadiums are built so rarely that each time it happens we have to see if it still makes sense to keep it in the same location. "It has always been there" is not a good enough reason on its own to say it must be rebuilt there. Nostalgia is not a substitute for good urban planning. Times change, cities change. Lansdowne was a great location for a stadium when it was first built there in 1909. It was on the outskirts of a city of 86,000 people and very few cars. Today it is near the centre of a region of a million people and it seems like everyone has a car. Lansdowne no longer makes sense as a stadium location.

dbk - [Updated 2009-10-01 15:05]

Yeah, cause JetForm park has worked out so well, eh?

## New Conversation Thread

stef007 - [Updated 2009-10-01 16:41]

This city almost lost the Senators, look how much money and jobs and new business came. Here we go again we need an open air stadium it creates jobs and lots of money for government and business. It also gives teenagers jobs which there isn't a lot of those out there and it pays pretty well working in sports games I should know I used to work at Rough Riders games. Ottawa wake up before we became sleepy town that can't bring big events. We have enough green spaces, it doesn't bring in money or jobs. GO to the Gatineau Hills or experimental farm.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 16:41]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

stef007 - [Updated 2009-10-01 18:07]

The reason we lost football twice is bad ownership we still draw at least 20,000 each game then the Gilbertmans came again and we never gave them a chance. That stadium has been there longer than we have it belongs there and decades to come. These guys build this city why do we have to go outside to have someone build it and then the money goes outside as well. We have to work with them to make it right. The glebe business will survive because there is enough business to go around and if they have a good product to sell there should be no worries.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 21:44]

Yes working with the right people is a major part of success but to solely put the onus on bad management is not realistic, there had to be other factors? As for Glebe business it is history in a great many small business cannot compete with big retailers on the same premises. Is it important for you to the stadium at Lansdowne then other viable locations with the same people?

## New Conversation Thread

Claire TrA@panier - [Updated 2009-10-01 17:33]

A stadium in Ottawa? Yes but NOT/NOT at Lansdowne. What is the idea of building a 24,000 seats stadium in the middle of a residential area AND just next to an old age residence? What is the idea of building a stadium in an area of the city NOT served by public transportation with great capacity like metro or train? Why not find a piece of land off the core center of the city like we did for ScotiaBank stadium?

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 17:33]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

## New Conversation Thread



ninetynine - [Updated 2009-10-01 17:35]

Jeff Hunt and his group should not be subsidized by tax payers.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 17:35]

To attract big business you must have sporting franchises. The one that was on the table was Kanata in which would have cost less because of city land. Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

Enough Already - [Updated 2009-10-01 17:35]

I personally don't object to some subsidies, but my objection in this deal is that the subsidies are too much. Taxpayers are paying the full costs of the stadium, half the cost of the parking garage, providing free land for the retail/commercial development, forgoing any rent for 30 years, giving all the construction contracts to OSEG, having to negotiate from a position of weakness because the deal is sole-source and giving OSEG the first two cracks at any profit that might be generated. Also, both the federal and provincial governments indicated in April this year that they had money available to help build a stadium in Ottawa, but I understand that this is no longer available because of the sole-source nature of the proposal. It's way too much.

## New Conversation Thread

GerryG - [Updated 2009-10-01 19:18]

I think the stadium plan is right on. Please proceed. I also am getting tired of critics parroting how the CFL failed. The CFL has been one of the greatest successes this city has ever experienced. It had over 100 years of success here - at Lansdowne Park, before it fell into the wrong hands - foreign owners who knew nothing about the CFL let alone the Ottawa community. That is not the case with the current proposed ownership group. They are local and have demonstrated significant commitment to the community. Secondly, re. traffic, sure there has been congestion on game days. Show me another major stadium that does not experience congestion around the stadium on game days. That is par for the course. Third, people that suggest alternate sites and then in the next breath complain about costs need to stop talking out of both sides of their mouths. An alternate site, for example Bayview Yards, would cost the city easily three times what it will cost to revive Lansdowne (the budget for the new stadium in Winnipeg is estimated at \$300M+). The cost of the renovation of Lansdowne is a wash. We pay \$125M to maintain the current dilapidated buildings, or we pay \$125M to build a beautiful structure that we can be proud of, and that will allow Ottawa to once again take part in one of the greatest Canadian traditions, the Canadian Football League.

Franky - [Updated 2009-10-01 19:18]

It could also be that the location is bad. It could be that NHL and the casino are taking some of the disposable income away from CFL patronage. Could be that soccer is the new youth sport. The OSEG group doesn't have enough confidence in their franchise being successful, they have to prop it up with a large development on our public land - on this "Jewel" on the Rideau Canal. It is silly not to put a new stadium on rapid transit. Given the sorry state of the stadium, now would be a great time to put it somewhere accessible. It's not a "wash". It is \$3.8M over 10 years to maintain vs. over \$7M over 40 years for a refurbished stadium at Lansdowne. The refurbished stadium at Lansdowne is expected to last 40 years. A new brand new stadium on a different site would last 70 years. It may cost more, but it may be better value. A state of the art stadium on rapid transit vs a refurbished stadium that is difficult to get to.

Enough Already - [Updated 2009-10-01 19:18]

You say that a stadium on an alternate site would cost three times as much, that's \$330M without the parking, for a 24,000 seat stadium??? Sorry, but that makes no sense. The new stadium in Akron, Ohio has 30,000 seats and was completed for just over \$60M US. Of course, the Akron stadium was probably not sole-sourced.

dbk - [Updated 2009-10-01 19:18]

"We pay \$125M to maintain the current dilapidated buildings," Uh, what?"

## New Conversation Thread

SusanB - [Updated 2009-10-01 21:16]

The city is putting up \$129.3M. The city is paying for the renovation of the Civic Centre, not the developers. The city is paying for the new stadium, not the developers. The city and the developers are sharing the cost of the underground parking. The Civic Centre is overdue for renovation and should proceed, whether or not Lansdowne Live goes forward. If we put up a stadium, then it has been able to accommodate soccer, because I fear that a CFL team will not survive and we do not want to be saddled with another one-function facility, like the baseball park. The suggestion of moving the stadium to Bayview Yards, land that the city already owns and is at the junction of the Transitway and the O Train, should be seriously considered.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 21:16]

Bay View yards are contaminated therefore the clean up costs just escalate. The costs for one in Kanata for a soccer stadium could also be shared with a CFL Franchise team? Please read on for another proposal: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

## New Conversation Thread



Kate - [Updated 2009-10-01 22:59]

There are too many strings attached to the stadium portion of the proposal which taxpayers are being asked to subsidize. As well, this is the wrong vision for such an important and historic piece of public real estate in the downtown core.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 22:59]

There are times historic run down buildings are no longer viable therefore it is there time. Let the new generation enjoy technology advanced stadiums. Take a look at the cowboys stadium is just one example. Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

## New Conversation Thread

ateramura - [Updated 2009-10-01 23:02]

Nice that suite holders will be more comfortable. But I have to ask if high end perks and exclusive vertical circulation systems are what it take to get people to regularly attend football games, why is this my problem as a taxpayer? Why can't we spend say \$10M to fix up the stadium and see who actually shows up? A while back there was a proposal to build a concert hall for the Chamber Music Festival, which failed from the City's point of view because the festival couldn't raise enough private capital. (The City's investment would be a fraction of the Stadium ask.) Meanwhile, their fans (mostly seniors) have demonstrated a willingness to line up for ages to sit in 40C unventilated churches in August to take part in this hugely successful summer event. If CFL fans were as dedicated as these chamber music geezers it would probably still be alive at Frank Clair Stadium. Apparently, though, the CFL fan of today has a more delicate heinie, and can't be relied upon to fill seats in this stadium, unless fed a Philly Cheesesteak by a cute server in a tube top. Am I wrong?

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 23:02]

Yes it takes infrastructure to attract big business this would include professional sport teams, concert halls, etc. It requires the right push in which lacked at the concert hall proposal since the NAC is still has a very strong voice in this city but it certainly was lacking? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

## New Conversation Thread

Kringen - [Updated 2009-10-01 23:51]

I have fond memories of watching the Roughriders play here with Frank Clair behind the bench. I am not against a sports stadium per se. HOWEVER, this proposal will cost Ottawa taxpayers a lot of money with no guarantee of a successful franchise. And yes, the transportation to the area is problematic. I want to see other proposals, which may or may not include the stadium. I want discussion about other possible locations for a stadium. This issue has not been adequately studied. It feels like sports fans are being used as hostages to close this deal. But there are other options. Let's consider them.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-01 23:51]

The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

## New Conversation Thread

TimCC - [Updated 2009-10-02 10:10]

All major draw uses should be moved to be part of the mass transit plan for the city. Having major spectator sports at Lansdowne is no longer viable without mass transit. Does anyone remember how football choked the Glebe and Ottawa South. Has anyone noticed the incredibly slow traffic on Bank through the Glebe and Ottawa South every day now without major events at Lansdowne?!

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-02 10:10]

Hit it right on the nail.

HLInNepean - [Updated 2009-10-02 10:10]



What transit plan? The City Council keeps changing it mind and all I get is my share of 37 million dollar lawsuit. Hardly value. This plan is value and low risk.

## New Conversation Thread

prudence - [Updated 2009-10-02 13:46]

Who would guarantee that another Football team in Ottawa will be economically viable and not fail like the last one, despite all the good will. Seems to me that the city is just charging ahead with this plan without studying carefully how many people will actually come and watch football. We will all remember that in 10 years when the team owners ask for a bailout from the city again.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-02 13:46]

This is why a soccer/football stadium owned by the Sens would transfer the financial risk out of tax-payers hands. The infrastructure is critical to attract big business to this city which includes pro-sports. Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.

GersJr - [Updated 2009-10-02 13:46]

No one can guarantee it will succeed, but if I want to put my money on any one person, it would be Jeff Hunt. He totally turned around the 67's and made them into the most successful franchise in the OHL. I believe the agreement states that all the losses that stem from the CFL franchise, will come from the franchise owners, not the city...as it should be. I have faith in Jeff Hunt, he isn't going to run and hide and has a proven track record.

JFFournier - [Updated 2009-10-02 16:37]

That's where the assumption that the team will fail doesn't work. Sure, if Lonie Gieberman comes back, it will probably fail. But Jeff Hunt should not be judged on the actions of the clown who previously ran some of the teams here. Judge Jeff Hunt against Jeff Hunt. He is known and respected, something that most of the previous owners could not claim. He has tripled attendance at 67's games during his time with that team despite some beliefs that having an NHL team would hurt business. Geez, maybe he knows what he's doing...

dbk - [Updated 2009-10-02 23:46]

The problems with this deal go way beyond the success or failure of the CFL franchise. That said, the "partnership" is structured such that taxpayers own all the downside of the stadium rejuvenation yet surrender control of it for 30 years. How is that a good investment? Why doesn't the MoU contain any undertakings by OSEG to keep its sports teams "in existence" for any term? Why does the partnership guarantee OSEG any ROE on its owned sports franchises? That suggests little confidence on the part of OSEG regarding its investments in sports franchises.

dbk - [Updated 2009-10-02 16:37]

You may invest your money with whomever you wish. I respectfully request that the Mayor and City Council decline to make such a bad deal on my and my sons behalf.

GersJr - [Updated 2009-10-11 15:16]

On behalf of my family (three children). I respectfully request that the Mayor and City Council move forward with this proposal. I would prefer putting my tax money toward this redeveloped park instead of continuing to pour \$4 to \$7 million/yr, of taxpayer money, into Lansdowne as is.

## New Conversation Thread

Brock - [Updated 2009-10-02 14:08]

To get to the skydome rogers centre to the subway you walk the same distance that you will from lansdowne to Carleton University. Traffic is easier from Lansdowne than the Corel centre. Traffic is a none issue. It never was before.

## New Conversation Thread

Brock - [Updated 2009-10-02 14:21]

If the city rebuilds the south side stands and fixes the north side etc... The OLSE will say Ok lets play ball. The have a team the city let the stadium go to crap end of story. All is OLSE did was show the city that they can make the site not lose any money and get a return on the publics investment with the retail etc..... How is this so difficult to comprehend? This is not rocket science. There is nothing illegal or under handed.

Michel Tardif (suspended for duplicate postings) - [Updated 2009-10-02 14:21]

The investors saw this as a perfect proposal for a CFL team but making money on retail/housing on City Land as well as the city taking full responsibility of the stadium. Is this not one sided, financial risk? Please read on: The Lansdowne project proposal is being pushed by the wrong methods thus overshadowing if any level of success the stadium can have achieved. Going green as stated by Councilor Rick Chiarelli would be ideal but the major overhauling of a stadium that even after completion, has a very limited life expectancy, is not cost efficient. The traffic congestion seems to have played a major role why the Rough Riders had to fold, not once but a couple of times. You may also take serious consideration the majority of spectators prefer to use their cars as demonstrated at any Sens games. Parking has to be considered as a major component of any successful major sporting facility. Lansdowne lacks any major arteries, has very limited parking and life expectancy of about 15 years? To restore a large sporting facility is definitely not plausible in any business sense. To have a major sporting facility in any city, you do not have to look very far to observe the major transportation arteries/mass public transportation system that links to these major sporting facilities in North America. To have a soccer franchise/football, there is only one location that would provide the parking with the major arteries to deal with dispersing the spectators in a fast efficient manner thus keeping them happy, this is Kanata. If residents of this city would prefer a park, commercial (no big box), a nice soccer field with arena then the stadium stands should come down. The arena can be maintained with the sports field only and in the winter, the soccer field could be covered over for use as in previous years. As far as a stadium goes, it is a wait and see for a couple of years in Kanata.



## New Conversation Thread

Rebecca Last - [Updated 2009-10-02 17:04]

Frank Clair Stadium is and always will be an eye-sore and an enormous white elephant. Those aging football fans whose enthusiasm has not been sufficient to support two previous CFL franchises, despite huge subsidies by reluctant tax payers such as myself, now require tax-payer subsidized extra wide seating? Is this perhaps an indication they should spend a bit more time exercising, rather than sitting on their butts watching over-paid professional athletes? Personally, I would be delighted to see the stadium torn down. However, I recognize the value of facilities that promote amateur athletics and Lansdowne might not be a bad place to accommodate these facilities. Just keep in them in tune with the heritage style of true gems like the Aberdeen Pavilion, and keep them at a scale that will not create further traffic problems in an already crowded urban neighbourhood. Oh, and tell the LL developers and the CFL to go sell their snake oil somewhere else!

dprouse - [Updated 2009-10-02 17:04]

Good grief - and I thought I was judgemental sometimes! Did you actually proof this before you hit the send button? Let's run through it one by one: Despite the ageist remarks about fans, the fact is that the CFL's fan base is a young one. TV ratings in the 18-34 category are up sharply, and Ottawa is home to 5,000 minor football players and their families. Therefore, your generalization about the age of the fans is not only hateful, but also inaccurate. Now on to the alleged massive subsidies. Care to tell us what they were? The Renegades were universally regarded to have the worst lease deal in the entire CFL - far from losing money, the City made money from having the Renegades using the stadium. As for the "overpaid" athletes, you must be thinking of hockey or NFL football. The CFL has a salary cap of \$4 million per team, and there are 45 players on a team. This means that the average salary is under \$100,000 per year. Get your facts straight before you go casting stones at others. I would agree that Aberdeen Pavilion is a gem. Lansdowne Live means that it would actually be used more often, rather than just for Lulu Lemon clearance sales occasionally. Great cities in the world are well diversified. There is arts, culture, and, yes, sports. No one would ask that the NAC or the National Gallery be mowed down, so why the hate for sports? It's a big city, with room to accommodate all kinds of interests. Have no fear - they do publish schedules, so you will know when we great unwashed will be descending into your precious neighbourhood for barbaric pursuits such as pro sports.

Cassandra - [Updated 2009-10-02 17:04]

After attending some information sessions and some anti Live rallies, I don't think you should be harping on aging CFL fans since the overwhelming majority of the opponents of the Live group are aging Glebe retirees. It is clear that most of the group want the stadium torn down and a dog walking park for Glebe resident in its stead. But guess what - it is a facility for the whole city, not just the privileged few that live nearby and seem determined to strip the city of its sports and recreation venue. And speaking of snake oil; it seems like the green tee shirt wearing fans of Councillor Doucet take a slug of that before every meeting.

## New Conversation Thread

edaiston - [Updated 2009-10-02 17:13]

I really like the proposal but I also think that in five years we will be looking at expansion to 30,000 seats.

## New Conversation Thread

JEC - [Updated 2009-10-02 18:07]

If we need a new stadium for the city, and have the money to invest in this (which I doubt), then build something new where there is rapid transit. Why invest in this old infrastructure? When the City gets it back after the lease, it will just have to be rebuilt again.

## New Conversation Thread

Brock - [Updated 2009-10-02 23:43]

Melnyk has no plans to build his own stadium. He wants the city to build a stadium for MLS only no CFL. He knows that Lansdowne and a refurbished arena will be direct competition to his arena. The MLS is an unproven league with teams in trouble. They expand using the great pyramid scheme used also by the NHL the last decade. The CFI has different owners; they do not get involved thinking the franchise will be worth something someday. They just want to break even and enjoy the sport (hoping to win). The problem for Ottawa Horn Chen owner Chicago guy lost the riders. Gliebertman's twice Detroit guys lost the riders. Hunt local Ottawa guy and the rest understand the league. They know the limitations and will hire proper gameday staff, make sure the washrooms, lighting, scoreboard, seats, sound system will be working. They will ensure that their will be proper football team management so if a guy gets injured you will get a proper replacement etc. scouting the list goes on. This why CFI failed if you want to call it failure in Ottawa. Over 20 years of a losing team in a 9 team league with a crappy stadium. I would not say failure as I went to games all well over the 20'000 figure. They should have budgeted properly for the lower turnout and exposed the city for not keeping the stadium functioning properly. Especially when paying rent at that price. If the Senators have twenty five year streak of never winning we will be here again debating whether we should help Melnyk because I guarantee you Ottawa will not sell out the Corel centre if they keep losing.

## New Conversation Thread

It'salrightothinktwice - [Updated 2009-10-03 10:48]

The soccer proposal seemed to be put to rest as an unviable option this past spring. Toronto's soccer club, Toronto FC is a joke accepting bottom of the barrel players that couldn't make the cut of European clubs. Toronto on one hand has not only a denser population from which to draw soccer fans but also a culture of indulgent spending whereas Ottawa has always been known as the more prudent of the two cities filled with more prudent people who wisely think twice about spending so much to watch a soccer match. There is plenty of high caliber soccer to watch in Ottawa (one could argue that quality of play may rival whatever MLS team Ottawa would gather up) at much more affordable prices with the Ottawa Fury club, as well as Varsity teams - The Algonquin Thunder, Carleton University Ravens and The University of Ottawa Gees-Gees. The last football franchise failed so badly that it's completely irrational to give it another chance in this city. Sure there's some people who were hardcore fans and bought season's tickets but not enough to sustain the club and these people are being selfish in demanding a new franchise. How many times do you have to gamble with taxpayer's money before you call it quits? Football is not worth supporting, it's too great a gamble. And so once soccer and football have proved themselves to be unviable the developers will get back into bed with their favorite councilors in the backrooms of city hall and ask to put up



a huge moneymaker condo, where the stadium will stand. The condo will look like all those other condo towers in the market that look exactly the same. And only then, will the sports fans will realize what they were really rooting for.

Enough Already - [Updated 2009-10-03 10:48]

I don't think it is fair to say that Toronto FC is a joke accepting bottom of the barrel players that couldn't make the cut of European clubs. MLS has a salary cap to make sure that the league is on a sound financial footing. In soccer players, as in other walks of life, you get what you pay for. As the MLS cap rises, the quality of players available to all of the teams will improve and the quality of the soccer will improve. I also don't think that it makes any sense to try and argue that the quality of the Ottawa Fury PDL team (much as I love going to watch them) is anything close to MLS standard. You could argue that the best USL-1 teams may be better than the weakest MLS teams, but it doesn't apply to the lower division USL-2 teams, or the even lower PDL.

## New Conversation Thread

dcaldback - [Updated 2009-10-03 18:51]

Personally, I don't understand why we'd sink so much money into a refurbished Frank Clair Stadium when Ottawa has proven, more than once, that it can't support a pro football team. But if the City insists on pursuing this fairytale, then at least have enough sense to develop a stadium in a location appropriate to large sporting events. The Glebe is first, last, and always a RESIDENTIAL neighbourhood. It does not have the type of road and public transit system to accommodate the Lansdowne Live "vision" (I use that term very loosely!) Our governments sunk millions of dollars into expanding the Queensway out to Kanata. So take advantage of that and build a new stadium out there. ScotiaBank Place is probably kind of lonely.....

dprouse - [Updated 2009-10-03 18:51]

Scotiabank Place is lonely for a reason. Building stadiums and arenas in the far flung suburbs is a proven failure. Urban planning experts are universal in their preference for having these facilities located centrally. Again, those promoting Kanata for a location are clearly not regulars at Senators games. It doesn't matter how big the freeway is when 19,000 people are all trying to access the same eastbound on-ramp after a game. The Glebe has grown up for the last 100 years beside Lansdowne Park, which is first, last, and always an exhibition and sporting location. There is not a person in the Glebe who bought their home before Frank Clair Stadium was built, and not many who bought before the construction of the Civic Centre over 42 years ago. Growth and development needs to be inside the greenbelt wherever possible. Glebe anti-stadium activists would be the first ones to cluck their tongues at urban sprawl, unless of course it serves their selfish purposes to encourage it just this once.

Phyllis - [Updated 2009-10-03 22:17]

Interesting how people in Ottawa will buy homes in Kanata or Orleans or Manotick etc to get more square footage for less money and be willing to do the long commute daily but when it comes to entertainment they want it next door. I believe that the challenge of Scotia Bank Place is not the distance but the traffic congestion as you stated and let me assure you that Traffic congestion getting to an event at Lansdowne will be far worse than what you experience at a Sens Game that has significant parking and at least a multi lane highway accessing it. Perhaps those tongue clucking Glebites who live there and know the traffic and the essence of the neighbourhood and the existing businesses might actually have a point for those who choose to listen.

HLinNepean - [Updated 2009-10-03 18:51]

Have you seen traffic out to Scotia Bank on game nights? Hardly a transit answer. A wider highway simply means more cars on the road...and still congested. The Scotia Bank is hardly a solution. Plus I think the Sens owner wants land donated to simply have his vacant land around the area increase in value for future development.

## New Conversation Thread

Robert - [Updated 2009-10-03 21:10]

Today, many people prefer to watch sports from the comfort of their home rather than attending at a stadium. High definition television and multiple sports channels have made this an available and attractive option. This trend must be considered when planning a stadium, both from the point of view of the number of stadium seats required and of encouraging people to view the event live rather than on television. Good road access, parking and public transit would be a necessity to entice fans out of their homes and into the stadium seats. In these three respects, Lansdowne Park is very unsatisfactory. To quote an old real estate adage, it's all about "location, location, location".

## New Conversation Thread

davidmediation - [Updated 2009-10-03 21:51]

We need more arenas in Ottawa. The plan should include at least a few sheets of ice for minor hockey.

## New Conversation Thread

robe7367 - [Updated 2009-10-03 22:41]

I like football, but considering professional football's history in this city it is foolhardy and irresponsible to tie getting a CFL team to this plan. Beware of the logic that says we need to revitalize the stadium because we are getting a CFL team! Also a recent report named Lansdowne Park No. 6 for stadium sites. Bayview was No 1.

## New Conversation Thread

egr59 - [Updated 2009-10-04 09:04]

Why not fix the immediate problems with the stadium, have football return next year and see if there is demand for the sport. If the fans come, then you could continue with more work on the stadium. This incremental model has been used successfully in Montreal. We need don't need to build a Cadillac stadium right off the bat. Let's prove there's a need first. And by the way we're going to take a Chevy Nova and try to transform it into a Caddy. By trying to repair and renovate this stadium we only get 30 years of use, while a new stadium would last 70 years. Are we not throwing good money after bad?





Dave S - [Updated 2009-10-04 09:04]

I agree. Is it really necessary to sink \$100M or so into this experiment? Why not (significantly) pare back the plans for the stadium for the time being at least?

Sophia - [Updated 2009-10-04 09:04]

Great comment! I cannot agree more. I hope this isn't too logical for city council...

## New Conversation Thread

JAK - [Updated 2009-10-04 15:47]

Talks a lot about "club and suite" seating for people with higher incomes. The City owns these facilities and has not been interested in maintaining or even upgrading them for years. And this is basically the same city councillors from 8 years ago that are going to decide whether to borrow \$125+ million to hand over the refurbished stadium and Civic Centre to the developers for 30 years when both structures will be at the end of their effective life cycle and be torn down. The city will never get our money back. Bad idea. If they want football/soccer, propose a new, better location with rapid transit access, find the moneys from provincial, federal, PRIVATE, and city sources. It will take some time but hey...

## New Conversation Thread

blefebvre - [Updated 2009-10-04 17:59]

Refurbishing the stadium may be long overdue; however, at close to \$130 million to repair it, it is clearly time to properly consider whether building a new stadium in a more appropriate place is or is not a better and more cost effective solution. Moreover, whatever stadium is built it has to be a multi-use facility (let's face it, the probability of a CFL team surviving in this city is about 50/50, being generous). Plus consideration of a new location would allow the City to properly take into account traffic and parking issues (the current plan for 1,300 underground parking spaces for instance is grossly inadequate for a 25,000 seat stadium).

## New Conversation Thread

marle3 - [Updated 2009-10-04 18:10]

I love football. If this proposal were about football or a large outdoor entertainment venue, suitable for FB, soccer or outdoor concerts it would be ACCESSIBLE to the 30 to 40,000 fans required to make it a success. Instead, this land grab has been packaged by astute marketing pros to SEEM to be about football. Proponents' comments that Lansdowne was accessible the last go around don't wash; infill and suburban sprawl have greatly enhanced the population. Bank Street is impassable NOW. The city deserves a multi-function stadium. Why has OSEG positioned their plan at Lansdowne??? To reap the enormous capital built up over years by Glebe and Ottawa South small businesses, making the area a tourist destination. The OSEG proposal will KILL that character, if not by competition, by congestion.

## New Conversation Thread

paula hickman - [Updated 2009-10-04 19:00]

I strongly object to my taxes being used to subsidise and benefit any pro sports. This whole project "reeks" of lining the pockets of "big business". If we are spending tax payers dollars - lets use it to provide community facilities.

Cassandra - [Updated 2009-10-04 19:00]

Guess what-these are city facilities! Lining the pockets of big business... This sort of tedious hyperbole is a demonstration of why this Anti Lansdowne group have started to try the patience of anyone who is interested in discussing the proposal on its actual merits.

## New Conversation Thread

Rick Doucette - [Updated 2009-10-04 20:46]

The stadium modernization is long overdue. The minimal investment will reverse the current \$\$\$ drain. I have watched Jeff Hunt turn 67s game nights into a family-friendly packed house year after year. The guy is a brilliant marketer and a great sports operator. Jeff Hunt will bring kids and families into Ottawa pro football like no one else before -- it will be a great time with your kids in a great facility. Football did not die twice because fans did not support it or because the teams were not instant winners. Football died because the league admitted bad owners with bad business plans. As for me, I have been both a hardcore football season ticket holder and a casual fan buying single tickets. I have lived in the Glebe and driven in from other areas. Either way, a football game day is always an event. It is an event that brings in money to bank Street -- from the Queensway in the Glebe all the way south to Riverside Dr. in Ottawa South. People spend money outside the stadium on game day.

Dave2 - [Updated 2009-10-04 20:46]

Do you really think \$125M is a 'minimal investment'.

JFFournier - [Updated 2009-10-05 13:11]

Yes. It's a minimal part of the city's overall budget (which I believe is in the \$2.2B range, by memory).

Dave2 - [Updated 2009-10-05 13:25]

Maybe our taxes go up every year for fewer services because the city treats sums like \$125M as minimal, and doesn't apply the due diligence that they deserve?



dprouse - [Updated 2009-10-05 13:39]

Fair enough - \$125 million is a lot of money. The reality is, though, that fixing up Lansdowne and addressing years of neglect is going to cost money no matter how you slice it. The property is in serious decline - on that point there is no disagreement. The facilities that are there either need extensive renovations, or need to be relocated. That will cost money. Greening the site will also cost money. Mowing down the entire site and making it into a giant park, the one option people seem to believe would cost nothing, would in fact be the most expensive of all, especially when people are through adding whistles and bells to a park that would have huge annual maintenance costs. This is what I mean by looking at realistic alternatives. Some folks are instinctively against public private partnerships, and some instinctively don't like the retail element at Lansdowne Live. Any alternative, however, is going to have to address the realities of the infrastructure that is there, and respect the taxpayers' ability to pay. Another study isn't going to change those cold, hard facts - in fact, when the study is over, the infrastructure will be further in decline, and the bill will have risen yet again.

Brock - [Updated 2009-10-05 14:40]

With amateur sport comes fed and prov money for arena and stadium the city most likely will not be alone with the 125 million . Feds still have 80 percent stimulus cash waiting for proposals like this one to get going . Shovel in the ground is the key phrases for most project approval. Enough talk lets build the stadium properly this time . I cannot believe the debate is not about this which is more important than anything else because the city is not building a stadium anywhere else but Lansdowne they already decided that.

## New Conversation Thread

Ken White - [Updated 2009-10-04 21:25]

I do not believe that less than a dozen football home games provides sufficient justification for a "new" south stands and revitalization of the north stands. Soccer is thrown in as a possibility to counter the more logical proposal by Melnyk to situate a soccer stadium in Kanata and cannot be taken seriously. A more reasonable proposal would be to raze the south stands and leave them that way. Then renovate the existing north stands eliminating the outdoor seating and using the space for more seating for the hockey arena and indoor floor space. With increased indoor seating more fans could show up for 67's games which are a proven crowd pleaser. The increased indoor seating and floor space would permit larger show and convention events which have been the bread-and-butter income generators in the past. It is time to get realistic and go with what works and not try to relive some past glories.

Cassandra - [Updated 2009-10-04 21:25]

Th Melnyk proposal was studied and it was decided that it would be more costly for the city and provide fewer benefits than this plan. Leaving aside the question of how many people would go to Kanata to see a soccer game-and the answer is not likely enough to keep a team going-travelling to the outskirts of town is the opposite of what the city should be promoting, for many reasons. For one thing it is not environmentally sound and for another it is not good practice to kill sports and entertainment in the cities core and drain the vitality out of downtown. Jeff Hunt who has helped to make th 67's so popular as you mention, is one of the principals of Lansdowne Live.

## New Conversation Thread

Rob Campbell - [Updated 2009-10-05 01:07]

Sounds like a great stadium but ... will this be another white elephant like the baseball stadium cheered forward by its proponents also? And, if successful, then how can it expand in the decades to come? Finally, Ottawans, like Canadians everywhere, are converting to soccer as that is mostly what their kids play. The current franchises thrust is old and we risk being stuck with an expensive windswept structure.

dprouse - [Updated 2009-10-05 01:07]

This is slated to be a multi-use stadium for both football and soccer. No need to pit one sport against the other. The stadium will be there for both pro soccer and football, and for university and amateur football and soccer, major international soccer matches, concerts and cultural events, etc. The problem with Lynx Stadium is that it was baseball specific - this is why a soccer specific stadium in Kanata would have been a poor choice. A centrally located multi-use facility is the way to go.

## New Conversation Thread

HLinNepean - [Updated 2009-10-05 09:26]

Seems like a cost effective way to make a unique City feature live again. It will be great to see the City do something with the site (cost effectively, which I feel this plan does). Better than spending tax money, as we are now, to slowly watch it crumble away. I cannot wait to walk across Bank Street to see a CFL game again!

Franky - [Updated 2009-10-05 09:26]

You keep claiming this is a "cost effective" plan, I don't see it. They use money that doesn't exist (money it would take to fix up the stadium) as existing to pay part of the interest on the \$125M debt - it's actually new tax dollars. They also use property taxes (without considering the cost of providing these services) from a development that is built on city property with a free lease! We give up a good chunk of Lansdowne Park for a shopping mall and that cost isn't in the equation either. This "plan" makes little sense for the city.

HLinNepean - [Updated 2009-10-05 09:44]

The money does exist. I believe that this is the 3 million dollars we currently pay to watch the stadium fall down. I think a football team would be better entertainment. I see more green space with this plan than the site currently has, and the small amount commercial development is simply away to make this more cost effective for the taxpayer. I like it. If I am going to pay for something I want it to be something I will use. I will use what this plan gives the City.

J.C.Watts - [Updated 2009-10-05 11:02]

Not exactly. With current operating costs and revenues, Lansdowne's operating loss is around 250 thousand. That additional 3.8 million a year is not money we're spending now to "watch it fall down" but proposed new money to make both the stadium and rink usable again. Even that 3.8 million hasn't been budgeted for yet. That's new money that has to come out of our taxes. There's also a difference between that 3.8 and the 7.1 million needed to finance the loan for the new stadium. Put simply, the money doesn't exist. We're borrowing it.

HLinNepean - [Updated 2009-10-05 11:45]

So really there is more money than 3 million, if you are factoring in operating costs to off set the loan. That is better than I thought. This is money that as a taxpayer I support spending.



[Franky - \[Updated 2009-10-05 21:47\]](#)

No, there is no money. Not only that, but there won't be any revenue while the stadium is being built so that washes out the 8.4 million in "avoided operating costs" they also claim exists. Some money comes out of city reserves - that is money that won't be going to other things we will have to cover with taxes. Tax revenue doesn't account for service costs which the taxpayer will have to bear. This deal looks like it's based on smoke and mirrors.

[J.C.Watts - \[Updated 2009-10-05 21:47\]](#)

Perhaps I wasn't clear, because it's much worse than you thought. There isn't "more money than 3 million". There's zero. That 3.8 million doesn't exist. It isn't in any budget. That's additional money staff says is required to bring the facility back into good working order. OSEG's proposal would require 3.3 million more than that: 7.1 million that we would need to find every year (for 40 years). Again, I must emphasize: we don't have this money, not the 3.8 not the 7.1. It will come from new tax revenue.

## New Conversation Thread

[bonniej - \[Updated 2009-10-05 12:24\]](#)

Didn't someone say that the best sign of mental illness is to do the same thing over and over and expect a different result? If one believes that football can succeed in Ottawa should we not be using all information at our disposal? Build a football stadium, do not use taxpayers money and build it where the city's own studies say it would be most successful. This plan is a tragedy for those people who cannot either afford football games or afford to shop in high end stores, yet will be paying for it for decades.

[Cassandra - \[Updated 2009-10-05 12:24\]](#)

CFL Football has had more success in Ottawa than any other sport. From the time of its founding and long after hockey left the city, the CFL thrived and even with a crumbling arena and very poor ownership and teams, there was still always a hard core of fans and there still is. This kind of defeatist moaning would have deterred anyone from getting a hockey franchise in Ottawa - after all professional hockey was dead in this city since the thirties. And junior hockey wasn't doing so well until Jeff Hunt took over the 67's. How much poorer would this city be if these people had not actually done something to better the city rather than carping and complaining? The CFL is booming now and in any case a downtown stadium has many uses to a modern city, so besides the CFL a new arena would be home to professional and amateur soccer, football, concerts, special events and so on. Arenas are not built on the outskirts of cities anymore, that is outdated thinking and very harmful to the environment. It looks increasingly like all the objections thrown up by the anti-Lansdowne Live activists are just a smokescreen for getting rid of the stadium and the sports franchises in this city and banishing them to outskirts and killing the vitality of this city's core.

[dprouse - \[Updated 2009-10-05 12:24\]](#)

CFL football is very affordable family entertainment - you must be thinking of Senators games, which are of course very expensive. The average salary for CFL players is about 60K-70K - many of the fans are paid more than the players. Of course, this is not just about CFL football - not by a longshot. University, and youth soccer and football groups also use the stadium regularly. It will be there for major outdoor concerts and cultural events, along with major international soccer games. If this was just being done for ten CFL games a year, I could understand the opposition, but this is slated to be a multi-use facility used by a broad cross section of the community.

[johnwhelan - \[Updated 2009-10-05 12:24\]](#)

I thought there had been three football teams in Ottawa but I agree with the basic idea.

[Brock - \[Updated 2009-10-05 12:24\]](#)

Football tickets are the cheapest around so are 67 tickets family fun.

## New Conversation Thread

[Twayne - \[Updated 2009-10-05 12:55\]](#)

I am a taxpayer and I am not a football fan. I'm not sure why I have to apologize for the latter statement. I do not want any city money going into a new stadium. All around North America there is evidence that publicly funded stadiums do not help a city's economy. If this proposal were primarily about football and a new stadium it would be a proposal for Bayview Yards or somewhere else. This is a commercial real estate deal first and foremost.

[Cassandra - \[Updated 2009-10-05 12:55\]](#)

I would expect that most people that post here are taxpayers. If you are not a football fan, are you a soccer or hockey fan? Do you like concerts? Or do you think the downtown core of a city should be a quiet zone with all the sports and entertainment confined to the suburbs? You are quite wrong that stadiums do not help a city's economy; they are on the contrary a great boost to a city and are usually built in urban areas to rejuvenate the surrounding neighbourhood so that even if you dislike sports you will still benefit. No modern city is without a stadium and nowadays those are built downtown. Sports and recreation at Lansdowne are part of the fabric of this city. There have been heroic efforts made to ensure this is a good deal for taxpayers too. I also don't see that it is necessary to accuse the principals of this plan and the city employees of being party to a some sort of real estate scam. It is this sort of cheap shots that have lowered the tone of the information sessions and made the whole process so uncivil. Bayview is a contaminated zone that is totally unsuited now and in the foreseeable future as a stadium site. Though the Lansdowne Live proposal has been costed, Bayview "plans" are uncostered and manly pure fantasy. Bayview is being used as a red herring to help delay and derail the Lansdowne development.

## New Conversation Thread

[Sunnyside - \[Updated 2009-10-05 15:07\]](#)

Why has no one mentioned that building a new stadium is cheaper than attempting to restore a white elephant that was controversial even when it was first built? It's pretty clear to me that this is a land grab in disguise, regardless of the sports credentials of the OSEG group. If they really cared about sport in Ottawa, they'd look for a more accessible location, build a building and infrastructure to support not just pro sports but amateur sports as well - in the form of more ice, more soccer pitches, room for lacrosse, baseball, etc. Make the venue welcoming to all sport-minded people and you grow your audience. Appealing to wealthy patrons doesn't make sense (this is Ottawa, for God's sake!) Get the stadium out of the residential neighbourhood and put it in the appropriate cornfield, be it on the City Centre lands, in Kanata, or in Cumberland.

[dprouse - \[Updated 2009-10-05 15:07\]](#)

Building new is cheaper than renovating? That is news to me. Estimates for the new stadium in Winnipeg are up in the \$200 million range, far more than what it will cost to renovate both the stadium and arena here. Even a bare bones stadium in Toronto (BMO Field) cost almost as much as the entire renovation job for both buildings will cost here.

[Dave2 - \[Updated 2009-10-06 14:36\]](#)



BMO Field was \$62M CDN, more like half what this renovation job will cost. The new InfoCision Stadium in Akron, Ohio cost \$61.6M US and seats 30,000, see [http://www.gozipt.com/ViewArticle.dbml?DB\\_OEM\\_ID=10800&ATCLID=3706653](http://www.gozipt.com/ViewArticle.dbml?DB_OEM_ID=10800&ATCLID=3706653)

dprouse - [Updated 2009-10-06 16:32]

Does that include land costs? Keep in mind also that if you build this stadium in the middle of a cornfield, as some advocate, you will have significant road building issues with which to contend. This renovation job, though, also includes the Civic Centre, which has been lost somewhat in the stadium debate. We all know the stadium is crumbling, but have you been inside the Civic Centre lately? Yikes. Over the last five years, it has gone from "tired", to "seriously run down", largely because the city refuses to spend any money on it. Seats are falling apart, tiles are coming up, and now the roof is leaking. I haven't seen a cost breakdown on how much of the \$125 million is going to the Civic Centre, but hopefully it is a fair chunk, because that is a busy building that has definitely seen better days.

Dave2 - [Updated 2009-10-06 16:37]

No the BMO Field cost did not include the land. That land was valued at \$10M, vs. Lansdowne being valued at \$20M, so that makes the comparison \$72M to \$149.3M.

Southside Fan - [Updated 2009-10-05 15:07]

Surely you are kidding. No farmer would lease his cornfield for free, for 30 years. Good luck trying to find one that will build you a stadium.

## New Conversation Thread

Kanatajoe - [Updated 2009-10-05 15:39]

I was involved in covering sports at both CTV and CBC for many years. I have witnessed many groups seeking to bring hockey, football, baseball and soccer to Ottawa. Football and baseball have failed. Soccer is an unknown with no guarantees. I would use the term "show us the money" before thinking of a partnership with the "Live" people. Let them build and pay for the stadium. Then they won't be inclined to walk away when football fails again. Give them a fifty year term lease on the land so they can make their investment back. Three of them are developers. They can build the stadium at cost to themselves. Taxpayers should not build the stadium. I don't live in the Glebe by the way.

ohnwhelan - [Updated 2009-10-05 15:39]

This I totally agree with. Let the private sector take the full risk.

## New Conversation Thread

Willy - [Updated 2009-10-05 16:33]

How could Ottawa support a CFL football team with the smallest stadium in the league (24,000 seats)? Moreover, according to the transportation survey, the team is expected to draw no more than 20,000 fans to any of its games. Who will be left holding the bag (i.e., Ottawa's 2nd empty sports stadium) if the franchise proves unsustainable?

dprouse - [Updated 2009-10-05 16:33]

The Montreal Alouettes have a current capacity of 20,000 seats, and are one of the most successful franchises in the league. The expansion at Molson Stadium will raise the number to 24,000 or so, or about what the rebuilt Frank Clair would hold. It is not just about the raw number of tickets sold, but how much they sell for, and the rest of the business model. Since the Renegades folded, TV money has improved dramatically in the CFL. This plus a league wide salary cap has made the business model more attractive than it was.

ohnwhelan - [Updated 2009-10-06 14:33]

Internet advertising is overtaking TV advertising, I see TV companies wanting extra money from cable companies long term I don't think the money is there.

## New Conversation Thread

kdobbin - [Updated 2009-10-05 17:04]

and where will all these patrons park? Ottawa has been unable to support football for several tries now. Give it up. Mind you, I would rather see sports facilities than a hotel and retail stores.

## New Conversation Thread

BenAbe - [Updated 2009-10-05 17:22]

The scale of this project is all wrong. So many problems exist trying to accommodate 40,000 people for a big event. 10,000 people for a hockey game or concert wouldn't be such a problem. The 'refurbishment' of the stadium is almost a rebuild (re: new south side stands and new roof on both sides). Why not rebuild it in a new and better location (i.e. Bayview)? Without the 'return of football' angle, this really isn't sensible. I might be willing to support a new stadium as a city building project, even though I'm not much of a fan, but the right stadium in the appropriate location. Something probably has been done, so why not simply demolish the very underused stadium, keep the Civic Centre and wait to see what comes next - maybe tennis? This is cheap and a good compromise while other possibilities are considered. It'll be a big mistake if the football idea fails. Really, all this trouble to 'save' the seats on the north side stands. Crazy, crazy.

## New Conversation Thread

Irene - [Updated 2009-10-05 17:38]



I do not think that a stadium belongs in Lansdowne. Use would be too sporadic and uneven. Better a use that brings people in more evenly throughout the day - a main public library, for example, which is frequented from morning to evening, and where people would enjoy spending time around the facility. Stadium goes just rush in and then out, in hordes.

### New Conversation Thread

swi - [Updated 2009-10-05 18:12]

A stadium of this size does not make sense in an area surrounded by water on two sides and not accessible by any major bus routes. Busing sports fans from their parking spots in Carleton University to Lansdowne Park is an extreme measure that reflects an extreme planning problem. Why not build a stadium in a newer area that can accommodate the logistical realities of huge events?

### New Conversation Thread

Tim - [Updated 2009-10-05 18:27]

We don't need to have anything that will draw huge crowds...traffic...or noise...You can tell the people making our decisions for us are blinded by the very businessmen who have everything to gain from this deal....Mark my words...it is a done deal....me and you are not going to make a difference....Has the City Of Ottawa ever did anything you wanted and ever did it within a budget?No...wake-up Ottawa

### New Conversation Thread

builditnow1966 - [Updated 2009-10-05 19:10]

We need a stadium in the center of town that will bring together people. A Stadium makes sense in the center of the city. Toronto didn't move their stadium to the suburbs, they kept it downtown. For people that are so worried about the traffic from a stadium this is ridiculous. There are only about 15 events the entire year for a football team. Give me a break!

Andrew - [Updated 2009-10-05 19:10]

In Toronto, the stadiums are downtown but on the main rapid transit links but agree with your fundamental point of downtown location - the question is where. The transit plan in Ottawa and new lines are East-West in orientation, and any downtown stadium should be on the main transit corridor to take advantage of the transit links to improve access and viability of the new transit lines. Lansdowne is underserved by transit hence the issues about parking and traffic, whereas the Bayview or LeBreton Flats areas make more sense from a transit point of view. And if only 15 events per year, financial viability of the team and the stadium may be questionable in any case.

### New Conversation Thread

Cowan&Line - [Updated 2009-10-05 19:22]

If someone puts a CFL franchise together, splendid; they can rent the stadium. But professional sports should be just a small part of Lansdowne. 40 yrs ago, high school teams could use the stadium -- let them back in! Rebuild the curling rinks the NCC tore down! Have a bigger & better & permanent skateboard park! Have a velodrome (or at least a track), & a big swimming pool, & more basketball courts, & anything else ordinary people can use & enjoy.

dprouse - [Updated 2009-10-05 19:22]

Community football already uses the field - my son's team played a game there two years ago. I would agree that pro sports should only be part of the stadium's use - that's why they put the dome up over the field in the winter, and that is why the University of Ottawa uses it for their varsity games. If we want a stadium for community use, though, we need to act now.

J.C.Watts - [Updated 2009-10-06 14:29]

Indeed, the field is used by the community now for soccer, football and ultimate. It's where much of its income comes from today. But it's the professional teams that require the 24,000 seats and the luxury suites. I'd be a lot happier focusing the investment around building facilities for our sons and daughters to use.

### New Conversation Thread

Duffer3 - [Updated 2009-10-05 20:15]

I fully support the refurbishment of the stadium to enable first class hosting of various sporting events and concerts.

dbk - [Updated 2009-10-05 20:15]

Do you support transferring control of said stadium to private interests while you pay to renovate it?

### New Conversation Thread

danmackinnon - [Updated 2009-10-05 22:20]

The Stadium is a huge financial risk for Ottawa taxpayers and in my opinion is in the wrong place anyway.





### New Conversation Thread

AndrewFYoung - [Updated 2009-10-05 22:23]  
Looks good.

dbk - [Updated 2009-10-05 22:23]  
Care to elaborate? This proposal does not look good to me.

Doug - [Updated 2009-10-09 09:48]  
I agree. I mistakenly hit the disagree button!

### New Conversation Thread

Adrienne Stevenson - [Updated 2009-10-06 09:55]  
I find it difficult to get behind any scheme that props up shaky sports franchises & assumes new ones will be any more successful than the ones that keep failing. Stands for the existing facilities can't be filled, and we're looking at more? Either we just do basic renovations to the existing buildings, or we scrap the whole thing and get more public recreational facilities. Shouldn't we be encouraging participation rather than spectator sports anyway? And here creeps the additional retail space...

### New Conversation Thread

PaulR - [Updated 2009-10-06 10:13]  
The CFL has failed in Ottawa twice, and left the existing stadium with no viable revenue source to maintain it. The Lynx franchise failed and left a vacant Baseball Stadium - no revenue source to maintain it. The most likely outcome of this venture is another failed franchise, and the taxpayer left with the cost. If there is a group of CFL fans/gamblers who wish to take the risk - find a way to do it without taxpayer risk.

dprouse - [Updated 2009-10-06 10:13]  
This isn't just about the CFL - never has been. A renewed stadium is about university and amateur sports, pro soccer, international soccer, cultural events, and major outdoor concerts. It's embarrassing that a city the size of Ottawa has a crumbling, half-demolished outdoor stadium. Lynx Stadium is single use for baseball, which is a huge part of the problem. A renewed Frank Clair stadium would be multi-use, which it is already when you consider how much amateur soccer and football is played there even now, under the shadow of the half-demolished South side.

### New Conversation Thread

TerryC - [Updated 2009-10-06 10:25]  
Where to start? Hmmmm. Maybe with a list of issues that have not received adequate consultation prior to this plan being brought forward: "Can Ottawa really support a CFL franchise this time? (i.e. Why have the other franchises failed and what makes this proposal different?)" "Has part of the problem with previous franchises been the location and related issues?" "If Ottawa can support a franchise (and I do agree that the nation's capital should have a CFL team), what are the best options for the stadium location? Let's see some cost-benefit analysis for the potential venues (e.g. Lansdowne, Bayview, the empty ballpark)." "Should a stadium for privately owned sports franchises be located on public land? I don't think that these questions have been adequately explored. Let's take the time to do this right!" As for the details of this proposal, I am bothered by the attention to detail in the sections dealing with the new Club Concourse and suites. You can't help but think that this is where the project proponents and their friends will hang out to watch the games, while most taxpayers could never afford a seat. This is public land, not an exclusive private club.

GersJr - [Updated 2009-10-06 10:25]  
Maybe I can help: 1. Yes, I believe, Ottawa can support a CFL franchise, especially with Jeff Hunt at the helm. He is responsible for turning the 67's into one of the most successful CHL franchises in the country. 2. No, the failure of previous franchises had nothing to do with stadium location and had all to do with mismanagement and poor ownership. This will hopefully be addressed by experienced, local ownership. 3. A new stadium would be nice, but there is an existing one at Lansdowne and organizations that are interested in using the facilities. I can't see building a new stadium being financially feasible for the city (land purchase if not already city owned, cleaning the site like Bayview, etc..) especially if there is no private support. 4. The existing stadium and Civic Centre are currently owned by the city and the new CFL franchise would be a tenant. Finally, the price for a CFL ticket is nowhere near the price for a Sens ticket. As well, the stadium and Civic Centre, since owned by the city, are available to local amateur athletics as well. This would not change should they be renovated. Hope this helps and have a good one!

### New Conversation Thread

anne - [Updated 2009-10-06 11:16]  
The city shouldn't direct any resources towards another CFL venture, when its citizens have repeatedly demonstrated they can't make a team viable. I particularly can't see spending public money to make a fancy Club Concourse for privileged patrons. If all this has to go on, it should not involve public money.

### New Conversation Thread



mezzosue - [Updated 2009-10-06 11:24]

every time we are asked to support football, the city pays, the teams fail, leaving us holding the bag. don't do it again. Tear it down and build a soccer field at lower cost maybe ...

Ted Farant - [Updated 2009-10-06 11:24]

Tearing the stadium down works for me, however, whatever takes its place should be built in one of a number of other possible city locations. Lebreton Flats or east Ottawa (to provide some balance with the current Senator complex in Kanata). Lebreton Flats will offer the high volume transit capacity needed for such large events, like soccer, football (maybe) and other events. In considering the east end location, it can be hoped that the location selected would utilize the extended light rail now in the works. Initial costs can be kept down by reducing capacities, with a design option to increase capacity as needed. A hockey rink can also be part of this undertaking, by either sharing the same stadium complex or having each facility built separately at one of the above locations.

dprouse - [Updated 2009-10-06 12:38]

I live in the East End, and selfishly I would welcome the stadium being close to home. Really, though, Innes and Belcourt, which was on the city list, is a dumb place to put the stadium. It's Scotiabank Place in reverse. People need to accept the fact that there is no money to build a \$200 million, 100% taxpayer funded stadium from scratch. It's a non-starter, so people need to stop playing Sim City and focus on the here and now. We have to fix what we have, and what we have is a stadium with a serviceable north side, zoned land, and a good field. It is FAR cheaper to fix Frank Clair than to build from scratch. You are talking \$120 million for a complete overhaul of both the stadium and arena, versus much more than that for just a stadium. At that point, you would still be stuck with a bill for renovating the Civic Centre, and doing something with the other buildings on the Lansdowne site. Again, there are practical realities here that people need to grasp. There are city own assets at Lansdowne that are falling apart, and have to be addressed immediately. (The roof on the Civic Centre is leaking, for instance - that qualifies as urgent, I would think.) Fanciful talk of building elsewhere, with no funding or business model in place, is a waste of time.

Ted Farant - [Updated 2009-10-06 14:22]

Well, the other option is Lebreton Flats as was mentioned. But I still think we need a balance across the city and Gloucester and Cumberland should not be left unconsidered. You could split the football/soccer stadium and hockey rink into two separately managed and funded projects, with one located in the east end and the other at Lebreton Flats. Yes it is expensive to build anew, but you get something that fits the needs now, is less expensive by restricting the size of the facility(ies) initially, will last 50 or more years, can be increased in size as the need develops, and avoids paying \$120M to refurbish something that you'll need to re-furbish again in 15-25 years. In fact take down the entire complex completely now, it will significantly increase the land area which will allow for more innovative thinking and design in meeting the needs of all citizens. And if it takes 2-4 years to start the new facilities elsewhere, so be it. I'm sure the CFL will be still waiting. And this will also allow the city more time and money to invest in Lansdowne today, while the future transit demands at these new facilities will be serviced by a newly deployed light rail system.

## New Conversation Thread

Brock - [Updated 2009-10-06 16:02]

Ok if someone else in the city has money and a plan lets hear from them. (silence) That's because there isn't a plan. I have been to the park to curl, the ex, watch football games, trade shows etc.... I had taken a bus to get there no problem. I walked there no problem. I drove a car there no problem. The traffic on Bank St is bad yes but so is all major arteries in cities. Get a grip. This idea should be applauded and embraced. Some people need to get out more often and stop being scared of the boogey man or in this case an idea with free enterprise. This park has always been a functioning park not a grassy eat picnic park but a park of shows, sports, events etc... and it should remain so with LL. I want a new state of the art stadium. I want the city to spend more than the 125 million so we can have a stadium that represents the capital city whether its at Lansdowne or not. So far Lansdowne Live is the cheap way to do it when the city has no money and they can cover these costs with no risk. I say get the money from the stimulus package for shovel in the ground package. The feds can't believe that no one is asking when there is 80 percent of the money waiting on the table. Get the LRT going, get a stadium, get a library etc.. get moving on this and stop wasting time with dialogue that does not help with making a decision. There are too many people who arescared to move ahead. Lets start building this city.

Dave2 - [Updated 2009-10-06 16:02]

Just to pick out a couple of your points... "So far Lansdowne Live is the cheap way to do it when the city has no money and they can cover these costs with no risk" - On the contrary, there is a large amount of risk to the city with this proposal. The developers get the first two chances to recoup their money before the city gets any, so this proposal will have to achieve all of it's goals for the city to meet it's loan repayments. There are also outstanding questions on what happens if interest rates rise and who pays for services on the site with property taxes pre-allocated. "I say get the money from the stimulus package for shovel in the ground package." - A number of people have posted here that this proposal is not eligible for federal or provincial funding because of the sole-source nature. I believe that this is correct, although I have not had that answer from either level of government.

dprouse - [Updated 2009-10-06 16:21]

Interest rates are locked in at the time of borrowing, so that argument is a red herring. I guess the city could go looking for federal or provincial funding, but shouldn't that money be used for sewer and water, roads, and bridges? If the city can do the Lansdowne project on its own, without using up fixed amounts of infrastructure money from other levels of government, then why not? Remember as well that infrastructure money from the senior levels of government is not free money - we all pay federal and provincial taxes as well, after all. Politicians love spending tax revenue that someone else had to raise, but there is only one taxpayer, so those shell games really don't help anyone but politicians looking to get re-elected.

dbk - [Updated 2009-10-06 16:54]

"If the city can do the Lansdowne project on its own..." why should it then give control of it to private interests rent-free?

dprouse - [Updated 2009-10-09 09:46]

Lansdowne Live allows the city to take the revenues from development on the site, and use them to service the debt on borrowing to fix up the stadium and arena. Basically, by extracting value out of lands that are currently underutilized, taxpayers get a renovated stadium and arena at no actual cost. Yes, we have to give up a "crown jewel" to do it, i.e. an asphalt covered eyesore that has been ignored for years and years, but as a taxpayer I rather like the notion of the city gaining value for underutilized lands.

dbk - [Updated 2009-10-09 09:53]

Actually, this proposal allows taxpayers - to help Jeff Hunt and his partners buy the Ottawa 67's from ... Jeff Hunt- to treat OSEG's ownership of sports franchises as if they were actual cash contributions to the "partnership"- to require no undertakings from OSEG to keep either team "in existence"- to pay >\$120 MM to renovate Frank Clair Stadium- to stand 5th in line for a return on our investment in the renovation - to give OSEG 2nd, 3rd, and 4th position for any returns- to transfer control of public assets to private interests by gifting a rent-free 30 year lease to friends of City Council and the Mayor. There are gains here but they don't go to the taxpayer.

Brock - [Updated 2009-10-06 16:21]

Jim Watson said this about sole sourcing but because of the scandal of E health I don't think he is one to talk. I am sure the LL group will tender bids properly. If you trust a gov't who lost a billion dollars (Prov liberals) then I have some land to sell. The LL are putting their reputations on the line. There is no big windfall for them. They are more accountable than any government. The feds keep saying we need projects I am sure that the conservatives will help (this is a gov't town and they will help). The city should build stadiums and or province should build stadiums. They built BMO's in the same spot as the old CNE and have get this Maple Leaf Sports managing the site. So whats the difference in Ottawa? So mR Watson in Toronto its OK but not for Ottawa. LL group states that the only thing not negotiable is the stadium. So lets get on with it and rebuild Lansdowne properly.



Ted Farant - [Updated 2009-10-06 16:02]

Well, first, the city must formerly ask for a plan in the form of a request for proposal, which should clearly elaborate on what exactly it would like. With this current going-to-the-people effort underway, maybe now the city will have gleaned a better idea of what exactly the people want and don't want for Lansdowne.

dprouse - [Updated 2009-10-06 20:40]

That would be a little difficult under the current consultation format. The same people from the Glebe have been coming out to all six meetings, hogging the microphone and asking the same questions over and over again. There's public consultation, and then there is trying to hijack the process, and the latter is precisely what the green shirts have done here. Their lack of civility, and lack of respect for the views of others, has been shameful.

dbk - [Updated 2009-10-06 23:46]

First red herrings, now straw men.

ebk - [Updated 2009-10-06 23:46]

How do you know that "the same people from the Glebe have been coming out....hogging....etc". (I'm not from the Glebe). Do you think this online forum is hijacked? What about the comments online on the Citizen articles? Public input needs to be respected, and it also needs to be 'real' (eg. not fabricated by 1 person with many email addresses). What are your thoughts on how to ensure that?

Brock - [Updated 2009-10-09 12:51]

Good Comment my feeling is that this is actually happening .

ebk - [Updated 2009-10-09 14:27]

I'm interested in the process being fair, but I actually don't feel 'fake' input is happening (at least on this online forum & in online Citizen articles). I see repeat posters - fair enough - some people are more interested than others. (You & I are in that category). But I don't sense the same 'voice' being expressed under multiple usernames. I didn't attend all 6 public meetings, so I was curious how dprouse could tell the same people were hogging the mike.

dprouse - [Updated 2009-10-09 14:38]

At the Orleans meeting, the City Manager remarked to one green shirt that he had answered that same question from him at three previous sessions, and that the answer was going to be the same. The fellow got quite indignant at being publicly called out like that, but of course couldn't deny that he had been at every last one of the meetings. I am a strong supporter of Lansdowne Live, as you can tell, but I only attended the one meeting in my neighbourhood. The fact that roving bands of anti-Lansdowne Live people jumped every meeting, then had the chutzpah to complain that the process didn't work, was quite something. To a large extent, the process didn't work because the same people were at the microphone every night.

dprouse - [Updated 2009-10-09 12:51]

This is because I was at the Shenkman Centre in Orleans on Tuesday night. All the Green Shirts? From the Glebe. Most of the questioners? From the Glebe. I wasn't 30 seconds into the front door, and I was confronted about my pro-Lansdowne Live views by an older fellow whose home in no doubt worth double what mine is. For 50 points, guess where he lived? You cannot deny that the opposition to Lansdowne Live is being led, organized, and financed by the Glebe. Are there others on board? Absolutely. If this exact same plan was being proposed for Albion Road, though, you know that absolutely none of those concerned citizens from the Glebe would have driven out to Orleans for their sixth public meeting about it, and none of them would have batted an eye about the alleged outrages of "sole sourcing". This forum, FWIW, is just a giant chat room. Anyone with a valid e-mail address can participate, and can in fact use multiple e-mail addresses to post as different people. Shockingly, it tends to be those opposed to the project who are more motivated to participate than those who support it. Who would have guessed?

ebk - [Updated 2009-10-09 15:11]

I didn't attend any of the consultations, so I don't know anything about the Green Shirt phenomenon. (Did you attend all 6?) I'm not surprised that Glebites are extremely concerned. But (devil's advocate here) how do you know that opposition is 'led, organized, and financed by the Glebe'? I'm not from the Glebe & I'm against it. My co-workers, husband, several friends (none from the Glebe) are against it too. (because of sole-sourcing, big retail/condos/cineplex and what's-it-really-going-to-cost-the-taxpayer?)

dbk - [Updated 2009-10-09 15:11]

I must disagree and forcefully deny your offensive suggestion - I am a Sandy Hill taxpayer and have not been led, organized, nor financed by anyone. If City Council were proposing to make such a lavish gift of public assets to private interests anywhere in the City of Ottawa I would oppose it. My motivation in participating here is that I am shocked and outraged that I've been required to pay for so much work to be done already for the benefit of so few. This lame effort at "consultation" is only one small and insulting part of the entire fiasco. I also look forward to seeing how this entire process is costed and accounted for.

Brock - [Updated 2009-10-06 16:02]

LL proposal and consultation allows for items such as the rent free at the pavillion clause etc ... to be taken out entirely or reworked . I take LL at its word that their interest is chiefly on rebuilding the stadium and arena . I just ask of them on a personal note to do it properly and do not go with two slabs of stands with high school end zone seating . One end zone you can fold in the seating under a stage for shows with large emblem or logo of the team or sponsor of the stadium on top of the stage . The west end zone should also have stands , jumbo tron , restaurant and a few windows looking out from the new hotel . I say again this should be the real debate for the city . Build the stadium properly the first time .

## New Conversation Thread

R Thomas - [Updated 2009-10-06 16:06]

Just ask the people in MANOTICK what Minto did to them the past two years. The community initially blocked a huge 2000 unit sub-division that no one wanted. Minto then went to the Ontario Municipal board and got it overturned and basically bulldozed the whole process, completely ignoring the community. This is the same group trying to position themselves now as a community partner.

ebk - [Updated 2009-10-06 16:06]

I'm with you re: Minto. They've been a bad actor in the Manotick situation: greedy and selfish. I don't think they've changed. I don't trust them at all.

## New Conversation Thread

Elaine Gibson - [Updated 2009-10-06 16:16]





This is not the place for an enlarged sports facility - it should be north along the future light-rail line. I really am not impressed with failed sports franchises and the amount of money that the city has poured into them. We should not be considering this project at a time when we are facing the costs of light-rail, deteriorating infrastructure and a city government that is strongly fixated on reducing costs. It doesn't make sense to talk about cutting staff to reduce expenditures and then embark on a project that has not had a good track record in the past.

Cassandra - [Updated 2009-10-06 16:16]

Waiting for any sort of LRT in Ottawa is a mugs game. This is an attempt to repair part, and an important part, of Ottawa's infrastructure and at no long term cost to the taxpayers. A lot of work has gone in to this, important work that should not be dismissed by a few catch phrases. Ottawa will never take its place as a modern, major city if we have rule by NIMBY.

dbk - [Updated 2009-10-08 15:27]

LOL; I always get a laugh whenever I see reference to "Ottawa's Rapid Transit Network", usually while waiting for the bus. As to Lansdowne Live; there is both risk and cost to taxpayers in this proposal and a careful reading of the MoU should make that clear to anyone who cares to take the time.

## New Conversation Thread

Mark - [Updated 2009-10-06 17:54]

Obviously the stadium and arena need a major upgrade and this proposal sounds wonderful. You have my full support....do it!

## New Conversation Thread

Helen Lupiano - [Updated 2009-10-06 19:26]

We are the capital of Canada and we should have major sports available here. We, as taxpayers are paying an astronomical amount to keep Lansdowne the way it is - an eyesore - so why not take advantage of this wonderful proposal when we have the opportunity to.

dbk - [Updated 2009-10-06 19:26]

Elsewhere on these boards it's reported that the annual operating loss on Lansdowne is in the neighborhood of \$250,000 year; hardly "astronomical". I guess OSEG would agree that it's "wonderful" that your friends on City Council and the Mayor feel a \$120,000,000 refurbishment and rent-free lease is a good idea, and constitutes a partnership. It rather more represents crony capitalism to this taxpayer.

## New Conversation Thread

Stan - [Updated 2009-10-06 21:29]

Football didn't fail in Ottawa b/c of lack of fans; it failed b/c of poor ownership. Now, it's the right ownership group, and a decent plan, so let's get going. This city is getting an awful reputation for over planning and under delivering on major initiatives <e.g. transit plans>. And why would we tear down a stadium and arena to put in a park, and then go destroy green space elsewhere to put in a stadium and/or arena??

dbk - [Updated 2009-10-06 21:29]

I must differ; this is not a decent plan it's a terrible plan for the taxpayer. If the taxpayer is putting up half the capital for the partnership it should enjoy half ownership and half the ROE. Why would you put up the hard costs for a stadium and then lease it rent-free, and also guarantee your "partner" an 8% ROE on his sports franchises?

## New Conversation Thread

Susan Reid - [Updated 2009-10-06 22:05]

Forget football in Ottawa. It hasn't succeeded in the past and it won't succeed this time. If the dream is football then build a stadium that is readily accessible by public transit and not situated on prime central land beside a world heritage site. Ottawa deserves better.

## New Conversation Thread

Alan McCullough - [Updated 2009-10-07 00:08]

When the city is looking for money to build a transit system and doesn't seem to have enough money to provide many services to its citizens, is spending \$110 million to rebuild Frank Clair Stadium a valid priority? The City will be subsidizing OSEG and any professional sports team they acquire. OSEG will not pay any rent on the stadium - OSEG shall be entitled to all revenue from the Stadium during the term of the Stadium Lease, subject to the Closed System and Waterfall provisions... What exactly does this include? Will the team pay rent for the stadium? Will the concessionaires? It all seems pretty vague. The entire agreement is subject to OSEG acquiring a CFL franchise and acquiring the Ottawa 67s franchise. The City Corporation has to substantially complete the renovations to Frank Clair Stadium before OSEG is obliged to "provide satisfaction to the City Corp. of its ability to finalize arrangements, commence operations and, in the case of the CFL franchise, to field a team". In other words, the City Corporation has to lay out most of \$110 million before finding out if OSEG actually has a team. And if OSEG doesn't get a franchise, the deal is off. In the past Ottawa has had two professional football teams. Both failed and we now have a derelict stadium to maintain. If the OSEG team fails, OSEG will simply walk away while the City will be left with an empty stadium to pay for and maintain. Why is the City taking all of the risk?

Mattiel - [Updated 2009-10-07 00:08]

These are very good questions that I would like answered as well. When our tax bills are going to be on the rise and a transit system is still not a reality this proposal doesn't make sense. And all the while a large chunk of land and stadium once used for baseball sits idle still.

Cassandra - [Updated 2009-10-07 00:08]



This plan is revenue neutral and will cost the taxpayer nothing over the long haul, as well it is the OSEG group that assumes all the risk. A good downtown stadium is worthwhile for the city whatever happens to the CFL team. This is a much safer and financially better alternative for the city than losing money and assets by tearing down the stadium and turning the venue into a dog walking park for the local inhabitants. .

dbk - [Updated 2009-10-08 15:22]

Incorrect. There is the risk that the CFL team will fail; OSEG is well aware of this and I think the guarantee of an 8% ROE on the owned sports franchises is the best evidence of that. Please also note the following from the MoU; "...it will not be a condition of the Stadium Lease that either the CFL Team or the Ottawa 67's be in existence..." The risk to taxpayers is that we finance the renovation and then transfer control of the stadium for 30 years in exchange for OSEG's promise to "field a CFL team". Doesn't strike me as a good deal.

## New Conversation Thread

Hubert Zandstra - [Updated 2009-10-07 09:23]

The location of the stadium is wrong. Lack of parking and public facilities, plus poor traffic flows make this a poor location. The footprint area of existing facility should be used to increase green space of the plan.

Cassandra - [Updated 2009-10-07 09:23]

The location of the stadium is just right as it has been for decades. Its time the citizens of this city had a first class downtown stadium and past time that the 67's stop playing in a building where the roof is coming apart. With the kind of negative thinking the Senators would never be allowed to come back to Ottawa after a 60 some year hiatus.

## New Conversation Thread

David Morrow - [Updated 2009-10-07 09:30]

Professional sports should not be publicly funded, especially when money is short and needs are great. Ottawa does not seem to be able to support pro football or even semi-pro baseball. Those who want to bring a pro sport to Ottawa should fund it themselves.

## New Conversation Thread

RGS - [Updated 2009-10-07 10:31]

If the majority of people want a sports facility here then clearly it has to be fixed up. However, I still prefer the idea of building such a facility elsewhere, like Lebreton Flats, which is better served by public transit, has more open space and there are fewer local residents to be impacted.

Cassandra - [Updated 2009-10-07 10:31]

I guess this is the latest from our NIMBY friends... Lebreton Flats. But you forget-the stadium was already in the Glebe-its nothing new. Residents knew when they moved there that there was a stadium and other sports venues. And it is the best place for it... a little new thinking would be nice. Living downtown and biking or walking to the sports and entertainment venues...just like a real live major city, rather than turning the downtown area into a tomb and driving miles to suburban venues.

## New Conversation Thread

Philip - [Updated 2009-10-07 10:59]

Don't get me wrong, if the CFL did return to Ottawa, I would definitely attend some of the games ... but I would have to say, given the history, I am somewhat pessimistic that it will flourish (or even survive). If we (Ottawa) think we should renovate a stadium so that the CFL can come back, then we should build a new one where it makes sense ... where there is a traffic infra-structure to support it.

Ted Farant - [Updated 2009-10-07 10:59]

Yes, agreed. I think the stadium, for CFL and Soccer, would not initially need to hold 30-40 thousand fans either - keep the costs down. 15-20 would be fine to start, then expand it when football fans start lining up for tickets or MLS comes to town. Oh yes, grass surface please.

dprouse - [Updated 2009-10-08 13:24]

Under this plan, the stadium would hold 24K, with room for extra temporary seating for major events like Grey Cup, international friendlies, etc. That's pretty close to what you are proposing. Grass is a nice concept, but makes no sense for a multi-use stadium in Canada. Field Turf (the new age fake stuff) allows the field to be used constantly, especially during the winter when you can throw up the sports dome. The only way you can make a grass field work is by having an additional field right next door available for practices and the like. That's what Edmonton has, which is why Commonwealth Stadium has real grass. Every other major outdoor stadium in the country has converted to artificial turf for practical reasons.

Ted Farant - [Updated 2009-10-08 22:26]

For a Grey Cup I would think the CFL would look for a minimum capacity of 40,000 - 45,000, including temporary seating. But 24,000 as a maximum, to start, is reasonable. I was a bit ambitious on having 'grass'. Today's synthetic turf is much more realistic, especially when you want to maximize usage and still have a playable/useable surface.

## New Conversation Thread

walter - [Updated 2009-10-07 11:20]

Since when is an outdoor stadium a priority for our city when there is raw sewage pouring into the Ottawa River and homes being flooded.



Cassandra - [Updated 2009-10-07 11:20]

Refurbishing the stadium and revitalizing Lansdowne has been put off for far too long. It is odd to say the least that it was allowed to rot and only when it looked as though it would be refurbished there was an outcry... to block it. City housekeeping has to go on regarding the sewers and other city housekeeping, but revitalization is long past due at Lansdowne.

dbk - [Updated 2009-10-08 15:06]

I wholeheartedly agree that Lansdowne revitalization is long past due but this proposed "partnership" is not the way to achieve it.

## New Conversation Thread

Lynn Barlow - [Updated 2009-10-07 11:23]

Either move the Stadium and give it to a neighbourhood that is really gungho at having the mall/stadium package or just fix the mall to keep trade shows, conventions, local sports users happy. I prefer option #1 and turn the whole place into a real park. But I can live with option #2. Option #3 where it turns into Lansdowne Mall, I kringe. Remember: Keep it simple. If Larry O'Brien wants to leave a legacy, he will be respected if a plaque were put on a park not on a mall.

## New Conversation Thread

Douces - [Updated 2009-10-07 14:02]

I don't think a refurbished stadium makes sense at this site. Build a new stadium at a site that needs further development such as LeBreton flats.

## New Conversation Thread

MAB - [Updated 2009-10-07 15:19]

A woman at the Orleans meeting said if the Glebe doesn't want the Lansdowne Live project then Orleans would like it. Hurray! Give it to them. Orleans Comes Alive! However, it just goes to show that there are more suitable locations in the city for a stadium. They might even want another shopping mall! We cannot give up the central, beautiful Lansdowne site for backward-looking ideas. Let's open up the competition so we have a range of new, dynamic ideas for the 21st century that respect the historic value of the land.

dprouse - [Updated 2009-10-07 15:19]

Just what are those new, dynamic ideas? What precisely do you propose for Lansdowne? It is wonderful to talk about design competitions, but those competitions have to yield something practical and affordable, and something that deals with the infrastructure that is already present at Lansdowne. The opponents of this project are very good at pointing out its alleged flaws, but have yet to articulate anything faintly resembling a practical, affordable alternative to it.

Doug - [Updated 2009-10-08 12:36]

You'll never get any well-documented practical, affordable alternatives put forward if you cancel competitions, and sole-source.

dprouse - [Updated 2009-10-08 21:37]

...again, if you don't like this proposal, what would you like to see instead? Be specific - do you want gardens, a theatre, dancing bears? Once you articulate what you want, you then have to figure out a way to pay for it, and how to replace the infrastructure that is there at present. The design competition is a cop out, and an admission from Lansdowne Live opponents that they don't have a clue what they want or how to pay for it. They only know what they DON'T want - the stadium. That is the crux of the issue here - this isn't about sole sourcing, design competitions, or anything else. This fight is about the stadium - it always has been.

## New Conversation Thread

Faye Kert - [Updated 2009-10-07 17:35]

If Ottawa had wanted a football team it would have supported one. Why inflict a stadium on an area where it is not suitable when other places really want it?

Cassandra - [Updated 2009-10-07 17:35]

Ottawa has given more support to the CFL than any other sport, don't forget there was no hockey here or over 50 years. Every major city needs an open air downtown stadium, not just for football though it has a long history in Ottawa and thousands of fans-but also professional soccer, amateur and university soccer and football and concerts and special events. No one is inflicting a stadium on the Glebe, it has been there for decades and Lansdowne has been a venue for football and hockey and other sports for over a century. It seems odd to say the least that people would move downtown next to a stadium and then complain bitterly when the crumbling stadium is to be refurbished.

GersJr - [Updated 2009-10-07 17:35]

Faye, they are not inflicting a stadium on the Glebe...there already is one! If Glebe residents don't like the idea of having a stadium in their neighbourhood, they shouldn't have purchased. The stadium has been there longer than most of the residents.

## New Conversation Thread

JVT - [Updated 2009-10-07 19:48]



It makes so much sense to do this proposed plan. We tax payers are already paying for what to keep it as is. This would really put Ottawa on the Map and revitalize the entire downtown. Just look at what the 67's and the Civic Centre means to Junior hockey and recently hosting the World Juniors. I am also confident that there is a big enough support for football with now the right people involved to make it work. All for the proposed plan!!!

[dbk - \[Updated 2009-10-07 19:48\]](#)

If this makes so much sense, and there is confidence that a CFL team will succeed why does OSEG need to reach into the taxpayers' pocket to make it happen?

## New Conversation Thread

[desideriuse - \[Updated 2009-10-07 21:28\]](#)

This city deserves a world-class open air stadium that can accommodate both sports and arts events. What about placing such a thing near a transportation hub in an area that needs revitalization such as the Lebreton Flats? Why should Lansdowne be the only part of our city to benefit from new development?

[dprouse - \[Updated 2009-10-07 21:28\]](#)

I would argue that the acres of asphalt and crumbling buildings at Lansdowne need revitalization more. Besides, Lebreton Flats is a non-starter - the NCC has zero interest in giving up that land to the city, and has stated this repeatedly. In terms of practicality and affordability, rebuilding what we have at Lansdowne is the obvious choice.

[Ted Farant - \[Updated 2009-10-07 21:28\]](#)

I agree totally! If its all too much for Lebreton Flats, the hockey facility could be built elsewhere, in the east end, possibly, and still utilize a completed light rail system in future.

[Cassandra - \[Updated 2009-10-07 21:28\]](#)

The ideal place for a stadium is at Lansdowne rather than Lebreton. Why? The cost of building and maintaining a stadium at Lebreton would be much higher; there is no one willing to help take on the financial risk and for another, its not such an easy place to get to. I took part in the CIBC Run for the Cure last week and have gone to Bluesfest at Lebreton. The parking is atrocious anywhere near there, and you have to walk up hill and down dale to get there. The stadium can thrive where it is in Lansdowne and as the new report today says, the traffic will be less on Bank Street than it is now, and it is an ideal location to have people walk and bike to the stadium. There will be NIMBY's waiting any place in this city whenever anyone actually tries to do anything, and they will be emboldened by the Glebian NIMBY's if they are successful in not just preventing something from moving in next door but actually having something removed (the stadium) that was there before they moved in.

[dprouse - \[Updated 2009-10-08 14:39\]](#)

This is a watershed moment for the city, but not for the reasons the anti-stadium folks think. Do the people in the Glebe get to have a veto over development at Lansdowne, or is this a project for everyone in Ottawa? You will note that at the consultations, support for Lansdowne Live was strong out in Orleans, Kanata, etc. Well, guess what - people in Orleans pay property taxes also, and they get a vote in civic elections just like people in the Glebe. God help us all if a group of NIMBY baby boomers in \$700,000 homes manage to derail this thing. If they do, the city will be paralyzed for years as small groups of activists print up t-shirts, take over public meetings, and seek to poison the waters on every single civic debate possible. Hey, it worked for the Glebe, right?

[Doug - \[Updated 2009-10-08 16:07\]](#)

I live in Orleans, and I disagree completely. Furthermore, I am disgusted by the campaign to demonize and ridicule Councillor Doucet and the people living in the Glebe who oppose this project. Where is the civility that the pro-Lansdowne Live Ottawa Citizen newspaper has called for?

[dprouse - \[Updated 2009-10-08 20:59\]](#)

Well Doug, I got zero civility at the Shenkman Centre on Tuesday night. All I had was Glebeites trying to push brochures into my hand like they were selling time share condos, and giving me a finger wagging lecture when I disagreed. You don't print up team uniforms, storm meetings in every corner of the city six nights in a row, and then whine when you get rapped for it. The Glebeites are clearly spoiling for a fight, so I am more than happy to oblige.

[Douces - \[Updated 2009-10-08 22:07\]](#)

How do you explain that the city ranked Lansdowne as the 6th best location for the stadium? We're going to end up with a second-rate refurbished stadium in a second-rate location. Just doesn't make sense (and for the record, I'm not a Glebite)

## New Conversation Thread

[Peter D - \[Updated 2009-10-07 22:51\]](#)

This is the topic that causes the most problems. The city decided that it needs to have an outdoor stadium and the obvious choice is to refurbish the one we have. However, those that live in the Glebe will never accept any proposal that includes a stadium. It just attracts the wrong class of person. They will of course never admit this and instead disguise their concerns under "sole sourcing" or "councilor" payoffs as I heard one glebe community member say at the latest public consultation. There always has been a stadium here and this is where it should stay. This proposal actually makes the stadium slightly lower and much more appealing to look at. I'm obviously very much in favor of preserving Lansdowne park as the sporting complex it was intended for.

[BBL - \[Updated 2009-10-07 22:51\]](#)

It isn't about the stadium. It is about why taxpayers are subsidizing a private entertainment business in the form of CFL football. Ottawa didn't pay to build the Sens hockey rink. Why are the rules different at Lansdowne?

## New Conversation Thread

[SteveDuncan - \[Updated 2009-10-08 08:04\]](#)

Let me get this straight. The CITY agreed that Lansdowne is the 6th best site for a stadium yet is moving ahead with this \$139 million investment because it just jumped from 6 to 1?



## New Conversation Thread

rmacewen - [Updated 2009-10-08 17:51]

For what it's worth I vote AGAINST Lansdowne Live. Why don't you post your fundamental support or opposition too? You would have thought that this site would have included for a simple vote, yes or no, for or against, Lansdowne Live. As it stands the City/OSEG will have to interpret all the comments and form a conclusion.

## New Conversation Thread

elizabeth - [Updated 2009-10-08 20:14]

I feel strongly that the stadium should be in another area of Ottawa where it would be welcomed as an asset. There are several options. It has never been suited to Lansdowne being far too big for the space and too seldom in use and when it is used the attendees and overwhelm the streets around for miles. A vast waste of prime space most of the time. This space demands a variety of uses which can be enjoyed most of the time and by anyone who chooses to visit, keeping a slower but steadier flow of users.

## New Conversation Thread

Liz Wylie - [Updated 2009-10-08 22:00]

Is football really a good financial investment for the City to gamble on with its track record of failed teams in the past? I don't want to see my tax dollars spent on something that may be doomed to fail.

Gers Jr - [Updated 2009-10-08 22:00]

Clearly, you have absolutely no idea what you are talking about when it comes to Ottawa and the CFL - you have demonstrated that fact just fine. That or maybe you're just blinded by your hatred for the LL proposal. I suggest you educate yourself on the differences between what has gone on in the past and what is currently being offered, instead of spewing this nonsense. I'm sure you would prefer to continue spending taxpayer money on maintaining the existing "Park" though, eh?!?!?

## New Conversation Thread

Brock - [Updated 2009-10-08 23:17]

Over 20,000 for a team losing for 25 years, terrible owners see Glieberrmans (twice), a stadium without a scoreboard, at times no sound system, a team who for over half the games the team was out of it by half time and people are actually wondering if the CFL will succeed. That 20,000 number was there last game. They averaged before the Glieberrmans 23,000. Football works if there is the slightest bit of competence. Debate building the stadium properly with proper seats etc...

## New Conversation Thread

almarosa Estable - [Updated 2009-10-09 00:35]

If the Lansdowne Live proposal is so amazingly wonderful, then it will surely rise to the top of any open competition. Let's test it! It may be the best thing, but we won't know until there is a fair and objective process in place. What are the Lansdowne Live proponents afraid of? If they truly believe that their proposal is so great, they should be delighted at the opportunity of presenting it in a fair competition with other proponents. If not: NO SOLE SOURCING! WE HAVE HAD PLENTY OF RECENT EXAMPLES AT OTHER LEVELS OF GOVERNMENT THAT SOLE SOURCING IS NOT A GOOD WAY TO GO! I can't really figure out how I am supposed to comment on this question in a way that actually gets counted. If this is the place, then this is my comment: Put the development of Lansdowne Park up to open competition, AFTER the city sets the parameters and specifications of what is best for all its citizens.

## New Conversation Thread

JMT - [Updated 2009-10-09 00:50]

There is a complete lack of vision at City hall, not only for the redevelopment of Lansdowne but for the city at large, as well. When did we decide that building a new stadium or even redeveloping Lansdowne at all is our top priority? As nice as it might be to have a new stadium (highly debatable) and as much as Lansdowne does need a facelift, this city clearly has other priorities greater than those. We absolutely need a proper rail transportation system before we can properly grow this city in any manner. Unfortunately, the City and taxpayers do not have an extra \$129 million to be throwing into a stadium. This money is needed much more desperately for transportation right now. This plan should be stopped immediately before we waste any more of the City's time and taxpayers' money on it. The City must step back and decide on its own terms where our money should be spent rather than being pushed by private developers trying to rush a real estate deal through. There are too many more important issues and not enough money to go around. This plan and partnership must be cancelled. Vote against it!

## New Conversation Thread

Kevin - [Updated 2009-10-09 06:18]

This is a very disappointing part of the plan. The plan is motivated by a desire to have a stadium for the CFL, but the stadium will be crummy. Most of it will be a refurbishment of the existing stadium. The existing stands are already several decades old. Everybody knows that it is more expensive to



renovate than to build fresh, and you get a less satisfactory product because you have to work with the constraints of the existing structure. And this refurbished stadium is expected to last decades! Imagine how shabby it will look in ten or twenty years, when most of the stadium is more than fifty years old. Going to a football game should be a pleasant experience, but with a crummy refurbished stadium it will be unpleasant for anyone going to a game. It would be better to tear down the existing stadium and build fresh, whether at Lansdowne or preferably somewhere else.

alecz\_dad - [Updated 2009-10-09 06:18]

An excellent point. This is one that local businessman John E. Martin has been making, bringing his own set of design concept sketches to the public meetings, claiming that the base cost of building anew, preferably at another location, would probably be only about 2/3 the cost of refurbishing the existing stadium. In addition, a new, purpose-built stadium would be a million times better in terms of its ability to be a genuinely multi-sport complex and would have properly accessible facilities for people with disabilities.

## New Conversation Thread

Kevin - [Updated 2009-10-09 06:22]

Some people are referring to the stadium as "Frank Clair Stadium". The proposal does not use this name. It is probable that OSEG will rename the stadium after a corporate sponsor.

dbk - [Updated 2009-10-09 06:22]

How about "Larry's Gift" or "Thanks Suckers Stadium"?

## New Conversation Thread

Pierre Johnson - [Updated 2009-10-09 10:26]

If we are going to bring the CFL back to Ottawa, why not do our best to ensure it succeeds, given the multiple previous failures. Why would you choose the location the City ranked as 6th for an outdoor stadium as the spot to bring them back? Maybe the real priority is cheap retail space and the pro-sports angle is the Trojan Horse and a lost leader to get the commercial space development.

## New Conversation Thread

JMT - [Updated 2009-10-09 10:27]

Why on earth would taxpayers consider paying the entire \$129 million cost of a stadium that the City's own studies say would be located in a bad location that would cause it to be less likely to succeed? The City acknowledges that there are five better locations for this. We all know from extensive experience that a CFL franchise is very risky at best in Ottawa. If the franchise fails again we lose our major source of revenues on the stadium. Then we're stuck with yet another underutilized eyesore that we are paying through the nose for. Even the one issue of the stadium location leads to so many problems for everyone: traffic congestion, environmental problems, unnecessary financial risk to taxpayers, negative effect on local business due to traffic and too much added retail, inability of all residents to access the facilities they paid for due to accessibility problems, and on and on. This is a reoccurring theme within this redevelopment plan. Its problems run far deeper and wider than mentioned here. The plan is not good for anyone, except maybe the developers. This plan must be cancelled immediately and an open competitive process must be established. Vote against this proposal and put an end to this worthless partnership!

## New Conversation Thread

Dom - [Updated 2009-10-09 12:02]

D'accord avec alitoba. Rien à ajouter, le message est clair.

## New Conversation Thread

AREF - [Updated 2009-10-09 12:02]

I take this opportunity to ask the following question (which did not fit within any of the pre-determined topics listed on the web-site): Can Nanos or the city staff responsible for this forum please provide me with a detailed methodology describing the process for analysing, summarizing, and presenting the data that are being collected through these on-line methods? Without that information, it is difficult for me, or anyone else, to assess the relative value (time vs effectiveness) of the various methods for providing 'input'. A speedy reply would be appreciated, given the very short time provided for submitting comments.

## New Conversation Thread

JMT - [Updated 2009-10-09 12:42]

To the attention of Mr. Nanos: As moderator of this online consultation process, I am sure you have noticed, as I have, that one of the most salient themes appearing in each of the feedback categories is a huge demand for an open, competitive process for the redevelopment of Lansdowne. Another theme is the frustration of so many people at the fact that this issue is not given a specific place to be addressed. A proper process is the vital basis for carrying out any project of this scope and scale. It is crucial to developing the best possible proposal and greatly affects all aspects of the design and business plan. Certainly, that is why the call for an open process has been echoed again and again in relation to each of the individual categories of feedback provided here. If your mandate is to analyse the posts in each category to gauge public response to this project and determine the best interests of residents, then I will expect that the huge demand for a proper, open, competitive process for this redevelopment will be featured prominently in your report. Regards.



GersJr - [Updated 2009-10-09 12:42]

No one has come forward with an alternative bid in 20 years. Even when the design competition was ongoing, no other party stepped-up. Now that we are actually trying to move forward with this project, people are attempting to muddy the waters further with claims of an unfair process - crying over spilled milk. The legality of the process has been explored internally and externally, but still they cry foul. When will they ever be satisfied?! My take is...probably never.

dbk - [Updated 2009-10-09 13:57]

If we, that is the taxpayers, were to offer a newly renovated stadium and 37 downtown acres with a rent-free for 30 year on the table, I think we'd see better offers than this one. That's the point - the only mud is that being strewn about by the Mayor, City Council, and OSEG.

## New Conversation Thread

AKT - [Updated 2009-10-09 15:58]

The stadium needs so much investment we are looking at basically a new facility. If this is what we are doing then maybe we should think first about where it would go. Valuable land next to a major amenity like the canal, which adds nothing to the stadium's use value, makes no sense. If it was at the other end of the Glebe, near the Queensway, then I would be in favour. But let's find a better use for this space, which is huge. The CFL's not going anywhere. If it takes another couple of years to put a smarter plan in place (better access, parking, transit) then this will ultimately support the likelihood of the franchise's success.

## New Conversation Thread

Andrew Elliott - [Updated 2009-10-09 17:52]

Too expensive to revitalize - and why do you want to revitalize what it is an eyesore already? Concrete brutalism is out of place, and it blocks the view of the canal anyway. With only 10 football games possible per year, is it worth it? What happens if football falls flat like it did before? No to this part of the plan.

JFFournier - [Updated 2009-10-09 17:52]

Your rhetorical question makes no sense. You want to revitalize it BECAUSE it is an eyesore that is no longer of any use. And like many before you, you ignore all the various other events that can and do take place there. It isn't just for 10 games a year.

## New Conversation Thread

b1qvme57 - [Updated 2009-10-09 19:51]

Why should the stadium be renovated at great cost to the taxpayer to host games played by a CFL team when previous attempts have failed miserably.

## New Conversation Thread

Cassandra - [Updated 2009-10-09 21:34]

This is an exciting proposal. I am so looking forward to having a beautiful new renovated Frank Clair Stadium. So many memories there and new memories to come. Of course to start with no sport has been as successful as the CFL in Ottawa - fans cheered the Rough Riders for decades while professional hockey was absent in Ottawa, faithful fans put up with a building that was falling down around their ears and bizarre owners who didn't know how to run the team. It will be so wonderful when Ottawa retakes its place in the Canadian Football League. It will be fun to have soccer as well and special events and concerts. This is a great chance that the city must not lose. Councillors should not let themselves be bullied and intimidated by a small but vocal and well organized NIMBY group.

## New Conversation Thread

Bob - [Updated 2009-10-10 00:26]

No, we do not want a 24,000 seat football stadium at Lansdowne Park. It will create a traffic nightmare: There is no rapid transit at Lansdowne. And there are no arterial roads at Lansdowne. .

## New Conversation Thread

futureoriented - [Updated 2009-10-10 00:35]

Lansdowne Park is the wrong location for a fancy stadium. I suggest that the current stadium either be removed, or at least that the remaining south side stands be removed. For now the universities can use the stadium with the north side stands in place. As for the arena, make the necessary repairs and remove the ramps at the north side, and if possible the buttresses.



## New Conversation Thread

Bob - [Updated 2009-10-10 01:51]

Please note that in the Ottawa Sun online poll conducted on September 30, 2009 ( see [www.ottawasun.com/poll/archive](http://www.ottawasun.com/poll/archive) ), with 1341 people responding, fully 64 % voted against this proposal .

JFFournier - [Updated 2009-10-10 01:51]

A Sun poll earlier this year (or late last year, I forget) should a similar number against restarting the design competition. However, I did not get the results for the poll about whether Archie made the right move in asking Veronica to marry him. Not that it's relevant, but I use it as an example of how ridiculous the Sun's polls are.

## New Conversation Thread

Hank - [Updated 2009-10-10 07:54]

As I said before, the idea of an open-air stadium at Lansdowne Park is ridiculous. It may have been OK in the 50s, 60s and 70s, but this is a different and much more populous city now. Who in their right mind would plunk a 24,000 seat stadium down in the middle of an established old neighbourhood with no public transit connections? Look around at other North American cities. Those that are replacing old arenas and stadia are siting them where public transit or a multiple-lane highway exists. Why are we so backward? Tear down Frank Clair stadium; it's an embarrassment to the city and to the good name of Frank Clair. And the city shouldn't be spending money year after year just keeping it from literally falling down on its own. Let the proponents of CFL football (maybe in conjunction with the pro soccer proponents) build a new stadium elsewhere (Bayview is a possibility; there may be others).

## New Conversation Thread

dvora - [Updated 2009-10-10 09:37]

Since Lansdowne Live is basically a sports proposal I am shocked that the development does not address having a new stadium. I attended many football games in the past and as is the stadium is at best inadequate for a professional football or soccer franchise in this day and age. Oddly the hockey rink which houses the Ottawa 67's also sees little upgrade. I bet it has more to do with the owners not wanted the disruption of moving their operation to another rink if a major reconstruction was going to happen. I do not understand why this key to the entire proposal by Lansdowne Live has the least amount of major change to the site. The idea that the City should pay for this part of the proposal is absolutely ridiculous, especially at the expense of losing conference space in Lansdowne itself. I understand that negotiations are underway between developers regarding moving conference space to the airport, odd that it suddenly is profitable elsewhere but considered problematic at Lansdowne. This shows there are other issues with parking and transportation that the proposal has not fully resolved. The cry that only residents of the Glebe are against this proposal is inaccurate, many residents are negative of the proposal once they read it more fully. I am surprised rural and suburban fiscally conservative councillor's and residents are for spending tons of money and getting very little for it.

Brock - [Updated 2009-10-10 09:37]

I agree with the stadium needs to be built properly this is the real debate . You can create something visually stunning with comfort for 125 million or more . The city needs a stadium the debate should be on how much should be payed and then where do you want it . If lansdowne is first choice then make sure the stadium looks like a modern stadium with seats surrounding the stadium not two slabs and sloppy end zone seating.

## New Conversation Thread

Querelous - [Updated 2009-10-10 11:00]

This is one of the more problematic parts of the proposal. CFL football has failed twice already in Ottawa. It is difficult to see why it should succeed this time. The city is required to contribute \$129M to the refurbishment of the stadium on the questionable promise of a sustainable CFL franchise. What happens if the franchise fails? What happens if the CFL fails? This proposal is just not acceptable on this aspect alone.

## New Conversation Thread

J D Ashford - [Updated 2009-10-10 11:11]

Stadium and Arena: I would like the whole idea of a Stadium and Arena to be re-located to another part of the city, ie Lebreton Flats where there is better access to transportation. The current stadium and stands are an eyesore looming over our beautiful canal. I do not agree with a CFL franchise in Lansdowne Park. The proposal is far too grand and accommodates far too many people. I would be happy for amateur sports facilities to be part of the area to encourage activity and fitness in both youth and adults.

## New Conversation Thread

James Wood - [Updated 2009-10-10 12:04]

Lansdowne Park besides being a place to gather over the years has also hosted numerous sporting events several of which were professional eg. baseball, stock car racing, track & field, tennis, soccer, football, curling, figure skating, boxing just to name a few. To those that live in the Glebe/Ottawa South area this Clive Doucet effort is strictly a "Not In My Backyard". City Hall approved the construction of the existing stadium. I am not prepared to create some green grass park to satisfy a thousand or so people living in this area. Lansdowne Park belongs to ALL of the citizens of Ottawa, some 898,000 people. TO DO NOTHING, will just led to crumbling buildings asphalt and rodents. I hear no cry about the Ottawa EX or is that Clive's next target to get them out to Albion Road. I SUPPORT THE LANSDOWNE LIVE PROPOSAL. People of Ottawa contact your Councillor or 311@ottawa.ca and let your voice be heard. Don't let a few people ruin it for the rest!

dbk - [Updated 2009-10-10 12:04]

This Sandy Hill resident is curious as to why no one who speaks in favour of this terrible proposal on these boards has anything to say about it.





## New Conversation Thread

[cdube](#) - [Updated 2009-10-10 14:18]

Il est insensé de croire que si l'on ramène le stade pour une capacité de 24,000 personnes que les gens iront. Ce n'est pas que la ville d'Ottawa et ses environs ne peuvent pas fournir ce nombre de spectateurs mais que l'accroissement continu de la circulation de véhicules dans tous les quartiers et voies des parties centrales des villes d'Ottawa et Gatineau diminue directement tous des services de métro le nez. Le parc Lansdowne au bout de la rue Bank n'est plus l'emplacement idéal d'un stade de jeux qu'aurait-il à côté il y a cinquante ans. La ville d'Ottawa ferait mieux d'investir les dollars de ses contribuables dans un stade lié à un moyen de transport rapide sur rail qui ferait l'aéroport d'Ottawa à l'aéroport de Gatineau, en plus des banlieues, le Casino de lac Leamy, les centres d'achats, les centre-villes, les quartiers chinois et italiens, les lieux de travail etc. En plus, un tel stade pourrait être proche d'une autre voie rapide est-ouest, d'Orléans à Kanata. Les messieurs du partenariat, à l'exemple de leurs précédents, feraient mieux de voir plus loin dans leur projets et d'investir leurs sous dans un stade et des propriétés promettant un meilleur succès et une rentabilité plus long terme. Un stade plus petit et même sans toit pourrait servir aux écoles interscolaires et interuniversitaires. On pourrait y ramener les pistes de courses qui s'y trouvaient avant qu'on les déménage au stade Terry Fox de Mooney's Bay. Un petit stade satisferait aussi aux rassemblements religieux, politiques et communautaires aussi que des artistes et autre performances du genre, comme il se faisait autrefois. La ville d'Ottawa est reconnue pour ses festivals en été et le parc Lansdowne est bien situé pour en accommoder plusieurs.

## New Conversation Thread

[klundgren](#) - [Updated 2009-10-10 19:40]

Revitalizing the arena is a prudent goal for this site. However, the citizens of Ottawa have time and time again rejected the idea of a CFL franchise by way of poor ticket sales. Embarking on another failed attempt to reintroduce professional football to the city is foolhardy. Instead, the city should tear down the crumbling stadium and embark on a new use for this specific portion of the site. How many times does football have to fail at Lansdowne Park for the city to give up on the idea? Enough is enough.

## New Conversation Thread

[sfurr](#) - [Updated 2009-10-10 20:17]

Revitalize the arena. It is a critical element of the plan to ensure that a vital and successful sporting franchise like the 67s that forms an important cultural element of our community has secure access to a facility that is not crumbling around them. The stadium is an albatross around our necks that will be the ruin of any attempt to put a visionary use to Lansdowne park that will do justice to its important location on the canal. It should be razed and any proposal to bring it a CFL franchise should stand on its own merit in any proposal to build a new stadium at a suitable location.

## New Conversation Thread

[Bob](#) - [Updated 2009-10-10 20:24]

No, as a matter of fact we don't want to have another football team here in Ottawa. Sorry. .

## New Conversation Thread

[BBL](#) - [Updated 2009-10-10 21:24]

We are being asked to take huge leaps in logic. From a CFL team that plays 10 games a year - to the fact that taxpayers pay for the redevelopment of the stadium that makes this deal possible at all - to suddenly handing over the balance of the site free to a developer. This is an amazing sleight of hand. I strongly object to the idea that taxpayers are subsidizing a privately owned entertainment business by paying to renovate the stadium. By this line of reasoning the City of Ottawa should be building movie theatres for Cine-plex. The plan provides no new opportunities for sports on the site. I strongly disagree with the commonly held view that unless the site is given to the developers to do with as they please we can't use the stadium for football. What exactly needs to happen to the stadium to be able to play football? Given the many financial challenges the city faces - it is hard to believe that paying for the renovation of Lansdowne to the specification of the developers / team owners has any priority at all. I don't object to football - I don't even object to it at Lansdowne. I object to having to subsidize a private business.

## New Conversation Thread

[Toby](#) - [Updated 2009-10-10 22:23]

I think it is really outrageous that the mayor and many councillors are planning to take at least \$130 million of the public's money and spend it for the benefit of a few of their wealthy developer friends. This initial estimate of \$129 million is guaranteed to escalate as it always does with publicly subsidized stadiums. Wonder why your taxes are going to go up? This plan means that our politicians are planning to take at least \$350 from your pocket and the pocket of each and every household in Ottawa, plus the much higher value of the Lansdowne Park property, and use it to directly subsidize the sports and real estate projects of the most wealthy people in Ottawa. Hunt, Greenberg and Co. are welcome to go and build a white elephant stadium for all of 10 football games a year somewhere else, but please don't do it with our land and our money.

## New Conversation Thread



Bob - [Updated 2009-10-10 22:45]

For many people (possibly even the majority), football is totally boring. Why should I, as a taxpayer, have to pay even one cent to support a football team? If Ottawa football fans want to have a stadium, they can each provide \$5,000.- of their own money and then build themselves a stadium somewhere, and not at Lansdowne Park. .

### New Conversation Thread

Ernie Boyko - [Updated 2009-10-10 23:51]

If the city needs a stadium ( and this has not been established yet) that they are going to pay for, then they should at least put it somewhere with better transportation access. What reason do we have to believe that a CFL team would fare better this time around? Ottawa could not support the Lynx and now we have a baseball stadium that we do not know what to do with. Do we need another albatross?

### New Conversation Thread

wfm - [Updated 2009-10-11 00:26]

My understanding is that the City commissioned a study which placed this site as the sixth best site for a stadium. Why condemn ourselves to mediocrity? Let's get going on a real consultative process with the communities around the Bayview and Carleton sites (the top two) and get a stadium near mass transit lines.

### New Conversation Thread

Betsy - [Updated 2009-10-11 12:31]

This is not only a bad location for a stadium, we are being asked to pay \$130 million -- rather than spending just \$38 million to renovate it -- and to give away public land to the bargain. If a stadium is needed and is determined to be a City budget priority, it would be smartest to locate it where its easy to get to by transit. But whether it is a new stadium or a renovated one, put the RFP it out for competitive bids so that we can get federal/provincial support for the project and not have to pay for it all ourselves.

### New Conversation Thread

amacumbe - [Updated 2009-10-11 12:53]

I honestly am fed up with the idea of a football coming back to Ottawa, how many unsuccessful attempts are required before you realize it ain't going to happen? Let's instead focus on the 67's franchise which is successful, and promotes a family atmosphere. The arena's ice conditions are terrible, some of the worst in the city, to think that the Sens once played here. I play on that ice frequently, and I don't look forward to it. It would also be nice to look at some sustainable solutions to improving the energy conservation of the arena. But I don't want to see a re-furb that will cost the fans too much more money, one of the draws of the 67s is the affordable pricing of the seats.

### New Conversation Thread

wwatkins - [Updated 2009-10-11 13:56]

Sure football worked here once. Then it failed twice. The third time is not going to be the charm. It worked when the city was smaller, less diverse and had fewer entertainment options. Should we want a stadium, it should be built where there is ample transportation and parking. Both Carleton University and Bayview Yards would be great venues.

### New Conversation Thread

Finstrum Nairobi - [Updated 2009-10-11 14:05]

Ottawa should have a CFL team, and more importantly should keep the 67s in a central location, for which the Civic Centre is ideal. But these desirable features do not compensate for an otherwise ill-conceived plan, or for the sole-source process by which it has been selected.

### New Conversation Thread

b.a.r. - [Updated 2009-10-11 14:55]

At the Lansdowne meeting I asked Jeff Hunt why he thought football would succeed when it had failed twice in the past few years. He replied the Senators had failed also and were now doing very well. I asked, "When did the Senators fail? He replied, "In the 20s or 30s." I don't really think this logic is a criteria for success for football in Ottawa.



## New Conversation Thread

David R. Gardner - [Updated 2009-10-11 15:24]

There are three main reasons why I am opposed to this proposal to renovate Lansdowne Park. 1) the international competition should never have been cancelled 2) what makes these developers think that a football franchise will anchor the whole concept when Ottawans have rejected a football club twice already by voting with their feet 3) it is now clear that the inability of Bank Street to cope with the anticipated crowds, and the subsequent parking disaster, will make this whole proposal a white elephant - at the Ottawa taxpayers expense. This whole concept has to be rethought from scratch. Reinststate the international competition and let Ottawans choose from the ideas such a competition would bring forth. David R. Gardner

## New Conversation Thread

Emily Stormes - [Updated 2009-10-11 15:34]

The erection of a stadium is a means by which many proponents of urban development have used to revitalize areas of the downtown core in the united states which have suffered from degeneration. The choice to continue with the stadium at this site shows distinct lack of both vision and and forethought. In the day when the park was established Lansdowne park was at the periphery of the city. This is the proper location for a stadium as well as for a site that will draw thousands of people for specialized events. Areas with sufficient square footage and economic prices to allow the surface parking as well as the traffic which will come to such events. By continuing the fallacy that a site on a busy two lane city road without access to high efficiency public transport and sufficient parking and access at a site that is limited on one side by the canal and on the other two by residential neighborhood is ludicrous. Also the glebe is not an area in need of revitalization. Yes the current appearance of the stadium and the park as a whole is a blight on this neighborhood, but the making of a newer and bigger blight will ruin a neighborhood which thrives on small scale charm. The stadium would be better for the city of Ottawa, the neighborhood of the glebe and the environment if it were put in Kanata, where someone else is offering to build it in a neighborhood that wants it. Or if it must stay downtown, put it in Bayswater. A central area which could benefit from investment. Also the sole source approach means that OSEG can dictate whatever price they want to charge the city to build this stadium. There will be not competition to get the best price as well as the best stadium. Also, there is nothing to bind the OSEG to the stadium should the football team fold the way the other two have before them. The city will be left on the hook with the white elephant.

## New Conversation Thread

John Smart - [Updated 2009-10-11 15:51]

CFL football has died in Ottawa three times. It is a bad idea to bring it back at City expense. Tear down the rest of the stadium and give us green space there.

## New Conversation Thread

EDS - [Updated 2009-10-11 16:31]

The scale of the renovated stadium is too large. Any open air stadium needs to be under 20,000 people if it does exist and I am still not convinced it is a good idea. There is no need for a larger stadium and what was a good idea 40 years ago is not longer suitable in many ways. I even question if it would be better to tear down the stadium and start new with a stadium. The current Frank Clair building puts alot of constraints on developing the site both in terms of location on the site and its overall size. Smaller is better, more intimate and creates a unique demand - Think about BMO in Toronto. It is smaller and a great soccer venue. I definitely like the idea keeping the arena at this location. The scale of events at an arena fits in perfectly. Whether you start new or reno the Civic Centre is again debatable - Think about the Labatt Centre in London as a good downtown arena next to a community market. Either way keep it in the downtown core as it is a much used and needed facility for the community and city at large. I also think the arena and the event space associated with it are good revenue generators that attract unique events e.g. home and garden shows etc. If you want to draw people from other parts of the city you need to hold these unique kind of events.

## New Conversation Thread

Sandy - [Updated 2009-10-11 16:46]

I support a stadium at this location, but apart from one souvenir shop selling team t-shirts, I see no need for retail at a sports and recreations centre.

## New Conversation Thread

Matthew Stormes - [Updated 2009-10-11 16:49]

This isn't the proper site for a stadium. It doesn't have suitable transport too and from, it isn't near the people that use the stadium so it encourages car use to get there, there isn't sufficient parking in the neighbourhood to support single event such as football games, and the city shouldn't pay to support private interest such as football. If it were profitable, they would invest in it themselves as the backer for the stadium in Kanata offered to do. Also the sole source nature of this bid/proposal means that we aren't getting the best value for our dollar or the most promising design for our money. I got 13 quotes to remove a tree from my back yard and you guys are getting one! And it cost way more than I payed for the tree. I didn't go with the first guy! Or the cheapest guy I went with the best. How do we know this is the best? Also, there is not legal implications for the OSEG to keep CFL here, if it fails they are out of here and we are left with no football and a crumbling stadium. This seems erily familiar where we are right now. This is a outstanding stand alone site that doesn't need football. Put the stadium somewhere that needs that draw or wants that draw like Kanata or Bayswater, why should the Glebe get everything!

## New Conversation Thread



I got vision&the rest of the world wears bifocals - [Updated 2009-10-11 18:11]

The City gets back control of the facilities just as they near the end of their useful lifespan, in need of renewal or replacement. What guarantee is there that the planned renovations to the Civic Centre and the North-side stands will render them structurally sound for the full term of the lease to Lansdowne Live? Both were built over 40 years ago with no substantial structural work as yet done on their foundations, at least of which I am aware. I doubt that anything short of replacing them would provide that 30 year guarantee and the cost of that would be orders of magnitude more than \$125 million. Is Lansdowne Live responsible for such repairs while they operate the facilities or would it fall back on the shoulders of taxpayers? Would the City have a choice if such repairs were needed or would they obligatory to avoid a breach of lease situation?

### New Conversation Thread

I got vision&the rest of the world wears bifocals - [Updated 2009-10-11 18:23]

Many claim that the project is not about the stadium but about fixing up Lansdowne. If that were true, the City would be far better off financially to invest in the Civic Centre renovations (as it is the closest to a self-sustaining, if not profitable, facility on the site), tear down the stadium stands and include the space now taken up by the football field and the south stands for development. That would reduce the money the City has to invest up front (and thus annual financing cost) and increase the amount of property tax revenue generated for the City in future years.

### New Conversation Thread

Erin - [Updated 2009-10-11 19:17]

If the City of Ottawa wishes to try their hand at yet another CFL team, the stadium should be located in an appropriate area. The perfect spot exists at Bayview, close to the Transitway, close to the Parkway, close to downtown, etc. Much like Kanata is an unsuitable location for the Senators arena, the Glebe is an inappropriate location for a CFL stadium.

GersJr - [Updated 2009-10-11 19:17]

The unfortunate part of Bayview is:1. They don't have a partner interested in that area.2. From what I understand, the soil is toxic. Therefore a massive clean up would be required.

### New Conversation Thread

JKW - [Updated 2009-10-11 20:37]

This is not the best place for the stadium. Nor is it the second, third, fourth, or fifth, according to the City's studies. Why it would choose to put it there is beyond me.Bad plan.

### New Conversation Thread

JKW - [Updated 2009-10-11 20:40]

This location for the stadium is bad for the business plan, bad for the potential CFL team, bad for potential fans, bad for local businesses, bad for traffic, bad for the environment, bad for the design of the redevelopment.This cannot go through.

GersJr - [Updated 2009-10-11 20:40]

Needless to say, the investors who would like the stadium renovated are confident that it isn't "bad for the team" or "bad for fans" - if that were the case, I'm quite certain they wouldn't be interested in putting a team there. Seems like it is your assessment that it is bad for traffic and the local businesses, because last I read, that wouldn't be the case. This plan should go through.

### New Conversation Thread

kmoir - [Updated 2009-10-11 21:22]

Given that an Ottawa CFL franchise has already failed twice, I'm dismayed that Ottawa taxpayers are being asked to bear the cost this risky investment. We have already had to pay the fine for the light rail contract that was signed by one city council, only to be dissolved by the next. I'd like to see some fiscal responsibility from our city government. Financing the infrastructure for sports teams that can't pay their own way should not be a priority of the City of Ottawa.

### New Conversation Thread

brendan - [Updated 2009-10-11 22:31]

Does the City need a 24 000 seat stadium? For a for profit football team? If the team needs a field let them build it. Do we want to pay for it? Because there are costs to everything, nothing is free. This is going to cost more that 130 million. If we want it where should it be? Answer-Where there is good public transit (two buses are not good public transit).



## New Conversation Thread

BobSkyline - [Updated 2009-10-11 23:07]

The outdoor stadium should be relocated to a central site with full access to mass transit. Today, and even more so after the LRT is in place, somewhere in or near Lebreton Flats appears ideal. Wasn't this the result of the city's recent review of potential sites?? Why refurbish Frank Clair stadium when it is in the wrong spot?I have no problem with upgrading the Civic Centre, and I have no doubt that the proponents can do an admirable job of it. But what about trade shows and consumer shows? Didn't City Council direct in April that such space be enhanced? Yet this plan reportedly makes no provision for trade shows and consumer shows at Lansdowne.

## New Conversation Thread

cmh - [Updated 2009-10-11 23:55]

I do think that the stadium and arena have value and could be retained, but not at the cost of the rest of this plan. This plan is the WRONG plan and I would far rather see the complex destroyed than keep it if this is the best plan we can come up with. I believe that the stadium can be retained WITHOUT the expensive renovations proposed to the stands and the rest of the site. I would rather see a more modest renovation of the stadium on my tax dime. The current plans are motivated by a tacit promise of a CFL team. The team is conspicuously absent from the proposal, which means its appearance is far from certain. Success of the team is even more uncertain, given its track record in Ottawa.

## New Conversation Thread

ds123 - [Updated 2009-10-12 00:03]

This is the wrong place for a stadium. It should never have been built here in the first place. I don't see why the city should subsidize professional sports. If it can't sustain itself, too bad. If it can sustain itself, great! That's fine! Put it somewhere that's easy to get to, that traffic can move in and out of, and that won't annoy the locals. Put it somewhere else and let interested parties pay for it.





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## Appendix E

### 'The Retail and Commerce Approach' Transcript

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## Comment Transcript - The Retail & Commerce Approach

### New Conversation Thread

[huntech](#) - [Updated 2009-09-28 11:18]

Although some good intentions may be involved, the proposal is VERY WRONG for the area. First of all, why is a SOLE SOURCED project being considered? It is good governance to have multiple vendors bid on a project of such magnitude. Next, there is the question of the city footing much of the bill and private owners making money off the development. THIS IS WRONG. Smart growth dictates that a development fit into the neighbourhood. Creating a large shopping mall will kill nearby shops in the Glebe and Old Ottawa South. There is very little green space being added. This site should be a PARK as its name mentions, not a parking lot. The proposed site will generate huge amounts of traffic that can't be handled by the current poor public transit links. All in all, I am against this project!

[ride80](#) - [Updated 2009-09-28 11:18]

Sole Source? Where was everyone else 10 years ago when this place was falling apart? There was no one. Suddenly, a prominent group of Ottawa businessmen stand up and say they will do something about it and a Sole Sourcing accusation is thrown in their path? Lansdowne Park was never really a park persay, but the name was given. Look it up in the History books.

### New Conversation Thread

[Alan Pickersgill](#) - [Updated 2009-09-28 11:27]

In conceptual terms the massive amount of retail space is the part that I think is most ill-conceived part of a fundamentally flawed concept. Retail space is likely to harm existing street level business from the Queensway through the Glebe, Ottawa South and Billings Bridge. Specific suggestions of a movie theatre and a food store will threaten existing struggling businesses in the area. This is just a bad use of this unique space. Some restaurants perhaps but a shopping centre as large as Billings Bridge is a bad use of the space that will damage the surrounding communities.

[Peter Drake](#) - [Updated 2009-09-28 11:27]

This proposal has 199,000 sq. feet of retail. Billings Bridge has 460,000. I don't see how you can call this a shopping centre as large as Billings Bridge.

[khendron](#) - [Updated 2009-09-28 22:42]

Not quite as large as Billings, but if you add it all up (retail + food store + cinema + market, etc) it comes to over 300,000 sq ft. That's pretty darn big.

[Peter Drake](#) - [Updated 2009-10-01 10:04]

True. But it depends on why the size is considered a problem. If it is considered a problem because it will increase everyday traffic in the area then I don't have much sympathy for that. We're attempting to solve a problem, and that problem is that Lansdowne is a major civic asset that is severely underutilized, to the point that it is costing the city a lot of money to maintain with little benefit to show for the money. Turning it into a local park would be incredibly expensive, but it would solve the problem of traffic in the neighbourhood. It's a good thing that traffic in the neighbourhood is not the problem the city is looking to solve. This is why Lansdowne makes sense to the larger city, and doesn't make sense to those in the local community with very different priorities. The second reason why the retail size could be considered bad is that it competes with local businesses. The city does have an interest in maintaining a vibrant retail presence on Bank Street. In that regard, local and city-wide priorities are in alignment. So retail that doesn't compete directly with local businesses shouldn't really be a huge concern. To me, that includes the farmer's market and the cineplex. The remainder of the retail space should be carefully controlled (store size, architecture, retail mix) to blend with the existing retail environment. If done properly, the development could act like anchor stores do in large malls, pulling shoppers from one end of the mall to the other and exposing them to all the stores in between.

[khendron](#) - [Updated 2009-10-01 10:54]

All good points, but it still comes down to the amount of retail that has been proposed. Carefully controlled store size, architecture and retail mix is the correct approach, but with over 300K sq ft of retail, such control will be hard to maintain. It will be very difficult to fill all that space without resorting to chain stores and essentially becoming a mall. A mall does not attract shoppers to the neighbourhood, it attracts shoppers to the mall. People rarely visit a mall and also visit the shops next door, leaving the surrounding neighbourhood a retail dead zone.

[David Brown](#) - [Updated 2009-10-01 10:54]

Size is a problem because the business model assumes way more demand than will be generated locally, even if you combine the Glebe, Old Ottawa South, Ottawa East and Centretown. Lansdowne Live will need to draw people from across the city on a sustained basis, not just when they are going to a football or 67s game. The transportation infrastructure just isn't there, even with marginal improvements to bus service, and anyone going to Lansdowne to shop will pass by several more convenient shopping centres along the way. Why will they want to fight their way along Bank Street by car or even bus when numerous malls are more accessible before they get there?

### New Conversation Thread

[Franky](#) - [Updated 2009-09-28 12:00]

It would draw more people to the area, but would it be a sink for the area starving off established businesses - I think so. We don't need more shopping - good grief, not in a public space! Shopping malls are commercial ventures that spring up everywhere without giving away our public space.

### New Conversation Thread

[lemayfeline](#) - [Updated 2009-09-28 12:10]

What this area does NOT need is a shopping mall. There are plenty of businesses on bank street in the glebe, the bank street promenade, old ottawa south, downtown, and billings bridge that make this a sustainable and vibrant area of the inner city of Ottawa. All of these businesses are easily accessed via walking, cycling, public transit, and, lastly, cars. Why would we add a whole new LARGE shopping centre that would threaten the vitality and sustainability of surrounding businesses? As well, with the lack of parking and the inward look of this development, it seems like a Kanata Centrum redux. Contrary to belief, this shopping complex would not bring added benefits to many local businesses. How many times do you visit St. Laurent Mall or Bayshore and stop in at the businesses down the street? Never. As well, I'm unsure as to where these 'unique' boutique stores and restaurants would come from. Are there really 199,000 sq. ft. of small businesses, which do not currently exist or have similar counterparts already in the area, that are clamouring to open a business in the area? Unlikely. How would the city/developers prevent large box or chain stores from opening in the area? There is no indication of this. Overall, while the Lansdowne plan is seriously lacking, the retail aspect is no doubt the most appalling aspect.



okent - [Updated 2009-09-28 12:10]

Shopping malls normally cater to "more of the same" stores because the economics are more reliable for the developer. The suggestion that the developer would somehow behave differently in this case stretches credulity

PeterDrake - [Updated 2009-09-28 12:10]

I don't see how you can describe 199,000 sq. feet of retail as a 'LARGE shopping centre' when Billings Bridge (one of the smallest in Ottawa) is 460,000. There is no welcoming streetscape near St. Laurent, and there are no businesses at all within a few minutes walk of Bayshore. This proposal is at street level, and open to the existing retail community. Limits on larger stores or too many chain stores would be nice.

lemayfeline - [Updated 2009-09-28 22:40]

Perhaps I misspoke: "The office, retail and service component of the Lansdowne redevelopment would total approximately 395,000 square feet" - a shopping centre includes all of its components (a food store, retail, restaurants, AND cineplex) not simply the individual stores, thereby making this aspect of the plan 395 000 sq. feet. Whether or not that is a small mall for some parts of the city, it is a LARGE mall for this area (ie. the largest in the glebe, old ottawa south, old ottawa east, and centretown). While this mall is partially at street level (there is also a 'mezzanine') it is almost entirely inward-facing (ie. going up from Bank St., not along Bank St.), with no transit access to the interior of the site. The main issue is there are already tonnes of businesses in the area, some of which are not faring too well, that would be threatened by this development. I do not object to some retail development, however this is not 'some', this is the major part of the plan and the major reason why the developers would like to do it. Perhaps if this were necessary, and the area was seriously lacking many useful businesses then this would make sense, however we have, in WALKING distance, numerous grocery stores (why do we need another?), a hardware store, various pharmacies, restaurants, cafes, clothing stores, computer stores, dollar stores, banks, and so on that make this plan unnecessary. What the majority of us rightly fear is the introduction of chain stores which will usurp the customers from the unique and vibrant local businesses. Some may want to think about Rideau St. before the introduction of the Rideau Centre and compare it to now. "For many years, Rideau Street was one of Ottawa's primary retail thoroughfares, containing department stores such as Freimans, Ogilvy's, Woolworth, Caplan's and the Metropolitan." - (Wikipedia). Rideau Street is currently home to many convenience stores, dollar stores, rotating chain businesses, tourist shops, and drug dealers. It is by no means a vibrant streetscape, or "one of Ottawa's primary retail thoroughfares". It is obvious that the proposal SOUNDS nice. It is intended to sound nice. One must stop and think, look at the actual plans and the history of the city/area and how this would feasibly work out. The proposal claims "The collection of retail, entertainment and dining destinations will create an open-air pedestrian urban village". Yes, I have heard of this. It is called Sparks St. mall. I don't think anyone would argue that Sparks St. has worked out and/or benefited anyone in the city. Lansdowne needs change. WE have the opportunity to change it. Let's think it over and do it properly. Lansdowne has been an 'eyesore' for years. Why not take the time to ensure that this doesn't happen again in 20 years?

PeterDrake - [Updated 2009-09-28 23:20]

Rideau is a great example of what not to do. But we're not talking about 1.2 million square feet of space. And those department stores were probably doomed anyway. I'm in favour of the Phase 2 components, and one of the reasons is to create more density and more demand. The people who live, work or visit there will create more demand. That enriches the entire street. Unique stores are usually stores that don't see to every person who walks by, so attracting more customers into the area helps them rather than hurting them. And having more retail in the area can also help prevent their rent from increasing too much. The last thing you want is the limited retail space of a trendy area to lead to rent increases that kill its uniqueness. There have been complaints of exactly that happening in Westboro recently. I totally support efforts to gain some control over the finer details of the street interface to ensure the project lives up to its billing. A monolithic 400,000 sqft. mall, with no windows and little interaction with the surroundings (a mini St. Laurent) would be a disaster. To be perfectly honest, I don't understand why there is a street through the area at all. Why couldn't they move the parking entrances and shipping channels completely underground. They're excavating for the underground parking already. And that would free up more valuable surface space for things like sidewalk cafes or public street spaces (fountains, benches, etc.). Perhaps it's just too expensive.

Andrew - [Updated 2009-09-28 12:10]

Agreed - lot of other comments scattered throughout the site that note the economics of retail development mean mainly anchor tenants and national chains will dominate. Another element, which I could not fully appreciate from the plans, is whether the retail will be open enough to Bank Street to encourage pedestrian traffic to and from the existing businesses, or whether it will be more self-contained (original Eaton Centre plans in Toronto were completely self-contained and final design corrected that - not perfectly).

## New Conversation Thread

Andrew Elliott - [Updated 2009-09-28 12:52]

We do not want another shopping mall - this is what this plan is, but disguised as a main street. And in fact, we already have a main street and an urban village already: nearby Bank Street, and specifically the businesses in the Glebe and old Ottawa South. Ottawans already have lots of opportunities to shop at shopping malls and big box stores; but few opportunities to actually walk through green space or be in touch with artists. Don't build more, build less. It would be a much better idea to cover most of the parking lot with grass, shrubs, and trees, add cobblestone walkways, and re-use the existing heritage buildings for antique markets, farmers markets, and artists studios. You only need to look as far as the Distillery District in Toronto to see that such a concept would work. Scrap this commercial plan: no more shopping malls!

hopingforbetter - [Updated 2009-09-28 12:52]

right on! best to turn it into a REAL park with low sustainability costs. It would attract plenty of people and help boost the current commercial activities.

## New Conversation Thread

Rivergate - [Updated 2009-09-28 12:58]

What could be better than a walk around the Glebe and canal and then sit out on a terrace for a drink and dinner. You sure can't do that now in the park. Go for it.

## New Conversation Thread

MAT - [Updated 2009-09-28 13:07]

This is NOT a shopping mall. Yes, there is a lot of retail space. I for one would like to see a little more parking, and a little less retail. But the best proven way to build and finance a stadium and arena is through this kind of public private partnership. The other alternatives are even more costly to the city, not less. Indianapolis and San Diego are examples of this kind of success. Without it, there is no stadium, which is apparently what a lot of people commenting here seem to want. So be it. But I DO want to see Lansdowne revived WITH a stadium, and I do believe this is the right approach.

J.C.Watts - [Updated 2009-09-28 13:07]

How is this not a mall? It's 300,000 square foot of retail with a grocery store, a 15,000 square foot book store and a multiscreen cinema. It's the exact same retail mix as the Kanata Centrum or Gloucester centre. Doubling the commercial space in the park will kill Bank street retail.





MAT - [Updated 2009-09-28 13:38]

It's not a shopping mall in the same sense that Bank Street itself is not a shopping mall. It's not defined by square footage. That said, I do agree there should be less retail.

## New Conversation Thread

J.C.Watts - [Updated 2009-09-28 13:46]

Wow, there's a lot of marketing puff in this overview. Even the grocery store is touted as "unique" and all the stores are "specialty boutiques and outdoor cafes" The developers would like you to imagine a mix of Toronto's harbourfront and Queen street. How will they guarantee that their tenants are "unique". They can't. They'll suck all the successful retail off bank and fill the rest of the space with the same tenants that fill every mall in Ottawa. So much for unique. All of this marketing puff obscures the point that the developers are being allowed to get cheap access to land that is not currently zoned commercial. There's plenty of opportunity for development on Bank street itself. There are blocks occupied two or three single story stores. OSEG could buy and develop any of these plots, but that would involve paying market price, which they clearly do not want to do.

BenAbe - [Updated 2009-09-28 13:46]

This is very much how I see the proposal. Commercial Bank St. will be bypassed in favour of Lansdowne. 41,000 sq.ft. for a 'unique' grocery store? That's a big store and I don't see why this needs to be on this site. Let's face it, Lansdowne Live really doesn't know what will go into the Aberdeen building. I suspect it will be essentially a food court. Would you enjoy fine dining at a mall in a building with 15+ other establishments. This is simply an out of scale development being touted as the only plan that will work financially. Forget about football at Lansdowne and move it to some location (e.g. Bayview) where 40,000 people can be accommodated. More green space, keep the Civic Centre and cancel the residential. If the idea is to break even, less building should require less economic activity.

## New Conversation Thread

Amalthea - [Updated 2009-09-28 15:07]

This plan has way too much commercial space. It is intended to be a public space, and should remain as such. A few restaurants, cafes and maybe a couple of unique, sit-specific shops would be a nice additional, but that's it. And along with other posters, I'd like to know how the tenants who would be kept to "destination specific businesses"? The only plus I see about this part of the plan is the farmer's market. It could even be expanded into some of that retail space to include a craft/artisan market or even an art gallery with a focus on local artists.

## New Conversation Thread

myOttawa - [Updated 2009-09-28 15:09]

It could be used to revitalize this area of town. Hopefully more than Tim Hortons and McDonalds show up. Bring in some new vendors no make the site worth visiting!

## New Conversation Thread

Tadas - [Updated 2009-09-28 15:14]

Absolutely, develop Bank street, it has huge potential and that is where the money should go. This space should be for community only. Specialty boutiques can find plenty of space on Bank street which could become even more attractive and lively place. Couple caf  s on the Rideau would be nice, but that is where it ends.

## New Conversation Thread

MikeB - [Updated 2009-09-28 15:14]

Events held at Lansdowne gives local businesses a great opportunity. We have been hearing about how local businesses would suffer under the Lansdowne Live proposal, however, I think they have a lot to gain. Events held at Lansdowne draw people into the area. Local businesses benefit from the increased foot and motor traffic going by their shops. The marketing opportunities for these local businesses is quite big - but only if they take advantage of it. I speak from personal experience. When I went to the Ottawa Rough Riders/67s games as well as concerts etc. we would often walk by these stores and stop in on our way. We actually came back to deal with many of these proprietors after the events. We got our living room curtains done by Glebe Draperies when they were still in existence, and I used to buy Christmas presents for my niece and nephew from Mrs. Tiggy Winkles to name but 2 examples. The opportunities are there for local businesses. Take advantage of Lansdowne Live!

JFFournier - [Updated 2009-09-28 15:14]

Likewise. The only time I've spent money on Glebe businesses is when I've been down there for events. Otherwise, I'm not going to come from across town to do so.

Barbara Popel - [Updated 2009-09-28 15:14]

Sorry, but you're the exception. We've lived near Lansdowne for almost 20 years. When there's an event there, people drive there or take very crowded buses. Some walk down Bank St. They go to the event, they leave the event, they drive home/bus home/walk home. If they're walking home down Bank St., they're often noisy and sometimes drunk. If it's early enough, some go to a pub, but most don't. Many events finish late in the evening, when the stores and restaurants are closed. If you asked the merchants on Bank St. the percentage of business that comes from people attending events at Lansdowne, you'd find it's a very small percentage. Nice that you've patronized local businesses, but most folks don't.



## New Conversation Thread

DeepThoughts - [Updated 2009-09-28 16:01]

A theater is a terrible idea. Ever heard of the Mayfaire theater? It's maybe 2-3 blocks south of Lansdowne, right on Bank St. They've almost gone out of business more than a few times in the past 10 years. And they have the benefit of an interesting & historic building, with some amazing popcorn! They've tried current movies, they've tried "just before it hits video, cheap double-feature", now they're trying unusual & exotic. Why do they think this will work, when it's failed so frequently so close-by?

MikeB - [Updated 2009-09-28 16:01]

I love the Mayfair as well, but Lansdowne is offering something a little different: IMAX. I don't think it will have an impact on the Mayfair because they show different types of films. I will still patronize the Mayfair, but will also patronize the IMAX theater at Lansdowne too.

ebk - [Updated 2009-09-28 22:33]

I don't think it's an IMAX -- it sounds like a multi-screen cineplex like South Keys, or Silver City.

## New Conversation Thread

Linda Burr - [Updated 2009-09-28 16:29]

I don't think office space and regular retail should be part of the plan. I would like to see local artisans, an increased local market, art space and exhibition space. We don't need more retail, services, cinema, etc. I would like to see this become an arts and culture venue, with significant greenspace. I think it might take away from the already lively "main street" shops on Bank Street.

## New Conversation Thread

marymc - [Updated 2009-09-28 16:43]

What we do NOT need is a theatre - the Mayfair Theatre is within a short walk! Since many of the residents of Ottawa (and not just those who live in Old Ottawa South or the Glebe) became involved in supporting the designation of the Mayfair as a heritage building it is vital to continue our efforts to keep this theatre as a viable business, not to create needless competition. In the adjoining neighbourhoods we have plenty of specialty shops, restaurants and outdoor cafes already; we do not need more of the same, nor do we need a shopping mall as described in the Lansdowne Partnership Plan. A green park would be wonderful, though, with an increased local market!

MikeB - [Updated 2009-09-28 16:43]

As a taxpayer, I do NOT want solely greenspace at Lansdowne. The current plan for Lansdowne gives us greenspace plus a whole lot more!

PeterDrake - [Updated 2009-09-28 16:43]

The rest of the city isn't going to pay millions to create another park for the Glebe. And the Mayfair isn't in direct competition with conventional theatres. They don't show the same films at the same times. And the shopping mall is less than half the size of Billings Bridge, which barely qualifies as a mall itself.

## New Conversation Thread

Cynthia Dwyer - [Updated 2009-09-28 17:37]

-The Glebe is already a wonderful neighbourhood with tons of fantastic shops, restaurants and bars. Adding a giant shopping mall to the middle of what is supposed to be a park makes no sense and will hurt the community. There is a lot of potential on Bank street - maybe that could be seen to first. As others have commented - it will surely cost more hence the lack of enthusiasm. -Unless there is truly a way to restrict what business moves in we will end up with a mall. Most tourists want the feel of something different - not what they already get at home and I doubt our intention is to get everyone from suburbia to come downtown to shop in the same stores they already have in their neighbourhoods. -There is also mention of an improved pedestrian-friendly streetscape along Bank would include widened sidewalks, street trees and lighting. Wonderful idea that should be done either way. Has the cost of this been factored into this plan? - I'm an avid movie goer and can attest to the fact that the current multi-screen theaters at the World Exchange plaza and Rideau Center already have problems filling the seats. The Mayfair has also had difficulty. I'm not sure how a large new theater complex would fair....

## New Conversation Thread

shogan27 - [Updated 2009-09-28 17:57]

The naysayers of this wonderful project have been quite consistent in staying united. Having said that, their arguments are becoming quite old. Hopefully those that are going to analyze these comments along with those they receive at the public meetings will take them with a huge grain of salt. This project will be a huge success, despite the objections of a vocal minority which should not be surprising to anyone as it's the same characters who have been dumping on this proposal from the start. If I had to guess, I would be willing to bet that you could match up multiple "user names" with a single IP address meaning they are simply creating a false level of opposition. Let's do the right thing and build this now.

LorneC - [Updated 2009-09-28 17:57]

If this project is so wonderful, then perhaps instead of the City putting money into a new stadium, a public corporation, capitalized for \$130 mln. should be set up and all those who think this is a wonderful proposal can buy shares.

shogan27 - [Updated 2009-09-30 01:05]

To be frank with you I am so tired of all the negativity in this city that I can't be bothered to debate with you. This project will proceed, it will succeed and the city will be a much better place for it.



peh - [Updated 2009-09-30 01:05]

Now there's an idea! I can tell you, I won't be buying any shares.

ebk - [Updated 2009-09-28 17:57]

Why do you think naysayers are a minority? I've been reading all the comments on this website, and most of them are negative. Similar result if you read the comments on the ottawacitizen.com stories. Re: 'creating false opposition' by flooding the site with bogus postings -- that's the first thing software like this defends against.

## New Conversation Thread

JTB - [Updated 2009-09-28 19:17]

I cannot understand the Glebe Business Improvement Group being against this development. The more shopping, the more people and the more people wondering around the better.

JFFournier - [Updated 2009-09-28 19:17]

Neither can I. Glebe residents who enjoy the local, small businesses will not have a gun applied to their heads to stop them from continuing to support those same businesses. The difference is that far more people will have cause to visit the neighborhood.

It'salrightothinktwice - [Updated 2009-09-28 19:17]

Because itâ€™s won't be fair competition â€ why? this plan defies the logic of competition we have established as a civilization. Take boxing, there are weight classes so the competition is fair, take hockey, there are divisions based on different skill levels, to keep it fair. One of the chain stores slated for Lansdowne Live is Whole Foods, an American chain that hasnâ€™t yet set up shop in Ottawa. They specialize in organic and local produce. We are all familiar with the operating plan of major chain stores â€ for the first few weeks after opening they offer many good deals to seduce the consumers and establish a clientele all the while bringing the competition to their knees (in this case obviously The farmerâ€™s market who canâ€™t offer the same price because of the massive difference in scale and Mckeenâ€™s Metro). After the competition struggles to get its breath and then falters the chain storeâ€™s prices strangely begin to rise but the consumers are to set in their ways to try the competitors anymore and besides who takes the side of the weaker party anyhow?The independent entrepreneurs of Bank st. deserve more for their efforts (many have invested their very lives in their business), for their tax dollars, and for their determination than to be thrown into the ring with the giants.

igs - [Updated 2009-09-28 19:17]

Imagine twice as many people and cars on Bank St and tell me again that is good idea. It would be overwhelmed and destroyed.

## New Conversation Thread

m\_mcinnis - [Updated 2009-09-28 19:25]

While I understand that retail is required to balance the books to some extent, this redevelopment is dominated by retail and stadium and adds little else to enrich the lives of the Citizens of Ottawa. Where is the recreation space? No increased sports fields, pools, rinks, tracks etc. What happened to the aquarium idea? THAT would be a destination. Furthermore, the access to the retail would be VERY tricky without improved bus service and traffic planning. This does not seem to have been considered enough in the overall plan.

## New Conversation Thread

Shawn Arial - [Updated 2009-09-28 20:17]

This is exactly what our city needs... opportunity for more jobs, increase in tax revenue for the city - rather than losing 5 million plus a year the city could benefit from 50 million plus in tax revenue and it would create jobs, excitement, entertainment venues, liven up the place a little! Why must we be so "laissez faire" no risk to the tax payer as the group will take on any losses that come from the re-development.... OUR city needs this already.... let's get it done!

mmeyer - [Updated 2009-09-28 20:17]

This is exactly what our city does not need. We have ample ugly box stores and shopping malls scattered around the city which lack any appeal. Tourists are not attracted to visit box stores, because they have plenty of the same in their own towns. They come and visit because the city offers something special to see. Can you imagine Central Park in N.Y. being converted into shopping malls and cinemas?

LorneC - [Updated 2009-09-28 20:17]

People should read the plan. The City is borrowing \$117 mln. to rebuild the stadium. Only the City is on the hook. The City is not borrowing on the strength of the project and OSEG is not guaranteeing the City's debt. If this project fails, the City and the taxpayers are on the hook for \$117 mln. in debt. People may be fine with that, but they should know the facts. OSEG is only responsible for servicing the debt for their retail complex and their debt gets paid first before any money hits the waterfall.

## New Conversation Thread

Doug - [Updated 2009-09-28 20:43]

Since negative comments on the sole source procedure are likely to be drowned out by detailed technical comments on each of the 8 topics, I am repeating the comments I provided under topic number one. As a resident of Ottawa and taxpayer, I am totally opposed to the sole source procedure for developing this Lansdowne Live Plan. Therefore I shall not be wasting any energy on commenting on this plan. Due to the sole source process the public consultations must be regarded as a public relations exercise to cover a "done deal". Mayor and Council should be ashamed of themselves for letting this happen.



### New Conversation Thread

lan - [Updated 2009-09-28 20:52]  
I understand and appreciate the need for extra retail space. What I don't want to see are the big box stores or a cineplex as part of this development. A cineplex would have a detrimental effect on the traffic situation in the Glebe.

### New Conversation Thread

hopingforbetter - [Updated 2009-09-28 20:59]  
Giving away one of the last great park spaces to retail commercial expansion is a disgrace. The park will be lost forever if this proceeds as planned. If we want to get rid of the park then just sell off the lands to the highest bidder and be done with it. But it would be better to turn it into a full real park.

Cassandra - [Updated 2009-09-28 20:59]  
Lansdowne Park has been no more a park than Maple Leaf gardens was a garden. It has instead been a venue for football and hockey for over a century. A stadium has been at that location for decades. If the stadium is destroyed for an acre of grass, then a very important part of this city and its heritage and its vitality and its future will be lost. By the way, there is more greenspace in the Lansdowne Live plan than there has ever been at that location.

Dave2 - [Updated 2009-09-28 21:44]  
How much real greenspace is there in the plan, as opposed to turfstone or grasspave? I can't tell from reading the prospectus, but I don't think it is much. Have you seen the pictures of these 'green' solutions?

### New Conversation Thread

EVB - [Updated 2009-09-28 21:02]  
Weird to put an instant mall on PUBLIC LAND in the middle of an old neighbourhood. Why are we giving prime land to private developers! Will hurt local business and is not likely to succeed without parking or mass transit.

### New Conversation Thread

Catherine - [Updated 2009-09-28 21:03]  
We do not need a large shopping mall, big box stores or cineplex at this location. A small selection of unique, owner-occupied business would be a possibility. Do not compete with the existing Bank St vendors. Work with the Glebe BIA. Make the Farmer's Market a permanent market in the Aberdeen Pavilion.

### New Conversation Thread

MER - [Updated 2009-09-28 21:15]  
There are already enough stores and restaurants along bank street. I support housing the farmer's market in the Horticulture building but no other retail spots.

### New Conversation Thread

Bruce Rosove - [Updated 2009-09-28 21:20]  
This is the worst aspect of the plan. First, why would the city give the land for retail, office and residential use to a private developer for no cost? Second, these uses are private uses that preclude many of the public uses that Lansdowne has been designed for since 1868. By making itself available to a large variety of different groups, Lansdowne creates a space that supports and reflects all the people of the city of Ottawa. This needs to continue. It can't with the current proposed plan. A shopping mall is static. The stores and offices that rent space in the mall stay in the mall. There is no reflection of the full spectrum of people and organizations and interests that make Ottawa the vibrant place that it is. And the variety is huge. There are Trade Shows, conferences, rock concerts, public meetings, cultural events, dances, festivals, the Exhibition, religious events, theatrical events, the farmers' market, craft shows, and so on. Each of these events serves the interests of different groups of people. And taken together, these events meet the needs of Ottawans. That is the difference between a shopping mall and the public space that Lansdowne has provided since 1868. Losing that public space would be a blow to the very heart and soul of this city.

### New Conversation Thread

Cassandra - [Updated 2009-09-28 21:27]  
I don't know why some people are so busy chasing red herrings and whacking at straw men. Read the proposal...there are no big box stores or shopping malls proposed. The retail sector is envisioned as an open area of boutiques and shops built to reflect the ambience of the Glebe and similar to Westboro Village. They have really gone out of the way to be responsive to the people in the community. This is going to be a place that you will want to go and it will draw in people from outside of the area so most shops even outside the complex will benefit. I think you might like it.



Dave2 - [Updated 2009-09-28 21:27]

Cassandra, does this quote sound familiar? "It will be an active, vibrant core area containing a diverse mix of urban uses arranged in a form and a scale, which is both human and appropriate to its function. It will be a uniquely identifiable place that caters to residents and attracts visitors and will be a constant source of pride for future generations." From Lansdowne Live right? Wrong. The above is actually taken from the Vision Statement of the Kanata Town Centre. Have you been to Kanata? Do you see it as a "constant source of pride for future generations"? Do you like it? The end result when developers are let loose on a site does not always match the seductive promises that tempted public and council alike. That vision often evaporates when the approvals have been obtained and the funding is in place. The Lansdowne Live proposal is another poor example of urban planning, wrapped up in a nice shiny prospectus. It fails against any measuring stick in terms of parking, transit, use of a heritage site and procurement ethics. Don't build another Kanata on this world heritage site.

chrisinkanata - [Updated 2009-09-29 11:25]

Easy on Kanata there Dave2. Grew up there myself, still live there after having left the city twice and come back. Nothing wrong with it. I fail to see the similarities you apparently refer to. Clearly you don't live there. I'm suggesting Cassandra has hit the nail on the head here. 100% in support of the LL project.

Dave2 - [Updated 2009-09-29 12:48]

Actually chrisinkanata, I live very close to Kanata and work there. But do you really see Kanata Town Centre as a "constant source of pride for future generations"? Is this what you want to see at Lansdowne?

Cassandra - [Updated 2009-09-29 11:25]

Dave, Lansdowne Park is not a world heritage site, nor is it now nor has it ever been a park; however it has been the heart of this city's sports and entertainment for over a century. Every other plan that we have seen strips Lansdowne of this function which is important to the area and to the city and its vitality and reduces it to a retail/residential sector with some grass.

Dave2 - [Updated 2009-09-29 23:29]

You are splitting hairs. The canal is 'part' of Lansdowne and it is a world heritage site. Just because it has never been a true park is not a reason to build a mall on it. It was first used for sports a century ago when the location made sense. It was on the very edge of the city, with adequate transit. That is not the case today.

LorneC - [Updated 2009-09-28 21:27]

In order to build the retail component OSEG will be looking to borrow about \$80 mln. from the bank. Unless the owners of OSEG are personally guaranteeing the loans or the City is, the bankers are not going to provide any funds until the retail complex is 75% leased with long term leases in place. The bankers will be looking for name chains (perhaps ones new to Ottawa) with deep pockets and a track record in those first 75% of tenants (such as a Whole Food or a Cineplex). Signing up mom and pop independent, unique boutiques is not going to much impress the bankers particularly in a recession. While they claim these stores will be unique, in order to get financing, much of the retail presence may be what we already have in malls throughout the City. The unique boutiques will only be signed up after there are strong tenants in place for the first 75%.

J.C.Watts - [Updated 2009-09-30 01:00]

That's great insight into how retail developments are financed and how that affects the retail mix. The representative of from the Trinity group said as much the other night at the consultations. They'll be going to big chain tenants they already work with first, so look to the retailers who are in other Trinity developments like the Silver City Centre, the Barrhaven Mall and the Farm Boy Centre in Kanata. (The Trinity guy also took pains to say that Whole Foods is not associated with the project.) <http://www.trinity-group.com/index.php?q=node/38>

## New Conversation Thread

OTownReason - [Updated 2009-09-28 22:15]

A retail component that respects the scale and feel of the current Glebe stretch of Bank Street is essential and, if our city can negotiate with OSEG for such a set-up, then I'm all for it. This design competition that many keep harping on would likely result in a winner who could develop the retail how they wanted due to the city's lack of negotiating power after such a competition. This plan may be 'sole-sourced', but at least we have all kinds of negotiating power as has been demonstrated already (aquarium gone, more transit connections, etc.).

Dave2 - [Updated 2009-09-28 22:15]

How has our negotiating power been demonstrated exactly? Council said come back with less retail/commercial and it was nearly doubled. Council said come back with no housing and we have significant a housing component. Council said maintain or increase trade show space and it has all gone. I don't even remember anyone saying get rid of the aquarium, and as for improved transit, all we have is their comment that they will open Queen Elizabeth Drive for shuttle buses - something that the NCC have not agreed to. That really showed the developers who's the boss!

## New Conversation Thread

Richard - [Updated 2009-09-28 22:54]

If the city needs more retail, does it not make sense to put it in an under serviced area or in an area where traffic gridlock is less likely to ensue? We have enough retail in downtown Ottawa. If there is 1.8% retail vacancy in the Glebe before this initiative, how much do you think there will be when it is complete given that this will more than double the retail in a one kilometer stretch.

concerned - [Updated 2009-09-28 22:54]

Thank you! Some common sense.

## New Conversation Thread

Brian Ford - [Updated 2009-09-29 06:28]

There should be absolutely NO retail or condo development in this area! It should be a park for use by all, not private residences or retail areas that exclude everyone except the new owners. Quite shocking actually!!

It'salrightothinktwice - [Updated 2009-09-29 06:28]

I second this. Yes, the park has fallen into disrepair but we can't forget that we, the citizens of Ottawa did pay for its upkeep back in its glory days so we



have so much more stake in charting its future than these developers looking for a sweet deal. We can't just throw such potential away, potential for something unique that will make Ottawa proud not another mall like all the other malls in every suburb across the continent.

[ebk - \[Updated 2009-09-29 06:28\]](#)

I agree with you completely. This is public land, and should be for public use. Plus, this is next to the Canal - a public world heritage site. Condos & retail don't complement it at all.

## New Conversation Thread

[HUGE SPORTS FAN - \[Updated 2009-09-29 09:18\]](#)

The retail and commercial space proposed is too much 'a pig in a poke'™ This portion of the proposal is not very clear and leaves out too much detail.

[It's alright to think twice - \[Updated 2009-09-29 09:18\]](#)

It's not fair that the developers and various councillors on board are selling this to the citizens of Ottawa who are paying for this sales job with so much left to be determined, if this were a homework assignment to present to the class the kid would get a poor grade for leaving out crucial details - will there be enough parking? or will what is now slated as "greenspace" suddenly need to be converted to parking.

## New Conversation Thread

[Tom - \[Updated 2009-09-29 09:39\]](#)

I have no objection to proposal, it provides a great mix and meets the city's overall official plan. This is another example of a developer wanting to develop in accordance with the official plan and build a level of intensification. I see nothing in this plan that does not improve this area of the city and will make it an attractive place to go to. I look forward to going down there for breakfast and then taking a stroll through the park and along the canal and returning to do some shopping and taking in a football game. Even a condo might make a nice place to retire.

[blefebvre - \[Updated 2009-09-29 09:39\]](#)

I don't personally believe that a significant portion of Lansdowne Park should be used for the construction of a shopping/office/movie/hotel complex. But if you do, don't you think the City should at least parcel out the land it intends set aside for these purposes and hold an auction or sale so it gets the maximum value possible for the land? It will still be able to collect property taxes from the new owners. But in this way they would also get \$25 million or more for the land. Depending on how successful it is with the sale, it could then contemplate selling off other park space in the city as well (hopefully to the NCC...).

## New Conversation Thread

[Paul M - \[Updated 2009-09-29 10:56\]](#)

The plan is terrible. Apart from the dubious process which got us here, plunking 400 thousand square feet of retail on a publicly owned park is ludicrous. This sort of idea might work if one were redeveloping an old industrial site, as many other cities have done. This site, however, is not an old disused industrial site and it does not need nor warrant a massive injection of retail and cinemas. The location needs to be fixed up and modernized for the needs of a 21st century city. The loss of public lands to commercial concerns is forever. I disagree totally with this proposal.

[Cassandra - \[Updated 2009-09-29 10:56\]](#)

As you should not think that is not going to be all retail space and as you should know Lansdowne is no more a park than Madison Square gardens is a garden. How about you try to pry open your mind and actually read this proposal?

[ebk - \[Updated 2009-09-30 17:16\]](#)

Cassandra, it's obvious that you feel strongly about this issue. Many of us do. I've read a number of your posts, and you have a rather abusive way of expressing yourself. "...pry your mind open..." Stick to the issue, and quit putting people down.

## New Conversation Thread

[Dale L. Kanata - \[Updated 2009-09-29 11:29\]](#)

I like the plans for the retail and commercial approach, this is the anchor that will cover the cost of the plan itself and the buildings. An additional area with new stores and restaurants alongside the stadiums will create more jobs and revitalize the area along Bank Street and south. There will be more to do and generate and more people in the area throughout the year. The mix of office, retail, commercial and residential space will create a "destination" area of which that area has not been for awhile. Like it or not it is a "downtown" area and we need it to be a "draw" for people who visit our city, again, it is far from that right now.

[concerned - \[Updated 2009-09-29 11:29\]](#)

From what you say, I don't think you've been to the section of Bank St between the 417 and the canal very often. The problem is not drawing people to this destination, this is already a busy (often very congested) urban destination. Bank St. is a single-lane road and that can't be changed. There is not much public transportation to the area, hardly anywhere to park if you drive there, and those things won't likely be changed either. Some retail along the 3 blocks of Bank Street between Holmwood and the canal would improve the streetscape, but anything beyond that won't be sustainable, because not enough people will be able to get there to use it.

## New Conversation Thread

[CorvinBarrhaven - \[Updated 2009-09-29 11:38\]](#)



Based on the consultants findings, some retail on a site this size in its location can likely be justified, however when you take into account the adjacent stadium, the chance at making a innovative statement in the area is lost. And honestly a cineplex? Constructing a monster like that is completely against what the city needs at this site. A hotel? This is a cash grab at the cities expense. Remember intensification is one thing...this is already labelled Lansdowne PARK.

## New Conversation Thread

[Jonathanp](#) - [Updated 2009-09-29 12:10]

I have never seen a modern Cineplex that is aesthetically pleasing. I am also dubious about the look of the planned retail space. Retail chains are rarely concerned about aesthetics. Don't forget, this will be in plain view from Bank street, the canal, Queen Elizabeth Drive, Colonel By and from atop the bridge.

[It'salrightothinktwice](#) - [Updated 2009-09-29 12:10]

I agree, in every case I have seen these stores aren't designed to compliment or even integrate themselves into the surrounding landscape but rather to dominate it. If we let this go without opposition we will have no excuse for cringing every time we pass by for decades to come.

## New Conversation Thread

[PatriciaS](#) - [Updated 2009-09-29 12:48]

Apparently, some Glebe residents fear that shopping at Lansdowne will "hurt" Bank St stores, but I disagree. Lansdowne will be a magnet destination and this will bring increased shopping traffic to the neighbourhood.

[Andrew](#) - [Updated 2009-09-29 12:48]

Increased traffic to an area that does not have proposed improvements to public transit and is outside of light rail and other public transit plans.

[concerned](#) - [Updated 2009-09-29 12:48]

Where do we expect the increased shopping traffic to come from? Only Glebites will be able to walk to this facility. Others will either take the bus (and not be able to buy much, how will they take it home?) or they will drive. Give it a moment's thought and remember that most people in this city drive to their shopping. They will drive to Lansdowne too. Where do we expect them to park? A facility of this size and scope needs more than 1200 parking spots. There is already so much shopping traffic on Bank St. that it can take half an hour to get from the 417 to Holmewood on a Saturday. Honestly I don't see a lot of hurt Bank St stores, I see an empty white elephant shopping mall, because it's so much easier to drive to St. Laurent or Bayshore etc.

[fitchp](#) - [Updated 2009-09-29 12:48]

Traffic on Bank St. and around Lansdowne is already a nightmare. How does increasing the traffic to this area through creating a retail mall/cineplex, etc. help the urban planning of this neighbourhood?

## New Conversation Thread

[Paul Durber](#) - [Updated 2009-09-29 14:07]

Some commercial uses may be inevitable, but this is supposed to be a PARK! 200K of retail space is not needed downtown; we have enough difficulty getting customers to the core as it is. Too much non-unique sales space to kill local merchants, destroy village character. Why not unique boutique centre -- arts, local produce (AGREE on farmer's market), historic character. NO to office space.

## New Conversation Thread

[mhyde](#) - [Updated 2009-09-29 14:17]

As the owners of a small shop in the glebe obviously this is the area that concerns me most. I am very excited about the potential the redevelopment has for Ottawa and our business but I am very concerned about the amount of retail space that is proposed. To double the existing retail in the glebe with only minor improvements to transit and parking will mean that we will be in constant competition with the new tenants for the existing Glebe customer base. I feel that there needs to be less retail, more parking and a better effort to work with local residents and business owners in order to improve business and property value. There are many different things that could go in to reduce the amount of retail, such as a Skateboard park or even just more parking.

[PeterDrake](#) - [Updated 2009-09-29 14:17]

I empathize with your concerns. I think the idea is that for everyday use, the parking is more than twice that required for the included retail, which improves the day-to-day parking situation in the local area. My personal hope is that this redevelopment would improve the south end of Bank Street in the Glebe. There's a real drop off in the last few blocks before Lansdowne. It's almost like the blight there drags down the area. I hope that a strong retail project at Lansdowne would act like anchor stores do in indoor malls, they would drive foot traffic all the way down the street and back. It would be nice if the city would build a large parking structure (while retaining street level retail and character) farther north to act as another anchor that attracts those people who drive to the area and then walk down and up the street. Maybe somewhere around Glebe or Clemow. I am concerned about the retail mix. I think it's an area of weakness in the existing plans (or at least an area of vagueness that I perceive as weakness). There are three critical factors: 1) Store size 2) Architectural presentation 3) Retail uniqueness (enhance the local mix, don't entirely replace it) I think the city should negotiate for oversight of these aspects of the retail operation by a board that includes strong representation from the local community that knows and appreciates the current local retail environment. I wouldn't want retailers on the board (conflict of interest), but they could certainly present to it on a regular basis. Given the right stores, at the right size, and with the right presentation, this could be a home run.

[Dave](#) - [Updated 2009-09-29 14:58]

I agree with much of what you say, but I don't agree with your comment that the parking is twice that required for the mall. Taking Bayshore and St Laurent as examples, they provide an average of one parking space per 200sq ft of retail/commercial. By this measure, the retail/commercial space at Lansdowne requires 2040 spaces, or more than 800 spaces than Lansdowne is providing. And that is not considering game day

[PeterDrake](#) - [Updated 2009-09-29 21:40]



Bayshore and St. Laurent are suburban stand-alone shopping centres. By contrast, Rideau Centre has 642 sqft of space/parking spot. By that measure, Lansdowne requires only 615 spots. It's not an exact comparison though. The Rideau Centre has much more pedestrian traffic due to its role as a link between two bus transit corridors. On the other hand, Rideau is positioned more as a mall that draws from the entire city, not the local neighbourhood. I'm hoping the Lansdowne area would get relatively more pedestrian traffic from the local community, which is considerably more affluent than Lowertown.

[David Brown](#) - [Updated 2009-09-29 22:11]

Your comment suggests that the viability of the extra retail space will depend on pedestrian traffic from the local community. The Tate consulting report makes it clear that they expect the retail space to draw on a catchment population of 500,000, which is most of the city and more than most of the other large shopping centres are expected to draw on in order to be viable. In the meantime the Glebe BIA's own studies make it clear that the potential demand from the local community, by itself, doesn't come anywhere close to making the Lansdowne Live retail space financially sustainable. The question is where will the additional routine business come from (i.e., outside of the expected spinoff from special events), when there is no Queensway, 4-lane road like Riverside Drive/Hunt Club Rd or transitway/O-train close by to bring shoppers in? All the other major shopping centres in the city have at least one of these forms of access and often two. Even with the most optimistic assumptions about improving access to Lansdowne I just don't see how the retail and services business model is going to work. Conservatively, this is at least 60% of the proposed new space and if it isn't financially viable the whole thing fails.

## New Conversation Thread

[dimillod](#) - [Updated 2009-09-29 14:41]

Including retail and commercial activities on the site will make Lansdowne active and vibrant all the time rather than dormant when there are no activities. This should help draw more people to the site and better utilize the area.

## New Conversation Thread

[cjr](#) - [Updated 2009-09-29 15:18]

Excellent approach to both. There are many cities in Canada that have areas like the "Glebe" and have managed to get on with developing other sites like this that can only be a positive for all of the citizens of Ottawa.

## New Conversation Thread

[heather j](#) - [Updated 2009-09-29 16:02]

I do not like that this was sole sourced - never a good deal for the taxpayer. I don't want another mall - we have Billings Bridge nearby. I do not want a Cineplex - we have South Keys and the Mayfair. Let's use this space to create something like Granville Island - a mix of market and artisans. Or check out the new Distillery District in Toronto. Parking is a huge issue and it will kill local business.

## New Conversation Thread

[peterinottawa](#) - [Updated 2009-09-29 19:01]

Hooray. Taxable business development with parking. You can quibble about the amount but the idea is right on.

[It'salrightothinktwice](#) - [Updated 2009-09-29 19:01]

For some strange reason though, they may be paying taxes but not rent like the rest of the tenants in the area. Oh and look a little closer, the corporations whose businesses will be operating at Lansdowne often negotiate huge tax cuts arguing that it's justified by what they add, and provide to the community. So don't be too sure that the tax revenue will be so good. Is there sufficient parking included in the plan presented? or is some of the "greenspace" going to have to be converted to parking once it's a little further along?

## New Conversation Thread

[Howie C](#) - [Updated 2009-09-29 19:17]

This is a no brainer except for the NIMBYs. We need it...it looks first class...it provides much needed employment...it generates tax revenue...it increases people space... on and on and on.

[It'salrightothinktwice](#) - [Updated 2009-09-29 19:17]

who paid you to get in on this debate? it happens all the time you know. insiders posing as outsiders. If this plan made any sense we would be charging rent, is that a no-brainer? it looks first class because it's at the selling phase everything looks hot when it's at this stage, please try to foresee the impact, try to see the other side of this sales job.

## New Conversation Thread

[kevinbourne](#) - [Updated 2009-09-29 19:57]

Cadillac-Fairview (who operates the major shopping destinations in Toronto) has recently created a great European-influenced, pedestrian-friendly, outdoor shopping experience in The Shops at Don Mills (see <http://www.shopsatdonmills.ca/en/Pages/default.aspx>). The space includes restaurants and boutiques all situated around a public square. This would provide a great influence for this project.





ric - [Updated 2009-09-29 19:57]

This is what the Glebe is like now except for the square part. Certainly develop Bank Street in this area. I don't know what would be an appropriate size 60,000 sq. ft. but 300000 or 400000 is too large.

## New Conversation Thread

rmacewen - [Updated 2009-09-29 22:31]

Bad design. Bad deal. Bad decision making. I don't live anywhere near the Glebe. I would not dare put this in their backyard. What a waste of our tax dollars!

Cassandra - [Updated 2009-09-29 22:31]

Guess what, the stadium and other sports facilities that they are trying hard to get rid of, were there before any of this group moved into the neighbourhood. While most NIMBY groups merely try to prevent something from moving in next door, this lot are trying to actually remove something that was there before they were, and something that has value for the whole city.

It's alright to think twice - [Updated 2009-09-29 22:31]

Totally agree, I know people are balking at the suggestion to shelve this idea until later but this is too big for someone like Larry O'Brien to have his way with and it really deserves to be an election issue.

## New Conversation Thread

arnoldj - [Updated 2009-09-29 23:33]

The key here is how the design fits into the existing neighbourhood in terms of architecture and store types. It must blend in. Those against this because of increased competition are dead wrong as it's been shown time and time again, that increased storefront increases overall shopping traffic, something the Glebe sorely needs IMO. If it didn't the market would only have one restaurant. Of course there are some who do not want competition, at least that's how they view this and are against it on that basis whether they admit it or not...ahem..Clive, is that you?

## New Conversation Thread

LorneC - [Updated 2009-09-30 01:11]

In order to build the retail component OSEG will be looking to borrow about \$80 mln. from the bank. Unless the owners of OSEG are personally guaranteeing the loans (which is not likely or OSEG would have probably included that in the MOU) or the City (and bankers tend to think there are government guarantees when there are none), OSEG's bankers are not going to provide any funds until the retail complex is 75% leased with long term leases in place. The bankers will be looking for name chains (perhaps ones new to Ottawa) with deep pockets and a track record in those first 75% of tenants (such as a Whole Foods or a Cineplex). Signing up mom and pop independent, unique boutiques is not going to much impress the bankers particularly in a recession. What is the value of a ten year lease from a startup company? While they claim these stores will be unique, in order to get financing, much of the retail presence will have to be much of what we already have in malls throughout the City. The unique boutiques will only be signed up once the bankers are satisfied that there are enough "name" tenants to carry service the bank loans. Its no different than applying for a mortgage. If you say you work for the Federal Government, you are likely to get the loan. On the otherhand, trying saying you work for Nortel (not one of the parts being sold off).

Cassandra - [Updated 2009-09-30 01:11]

You are right! The sky is falling and no one should ever actually try to do anything in this city. Safer just to sit quietly and let Lansdowne, and the city, rot.

LorneC - [Updated 2009-09-30 16:57]

You miss the point. People should decide whether they want this proposal based on how the real world actually operates, not what gets put in glossy promotional brochures. OSEG can talk about unique boutiques but the reality of real estate financing means that there will be far more chain stores than small and unique boutiques. If you examine the financial model, this is likely to be far from revenue neutral for the City. If the taxpayers are fine with the actual cost and the type of retail they are likely to get, then that is fine but no one should try to pull the wool over the eyes of the taxpayers who are likely to pay for this. If you think this is such a good proposal, if the City decided to create a public company to handle the City's share and then sell shares on the Toronto Stock Exchange, would you invest your personal money based on the stated return to the City?

Cassandra - [Updated 2009-10-01 00:38]

I have more faith in people who are trying to do something for this city, people who have far more knowledge about how the business and financial world turns than you do. Instead of trying to destroy something that is a heritage from the people who first founded this city, why not have something positive to contribute instead of derailing and destroying? I don't have much faith in people who have nothing constructive to contribute and simply want to derail the process so that the city core is dead quiet with the emphasis on dead.

## New Conversation Thread

White - [Updated 2009-09-30 08:44]

No Retail. No commerce. No housing. This is a public park and should be developed as a public space.

Cassandra - [Updated 2009-09-30 08:44]

When has Lansdowne been a public park? It has been the sports centre for Ottawa for the last century and there has been a stadium for decades. There will be more green in this plan than there has ever been at this location. Do you expect to pick flowers at Madison Square gardens? Maple Leaf Gardens?



## New Conversation Thread

**Bad Idea** - [Updated 2009-09-30 09:04]  
Let's please be realistic about whether or not this a 'win-win' partnership. To Developers:- Single bidder, no competition, special connections with city staff. City staff work on City time to build proposal (much cheaper than competing in the real world, and no need to answer to pesky specs, squeeze profit margins to win the business, or assume risk). Most companies can only DREAM of such a scenario in the real world - in fact most companies have rules against such processes to reduce bribes/ influence and ensure the best deal. - Full revenue / profit from residential development and commercial development, plus as bonus city will take over maintenance of the buildings after 30 years when the revenue will not support capital upgrades- First dibs on all profits until all revenue targets are met, no need to share ongoing revenue stream with those pesky tax payers until our pockets are full- Free tax payer funded facilities for their sports teams and keep all of the profits. If the sports team goes bankrupt (100% failure rate so far on CFL, soccer is untested), then taxpayers are stuck with empty stadium / debt. - As bonus, they get to build a MALL on city owned parkland right by the Unesco world heritage site of the Rideau canal, even if NOBODY wants a friggin mall ! What a stroke of genius ! To taxpayers:- Fund the stadium fully, gamble \$130M of taxpayers money on sports teams with a high chance of failure.- Get revenues after 17 years plus IF all goes well only- Let developers ie corporations decide how we'll live in our communities- Get stuck with cost of maintaining 30 year old buildings after money's been sucked out of them- Do not even get a chance to see : What OTHER designs could there be for the site? How much money could be saved and what better deal could we negotiate as tax payers if there was MORE than ONE party dictating the deal? - Destruction of Glebe / Ottawa south commercial street: at tax payers expense to deal with fall out.- Huge traffic issues from adding a MALL in the park : tax payers frustration and expense to deal with. - Cost of cancelling project if we come to our senses in 2 or 4 or 5 years: taxpayers expense, like the \$38M waisted on transit line. Cost of demolishing the mall in 30 years to return the space to the park it should be - taxpayers expense. My objection to this progress is not about 'not-in-my-backyard' syndrome or about being ultra left wing granola peace and love. It's about striking the best deal possible for all the taxpayers of Ottawa, delivering a value proposition that meets their expectations and desires and delivers on a vision to make this city great. The current proposal does NOT meet any of the criteria, and the process stinks of favoritism, cronyism and disdain for voters. Exactly what are the arguments to support this panicky and faulty decision making ? Can the CFL not wait another year? It's not like they other cities for expansion - they'll be there when we're ready.

**kenny** - [Updated 2009-09-30 09:04]  
This says it all.

**fitchp** - [Updated 2009-09-30 09:04]  
I agree with every point you have made. I wish there was a FLAG AS APPROPRIATE and IMPORTANT button on this site.

**peh** - [Updated 2009-10-05 20:17]  
"I wish there was a FLAG AS APPROPRIATE and IMPORTANT button on this site. " Me, too. I've been wishing for such a thing for a number of the comments made. I truly wish that all Councillors would see this - should take some of the stars out of their eyes and help them see the issues clearly.

**ebk** - [Updated 2009-09-30 09:04]  
Very well said. The Taxpayer is being stamped into a deal. And our input is not being listened to.

## New Conversation Thread

**Bad Idea** - [Updated 2009-09-30 09:05]  
The Live concept is a cookie-cutter clone of the "Live" concept foisted on cash-strapped US cities by big-name developers. The stadium is always the hook for a retail play in neighborhoods and lands that are otherwise unavailable. Other clones of this are in Dallas: Victory Park - next to the new "American Airlines" arena, in Kansas City - they even call it "Kansas City Live", and in Louisville, KY. The name there? You guessed it "Louisville Live". The Lansdowne Live project even uses the same types of signs seen in the Kansas City development. Not only is it unoriginal, it's canned, from the PPP to the lobbying to the strongarm politics, right down to getting the city on-side.

**kenny** - [Updated 2009-09-30 09:05]  
That was ex-President Bush's one successful business: getting the taxpayers of Texas to bankroll his baseball team. Now we can do the same thing in Ottawa.

## New Conversation Thread

**Peter Hall** - [Updated 2009-09-30 09:15]  
This represents too much retail space for this location!!!!

## New Conversation Thread

**ric** - [Updated 2009-09-30 09:50]  
I had wondered, with an aging population and the increasing bandwidth to download films, or future entertainments, whether another cinema complex was viable. The Theatre complex should be a "No Brainer". There are few companies willing and capable of operating more than 10 cinemas, is a company willing to sign up before we built the complex, like right now for instance. The "OTrain" and the "Next Train" will go to South Keys cinemas but not to Lansdowne. We should ask the companies.

**Andrew** - [Updated 2009-09-30 09:50]  
Valid question - that is one of the challenges of the retail and related component, as it is unclear who will actually be the tenants. Given the financial need for anchor tenants, we could find ourselves down the road with quite a different mix.

**It's alright to think twice** - [Updated 2009-09-30 09:50]  
The Mayfair theatre down the st., literally a ten minute walk from Lansdowne just got on its feet about a year back. I need to say that it's done an amazing job bringing a theater that was set for demolition back to life. so why are we even entertaining the idea of a huge cinema complex? Do the creative entrepreneurs behind the Mayfair deserve such a kick in the face for bringing their vision to life against the odds? and yeah thanks for mentioning the cinexplex at South keys that unlike Lansdowne is super accessible by public transit.



## New Conversation Thread

ric - [Updated 2009-09-30 09:51]

I wonder if the sports franchise(s) would limit the type companies both retail and business that would consider locating at the site. Football is only a few weekends a year and the taxpayers are going to spend more than \$130,000,000.00 and give the rest of the space away to make that happen. I don't know how many days soccer would occupy the space. Certainly a restaurant would be pleased, would the cinemas like the increased traffic and competition. If you had a cheese shop, or clothing store, or electronics, would this be a benefit or a problem. Does anyone pick up tomatoes or a squash on their way home from a football game, or do they try to get away as fast as possible?

## New Conversation Thread

ods41 - [Updated 2009-09-30 12:50]

I don't mind the retail component, and quite bluntly feel it's necessary. Arena/Stadium sites are traditionally ghost towns other than during games, so retail keeps the area alive all the time. Having said that I understand the Glebe area's concern re: box stores. This should be relatively easy to resolve by simply working with representatives of the area to develop rules for usage (type) and max size of the retail space. Keep it small, keep it friendly, and keep it local... just like the rest of Bank. Stress entertainment (bars/rests) over retail and nix the movie theatre, (the IMAX would be an exception to that). And engage the areas entrepreneurs... entice and encourage some of the existing bank street merchants to move into the new space, it would show some buy in for the concept!!

Andrew - [Updated 2009-09-30 12:50]

I do not have a problem with some retail - the challenge is how much and of what type. Given the economics of the project, not sure however whether it will be as feasible or as easy as you suggest to keep it 'small, friendly and local' given the financial need for anchor tenants, which invariably will be dominated by national chains, including likely some larger retail spaces.

## New Conversation Thread

Ward - [Updated 2009-09-30 14:38]

Some commerce is needed, but how much? Is it a Catch 22? More stores could potentially draw enough new customers to the Bank St. stores to offset the effect of their competing with those stores, but would the increased traffic then choke the neighborhood until nobody wants to come? I don't go to the Byward market because of traffic and parking hassles. The Glebe is already reaching that limiting point of congestion. And I doubt that customers coming to Lansdowne will take the bus in the numbers projected by the plan. If you have to take the bus, it will always be easier to go to other sites for movies, books, or restaurants. Also, the open-air 'urban village' will only be a draw in good weather. I would think that the new retail stores will only survive if the optional Phase 2 office/residence/hotel plan is implemented (quickly) and the office space is people-intensive.

## New Conversation Thread

MAT - [Updated 2009-09-30 16:51]

This is the only way to get it done. It allows some return on the investment of the city, so that it is NOT the financial burden that teams put on cities in the past.

## New Conversation Thread

cook - [Updated 2009-09-30 17:01]

Lansdowne is a park for the citizens of Ottawa for sports, recreation and some relaxation - healthy pastimes, definitely not retail stores or a movie complex.

## New Conversation Thread

alecz\_dad - [Updated 2009-09-30 17:10]

Parks are not intended to generate revenues. they are an amenity provided to the citizens of the City. The City only needs to generate revenues through the massive mall planned for Lansdowne if it is trying to pay off an expensive stadium rebuilding. If the developers want a stadium for their CFL team so badly, let them build it somewhere else, on their own dime! Plow under the stadium, then restore the Civic Centre for a lot less, have some 2-3 storey storefront commercial development along Bank Street to fill the gap there, perhaps some restaurants near the Canal, and redevelop most of the rest of the site as playing fields, grassy areas, naturalized green areas, etc. There will be an expense to the City to do this, but it will not be anywhere the massive debt the City is planning to take on for LL, and will not require that the last prime piece of City-owned land in the central city be essentially given away to private developers for at least a generation. As I understand it, contrary to the myth of the \$3.7 million per year black hole, Lansdowne as it now operates actually operates at a loss of only a few hundred thousand dollars per year, once revenues from tenants such as the 67s, trade shows, etc., are factored in. Apparently, it might even break even if the discounted and free rentals provided to non-profit groups were factored in (which, of course, the developers do not). What are the real figures? Nobody in the know seems willing to actually disclose Lansdowne's current balance sheet. So let's do away with this notion that LL is required because Lansdowne it is a bleeding wound, in a blighted asphalt sea, that needs dramatic action by a public-private-partnership in order to set it to rights. Let's take the time to get it right. Consider whether the City should be hopping into bed with the private sector in a high-stakes gamble on football and malling yet another part of the city, or whether we need a truly inviting, public space that will be a pride to all Ottawans, and not just another shopping mall.

beh - [Updated 2009-09-30 17:10]

Well said! Your common sense would be useful on Council. And since Lansdowne is the wrong place for the stadium in the first place, eliminating one



problem eliminates the other.

## New Conversation Thread

mikey24 - [Updated 2009-09-30 17:42]

First of all this is no more a "Park" than "Maple Leaf Gardens" was a garden. Lansdowne was NEVER a PARK. I live downtown and looking forward to wandering around the shopping village. I'm a little disappointed that there is no WalMart though, doesn't seem right that we don't have one downtown, we have to jump in our cars and drive to the burbs. But the plan does look good.

Wendy - [Updated 2009-09-30 17:42]

If you want to wander around a shopping village then go Westboro or Ottawa South or the Glebe. We don't need another shopping mall that is 30% bigger than Billings Bridge! A shopping mall at Lansdowne will wipe out all the shops in the Glebe who have been there for a very, very long time. No one wants box stores in Lansdowne. Oh and in case you missed it, Lansdowne is still public land so it should be devoted to public pursuits like a park (and yes we DO need another park as it creates a stress-free zone in the city centre), a small marina, band stand for the NAC to perform in the evenings, open-air theatre. No housing on public land and no shopping mall on public land. Especially as the whole project is sole-sourced, going against the city's own rules, poorly funded (the tax payer is on the hook forever, do you want that????) and only has the developers pockets in mind. Larry O'Brien and his croneys are the fanatics here, not the tax payers.

rdc - [Updated 2009-10-01 10:21]

The suggestion that we need a WalMart on public property is laughable. I lived on Fifth Avenue in 1987 for one year. We renovated and flipped the place not because we didn't love the home but because we couldn't take the traffic jams and people parking on our back lawn during football games.

## New Conversation Thread

J.C.Watts - [Updated 2009-10-01 09:41]

Speaking to the guy from Tate research the other night, it seems the retail survey was very basic. He basically applied the model he uses for a mall expansion, taking the existing retail and making a guess at their business revenues and basing his total percentage square footage for new retail on an the trade area. The trade area is the key number in these projections. If you want to justify a higher square footage, you project a larger catchment and trading area. OSEG have given themselves a trade area of 500,000 people, a sizable chunk of the city. No other Trinity property in the city has that sort of trade area. The 200,000 square foot Silver City centre has a trade area of 280,000. Silver City, we should recall is beside a transitway station. They justified the catchment area by a license plate survey of cars in the Glebe on shopping days. You can see the problem here. There's no transitway station at Bank and Holmwood. You can't justify that large a business area based on car and local bus route traffic.

## New Conversation Thread

khendron - [Updated 2009-10-01 09:57]

What is meant by "41,000 sq ft for a unique food store." 41,000 sq ft is almost 1 acre, which is "huge" --essentially a big box store. I don't believe that the area can support this scale of retail expansion, especially if there is no increase in the traffic infrastructure to actually get people there. Maybe we should emulate something like Granville Island in Vancouver, where there is about 100,000 sq ft of retail, all dedicated to small independent businesses. No chain stores are allowed.

## New Conversation Thread

omerrett - [Updated 2009-10-01 10:15]

In times of an economic downturn, anyone willing to investing in new businesses seems like a good idea. If these new retail spaces produce an increase in tax revenue and jobs, wonderful!!! I do wonder about with the addition of a large amount of retail space what this will do to current businesses. If there is a way to reduce some of the space or focus on areas under developed in the area, maybe that puts less pressure on current businesses. For example, a new cinema is not that bad, since there is not one there.

## New Conversation Thread

kmwyang - [Updated 2009-10-01 11:20]

There is more to life than constant shopping. NO mall is environmentally sound. I do not approve of these plans. We have a pedestrian urban village. It's called the Glebe. We have another one. It's called Old Ottawa South. Get good planners! Don't remove the park at the end of Holmwood Avenue. No to the cinema. It will kill business at the Mayfair, the Rideau cinema and the cinema in the World trade building. We have South Keys.

## New Conversation Thread

Western Mark - [Updated 2009-10-01 13:32]

Phase 1 - Drop the 300,000 sqft of retail...Phase 2 - Drop the Holmwood development But absolutely redevelop Bank St. which will need to happen soon (3rd ave sinkhole) to the entire stretch from 417 to the bridge.

J.C.Watts - [Updated 2009-10-01 13:32]

Mark, this is a sensible approach to the retail development. Bank is a retail street, and expanding retail to the bridge would help knit the Glebe to Ottawa



South.Sadly OSEG won't accept this, because this whole "partnership" is based on funding the debt for the stadium with new property tax revenue. That's how they came up with a development of this size, not because it was good urban design, but because they needed some way to pay back that loan. Scaling back the retail in the way you suggest would require a new source of money for the stadium. Perhaps OSEG should contribute.

## New Conversation Thread

majam - [Updated 2009-10-01 14:30]

Will this expanded retail, farmer's market and restaurants pay their way? Not likely and so who will pay. The Aberdeen Pavilion is a cold barn, who will go there for a specialty restaurants. The Holmwood development needs to be expanded in area and go higher, so there are more local consumers. More office space will help also.

## New Conversation Thread

Rick - [Updated 2009-10-01 15:11]

The use of retail in this site is inevitable. It will generate revenue to support other improvements in the plan. Simply put you can't have these kind of partnerships without Retail/revenue generation.

ebk - [Updated 2009-10-01 15:11]

"These kind of partnerships" are good for the developers, bad for the City, and very bad for taxpayers.

## New Conversation Thread

dim - [Updated 2009-10-01 15:23]

Why make Lansdowne into a shopping mall? How do the tax payers or citizens gain? Are all the other malls over-crowded? 1. There are several malls within an easy drive of the centre of Ottawa already: Rideau Centre, Billings Bridge and Trainyards are immediate neighbours, and it is a 7 minute drive to the cinema complex at Blair Road.2. Does the city need more office space? What are the projections for the near future for this kind of growth for Ottawa?3. It took Fifth Avenue Court about 15 years to find enough tenants, and this proposal is far larger -- why would any business want to relocate to an expensive area with limited parking? 4. Will the parking garage be free?5. 41,000 sq. ft. for a "unique food store"? What does this mean? Unique in any sense other than gigantic? Something one cannot find elsewhere in the city? Something that is really needed by Ottawa's citizens? The charm of that area, which draws people from elsewhere in the city, is the small nature of the shopping experience -- this would be the opposite.6. Is there a need for more restaurants in this area? Are current restaurants swamped with business? Will providing space for new restaurants disperse the dining-out public and cause current businesses to fail? More is not always better.7. Is there a need for more cinemas in Ottawa? Are the existing cinema complexes run at capacity? It is easy to get to World Exchange, South Keys and Blair Road from downtown Ottawa -- why add another one?8. A permanent home for the Farmers' Market is an excellent idea.9. Commercial spaces need to be studied carefully to determine a true need and evaluate the impact on existing businesses. Providing more is not good planning if there is no need for more -- either this complex will be partially empty or other parts of the city will suffer from lost businesses.

## New Conversation Thread

Alfiefox - [Updated 2009-10-01 15:49]

I believe that it is totally unfair ( unacceptable) to all "business" in the city of Ottawa to the 'curent proposal', that sees the addition of any duplicate "business" within the confines of the Lansdowne Park.However, if Council approves such "business" then what charges will the City imposed on these new business? Presumably it would be the same current or higher rate, that would apply to the establishment of a business on such as Bank Street ?

## New Conversation Thread

ninetynine - [Updated 2009-10-01 17:41]

We do not need more shopping. If instead of the city giving Jeff Hunt \$125 million; it would invest the \$125 million (it might even get money from the other levels of govt for infrastructure spending) it could fix the stadium and we could have a park. Plus, the city would still own Lansdowne Park. The proposal is insulting.

## New Conversation Thread

SusanB - [Updated 2009-10-01 21:44]

Because I am not a business person and know nothing about the retail business, I am inclined to look to the Glebe BIA for guidance. They are very worried about the massive scale of the proposed retail space and the potential mix of stores. I wonder how the developers are going to entice upwards of 350,000 square feet of boutique shops and specialty restaurants into this site. That will mean an awful lot of small stores. The rep from Trinity Developments told me that they are looking for "unique national chains". Doesn't sound very boutique-like to me.MultiPlexes here in the suburbs are often very empty. I doubt that the situation at Lansdowne would be much different. Seems like overkill.

Dave2 - [Updated 2009-10-01 21:44]

Unique national chains? By definition, if they are national chains they are all across the country, probably in most major malls and cannot be unique. Do OSEG think the people of Ottawa are stupid, or just our city council?OSEG, the people of Ottawa are not stupid!



## New Conversation Thread

[summercanes - \[Updated 2009-10-01 22:00\]](#)

Competition is a reality for everyone, and the result of competition is a better product. Why should Bank Street shops be exempt from competition? Allow Lansdowne to include retail; it is good for the economy.

[LorneC - \[Updated 2009-10-01 22:00\]](#)

Competition is great. The only problem is that the merchants along Bank Street and everywhere else in the City had to pay for the land on which their building sits. OSEG is getting the land rent free for 30 years and the City has not given this deal to anyone else. This deal is an example of a government distorting the marketplace not enhancing it. It is the opposite of what capitalism is supposed to be.

[It'salrightothinktwice - \[Updated 2009-10-01 22:00\]](#)

Because it's not competition why? Because it defies the logic of competition we have established in many fields. Take boxing, there are weight classes so the competition is fair, take hockey, there are divisions based on different skill levels, to keep it fair. One of the chain stores slated for Lansdowne Live is Whole Foods, an American chain that hasn't yet set up shop in Ottawa. They specialize in organic and local produce. We are all familiar with the operating plan of major chain stores for the first few weeks after opening they offer many good deals to seduce the consumers and establish a clientele all the while bringing the competition to their knees (in this case obviously The farmer's market who can't offer the same price because of the massive difference in scale and Mckeen's Metro). After the competition struggles to get its breath and then falters the chain store's prices strangely begin to rise but the consumers are to set in their ways to try the competitors anymore and besides who takes the side of the weaker party anyhow? The independent entrepreneurs of Bank st. deserve more for their efforts (many have invested their very lives in their business), for their tax dollars, and for their determination than to be thrown into the ring with the giants.

[J.C.Watts - \[Updated 2009-10-01 22:00\]](#)

Competition is good for everyone except the OSEG partners apparently. As your other respondents have noted, market competition is fine, but government subsidies like free land distort that competition.

[Enough Already - \[Updated 2009-10-01 22:00\]](#)

You say that the result of competition is a better product. I think everyone agrees with that which is exactly why we need competition at Lansdowne. It is OSEG that is exempt from competition of this proposal becomes reality.

[DouglasI - \[Updated 2009-10-01 22:00\]](#)

"Lansdowne Dead" is hardly about increasing competition, but about providing taxpayer subsidies to favoured businessmen, the developers of this project. They get rent free status and exclusive rights to public land, OUR land, for their own profits.

## New Conversation Thread

[becomeanolive - \[Updated 2009-10-01 22:05\]](#)

"Finally" is the word which many Ottawa residents said to themselves when a group of successful and more importantly, local, entrepreneurs announced that they would like to bring football back to Ottawa and revive Lansdowne Park to what it was always intended to be: a sports entertainment facility. Their proposal was so enticing that even the owner of the Ottawa Senators was not able to convince the City to reject their offer. Unfortunately however, residents of the Glebe and of neighbouring areas have no interest in conserving the long time tradition of Lansdowne Park. Not only is the opposition interested in removing the entire sports facility, but serious discussions are being had to destroy Frank Clair Stadium altogether. Why are we discouraging a good positive plan to improve the life of the City? I have heard all the arguments against but none have been remotely convincing. What evidence is there that the lives of those that live in the Glebe and other areas in Ottawa for that matter would be so drastically changed to justify rejecting this unique opportunity? The city of Ottawa is often criticized for lacking personality, life and excitement. According to the presentations given by the Lansdowne Live proposal, this is an opportunity to change this perception and bring this life and excitement in the core of the City. The Jeff Hunt group are local businessmen that know the city of Ottawa. If there is anyone in the City that knows how to transform a sports franchise from nothing to something, it is Jeff Hunt. Despite, the Ottawa football club failing in the past, it does not mean it cannot become a great success. We have the prime examples with the Montreal Allouettes and even the Ottawa Senators who were sport franchises that folded and have now become a source of great excitement and entertainment within their respective cities. Football is an old tradition in Ottawa and has been established over 100 years ago. My childhood memories include some of the most exciting live sports events at Lansdowne Park. I would like to re-visit this experience with the younger generations. Democracy represents the foundation of our society. The counsellors who represent the residents of the City of Ottawa voted for the project. Not everyone is happy with the decision but the majority have spoken and it should be respected. That is democracy. If these municipal decisions are going to be varied every time a group of a few hundred people are unsatisfied, then we mind as well say "goodbye" to any growth within the City of Ottawa and especially within the Glebe.

[LorneC - \[Updated 2009-10-01 22:05\]](#)

Council has not voted for this deal. They have voted to explore it further and to engage the citizens of the City as to what they think. That is democracy. Beyond the NIMBY concerns of the Glebe, the issues that affect everyone in Ottawa on this deal are: 1) How much is it really going to cost, including using the interest rates at which the City will have to borrow when this goes to market in 2 years time. 2) Is it appropriate to assign taxes from one development to service the cost of that development rather than to go into the general budget of the entire city. If so, can I ask for a refund on my taxes if I pay more than the services I receive? 3) Why wasn't this publicly tendered with all potential parties being aware that the City had up to \$130 mln. to invest? If it had been tendered and OSEG was the winner, a lot of the arguments against this proposal would fall away or would at least be less relevant and could be subscribed to NIMBYism. 4) Why won't the Federal or Provincial government contribute any money to this (see item 3 for the answer). 5) Why is Jeff Hunt selling the 67s on day one of this project to OSEG and why is there no requirement for him to stay with the consortium? 6) Why is OSEG only committing \$6 mln. to cover the losses of the CFL team when their own documents indicate losses of about \$7.5 million in the first few years. 7) Why is a private development group getting rent-free land for 30 years and how does this distort the free market? 8) Why can OSEG walk away from the CFL team after \$6 mln. in losses and have no penalty? They should at least lose the rent free status of the site. 9) If OSEG's only interest is to bring football back to Ottawa, why do they only want their team to play at Lansdowne. What is the problem with a new stadium somewhere else such as at Bayview Yards? Is it because the NCC will never give OSEG 10 acres of land rent free in Lebreton Flats to build their commercial complex? If none of these questions bother you, you probably don't care when you get that City tax bill twice a year. Many people in this City, and possibly even the majority are looking for answers to these questions, even football fans.

[peh - \[Updated 2009-10-02 00:23\]](#)

You have posed some very good questions which very succinctly state the problems with the whole Lansdowne Live issue. I hope that you have sent the questions to each of our City Councillors, as they may help some of them to look at the issues critically.

[LorneC - \[Updated 2009-10-01 22:05\]](#)

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Dave2 - [Updated 2009-10-01 22:05]

Can you please post your sources that show that only 'a few hundred people are unsatisfied' with this proposal. Thanks.

## New Conversation Thread

ateramura - [Updated 2009-10-01 23:38]

400,000 sf built all at once for commercial uses can mean only one thing: light gauge framing clad in various synthetic finishes. The kind of structure that lasts for 30 years with minimal upkeep, but at the end of its service life begs the question: facelift or replacement? For further evidence see your local regional mall. This is not how cities are built, but what generates what US author James Kunstler calls the "asteroid belt of architectural garbage that surrounds our cities," and that's not good enough.

## New Conversation Thread

DouglasI - [Updated 2009-10-01 23:39]

Why do the developers pay the city no rent for the acres of prime public land that they'll be occupying, for at least thirty years? This to me is a massive give-away of public resources for private profit.

## New Conversation Thread

Kringen - [Updated 2009-10-02 00:02]

Please, could we have an open competition? We need more proposals so there is some choice. Some of these ideas may work if the scale is kept small (boutiques, restaurants and cafes along Bank Street), but office buildings, cinemas and large retail outlets don't belong in a park.

## New Conversation Thread

egillis - [Updated 2009-10-02 07:35]

While some retail use of Lansdowne could be an important component of the "new" Lansdowne, the current proposal is all wrong for the area. A giant grocery store and a large concrete cineplex are among the most obvious problems, but overall, there is a lack of any creativity or vision for integrating retail with other elements of a vibrant public space. Lansdowne can and should be a destination for residents and tourists alike. This will not be the case if it's simply a suburban mall dropped into the heart of the city.

## New Conversation Thread

J.C.Watts - [Updated 2009-10-02 09:55]

The guy from Tate research who did the retail study and the Trinity development representative were surprised to learn that the Traditional Main Street designation of Bank street limits the sq footage of new retail location to 6000 square feet. It goes to show how little thought they've put into the affect on surrounding retail. They did not ask my question as to whether their development proposal would limit their own stores to this size. You can guess the answer. It's just another way that this proposal distorts the market in favour of the new development. Not only does OSEG not have to pay its land costs. It isn't held to the same stringent planning code that Bank street retailers are.

DouglasI - [Updated 2009-10-02 09:55]

J. C. Watts, your comments are incisive and well argued. Thank you for bringing clarity to this discussion.

## New Conversation Thread

common sense - [Updated 2009-10-02 10:11]

I agree that some office, retail and service space could work, however, the Glebe area already has all of the services identified with the exception of a multi-screen cinema and the farmers' market. As another person pointed out, Bank Street has a Traditional Main Street Designation which limits retail to 6,000 square feet. Lansdowne should be held to the same conditions to keep the market fair. The proposal talks about a unique destination. Large retail spaces makes it more like another shopping mall. It seems that the City is going against its own Official Plan. I suggest a better option is to look at how to redevelop Bank Street into a denser Traditional Main Street as identified in the Official Plan. The Official Plan seems to be thrown around a lot in this proposal, so it should be brought into the discussion. There are many one and two storey buildings that could be replaced with 3 or 4 storey mixed-use buildings, again, the type of development the City wants in their Official Plan. This could be balanced with the development of Lansdowne. The economics of the Retail & Commerce approach make sense if you are the developer as this is where money is to be made, the return on investment. I understand that and whoever develops and runs Lansdowne needs to make a profit or at least be revenue neutral. This point can be



debated, however, unless you are attracting new consumers from outside of the City, you are not adding to the economy, only taking dollars away from other parts of the City. There is only one pie, and potentially smaller pieces for everyone. P.S. As another person pointed out, should Lansdowne be all about consuming? Who will be going to Lansdowne in winter? The development suggests pedestrian avenues, but as a comparison, Sparks Street doesn't do so well in winter and it IS downtown. The cinema and farmers' market would be a draw, but is that enough? The canal is open for skating for only a short period of time, so that doesn't help much. Does the investment of OUR money make sense?

JFFournier - [Updated 2009-10-02 10:11]

Well, again, the field is in use in winter now and the 67's would play at Lansdowne, obviously. I quite like this part: "There are many one and two storey buildings that could be replaced with 3 or 4 storey mixed-use buildings." Now I recall that the original image of this place (in 2007, prior to the proposal being known as Lansdowne Live) suggested a number 8 story residential buildings. That height was not popular, but to limit the amount of physical space taken up but going up instead of across does indeed seem like common sense.

## New Conversation Thread

TimCC - [Updated 2009-10-02 10:13]

Retail will die on this site and in the process - it will kill many street front buildings on Bank. The Group is waving tax revenues from businesses and ill-conceived residential and even hotel uses that the Glebe does not need or want. Bank Street cannot handle the traffic.

dprouse - [Updated 2009-10-02 10:13]

How many times can you contradict yourself in two paragraphs? First you say retail will die on the site, then you say it will kill street front buildings on Bank. How can it do that if it flops? And if it flops, how does it generate all of this traffic you discuss? You guys need to get your talking points together - either the businesses at Lansdowne will be a smashing success, or a huge failure. They cannot be both, depending on the point you are trying to make that particular minute.

## New Conversation Thread

macewen - [Updated 2009-10-02 11:21]

No information has been provided on the design for Phase 1. The Site Plan and renderings show the full Phase 2 build-out. What happens if Phase 2 is not built or is delayed for a long time? What kind of design are we stuck with? Could someone from the City of OSEG please post this vital information!

## New Conversation Thread

DAH - [Updated 2009-10-02 11:47]

What if a big Lansdowne grocery store kills McKeens Glebe store? That store is the core of a neighbourhood shopping area, to which many customers walk. Conclusion: the City of Ottawa (a) does not like neighbourhood street front shopping areas (b) wants to encourage people to drive rather than walk. Or is this megaproject all about ten football games a year, with no consideration given to basic planning principles espoused for years by the city?

## New Conversation Thread

fosterjr - [Updated 2009-10-02 15:38]

I understand that an American supermarket chain, Whole Foods, has been approached to open a large grocery store in this area. This would not only be in direct competition to existing businesses in the Glebe and Ottawa South but would also jeopardize the Farmers Market to be located in the Horticulture Building.

J.C.Watts - [Updated 2009-10-02 15:38]

The Trinity rep at the consultation was quick to quash the Whole Foods rumor. You are more likely to get one of Trinity's existing tenants like Food Basics. That being said we should be careful not to denounce competition. If Whole Foods or Food Basics or anyone else wanted to move into the neighborhood - taking over the vacant grocer in Ottawa South, for example, that should be encouraged. It's the advantage of moving into subsidized retail that is unfair.

Dave2 - [Updated 2009-10-02 17:05]

Food Basics? That would really bring in the tourists eh?

rdc - [Updated 2009-10-02 15:38]

I hit the wrong button - I agree with this statement. For our local government to support the subsidization of a large American corporation in competition with the small and medium sized merchants in the Glebe and Ottawa South is simply wrong. This action will effectively hollow out the commercial portions of two of our best residential neighborhoods. A 40,000 square foot + Whole Foods "Whole Wallet" (Whole Wallet according to my sister-in-law who lives in NYC) will be a destination shopping place for a wide area. I am sure that 80 to 90% of the shoppers at Whole Wallet will be coming in their cars, clogging the already busy streets in the area and effectively killing the Ottawa Farmer's Market. I would like to have an explanation by a transportation planner as to how Bank Street will work on game days. With approximately 15,000 to 20,000 fans, the regular mall shoppers, local residents and the regular Ottawa traffic on Bank Street how will anything move? What will the street level pollution be like? Where will everyone park?

ebk - [Updated 2009-10-02 15:38]

I've been to Whole Foods in the US. Nice stuff, but VERY pricey. Certainly out of the price range of many families. If it's a possibility as the 'unique' food store, it seems inappropriate at Lansdowne.

## New Conversation Thread





MikeB - [Updated 2009-10-02 16:45]

Instead of this issue being a we/they debate, has the Glebe BIA considered or studied the potential of an established Glebe business that may currently be having problems relocating or a new locally based business starting up at the new Lansdowne site given the increased pedestrian traffic that Lansdowne Live will bring?

Franky - [Updated 2009-10-02 16:45]

You are suggesting that established businesses board up their shops and move to the new shopping mall? I guess we will see that sort of thing along Bank St. We will also see it when similar stores go in and when people go to the new shopping mall instead of shops along Bank St. How does that help the city?

## New Conversation Thread

JEC - [Updated 2009-10-02 18:11]

The whole scale of the retail and commercial is completely out of proportion. It is about 10 times too big. It's like when a Walmart comes into a small town and kills all the local businesses. Some small, independent retail along Bank would be great to continue the mainstreet experience. I think it is totally inappropriate to create a shopping destination inside the park--bringing people off Bank street will kill businesses in the Glebe, Old Ottawa South and Centretown. It is inappropriate to use public land for commercial purposes. What will happen after the lease ends. Even if the city technically gets the land back, it will inherit a bunch of run-down buildings.

dprouse - [Updated 2009-10-02 18:11]

There is no Wal-Mart, or any big box retailer of any kind, moving into Lansdowne under this plan. Putting out the Wal-Mart bogeyman is just a tactical trick that Lansdowne Live opponents are sharing with each other. "Hey, make sure you say sole source a lot. Oh, and don't forget to say Wal-Mart at least five times!" The Glebe has been looking tired as a business strip for quite some time now. It was long ago overtaken by Westboro as a shopping destination. Lansdowne Live will actually drive more shoppers to the area, which will help these retailers if they embrace the opportunity instead of moaning about change.

J.C.Watts - [Updated 2009-10-02 23:04]

You're constructing a strawman argument again. The poster did not claim there would be big box in the development. He or she used Walmart in a small town as an analogy. Please respond to the poster's actual points: -the development is 10 times too big-retail inside the park, off Bank will draw shoppers away from Bank itself

dprouse - [Updated 2009-10-03 03:28]

Wal-Mart is not an analogy - it is an attempt to scaremongre, and poison the waters on the Lansdowne Live debate. Who says the retail development is ten times too big? Who appointed you chief urban planner? Of that 400,000 square feet, a lot of it is made up of the theatre and restaurants, meaning the actual retail component is about half that size. I have zero interest in the shops in the Glebe at present. This development might force them to get their act together. If not, and the city rezoned some of those shops so that high end condos could be built, would that be the worst thing in the world? I guess it would be if you lived in the Glebe, and want to permanently raise the drawbridge on change, but guess what? Cities change, cities evolve. Change is coming to Lansdowne Park, and change is coming to Bank Street. Both are long overdue.

J.C.Watts - [Updated 2009-10-03 08:42]

If it helps your numbers, lets take out the cinema and farmer's market, leaving us with: 199,000 sq. ft. for retail and services; 41,000 sq. ft. for a food store; 15,000 sq. ft. in the Aberdeen Pavilion for restaurants That's 255,000. More than the approximately 200,000 Tate research says is available on Bank from the canal to the Queensway and around Isabella to Pretoria. That existing 200,000 includes a couple of muffler shops, 2 veterinary clinics, dentists, physiotherapists, a laundromat etc. The sort of retail that we can count as not belonging in OSEG's destination shopping centre. So we can safely say we are more than doubling the number of specialty shops and restaurants, perhaps even tripling. That's the scale that many posters here object to There's no study to show that the area can support that. In fact OSEG had to give themselves a rather arbitrary business area of 500,000 people to make it look feasible. You've objected to the Walmart analogy. Can you suggest an example that's closer to what OSEG has proposed that has enhanced the adjacent traditional main street? Given that that the mandate given was to enhance the area, the onus is on the developers to prove that it won't hurt existing Bank street retail, not the other way.

fkenny - [Updated 2009-10-02 18:11]

"like when a Walmart"...it's a simile. It's not "scaremongering", it's the truth.

## New Conversation Thread

It'salrightothinktwice - [Updated 2009-10-03 10:52]

Everybody's who's supporting the retail because of the potential tax revenues - Please take a look at page C3 of the city section of the Ottawa Citizen Saturday/October 3, edition. 75% of the ongoing taxes of this retail is going to go right back to the developers to "reimburse" them for their startup costs, I thought business was about taking risks. This deal is way to comfortable, way too much of a outright giveaway to the developers.

## New Conversation Thread

dcaldbeck - [Updated 2009-10-03 18:21]

It's reasonable to expect some retail and commercial use of Lansdowne. The problem here is one of scale and balance. We need to cut back the amount of retail/commercial space to better balance it with green space and public recreation space, and to respond to the legitimate concerns of existing Glebe and Old Ottawa South businesses (businesses that have contributed significantly to the tax base). The retail/commercial components also need to be more imaginatively conceived, better befitting prime real estate in a capital city. This currently looks like just another tired old strip mall.

## New Conversation Thread

rmacewen - [Updated 2009-10-03 19:11]



Why is the City getting into the commercial property business in competition with other property owners? Why should the City be the Landlord to businesses in competition with other businesses in the City?

### New Conversation Thread

[alice](#) - [Updated 2009-10-03 20:59]

It is not right that a shopping mall be put in Lansdowne Park. Nor that a grocery store, larger than the perfectly adequate existing stores in the area be put there either. There is already a shopping mall at Billings Bridge, 5 minutes to drive, 15 minutes to walk. A foolish use of park space.

### New Conversation Thread

[davidmediation](#) - [Updated 2009-10-03 22:03]

I would like to see an open bidding process to see what plan would best meet these goals

[rdc](#) - [Updated 2009-10-03 22:03]

A very radical idea. But the sporty knuckle draggers who see this this is a great deal don't want to confuse us with due process and following the rules. Better to give away the Park and their grandchildren's heritage for a sports team that is bound to go bust.

### New Conversation Thread

[biefevre](#) - [Updated 2009-10-03 22:42]

OSEG's proposal, supported by Tate Economic Research, to build a 400,000 square foot office & shopping complex in Lansdowne Park is not surprising. I'm sure the Tate Group would also find a variety of similar commercial uses would be feasible for other parks in the City core as well - e.g., Vincent Massey, Brewer, Hurdman and Strathcona parks. What is truly shocking is the idea that the City would not enter into a partnership with this or any other commercial development group to construct a shopping mall on City parkland under the guise of making the renovation of the Frank Clair stadium supposedly "revenue neutral". The City shouldn't give away any publicly-owned park space to commercial developers. Moreover, in this instance, the planned shopping complex will kill long-established businesses on Bank Street in the Glebe and Ottawa South, contrary to the suggestions of the self-serving research work OSEG has had conducted on its behalf. The City should not be in the shopping/office complex business. If the majority of City Council believes that 1/3 of Lansdowne Park should be set aside for commercial use (which I do not support) then it should be put out to auction so the City obtains that market value for the property - it should not be given away for free to OSEG.

[rdc](#) - [Updated 2009-10-03 22:42]

It seems to me that this is the only solution if city council wants to go ahead is to strip off 10 acres and sell it to the highest bidder with specifics as to what can and cannot be developed. Then it is up to the cash strapped city to decide what to do with the cash. Better still, stop the process and send the developers home.

### New Conversation Thread

[robe7367](#) - [Updated 2009-10-03 22:50]

Why another mall? What a waste that would be.

### New Conversation Thread

[kay](#) - [Updated 2009-10-03 22:59]

My understanding is that the retail spaces provided will be quaint and along the style of the other retail spaces in the Glebe. If this is so, I support the concept. I don't however see how a movie theater would fit into this vision... This seems like wasted space to me since it adds no particular character to the community and Glebonites can just catch a 4/17 downtown or a 1 down to South Keys to watch their movies.

[Andrew](#) - [Updated 2009-10-03 22:59]

Given economics of shopping malls, and need for 'anchor tenants', expect that most retail spaces will be national chains rather than in the style of other retail spaces in the Glebe.

[J.C.Watts](#) - [Updated 2009-10-03 22:59]

We can hope that the retail spaces will be quaint and architecturally appropriate, but that's not what is being mandated. According to the design guidelines much of the development will use "Large Format Retail" guidelines. [http://www.ottawa.ca/residents/public\\_consult/lansdowne\\_partnership/planning\\_design.pdf](http://www.ottawa.ca/residents/public_consult/lansdowne_partnership/planning_design.pdf) large format retail design guidelines still should be referenced along with the traditional mainstreet design guidelines for any retail commercial development to be located between Bank Street and the Aberdeen Pavilion given the potential scale of the retail element that is being considered as part of the revitalization plan. For an idea what Large Format Retail looks like, see this document: [http://www.ottawa.ca/residents/planning/design\\_plan\\_guidelines/completed/large\\_format/large\\_format\\_en.pdf](http://www.ottawa.ca/residents/planning/design_plan_guidelines/completed/large_format/large_format_en.pdf)

### New Conversation Thread

[isg](#) - [Updated 2009-10-04 03:02]



As a proud vendor with the Ottawa Farmers' Market, I can not support this proposal. There are many disturbing elements, but the fundamental issue I have relates to how we view ourselves as citizens. Human beings are more than consumers of physical goods and entertainment. As a proud vendor of goods which I produce, I would prefer to be posting this in a 'civic participation' section, not the 'retail and commerce' section. My Lansdowne experience as a producer is a proud one. I feel I own a piece of the jewel. A home for all manner of 'producers' would make Lansdowne a nucleus of civic participation and pride. I remain confident that there are many 'creative' professionals in this region who could do like the Ottawa Farmers' Market and carve out spaces for themselves as they participate in civic life at Lansdowne. I would rather be part of a community of producers of all types than to be a 'component of the retail element'.

rdc - [Updated 2009-10-04 03:02]

How would a Whole Foods Market, an American chain store, improve the environment of two of our older inner city neighborhoods? What would a Whole Foods Market add to Lansdowne Park to make it attractive for tourists? What will the impact be on our local farmers, the hundred mile diet and an attempt to improve our environmental sustainability. What does this project say about our support for local 'small' businesses? What will the inevitable gridlock do to these two communities and to local merchants who need on street parking for their clients? Did those who voted for our current Mayor and his no tax increase mantra realize that his vision and business orientation meant that he would have to sell of public assets to move forward?

## New Conversation Thread

campbell22 - [Updated 2009-10-04 07:56]

The concept of a big box mall for our neighbourhood is fundamentally flawed. Many of us have chosen to live in older neighbourhoods like the Glebe and OOS precisely to experience older, smaller retail stores and support our local vendors. If we wanted big box we would live in near one. Who would drive into these neighbourhoods to shop at one when they can do so for cheaper at several other locations in the city. This is not part of the vision for our neighbourhoods. This part of the proposal needs to be both creative and in line with proper urban planning that reflects the views of its residents and supports (not detracts) from already existing local vendors in the Glebe and OOS. This is the part of the proposal that should go out for bidding to allow for more ideas, than simply the easy big box solution, to come to the forefront.

## New Conversation Thread

egr59 - [Updated 2009-10-04 09:19]

Why are we building this mall? Do we not already have enough malls in the city? My understanding is that Ottawa is over retailled within the greenbelt. And now we're going to add another mall? I know why the developers want to build it (hey, you can't blame them for chasing a cash cow), but why is the city giving away our property to build their mall on. Is this fair to the local small businesses on Bank Street? Should they have to compete with chain stores in a mall on city land with free underground parking paid for with their tax dollars? There are many great stores in Old Ottawa South and the Glebe. Stores that many of us enjoy shopping at for their great service and unique products. We're going to lose those stores if this goes ahead. And the bankruptcy of these businesses will have been subsidized by our tax dollars

## New Conversation Thread

Sue Barton - [Updated 2009-10-04 11:13]

I don't understand where these "unique" retail establishments will come from. It seems that for that much retail, it will not be unique, but will be chain stores. Go to any Mall, and the retail is all the same, it's not unique at all. What will happen to the 'unique' shops currently on Bank Street? While competition is great, it seems they are having a hard enough time keeping customers. Many don't last long. What will happen to all these stores "outdoor cafes" (hmm - in winter?), when they go under, if they are indeed 'unique' and not part of the same old chains? Have market studies been done to see if Ottawa can support another Mall so close to Billings and so close to 'real' unique shops? A permanent Farmers Market is great, I think that is a good idea... If the vendors can handle being there daily. Can they?

## New Conversation Thread

bou40 - [Updated 2009-10-04 15:16]

I would like to see boutique stores not big box. Also I would like to see no housing. Make it a people place with outdoor musicians, cafes and small stores. Housing will mean that the area needs to be quiet... I would love to be able to have dinner there, do a bit of shopping then go to a sports game. Make it into a "commons" much like they do in the States.

## New Conversation Thread

JAK - [Updated 2009-10-04 16:53]

What are they thinking? 400,000+ square feet of retail, as a major destination into the heart of Ottawa. That along with the stadium, civic centre, translates into 7-8 million+ visits a year with NO rapid transit. Don't think our present transportation infrastructure can take on the extra load. Whole Foods is a US based chain, high-end, pricey, good stuff, but will really cut into what we have now. 40,000 square feet compared to 22,000 total now. I do shop at Farm Boy, since Fresh Fruit departed Old Ottawa South, but do we need something way more than Fresh fruit was? This is a massive retail addition to this area that will do a lot more harm to the community than any good. We don't need this. Let's get some ideas from an open competition for long term viable, concepts from Canadian architects, landscape architects, designers and planners.

## New Conversation Thread

marle3 - [Updated 2009-10-04 18:29]

The current Bank Street retailers are successful DESPITE the City of Ottawa and in large part because many people abhor big box, large commercial



venues, preferring a small "Main Street" character. Ottawa City Planning department highlighted the importance of maintaining a Main Street character in its planning proposals released as recently as 2006. The large boxy commercial space planned by OSEG in NOT in keeping with the Main Street character; will NOT be supported by existing infrastructure: sewage, water, roads. Visitors will not be able to access the commercial area due to traffic congestion. If current Back Street businesses had not made the area so successful, OSEG developers would not be interested in the property...this is all about them generating a huge profit on the backs of current Glebe and Ottawa South vendors. All City residents must question why OSEG is not making a similar pitch for the Bayview area: sorely in need of development, close to large roads, public transpo and potentially beautiful.

## New Conversation Thread

rdc - [Updated 2009-10-04 18:55]

These are the questions I prepared for the supposed 'Consultative Process':1)What is the financial risk to the city on all levels if this development doesn't meet it's planned goals?2)I don't believe that football can be anything but a financial disaster given it's short season and the fickle Ottawa sporting public. What are the costs if the latest football franchise fails?3)The development group has approached city council with a proposal. Why is council willing to consider an unsolicited proposal when it turned down an international competition? If there is a need to give Lansdowne Park a makeover why isn't a tendering process being considered?4)Public space in the city core is limited. Why is council considering putting more retail and private housing on public land?5)Is there a plan to service this traffic intensive site with rapid transit? What will it cost to service this site and what form will this rapid transit take? How will the Glebe cope with this much additional traffic?

Dave2 - [Updated 2009-10-04 18:55]

I had a similar list for the supposed 'Consultative Process'. Funny, but Jeff Hunt wasn't that interested in listening to my suggestions that this might be the wrong location for a stadium.

## New Conversation Thread

paula hickman - [Updated 2009-10-04 19:11]

Where is the business case for building a shopping mall here? There are already two shopping malls close by (Rideau and Billings Bridge) plus numerous local shops. As for food shops, I am happy to shop at the Farmers Market & will continue to do so. I will continue to support the existing local shops. Personally I hate shopping in large malls.

## New Conversation Thread

Rick Doucette - [Updated 2009-10-04 20:54]

This is another balanced idea. The amount of retail seems reasonable. This will bring more shoppers into the area, and they are perfectly likely to take a stroll on Bank St. and spend money there too. The open/international competition issue is ridiculous. Where are all these developers that are licking their lips to get a shot at Lansdowne? There aren't any. Also, we don't need a foreign architect proposing another Olympic Stadium because they don't understand our weather.

Francine - [Updated 2009-10-04 20:54]

Rick, there is no way I am going to park underground in the middle of winter and then go for a stroll down Bank St. Why would I pay for parking at Lansdowne when I could go to Billings, Bayshore, St. Laurent etc. and park for free. As for open/international competition it was never given a chance. If the OSEG's vision is so great they should have nothing to fear from competition.

peh - [Updated 2009-10-04 20:54]

We don't know that there were no others wanting a shot at Lansdowne, as the competition was cancelled by city staff!

## New Conversation Thread

ikenny - [Updated 2009-10-04 21:29]

What impresses me most about great cities are their parks, squares and public spaces. Lansdowne Park presents a great opportunity for Ottawa to use this public space in a manner that will complement and enhance the city. Instead, this proposal will put a huge shopping complex complete with generic businesses & restaurants that the Glebe doesn't want or need. As well, the city is giving away prime valuable land for more generic residential development. I don't understand why the city doesn't simply put up the money to repair the Civic Centre which it is going to have to do under this proposal anyway, and show some vision in making use of this property for the people of Ottawa, not this consortium and the elite that will be the ones reaping the benefits of Lansdowne Park. I just hope the City is getting fair value for this prime land of ours they're giving up (but somehow I doubt it.)

## New Conversation Thread

Ken White - [Updated 2009-10-04 22:42]

This is the heart of the OSEG "vision". A lot of little revenue generating boxes crammed into what is laughably called a "park". They have no idea whatsoever as to what could make Lansdowne great. OSEG has a sorry bag of commercial tricks that would land them in last place in any serious and fair competition. I would think that those on city council would want to distance themselves from this blatant commercial venture lest people start wondering about their ethics. Any business activity at Lansdowne should be the minimum to sustain the park as a recreation and entertainment venue. Not as an end in itself.

## New Conversation Thread



Phyllis - [Updated 2009-10-05 01:00]

How can anyone take a valuable asset with such a wonderful location and feel that building a shopping mall (larger than carlingwood), a cinplex, a large chain grocery store and a hotel on that site can actually be considered a "vision". Retail should be located where there is a market need/interest. The Glebe, Old Ottawa South, Rideau Gardens and Centertown are aptly served by Billingsbridge and the Rideau Center and the Trainyards. Those living outside the core also have large shopping malls to serve them. Shop locally and protect the environment.

### New Conversation Thread

Rob Campbell - [Updated 2009-10-05 01:02]

This plan would risk turning a walkable downtown neighbourhood into a suburb. Multiplex screens could blow away neighbourhood one, major food store do a number on local bakeries, butcher, food store, etc. The suburban model relies on larger stores with high traffic from a large region whereas the Glebe is neighbourhood focused. This could alter the Glebe very negatively.

### New Conversation Thread

bonniej - [Updated 2009-10-05 12:36]

Someone needs to explain to me why anyone who cannot walk to this mall would pass several on their way (where parking is free) to pay to shop in this mall. It is just a excuse to pay for the football and to reap profits for developers. A mall beside a word heritage site is unspeakable. The farmers Market, a unique Ottawa shopping experience is downsized with no room for expansion. Moving the Horticulture building is iffy at best. Cost would be prohibitive.

### New Conversation Thread

Twayne - [Updated 2009-10-05 13:12]

The current proposal does not meet the city council's criteria. It contains housing and large format retail when city council said it should not. It does not respect the 'main street' nature of Bank St. when council said it should. There is no evidence that these developers will follow council's rules if they are given permission to build this. The descriptions given to us are no more than marketing bumb. We have not seen a proper study showing the impact on existing retail. I can't see how you can fill this much commercial space without large chain stores and restaurants. This will end up a mall with fast food and chain stores. The Aberdeen Pavilion is poorly suited for the proposed purposes. I have not heard from a reputable heritage expert that thinks the proposed commercial space within the Pavilion will work. The space for the farmer's market is inadequate. It will be smaller than what they have now, and they will be competing directly with a large supermarket. The developers have clearly added the farmer's market space without thinking it through. None of the vendors I have spoken with think the market will survive this development.

### New Conversation Thread

kdobbin - [Updated 2009-10-05 17:14]

This is by far the worst part of this proposal. It has obviously not been properly researched. Retail businesses cannot afford Glebe rents as it is. I really doubt that rental fees at Lansdown will be more affordable. More stores are not needed in this part of town, anyway. Public space should not be used for private or commercial use. There are hundreds and hundreds of condos going up all over the city, turning public space over to a few rich fatcats who can afford high priced condos is not a good use of public space. As an example, Lebreton Flats, which could have made a beautiful waterfront park for all to enjoy has been taken over by the elite and the rest of us have no access. Do we want to do the same thing to Lansdown? Why are city employees and politicians all turning a blind eye to the criteria?

fitchp - [Updated 2009-10-05 17:14]

I totally agree. This is the worst part of the proposal. Agree about Lebreton. Agree about the condo issue and agree to your final question. Why has the city swallowed this proposal and is now trying to make us digest it?

### New Conversation Thread

swi - [Updated 2009-10-05 18:25]

1. A shopping mall would undermine the thriving local economy on Bank Street. 2. The Lansdowne mall, unlike all other malls in Ottawa, would be built with \_public\_ money and handed over to \_private\_ companies. 3. The City would receive no rent revenue from the mall for twenty years.

### New Conversation Thread

GerryG - [Updated 2009-10-05 19:09]

The retail and commerce component of the plan is right on. Let's proceed. In an ideal world the City would have an unlimited amount of tax dollars. But, we don't live in an ideal world, and the retail and commercial component of the plan ensures that the plan is tax neutral. If you remove the retail or scale it down substantially, then the plan becomes unaffordable. The overall plan makes sense. It doesn't cost the tax payers any more to have a great stadium and a great meeting place than it does to maintain the current pile of rusting, dilapidated buildings.



## New Conversation Thread

[Cowan&Line](#) - [Updated 2009-10-05 19:16]

The proposal for the Aberdeen Pavilion is baffling. To have year-round restaurants in there you'd have to insulate the interior, or build an insulated "box-within-a-box", & either option would violate the building's heritage status by ruining the view of its soaring ceiling -- a super example of Victorian industrial architecture.

## New Conversation Thread

[hezandjoe](#) - [Updated 2009-10-05 19:27]

The city and the Glebe do not need a multi-plex movie theatre. We do not need more condos and townhomes. The Farmers' Market needs a space that they can use that is outside - and it should be owned by the city so that the Market is assured that it will have this space for many years. Retail space should be limited to the Bank st. side of Lansdowne.

[nicole t](#) - [Updated 2009-10-05 19:27]

I agree; the Farmer's Market will no doubt suffer from this development plan. We don't need to be diminishing the role of local farmers, if anything we need to be enhancing them!

## New Conversation Thread

[fitchp](#) - [Updated 2009-10-05 20:10]

I am horrified. Because of the lack of transparent process surrounding this design, I do not trust the City to provide good stewardship of this important property. I cannot trust our City to do what is right when they have not opened this redevelopment to a proper competition. This is the worst part of the proposal in my opinion and it grieves me to imagine the impact of such retail designs on the businesses that already struggle to make a living in this neighbourhood.

## New Conversation Thread

[Duffer3](#) - [Updated 2009-10-05 20:21]

I agree that there is room for retail development in the area and the addition of tastful boutiques and restaurants located in a stroll-like environment would add character to Lansdowne Park. A multi-screen cinema along with restaurants would make for people destinations throughout the seasons.

## New Conversation Thread

[upside down](#) - [Updated 2009-10-05 21:42]

Retail development is great, but we need to celebrate and promote small business in Ottawa. I would recommend a discount on the rent for locally owned businesses. Franchises should have to pay a premium for this retail space.

[Andrew](#) - [Updated 2009-10-05 21:42]

Understand sentiment but do not believe that market realities, over time, would either allow or sustain it. Likely would have national chains as that is the only way developers can obtain financing through recognizable 'anchor tenants'.

## New Conversation Thread

[danmackinnon](#) - [Updated 2009-10-05 22:23]

The "Vision" becomes a shopping mall. Who needs it? What happened to the "Park" in Lansdowne Park?

## New Conversation Thread

[AndrewFYoung](#) - [Updated 2009-10-05 22:36]

The disproportionate shopping/commercial element of the plan obviously finances the interests of the developers who have created this plan. It would see the citizens of Ottawa trading away control of large parts of Lansdowne Park and having to pay significant dollars for the privilege while the developers assume very little risk. This is the sort of thing that happens when large projects like this are sole sourced. This is a bad deal for taxpayers.

## New Conversation Thread

[relish](#) - [Updated 2009-10-05 23:30]

Multi-screen Cinema = Big Box "Lansdowne Park is a strong location for a cinema complex." The proposal for a cinema shows the poorest planning:



multi-screen cinemas are virtually the most space-consuming type of entertainment out there. Why would we put one on public parkland? And a cinema will not be a 'draw': people can see a movie anywhere in the city. Anywhere in the world. You do not travel to Paris for its wonderful cinemas, but for its attractions. A cinema is generic. A venue like a 1000 seat event theatre (like the Bronson centre) might draw people, take up less space, and not be a generic experience people can have anywhere. "There are no multi-screen cinemas in the area." This is simply false- there are FOUR multiplex cinemas within 6.8 km. And two of those are less than 4 km away, and less than a 10 minute drive. Distance: World Exchange Cinema 3.2 km about 9 mins drive Rideau Centre Cinema 3.8 km via Elgin St - 11 mins drive South Keys Cinema 5.3 km about 9 mins drive St. Laurent Rainbow Cinemas via Riverside Dr- 6.8 km 10 mins drive Best of all it is only 0.4 km about 45 secs driving according to Google maps, from Lansdowne to the Mayfair Cinema.

[John Whelan - \[Updated 2009-10-05 23:30\]](#)  
I think we should protect the Mayfair.

## New Conversation Thread

[Barbara Popel - \[Updated 2009-10-06 00:37\]](#)

As I've written in the "Vision" part of the consultation section, this approach is antithetical to the existing "main street" business district in Old Ottawa South and the Glebe. If it goes ahead, it will damage most existing businesses and likely destroy some. The first to go will likely be the Mayfair Theatre and Glebe Meat Market, followed by the Ottawa Farmers' Market (which won't be able to compete with the Whole Foods superstore). Which restaurants and speciality stores on Bank St. will go under is anyone's guess, but surely some will. Rebuilding Bank St businesses will either be very tough or impossible. And concerning the Ottawa Farmers' Market, there is no guarantee that the developers (their new landlords) will maintain or reduce their rental fees, which are already the highest for any market in the region. So bye bye Market. 77,000 sq ft of office space? And the office workers will park where? Have you noticed that there are no high rise office buildings in Old Ottawa South and the Glebe? That's because people like their offices to be in proximity to other offices with whom they do business. So we have Tunney's Pasture, the downtown Ottawa core, the various high tech businesses in Kanata, etc. If you plunk an office building in the middle of a residential area, it's not very attractive to prospective tenants. I'm sure you can think of some existing examples. "Location, location, location..." The way this is written, it looks at first brush as if the Glebe Business Improvement Area has sanctioned it. It most assuredly has not! We do not need a Carlingwood Mall plus an office building in the Glebe. Of course the lack of parking might keep people away, in which case the Bank St. businesses might stay afloat. But the City will then be left with a ton of empty retail space and no tax dollars from Lansdowne.

## New Conversation Thread

[Pat - \[Updated 2009-10-06 07:27\]](#)

One has to wonder why the City wishes to destroy a functioning retail 'main street' by overwhelming the local stores with the development of a Mall. This area cannot support the additional parking, and the traffic that would result from this type of insensitive development. But even more significant is the fact that this is PUBLIC property which has belonged to the people of Ottawa. It needs renovation into a great new PUBLIC place NOT a sweetheart deal for a select few developers. This is the Capital of Canada and should have a beautiful public park not another shopping mall.

## New Conversation Thread

[nicole t - \[Updated 2009-10-06 09:35\]](#)

Reducing the space for the Farmer's Market will have far-reaching and negative effects on Ottawa as a whole, not just the Glebe. Businesses in the area as well as locals' nutrition will all suffer if this commercial development plan moves forward. I come from Vanier to visit the Farmer's Market each weekend to buy the bulk of my groceries, as I'm sure many other Ottawans do. The Farmer's Market is an important and central source of unrefined, fresh fruits and vegetables, local meat (wild and farmed), baking, flowers, crafts, honey, and local entertainment. Halving the current Farmer's Market will reduce the availability of these important local products and thus reduce the role these ingredients play in many Ottawans' diets. Since it is a struggle to maintain a healthy and local diet as it is, any moves to reduce the size and role of Farmer's Markets in ANY community is definitely a NEGATIVE DEVELOPMENT. This area does not need a collection of big box stores or movie complexes doling out refined sugars and processed foodstuffs to the masses. These stores can be found just down Bank Street at Billings Bridge, or a little further down at South Keys.

## New Conversation Thread

[Adrienne Stevenson - \[Updated 2009-10-06 10:03\]](#)

I oppose the proposed approach. It's quite clear that this development group have a disconnect with the needs of the citizens of Ottawa. The only element I can agree with is the Ottawa Farmers' Market, which is not being allocated nearly enough space in the above proposal. We don't need the rest! Rather than a cinema, what we could make more use of is theatre space -- maybe this could be a future home for the Ottawa Fringe and other local arts groups to put on events to enhance the local cultural experience! But not if the City solely sources the current proposal. I'm so tired of seeing local character subsumed by the US strip-mall model & the Wal-Mart box store model. We need more & better options & an open, competitive process. One in which the development group invests at least as much as the taxpayer, and in which the City benefits more overall than the developer.

## New Conversation Thread

[Paul R - \[Updated 2009-10-06 10:24\]](#)

With the LPP proposal - Lansdowne Park will be turned into a Carlingwood-sized shopping mall - just 4km from the Rideau Centre and 1.5km from Billings Bridge Plaza. This will impact existing businesses just as the Rideau Centre impacted Sparks Street Mall, plus result in unaddressed parking and traffic impacts. There are far better ways to use this land, and promote Ottawa, than Yet Another Shopping Mall.

## New Conversation Thread



Nanos Research  
(613) 234-4666

Retail & Commerce Approach Transcript  
Lansdowne Live eConsultation Report

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Mieke - [Updated 2009-10-06 10:27]

I really don't think that we need another multi-plex in Ottawa. What we need is theatre space for smaller productions and screenings. The Farmer's Market should be one of the focal points and should encompass both an indoor and outdoor space. Any businesses that are included in the plan should be local not chains. We need to encourage the "buy local" model in the plan. The plan as it exists seems to favour the developer, rather than the citizens of Ottawa.

### New Conversation Thread

TerryC - [Updated 2009-10-06 10:56]

Almost 400,000 square feet of office/service/retail on public land? I am astounded that this proposal as gotten as far as it has. This irreplaceable land is public exhibition and recreation space. Locating a cineplex complex in Lansdowne Park is an especially ludicrous idea (and will harm the viability of the Mayfair Theatre, a neighbourhood heritage building). Where else is there a cineplex located in a public park? An amphitheatre or other public performance space would be much more suitable. The scale of this proposal is over-the-top and needs to be ratcheted back. I would like to see a plan with: \*Office space limited to the amount necessary for administering the on-site facilities and services. \*Retail and service space limited to less than 100,000 square feet. \*Guidelines to insure that retail and service operations located in the park are complementary/supportive of its primary uses (i.e. exhibition, sports & recreation, farmers market). \*No partitioning within the Aberdeen Pavilion. I would rather see the City sell some of the Lansdowne property to finance redevelopment on a more appropriate scale, instead of proceeding with this plan.

### New Conversation Thread

anne - [Updated 2009-10-06 11:38]

There's a shopping mall feel to the current proposal that is not in keeping with the character of the Glebe and Old Ottawa South. what's needed are main-street style storefronts along Bank Street, to make that section of Bank less cold and uninviting, and to attract pedestrian traffic. the retail aspect of a revitalized Lansdowne should be kept along its (non-canal) perimeter and not plunked inside.

### New Conversation Thread

Don Grant - [Updated 2009-10-06 12:16]

I would be comfortable with a trade off of more residential (even a single hi-rise condo) for less retail. Second preference would be for more office and less retail. Current level of retail plus restaurant is too high.

### New Conversation Thread

math\_prof - [Updated 2009-10-06 13:04]

This is public land and it should be used for PUBLIC recreation uses. This should be a park, not a mall. additionally, The farmers market is not getting enough space

### New Conversation Thread

acmcphe - [Updated 2009-10-06 15:11]

I don't like the amount of commercial development in this proposal. The retail, cinema, office space and ultimately residential development seem excessive and detract from the green space.

### New Conversation Thread

Elaine Gibson - [Updated 2009-10-06 16:25]

Too, too much! Some shops and restaurants and offices might be nice but not anywhere near the volume planned here. I agree with the Bank Street BIA that there should not be a big commercial area that would be overly competitive.

### New Conversation Thread

igs - [Updated 2009-10-06 20:27]

Do not kill the Glebe's and Ottawa South's existing vibrant main street, a model of middle density pedestrian-friendly commercial urbanity by introducing a mall complex that doubles the commercial area [introducing mall related not street related chain stores] and draws traffic that will overwhelm the street and the area, destroying what urban designers have come to recognize as an example of main streets for new communities. This shopping area is one Ottawa's greatest draws both for locals and visitors. The proposed development WILL NOT reinforce it as suggested; it WILL DESTROY IT. After experiencing what box stores and malls have done to small street-related retailers from the 60's to the present, why would the Council want to something so stupid?!!!!![from an architect and somebody who has studied urban design theory/practice]





## New Conversation Thread

[martien de leeuw](#) - [Updated 2009-10-06 20:35]

Doubling the retail space in the Glebe and S Ottawa with the proposal of this new shopping centre can only lead to boarded up stores along Bank str. and signs 'to let' in the new area well into the foreseeable future. This is not something I look forward to. Further, to suggest that on a daily basis this combined retail area will draw on a population base of a half million when the city pop. is not twice that is surely nonsense. A few retail outlets yes, but not a shopping centre the size of Billings Bridge.

## New Conversation Thread

[ais](#) - [Updated 2009-10-06 20:37]

The Glebe and Ottawa South are neighbourhoods where small businesses thrive. Putting in big box stores would kill the neighbourhood's look & feel.

[dprouse](#) - [Updated 2009-10-06 20:37]

I have good news for you! There are zero big box stores planned for Lansdowne Live. There never has been. Nor is it a "mall". The opponents of the plan, though, use words like "mall" and "big box" to try to frighten people. Further, anyone who thinks that the stores in the area have only Lansdowne Live to fear have never heard of this thing called "eBay". The Running Room on Bank St., just to pick one, has to compete not just with other retailers of athletic apparel, but with countless online stores who do the same thing. It is 2009, and the business world has changed radically in the last generation. If businesses in the Glebe don't understand that, this may help explain why Westboro has overtaken it, and why the Glebe business district is looking a little tired as compared to years gone by.

[mike](#) - [Updated 2009-10-08 17:47]

What does this have to do with LL? Your point here (and elsewhere) about online shopping is misguided. This is not about online shopping, it's not about Glebe vs Westboro, it's about development at Lansdowne. Walk down Bank street from Holmwood to Glebe ave, any Saturday you please. Yes, in 2009. People shop here. These are not tired out-of-touch stores who live in the past. They sell things that people want, in a way that people want to shop in. The impact of LL on this basic reality is one of the things that needs to be considered. It's not, of course, the only one, but it is real and has nothing to do with eBay.

## New Conversation Thread

[HMcGill](#) - [Updated 2009-10-06 20:55]

The retail and commercial approach might work in Barrhaven or Orléans, but not in the Glebe where there is a distinctive retail approach geared to the needs of the community. There are "unique food stores" already in the Glebe, specialty restaurants depend very much on the entrepreneur/chef/owner, rather than some whiz-bang suburban mall-builder, for their success, and the appeal of an "open-air pedestrian urban village" tends to lose its edge in January and February. All in all, not a particularly clever concept. Same old same old - isn't this a version of what was said when the Rideau Centre was planned? And look at how it has transformed Rideau Street! The future of the Ottawa Farmers' Market is particularly unclear - while providing a year-round facility in the Horticulture Building merits attention, what about the peak summer days when the true farmers have a lot of stuff to sell? If the space allocated to the Farmers' Market is based on demand averaged over 12 months, what of the distortions created by low demand in January, February and March? The claims of the developers that the retail element of the plan has the support of the Glebe Business Improvement Association has been contradicted by the membership of the BIA - who are you going to believe? What is a "destination-specific business?" and why would it/they locate in an environment where access is problematic?

## New Conversation Thread

[Susan Reid](#) - [Updated 2009-10-06 21:42]

I absolutely disagree with the proposed retail and commercial component of this plan. It would dramatically impact the existing retail in the Glebe and Old Ottawa South many of which are already suffering. I lived in Old Ottawa South for over 12 years and watched numerous small retailers open and subsequently close their doors due to their inability to compete with larger retailers and their limited market. A similar turnover rate exists in the Glebe. I would also like to know the boundaries of the stated primary market area which is reported to have a population base of 500,000. I would expect that a large percentage of this primary market would travel by car. The traffic congestion along Bank Street currently extends from the Queensway to Billings Bridge throughout the day. Bring in an event to the Civic Centre and traffic comes to a complete halt. Bank Street cannot handle the additional volume that would be created from the addition of 400,000 sq.ft. of commercial space. In summary, this proposal is seriously flawed and must be defeated.

## New Conversation Thread

[Mark](#) - [Updated 2009-10-06 22:11]

I heard an interesting point raised today on the radio: When was Lansdowne ever a "Park"? Why should it be one now?

[J.C.Watts](#) - [Updated 2009-10-06 22:11]

More to the point, when was Lansdowne ever a shopping centre? Why should it be one now? The park was deeded to the city by the Royal Ottawa Horticultural Society for "public use and enjoyment of all citizens of Ottawa". It is zoned "Major Recreation" not commercial. Many would like to see it become an urban park. Others have suggested that its public spaces be playing fields. Either would seem to be true to the intentions of the people who deeded it to the city and to its current zoning.

[wantbest4ottawa](#) - [Updated 2009-10-06 22:11]

Some more interesting points are: Why does it matter that it wasn't a park before? Why should tax payers risk their money on another CFL team after two failures already? Why will people come to a site with such traffic gridlock again? Why does the debt have to be financed over 40 years and business case over-estimated to fake a break-even for taxpayers? Why should non-Glebe residents pay for a big commercial development that they can't access without experiencing traffic congestion in a car or bus?





### New Conversation Thread

BBB - [Updated 2009-10-07 08:18]

There is simply too much, uninspired retail aspects to this plan! If one wanted an unimaginative shopping experience, one can always drive down the 417 to Kanata Centrum (also designed by Minto?). Box stores symbolize all that is wrong with the North American development mindset - cheap and crappy. If one wants to keep some viable commercial space at Lansdowne, then keep the trade-show space in the new plan. Convention centres make money and are not as offensive as a (slightly smaller) box mall.

### New Conversation Thread

David Morrow - [Updated 2009-10-07 09:25]

Parks are priceless, malls are common and banal. We should be greening Lansdowne Park, not commercializing it.

### New Conversation Thread

Hubert Zandstra - [Updated 2009-10-07 09:33]

Retail intensification plans compete with the notion of a restful green space, badly needed this close to the city centre as a continuum of the canal related green space. The plan should abandon the notion of a shopping mall at the new Lansdowne.

### New Conversation Thread

Dan - [Updated 2009-10-07 09:35]

City parks are NOT money making facilities; they are one of the services to the public. Lansdowne Park should remain a park and enhanced with green space and recreational facilities. I do not support any retail or residential use of Lansdowne Park. Commercial ventures should be limited to hospitality outlets (restaurants, fast food, beverage, etc.) to complement the recreational and leisure use of the park. Any stadium venture should not involve public funds, but can be aided with tax incentives and catering outlets for the entrepreneurs. In place of residential use, install leisure and sports facilities (sports fields, public arenas-the city needs more arenas for skating etc.). Funding for the park, as with other parks, should come from city budget; sponsors for various sections of the park should be solicited; funding for stadium renovations, including demolition, should be from entrepreneurs' budgets. There should be no above-ground parking. Revenue from underground parking should go to the city except when there is an entry fee for a stadium event where a "sharing" arrangement can be negotiated, based on cost paid in the construction of underground parking.

### New Conversation Thread

RGS - [Updated 2009-10-07 10:42]

I think that residents in the suburbs, where lots of new retail outlets are located, are very unlikely to shop in the Bank St./Lansdowne area so the retail support claim is specious. Further, Bank St is already choked with traffic so adding more attractions to this area would be counter-productive. The Mayfair theater on Bank St would be a certain casualty if a multi-plex cinema was built. A large "unique" food store will compete with the farmers market that I think needs more support if it is to survive.

### New Conversation Thread

Philip - [Updated 2009-10-07 11:07]

NO RETAIL !!! And if there must be some retail (perhaps a snack stand to server visitors to the park (underline park, not the mall)), then it should be minimal. Ottawa already has enough malls and we should not be using a public treasure for commercial space. We need to encourage the existing small town, "main street Canada", commercial space along Bank Street ... not putting them out of business.

dprouse - [Updated 2009-10-07 11:07]

A "public treasure"? Have you been to Lansdowne lately? It is a dump, acres of asphalt and crumbling buildings. There seems to be a common theme emerging here - those who don't actually visit Lansdowne for sporting events call it a "jewel", whereas those of us who actually visit the place see it differently. The notion that shops in the Glebe or Old Ottawa South will be "competing" with new shops at Lansdowne is about a generation outdated. Welcome to 2009, gang. Consumers are very savvy, and they seek and demand excellence. They will not put up with substandard service, products or pricing simply because something is local. That era is LONG gone. They will drive down the road, or order it online. The shops in the area are competing with retailers all across the region, and in many cases around the world. If the local shop happens to be good, hey, that's a happy bonus, but let's be clear - in this day and age, you don't get to succeed just because you are local. That ship sailed a long time ago.

### New Conversation Thread

walter - [Updated 2009-10-07 11:22]

Why would the nation's capital city wish to build on shopping mall on its most important public space ??





**New Conversation Thread**

Doug Kirkpatrick - [Updated 2009-10-07 11:31]

At the consultation meeting a city spokesperson said that the retail space would not be big box or chain stores, that the retail space would be utilized by boutiques similar to the current stores on Bank Street and that other would be no anchor tenant other than the multi screen movie theatres. This answer lacks credibility. I wonder what will happen to the retail space when the boutique concept fails and there is a glut of retail space on the market - hello Best Buy, Walmart et al. I suggest that there needs to be greater clarity provided on the retail plan, with the full disclosure on any and all commitments made to date. This is, for the moment, a sole source project with a great deal of public money at stake - nothing short of full disclosure on these matters is acceptable.

LorneC - [Updated 2009-10-07 11:31]

You probably won't have to worry about lots of small boutiques failing because they will never get leases in the first place. In order to get bank financing, the bankers are going to require that the retail complex be 75% pre-leased with long term leases to strong stores and restaurants with track records. While these don't have to be box stores, they will likely be chains (including ones we don't have in Ottawa yet). It is only once the complex is 75% preleased to these types of companies that OSEG will be able to sign up the small boutiques. I would expect that they will first concentrate on what their bankers will want to see.

**New Conversation Thread**

Lynn Barlow - [Updated 2009-10-07 11:52]

The Glebe and Old Ottawa South like community living. The Mayfair is one of the last movie places in the area. Don't close that one (in-directly) like the Elgin (now a tacky food court), The Somerset, the Phoenix all went through. Bringing a multi-plex theatre is a symbol of big box franchising. Keep it away. We like the small family business stores in the Glebe and Old Ottawa South. People socialize. The hotel would be for those attending the Stadium, wouldn't they rather be downtown where there are bars? Or is that coming later. The townhouses on Holmwood.....I think the people on Holmwood should be asked, they would probably prefer to look at a green park or the Farmers Market not a bunch of Townhouses I bet. Why would the Farmers Market get only 16,000 sq. ft. compared to the unique food store which gets 41,000 sq. ft.? I think the Farmers Market delivers unique food and they require more space and priority since they were there first. No more food courts please.

**New Conversation Thread**

Douces - [Updated 2009-10-07 12:28]

Why is the main focus of this development retail? Additional retail space doesn't add anything unique to the area or the City. Overall, there is too much space allocated to retail in this plan. This is a unique space and deserves a more unique approach. I don't agree with reducing the size of the farmer's market or charging them market rental rates for their space in the development.

**New Conversation Thread**

MattieL - [Updated 2009-10-07 13:57]

Firstly, it isn't necessary to have 199,000 square feet of retail when we have the Rideau Center a 10 minute bus ride and a 30 minute walk away as well as we have Billings Bridge just over the bridge and there is South Keys mall as well. Secondly, Rideau Center and South Keys both have a multi-screen cinema, so another multi-screen theatre is clearly not required. The Mayfair theatre was just renovated and plays mainstream as well as independent films. Aberdeen Pavilion should not be used for the purpose of 'speciality restaurants', whatever that means. Has the city hired an independent Economic Research firm to perform research and analysis on the deal or are we to only have the view of the firm hired by OSEG?

**New Conversation Thread**

I Want ALL The Facts - [Updated 2009-10-07 14:24]

The Numbers Don't Add Up! The LL proposal claims that the new shopping centre would support "The Trade Area for Lansdowne ... includes a growing population of over 500,000 people that would support additional retail activity." This accounts for more than half the City of Ottawa, approx. 900,000 citizens. Either OSEG is claiming that half of Ottawa doesn't shop right now, or that Lansdowne Live will support the same amount of economic activity as the Rideau Centre, Bayshore Shopping Centre, St. Laurent Centre and Place D'Orleans combined! Which is it? If the numbers don't add up in your own money-making venture, why should we trust OSEG with tax dollars on a stadium which they can't guarantee will be successful?

ebk - [Updated 2009-10-07 14:24]

The numbers didn't add up for me, either. It sounds to me like the Trade Area numbers are vastly inflated - perhaps as a justification to ram another shopping center down our throats. Most of our comments indicate we don't WANT a mall, no matter what the consultant's report says.

**New Conversation Thread**

Faye Kert - [Updated 2009-10-07 17:30]

There is no need for more shopping spaces, more cineplexes or more parking places. The Glebe has already evolved as an urban village without state of the art anything. It is the people who make a community and we are already here



## New Conversation Thread

oasis1 - [Updated 2009-10-07 21:30]

The proposal is in the same vein as all retail projects, that is big, well beyond the needs of the project, neighbourhood and existing infrastructure. Ottawa doesn't have many streets with flourishing commercial businesses. The prospect of 200K square feet seems excessive. To me, Lansdowne is a public place not a retail place. If 200k square feet of commercial space goes ahead what is the plan for infrastructure to support these businesses? I don't see that within the plan. Let's preserve the viable business community along Bank, and upgrade the land use on Lansdowne to a more green use not retail.

ebk - [Updated 2009-10-07 21:30]

I agree with you completely. This is public land, and it should not morph into a commercial campus. The scale (too big) and content (way too commercial) are completely out of sync with a heritage site. As with the development fiasco in Manotick, the character of the area will be completely destroyed.

## New Conversation Thread

Peter D - [Updated 2009-10-07 22:57]

I like the design of the retail space, i.e. low rise and nothing too big with the exception of the movie complex. However, it does seem to have a bit too much retail. I realize however that this is a requirement of the city and not of the Lansdowne live group as the city is using the retail revenue to fund the project to ensure that it is revenue neutral. I think removing some of the retail space, possibly having a bit more office space may produce the right balance.

## New Conversation Thread

SteveDuncan - [Updated 2009-10-08 08:01]

Why do I feel like I'm reading a brochure than being consulted? Anyway, tax gains by creating the Lansdowne Mall will be offset by Old Ottawa South and Glebe retail stores closing as we move everyone to the mall culture....just like living in Texas. And 41,000 feet for a "unique food store". You mean Loblaws, right? Yes, that's just what we want for this unique property.

## New Conversation Thread

Mo - [Updated 2009-10-08 10:29]

Yeay another shopping mall!! I just hope the milk is in the back left corner of the big box so it can be the same as every other retail place in the American continent. And the middle isles are full of cheap Chinese junk so we can carry on in our brainless dash to economic and environmental oblivion. Why can't creative visionary intelligent minds (ie not money-grubbers) prevail? How about a strategy which places foremost the participation of our sedentary population not in shopping, but in physical, cultural, artisanal, skill-building and social activities. Let's take the 360,000 sq ft and have arts'n'crafts workshops for the public, indoor winter spaces for skateboarders and bikers, assorted courts, a pool. PUBLIC (not private) owned indoor and outdoor gathering areas, an amphitheatre, plazas with an emphasis on beauty, displaying art, hosting buskers, organised events and festivals... Lets set a forward looking example: No junk consumerism. Maybe we can entertain a Saturday market to sell locally produced art, culture and produce. Have a little vision; use this opportunity not to just plow this land back into commercial city development!

## New Conversation Thread

adam.gilbert - [Updated 2009-10-08 13:07]

The farmer's market is a great idea. The rest of it isn't. There's no need to put office space, big box retail or a cinema on the site. The idea of putting restaurants inside the Aberdeen Pavilion (which the developers are getting FOR FREE) is laughable.

## New Conversation Thread

TLB - [Updated 2009-10-08 13:15]

In each section I've read so far, the city is acting like a shill for the developers. The information isn't presented in an unbiased manner nor is there an attempt to present objectively selected options for consideration. This isn't consultation, this is manipulation. How can this process be considered as valid public consultation?

## New Conversation Thread

Patricia Mercer - [Updated 2009-10-08 17:07]

The massive increase in retail proposed at Lansdowne will kill the small business community in Ottawa South and the Glebe. I cannot believe that some of our Councillors support a proposal that has such a huge impact on the existing retail and the surrounding community. Shame.



### New Conversation Thread

[macewen](#) - [Updated 2009-10-08 17:52]

For what it's worth I vote AGAINST Lansdowne Live. Why don't you post your fundamental support or opposition too? You would have thought that this site would have included for a simple vote, yes or no, for or against, Lansdowne Live. As it stands the City/OSEG will have to interpret all the comments and form a conclusion.

### New Conversation Thread

[ptrott](#) - [Updated 2009-10-08 21:09]

Once traffic gridlock ensues no one will come back to invigorate trade on Bank St. If this proposal was so supportive of existing retailers on Bank St. why is their business association not in support of this proposal? Just because the Mayfair 300 meters away is not a new multi screen cinema doesn't mean we need more of them. Let's fill the seats in the Mayfair first then talk about adding more cinemas.

### New Conversation Thread

[Liz Wylie](#) - [Updated 2009-10-08 22:15]

What is this 41,000 sq.ft. for a 'unique food store'? Is a Loblaws going in or something? How will the Farmer's Market at only 16,000 compete with this? As it is the Farmer's Market has grown by leaps and bounds with huge potential to grow more if given the proper support. I'm afraid this project will be the death of independent cinema in Ottawa. The Mayfair will die a slow and painful death if a Cineplex is allowed to go in.

[localmarket](#) - [Updated 2009-10-08 22:15]

I strongly agree on the retail issue. We need more support and space for the farmer's market that has become so successful over the short time that it has been in place. We need a long-term vision and this has to include strong support of local, sustainable food. What is being provided for the farmer's market is only a token.

### New Conversation Thread

[Cam](#) - [Updated 2009-10-09 00:34]

There does not appear to be a shortage of retail space in the area around Lansdowne Park (Billings Bridge, The Glebe, Old Ottawa South are existing unique destinations for shoppers from across the city, and the distinctive and plentiful restaurants in the two neighbourhoods are well positioned to provide for hungry and thirsty visitors to Lansdowne). Let's reserve Lansdowne as a community gathering place for more uplifting activities and open vistas that appeal to most, including those without a lot of money in their pockets: an indoor/outdoor swimming pool, a perspective on beautiful and historic Aberdeen Pavilion, a stadium for soccer, hockey arena, arts centre . . . The Ottawa Farmers' Market would be nice to have outdoors on a seasonal basis. If it were to be inside the Aberdeen Pavilion, year round, it would have to be truly unique. The inclusion of trade show space inside the Aberdeen Pavilion would be acceptable as the space is suitable for it and it reflects the history of Lansdowne as an exhibition space.

### New Conversation Thread

[JFRoyer](#) - [Updated 2009-10-09 00:38]

J'espère que les commerces voulant faire affaires au parc Lansdowne devront se soumettre à une politique de bilinguisme rigoureuse (pas comme à la caf@t@ria de l'H@tel de Ville, ou la serveuse ne comprenait pas ce qu'@tait un sandwich au jambon). Puisque ce parc appartiendra ultimement aux r@sidents d'Ottawa, je compte bien m'y faire servir en fran@ais : autant au kiosque d'information qu'@ la billetterie qu'aux concessions. Ce commentaire est d'autant plus pertinent que m@me pour tout simplement s'inscrire sur ce site de consultation, un utilisateur doit comprendre l'anglais. "No! I don't want to stay up date with the latest changes." Mais j'aimerais bien @tre au courant des derniers d@veloppements du dossier.

### New Conversation Thread

[JMT](#) - [Updated 2009-10-09 00:51]

There is a total lack of vision in this Lansdowne redevelopment plan. There is very poor vision for heritage, poor vision for green space, poor vision for local business, poor vision for use by the public, poor use for the design. Design is supposed to consider integration with the surrounding environs. This design does not integrate well with the adjacent park land or UNESCO World Heritage site nor with the surrounding neighbourhood. Even if all the logistical nightmares (or which there are many) were solved, which seems highly unlikely, the design is weak. Clearly this is the result of having only one rushed design presented. We need to see other options for the use and design of the site from the greatest minds available, no matter where they are from. This plan is totally unacceptable and must be cancelled. Vote it down!

### New Conversation Thread

[January](#) - [Updated 2009-10-09 03:04]

I am one of the investors who helped revive the Mayfair cinema last year. I sold my shares earlier this year and no longer have a financial stake in the business, but I do still have a strong personal interest in seeing this 77 year-old neighbourhood institution survive. The inclusion of a 47,000 square foot



cinema complex (nine or ten screens) in the OSEG plan is essentially, a suburban-style big-box cinema complex. OSEG claimed there would be no big-box stores in their development, but evidently, that is not the case. The Mayfair has an uncertain chance of surviving a multiplex development at Lansdowne for numerous reasons, some of which were detailed by Lee Demarbre on a recent CBC news interview. Although the theatre currently benefits from a loyal customer base and good neighbourhood support, the Lansdowne Live plan could adversely affect the Mayfair's business if a significant portion of the Mayfair's customer base decide they will no longer wait to see second-run films at the Mayfair and instead see them first-run at Lansdowne. Whether or not the citizens of Ottawa think it is worth trying to protect and preserve a historic neighbourhood cinema with great heritage value, as I do, there are other considerations at play as to whether or not a mega-cinema complex is a good idea for Lansdowne. The fact that there are no multi-screen cinemas nearby may in fact be an indication that the location is not particularly appropriate for such a development. Every other major multi-screen cinema complex in Ottawa is on, or near to, the Transitway, the Queensway, or a major suburban-style arterial road. They depend on those factors for their success, because they are high-volume traffic magnets that need to draw customers from a wide geographic area to survive. This is the case with all the cinema complexes that are comparable in size to the one proposed for Lansdowne (Silver City Gloucester, South Keys, the Coliseum, and Barrhaven). Even the smaller multi-screen cineplexes in town (Rideau Centre, St. Laurent, Empire 7 World Exchange, Orleans) benefit from the Transitway and large parking lots nearby. Other cities, such as Toronto and Montreal, have successfully located large cinema multiplexes in their downtown cores, where they benefit from higher population densities, after-work crowds and very good subway systems. Needless to say, Lansdowne is not in a comparable downtown location, but rather in a medium-density residential neighbourhood. Without Transitway access, any cinema development at Lansdowne would be disproportionately dependent on vehicular traffic for its customer base. If you average 300 seats per screen x 10 screens, multiplied by an average of four or five shows a day, then even when operating at less than full-capacity any such complex would create a significant amount of extra vehicle traffic in the neighbourhood, seven days a week. There are other factors at play that should make City Council think twice as to whether a mega-cinema is appropriate for Lansdowne. It is not City Council's job to protect local businesses from legitimate competition, but it should be Council's job to consider whether the proposed uses are appropriate uses of public land, and whether that development will adversely affect the character of the surrounding neighbourhoods. The potential to lose the Mayfair is just one more aggravating factor for local residents that is turning them off the plan as currently proposed by OSEG. There is a way to make the Lansdowne redevelopment work for the surrounding neighbourhoods, the wider city and the business interests of Lansdowne Live. With the exciting potential for both a return of the CFL, a new professional soccer team, and the continued tradition of the Ottawa 67's at Lansdowne, I would prefer that a large-scale athletics facility be included in the redevelopment plans, rather than a mega-cinema. Some retail development is definitely appropriate for Lansdowne, but right now the balance seem to be off. The greenspace as currently proposed, is pretty, but relatively purposeless. There is a grand potential to leverage the unique properties of Lansdowne, including its close access to the Rideau Canal skateway, the NCC's recreational pathways, and its place in the sporting history of Ottawa (Silver Seven playing for the Stanley Cup in the Aberdeen Pavilion) to create a site of national importance and create goodwill in the surrounding neighbourhoods. Why not try to co-locate a major athletics complex with the Canadian Sports Hall-of-Fame, which is looking for a home? The Sports Hall of Fame would anchor the redevelopment and give it a national profile. Even without the Sports Hall of Fame, there are a nearly endless amount of variations on the theme of athletics that would enhance the Lansdowne Live proposal. A multi-purpose, multi-season sports and athletics recreational complex could provide numerous amenities including indoor/outdoor skating rinks/running tracks/swimming pools/soccer fields/tennis courts, a large gym, climbing walls, basketball courts, or even a skateboard park. Such a development would fit thematically with the sports teams on the site and also fill a recreational need for local residents that is clearly there, and it would attract users from across the region. Why not use green-roof technology to include more greenspace as well as recreational facilities on the site, and better integrate them with the retail development? There is nothing preventing a running track, outdoor tennis courts, or a swimming pool from being built on top of a retail complex, other than a lack of creativity. Furthermore, why not increase the pedestrian and bicycle access to the site by including a pedestrian bridge at Fifth Avenue across the canal to help with the environmental sustainability of the plan and encourage the residents of Ottawa to get more exercise while they're enjoying Lansdowne? Along with an appropriate mix of restaurants, shops, and the Farmer's Market, local residents will be much more likely to tolerate, and even approve of a plan that will bring increased traffic to the neighbourhood, when they can see the benefits to the community and city at large.

## New Conversation Thread

JMT - [Updated 2009-10-09 10:29]

Proponents of this Lansdowne redevelopment plan try to explain their way out of the many apparent problems on a very superficial level that gives me absolutely no confidence in the plan, the developers, or the City. When we look at all of the issues as a whole, each problem becomes even more apparent and more appalling. A huge amount of the green space proposed will be used as a parking lot at times. This cannot be touted as both a solution to the issues of green space and parking. Either this results in greater problems with the transportation aspects or the green space aspects of the plan. Similarly, this plan suggests that the area can support new commercial space equal in size to all of the commercial space that currently exists in the neighbourhood. If the commercial space doubles it seems fairly obvious that traffic will increase hugely, especially on special event days. If traffic doubles with the doubling of the commercial space and we aren't doubling the number of already congested lanes or streets and parking spaces in the area, congestion will make the new site and all existing commercial space in the area inaccessible. This will in turn make the doubled commercial space unsustainable. So, either traffic won't be as bad as it seems and local businesses will be forced to close or businesses will be mostly successful and traffic will be a nightmare. It is very clear that the area cannot support either the increase in traffic or the increase in commercial space and that the plan does not provide sufficient parking nor green space. This circular logic and evasion of the issues as presented must be determined in the future and must stop. This plan is fundamentally flawed way beyond repair. We must cancel this project and completely rethink our approach before we waste any more of the City's and taxpayers' time and money on this. Vote against this meritless plan!

## New Conversation Thread

Pierre Johnson - [Updated 2009-10-09 10:32]

The Ottawa Farmers' Market needs more not less space. The proposed commercial components are inconsistent with Bank Street as a viable "traditional main street" as a described in the Official Plan. The construction of the Rideau Centre impoverished both Rideau Street and Sparks Street. Neither street has recovered in two decades.

## New Conversation Thread

Law Drafts - [Updated 2009-10-09 11:50]

I do NOT want a major retail area here. It will kill Bank Street. The Farmers' Market should be promoted, but instead it will die like a tree planted in a concrete box. We do not need more retail space in the city. Anyone who is watching world events can see that the age of retail expansion is dead. We should be looking at the long term for sustainable low energy cost usage.

## New Conversation Thread

Dom - [Updated 2009-10-09 11:59]

J'ai une question pour les directeurs du projet: comment la ville va-t-elle financer la revitalisation de Lansdowne sans un développement commercial? Ben oui, avec vos taxes! Pensez-y deux fois avant de chialer sur tout.

icdube - [Updated 2009-10-09 11:59]



Un peu de logique monsieur Dom. Le parc Lansdowne peut être revitalisé avec peu d'investissement. Un centre commercial à la Silver City et celle du chemin Innes du groupe Shenkman et ceux de tous ses copains de Lansdowne Live n'est pas compatible avec les vieux centres résidentiels de la ville d'À la circulation exigée. Une revitalisation avec pont de mire sur le canal Rideau serait plus raisonnable.

## New Conversation Thread

AREF - [Updated 2009-10-09 12:12]

I take this opportunity to ask the following question (which did not fit within any of the pre-determined topics listed on the web-site): Can Nanos or the city staff responsible for this forum please provide me with a detailed methodology describing the process for analysing, summarizing, and presenting the data that are being collected through these on-line methods? Without that information, it is difficult for me, or anyone else, to assess the relative value (time vs effectiveness) of the various methods for providing 'input'. A speedy reply would be appreciated, given the very short time provided for submitting comments.

## New Conversation Thread

JMT - [Updated 2009-10-09 12:43]

To the attention of Mr. Nanos:As moderator of this online consultation process, I am sure you have noticed, as I have, that one of the most salient themes appearing in each of the feedback categories is a huge demand for an open, competitive process for the redevelopment of Lansdowne. Another theme is the frustration of so many people at the fact that this issue is not given a specific place to be addressed.A proper process is the vital basis for carrying out any project of this scope and scale. It is crucial to developing the best possible proposal and greatly affects all aspects of the design and business plan. Certainly, that is why the call for an open process has been echoed again and again in relation to each of the individual categories of feedback provided here.If your mandate is to analyse the posts in each category to gauge public response to this project and determine the best interests of residents, then I will expect that the huge demand for a proper, open, competitive process for this redevelopment will be featured prominently in your report.Regards.

## New Conversation Thread

Kevin - [Updated 2009-10-09 12:50]

The retail component of this plan is completely misguided. Look around at successful retail strips - they have small-scale shops lining a "main street". In order to have this at Lansdowne Park, the retail component should be small scale and should be along Bank Street, making for a contiguous shopping experience along Bank, providing a better link with Old Ottawa South, and providing an easy destination (coffee shops, etc.) for users of the canal bike paths and skateway. This would be enhanced if development could occur along both sides of Bank Street. This might necessitate repositioning this part of Bank Street slightly to the east. (The combination of shops along Bank and altering the road construction would also have the beneficial effect of slowing traffic along this stretch. Currently it is a raceway.)The proposal would try to create a retail corridor that departs from Bank Street. This is unrealistic and does not conform with the way people shop along small retail strips. As a simple example, look no further than the development at Fifth Avenue Court - retail businesses do not survive away from Bank Street. The proposal's retail space would only work if it doesn't rely on the Bank Street pedestrian traffic - in other words, it would need to be big box stores that people drive to.

AKT - [Updated 2009-10-09 12:50]

No- I think a more apt comparison is Rideau Street near the Rideau Centre. Self-contained malls that overwhelm local shopping streets tend to suck the life out of them. Fifth Avenue Court's problem is that it's too small. Say you are coming into the area to do some typical Glebe-like shopping, say buying a gift for someone. If you park at the mall at Lansdowne, and look at the proposed high-end retailers there, are you really going to walk three blocks north to visit the independent stores? What's evil about this proposal is that it is capitalizing on its Glebe location to add to its marketing cachet while simultaneously destroying it. All the while insulting the neighbourhoods residents.

Kevin - [Updated 2009-10-09 17:10]

You're right - malls overwhelm local shopping strips. We have had this experience with Rideau Street. Toronto had it with the Eaton's Centre. The same could occur in the Glebe with this proposal.

## New Conversation Thread

David Brown - [Updated 2009-10-09 16:00]

Proponents of the plan sometimes ascribe NIMBY motives to critics who live in the Glebe (of whom I will cheerfully admit to being one). My worry is that the business model assumes that large numbers of people will leave their own backyards from across the city to bring enough of their business to the new retail and services complex at Lansdowne Park to make it financially sustainable. I just don't see it. Why would someone from Orleans want to travel to the Glebe to shop when they have a substantial shopping centre next to the Queensway? And if that is not good enough, there are the Gloucester and St-Laurent shopping centres, even the Rideau Centre (and its twin the Market), along the way. All of them are easier to get to than Lansdowne Park. Between them, you have to think they offer just about everything that Lansdowne Live is planning to feature.The same story coming from the West End: Kanata, Bayshore, Pinecrest, Carlingwood, and Westgate, before you get off the Queensway to fight your way through the Glebe and down Bank Street to Lansdowne Park. Same story again from the South -- South Keys and Billings Bridge are there for starters, not to mention the shopping along Hunt Club and Merivale Road. And the road access to Lansdowne Park from the South is not nearly as good as from other parts of the city. (I won't even get into the quarter of the regional population that lives on the other side of the river.)No amount of improvement to bus service or even getting the NCC to allow buses on to the Driveway will get around the fact that all the other major commercial and retail areas in the city offering shopping and services of the type that is proposed (I am trying to get around the debate of whether it is or is not just another shopping mall) have easy access via some combination of the Queensway, major four-lane arterials and the transitway/O-train. Lansdowne Park doesn't have any of these and isn't going to under any scenario under discussion. (If you really want to stir up a hornet's nest, try suggesting an extension of the Queensway like Nicholas Street to get to the new Lansdowne Park.)So, where is the business for all this new retail going to come from? The Tate report suggests there is some capacity for growth in demand from the local area. But again under any scenario -- even with a boost from the proposed offices, additional residences, hotel and by-products of special events -- there is no evidence that the retail and services space will be financially sustainable from within a realistic assessment of the catchment area. Am I missing something?

Francine - [Updated 2009-10-09 16:00]

I believe this to be an accurate assessment of the proposal.



## New Conversation Thread

AKT - [Updated 2009-10-09 16:12]

This massive retail component is the worst part of the scheme. Consider the following: The proponent's are second-tier developers. For the most part, their only experience is in the construction of suburban box stores, like Farm Boys and Walmarts. These structures are designed for a 30 year lifespan, because retail trends change and they will likely be repackaged or demolished eventually. Under the terms of this deal, the buildings will turn over to the City after 30 years, when they will no longer be considered assets, but fully amortised liabilities, ready for major reinvestment. 30 years from now we will be at this again, deciding if we should keep them or tear them down. 2 or 300,000 square feet of retail space in the Glebe means 2 or 300 individually owned and operated businesses, which is the attraction of the neighbourhood for shoppers. In a mall, this may mean 10 to 30 major US chain stores, all of which you have been in before, with the exact same layout, displays, products, and vacant teenage staff. The shopping area promises to be banal and generic, which is why the presentations all focus on images of people and existing features. Multi-screen cinemas are vast structures which necessarily have limited openings for obvious reasons. Buildings like this contribute nothing to the streetscape.

## New Conversation Thread

EVB - [Updated 2009-10-09 17:44]

Anyone else find it "interesting" to hear at the consultations that Land. Live group was asked by council to include trade show space at the site, but this was disregarded. Then we read in Oct. 7 Citizen that the "Shenkman Corporation, one of the partners in the Lansdowne Live proposal, is in talks with the Ottawa Airport Authority regarding a parcel of land that might be developed for a privately run trade-show facility and has a six-month option to review the site. Now how should we connect the dots on this item?

## New Conversation Thread

Andrew Elliott - [Updated 2009-10-09 17:46]

Not good enough. Don't bring more retail and more movie theatres into an area (Bank Street) that already provides an urban village atmosphere already. Don't kill small businesses and don't kill the existing heritage movie theatre. A few cafes are ok; a stadium is not ok. If you want diversity, here is a better plan: bring in more arts organizations. Consider bringing the Writers Festival here, for example.

## New Conversation Thread

crussell - [Updated 2009-10-09 19:55]

Je ne crois pas que ce soit nécessaire d'ajouter d'autres magasins à Lansdowne. Il y en a déjà plein le long de la rue Bank et le Centre Rideau n'est pas loin. Un peu de respect pour les petits marchands locaux s'il vous plaît! Faut-il vraiment aller tuer une économie locale vibrante?

## New Conversation Thread

Bob - [Updated 2009-10-10 00:40]

No, we do not want a 400,000 square foot retail/commercial complex at Lansdowne Park. It will create a traffic nightmare: There is no rapid transit at Lansdowne. And there are no arterial roads at Lansdowne. .

## New Conversation Thread

futureoriented - [Updated 2009-10-10 00:45]

The commercial space being proposed is excessive and inappropriate. The developers can build stores and offices on land that they own, not on public land next to a World Heritage site. A few shops along Bank St. would be fine and a Farmers' Market in the Aberdeen Pavilion or the Horticulture building along with enough outside stalls would also be suitable. Forget the movie theatre - there are enough screens at the World Exchange bldg downtown. We don't need or want a 41,000 sq ft food store in this wonderful site. The Metro already on Bank St. is just fine and the owners are good community supporters. An outdoor restaurant in the summer would be fine.

## New Conversation Thread

Bob - [Updated 2009-10-10 01:18]

Why do we possibly want to remove trade shows from Lansdowne when trade shows is one of the only things we already have that IS working at Lansdowne ? The trade shows are established and successful at Lansdowne. Larry O'Brien and Roger Greenberg want to remove something that's working at Lansdowne and replace it with something that nobody wants ? It doesn't make any sense. .

## New Conversation Thread





**Bob** - [Updated 2009-10-10 01:39]

This website is way too SLOW. Get a bigger server. .

## New Conversation Thread

**Hank** - [Updated 2009-10-10 08:02]

The retail/commerce part of the Lansdowne Live proposal is only there as a way of making the renovation of the stadium economically feasible for the developers. No stadium - no need for retail! Who needs more restaurants in this city? And what is meant by a "unique" food store? Let's have an example of what this means. And what are "specialty" restaurants? Example please. Turning such a large part of the Park into upscale restaurants and boutique stores is wrong - plain and simple!! As for the Farmers Market, the Lansdowne Live proposal actually devotes less - and poorer - outdoor space to the Market than it currently has.

## New Conversation Thread

**dvora** - [Updated 2009-10-10 09:47]

It is quite clear that there are components to this overall proposal sports teams and money. Why is it that the Lansdowne Live group have so little concern of the unique character of the area. The Westboro area is trying to slow down growth, how will this benefit the neighbourhood or the Ottawa residents by attacking the sustainability of all these small businesses, by adding a large movie complex to lose a heritage movie theatre a few blocks away, why the need for so much retail space and box store capacity. And as stated elsewhere why remove the one successful component at Lansdowne trade shows and conventions, oh because the developers has a better deal at the airport to make more money.

## New Conversation Thread

**Querelous** - [Updated 2009-10-10 11:01]

It is not at all clear why a large portion of a unique space like Lansdowne Park is being turned into a massive shopping mall and multi-screen cinema. With shopping malls such as Rideau Centre and Billings Bridge nearby, the conclusions by TER that doubling the retail space in the area would complement and strengthen the commercial core along Banks Street is difficult to believe. The proposed shopping mall will likely be tenanted by large chain stores offering little different from their counterparts at Trainyards and the Rideau Centre. And of the course the effects on Bank Street in terms of gridlock are obvious.

## New Conversation Thread

**J.D. Ashford** - [Updated 2009-10-10 11:15]

Retail and Commercial: I do not agree with the plans for retail and commercial on this site. There are plenty of stores already in the area, from the Glebe through to Billings Plaza and beyond and adding more will only be detrimental to these existing businesses. Big commercial stores do not belong in the area. Cinemas do not belong there either! The city has designated the Mayfair Theatre a heritage site and the owners are running a pretty good operation there - cinemas will put them out of business. I do not agree that it will strengthen the commercial base of the area.

## New Conversation Thread

**plazaro59** - [Updated 2009-10-10 11:55]

The commercial space is overwhelming for the venue; it will kill local establishments, if not by competition, by congestion: there will be no way to access Bank Street shops. The big box uber-development is inconsistent with local character and the City's own Bank Street plan which focuses on maintenance of Main Street

## New Conversation Thread

**icdube** - [Updated 2009-10-10 14:22]

Le couloir commercial de la rue Bank est un couloir de transit de la même espèce que les rues Bronson, O'Connor & Main. Avec quelques exceptions, il y a peu de commerces qu'on peut appeler des commerces de destination. Les pizzerias, la ferronnerie, les restaurants, les librairies, les pharmacies desservent tous une clientèle locale, en majeure partie piétonnière. Le grand centre d'achats de Billings Bridge est tout pratiquement accessible en automobile sinon à pieds (avec exception des heures de pointe). La revitalisation du parc Lansdowne en matière commerciale devrait miser sur la mise en valeur de la proximité du canal Rideau en hiver comme en été. Une telle revitalisation nous donnerait de la vraie herbe, des arbres, des bancs, des douches «splash-park à», du sable estival comme sur le bord de la Seine à Paris, des restaurants bistros, du patinage artistique sur billes ou sur glace, la pratique du skateboard etc. Le parc Lansdowne, devenant un site touristique lié avec le canal Rideau, saura bien satisfaire les besoins de taxes foncières de la ville d'Ottawa aussi bien que les profits des investisseurs et des commerçants. Nul est besoin de cinéma, de hôtellerie ou de la restauration qui se trouvent dans tous les grands centres d'achats ordinaires des banlieues de la région.

## New Conversation Thread



Andrew Balfour - [Updated 2009-10-10 16:13]

The retail is way too much--retail on the Bank St side is appropriate, but the proposal is not in scale with the site. Putting glassed in restaurants in the Heritage Aberdeen Pavilion will ruin the architecture & beautiful original design of the space. There are already two grocery stores in the area--do we need another? Scale back the retail & keep it on the Bank St side. Leave Holmwood Ave as the residential street that it currently is.

## New Conversation Thread

Catherine Lindquist - [Updated 2009-10-10 19:11]

This sole, unsolicited proposal for Lansdowne Park is simply unsupportable. It lacks any semblance of vision for this invaluable public site. A site that should be developed, but focusing on public good, not corporate profit. A site connected to the World Heritage Site Rideau Canal and heritage mainstreet Bank Street. Where is the magic? The attractions for tourists and residents? The park-like setting? Is the best that can be done another shopping Mall? A mall that would classify as a regional shopping centre. That would double the amount of retail in the Glebe. That would be comparable in size to Billings Bridge? A mall that would take away public land for the foreseeable future. A mall that would cannibalize independent local main street businesses in the Glebe and Old Ottawa South. A mall that would extend alongside and diminish the views and setting of the glorious Aberdeen Pavilion, force the relocation of the Horticultural Hall and reduce the Ottawa Farmers Market area. We can and must do better. Save our Public Legacy. Save Ottawa's Main Street. Save our local businesses. Stop the Lansdowne Mall.

## New Conversation Thread

klundgren - [Updated 2009-10-10 19:25]

The Lansdowne Partnership proposal is far too commercial and retail intensive. There exists today a robust and intensive retail area along the bank street corridor in the Glebe. Given the condensed space and limited traffic and transportation options, significantly increasing the commercial and retail space will overwhelm this area and extinguish the beauty of this important piece of land adjacent to the canal (now marketed globally as a world heritage site). Ottawa does not need more office space, movie theatres or retail.

## New Conversation Thread

DLS - [Updated 2009-10-10 20:16]

The introduction of such a large amount of retail space to the Glebe during an economic downturn cannot fail to have an impact. Will the retailers deemed "compatible" with the current Bank Street milieu be the same retailers who will be able to sustain themselves in this environment? With high rents, increased competition, and a recession, I suspect that smaller stores will not be able to survive long and we will be left with chain stores and big box outlets.

## New Conversation Thread

sfurr - [Updated 2009-10-10 20:21]

The scale and scope of the commercial and retail activity proposed for the site is entirely out of scope for the location and out of keeping with reasonable objectives for an urban parkscape. Beyond this, the scale of the redevelopment proposal represents a threat to the vitality of the area entirely by virtue of its size. The Glebe and Old Ottawa South areas are already heavily burdened by the traffic congestion of the area. A multiplex and large scale retail could doom both the viability of the development and the neighbouring business areas.

## New Conversation Thread

BBL - [Updated 2009-10-10 20:54]

I do not accept the findings of the market consultants. They are not credible as independent and objective experts. They work for the promoters of this scheme. We deserve an independent appraisal of the capacity of the neighborhood to support more retail. The evidence from the experience of the Rideau Centre is clear. The Rideau Centre destroyed Rideau Street and the viability of retail on Sparks Street. One of the falsehoods propagated by the proponents was that the local community was consulted. This proposal is clearly not supported by the surrounding community - and I would expect in the coming weeks many members of the community will pledge to boycott retailers that participate in this project. This mall is a dinosaur form of development - already out of date. What will we be left with when it goes belly up? Calling the national chain stores that will occupy the mall 'unique boutiques' does not make them unique boutiques. The argument that this mall is better because it isn't 'big box' is misleading. By this standard the Rideau Centre, Place d'Orleans and Bayshore are not 'big box'. This site deserves much better.

## New Conversation Thread

wantbest4ottawa - [Updated 2009-10-10 22:45]

A modern urban myth: Seeking to gain entrance into Troy (Glebe), the clever Odysseus (Greenburg), ordered a large wooden horse (LL Sportsplex) to be built. Nostalgic football fans and excited soccer fans came to marvel at the plans for the enormous stadium. When the Sportsplex plan was smashed open by the good councilor and some concerned residents of the Glebe, the citizens of Ottawa discovered a pure and simple Big Box/Mall real estate play was hiding in the enormous horse and that the taxpayers were being swindled, and the character of a beloved Ottawa neighbourhood and a town within a city was under assault. Unlike the ancient Trojan Horse, when the modern day Laocoon's and Cassandra's spoke out against the horse, they were not ignored; more and more Trojans listened and understood their warnings, and lashed out against the assault. Future generations will be happy that the Glebe was defended, and they will be proud of their ancestors and predecessors that picked up megaphones, wrote letters and e-mails, signed petitions, provided thoughtful commentaries on this e-consultations site, and attend consultation meetings and rallies in defense against a cold, calculated, money-driven assault on a beautiful community.



### New Conversation Thread

Ernie Boyko - [Updated 2009-10-10 23:18]

395,000 square feet of commercial space is totally out of proportion for the location. The traffic on Bank street is horrendous as it is. Why would we add to that problem? And don't tell me that Ottawans are going take the bus to go shopping there! The consultants have made some incredibly naive statements. Going commercial at Lansdowne would ruin another city gem...the Glebe. And no, I do not live in the Glebe.

### New Conversation Thread

wfm - [Updated 2009-10-11 00:30]

Too much! Brutal! Can we not think of something better than this? Let's get some more thoughts on the subject and not be sucked into effectively putting a Mall next to a World Heritage Site.

### New Conversation Thread

MRRM - [Updated 2009-10-11 12:20]

While LL and their PR agency try to spin the opposition as Glebe nimbys and their councillor, no other city in North America has built a modern stadium OFF major rapid transit lines. How sad to work for the these companies trying counter common sense.

### New Conversation Thread

Betsy - [Updated 2009-10-11 12:53]

Why do we need this retail at all? Open the stadium bid to competition, source other funding, renovate for \$38 million and see whether CFL can make it, but don't put retail on public lands rent free. Revitalizing Lansdowne Park is a great idea, but not by driving the City \$130 million into debt to subsidize a shopping mall that will disadvantage the Glebe merchants and Billings Bridge alike. If the City renovates the stadium for \$38 million, spends \$34 million on below grade parking, and allocates \$10 million for development following a public consultation and design competition, it could have a stadium, a well designed green space featuring the canal, and only just as much private development as the consultation recommends. The City could retain control, spend only 63% of what it is going to shell out to developers, and probably make the money back over the same 40 year debenture period through stadium/arena rent and parking

### New Conversation Thread

wantbest4ottawa - [Updated 2009-10-11 12:57]

You protest too much you pathetic little people and your input is bogus according to Roger Greenburg's patronizing insulting commentary in the Ottawa Citizen: Greenburg wrote: "I think most of us recognize the bogus feedback from the meetings' hijackers for what it is, and I hope council will as well. To paraphrase Shakespeare, "They doth protest too much, methinks." "

### New Conversation Thread

amacumbe - [Updated 2009-10-11 13:00]

There is no way that a strip mall with a cineplex movie theatre is going to "compliment" the Glebe. The Glebe has character, cineplex does not. You're not going to get nice shops like you see in the Glebe in this retail space you are going to get chain stores, it's going to be a strip mall, strip malls are ugly. Already we have heard comments by the Glebe community of how this will do more harm than good, this is not a complimentary relationship. If you must go ahead with retail, at least scrap the cineplex, the mayfair is just down the street, and the cineplex, that's gaudy and will cheapen what could be a very nice venue.

### New Conversation Thread

Finstrum Nairobi - [Updated 2009-10-11 14:09]

This aspect is the Achilles's heal of the entire proposal. The retail and cinema space is essentially suburban and quite inappropriate for the area. It will also damage the retail strips in both the Glebe and Ottawa South.

### New Conversation Thread

watkins - [Updated 2009-10-11 14:28]

This completely removes the word Park from Lansdowne. What aspects of Park are contained in a massive mall/residential complex? The assumption



that 500,000 people comprise the market for this is disingenuous. And how will people get there? Folks who shop at malls don't use buses. They drive and shop there because there is parking. This simply is not available on this site.

## New Conversation Thread

b.a.r. - [Updated 2009-10-11 14:34]

Any retail stores should be along Bank Street, strengthening the business area, not fighting with it. No need for another Billings Bridge shopping centre so close. The Lansdowne area should be an assent, not a commercial complex. Any residential should be along Holmwood. There is no need for a multi-cinema complex in the area. The Mayfair is close by. You can easily get to Ottawa's multi-cinema complexes by bus or by car.

## New Conversation Thread

another opinion - [Updated 2009-10-11 15:23]

Too much retail space. Do we really need another Billings Bridge? I would prefer a plan with additional green space for current and upcoming generations to enjoy.

## New Conversation Thread

Emily Stormes - [Updated 2009-10-11 15:49]

The development partnership proposes to bring 500000 people to this site. How are this many people going to get to Lansdowne. People come to Bankstreet for what it is, a real mainstreet, not some created Disneyland of megaplex and bigbox stores! Bankstreet has charm and this new development will smother the retailers who have found both a location and a niche for success. The developers claim that somehow the retail vacancy rate of 4.4% represents a detriment to the neighborhood is a twisted interpretation of what is in actuality a vibrant retail main street which is succeeding. Mainstreets all over Ontario are having high levels of retail vacancy because those stores have gone bankrupt because the box stores and modern development have smothered them. It would be a shame to allow this to happen to such a cute and vibrant area as the glebe. The lack of understanding is also perpetuated again by the proposal for a theatre. There is a very strong and vibrant newly refurbished neighbourhood theatre not two blocks from the proposed site. That theatre serves it's catchment area. It and the multiplex theatre 10 blocks away at the empire serve the community. Again, to propose this insurmountable competition to a mainstay of the community is both insulting and ignorant. Their proposal to move the farmers market to the hort building is admirable in a way. But they are also planning on upping the costs per stall to cover the costs of refurbishment. This increased cost is going to compromise local farmers who are already just getting by trying to sell their products to local people. The developers are also proposing to put in a grocery store that won't compete with the farmers market local farmers can't compete with grocery stores who refuse to buy their produce because they can't supply the bulk they need. Where is the charm in that.

## New Conversation Thread

John Smart - [Updated 2009-10-11 16:04]

You will ruin the Glebe and its merchants. Listen to what the Glebe BIA is saying about this plan. Stop the Lansdowne Mall.

## New Conversation Thread

EDS - [Updated 2009-10-11 16:22]

There is far too much retail space in this plan and it is out of context with the city's current plans of focusing retail along 'main streets' like Bank Street. The city has already spend millions developing this plans, so stick to them. Concentrate any retail along the Bank Street frontage and keep it to scale. Perhaps half that space e.g. 100,000 sq. ft would be a starting point but not 200,000, that much is unacceptable. Also if you want to attract people from all over the city why put in a large multi-cinema complex? That is not unique. People from Orleans or Nepean or Kanata or Gatineau will not drive in to watch a movie at Lansdowne. Bizarre idea. Again scale - 3 screens is more than enough to satisfy local cinema goers in the downtown core without disrupting other local business like the Mayfair. I like the idea of a focus on food. Why? Because it fits in line with agriculture, the farmers market etc. Unique food stores or services along side the market are a good idea. Instead of having such an emphasis on retail shift the focus to community oriented or accessible sports facilities e.g. indoor fields with a track or an aquatic centre/pool. A healthy community needs these types of sporting facilities for everyone not just professional athletes. To compensate for any lost retail tax revenue I would suggest a more stable tax base from high-density affordable residential of up to 4-5 stories in height to be an acceptable balance. People living at Lansdowne also helps to extend the community into the park and not isolate it from the surrounding neighbourhood.

## New Conversation Thread

Sandy - [Updated 2009-10-11 16:50]

What is a "unique food store" and does it not compete with the farmers' market and the local butcher?

## New Conversation Thread

Matthew Stormes - [Updated 2009-10-11 16:55]



The proposed retail development fails in three regards. The first is that it doesn't meet the city council's own mandate that there be no big retail which would compete with local business. The second is that the proposed doubling of retail will smother a thriving local business community. The third is that the pulsed nature of movies and other retail will stagnate an already traffic burdened retail community. Why should these retailers benefit from free city subsidized parking whereas bank street patrons have to pay? Also the move of the farmers market and moving it to 7 days year round will conflict with local artisans and retailers. The current arrangement was reached to let both thrive

### New Conversation Thread

Toby - [Updated 2009-10-11 17:15]

There is far too much retail and commercial space in this plan. This new mall will destroy the unique main-street character of Bank St. and the many independent businesses that thrive there with the supportive local neighbourhood. The consultants hired by the developers produced a report made to order for them, as other independent analyses has shown. To claim that this development is in support of the Glebe Business Improvement area and that it will be complimentary to existing businesses is a complete lie. Why do you think so many of the existing businesses, not to mention the community, is so strongly opposed?

### New Conversation Thread

mike - [Updated 2009-10-11 18:25]

I am completely baffled by this part of the plan. Issues with Frank Clair stadium have been known for a long time. But I must have missed the constant public clamour for more retail space in the Glebe over the last decades... Rideau shopping centre and St. Laurent are not that far from Lansdowne. Billings Bridge is, for many, within walking distance (certainly a short trip by any means). As for the "unique shops" the plan calls for, it seems like Bank street in the Glebe has lots of those already. Whichever of these is to your taste, it's there and available. This is not to say there should be no more retail growth! But whatever retail component goes in should be part of a larger project, and not the driving force. Why not start small and allow room for growth? Why not more of a focus on housing, which would contribute more to a sense of community and only bolster any eventual retail expansion. Why not focus on other developments, say public sports fields (those are cheap) or even track/aquatic as EDS suggested? If this works, then there are that many more customers hanging around and the city can later lease/sell retail space at a premium. Why give all of it away up front for the dubious profit of having it returned 30 years later, worn out again? It's simply laughable to assume that people will travel the length of Ottawa to shop at "Lansdowne Mall" (call it what you will) when there is another mall much closer to wherever they are. Even Rideau Mall survives in large part on being on the main transit line --- remember what happened to them during the transit strike?

### New Conversation Thread

JKW - [Updated 2009-10-11 20:33]

This proposal has far too much retail. The area cannot handle it, as studies have shown. The local retailers will not survive it, local residents and streets will not be able to cope, consumers and sports-goers will not be able to access the facilities that taxpayers are subsidizing, so our current taxes will not be able to support the deal. Kill this plan before it kills the site.

### New Conversation Thread

normanlevitt - [Updated 2009-10-11 21:05]

The accredited professional consultants hired by the Glebe BIA determined after extensive research that the MAXIMUM additional retail that the Glebe can absorb over the next five years is 60,000 sq.ft. Unless this FACT can be proven wrong, this alone renders the existing plan, with a 199,000 sq.ft. retail component, a non-starter. To ignore this critical item would prove extremely detrimental to the Glebe and Old Ottawa South communities at large. The City and the OSEG (and/or Others) shall have to find alternate revenue streams to offset the 139,000 sq.ft. of retail overage that this plan presents. To do otherwise would cause implosion of the business activity in the immediate area. The citizens of the Glebe and Old Ottawa south do not deserve this.

### New Conversation Thread

Gopika Mehta - [Updated 2009-10-11 21:08]

The plan for retail will threaten businesses on Bank Street between Glebe and Fifth Avenue. Bank Street is already congested on Saturdays and it is hard to find parking. People are deterred from coming to Bank Street on Saturdays because of lack of parking and traffic congestion. With insufficient parking at Lansdowne, how is the proposal going to address increased business for new retailers as well as the existing retailers on Bank Street?

### New Conversation Thread

kmoir - [Updated 2009-10-11 22:09]

I'm very disappointed that there is such a large retail component as part of this redevelopment plan. Lansdowne is in a prime and beautiful location along the Rideau Canal. Why not capitalize on these strengths instead of building yet another shopping mall? I'm a Nepean resident who visits the Glebe several times a month to buy food at the Farmers Market, attend craft shows, run along the canal and shop at the unique stores along Bank Street. It defies logic to suggest that people who reside in the suburbs will drive or take the bus to the Glebe to go to a movie when this area lacks sufficient public transit and parking.



## New Conversation Thread

[ralph.osterwoldt@hotmail.com](mailto:ralph.osterwoldt@hotmail.com) - [Updated 2009-10-11 22:19]

Taxpayers will have to pay \$129 million for a refurbished stadium and parking. The developers will get 10 acres of Lansdowne at no cost for 30+ years to build a shopping mall. The city will borrow \$117m. It will be repaid at 5.35% at \$7.14M per year for 40 years - or \$285 million.>> The Mayor and the city are saying the deal will be "revenue neutral" for taxpayers. They make this claim based on: 1) an estimated saving of > \$3.8 million per year on Lansdowne - this is what they claim they would have > to spend to keep it going; b) by applying 75% of the property tax revenue> (\$3.8 m) from the new retail mall, ie, \$2.8 million per year; and c) contributions of \$1.3 million from the parking reserve for first 6 years.>> Applying 75% of the property tax from the new shopping complex directly to debt repayment is a highly unusual tax approach. The city has only done this once before but in a very different situation - the new conference centre. Property tax is always directed into the city's general revenues > to pay for city services - roads, sewers, police, fire, snow clearance, > parks,> etc. The city then votes a budget each year which includes repayment of debt. In this case, they will privilege the debt for the stadium with 75% of the property taxes of the developers while giving them 100% of city services. If they do this, then other developers and citizens will demand that 75% of their property taxes assigned to their favourite projects.>> What is unacceptable with this approach is that this \$2.8 M of the developers' property taxes are being applied to a city debenture for a stadium that is leased to the same developers for 30 years and where their football franchise - another business venture will play for who knows how long. Besides giving them a subsidy on free land, they are now getting their leasehold refurbished at taxpayers expense. Talk about a good deal -> it couldn't get much better. At the very least, the property taxes should be assigned to the city's general revenues and taxpayers advised that this will cost them at least \$2.8 million in taxes each year.>> There are many other elements to this deal which should cause great concern.> For example, the Memorandum of Understanding with the developers does not require any long term commitment to maintain the football or hockey teams > in Ottawa - not even 1 year. Thus, taxpayers could end up with an empty stadium and the developers end up with their shopping mall on free land for 30+ years.>> A comparison with the approach in Montreal and in Winnipeg is in order. > In Montreal, the city has only contributed \$8 m to Molson Stadium, the home of the successful Montreal Alouettes. In Winnipeg, a new \$135 million stadium will be built with \$zero contributed by the city.>>

## New Conversation Thread

[brendan](#) - [Updated 2009-10-11 22:37]

There is too much retail, with too much of it off Bank Street. Retail along Bank is fine, that is in keeping with the "main street" character of the Street. Too much of this is off the street where it will draw activity away from existing businesses.

## New Conversation Thread

[mary reid](#) - [Updated 2009-10-11 23:04]

I am dead against Lansdowne Live as currently proposed. 1. From the perspective of a small business owner, this project welcomes shutting down of local businesses in Ottawa South and the Glebe areas, at the same time we are thankful to them for creating jobs during economic downturns, when the larger corporations are laying people off. We are all encouraged to 'buy local' now and when oil prices soar again, sooner or later we will realize it is not environmentally responsible to be supporting 'imported' and 'big' businesses when we can shop at already 'local business' that are contributing positively to our economy and to our environment. 2. I read an article this year in the Citizen that Arts and Culture contributes 7 - 9% to our economy - while sports contributes 1 - 2%. Why would we give up a locale for trade shows that encompass culture eg antiques and crafts, when the new congress centre isn't ready for these shows. We have had 2 failed football teams and one unsuccessful baseball team and an unused baseball stadium - why pursue another football team where the history indicates a failure. 3. Whatever the reason for shutting down the open bid process for this project at council (it was unclear to me at the meetings as Mr Kirkpatrick indicated that it was his recommendation and then some councillors indicated that what they voted for was not being adhered to - no commercial/no residential), it should be re-opened so that Ottawa citizens have a choice to look at. The bids should include all of the research - in other words, at no cost to the city, and once the best option is selected and voted on, only then should city staff begin their due diligence review. 4. Traffic and parking will definitely be an issue. Currently, during the Ex, there are countless entrepreneurs (residents in the area of Lansdowne Park) who set up parking on their yards and driveways to accommodate increased traffic/parking requirements. With fewer parking spots in the new Lansdowne park, and presumably constant traffic to the proposed stores and restaurants, plus whatever football event is going on, this will surely cause havoc to available parking spots. I am sure there is no expectation that local residents are going to be setting up year round parking facilities, nor would the city want that.

## New Conversation Thread

[BobSkyline](#) - [Updated 2009-10-11 23:20]

The consultant hired by OSEG examined the "demand" for retail space at Lansdowne??? There is no such demand. What the consultant seems to have examined instead was: how much new retail space could the greater Ottawa area sustain? Why would we want to put all that new retail in Lansdowne Park? Can anyone seriously defend the idea that we should plunk a major new shopping centre here? Is this an idea that the city's official plan would support? Why is there such an outcry against it from existing businesses and shopping centres? Because it does not belong here. A few restaurants & cafes maybe.

## New Conversation Thread

[cmh](#) - [Updated 2009-10-11 23:56]

This aspect of the plan is frightening. As a local resident I can tell you that it would spell the end of the modest retail that we all frequent. The Glebe is a model as a town-within-a-city, and bringing suburban-scale development to the neighbourhood is the antithesis of our way of life. I simply do not believe the consultant who suggests that business will improve in the Glebe. The argument is that Lansdowne would draw from a large area, and that in this larger area it would be only 10% more retail. This is a misleading argument, which hides the fact that the development will dwarf the existing retail in the area. I do not believe that the benefits of Lansdowne retail will flow to the rest of the merchants in the neighbourhood. Worse, several key businesses (like the Glebe Meat Market and the Mayfair Theatre) will surely be shut by the competition at Lansdowne.



## New Conversation Thread

ds123 - [Updated 2009-10-12 00:09]

There are already some nice shops in the Glebe. I never shop there - too hard to get to. Replacing public land with private interest retail space makes no sense in this location. It has been done successfully in other cities, Granville Island in Vancouver for example. But that is on a much smaller scale, and it is very specific types of retail (mostly fresh food). This plan is on a wholly different scale and will simply turn the whole area into a shopping centre. That's not what we want! That won't attract people into the area. This is a dumb plan.





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## Appendix F

### 'Governance Structure' Transcript

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## Comments - Topic 36 - Governance Structure

### New Conversation Thread

huntech - [Updated 2009-09-28 11:35]

What happens if OSEG goes bankrupt or does not withhold its side of the agreement?

JFFournier - [Updated 2009-09-28 11:35]

That's covered somewhat in this portion of a Citizen article. "There are some safeguards for the city. Ottawa Sports and Entertainment Group can only have debt on a maximum of 75 per cent of the market value of the retail buildings it constructs. If the business partnership fails, the bankers who hold the building mortgages, or their tenants, would have to immediately begin paying rent to the city, as well as property taxes."

J.C.Watts - [Updated 2009-09-28 11:35]

Apparently if the partnership fails the retail and shopping components would revert to the mortgage holder and the city would then own the 67s and the football team, not exactly a good situation for us. The rents on the mall go to the mortgage holder and we get to run two pro sport teams.

Brock - [Updated 2009-09-28 11:35]

OSEG is a real group of local businessmen who know business they don't spend money or take out crap loans like the gov't .

AR Estable - [Updated 2009-09-28 11:35]

Very good question, and one to which I haven't seen an answer yet.

### New Conversation Thread

Enough Already - [Updated 2009-09-28 13:21]

I'm not sure what OSEG are giving the city in this deal? They are building a commercial development on free land and getting everything rent-free and under their control for a minimum of 30 years, and on top of that the city builds them a stadium.If OSEG paid for the stadium refurbishment as a 'price' for being allowed to develop the rest of the site, the deal might make some financial sense, but not this way.

BBL - [Updated 2009-09-28 13:21]

Exactly right. We are paying over \$100 million and giving away over 30 acres of public land for at least 30 years - in exchange for 40 or 50 games of CFL football. (assuming the team lasts that long)

### New Conversation Thread

Karen - [Updated 2009-09-28 13:41]

It appears that the city is being asked to spend millions, take on the majority of the risk, and give up public control of the park for at least 30 years.

JFFournier - [Updated 2009-09-28 13:41]

Where are you getting this from? Here's a portion of the report (page 33)."OSEG, will in general, assume the risk of the redevelopment program including such issues as design errors, schedule delays, budget overruns,construction defects, and quantity estimating errors."Right now, any money spent on the place is essentially going to waste, based on its deteriorating condition in recent years.Under this proposal, the money would instead go to pay off its portion of the cost of refurbishing the place. OSEG covers the above risk AND maintenance of the park.

Dave2 - [Updated 2009-09-28 22:06]

Just what are you objecting to in the statement "It appears that the city is being asked to spend millions, take on the majority of the risk, and give up public control of the park for at least 30 years"?The city is putting in \$125M, so the first statement is correct.OSEG get their 8% return on their equity and other equity payments before the city get any return, so the second statement is correct.The LL proposal clearly states in a number of places that they control all aspects of the park for a minimum of 30 years, so that is correct as well.

JFFournier - [Updated 2009-09-29 08:18]

The risk portion.

Dave2 - [Updated 2009-09-29 13:37]

Even before any profit is generated OSEG get much of their operating costs, even getting paid to manage the 'front lawn', whether it makes any money or not. The initial profit generated by the development goes to basic maintenance. The next batch of profit goes to OSEG as a guaranteed 8% return on their equity investment. If there is still profit left, the next batch again goes to OSEG as another return on equity. It is only after that, if there is still profit left that it starts to flow to the city.In my view that means if people don't go to the site in the numbers OSEG expect, or there is a higher than expected vacancy rate in the retail component, there is a very real possibility that the city will not get any money out of it. That implies the city taking a disproportionate amount of the risk, as far as I can see.Just my 2c

### New Conversation Thread

okent - [Updated 2009-09-28 13:58]

The reality is that anytime the private developer is asked to live up to some supposed obligation, they will claim that they'll go broke if they are required to do it ... and they'll probably be right. There is a lot of risk about the viability of both the sports facilities and the shopping mall and the taxpayers will end up bearing it, regardless of what fine words are said in advance.



## New Conversation Thread

myOttawa - [Updated 2009-09-28 15:12]

Seems like both sides are taking risks, is the city going to build a turkey again or perhaps they might listen to a business like approach where we will all benefit. Some real good points to consider above about the partnership structure.

J.C.Watts - [Updated 2009-09-28 15:12]

Seems like both sides are taking risks? Really? The city is building a 125 million dollar stadium with guaranteed tenants for 8 nights = risky OSEG is building a shopping centre in a high income area on land they didn't have to pay for = not risky

ride80 - [Updated 2009-09-28 15:25]

A very small minded approach. Why don't you ask the businesses, and bars and other establishments the domino effect has when both Football, Soccer, concert, etc fans go and eat at their establishments, drink their beer, and put dollars in their pockets which in turn puts employees to work and in turn they pay taxes and in turn creates jobs and prosperity. Obviously you don't care too much about that do you?

JFFournier - [Updated 2009-09-28 15:42]

Never mind small-minded, it's outright inaccurate. A CFL team alone is ten dates. A soccer team would be another 15-20 but even if we don't get that, a university team adds four more. That doesn't include the times that the field is rented by amateur clubs. It's also in use during the winter months when the bubble is installed.

Dave2 - [Updated 2009-09-28 15:42]

Why don't you ask the other merchants in the Glebe how they are going to like having Bank Street closed to parking on event days. Where are their customers supposed to park? Obviously you don't care much about them.

## New Conversation Thread

MikeB - [Updated 2009-09-28 15:48]

With the MSC in place there is a proper segregation of duties. Sounds like a good way to manage the risk.

BBL - [Updated 2009-09-28 15:48]

The risk should rest entirely with the businesses that will profit. You assume the city should be in business - competing against its own citizens.

## New Conversation Thread

m\_mcinnes - [Updated 2009-09-28 19:30]

I agree with comments made below. The city is once again going to be left with covering the inevitable cost-overruns, and any liability for the OSEG group can be quickly solved with bankruptcy. Press for a better deal. Let the free market do its work and open the bid to competition. How can we know it is a good deal without any comparisons? At the Ottawa Hospital when we vet large, multi-million dollar single vendor contracts they have to be vetted properly and multiple, detailed bids are solicited. I repeat: it is mind-boggling that this is a sole source bid. Open the development to competition. If the OSEG proposal is still best-- great. Go ahead. Until then, don't do it.

James McG - [Updated 2009-09-28 19:30]

Bankruptcy? I am interested if the Greenbergs or any of the other local business people have used this tactic in the past. Is this a scare tactic, or do you have a real example of these people doing this?

JFFournier - [Updated 2009-09-28 19:30]

"The city is once again going to be left with covering the inevitable cost-overruns, and any liability for the OSEG group can be quickly solved with bankruptcy." Lol... Yeah, just like that. Let's highlight this again: "OSEG, will in general, assume the risk of the redevelopment program including such issues as design errors, schedule delays, budget overruns, construction defects, and quantity estimating errors." So what do you base your opinion on? Do you have anything concrete, or just a general distrust of developers?

m\_mcinnes - [Updated 2009-09-28 22:14]

I do not have a general distrust of developers and I have no precedent action to quote for this specific group. What I do have is a massive body of evidence for the public half of any public-private partnership taking on an inordinate amount of risk and being on the hook for cost over-runs. The private half puts forth a fixed X amount. The public half matches it-- but read the fine print. The public is responsible for cost overruns. (Van Olympics, Skydome, Mt. Olympics to name a few...). If the private portion assumes some of this risk, but cannot raise sufficient funds from investors to cover the risk (they can't just raise taxes), what other choice does a private entity have other than to go bankrupt? I am not accusing these people of nefarious deeds, I am simply pointing out how things work under our current laws. Any good business that cannot raise enough money to cover costs either must find a buyer or go bankrupt. In my opinion, the city is not getting "enough" out of this proposal. Open the bidding to the free market and allow competition to dictate the best deal. If it takes 1-2 years longer, so be it. Why is the city in such a rush to take on such a massive, important project. They were happy to cancel the N-S rail (don't get me started) in order to make the right transportation choice. Where is that patience and poise now? How can the City Manager Bargain without any alternative to a negotiated agreement. It goes against any reasonable business or negotiation tactics.

## New Conversation Thread

Doug - [Updated 2009-09-28 20:44]

Since negative comments on the sole source procedure are likely to be drowned out by detailed technical comments on each of the 8 topics, I am repeating the comments I provided under topic number one. As a resident of Ottawa and taxpayer, I am totally opposed to the sole source procedure for developing this Lansdowne Live Plan. Therefore I shall not be wasting any energy on commenting on this plan. Due to the sole source process the public consultations must be regarded as a public relations exercise to cover a "done deal". Mayor and Council should be ashamed of themselves for letting this happen.



## New Conversation Thread

[EVB](#) - [Updated 2009-09-28 20:51]

Sleazy and reeks of backroom deals and cronyism from the start. Shame!

[JFFournier](#) - [Updated 2009-09-28 20:51]

I'll tell you what stinks: letting the park circle the drain for a couple of decades, then when someone comes along with a proposal, suddenly deciding that its priceless and calling for a design competition. Then, while preaching for a fair and honest process, constantly providing misleading information, or being selective in the information that you do provide. For example, to hear the "Friends" of Lansdowne Park, we were being offered 500,000 square feet of retail, which is totally inaccurate. That needed to be corrected on their Twitter page. But hey, when that kind of stuff is going on with "your" side, it's far easier to tolerate.

[EVB](#) - [Updated 2009-09-28 22:20]

Transparency and choice, that's all of us against this proposal would like. I do not live in the Glebe

## New Conversation Thread

[lan](#) - [Updated 2009-09-28 20:58]

The Governance section has to be the weakest part of the plan. Why is this being running as a new corporation. The City of Ottawa should not be in the landlord business. Why don't they just see the land to the group that pays the most money and with the best proposal. Setting up the partnership adds a huge amount of complexity to this entire proposal. Let the free market determine the value (in terms of money paid and proposal) of Lansdowne Park. the City should not be involved in the long-term running of the venue, with the exception of the park spaces.

## New Conversation Thread

[Catherine](#) - [Updated 2009-09-28 21:08]

This governance structure is most confusing. It appears the City is being asked to donate public land for private enterprise, and paying them to build on it. The City appears to be taking the majority of the risk and little benefit.

## New Conversation Thread

[adevans](#) - [Updated 2009-09-28 21:15]

To whom is the MSC responsible? - Not to the citizens of Ottawa - Not to the provincial government - Not to the federal government - Not to the NCC who is appointing the board members of the MSC? Does the city retain any control over Lansdowne? What if down the road OSEG asks the board of the MSC to build some more condos, retail or parking - who's there to oppose it?

[JFFournier](#) - [Updated 2009-09-28 21:15]

How about reading the documentation at the top of the page? The second sentence in particular seems like it would be of interest to you.

[adevans](#) - [Updated 2009-09-28 22:27]

But the MSC is still not "accountable" to City Council or the citizens of Ottawa. It seems likely that the board will be stacked with proponents of OSEG. If the the MSC mis-manages Lansdowne Park or if residents have complaints about their management - what recourse is available? The MSC is a corporation that is accountable to nobody. Will the MSC even be subject to audit by the Auditor General of the City? And what prevents the MSC from changing the terms of development? If OSEG asks the MSC board for more development - what process will be followed to ensure the public is consulted?

[GerryG](#) - [Updated 2009-09-28 22:52]

If Council doesn't like what the MSC is doing, they can fire the lot. They appointed them. They can replace them. Absolutely, the MSC is accountable - to City Council, who is accountable to us the citizens.

## New Conversation Thread

[Bruce Rosove](#) - [Updated 2009-09-28 21:25]

This is even worse than I thought. In the original proposal the OSEG was going to take all the risk if the project did not make money. Now the city is proposing to share the risk. That's crazy! We the tax payers put in \$130 M and the developers put in nothing for the public spaces and even though we've given them a stadium, parking garages and free land, we still don't get a guaranteed return. Are you guys nuts? On top of that, the governance of the park does not look to me as though there will be accountability to the public or to the city. This is another serious weakness in the proposal.

[JFFournier](#) - [Updated 2009-09-28 21:25]

Where are you seeing that the city shares the risk if the project does not make money? Is it this? "OSEG and the MSC would share the financial risk of environmental liabilities that could arise." Please note that it is specific to environmental liabilities.

## New Conversation Thread



OTownReason - [Updated 2009-09-28 22:17]

While I don't agree with large deals like this going to a single bidder, I think it was our only option. There are no other investment groups looking to do anything with Lansdowne. Once this plan went through, many wealthy Glebe residents pretended to have such plans, but there's one thing they are all missing....funding!

Dave2 - [Updated 2009-09-28 22:17]

I think if you told other developers that you would give them prime land free of charge for 30 years and they could build whatever retail/commercial they wanted on the site, they would be queuing up.

## New Conversation Thread

Brian Ford - [Updated 2009-09-29 06:30]

No deals with private developers! I would rather have it stay the way it is than give it away to the Larry Madoffs of Ottawa..

## New Conversation Thread

HUGE SPORTS FAN - [Updated 2009-09-29 09:22]

If the MSC is run by the city and OSEG and the MSC would share the financial risk of environmental liabilities that could arise, then the City DOES assume risk. The cost of the operation of the MSC is the tax payers' biggest concern. This personnel cost, and office budget is not outlined. I am skeptical on this issue.

## New Conversation Thread

heather hamilton - [Updated 2009-09-29 10:32]

I strongly object to the sole source nature of this proposal. There should be a competition which will allow real choice and consultation with the citizens of Ottawa. These open houses are merely a "show and tell" for citizens to see what they will get, not what they want. As with many so-called consultations in this city this one is strictly a "check the box" exercise before a small group of business people and city staff decide what to impose on us. It is shameful. This is a potentially magnificent public space for this city and there should be much more careful consideration, and public discussion and participation before anything is decided about what is done with it. The details of the financing and other logistical arrangements are so complicated that it immediately makes one suspicious that something is being covered up and the real details are a disaster for this city and its taxpayers. Everything needs to be much more transparent and straightforward. Back to the drawing post haste!

## New Conversation Thread

PaulM - [Updated 2009-09-29 10:57]

This idea should be dropped. Lansdowne has been and should remain a public space for the multiple uses by the citizens of Ottawa.

## New Conversation Thread

Dale L- Kanata - [Updated 2009-09-29 11:34]

I believe this structure is a good model for this venture. It provides public oversight, input, control and ownership of the site. The people involved on the OSEG side and upstanding and long living contributors to our city and communities. People who spend their time throwing mud at these people do so because they know they have no solid grounds to dispute their plans so they resort to name calling and libel. Facts are no other group has come forward and provided an alternative that includes a funding plan that is balanced for the citizens of Ottawa, that is what has been done by some of the most highly regarded citizens of Ottawa. Who else would you want to see involved than local successful people?

FiscalC - [Updated 2009-09-29 11:34]

I don't think anybody takes issue with the individual developers, who, as you point out, have a long successful history in our city. However, the developers reputation does not justify the process nor does it serve as a guarantee that it is fiscally prudent for the city to proceed with this project. There has been little discussion of how the City will finance the \$130M debt as interest rates inevitably go up. If we'd reached the current proposal through a competitive process, then it would be possible for the federal and provincial government to contribute funds and reduce the overall risk and cost to the City. It's not too late for council to say that this is a very attractive and well thought out proposal, however, that they want to proceed with a request for alternative proposals. No doubt, the current proposal would fare well in such a competition. This could be done relatively quickly (say under a year) and would: (i) remove the shadow of doubt associated with sole sourcing and (ii) open the door for participation from other levels of government. I don't want my taxes to go up to cover the interest costs of the \$130M debt.

Enough Already - [Updated 2009-09-29 11:34]

There are many solid grounds to dispute these plans, beginning with the big one - why are we giving control of such an important site to developers free of all charges for 30 years? Other developers have to buy or lease the land for their malls, and then pay the cost of building them. Why is this one so different?

GerryG - [Updated 2009-10-01 22:34]

Because based on the huge line up of alternative funded plans that have come forward in the past 15 years (zero) to redevelop Lansdowne, this one is the best. It is tax neutral, and an eyesore gets needed redevelopment.

dbk - [Updated 2009-10-06 18:31]

This plan is not the best it is the only proposal to be considered by City Council. Why not offer up a 30 year lease, at apparently \$0 rent, to a newly refurbished stadium and surrounding lands and see what proposals arrive. I'd suggest there may be others interested in such a taxpayer financed gift.





## New Conversation Thread

CorvinBarrhaven - [Updated 2009-09-29 11:43]

While I agree the city should continue to own the site, that's where my agreement ends. There is a hidden agenda here, should that plans for the site tank....the city is left to pick up the pieces.

## New Conversation Thread

Paul Durber - [Updated 2009-09-29 14:10]

VERY DIFFICULT concept: MOU fine print does not convey what is set in re City v. developer risks. City control quite unclear, especially given mandatory length of the 70-year lease. The description above may in fact be misleading. Also much of the capital must come from taxpayers, who appear to have minimal control over concepts and direction of development through MSC.

GerryG - [Updated 2009-09-29 14:10]

The lease is for 30 years not 70.

## New Conversation Thread

cjr - [Updated 2009-09-29 15:23]

I believe that the developers behind this have a much bigger reputation to uphold than the current group at city hall. My vote is still with them. It is all doable. Get on with it.

Roger Hillier - [Updated 2009-09-29 15:23]

The only thing excellent about this plan is the return being guaranteed to the developers. The developers are doing this because of PROFIT and bear in mind they get their investment and profit before taxpayers see a cent on the \$117 million the city needs to commit. Open up the design process and you will have interest from other parties. Any repayment of OSEG's investment and profit should be on a pro-rated basis with the City's investment. Last point, the terms of this deal are very favourable for the developer, once leased what prevents the developer from selling/flipping the lease to a 3rd party at a higher price. The MSC would not be able to prohibit this type of flip.

FiscalC - [Updated 2009-09-29 15:23]

It's true that the current developers do have a long history in Ottawa and much to be proud of. However, some of the projects that the developers have been built in the past include Westgate Shopping Mall, Gloucester Shopping Centre, Silver City (Gloucester), etc. Although these may be profitable ventures, they do not represent the type of project anybody wants to seed on a Unesco heritage site. The drawings of Lansdowne Live that are being presented are very pleasing. However, we need to exercise caution to ensure that the end result is not another large, ugly shopping mall.

## New Conversation Thread

peterinottawa - [Updated 2009-09-29 19:04]

The devil is in the details which are not finalized. If the staff, legal and council are OK with it then the final version should be published before the final vote. No secrecy like the disastrous south light rail plan.

## New Conversation Thread

Richard Gresser - [Updated 2009-09-29 19:24]

The citizens are giving away too much value for little benefit - the track record of most public-private-partnerships. The market timing for the deal is wrong. This needs to be a wholly municipally run initiative

## New Conversation Thread

kevinbourne - [Updated 2009-09-29 20:15]

The "Municipal Services Corporation" sounds so broad that the scope of the corporation may be misinterpreted. The responsibility of the corp wouldn't be to manage the whole municipality, but Lansdowne Park. That name is not reflective of the purpose of the corporation (small detail). I'm in favour of a separate entity being set up to run the park. Putting the whole thing in the hands of a private entity (OSEG) can be dangerous when greed arises and putting the whole thing in the hands of the city can be dangerous when City staff want to strike and City projects aren't almost managed the best (the private sector are sometimes better equipped to manage these kinds of projects). The board should be made up of City staff, OSEG reps, and citizen reps.



## New Conversation Thread

LorneC - [Updated 2009-09-30 01:27]

From the looks of these comments, it appears that those who are against the proposal have actually taken the time to read the project documents and the MOU. The only exception is those who are opposed to sole sourcing. They don't have to read all of the documents to be against the project. Those who are in favour, either want the CFL to return to Ottawa so badly, or just want to clean up Lansdowne regardless of the cost, they seem to think the proposed PPP is wonderful and risk free. Everyone should try reading the documents or attending a public meeting. It is highly unlikely that this project will be revenue neutral as it is priced using today's historically low interest rates but the City won't be borrowing money for a few years for this project and rates are likely to rise. People may want to proceed, but they should understand that this could cost the City's taxpayers significantly more than the Status Quo would cost.

FiscalC - [Updated 2009-09-30 01:27]

Totally agree. Another important point is that there is no federal or provincial funding in the current proposal. Most cities (eg. Calgary, Vancouver) receive federal and provincial funding when building a stadium. If there were matching contributions from other levels of government, the cost and risk to the City of Ottawa would be greatly reduced. I don't want to pay increased municipal taxes down the road to pay the financing costs of the \$130M debt.

LorneC - [Updated 2009-10-01 21:56]

The reason that there is no federal or provincial money is that the City has not asked, because they know that they would be turned down. The Federal and Provincial governments require competitive tendering for Public-Private Partnerships which this deal doesn't have. The City probably doesn't want the embarrassment of being turned down. That being said, there are some Provincial politicians who are probably close to saying this project wouldn't be eligible. How many times can the Province tell the City that they've screwed up again?

## New Conversation Thread

White - [Updated 2009-09-30 08:50]

All we need is a board of Ottawa citizens reporting directly to city council.

## New Conversation Thread

Peter Hall - [Updated 2009-09-30 09:24]

I am sceptical particularly given the track record of this present council.

## New Conversation Thread

alecz dad - [Updated 2009-09-30 10:10]

Although this is presumably intended to discuss how the machinations of the OSEG/City/MSC partnership will work, it seem the most appropriate place to register my concern about this so-called consultation process. The meetings are a sham! Simply having a whole lot of pretty pictures, and City flacks murmuring sweet nothings, is NOT consultation. The developers who are the proponents of this plan, and now the City staff and politicians that have hopped directly into bed with them, have never been obliged to directly answer questions and defend this project. Instead, they have made announcements through carefully-staged media events and sycophantic coverage in the local media. I would like to know from Mr. Nanos, or whoever from the City is managing the consultations, how the input from the public displays and online commentaries will be integrated into the decision-making process about whether to actually go forward with this initiative. How will results be tabulated? This is an especially important question, since there was no apparent method of either measuring the qualitative results, nor quantifying the feedback at the first public exposition? If there is any actual data collection/tabulation from any of these sources, how will these results be weighted into the final decision? Is there a minimum threshold? If 70% of feedback on the website is negative, with this mean a no-go? If Bill Kulka shouts down 50 people a night at the public expositions, will this mean that the process should go ahead? Where is the transparency? So far, this is not meaningful consultation, this is a meaningless talking shop.

Val - [Updated 2009-09-30 10:10]

Could not agree more! It is clear that a majority of the Ottawa Taxpayers want nothing to do with this unsolicited proposal, yet it sure feels like they are trying to ram it down our throats.

GerryG - [Updated 2009-09-30 10:10]

I agree with your comment but see it differently. I am a retired social scientist, and have done my share of polling over the years. Any townhall format, whether there are question-and-answer sessions or not, and regardless of how the "data" from the session is tabulated, is a very poor representation of public opinion. People who are against a plan are inevitably going to show up at such townhall sessions in greater proportions than those who are in favour. So, whether there are many complaints or few, it is not representative of what Ottawans as a whole think about the project. Townhall events are designed to give people a chance to learn about a plan, to offer ideas, to become engaged, but are not designed to accurately measure public sentiment. The only way that can be done is through a randomized poll/survey of Ottawa residents - ensuring that those responding are representative of all the City (i.e., all neighbourhoods, young and old, male and female, etc.).

alecz dad - [Updated 2009-10-06 18:51]

I am inclined to agree, thus the fundamental irrelevancy of the so-called consultation process. However, at least it has forced the developers to defend their project directly to members of the public, rather than relying on the staged media events the developers and supporters on council have used to make their pronouncements. My concern is that the new poll Nanos will be commissioned to undertake soon, which is increasingly being touted as the ultimate proof of the level of support for the project, could be quite biased depending on what questions are asked, and how. Unfortunately, as you well know, the results from a public opinion poll can vary considerably depending on the questions asked, and their order. I am reminded of the Yes Prime Minister episode where Sir Humphrey demonstrates to Bernard how by asking different questions a respondent can be herded toward two quite opposite positions on the issue: <http://tinyurl.com/yoby47c> Examining the summary report of the Ekos poll commissioned by the developers' group last December - <http://tinyurl.com/yev5v9l> - I found many of the questions likely to create responses biased in favour of the developers' plan. There were no references to a major commercial development as an integral part of the redevelopment plan. Instead the poll questions asked only about support for a multi-use sport and entertainment stadium, arena and civic events complex (e.g. p.8). When asking where such a complex should be located (p.14), only "Kanata" and "Central Location e.g. Lansdowne Park" were offered. So people who might have wanted to, or intended to express a preference for a different central location such as Bayview, Carleton U., the Baseball Stadium, etc., would have been conflated into defacto support for the Lansdowne site, since the only other option was Kanata. Another question (p.20): "Some groups in the City have said that Ottawa should wait and solicit more proposals for the redeveloping of Lansdowne Park. Others have said that the site has been poorly used and in disrepair for too long, if a viable option is on the table we should pursue that. Which statement is closest to your own point of view?" -- seems to be worded in quite a biased way. Yet despite that the results were extremely close 43% vs. 49% for those who wanted more options and those who wanted to move immediately. Given the 3.3% margin of error at the .05 confidence level, they could just as easily have been a dead even tie, and I rather suspect with a less biased question would have seen even weaker support for the proposal. So, perhaps the next battleground for critics of the proposal will be to demand that the Nanos poll questions are more



objective than those in the Ekos poll commissioned by the developers' group.

## New Conversation Thread

MAT - [Updated 2009-09-30 16:56]

A little complicated, but it appears that this is the revenue-neutral arrangement that we need.

J.C.Watts - [Updated 2009-09-30 16:56]

What do you mean by "revenue neutral"? Are you under the impression that this proposal won't cost taxpayer's money? There's the small matter of 125 million taxpayer dollars.

FiscalC - [Updated 2009-09-30 16:56]

The proposed plan is revenue neutral based on current interest rates which are at record low levels. Before concluding that this arrangement is really revenue neutral, we need to understand how the cost to service the \$130M debt will change with an increase in interest rates. In the event interest rates go up, how would the City generate the revenue to service the additional debt costs. I'm concerned it would be through an increase in municipal taxes. The mayor has not delivered on his "zero means zero" promise. It's unclear that taking out \$130M in debt, will put us on track.

LorneC - [Updated 2009-10-01 21:52]

The financial model the City used was based on an interest rate of 5.35%. Given all of the approvals needed for this project to proceed, it won't go forward for another 18 to 24 months. The City can either borrow today at 5.35% and pay two extra years of interest or wait until late 2011/early 2012 to borrow. By that time interest rates will be at least 1% to 2% higher. Even such a small change in interest rates will make this project significantly more expensive than not proceeding. Using a discount rate of 6%, and an interest rate of 6.5%, the net present value cost of the project goes up by about \$20 mln. With discounting, it would add about \$40 million more in interest over the 30 years.

FiscalC - [Updated 2009-10-01 23:48]

Thanks for the analysis. Do you know how the City would pay for the additional \$20-40M\$ borrowing cost? Is it possible that interest rates could go up more than 2%? What do the numbers look like then?

## New Conversation Thread

bmerrett - [Updated 2009-10-01 10:24]

It appears the facility is run by the municipal government, taking into account a private partnership. How is this not a win for the city? Private investors, public management?

FiscalC - [Updated 2009-10-01 10:24]

Some clarifications: Are the accounts of the MSC open to the public (eg. audited by City Auditor General). What mechanisms are in place if citizens aren't happy with the management of the MSC or have complaints? How is the MSC accountable to the citizens?

## New Conversation Thread

Ann Dale - [Updated 2009-10-01 13:30]

Why is the city entering into a private-public partnership over a heritage site? This appears to be a win-win for the developers of this proposal, especially when the proposed MSC shares the financial risk of environmental liabilities with the OSEG. In terms of governance accountability, a sole source contract of this magnitude over a prime piece of Ottawa's history shows the disregard the Mayor and the three developers have for the citizens of Ottawa. No due process has been followed which will result in the most mediocre design and development, but then Ottawa is not known to be more of the more attractive capitals in Canada, nor internationally.

## New Conversation Thread

Western Mark - [Updated 2009-10-01 13:41]

The MSC is a good idea. Our Airport Authority is a similar body and works. If we drop most of the retail etc except along Bank St. will OSEG still want to lease "the entire park"? If not, will we need the MSC?

## New Conversation Thread

djm - [Updated 2009-10-01 16:02]

The city should not be in the business of competing with private enterprise. These "key considerations" suggest that the city will be managing a shopping mall and hotel as well as being landlord to a stadium, businesses, and residents. 1. Why such a convoluted approach? 2. What is the purpose of establishing an MSC? Has the city established other MSCs to manage other city property? What is different about Lansdowne? 3. Why establish an extra level of bureaucracy? More high level salaries and perks to be paid by taxpayers? Less direct oversight by City Council and the public? More chance for irresponsible management to slip by unnoticed? Recent examples of provincial agencies' poor administration suggest this is a very bad idea. 4. What does OSEG pay for? What do taxpayers pay for? 5. What does OSEG gain financially? What does the city gain financially? 6. Will the city run complete audits annually to ensure accountability? 7. This is not an appropriate model for city property. If the city wants commercial and residential use at Lansdowne, it should sell the land outright and allow the developer to shoulder all the costs and responsibilities. 8. The city should prepare alternative plans for this land which better reflect the responsibilities of city government. Such responsibilities include providing public (not professional) recreational uses and providing services to the public (not commercial opportunities for private developers). 9. If the city cannot afford to provide services to the public without financial gain, some of the land along Bank Street should be sold. This would provide capital for establishing parkland and recreational facilities in the remaining area. Property taxes from commercial or residential development along Bank Street



can form a maintenance annuity for the remainder of the park.10. Tax revenue for the city as a whole should be more concentrated in the area in which it was raised. 30-40% to be spent in the neighbourhood; 60-70% to the general city coffers.

### New Conversation Thread

Shelly - [Updated 2009-10-01 20:29]

As a tax payer, why should I fund a developer's proposal? We should have a say about what is done with our tax revenue and sole sourcing a development is not right. The City is giving away the jewel of Ottawa so that it can become a shopping mall!

### New Conversation Thread

SusanB - [Updated 2009-10-01 21:58]

I'm unclear about how the MSC and the proposed Board of Directors would function. Or how the developers will be involved in the day-to-day administration. It appears that City Council doesn't know, either. After they do get the details, Council will only have a few days to evaluate this structure and make a decision. Doesn't seem like enough time to make a thoughtful choice.

### New Conversation Thread

Enough Already - [Updated 2009-10-01 22:16]

There is a real conflict of interests here. The MSC, a body wholly owned by the City of Ottawa, will be tasked with running the facilities and presumably trying to make as much profit as possible in order to maintain the interest repayments on the massive loan. This means that it is actually in the city's best interests to ensure that customers come to spend their dollars in Lansdowne Park rather than with the rest of the Glebe merchants. This is not a position that the city wants to be in and is a good reason why the city should never be in the business of managing facilities that compete against resident's businesses.

### New Conversation Thread

DouglasI - [Updated 2009-10-01 23:34]

What happened to the public competition and bidding process? Why was the public design project scrapped in favour of this cozy deal with developers? How and why was this change of procedure authorised? There is currently a legal challenge to these proceedings, I believe, on the grounds that public funds may not be spent by single-sourcing. I'm curious how this will play out. In any event, the amounts involved are huge here. These are massive expenditures of taxpayers' dollars, along with a massive surrender of prime urban land, rent-free to developers for at least thirty years. Why are we rushing into this deal before thoroughly considering alternatives, alternatives which emerge as the result of a proper competition?

### New Conversation Thread

ateramura - [Updated 2009-10-01 23:43]

I don't know why council doesn't simply look at other municipalities for guidance. This sort of development happens all the time, and typically cities develop an arms-length mechanism to deal with the negotiations, planning, and transparent procurement procedures, while maintaining control of the process with the public interest in mind. What we are looking at here is very small-town.

### New Conversation Thread

AP49 - [Updated 2009-10-02 09:57]

Why do we need another agency and another bureaucracy and another board to oversee a non-commercial, people oriented park? If we keep it simple surely we can add oversight to the responsibilities of council and current staff of the city. CFL football is not going to work -we've proven that three times. Second or third tier professional soccer is as likely to succeed as double or even triple A baseball. The 67s would be better off if they play in Kanata. So would the people of Ottawa. Property taxes are high enough without having to underwrite and then bail out another boondoggle. Every time we add another losing proposition to the City's development we guarantee increasing taxes. Please lets make this property into the simple natural jewel that would benefit all Ottawa residents and visitors.

GerryG - [Updated 2009-10-02 09:57]

The CFL franchise failed twice, not three times. Before that, it had a run of over 100 years of success. Not bad compared to other businesses in Ottawa.

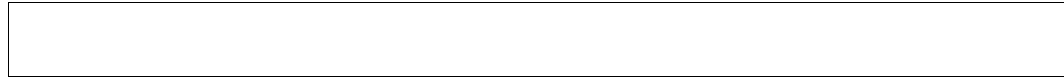
### New Conversation Thread

TimCC - [Updated 2009-10-02 10:16]

We are turning this gem of a site into a Minto neighbourhood with the ridiculous expectation that football will succeed when thousands of people would have to take several buses or park and ride to a game that must be served by mass transit to succeed. The Glebe cannot accept these traffic and noise impositions any longer.







## New Conversation Thread

rmacewen - [Updated 2009-10-02 11:27]

So will this development be public space or private space? If I want to have a small public, peaceful protest on on the streets in the new development, will the City Police show up or will some mall-security guard try to chase me off the site? Under the proposed P3 agreement the OSEG will manage the entire site. So have we really given up public control?

DouglasI - [Updated 2009-10-02 11:27]

OSEG also gets control of the farmers' market.

isg - [Updated 2009-10-02 15:40]

I am a vendor at the farmers' market. We would prefer a contract with the city and not the 'developers'. Personally, I would receive great pleasure in knowing that a place such as Lansdowne could thrive with 5 or 6 (or 10 or 12) mini consortiums each representing a larger social component ready and willing to contribute to the social, economic, and cultural fabric of the capital region. These consortiums could represent farmers, visual artists, musicians, athletes, birders, dancers, landscape architects, cyclists, etc.. Seeing as it is public money to be spent, a ready and willing 'group of groups' could transform Lansdowne into a true public treasure serving generations to come...

## New Conversation Thread

JEC - [Updated 2009-10-02 18:12]

We should not give up any control of the public lands. No matter how they are developed; they should be managed by the City.

## New Conversation Thread

eqr59 - [Updated 2009-10-04 09:30]

Is it not enough that we are giving away this land? Do we also have to give up control as well? The MSC is being set up to administer the leases. Is this a job so complex that it can't be done by City Hall? Of course, the main purpose of the MSC is to take control of the land away from city council (and from us the citizens). This is OUR land and should remain in OUR control.

GerryG - [Updated 2009-10-04 09:30]

We are not "giving away this land". It is being leased for 30 years.

dbk - [Updated 2009-10-06 19:00]

From the MOU; "The Stadium Lease will be for a term of 30 years commencing after the completion of the Stadium improvements. There will be no base rent payable by OSEG during such term." We're giving away the land, and the refurbished stadium, for 30 years, rent-free. Merry Christmas, OSEG.

## New Conversation Thread

Martin Adelaar - [Updated 2009-10-04 13:54]

Governance-substance and process The questions posed on this topic are important, but, largely miss the point; a classic case of closing the barn door after the horse gets out. The issue of governance is at the heart of this development proposal and the City government has failed in the following respects: i) oversight to development of a vision and implementation plan, ii) management of the unsolicited Lansdowne Live development proposal, iii) and the public consultation process. a. Oversight to development of a vision and implementation plan-The City failed to develop a results-based plan that would have ensured a 21st century vision realized for the Lansdowne property; a plan that would have allocated the necessary financial resources to finance and implement a competitive solicitation for bids to realize the vision and deal with the needed demolition of the stadium. b. Management of the unsolicited bid: The City has shown a complete and utter lack of governance by completely avoiding an open, competitive bidding process to realize a proper vision for the property. This leaves an impression or perception of a closed, corrupt process which is truly hypocritical in the face of Canadian governmental (at all levels) policy positions on "good governance" (federal government trumpets this as part of our foreign policy). The way the City has chosen to deal with this is something one would find in a corrupt, one part state; not one we should have here at home. c.

Public consultation: The current consultation process is really a stage managed public relations exercise. There is no public venue for debate; there is no clarity of how the input being gleaned under this process will be organized, assessed and used. There is the impression that this is largely a polling exercise, so that if greater than 50% of feedback indicates they are in favour of the development, that will be seen as sufficient basis for proceeding. Of course, such a mindset is flawed in the sense that public policy decisions should not be based on polling but on careful, reasoned debate and analysis.

DouglasI - [Updated 2009-10-04 13:54]

Wonderfully put, Martin!

bmts - [Updated 2009-10-04 19:45]

Agreed. Here here!

Ken White - [Updated 2009-10-04 13:54]

I like the way you clearly describe this exercise as a process with many stages and that city council should be diligent in its methods of managing this process. Ottawa needs ethical people who can think clearly on city council. Have you ever thought of running?

dbk - [Updated 2009-10-04 13:54]

What he said.



### New Conversation Thread

JAK - [Updated 2009-10-04 17:15]

MSC would be at "arms-length" from the City of Ottawa, what for? A minimum 30-lease in the fine print is for the stadium, the lease for the retail and the rest of the site is 50 years plus 2-10 year negotiated renewals for a total of 70 years. We'll all be dead by then, 70 years is not a normal agreement period for deals like this. They're more like 30-40 years max. Can you imagine Ottawa 70 years from now? In the hands of OSEG? In the hands of the city? This is a sole-source deal between the staff at the City of Ottawa and OSEG that has not been approved by council and the citizens of Ottawa and should not be presented as a partnership between the City and OSEG. If need be, this whole thing should go to a referendum next November.

### New Conversation Thread

blefebvre - [Updated 2009-10-04 18:14]

This aspect of the Lansdowne Live plan is very vague to say the least. Once the City hands over the Park to the OSEG for a minimum 30-year seemingly free lease, what need is there for the MSC? Or, on the other hand, what happens if the Ottawa CFL team fails once again? Does the MSC take over responsibility for the stadium then?

### New Conversation Thread

Rick Doucette - [Updated 2009-10-04 20:56]

This seems perfectly reasonable.

Dave2 - [Updated 2009-10-04 20:56]

Care to expand on why you think it is reasonable for the MSC (i.e. the city) to be in direct competition with Glebe merchants?

Francine - [Updated 2009-10-04 20:56]

What seems perfectly reasonable?

### New Conversation Thread

Ken White - [Updated 2009-10-04 23:22]

Would you trust our city council that's firmly in bed with a self-serving business venture to do what's right for Ottawa residents? I don't think I would. Ottawa elected a CEO from the business community to show us how a city should be run. You decide if he's succeeded. A city isn't a corporation. It is a collection of people with rights and with different needs and wants. The corporate model doesn't work for the city and it doesn't work for Lansdowne. Lansdowne is a unique park where people should be able to see novel ideas expressed. It isn't just another hunk of dirt where the corporate types can rip off a profit.

### New Conversation Thread

Rob Campbell - [Updated 2009-10-05 00:54]

Who pays for the duplication of administration and governance in setting up another layer such as this one? What city control is lost by relying on MSC use and other policies and protocols?

### New Conversation Thread

bonniej - [Updated 2009-10-05 12:41]

This is much too vague for comment. Seems that the city would give its mandate to work for the citizenry over to an unelected group. This particular group of councilors would obviously give the MSC to developers. Unbelievable plan!

### New Conversation Thread

kdobbins - [Updated 2009-10-05 17:17]

This is just so much crap I can't even take it in. Lansdowne is a public space and should be kept as such. I read so many misconstrued comments that Glebe residents are just complaining for nothing. Do people not realize that such a crappy plan - does not provide citizens with input - does not offer a fair opportunity for others to submit proposals - will cost EVERY SINGLE TAXPAYER big bucks, regardless of where we live.



## New Conversation Thread

[franco](#) - [Updated 2009-10-05 18:44]

This is at best a dubious, convoluted structure based on foundations that totally lack good governance. If the subject is good governance real governance can only come from an open process of taxpayer/citizen consultation on the best uses of the park. Consultation should be carried out before competition proposals are sought and then continue after an international competition for concepts and design for the park. This should be a transparent process and follow best international practices. It is impossible to understand how the council has progressed to this stage of a selection process with an unsolicited proposal from a group of developers. This is contrary to all normally accepted practice by our provincial and federal governments and as insisted on by Canadian Government agencies sitting on the boards of international organizations. Any route other than open competition risks appearances of cronyism, lack of transparency and corruption.

## New Conversation Thread

[danmackinnon](#) - [Updated 2009-10-05 22:26]

City Council is left out except when the partnership agency comes looking for a bail-out. Where is the accountability?

## New Conversation Thread

[AndrewFYoung](#) - [Updated 2009-10-05 22:43]

Even though the Mayor and Councillors are elected, City Hall is unduly influenced by developers. Creating a new corporation will be much worse. I suspect it is a red herring though. Considering the comment "The proposed partnership plan can proceed without a Municipal Service Corporation", I suggest the backers of this plan will remove it and say "Look, we listened to public feedback and changed the plan".

## New Conversation Thread

[Barbara Popel](#) - [Updated 2009-10-06 01:14]

Important questions no one in favour of LL seems to be asking:> What happens if the football franchise fails to make money and the LL/OSEG company folds? What is the City's financial responsibility and liability (including foregone taxes) then?> If the football franchise fails, what are the options to reuse the stadium for other purposes? What impact will each option have on the City's immediate and long-term finances?> What are the City's liabilities and income based on several levels of occupancy in the retail space and the office space? One of these levels should be 50% occupancy, as I think this level is likely if the retailers can't attract customers and the office building is unattractive to potential tenants.> What impact on City taxes will there be if - say - 25% of the existing businesses on Bank St. in Old Ottawa South and the Glebe go out of business?> When will the new/renovated buildings, including the Stadium and the Civic Centre, need to be extensively refurbished or torn down and rebuilt? How much will this cost and who will bear the costs? What impact will it have on the City's immediate and long-term finances?> What governance mechanisms will the City have to ensure that OSEG adheres to all zoning regulations, including those which limit the size of retail establishments in the Glebe and Old Ottawa South (in order to preserve and enhance the "main street" character of the business area)?> And I muse about another couple of questions...> Who on City Council will benefit, directly or indirectly, if the Lansdowne Live proposal is accepted by Council?> Is the sole source approach to Lansdowne illegal, or is it merely unethical behaviour on the part of elected officials?

[Adrienne Stevenson](#) - [Updated 2009-10-06 01:14]

Good questions, Barb. I hope City Council will read them, ask them, listen hard to the answers, and realize how fuzzy this whole proposal really is.

[Barbara Popel](#) - [Updated 2009-10-06 22:21]

Thanks. It's nice to know others are reading what I wrote. I don't know that Council members are reading them, though.

[Ted Farant](#) - [Updated 2009-10-06 01:14]

I shudder to think of the possible financial retribution the city and taxpayers may have to suffer, if council actually votes down this hot potatoe. Money has already been spent and I'm sure subcontracts are signed and ready to go. Will it exceed 27 or so million dollars?

[Barbara Popel](#) - [Updated 2009-10-09 00:44]

As far as I know, Ted, though money and time have been spent by City employees, I don't think any contracts for actual construction work or binding agreements (e.g., to financially support LL's ridiculous bid for a football team) have been signed by the City. But given the level of governance transparency around this whole thing, of course, your question is valid. Who is to know what contractual deals are being struck behind closed doors.

[Ted Farant](#) - [Updated 2009-10-09 07:40]

Maybe this little discussion will get flagged somehow and the question will get asked by council. Regards.

## New Conversation Thread

[Adrienne Stevenson](#) - [Updated 2009-10-06 10:09]

It doesn't matter whether it's merely unethical or downright illegal, this is an approach that has no place in the public sphere, & certainly not in this project. It presupposes the viability of OSEG. Bad idea. In my view, this translates to a thinly veiled proposal to transfer public lands into private hands.

[adevans](#) - [Updated 2009-10-06 10:09]

These are good points. It's important to note that none of the promoters or their existing corporations are liable for any of the actions of OSEG - which will be a newly created corporation - the composition of which is somewhat nebulous.



## New Conversation Thread

mezzosue - [Updated 2009-10-06 11:30]

This language is so fuzzy it is hard to comment on. Viability of OSEG is questionable, which would leave us 100% on the hook for the environmental issues. Transparency, when a new level of governance is created, is also questionable.

## New Conversation Thread

TerryC - [Updated 2009-10-06 11:31]

Why would the City create another bureaucratic organization? What would the operational costs be and how would the MSC be financed? Where is the accountability? The points presented are very vague. The City has requested that additional information on this model be presented to Council in November; however I believe that elaborating the details at this time is premature. There are other models. Let's have our City staff look at how other cities manage their public spaces and come up with some choices. For example, have a look at the Toronto HarbourFront Centre. This 10-acre site is governed by a community-based volunteer board of directors. Two thirds of the Centre's budget comes from revenues and one third from grants and contributions. Of course it is also a non-profit organization (which gets back to the "Vision" issue). I suppose that the Lansdowne redevelopment, as proposed would not be eligible for operating grants, just as it is not eligible for development funding due to the sole-source arrangement with OSEG. [http://www.harbourfrontcentre.com/whoweare/aboutus.cfm]

## New Conversation Thread

anne - [Updated 2009-10-06 11:51]

I continue to be very troubled by the fact that one development consortium has been favoured over all others and that there was no competitive process to determine who could produce the best proposal for the revitalization of Lansdowne for the benefit of Ottawa's citizens.

GerryG - [Updated 2009-10-06 11:51]

What "others"? There have been no other development groups come forward in the past 15 years with plans and money, let alone a group of people like the current proposed group - from our own community who have experience in making such developments work (both the commercial element and the sports element).

Enough Already - [Updated 2009-10-06 19:09]

I'm sure other groups would have come forward if they had known that the city would fall for a deal like this. Yes, this group have experience of making things work, but unfortunately the city don't, which is why they need to consider other alternatives before being fleeced.

Brock - [Updated 2009-10-06 20:44]

Ok where are they? They have known for what a year now where are the other bidders. They did have one I heard of but it did not come close to the strength of this one.

Dave2 - [Updated 2009-10-09 14:16]

The city will not listen to any other proposals until they have dealt with Lansdowne Live. That is why the Kanata stadium proposal is still in front of council, but on-hold and will not even be discussed. No-one else will come forward until the city resolve what they are doing.

imm - [Updated 2009-10-06 11:51]

I agree with Anne's comments re the process for this project being problematic.. and for that reason I cannot support this project... because of the way this proposal has developed it will always have a perception of favouritism and access to certain politicians as its legacy ...

## New Conversation Thread

Elaine Gibson - [Updated 2009-10-06 16:44]

A council-appointed Board of Directors would be appointed by the council that approved a project put forward unsolicited by a consortium of business people. If this goes through, I would not have much confidence in the resultant Board of Directors. This whole project is too self-serving for the people who put forward the plan and who would likely be on the Board along with some suitable window dressing individuals who would still agree with them. This governance structure does not give me any confidence that the interests (financial and other) of Ottawa's citizens will be a primary concern.

## New Conversation Thread

Richard - [Updated 2009-10-06 17:31]

It seems like the city land has been undervalued. \$20m for 10 acres works out to \$115K per 25 ft by 100 ft lot equivalent. If I could buy a lot in the Glebe for that price it would be a gift. This undervaluing of land advantages the developer (based on the waterfall payment process) and disadvantages the City

## New Conversation Thread

Rick Carpenter - [Updated 2009-10-06 19:16]

The proposal to Council on 2 Sept purports to offer a 'green and sustainable' outdoor venue. I have reviewed the proposal. The term 'green' is inaccurate unless suggestive of the naivete necessary to view this sole-sourced proposal as the best we can do without having the opportunity to review other proposals for the development of this potentially beautiful space. As for the accuracy of 'sustainable'... the business plan has aroused considerable skepticism from those better qualified than me to assess it; but perhaps the proposal's sustainability relies on the ultimate guarantee



provided by us, Ottawa's taxpayers if the wheels come off. What's the rush? Let's take the time to have an open competition to see if better ideas come forward. It would be irresponsible to commit to a single vision which appears to have uncertain appeal among Ottawa's citizens. This is a potential world-class residential, commercial and, above all, recreation venue in our nation's capital. We citizens are the owners of this valuable property and we should enjoin City Council to take the time to get it right for us and future generations. Rick

## New Conversation Thread

GerryG - [Updated 2009-10-06 19:22]

The notion of an MSC makes sense. The last thing we want is City councillors telling Jeff Hunt how to run the football team. An arms-length group would ensure that the public interest is served (they would be accountable to City Council), yet it would ensure that renegade councillors wouldn't be able to meddle.

adevans - [Updated 2009-10-06 19:22]

But Gerry, in an earlier posting you said: If Council doesn't like what the MSC is doing, they can fire the lot. They appointed them. They can replace them. Absolutely, the MSC is accountable - to City Council, who is accountable to us the citizens. Let's get it straight : does council have tight control over the MSC? Or does the MSC have an arm's length arrangement? What process is in place to ensure that individual citizens complaints can be brought before the MSC? Is the MSC subject to the scrutiny of the City's auditor general? Why add yet another of layer of complexity to this byzantine proposal with the addition of the MSC? What's the benefit to the citizens?

dbk - [Updated 2009-10-06 19:22]

The last thing we want is private interests controlling public assets. Second-last thing we want is to pay for the renovations if we then have to give the property away with a rent-free lease - talk about your sweetheart deals!

## New Conversation Thread

Hubert Zandstra - [Updated 2009-10-07 09:40]

The Plan is sole sourced, which I see as the greatest error in governance. The public sector voice should have greater participation in deciding what decision making powers are to be ceded to commercial developers. The ongoing management should have strong neighbourhood participation.

## New Conversation Thread

stephen - [Updated 2009-10-07 10:16]

I preface my comment with the observation that for many of us the best thing about Lansdowne now is the Farmers' Market. Under the current proposal it is not clear which body will oversee the market - the city or the developers. The farmers feel relatively secure with their current contract with the city. The fear is that if the developers were in control, both the structure of the market and the rental costs to farmers would be adversely affected. It is essential that the Farmers' Market retain its size, not be split into different sites within the complex, and benefit from reasonable rent payments. I would add that the presence of a large, box-like food store on the site is a clear threat to the Market's viability.

## New Conversation Thread

RGS - [Updated 2009-10-07 10:49]

The proposed MSC seems to make sense although disputes with the developers should be anticipated: would the developers be able to take unresolved issues to the OMB (which of course always side with the developers)? Could the MSC change its mind about some part of the development plan? How can the plan proceed without a governance structure in place? That last bullet suggests this idea is for optics only.

## New Conversation Thread

Philip - [Updated 2009-10-07 11:18]

I think you should take all (or at least most) of the retail out of this 'deal' ... once you do that, presumably OSEG will not be interested, and you won't need this governance structure. Don't lease the park out, especially for commercial development.

## New Conversation Thread

walter - [Updated 2009-10-07 11:23]

The citizens of Ottawas would be giving up control of the whole site to a board that could change the terms of the agreement without public consultation.

## New Conversation Thread

Lynn Barlow - [Updated 2009-10-07 11:59]



Upon reading all the comments so far I agree with most. I hope the city sees and understands that this is not a good deal and the public don't want it.

## New Conversation Thread

I Want ALL The Facts - [Updated 2009-10-07 14:09]

One of the many "facts" that have been quoted by supporters is that the City of Ottawa will not run any economic risk. By the LL Plan's own statement: "OSEG and the MSC would share the financial risk of environmental liabilities that could arise." If the MSC is "wholly owned by the City" then wouldn't the city be stuck with this "environmental liability"? Another example of OSEG talking out of both sides of their mouth!

## New Conversation Thread

I Want ALL The Facts - [Updated 2009-10-07 14:13]

Another cost that is not stated by OSEG are the hidden costs to the city in operating the MSC! If all the money is being funneled to OSEG for the first 30 years, then who will pay the salaries and operating costs of a corporation that has no revenue?

## New Conversation Thread

Peter D - [Updated 2009-10-07 23:04]

Although I'm never in favor of more government control, boards, commissions etc. we need someone to oversee the site and ensure that it does not fall into a state of disrepair again. Provided that this board doesn't end up costing tax payers and that they are responsible to council I think it is a good idea.

## New Conversation Thread

sam - [Updated 2009-10-08 09:55]

Lansdowne Live is illegal, illogical and irrational. Rather than a design and analysis process for the future of the site and the greater community, we are engaged in a debate, a sales campaign and a power struggle with private interests trying to take over a key public asset without due process. The positive side is that at least we are talking about doing something at Lansdowne Park. The negative is to realize the dishonesty and incompetence of so many of the proponents who are actually trying to get this project to go through.

Brock - [Updated 2009-10-08 09:55]

I hope you write as much about a billion lost on e health. This is not an illegal deal. People secure business and property with the gov't all the time with the city, province and federal gov't only this proposal is about property with historic significance. How many old post offices, schools etc have been purchased or leased sole sourced thousands. What makes this different is that a few Glebites believe they own Lansdowne not the city. These men are good competent business men who I believe in because if it was me I would have left the city to its own. The only difference in Melnyk's sole sourced deal is its a city snow dump. Lansdowne is a people place which includes football which should have never left. I blame the CFI for not forcing the owners to secure a proper functioning stadium in the first place with proper revenue to clear the hurdle of start up costs when you are not included in TV money. The CFI fans in the city and corporate sponsors were there but they were burned by poor management.

## New Conversation Thread

stephen - [Updated 2009-10-08 11:05]

There is undoubtedly considerable misinformation on both sides of this debate. The biggest whopper I heard yet was at the Shenkman Centre, when Roger Greenberg stated he's not making a profit on this deal..I kid you not!

Cassandra - [Updated 2009-10-08 11:05]

How about this-the Glebite NIMBY's removing their green tee shirts before the Q and A sessions and then putting them back on afterwards and thinking that anyone believes that the posturing and rhetorical questions and insults hurled at City employees actually come from the local citizens instead of Clive's road show. Not very honest for people who make such a show of their demands for transparency. Not that it isn't transparent, hilariously so in fact. Just as transparent as their feelings of entitlement and demands for special treatment..

dbk - [Updated 2009-10-08 17:36]

The sense of entitlement and demands for special treatment that concern this Sandy Hill taxpayer are those of OSEG and City Council.

LorneC - [Updated 2009-10-08 11:05]

He probably isn't making a profit on this. That's not to say that MINTO won't be making a profit if they get the contracts to build the retail buildings, the housing, the office building and the hotel and manage them. Don't forget, OSEG is just a holding company for the Trinity, Shenkman and Minto. The real work will be done by the construction companies that are outside of OSEG.

stephen - [Updated 2009-10-09 01:15]

Hi Lorne..I find it very difficult to separate Minto from Greenberg. What's good for Minto is undoubtedly good for Greenberg..

dbk - [Updated 2009-10-08 11:05]

Wow. So did he go on to explain exactly what his interest is?

stephen - [Updated 2009-10-09 09:58]

I think we are supposed to believe that his motives are largely altruistic.



Brock - [Updated 2009-10-08 11:05]

The four men have given back to the community many times . There is not a large profit margin . In this economic climate the city would be foolish not to take this plan go thru with it with the legal department and approve it or disapprove it depending on city interests not on (I don't want sports or stores in my liittle hamlet downtown ) .

Douces - [Updated 2009-10-09 12:48]

Brock, how exactly do you know what the profit margin is? there are already sports and stores in the Glebe (?)

## New Conversation Thread

TLB - [Updated 2009-10-08 13:54]

To use the term "Governance" in relation to a plan that:- disposes of public property to other than the highest bidder- sole sources a multi-million dollar project contrary to the city's own rules - has not had traffic and environmental assessments- destroys the heritage aspects of the most important building on the site- subsidizes a football and jr hockey team to the tune of 100M- provides free services to commercial and residential properties and redirects taxes from these properties to pay off the money borrowed to subsidize sports teams- ignores the city's own zoning requirements- and to top it off turns accountability of Lansdowne, a major city asset, over to an unaccountable organsation that will be closed to the public would be laughable if it wasn't so sad.

Ted Farant - [Updated 2009-10-08 13:54]

The scariest part of all this is the likelihood of City council going ahead with final approval anyway.

## New Conversation Thread

rmacewen - [Updated 2009-10-08 17:52]

For what it's worth I vote AGAINST Lansdowne Live. Why don't you post your fundamental support or opposition too? You would have thought that this site would have included for a simple vote, yes or no, for or against, Lansdowne Live. As it stands the City/OSEG will have to interpret all the comments and form a conclusion.

## New Conversation Thread

rmacewen - [Updated 2009-10-08 21:38]

There have already been significant discussions on the matter of "sole sourcing". Unfortunately, they have been based upon incorrect information concerning the cancelled "design competition". The result is that the issues and proper discussion have become skewed. The press, various members of Council, and many citizens, identify the cancelled Design Lansdowne process as a "Design Competition" or "International Design Competition" and this is simply incorrect. The root source of the confusion on terms was the original staff report, which in my opinion was poorly written, but the overall intent remains very clear. A Design Competition for architectural and urban design projects includes the submission of design ideas but excludes the financial component on how to fund the implementation. These Design Competitions are used when the competition sponsor has their own funding in place. The competitors in a Design Competition are architects and urban designers. What was recommended by City staff, and approved by the Planning and Environment Committee, and Council was "Rights to Development Competition". This is entirely different than a Design Competition. A Rights to Development Competition, includes, in addition to design ideas, a financial component on how the project is to be funded. Rights to Development Competitions are used when the competition sponsor does not have full funding and is relying, in whole or in part, on the competitors to fund the project. The competitors in a Rights to Development Competition are developers. The OLEG proposal is exactly what a Rights to Development Competition would yield. The process that was terminated by City staff, without the approval of Council, was a Rights to Development Competition. The Rights to Development Competition was terminated well in advance of receipt of the OLEG unsolicited proposal. The effect of the termination was to block developers who are business competitors of the OLEG from participating in an open, structured, and fair process. In the public discussions on sole sourcing the perception is that the OLEG unsolicited proposal has merits it that it provides for partial project funding, whereas the design competition process would only have resulted in design ideas with no possible source of funding. This is the disturbing misconception that affects an informed debate. The issue is more profound than sole sourcing when there is no practical alternative. The question that should be debated is should the City have terminated a Rights to Development Competition to favour one group and block all others? At least one other developer had expressed in writing to the City the desire to participate in the Rights to Development Competition. How would you answer to the following key questions; 1 Should the City have terminated a Rights to Development Competition based simply upon receiving an indication that one group was interested in submitting a proposal, and well in advance of actually receiving one? 2 Should City staff have terminated, without Council's approval, the Rights to Development Competition that was approved by Council? 3 Should the City have terminated a Rights to Development Competition to favour one group and block all others? 4 How can the public feel confident that the City conducts their affairs in an open and fair manner? 5 How can competitors in future City proposal calls trust the City to be open and fair? The facts can be simply found in the following three City documents: Report to Planning and Environment Committee and Council, 1 November 2007, by Nancy Schepers, Deputy City Manager/ Planning, Transit and the Environment "see" go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/pec/2007/11-13/ACS2007-PTE-POL-0067.htm> Planning and Environment Committee Minutes, 13 November 2007 "see" go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/pec/2007/11-13/minutes21.htm> - see item 13 Ottawa City Council Minutes, 28 November 2007 "see" see Planning and Environment Committee Report, Item 11 "see" go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/occ/2007/11-28/minutes25.htm>

## New Conversation Thread

Liz Wylie - [Updated 2009-10-08 22:23]

What ever happened to the design competition? How come the City only has one proposal to offer the public. To me that's not much of a competition.

## New Conversation Thread

Brock - [Updated 2009-10-08 23:40]



BMO field in Toronto is run by MLSE . The city prov and feds paid to have it built and is managed by the Toronto Maple Leafs .So what is the difference ?

**Brock** - [Updated 2009-10-08 23:40]

Was this sole sourcing because the MLS team is the only team using it except for the few times our national team which prefer Edmonton because of the natural turf.

**LorneC** - [Updated 2009-10-08 23:40]

The difference is that the stadium is tied to the whole redevelopment of Lansdowne Park, which is being sole-sourced with one consortium. Even if each building is put to tender, the partnership was sole sourced without a proper competition for partners and a clear message up front as to what the City was prepared to invest. I discussed this deal with the European Bank for Reconstruction and Development who does lots of PPPs in Central Europe and I was told that this would never be eligible for financing based on their rules or competitive tendering of PPPs.

**Brock** - [Updated 2009-10-09 01:12]

Lansdowne live only gave a proposal so the rebuilding of a stadium and on going maintenance could result in negative losses for the city . The stadium is the only thing LL group says is non negotiable . i don't see why a proposal which is what it is getting the silly tag of sole sourcing . If you and the banks of europe want to take a shot at rebuilding lansdowne by all means send in a bid ASAp the city would love to hear from them .

## New Conversation Thread

**JFRoyer** - [Updated 2009-10-09 00:23]

Je crois qu'il est très important que le modèle de gouvernance proposé comprenne explicitement des membres de la communauté francophone d'Ottawa. Le conseil d'administration devrait être composé à au moins 50 % par des francophones. Ce commentaire est d'autant plus pertinent que même pour tout simplement s'inscrire sur ce site de consultation, un utilisateur doit comprendre l'anglais. "No! I don't want to stay up date with the latest changes." Mais j'aimerais bien être au courant des derniers développements du dossier.

## New Conversation Thread

**JMT** - [Updated 2009-10-09 00:52]

The current plan for the redevelopment of Lansdowne is sole-sourced despite the attempts of developers and some City staff and councillors to try to rationalize it. That is unacceptable. Had the City gone about this process in a responsible way, I think many of the issues with this plan could have been prevented or at least minimized. As for the developers, I can't say I trust them more than I do anyone else. They won't deny that profit is what's driving them and that they would like to develop as much of the site as possible. Roger Greenberg actually corrected Kent Kirkpatrick about this at Monday's meeting when Kirkpatrick said the condos and hotel were flexible since OSEG didn't care whether they were built or not. Greenberg said that obviously they want to have that part of the development. I don't necessarily fault the developers for wanting to make as much off this as possible, that's what they do. The problem is that its very valuable public land and that the City hasn't created a proper process to ensure that we get the best deal and design and that the developers are kept within appropriate guidelines. It's fine for developers to profit as much as they can on a project as long as they are kept within limits that ensure the best interests of the City and taxpayers. Given the way this plan seems to have been snuck in through the back door to get around the competitive process, it just smells like the developers are going to take advantage and try to get free reign over public land at largely the taxpayers' expense. We must scrap this plan and return to an open, competitive procurement process before we waste anymore of the City's and taxpayers' time and money (hiring consultants for this plan has already cost more than the initial competitive process).

## New Conversation Thread

**JMT** - [Updated 2009-10-09 10:32]

There is a complete lack of vision at City hall, not only for the redevelopment of Lansdowne but for the city at large, as well. When did we decide that building a new stadium or even redeveloping Lansdowne at all is our top priority? As nice as it might be to have a new stadium (highly debatable) and as much as Lansdowne does need a facelift, this city clearly has other priorities greater than those. We absolutely need a proper rail transportation system before we can properly grow this city in any manner. Unfortunately, the City and taxpayers do not have an extra \$129 million to be throwing into a stadium. This money is needed much more desperately for transportation right now. This plan should be stopped immediately before we waste any more of the City's time and taxpayers' money on it. The City must step back and decide on its own terms where our money should be spent rather than being pushed by private developers trying to rush a real estate deal through. There are too many more important issues and not enough money to go around. This plan and partnership must be cancelled. Vote against it!

## New Conversation Thread

**Pierre Johnson** - [Updated 2009-10-09 10:37]

If Lansdowne Park is public land, it needs to be governed by elected officials who are publicly accountable and elected. It is now so why put control of the park within an arm's length organization. How much say does the public have in what other municipal corporation do? Much less and that's not a good thing.

**Brock** - [Updated 2009-10-09 10:37]

Check garbage collection is it sole sourced or recycling what about telephone, cable etc... and lots of fed, prov and city land is managed outside you just don't realize it. heck even our Hydro is private now. If you think the gov't is accountable check e health for a billion dollar wake up call .

**Pierre Johnson** - [Updated 2009-10-09 13:09]

I had Hydro in mind actually. Know anybody who's tried to get anything changed there? You have virtually no say. As for telephone and cable, neither was ever a public asset - both were regulated monopolies once, partially deregulated oligopolies now, not renown for responsiveness and held in check by a slow moving CRTC ... not a model of something we want more of.





## New Conversation Thread

Law Drafts - [Updated 2009-10-09 11:52]

This business model is a model for corruption and lack of accountability. Public property must be owned by the city and controlled by elected officials.

## New Conversation Thread

AREF - [Updated 2009-10-09 12:12]

I take this opportunity to ask the following question (which did not fit within any of the pre-determined topics listed on the web-site): Can Nanos or the city staff responsible for this forum please provide me with a detailed methodology describing the process for analysing, summarizing, and presenting the data that are being collected through these on-line methods? Without that information, it is difficult for me, or anyone else, to assess the relative value (time vs effectiveness) of the various methods for providing 'input'. A speedy reply would be appreciated, given the very short time provided for submitting comments.

Daniel - [Updated 2009-10-09 12:12]

Bravo.I asked for this information at the first public meeting held at Lansdowne Park. I put it directly to Mr. Abbott of the city's media division, who suggested that I send him a request for exactly what I wanted to see, which I did. It included a request for a copy of the contract with Nanos as well as the details on the methodology that would be used to evaluate the public input and for a listing of persons from the city who would be involved with the assessment. I was promised I would have the info within 24 hours. I am still waiting.

## New Conversation Thread

Dom - [Updated 2009-10-09 12:16]

Law Drafts, you forgot to mention: "paid by its citizen" in your comment regarding public property. Have you ever heard of PPPs? This concept is more and more popular throughout the world to avoid putting undue pressure on public funds (your taxes).

## New Conversation Thread

JMT - [Updated 2009-10-09 12:44]

To the attention of Mr. Nanos:As moderator of this online consultation process, I am sure you have noticed, as I have, that one of the most salient themes appearing in each of the feedback categories is a huge demand for an open, competitive process for the redevelopment of Lansdowne. Another theme is the frustration of so many people at the fact that this issue is not given a specific place to be addressed.A proper process is the vital basis for carrying out any project of this scope and scale. It is crucial to developing the best possible proposal and greatly affects all aspects of the design and business plan. Certainly, that is why the call for an open process has been echoed again and again in relation to each of the individual categories of feedback provided here.If your mandate is to analyse the posts in each category to gauge public response to this project and determine the best interests of residents, then I will expect that the huge demand for a proper, open, competitive process for this redevelopment will be featured prominently in your report.Regards.

## New Conversation Thread

Brock - [Updated 2009-10-09 13:13]

The government is unaccountable . A billion on E Health lost , how much lost on the LRT ,and people are worried about this deal which is accountable to the public . lansdowne live is the best option which actually gives a return on investment .

## New Conversation Thread

Andrew Elliott - [Updated 2009-10-09 17:38]

Who would be running this body? Would the public have a say in the long-term objectives? Would it be accountable? For such a big project, it doesn't seem fair that many Ottawa citizens should be left out of the loop, especially when it is public property in the first place.

## New Conversation Thread

EVB - [Updated 2009-10-09 17:45]

Anyone else find it "interesting" to hear at the consultations that Land. Live group was asked by council to include trade show space at the site, but this was disregarded. Then we read in Oct. 7 Citizen that the "Shenkman Corporation, one of the partners in the Lansdowne Live proposal, is in talks with the Ottawa Airport Authority regarding a parcel of land that might be developed for a privately run trade-show facility and has a six-month option to review the site.â€œ Now how should we connect the dots on this item?

Daniel - [Updated 2009-10-09 17:45]

I don't mean to be disrespectful. However, based on all that has been said on this project, it would not surprise me if the Shenkman Corporation proposed to use the runways at the airport for parking until, say midnight, and then the airport can have them back for arrivals/departures until 8:00 am. Of course our council and staff would support such a proposition - as long as the new approaches to the airport were to be along a north south route, so as not to



bother the immediate neighbours. The Glebe, Ottawa South, Centretown, well - it would only be intermittent noise, almost a relief from the constant daytime traffic noise along Bank Street. It would be welcomed, fer sure! And as Councillor Greenberg noted at the meeting in Orleans, "hell, the residents of the area should have known this was going to happen before they bought their homes there" ---to which the local audience applauded, hooted and cajouled their urban counterparts and that noted arbitrator, Bob Monette, chuckled in a bemused look of "up yours you spoiled anarchists".

## New Conversation Thread

[don westwood](#) - [Updated 2009-10-09 18:20]

Before any discussion about any one proposal for the development of Lansdowne Park can take place, there are some fundamental questions that must be asked, and answered, by the City:â€¢ Why has all the discussion so far been about just one proposal? â€¢ Hasnâ€™t this situation become simply another form of â€¢sole sourcingâ€™ by the city, in spite of the proponents claim that it is merely â€¢a proposalâ€™ by them?â€¢ Isnâ€™t this exactly what the Provincial Government is getting into trouble with over the eHealth Ontario scandal?â€¢ If so, why hasnâ€™t the legality of the Cityâ€™s equivalent actions been challenged?â€¢ On whose authority was the normal procedure of an open competition canceled and ignored, and why?â€¢ And how is it that so many City Councillors support just this one so-called â€¢Lansdowne Liveâ€™ project?â€¢ What is really behind this flagrant denial of the basic democratic process of open competition, an action that contradicts the Cityâ€™s own parallel ethic of open tendering, let alone that of the Province and elsewhere?Before there is any discussion on the merits or otherwise of this or any other single proposal, however incensed and concerned we may already be about the ramifications of traffic and density, etc., it would be premature to become too involved in the details until these basic questions have been answered satisfactorily. The current situation has made us a laughing stock in many countries. No other capital city of a democratic country would allow such a parochial, self-interested and privately-funded consortium to present the City with a single â€¢proposalâ€™ that will determine the fate of such a valuable and public urban asset. The precedent the present situation may set is frightening.

## New Conversation Thread

[Kevin](#) - [Updated 2009-10-09 20:48]

The governance structure is a disadvantage to the proposal. It effectively takes away the city's control over the park for several decades. Since this is a city property, it should retain direct control. It is even more objectionable that OSEG would only fund part of the development, but would get control over the entire park. The statement that the development can proceed without the MSC is not reassuring. Since all the planning by the City and OSEG has assumed it would involve OSEG running the park under the MSC, it is difficult to believe that they would pursue a different structure.

## New Conversation Thread

[futureoriented](#) - [Updated 2009-10-10 00:51]

The MSC is a potentially costly overlay. If the Lansdowne Park vision were arrived at properly with public input, there would be a chance for a competitive process. With less "stuff" on the site, there would not be a need for a governance body that would cost the city money to keep in place.

## New Conversation Thread

[Querulous](#) - [Updated 2009-10-10 11:02]

This is the most mystifying part of the proposal: why is an arms-length MSC board proposed? How would Council ensure that the Board of Directors carryout city policies? Who would pay for the corporation? Clearly the proposed plan cannot proceed without agreement on the structure and governance of the project. Lansdowne Park is public land and must be owned and controlled by elected officials who are responsible to the citizens of Ottawa.

## New Conversation Thread

[J D Ashford](#) - [Updated 2009-10-10 11:17]

Governance StructureWhy do we need another body to oversee the governance of the Lansdowne Park? We have elected councillors who have the responsibility to make sure that the cityâ€™s policies are carried out. It is PUBLIC land and must be owned and controlled by elected officials who are responsible to the citizens of Ottawa. I do not agree with the proposal to have an MSC with a Board of Directors.

## New Conversation Thread

[icdube](#) - [Updated 2009-10-10 14:25]

La structure de la gouvernance proposÃ©e en est une qui est trÃ¨s difficile Ã  comprendre par les contribuables. On nous parle avec un jargon propre aux comptables et aux gestionnaires et peut-Ãªtre aux politiciens. On nous donne des mots tels que Ã« revenue-neutral Ã» dont la dÃ©finition est problÃ©matique. Cette expression veut-elle dire Ã« nous nous nâ€™attendons pas Ã  un profit et nous espÃ©rons de ne pas avoir une perte Ã»? On nous parle de conduite dâ€™activitÃ©s en toute transparence et pourtant, ce nâ€™est quâ€™Ã  se faire sortir les vers du nez que lâ€™administrateur de la ville dâ€™Ottawa nous apprend que le pavillon Aberdeen serait louÃ© Ã  bail au partenariat gratuitement pendant trente ans.

## New Conversation Thread



BBL - [Updated 2009-10-10 21:06]

The chain of accountability of the MSC to the public at large is not clear. Who would the Board of directors be made up of? the developers? or friends of the Mayor? This is troubling. Essentially what was open public space will be come under the control of a private corporation. It appears this corporation would have control over who uses the site and how they use it. It does not appear the Lansdowne Park site would have the same legal status as open public space controlled by the Citizens of Ottawa. Notwithstanding the claim that the space would be publicly accessible (like any shopping centre is) I anticipate that the corporation would be able to decide that certain events - such as a protest against Lansdown Live - would be prohibited. This should be unacceptable in a democracy.

### New Conversation Thread

Ernie Boyko - [Updated 2009-10-10 23:23]

Yet another cost and no doubt a place for the Mayor to appoint his friends to. Lets hope it never gets to this stage...as in we DO NOT GO AHEAD WITH LANSDOWNE LIVE!

### New Conversation Thread

Ted Farant - [Updated 2009-10-10 23:49]

Two items of concern - 'Conflict of interest' situations must be avoided up-front in appointing directors to the MSC, if the option is selected. Stating that the City and the OSEG will 'share the risk' needs some clarification. Is it 50-50 or 60-40 or 80-20, and for what corporation? Does it cover all situations, or is there a ceiling on how much OPEG can be held to account?

### New Conversation Thread

wfm - [Updated 2009-10-11 00:32]

We were outnegotiated and have presented a Sweetheart deal. No wonder OSEG is so keen. We assume the bulk of the risk. Ian Lee convinces.

### New Conversation Thread

Finstrum Nairobi - [Updated 2009-10-11 14:25]

The composition of the MSC board should be stipulated in the proposal to ensure that all stakeholders, not just OSEG, have their interests represented. The scope for conflict of interest in this is large, as it has been from the outset given the sole-source process.

### New Conversation Thread

wwatkins - [Updated 2009-10-11 14:36]

Am I the only one who is flummoxed by the points under "Key Considerations". The MSC (city) and OSEG (also part city) are responsible for environmental liabilities. Is that not kind of a double jeopardy for the city? And the minimum 30-year lease is a giveaway. Many buildings are built on a 30-year replacement plan. Does that mean that the city will own these once their usefulness is over? The governance structure is one that does not favour the taxpayers of this city. The whole proposal is slanted away from the public and into private development hands.

### New Conversation Thread

Emily Stormes - [Updated 2009-10-11 15:54]

I can only think negative things about the MSC because there is no information as to what it entails and this information will only be available to council after I am allowed to give my opinion. How can I offer an opinion on something whose implication I can't consider? To be on the safe side I am going to say there isn't enough information and to make judgment now without any information would be unwise, so to be safe NO that doesn't extend to this whole thing?

### New Conversation Thread

Matthew Stormes - [Updated 2009-10-11 17:00]

This is simply the city subsidizing private interest. No matter what euphemism they use that is what we are looking at and from the above description I think it unlikely even the city knows what plans OSEG have in store.



## New Conversation Thread

Toby - [Updated 2009-10-11 17:24]

The so-called "governance structure" is vehicle to funnel hundreds of millions of the public's money to the private developers, ensure that the risk stays with the public, and transfer the control of the park to a separate corporation. This will be less accountable, less transparent and more secretive than direct public control. These are all potent ingredients for more nepotism, back-scratching and corruption. Who knows how much of this will ever come to light?

## New Conversation Thread

JKW - [Updated 2009-10-11 20:26]

The proposed governance structure is totally unbalanced and presents far too much risk to the City, taxpayers, and the site itself. It is not surprising that the governance structure of this plan is so irresponsible given that the City and developers who created it broke every rule of responsible governance by sole-sourcing this deal. Drop this fiasco now.

## New Conversation Thread

kmoir - [Updated 2009-10-11 22:26]

Where is the moral hazard for the developers? If this development goes bankrupt who will be left paying the bills? Like the light rail contract fiasco, I fear that the Ottawa taxpayers will be the ones paying the bills.

## New Conversation Thread

rdpeacocke - [Updated 2009-10-11 23:15]

Public control of Lansdowne Park would be given up for 50 to 70 years. I find this unacceptable.

## New Conversation Thread

cmh - [Updated 2009-10-11 23:56]

The governance structure is unconvincing. Having a management board avoids the question of sole-sourcing because the city technically owns the park still. I do not buy this argument. Once the site is redeveloped, the prospect of it reverting to the city is essentially meaningless. One cannot say "we'll try it for 20 years" because once the site is built on and carved up one can never return it to its present state. This is land disposed of forever, even if nominal ownership remains with the city. This project must be judged on its merits to the city as a permanent redevelopment. On this basis it fails resoundingly.





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## Appendix G

### 'Transportation' Transcript

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## Comments - Topic 37 - Transportation

### New Conversation Thread

hunttech - [Updated 2009-09-28 11:23]

We don't want another parking lot! The city should be promoting bicycling and public transit as the main ways to get to the site. Bank St. cannot handle the added traffic of current events at the stadium, the proposed development will make our local roads into parking lots due to too much traffic. Hopewell school is nearby and the added traffic will be bad for the school children walking to school.

lemavfeline - [Updated 2009-09-28 11:23]

As well, the traffic problems will not only be related to Bank St. in the Glebe, but to every street in the surrounding neighbourhoods, as people try to find shortcuts/alternate routes to avoid the traffic chaos. This could impact neighbourhoods like old ottawa south, centretown, old ottawa east, and schools such as Mutchmor, First Avenue, Corpus Christi, Lady Evelyn, Immaculata, Glashan, Glebe Collegiate, etc., as people come from every part of the city and every direction to attend football games.

MAT - [Updated 2009-09-28 11:23]

Yes, the city IS promoting bike and bus to get there. It is in this transportation study, and it is in keeping with the city's master plan. Whether people will change their behaviours and their addiction to cars is the real question. I hope they do.

### New Conversation Thread

Franky - [Updated 2009-09-28 12:08]

We are about to spend \$5 Billion on a rapid transit plan, but our new stadium will not be anywhere near a rapid transit line! If rail is good for something, it's emptying stadiums, but no, we build it away from rapid transit rails - silly. Does the cost of using all these bus shuttles and extra buses come from OSEG or the city? Does it indirectly cost the city by delaying OSEG profits since it's a waterfall model?

Peter D - [Updated 2009-09-28 12:08]

Your right, it is silly that we would develop a transit plan and not take into account the fact that we have an existing stadium and civic complex. Don't forget, the stadium is already there, the transit plan is nothing more than an idea and it doesn't look like it will turn into anything more any time soon.

Glinda - [Updated 2009-09-28 12:08]

After reading most of the transportation comments, I'm beginning to agree with those that think this is not about football. Reilly, it's about a land grab by both developers (for retail) and City (for residential property taxes) from the public. The fact that they don't care that it isn't on the transit system, that there isn't enough parking for big events (but enough for the shoppers!) if you count the "green space" that is made up of concrete blocks... Eventually it is going to look the same as now, with a big white elephant stadium, started up but empty again, except there's a big shopping mall smack in the middle and houses and condos where parks and market gardens should be.

### New Conversation Thread

Enough Already - [Updated 2009-09-28 12:55]

24,000 stadium seats and only 1,235 parking spaces, which would likely be full with shoppers and theatre goers anyway. In an ideal world, all the 24,000 people would use the satellite parking lots. Now assuming 50 people on each shuttle bus, that means 480 bus runs are needed, and if you get one bus out of Lansdowne every 30 seconds, it will only take 4 hours to clear the site. Obviously people are not going to wait 4 hours for a bus, so they are going to park illegally in the Glebe. Come on council, put some thought into this.

JFFournier - [Updated 2009-09-28 12:55]

Ridiculous. You're not showing the ideal world, you're showing an unrealistic worst case scenario. I don't have to take a shuttle to make this thing "ideal". I've walked to Lansdowne from work and would continue to do so. I would walk to Billings Bridge to take a bus home. Surely I'm not the only one this applies to. The traffic issue can only be resolved in one of two ways. a) Add parking to the proposal, which takes away some of the options. b) make Lansdowne Park a place that very few people care to go (or leave it as is, which is nearly the same thing) "b" certainly doesn't appeal to me, but if the proposal did away with, for example, the grocery store in favour of additional parking, that might go a long way towards solving the problem, though I can't pretend to know the impact financially.

Enough Already - [Updated 2009-09-28 13:35]

I think you misunderstood my ideal world comment - I meant that it was more ideal if people used the satellite parking lots rather than just dissipated into the surrounding residential streets to park. I agree with your comment that you need to add parking or reduce people attending. Not sure how either of those would be done, although maybe losing the grocery store might be a place to start, although I'm sure that OSEG's financials are based on the income from that retail site, and I'm equally sure that the city don't want to pay for more parking.

Jared - [Updated 2009-09-28 12:55]

Right, of those 24,000 people you mention, not one of them would be walking or cycling from the hundreds of thousands of people who live in the homes, apartments, and condos within a 30 minute walk or 5 minute cycle from the park. Also, by your logic not a single patron who came in by car or bus would stick around the area and go out the local bars and restaurants afterwards. Nope, as you say, all 24,000 would need buses and cars immediately to whisk them off to where-ever they are coming from which according to you is not within walking or cycling distance. I think it's you, not council that needs to put some more thought in to this.

Dave - [Updated 2009-09-29 20:50]

The vast majority of residents in the catchment area for this stadium do not live within walking or cycling distance.

dave0 - [Updated 2009-09-29 20:50]

"Walking distance" for most people nowadays is defined as about a half mile. Anything farther than that and they start looking for some other form of transportation to get there. The majority of people who will use this site will not be willing to walk 30 minutes.

Glinda - [Updated 2009-09-28 12:55]

The satellite parking lots are a fantasy. Even if the NCC would let them use the QED (which they declined this morning to Transportation committee), most people in this still-unenlightened city want to park where they are going...



## New Conversation Thread

J.C.Watts - [Updated 2009-09-28 13:49]

There's plenty of parking for the shopping centre, which is clearly what the developers care about. The CFL team is a loss leader that can be ditched in a few years.

okent - [Updated 2009-09-28 13:49]

Exactly the point. We have to rate this project as a shopping mall, not a sports facility. And why are we building a publicly-financed shopping mall in this location?

Glinda - [Updated 2009-09-28 13:49]

And tax payers will have the same old white elephant they have now--only tarted up but still empty.

## New Conversation Thread

shogan27 - [Updated 2009-09-28 14:01]

When you have a major sporting/entertainment facility you will have traffic congestion. Deal with it. People are adaptable and will find ways to get to and from anywhere that is worthwhile. Make it part of the experience to walk a few blocks to the venue rather than circling a suburban parking lot looking for the closest spot possible...the lack of public transit is an argument that oozes of desperation. Make the transit work as best as possible but it is far from a dealbreaker. Perhaps all the merchants on Bank Street should be applauding the fact that they'll be getting so much pedestrian traffic once this beautiful development is complete. You wouldn't catch me dead down there as it stands now.

adevans - [Updated 2009-09-28 14:01]

If the city is spending hundreds of millions of dollars to build a sports and entertainment facility, why not locate it where there is highway and transit access (eg. Bayview) and where the City's own report says it should be located. The logic of "let's just spend 100M\$ to build it and deal with the transportation problem later" seems a bit short-sighted. Also, the proposed OSEG plan has special buses running along Queen Elizabeth. The NCC has not given its approval for this.

shogan27 - [Updated 2009-09-28 20:51]

Building it along the transitway would be a great idea if there was a group willing to do so. So far I haven't seen one. The stadium at Lansdowne has been a fixture in the Glebe for multiple generations and that's where it belongs.

adevans - [Updated 2009-09-28 21:49]

The reason we haven't seen proposals other than the OSEG one is because the city hasn't issued a request for proposals or any other open form of competition. The logic of the proponents is circular: We must go with Lansdowne Live because it's the only proposal. Because it's the only proposal, it must be a good one - there aren't any others. Why don't we have an option with a stadium at Bayview on the table so that we could have a constructive debate on the pro's and con's of both sites?

shogan27 - [Updated 2009-09-28 22:01]

I guess you weren't paying attention when the MLS option was on the table for a stadium in Kanata but was turned down in favour of this one. The logic of the opponents is tiresome: No transit. Sole sourced. Do you not think that councillors may have received feedback from their constituents as to whether or not they should support this when it came time to vote? The only difference is the opponents are the louder voice...for now. Common sense will prevail and this will proceed.

adevans - [Updated 2009-09-28 22:26]

Can you draw the link between the MLS stadium in Kanata to the Lansdowne Live shopping mall proposal? Other than as a tactic to confuse the public? Perhaps the logic of the opponents is tiresome because it's logical: #1: Before spending >100M\$ you should have multiple bids. This is common sense, and is law in most jurisdictions in Canada. #2: Transit is kind of important for a large stadium (and a 400K sq foot shopping mall) don't you think?

shogan27 - [Updated 2009-09-28 22:38]

Sure I can draw you a picture if you'd like. The point was that this was the only option, and that is false. There was the MLS stadium proposal too...which council rejected and chose this one. Please spare me with your "shopping mall" comments Clive, er, adevans.

Sportsboy - [Updated 2009-09-28 23:43]

Well, City council has a habit of making wrong decisions. Look, in 20 years time we will be wondering what on earth we were thinking. Lansdowne is a totally inappropriate and inadequate location for a modern day stadium. No trains, no subway, no highway. It is a joke, and the only conclusions that can be drawn is that City Council is in bed with the developers who's plans can only be described as boring and unimaginative.

Sportsboy - [Updated 2009-09-28 14:01]

Nonsense!...this is the location for a stadium in Canada's Capital?....where's the subway, where are the trains?....where is the 4 lane highway?. This whole concept is a total disaster, but, hey we get a CFL team for a few years before it folds...then watch the finger pointing....what a joke, what a debacle, what a total capitulation to these developers by the City! Sportsboy (30 Sep)

Dave S - [Updated 2009-09-28 14:01]

Your last sentence tells it all. You don't care about the headaches that this new mall will create for people who actually live in or use the area on a daily basis.

Sportsboy - [Updated 2009-09-28 14:01]

Let's go all green and walk/bike/hop/sprint/ there. Look, Lansdowne remains a totally pathetic, inappropriate, and inadequate location for a modern day stadium. It is a joke. No trains, no subway, no highway...it would be one of the worst locations in Canada for a stadium. But, hey, City council loves the developers with their boring, unimaginative designs. In 20 years time we will all wonder how stupid we were.

BenAbe - [Updated 2009-09-28 14:01]

Deal with it? That's the big issue. There is no way to deal with it. At the very least big events will require huge subsidies to encourage people to take the bus. Buses still need roadways and no dedicated roadways exist. If you ban cars from the area, people won't show up. So go ahead, get tough and tell them they need to walk, but I hope you're very persuasive, because the success or failure of the main component of the plan (i.e. football) will hinge on it. Oozes desperation? Walk a few blocks? You clearly haven't been to big event and Lansdowne lately, and I'm pretty sure you don't live in



the neighbouring communities.

shogan27 - [Updated 2009-10-07 10:13]

I live in the Glebe and can't wait for this project to begin. Bring on progress, and trust me, more people than not support this project from the Glebe...we just don't have the big mouths that the whiners do. See you on the 55 yard line soon.

Franky - [Updated 2009-09-28 14:01]

That's the problem isn't it. What if traffic is so congested at game time people decide to stay home? Is a CFL game big enough a draw to put up with the congestion? Do people who just spent 1 hour or more getting to a game feel like shopping a few blocks down the street? I don't see it and merchants on Bank St. don't see it either.

## New Conversation Thread

myOttawa - [Updated 2009-09-28 15:17]

I don't think enough parking is available. Key to long term success will be easy access by car. Busses are great, if they are running, but face the reality, the majority of people coming to an event here will drive, if they can't they will stay home. That will lead to the failure of this venture...

myOttawa - [Updated 2009-09-28 15:17]

Okay I'm old enough to have been at Ottawa football games. OCTranspo at the time did a wonderful job of shuttling people to and from the site. I'm sure they can adjust the schedules to meet any needs at the site now. If you have ever been to a major facility in the US where they move many more people who drive, it is important to note that it is possible to make it so 30,000 people can come and go quickly. It takes some serious planning... Hopefully we have enough events to make this all worthwhile!

Enough Already - [Updated 2009-09-28 15:34]

24,000 people using shuttle buses = 480 bus runs = a bus leaving every 8 seconds in order to clear the site in an hour.

## New Conversation Thread

Tadas - [Updated 2009-09-28 15:20]

With proposed new and extended rapid transit system, this plan fails completely. Build a stadium next to a new train station and not only you will have effective way to get to and from the game/concert but also people will actually use it!! I can not support this proposal as it is right now.

## New Conversation Thread

Amalthea - [Updated 2009-09-28 15:55]

The city will need to try extra hard to promote cycling and public transit to get to events. Shuttle buses will be a necessity, using parking at Carleton or other locations. Using Queen Elizabeth should be seriously considered to increase speed and reduce congestion on Bank St. Creative solutions like no parking sold on the day of an event, including transit/shuttle passes with event tickets, or having car-pool only parking would help. And what about partnering with the Bixi people to have bike rentals available at the same places where shuttles will leave from? Patrons would have the choice to use a shuttle or bike.

Sportsboy - [Updated 2009-09-28 15:55]

Let's go all green and walk/bike/hop/sprint/ there. Look, Lansdowne remains a totally pathetic, inappropriate, and inadequate location for a modern day stadium. It is a joke. [updated 2009-10-01 09:18]

## New Conversation Thread

MikeB - [Updated 2009-09-28 16:01]

Careful thought has obviously gone into the transportation issue facing Lansdowne. With its central location, Lansdowne is in a great situation to take advantage of the neighbourhood patrons within walking distance. This will cut down on the overall carbon footprint and reduce the traffic into the area. People from the Glebe, Old Ottawa South and Centretown are all within walking distance to Lansdowne. The shuttles down the Queen E. on event days are also a great idea. The water taxis are also a good idea to ferry patrons from the hotels downtown. Although not expressly stated, I wouldn't be surprised if other local businesses such as Local Heroes jumped on board with shuttle services of their own. I have been attending events at Lansdowne since childhood, and transportation to Lansdowne has never been an issue. The plans that OSEG has in place to cut down on traffic would actually help even more!

JFFournier - [Updated 2009-09-28 16:01]

I love the water taxi idea. Does it cure the problem altogether? No, but it helps and it a nice touristic feature.

lemayfeline - [Updated 2009-09-28 21:48]

While the water taxi idea is interesting, it is also unlikely. That would require building docks and other infrastructure on the canal, and dealing with all of related issues (World Heritage Site, NCC, Parks Canada, etc). Aspects like this are used to sell the plan, when they know that they can never be realized.

JFFournier - [Updated 2009-09-29 09:22]

I believe that is already part of the proposal. I went to a Renegades game by boat once. Obviously it wasn't a "taxi" but part of a package with Paul's Boat Tours. That was just with what was available at the time but it was done without any difficulty. We left from the Rideau Center and were returned there after the game.

lemayfeline - [Updated 2009-09-29 12:03]





Yes, but a proposal is just that: an idea put forth as a possibility. They have not talked to Parks Canada or the NCC about using this space and negotiated any deals for it. While it is a possibility, I am skeptical that it will actually become a reality.

**Sportsboy - [Updated 2009-09-28 21:48]**

Great in November with 18" of water and a cold North wind. However, Lansdowne remains a totally pathetic, inappropriate, and inadequate location for a modern day stadium. It is a joke. [updated 2009-10-01 09:18]

**JFFournier - [Updated 2009-10-01 09:19]**

Have you ever seen Paul's Boat Tours boats when it rains? They're covered, so they still run. Now I don't know if they'd run into November, but the season starts in June so the bulk of it is during the summer months. Also bear in mind that the people using it are people preparing to go watch a football game in an outdoor stadium. They're going knowing full well what the weather is like when they step out the door. But you're quite right that Lansdowne is currently pathetic for a sports facility, so I am quite hopeful that this plan will be approved in order to rectify that.

**Sportsboy - [Updated 2009-09-28 16:01]**

Water taxis in november?...the canal has about 18" of water! this is the location for a stadium in Canada's Capital?....where's the subway, where are the trains?....where is the 4 lane highway?. This whole concept is a total disaster, but, hey we get a CFL team for a few years before it folds...then watch the finger pointing....what a joke, what a debacle, what a total capitulation to these developers by the City! Sportsboy (30 Sep)

**MikeB - [Updated 2009-09-30 20:31]**

There is still water in the canal in early-mid November.

**Sportsboy - [Updated 2009-09-30 23:10]**

Really?...I used to musky fish above Hogsback and I can remember the canal being drained out quite early on. However, Lansdowne remains a totally pathetic, inappropriate, and inadequate location for a modern day stadium. It is a joke.

**MikeB - [Updated 2009-10-01 09:18]**

I think Lansdowne is a joke the way it is today. This proposal will totally make it something this city can be proud of and at the same time sustain itself and provide something for everyone. I totally support Lansdowne Live.

**ohnwhelan - [Updated 2009-09-28 16:01]**

Ottawa has lots of civil servants and an above average number of intelligent females. Unfortunately they don't seem to be crazy about CFL football, it doesn't interest them. "Take advantage of neighbourhood patrons within walking distance" From what I've seen so far not many Glebe residents will be queuing up for season tickets. We seem to be subsidising underground parking here. I thought we were supposed to be promoting accessibility and not just subsidising those who can afford cars.

**Glinda - [Updated 2009-09-28 16:01]**

NCC has declined Oct. 8 to make the Driveway into a major transit route along our World Heritage canal, not surprisingly when you think about it. Careful thought? Smokescreens and (possibly) outright lies.

**Phyllis - [Updated 2009-09-28 16:01]**

I live in Old Ottawa South and suspect that you don't travel much through this area not to be concerned with traffic congestion that would be created with this development.

## New Conversation Thread

**Enough Already - [Updated 2009-09-28 16:22]**

Can one of the councillors who support the plan please explain how parking and transit is intended to work. I have asked this question of many people since the plan was first unveiled. Most ignore it; the best answer so far is the parking plan on the Lansdowne Live web page, namely - "don't forget, there have been many major events at Lansdowne over the years and customers have always found a way to get here". Translation: it's not our problem. But remember that things have changed significantly between the last major event at Lansdowne and the first post-Lansdowne Live event, assuming that the plan goes ahead. In particular, on-site parking will have been reduced from around 2,200 spaces to only 1,235 spaces, and over 400,000 sq ft of retail and commercial space will have been added to the site. Customers may have found a way to get to Lansdowne in the past, but that is no guarantee that they will in the future. This head-in-the-sand approach is not an acceptable way to plan a major new urban development.

**dprouse - [Updated 2009-09-28 16:22]**

During the Renegades' run, very few people used the on-site parking anyway. It was expensive, and spots were limited. I was a season ticket holder, and I only parked on site a handful of times. People did what they always did - walked to Billings Bridge, Carleton, or downtown, or bought a spot off the multitude of game day entrepreneurs in the Glebe and Ottawa South.

**Glinda - [Updated 2009-09-30 14:16]**

If you were parking at Billings Bridge, you were disregarding the fact that it is private property, and signs there make it clear that there is to be no parking there for Lansdowne events. It's parking for the customers of the mall, understandably, and make no mistake, they WILL enforce it as they do every EX season, if people try to park there for the 90+ events a year.

## New Conversation Thread

**ericmacd - [Updated 2009-09-28 16:40]**

A Stadium of 24,000 seats, an Arena of 10,000 seats, plus shopping and a cinema adds up to well over 50% more traffic than is going to the 20,000 seat Scotiabank Place, and we all know how terrible the traffic is for Sens games. Also, should the transit plan for 15,000+ attendees not be revised to look at how you are going to move well over 34,000 people in and out of a neighbourhood of 10,000 every time there are multiple events going on? It is naive to think the current transportation system will be able to adapt with only small additions in shuttle services. This is a doomed scenario!

**dprouse - [Updated 2009-09-28 16:40]**

How did people cope before? For decades, there was football at Lansdowne without a hitch. Does it create traffic to have a lot of people at an event? Absolutely. At Lansdowne, though, you can walk to Billings Bridge, Carleton, or walk to thousands of parking spots north of the Queensway that sit unused evenings and weekends. Again, you can walk from Lansdowne to downtown via Bank St. faster than you can leave Lot 9 at SBP after a Sens game, guaranteed.



[ericmacd - \[Updated 2009-09-30 14:14\]](#)

Yes, things worked in the past. And in this "past" the city was much smaller, the stadium had fewer seats, there wasn't all the other "attractions", there was no Carlingwood-sized mall, and there was no super-sized supermarket. There was also a large landsdowne-sized parking lot which accommodated all the cars. If this space is redeveloped there will definitely not be enough parking, especially considering the parking that is provided is reserved for use solely by the shopping mall! In addition, Carleton U has shown no interest, or consent to use their facilities for park-and-ride or a shuttle service.

## New Conversation Thread

[hemison - \[Updated 2009-09-28 16:41\]](#)

So what happens if the NCC declines to turn QED into a transitway for big events? (just as they haven't agreed to run trains down the river parkway). And where are you going to park 4000 bicycles? And a bus a minute? Plus several thousand cars piling down Bank St? Gridlock!!!!!! Study of any major facility like this in any other city/country will show that good transportation links are key to its success. No matter how many bicycles & buses you try to fit in here, it'll be crazy. And 6 hrs of honking, idling, traffic-jammed vehicles per big event? I'm not trying to be a nimby, but please, spare a thought for those of us who live nearby and have to endure repeated local lockdowns for your occasional gridlocked pleasure...

[Glinda - \[Updated 2009-09-28 16:41\]](#)

"So what happens if the NCC declines to turn QED into a transitway..."Guess what? THEY JUST DID! No closure for anything smaller than 40,000, which even the LL guys admit is almost never...NCC told Transport. committee this morning...Oct. 8.

## New Conversation Thread

[Enough Already - \[Updated 2009-09-28 16:45\]](#)

The current plan calls for 408,000sq ft of retail/commercial space. There is obviously a relationship between the sq ft of retail space in a mall and the number of parking spaces required for the patrons. More shops and restaurants means that more parking spaces are needed. Taking existing Ottawa malls as an example, it appears as though an average of around 200sq ft of retail can be supported by each parking space. Lansdowne Live proposes one parking space for every 330sq ft of retail. This is clearly insufficient to support the retail component of the site plan alone, without even considering the stadium. Arenas and stadiums also need more parking spaces as they get bigger. Scotiabank Place provides a parking space for approximately every 3 arena seats. If the same ratio is applied to Lansdowne's 1,235 parking spaces, a refurbished Frank Clair stadium should have fewer than 4,000 seats. The proposed 24,000 capacity equates to one parking space for every 19+ stadium seats. And that assumes that the retail and office components use no spaces on game days. Considering the above seating equations provided by successful examples of planning in Ottawa, the new Lansdowne Park requires just over 2,000 parking spaces to support the retail and restaurant component, and a further 8,000 spaces to support the stadium, resulting in a total requirement of over 10,000 spaces, or a shortfall of around 8,800 spaces. Of course it could be argued that the peak retail times do not coincide with the peak stadium uses, and this may be true much of the time. However, many sporting events do take place on a Saturday afternoon, which is probably the peak shopping time. What happens on these occasions? People will try and park on the residential streets around the Glebe, but that isn't what residential streets are for, and is an accident waiting to happen. Maybe some will even find their way to satellite parking lots and wait for shuttle buses, but that isn't in the nature of Ottawa. Have you ever watched people wait for parking spots outside the mall entrance rather than park in the empty spaces 100 metres away?

## New Conversation Thread

[Shelly - \[Updated 2009-09-28 17:01\]](#)

Mass transit and stadium are obvious partners. Just remember how 5000 people from a 67s game can choke the neighbourhood. Has anyone ever driven down Bank Street on a regular Saturday or Sunday and notice that traffic is backed up for blocks. Any reasonable person can see that Bank Street simply cannot handle any more volume regardless of parking controls or any other measure being put in place. Think about it, a world-class stadium without mass transit, does it make any sense? Why is the City investing millions in mass transit and fail to take advantage of this development?

[Dave - \[Updated 2009-09-28 17:01\]](#)

All this might just be too obvious. How many people does it take to say that Lansdowne has inadequate transit and parking for a major stadium location before people listen?

[Glinda - \[Updated 2009-09-28 20:08\]](#)

To say nothing of the fact that it flies in the face of the Official Plan! Big venues are supposed to be on the new transit line, not causing congestion in the heart of the city, and polluting what could be the "jewel in the crown" of a Heritage Site like the canal. Bayview yards is the obvious answer: it's already on the transitway's planned route, and lot's of old industrial land to work with...

## New Conversation Thread

[E. W. Tennant - \[Updated 2009-09-28 17:36\]](#)

Thirty years in the future we may be able to support a big city stadium and we have that amount of time to plan one at Bayview. For now and the next generation we need a 20-30,000.00 seat stadium. I share the concerns of the commenters about access and parking at Lansdowne Park. The rest of the plan may be OK, but the stadium should be taken out of it. It's time to take another look at Palladium Drive.

[shogan27 - \[Updated 2009-09-28 17:36\]](#)

When have you ever heard that OSEG is willing to have their CFL franchise play on Palladium drive? Their proposal hinges on having their team play at Lansdowne, period.

[Dave - \[Updated 2009-09-28 18:01\]](#)

Who mentioned having the CFL franchise play on Palladium Drive? CFL isn't the only game in town.

[shogan27 - \[Updated 2009-09-28 19:57\]](#)



What did E.W say above Dave? He suggests that we look at a stadium on Palladium Drive. Since we are talking about the CFL group in this forum I thought my comment would be pretty clear as to who I was referring to.

Dave2 - [Updated 2009-09-28 21:52]

The stadium proposed for Palladium drive is a soccer stadium. This is the right location for a new stadium and it is also the right sport.

dprouse - [Updated 2009-09-29 07:45]

I think we should avoid the tired old football vs. soccer argument. Different sports, different fan bases, and I welcome both to Ottawa. I am a football guy, but I get really tired of hearing football people slag soccer, and vice versa. The more sports and entertainment options in town, the better off we all are. Football or soccer, though, Kanata is absolutely the wrong location. Going to a hockey or football game in Toronto or Montreal is an experience largely because of where the facilities are. It is right downtown, and you walk by the shops and restaurants, feeling the energy of the city. The walk up to Molson Stadium in Montreal is terrific - almost as good, in fact, as walking over the Bank Street Bridge on a fall day towards Lansdowne, the Canal glistening in the background. Scotiabank Place is a fine facility, but the surrounding area has all the ambience of an industrial park. Let's not double down on an urban planning error of the past.

Dave2 - [Updated 2009-09-30 13:32]

If there was public transit to the site I would agree, but buses down Bank Street?

dprouse - [Updated 2009-09-30 13:54]

Why not? There have always been buses to and from football games there in the past. People forget that for many years, there has been football at Lansdowne, and everyone got by just fine transportation wise. If the event is worth attending, people are pretty resourceful. For myself, I just parked downtown and walked with my son. Others were content to wait for a bus, while some grabbed a meal and took a bus later. Lansdowne is about 1.5 km away, or a nice 20 minute walk, from Billings Bridge and Carleton. It's about the same distance to north of the Queensway, where thousands of other parking spots are available. In between, I am betting that there will be entrepreneurial people in the Glebe and Old Ottawa South, as there always has been. Again, I found it easier and less stressful to leave a Renegades game than I ever have in leaving a Sens game.

Dave S - [Updated 2009-09-30 14:09]

It has been proven that there are not enough CFL fans to support a team at Lansdowne. The team will fail again. Football is not the point. The point is the shopping mall and the daily traffic. It is a very bad place for another mall.

dprouse - [Updated 2009-09-30 21:03]

That absolutely has NOT been proven. In their final season, the Renegades averaged 18,400 fans per game. The Montreal Alouettes, a very successful team, only averages about 2,000 per game more than that. The issue was not attendance but rather absentee ownership, and a shaky business model. The CFL business model is much better now, and the ownership of this team will be local. As for traffic, welcome to the big city. Big cities have traffic everywhere. If you don't like traffic, don't come near downtown. In addition, there is no mall being placed at Lansdowne. That is a flat out fabrication, with the word "mall" being used as a scaremongering tactic.

Dave S - [Updated 2009-09-30 22:35]

If the CFL business model is so good, why are hundreds of millions of taxpayer dollars required to support it? How many fans would come if the ticket prices reflected the true cost? As for the "mall", what do you prefer to call hundreds of thousands of square feet of retail space? Suggesting that others avoid the area seems like a strange tactic for a supporter.

Brock - [Updated 2009-10-01 08:42]

Even the richest team in the world the Dallas Cowboys had help from taxpayers for their stadium.

Jason - [Updated 2009-09-28 17:36]

I think we should be concentrating development and increasing density rather than increasing sprawl.

## New Conversation Thread

Doug - [Updated 2009-09-28 20:44]

Since negative comments on the sole source procedure are likely to be drowned out by detailed technical comments on each of the 8 topics, I am repeating the comments I provided under topic number one. As a resident of Ottawa and taxpayer, I am totally opposed to the sole source procedure for developing this Lansdowne Live Plan. Therefore I shall not be wasting any energy on commenting on this plan. Due to the sole source process the public consultations must be regarded as a public relations exercise to cover a "done deal". Mayor and Council should be ashamed of themselves for letting this happen.

Cassandra - [Updated 2009-09-28 20:44]

Yes Doug, you have posted the same thing on every single thread; you have made it perfectly clear that your mind is closed and that you have nothing positive to contribute.

Glinda - [Updated 2009-09-28 20:44]

Sadly, it seems the meetings and these forums were specifically designed to prevent or dilute complaints about SOLE SOURCING and CANCELLING THE OPEN DESIGN COMPETITION.

## New Conversation Thread

Ian - [Updated 2009-09-28 21:03]

The transportation plan is just wrong in so many areas. 1. Turning Queen Elizabeth Driveway into a transit route will destroy the current canal atmosphere. Sad that a World Heritage site would become a transitway. 2. I simply don't believe the estimates of the increase traffic during peak hours. If this plan includes a cineplex, a popular movie will easily add 120 new cars to the route BY ITSELF. Add in a hockey game, some popular restaurants, etc then you get easily imagine a LOT more traffic than is estimated. Whoever did these estimates should be ashamed. Trying to underestimate the traffic impact will result in extra costs and disaster in the long-term. Don't try to hide the numbers, look for innovative solutions or reduce the scope of the project.

hemison - [Updated 2009-09-28 21:03]

The transportation consultant said that they were asked to devise the transport plan AFTER the main plans for development had been drawn out. I pointed out that this was backwards - you've got to know how many people you can actually get "in" (and out!) and then draw up a development plan for



that number of people...

### New Conversation Thread

[EVB](#) - [Updated 2009-09-28 21:11]

Parking and roadways are completely inadequate. Without mass transit to the site, this proposal guarantees weekly gridlock and will even add to greenhouse emissions.

### New Conversation Thread

[hopingforbetter](#) - [Updated 2009-09-28 21:13]

what a load of horse feathers. Anyone with experience going to the Park knows this will not work. Any modern stadium should be built elsewhere and on a light rail route as are most stadiums. Eliminate the useless stadium and the park can be kept as an open greenspace for people usage that will support some minimal additional food supply during busy periods. Let there be beavertails and not shopping malls. Make it bicycle friendly in the summer and public skating friendly in the winter.

[Dave2](#) - [Updated 2009-09-28 21:13]

Nominations for mayor start shortly. Are you interested? Wouldn't it be a breath of fresh air to have some common sense at council meetings

[Cassandra](#) - [Updated 2009-09-28 21:13]

It's not easy to build a stadium or anything else near a light transit station as there are none in Ottawa and it looks increasingly as though there will ever be one. And if we ever do have rapid transit, Bank Street, stadium or no, should be on any line at some point. In any case building sport facilities and entertainment venues on the outskirts is very poor city planning as is turning the heart of a city into a dead zone so as not to inconvenience a group of people who moved in next to said stadium and sports facilities and now want to destroy it and the heart of the city.

### New Conversation Thread

[Catherine](#) - [Updated 2009-09-28 21:18]

I do not believe the transportation plan will meet the needs of a stadium, movie theatre and shopping. I do not believe people will be willing to use the shuttle buses. The residential streets will get further blocked with traffic, blocking our driveways. Bank Street and Driveway closures for special events will make it difficult for Glebe residents to get in and out of their homes. There are times when I can walk from Bank and Queen St to Bank and Fourth faster than a bus. Stadium, retail stores, movie theatre will compound this. The parking garage will eliminate the tradeshow space in the civic centre.

### New Conversation Thread

[MER](#) - [Updated 2009-09-28 21:21]

Bank street in the Glebe is already a mess on the weekends even when there isn't special events at Lansdowne. To add more shopping spaces and a stadium it will further congest the street.

### New Conversation Thread

[Bruce Rosove](#) - [Updated 2009-09-28 21:31]

This is another serious weakness in the plan. We know that there will be huge traffic jams and we know that the Bayview site lends itself to public transit much more effectively. The very fact that the plan speaks of special arrangements for large crowds makes it clear there will be problems. We also know that Glebe businesses suffer serious loss of traffic through their stores when major events are on. The creation of a new stadium will only make the situation worse. And the added retail and office space will also create new major transportation issues. This proposal has not been thought through at all.

### New Conversation Thread

[OTownReason](#) - [Updated 2009-09-28 22:22]

I've been to football games, the Super Ex, Grey Cup, and a Rolling Stones Concert and none of them had the traffic I've seen at an Ottawa Senator playoff game. The central location of Lansdowne (geographic centre of the NCR) and the design of Glebe Streets make them very efficient at diffusing traffic when it's heavy. Also, people going to games or events at Lansdowne often want to stay in the area for food/drinks/fun after the game, diffusing traffic temporarily as well. We're looking at ~30 soccer and football games per year during which OC Transpo can set up efficient shuttles and extra buses to get people where they need to go. I am fully confident that this plan will work from a transit perspective.

[Dave2](#) - [Updated 2009-09-28 22:22]

By your own figures, 30 times a year, there will be no parking in the Glebe for people to shop. How is that fair to the existing retailers? Will they see reductions in their property taxes? I doubt it. Diffusing traffic into residential streets is a bad idea and an accident waiting to happen. We need to get the traffic onto the highways as quickly as possible.

[hemison](#) - [Updated 2009-09-28 22:22]



The City has made no provision (yet) for buying all the extra buses / hiring extra drivers which would be needed; the NCC has "NOT" said that it will allow access for those buses on QED, and they're planning up to 2 buses/minute in the 2hrs before a major event, presumably on Bank St. Plus 7000 extra cars in the area. Oh, and up to 4000 bicycles for which they have no safe bike lanes and no planned / safe racks. It's all totally crazy!

**OTownReason - [Updated 2009-09-29 08:01]**

Following the canal pathways from Lansdowne, one can reach almost any location in Ottawa by bike both safely and efficiently. As for transit, there are plans in teh works that are feasible and practical in terms of buses, use of the parkway, and parking.As for businesses in the Glebe, please speak to any Glebe business owner and ask them if their store was less busy during game days in years past. I'll bet 90% of them would say that they receive a flux of business. They only need a few of the 25000 football fans to walk into their store and buy something to make it worthwhile for them.

**loveott - [Updated 2009-09-28 22:22]**

This plan says the stadium will seat up to 24,000 people. When you went to the Stones there were half that number of people attending! Scotiabank Place only holds 20,000 or so people & yes I agree the traffic is horrible. Do we want to repeat that mess!! Just imagine the Bank St/Queen E drive corridor with that much traffic, not to mention traffic backing up onto the Queensway at the Bronson Exit. A stadium that size coupled with other venues, shopping, movies, restaurants, just won't work without a comprehensive, well thought out transit plan. I say forget this unsolicited plan until the whole process is put out for tender and then may the best plan win!!!

**OTownReason - [Updated 2009-09-29 20:45]**

First, get your facts right. There were 43000 fans at the Rolling Stones concert in 2005, not to mention thousands more on Bank Street and QED watching on big screens and listening to the extremely loud concert (including myself).Lansdowne does so well with traffic for a number of reasons:1) Being the geographical centre of Ottawa, traffic leaves Lansdowne in all directions (unlike the migration East from SBP).2) The nearby restaurants, pubs, and stores (for afternoon games) keep people in the area after an event. This spreads out the traffic temporarily.3) There are tens of thousands of people who live within walking/biking distance to Lansdowne and this makes up a huge proportion of the patrons at any given hockey or football game.This is the perfect location for a stadium, not because of some artificial concept plan, but because of the years of experience that Ottawa has in dealing with large events at this venue. Build it and I will come!

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**Sportsboy - [Updated 2009-09-28 22:22]**

Nonsense!....this is the location for a stadium in Canada's Capital?.....where's the subway, where are the trains?....where is the 4 lane highway?. This whole concept is a total disaster, but, hey we get a CFL team for a few years before it folds...then watch the finger pointing.....what a joke, what a debacle, what a total capitulation to these developers by the City!Sportsboy (30 Sep)

**OTownReason - [Updated 2009-09-30 20:29]**

The entrance to Lansdowne is less than 1km from the 417. It's actually less driving distance than from the far parking lots at SBP to the Queensway. It's obvious that people are disguising their vested interests as valid concerns about the stadium's location or the design process. Let's hope our council sees through all that. Please refer to the Ottawa Rough Riders/Renegades attendance figures and you'll see that fan support was never a problem. It was awful ownership with no local interests that folded the team on both occasions.

**Sportsboy - [Updated 2009-09-30 20:34]**

So you say, but many feel that the CFL is yesterday's game. but, hey , you have loads of media hype, old Roughriders from the 60s and 70s pushing the product and a whole pile of vested interests. But it is a very different world, we have mass immigration (which we absolutley need if we are going to survive as a nation), Sunday shopping, a 200 channel TV universe, bringing us the world's sports , which puts into context how miniscule the CFL is, as well as a major cultural shift. Well, good luck with your football team,we will see if you will be around in a few years.

**OTownReason - [Updated 2009-09-30 20:51]**

Don't forget that there are also plans for a USL franchise to play at Lansdowne. I'm actually much more excited about the possibility of professional soccer in Ottawa than CFL football. It will be a sad day if 2013 rolls around and Lansdowne hasn't changed a bit, the CFL is going strong and expanding to markets such as Quebec and Halifax, and professional soccer is flourishing throughout Canada. We'll be on the outside looking in.

**Sportsboy - [Updated 2009-09-30 23:26]**

The CFL has looked at those markets before. The attendance numbers in TO are very poor. I would reckon that soccer will eventually take over but there are those who will fight that to the death. Lansdowne remains a pathetic location for a sports franchise....I just wish someone had convinced Mr. Melynk to build his stadium in the Kanata area and to configure it to also accomodate football, while it lasted.

## New Conversation Thread

**Barb - [Updated 2009-09-28 22:34]**

They forgot to add the wings on the buses and shuttles since that's the only way they'll be able to get through to Lansdowne events when Bank Street will be a parking lot itself.Honestly, if you need a transportation plan that is this complicated and relies on residential streets for a significant portion of the parking, there is just something fundamentally flawed with the entire plan.

**hemison - [Updated 2009-09-28 22:34]**

When I talked to the transportation guy last night he had no clue that most local residents parked on the streets themselves in order to ensure access for their own/neighbours' friends for visiting, etc. The number of spots actually available will be WAY lower than they think. With more than 80 events a year with 10,000-40,000 people, it's more than one a week (probably at least 2/week during the summer). We'll be permanantly gridlocked!!

**Glinda - [Updated 2009-09-29 08:01]**

In a student neighbourhood such as the Glebe and Old Ottawa South, many students rent places that don't have any parking, so they park on the street



AS A RULE...even some home owners don't have adequate parking and therefore use the street. How many is that? Lots. Take a walk of an evening or weekend and see...

## New Conversation Thread

[drpeterstockdale](#) - [Updated 2009-09-28 23:16]

Why is the stadium not being placed next to a train station or transit way viz. Hurdman?

[Dave2](#) - [Updated 2009-09-28 23:16]

The stadium is not being placed by a train station or transit way because that would make too much sense and wouldn't fit in with the rest of the real-estate deal.

[Glinda](#) - [Updated 2009-09-28 23:16]

The place to be is Bayview Yards, which WILL be on the new transit route, with lots of parking potential in the old industrial brown-fields.

## New Conversation Thread

[drpeterstockdale](#) - [Updated 2009-09-28 23:17]

Transportation bottlenecks during events are really not likely to drop with the current plan. General Glebe bottlenecks will increase. Discussion about possible park and ride is vague. However, if say there was a plan to make Billings Bridge as the main transit hub for shuttles (which any person would like to ride in), and there was park and ride there then... If there were no cars encouraged at Lansdowne for events then there might be a chance about getting rid of bottlenecks and the City would save most of 19.3 M.

[Dave2](#) - [Updated 2009-09-28 23:17]

Billings Bridge would never allow people to park there and shuttle to another mall. The transit infrastructure around Lansdowne could not cope even if everyone used shuttle buses. 24,000 people require almost 500 buses. To get that many buses out of Lansdowne in a reasonable period of time, say one hour, requires a bus to leave every 8 seconds. Not gonna happen.

[Glinda](#) - [Updated 2009-09-28 23:17]

Billings Bridge parking lot is privately owned, and as their signs clearly state, for the use of their customers, NOT visitors to Lansdowne. There's also a major government building there with nice big signs saying THEIR parking is exclusively for use of government employees--which leaves--guess what?--no place for another parking lot. Unless the RA centre gives the developers their soccer fields ;-)

## New Conversation Thread

[JohnV](#) - [Updated 2009-09-28 23:37]

From my understanding of the City's assumptions above on traffic at this site, they say that for CFL sized events that 12% of the attendees will drive to and park at the venue and since it is not on a major transit route 20% will take transit. The other 68% will walk, bike, park in the local neighbourhoods, or be bused in from remote parking lots. Sounds more like wishful thinking and flawed assumptions than a solid plan. This must rank up there as one of the more dismal transport-serviced stadiums in North America. Stadiums should be built at major transit nodes. This is 2009 not the 1950's. Anything else does a dis-service to us the citizens of this city.

[Dave2](#) - [Updated 2009-09-28 23:37]

This is ostrich-planning - put your head in the sand and hope everything works out just fine. Ottawa deserves better

[myOttawa](#) - [Updated 2009-09-28 23:37]

Totally agree with you. Lansdown is a poor location to have large events at. I get the impression that the Glebe does not even enjoy all the noise and traffic. Maybe its time they put the stadium next to the poorly serviced (by OCTranspo) Scotiabank place. At least they have parking!

## New Conversation Thread

[bcowperthwaite](#) - [Updated 2009-09-29 00:02]

The building of a tunnel will require that there be fume extractors to ensure safety in the tunnel for the public and city workers. How does the building of a tunnel and its inherent pollution generation through the release of the diesel fumes square with the broadcast view that the City should be a "green" city. Bill

## New Conversation Thread

[Brian Ford](#) - [Updated 2009-09-29 06:42]

I actually heard one of the city council members saying last night that he doesn't care about the parking problem that would be created with this project or it's effects on the city. I guess he is thinking of revenues from parking tickets!! This project is bad news. It has to be stopped and shut down. Try driving through this area any time. It is difficult and dangerous for pedestrians.

[Brock](#) - [Updated 2009-09-29 06:42]

Hire off duty cops like the sens .



Glinda - [Updated 2009-09-29 06:42]

He's also probably thinking of the property taxes they'll get from the residential and commercial grab of a publicly owned space.

## New Conversation Thread

DanKap - [Updated 2009-09-29 08:33]

The transportation part of this plan is very poorly thought out. Bank is a one lane in each direction road off peak, when most of the events would be occurring, or when people would go shopping. Traffic is horrible currently, and to double traffic for the doubled shopping when there isn't even an event on will make traffic impossible. When there is an event on, the plan to close Bank street to all but bus traffic is terrible, it will negatively impact local businesses, make it difficult for residents to get around and how are the limited parking spots supposed to be accessed? What's the point of a multi-billion dollar transportation system that this won't even use.

## New Conversation Thread

HUGE SPORTS FAN - [Updated 2009-09-29 09:26]

This will be an ongoing issue that will be continually modified and undergoing changes as the traffic pattern develops.

## New Conversation Thread

lemayfeline - [Updated 2009-09-29 09:44]

I have three issues, in addition to the major problems already noted by others.1. Either the plan believes that the stadium/retail will fail, or that the transportation will fail. The maps/plans provided at the public consultation require 'emergency' transportation measures for times when there would be over 30 000 people at Lansdowne, and these measures state that the city will shut down blocks of Bank St. for 2 hours before and after these events. Well, the stadium holds 24 000, the arena 10 000, and there are thousands of other people expected to show up to the mall, restaurants, and multi-screen cinema. This is at minimum 34 000 people. Either the developers think that the stadium/arena and surrounding retail will not prosper since it can't even fill up on game days, or else they are well aware that the transportation plan is woefully lacking. Which is it? The plan does not add up.2. It appears that this development would not have to pay for cash in lieu of providing adequate parking spaces, according to questions at the public consultations. All other businesses who cannot provide adequate parking must pay. Why is the city continuing to subsidize this plan unfairly?3. There has been little discussion of 'hardscaping'. That is, using all of the supposed 'greenspace' of the plan as additional parking spaces. Whether or not the choice is made for turfstone or grasspave, what we end up with is concrete with weeds, or plastic with weeds. The Ottawa Citizen provided a picture of turfstone in use in Ottawa on September 28, and while it is not available online it looked remarkably similar to this: <http://www.medwayblock.com/Store/productpictures/Turfstone32walk.jpg.jpg>. We are being told that greenspace is increasing (which in itself is a dubious claim, as the majority of the greenspace is already there as lining along the Driveway), but can we even call Turfstone or Grasspave greenspace? And considering that this area will be used for parking "only to accommodate large Civic Centre and Stadium events" (ie. all days when there are games or other events?) will this even be a space for the public to use at all? Again, which is it? Do we have greenspace or parking? Is your stadium only going to be used 'occasionally', as you claim the greenspace will be used for parking only 'occasionally'? If so, why build it at all? There's too much talking out of both sides of the mouth going on here.

## New Conversation Thread

PaulM - [Updated 2009-09-29 11:16]

This city is finally looking at building an effective mass transit system (I hope) and it is nowhere near this proposed facility. Nor could it be. The proponents of the plan seem to think that the thousands of shoppers at the 400,000 s.f. shopping area and thousands of people attending a major stadium event would be able to do so with a few extra shuttle buses. This makes no sense what-so-ever. Using the canal driveways as a transit way would not solve the problem but it would destroy the beautiful canal and parks already there. This transportation segment of the plan is fluff - there is no reality in it at all. Stop this idea now.

## New Conversation Thread

Dale L- Kanata - [Updated 2009-09-29 11:42]

Events will always create traffic issues, that is a fact of life. The park has been there for almost 100 years and anytime there are events there has been traffic. We deal with it, like any city does. I have been to Grey Cup games and survived, I have been to U20 World Cup Soccer games and survived. Additional busses and traffic plans for event days can easily handle what will come from events.

Dave S - [Updated 2009-09-29 11:42]

The problem isn't just event days. The daily shopping traffic will be similar to adding another Billing's Bridge plaza to Bank street at a point where it is already congested on a daily basis. I suppose that doesn't matter if you live in Kanata.

## New Conversation Thread

CorvinBarrhaven - [Updated 2009-09-29 11:51]

This is a poor plan, and likely to cost the city money accomodating a bad location for a stadium.....why has it failed up until now....lack of parking, lack of mass transit access...among other things. Now you reduce the parking, and still have no mass transit plan. This site should have the same parking restrictions that all other buildings have. Just build your parking garage larger. Horrible plan, thumbs down. New Council/new Mayor if they accept



this one!

## New Conversation Thread

Joe - [Updated 2009-09-29 12:16]

For those who do not want to be stuck in traffic, park and ride and take the bus like us mortals. This is a perfect location and I am all for it.

Dave2 - [Updated 2009-09-29 12:16]

Joe, you have a strange definition of perfect. Lansdowne Park is accessed by a single traditional mainstreet that is clogged and slow going at the best of times, the only public transit is two bus routes and there is only around half the parking that there used to be, not to mention 408,000 sq ft more retail/commercial than there used to be. Lansdowne Park is a beautiful location, but it is infrastructure-challenged, and the sooner we accept that fact the better.

## New Conversation Thread

merganser - [Updated 2009-09-29 12:54]

Lack of parking? I live in Centertown and walked from Kent & Somerset to Lansdowne Monday in less than 25 minutes. There are loads of parking north of the Q'way. And anyway, isn't this a "Green" city council? Why any parking at all, shouldn't we be encouraging bus transport? Run express buses from Park & Rides, drop people just off the Q'way and enjoy the walk to the game.

Dave2 - [Updated 2009-09-29 12:54]

"drop people just off the Q'way and enjoy the walk to the game"??? Really? Have you ever watched Ottawa residents waiting in their cars for a parking space to open up near a mall entrance, rather than park in the empty spaces 100 yards away? This isn't going to happen.

merganser - [Updated 2009-10-01 07:57]

A 15 or 20 minute walk down Bank street is a problem? Busses both east and west bound could exit the Q'way and let passengers off at or near Bank. It's obviously not the only option for transport to the venue, but it could be a way to get people from Kanata and Orleans park and rides. I've been to a lot of basketball and football games at the Dome in Syracuse, public parking at the Dome is for handicapped patrons only, I can't recall walking any less than 20 minutes to get to the game. Go to google maps and check it out. Never seemed to be an issue with people. And I'm talking about events of 40,000 plus spectators. Another stadium where I've seen matches is Fulham FC in London, very similar to Lansdowne in that it sits beside the Thames, limiting access. Really no parking but fans make it to the games by walking from the tube, 20 minutes or so.

## New Conversation Thread

Paul Durber - [Updated 2009-09-29 14:14]

A big NO: this is not a transportation plan that is green: too many buses, no rapid transit -- don't want a bus corridor. The impact on the surrounding neighbourhood is not included: no sensitivity to that whatsoever. All the City would pay, but few from Barhaven and Orleans would brave the trip, I would bet. Without transit, why should they want to make this huge investment of their money?

## New Conversation Thread

icjr - [Updated 2009-09-29 15:29]

All is good. We could always widen some of the avenues to allow more parking in the "Glebe"

Sportsboy - [Updated 2009-09-29 15:29]

Hey we could knock down the whole of the Glebe.....why not? Lansdowne is a location for a stadium in Canada's Capital?.....where's the subway, where are the trains?.....where is the 4 lane highway?. This whole concept is a total disaster, but, hey we get a CFL team for a few years before it folds...then watch the finger pointing.....what a joke, what a debacle, what a total capitulation to these developers by the City! Sportsboy (30 Sep)

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Glinda - [Updated 2009-09-29 15:29]

That remark shows it's not your front yard that would be expropriated so that a few developers can put much mullah in their pockets. (And it's not mine either, but I feel for them!)

## New Conversation Thread

Roy Hayter - [Updated 2009-09-29 16:20]

Where will all the cars park? How is the traffic going to move in and out of the Park? This idea is not too smart for congestion

bwimperis@hotmail.com - [Updated 2009-09-29 16:20]

Leave your car at home or the park and ride and take a bus. Use the QE Driveway exclusively for buses before and after major events to link to Albert/Slater transitway.





Dave2 - [Updated 2009-09-30 09:35]

You can't service modern stadiums with the #7 bus. The city do not have permission to use the QED for this purpose, despite what it says in the LL prospectus, and nor should they get it. The parkways were never meant to be major transit corridors.

## New Conversation Thread

peterinottawa - [Updated 2009-09-29 19:06]

It will never be perfect but then hockey games at the arena create traffic jams too. Access has never stopped people in the past.

Sportsboy - [Updated 2009-09-29 19:06]

Hello this is 2009, not 1969.....this is the location for a stadium in Canada's Capital?.....where's the subway, where are the trains?....where is the 4 lane highway?. This whole concept is a total disaster, but, hey we get a CFL team for a few years before it folds...then watch the finger pointing.....what a joke, what a debacle, what a total capitulation to these developers by the City!Sportsboy (30 Sep)

## New Conversation Thread

Howie C - [Updated 2009-09-29 19:25]

This is the only issue which I believe is a legitimate concern. I believe this project will succeed on the merits of a comprehensive "out of the box" solution to the resulting traffic congestion. Get this one right and everything and everyone else including the NIMBYs will get on board.

Sportsboy - [Updated 2009-09-29 19:25]

No way! Nonsense!...this is the location for a stadium in Canada's Capital?.....where's the subway, where are the trains?....where is the 4 lane highway?. This whole concept is a total disaster, but, hey we get a CFL team for a few years before it folds...then watch the finger pointing.....what a joke, what a debacle, what a total capitulation to these developers by the City!Sportsboy (30 Sep)

Dave2 - [Updated 2009-09-29 19:25]

I strongly object to your use of the term NIMBY. It is trying to create a false impression that the only opposition to this plan comes from a small minority of Glebe residents. This is clearly not true. Opposition is from all parts of the city. I live in the far west end.

peh - [Updated 2009-10-01 07:52]

I agree with you. I'm from Munster, and I think it's a dreadful idea! The city will be investing a lot of money into something destined to fail because it's in the wrong location.

## New Conversation Thread

kevinbourne - [Updated 2009-09-29 20:31]

This is the weakest part of the plan. The plan is to decrease the amount of parking from the amount there is now while increasing the amount of people using the park. Doesn't really make sense. The plan also calls for potential parking above ground, but only when needed (especially for stadium and civic centre events). I would love to have 100% below ground parking to maximize park space, but I don't think that's possible. The potential additional parking shouldn't be reserved for stadium and arena events. Someone coming to shop or walk shouldn't have to go underground to park. Also, I could be wrong, but the park doesn't seem to fit into the overall transit plan of the city. Similar to Exhibition Place in T.O., there should be access to the LRT or at least rapid transit.

## New Conversation Thread

Jared - [Updated 2009-09-29 20:40]

In a city that has its primary hockey arena an hour to an hour and half drive from 80% of the population of the region, I think access concerns to Lansdowne are overblown. The park is centrally located, easily accessible (by walking or cycling) for most people within the core and provides realistic travel times to and from events for anybody east of parkdale. Access and transport options will be available. As someone who lives centrally, I find a bit rich listening to people complain about traffic. We choose to live in a city and sometimes you have to deal with congestion. I for one, will take that as a trade-off to allow this progressive idea to come to fruition.

Dave2 - [Updated 2009-09-29 20:40]

Where do you get your 'facts'? I would love to see some official document that shows your comment that Scotiabank Place is an hour to an hour and half drive from 80% of the population of the region. I used to live on Elgin and could be at my office in Kanata in less than 20 minutes. At busy times of the day it might take 30 minutes, and that was before the recent major 417 upgrades. Heck, you can get to Scotiabank Place in an hour and a half from Kingston, so I think your statement is completely wrong. Also, 'sometimes having to deal with congestion' is very different from implementing a specific plan to generate it.

## New Conversation Thread

Michael - [Updated 2009-09-29 20:49]

What utter nonsense. Grant approval to redevelop Lansdowne Park, then encourage use of mass transit, pursue use of off-site parking, negotiate use of the QED, etc. The logic is backwards. Ensure transportation infrastructure is available first. Then grant approval.



## New Conversation Thread

J Harris - [Updated 2009-09-29 21:53]

The proposal refers to a comprehensive transport plan but there's no analysis of commercial vehicle circulation and impacts on Bronson, Bank and the Driveway. When I spoke to one of the consultants at the open house, he said that they couldn't comment on commercial vehicle issues because there wasn't enough detail concerning the retail spaces. So, the traffic issues are even worse than they appear.

## New Conversation Thread

anned - [Updated 2009-09-29 22:26]

Cette proposition en matière de transport me paraît bien insuffisante. Il me semble primordial si on développe un stade, ou un lieu commercial si fréquenté, que le réseau de transport en commun soit rapide et adéquat. Les bus 1 et 7 ne sont pas pratiques si l'on vient de loin, et que l'on finit par prendre 3 bus pour aller à destination. Pour ce qui est de Queen Elisabeth, le trafic rajouté ne serait que de quelques voitures par heures, mais avez-vous déjà essayé de traverser Queen Elisabeth aux heures de pointes (cela peut prendre quelques minutes). Quelques voitures supplémentaires rendraient cette route encore plus dangereuse. J'ai vraiment la crainte de voir la rue Bank et Queen Elisabeth se transformer en artères pour voitures comme les rue Bronson ou Main. Ou serait la place des piétons alors ?

## New Conversation Thread

arnoldj - [Updated 2009-09-29 23:36]

People that say the proposal is flawed because it is not near rapid transit are chasing or selling a red herring. For decades Lansdowne was very successful and the last time I looked it is still where it was in the '60s, '70s and '80s. No question though, schedule shuttle buses down the QE driveway to and from major events would be a major, major plus.

Sportsboy - [Updated 2009-09-29 23:36]

In the 60's there was about 2/3rds the population we have now,.....there was no Sunday shopping, it was a totally different world....Hello?!....And this is the location for a stadium in Canada's Capital?.....where's the subway, where are the trains?....where is the 4 lane highway?. This whole concept is a total disaster, but, hey we get a CFL team for a few years before it folds...then watch the finger pointing.....what a joke, what a debacle, what a total capitulation to these developers by the City!Sportsboy (30 Sep)

ohnwhelan - [Updated 2009-09-29 23:36]

Car ownership was much lower, population was lower as well so I don't think 1960 is relevant.

## New Conversation Thread

Cub Carson - [Updated 2009-09-30 06:00]

What's deplorable is the way opponents to this proposal have been acting during these meetings. Lansdowne has existed for over 100 years. Don't move to a high traffic urban area if you're concerned with noise. Be an adult! Use decorum during these meetings. That's the great thing about living in a democratic society. The silent majority needs to be heard.

Dave2 - [Updated 2009-09-30 06:00]

How is this comment relevant to the discussion on transportation?

Glinda - [Updated 2009-09-30 06:00]

Interestingly, the only bad behaviour I have personally experienced was this: the City councillors in favour of LL were exceptionally rude to me in reply when I emailed them my polite concerns. One even said these words: "SUCK IT UP". The people who objected to the plan at the meetings only wanted a chance to speak--to be consulted--not to simply witness a sales pitch. Did the people with petitions shout in your face, tie you down and force you to sign? On the other hand, the former footballer who was screaming in the face of a woman and her crying child at the meeting I attended comes to mind. (Ottawa Citizen has a nice picture of him screaming in someone else's face, too...) P.S. "Silent majority" on this forum seems to be you and a couple of guys who admit traffic is problematic but want football here anyway.

## New Conversation Thread

David Biggs - [Updated 2009-09-30 06:43]

love the idea of incl a transit ticket with ea event ticket. Open the Driveway & Col By for busses. How many events took place during rush hour????

Glinda - [Updated 2009-09-30 06:43]

I disagree, especially now that NCC has denied the City regular use of the Driveway, and Col By doesn't even go to Lansdowne, just passes by on the other side of the Canal....And close these routes to local traffic? That's not possible--there's no other way in or out to many neighbourhoods!--except Bank Street--to say nothing of people who use these routes to commute. Ever gone to a weekday evening rock concert, BTW? When did you try to get there, before or after rush hour? You must have been awfully early, or you missed it.

David Biggs - [Updated 2009-10-08 14:41]

As much as I dislike to respond to someone who has the power to misquote but lacks the power to sign their own name. Here goes: You took the NCC denial as a final position not a bargaining position, why? (No response required) Make a bus turn-off at Echo Dr and WALK across the bridge. I did not say close routes to local traffic (share - simple concept) The only thing I missed for an 8 o'clock concert was rush hour. The only thing I missed for a 7 o'clock hockey game was the news because I left 40 min early.





### New Conversation Thread

mhyde - [Updated 2009-09-30 07:57]

So far the approach on how we are going to deal with the traffic/parking problem is, there is no problem. I can tell you as a retailer in the glebe that while I can always find a place to park when I am in the area many of the customers when asked what they don't like about coming to the shop say parking and traffic. I think more will need to be done to present this concern in a way that people can understand and be confident that things will improve and not get worse.

### New Conversation Thread

rmanship - [Updated 2009-09-30 08:25]

Anybody who was on Bank street this weekend with the Women's show and a 67's game knows that Bank Street cannot handle the present level of traffic. The street was jammed up for hours. A new stadium and major retail development will just make the situation worse.

### New Conversation Thread

White - [Updated 2009-09-30 08:27]

This is simply a disguised parking lot. If the park is planned properly, we won't need parking for football. The transportation should be part of Ottawa's transportation plan, which it isn't. All transportation should be by public, mass transit.

### New Conversation Thread

dave0 - [Updated 2009-09-30 08:31]

This site is already inadequately served by transit and roads. The road capacity situation is unfixable, as there is no way to build new roads to the site, and no feasible way to add lanes to the existing roads. Transit is similarly constrained, as transit needs to compete for space with other road users, as there is no room for dedicated transit lanes. Anyone who has been to a 67's game, or a Renegades/Roughriders game should be familiar with the traffic issues at the site. That said, as football and hockey are complimentary uses, it's not that big of a deal. Typically the seasons don't overlap greatly, and when they do, they're usually not on the same day. However, when you add 300,000 square feet of retail that, to be profitable, needs to be drawing thousands of people in hundreds of cars every day, as well as hotels and additional housing, you've probably caused the nearby road network to completely fail during events. This has the follow-on effect of killing bus service, as the normally-adequate service down Bank Street would be significantly slowed by the additional car traffic. As other commenters have stated, the city is about to spend billions on a new transit plan, yet nothing in that plan comes near the Lansdowne Park site. A development of this size MUST be integrated with the transit system, and really should be located somewhere with easy access to the Queensway, as this is the city's main east-west artery.

### New Conversation Thread

Peter\_Hall - [Updated 2009-09-30 09:29]

The infrastructure is not capable of handling this proposed transportation approach

### New Conversation Thread

canpass - [Updated 2009-09-30 12:59]

As much as I am in favour of the plan I believe the transportation aspect is the weakest link in the plan. I trust that the developers will work with OC Transpo to establish special event routes such as they have to Scotia Bank Place. They need to look at satellite lots with transfer buses.

### New Conversation Thread

pds41 - [Updated 2009-09-30 13:00]

The concept that the proposal should be dropped because Bank isn't a transit corridor is just so much bull. You need public transportation for sporting and other large events and this can be handled by extra/special buses, park and rides, etc. That's how other cities do it, and that's how it'll work here. Will traffic be affected during events... yes... but ever drive the 417 after a Senator's game? That's just part of the beast. You just deal with it. Bottom line is Bank is too narrow, regardless of whether this proposal goes in or not. Either live with it, or tear down all those quaint neighborhood shops and widen it. Those are your only two choices.

taskmule - [Updated 2009-09-30 13:00]

There are other options; light rail tunnel under Bank St. or build it where transit already exists. The transit study is seriously flawed, and a 2 lane road will not support the plan, plain and simple. It can barely support weekend traffic as it is now. I like everything about this plan, except the reduction in parking, and the futility of the current Bank St traffic plan. It's the Achilles heel of this proposal, and City Hall better wise up and see this mess as it is before they make a huge mistake.



Franky - [Updated 2009-09-30 13:00]

Well, lack of rapid transit isn't the only reason this proposal should be dropped, but it's a good one. The number of parking spaces will be reduced and the shopping mall and other developments going into Lansdowne will be competing for those few parking spaces. Same idea with transit. The obvious answer is that since the stadium is in such disrepair, this is a good time to put one in somewhere else. Somewhere close to rapid transit. Somewhere CFL and other franchises will have a chance to flourish. Making the stadium hard to get to isn't going to help sell tickets and that won't help CFL viability.

Enough Already - [Updated 2009-09-30 13:00]

I can't think of one major city that services a downtown stadium with only buses down a traditional mainstreet. If there is one, let us know.

peh - [Updated 2009-09-30 13:00]

I wish there were an option "Absolutely, Totally Disagree". The traffic situation is terrible now, so it makes sense to make it a hundred times worse? Even with extra buses, shuttles, etc. (and those agreements aren't in place yet), the traffic situation would still be impossible. And what about the people who live in the area? I'm in rural Ottawa, so it won't affect me, but it will affect the lives of a lot of people. Bad, bad idea!

## New Conversation Thread

Ward - [Updated 2009-09-30 15:05]

Typical Day:I do not trust the analysis presented. If the new traffic "averages" 2 new vehicles per direction per minute, this could be the tipping point that causes many more frustrating gridlocks than we already see now. There will be pedestrian and bike accidents.5K-10K Events:We have already learned to avoid Bank St. before and after 67s games. We survive, but now there will be more events -- hopefully not simultaneously. I wouldn't want to be commuting to/from a Lansdowne store/office/theatre/restaurant/hotel at the same time as any of these events. (I think that the outdoor stadium should be at Bayview or Kanata.)40K Events:Only one per year, but this one adds the shuttle buses. The experience of the Stones concert must be avoided. Buses lined up along Bank St. for as far as the eye could see, all parked there during the entire concert with their motors running! (The drivers would not turn off the motors because there was a chance that they might not start. If one bus is stuck, all the tightly packed buses behind it would be unable to move.) There has to be a way to manage the shuttle buses with less noise, pollution, and fuel consumption (assuming that our outdoor stadium really needs to remain in such an illogical spot).

## New Conversation Thread

MAT - [Updated 2009-09-30 16:14]

I have finally read the entire 78-page transportation report, and I am satisfied that they have done their homework. The keys will be getting agreements to off-site parking lots from which shuttles can run, and even more importantly, to change people's driving habits. I used to enjoy the walk from the Billings Bridge area on game days, joining the gathering crowd doing the same. I look forward to doing so again.

Sportsboy - [Updated 2009-09-30 16:14]

Nonsense!...this is the location for a stadium in Canada's Capital?....where's the subway, where are the trains?....where is the 4 lane highway?. This whole concept is a total disaster, but, hey we get a CFL team for a few years before it folds...then watch the finger pointing.....what a joke, what a debacle, what a total capitulation to these developers by the City!

Dave2 - [Updated 2009-09-30 16:14]

Good luck with changing people's driving habits. Getting people out of their cars is a worthwhile aim, but for the majority of people you have to replace their car with something almost as comfortable and convenient.

ChrisC - [Updated 2009-09-30 16:14]

There is insufficient transit and parking for the venue, so you think it is a good idea that we just "change people's driving habits"? So, the stadium does not work with how our society works, so instead, we will change how our society works? That is like saying it will be cheaper for busses to run during the night, so OC Transpo should run all the buses at night and people can change their schedules to fit and start going to work at night only. Does not make much sense.

Glinda - [Updated 2009-09-30 16:14]

As I said to a previous commenter:if you've been parking at Billings Bridge, then you've been disregarding the signs that state their parking is not to be used for Lansdowne events! It's private parking for their paying customers.You can bet they won't allow the increased parkers at many more events a year!So don't count Billings Bridge as parking.

## New Conversation Thread

mikey24 - [Updated 2009-09-30 17:58]

So why do the critics assume everyone will arrive and leave the area at the same time?I used to attend Renegade games and we would usually go to a restaurant or bar on Bank street before and after the game. This is one of the ideal attractions of having a stadium in that area, people will all not arrive and leave at the same time.We had 54,000 people for the Grey Cup in 04, I don't remember any traffic chaos. We parked at the mall at the corner of Bank and Riverside and walked up Bank Street to the game.Now I live downtown and will walk to Lansdowne, I'm sure there will be thousands like me.

Glinda - [Updated 2009-09-30 17:58]

If you've been parking at Billings Bridge, then you've been disregarding the signs that state their parking is not to be used for Lansdowne events! It's private parking for their paying customers.

## New Conversation Thread

Dave S - [Updated 2009-09-30 20:46]

A new commercial avenue connecting Bank street to the driveway is needed IF such a project is to go ahead. It is simply unacceptable to have



additional traffic weaving through the existing residential streets surrounding the site.

### New Conversation Thread

[ottawasteph](#) - [Updated 2009-10-01 00:01]  
This is well-thoughtout. The transportation plan includes everything to accommodate different sizes of events.

[dbk](#) - [Updated 2009-10-01 00:01]  
Can you point to any element of this that is well thought out? To quote the top of this page, I see "...the City, over time, will advance/achieve... A base case assessment... Strategy would ensure... initiatives would be instituted ... Further refining the analysis..." etc. etc. This is not a strategy, it's marketing.

### New Conversation Thread

[Dave2](#) - [Updated 2009-10-01 07:39]  
I was at the 'consultation' in Kanata and was looking at the new transportation maps that they have produced. Unfortunately, making the map look like the London Underground maps from a distance can't disguise that the Lansdowne Park site is only served by two bus routes down a clogged traditional mainstreet. This lack of public transit, combined with the very inadequate amount of parking, is a recipe for disaster for a facility that is intended to operate for the next 40 years. It won't work from day 1.

[taskmule](#) - [Updated 2009-10-01 07:39]  
I absolutely agree with your view. Traffic is at it's limit on any weekend day, despite what the traffic study says. Loading up on more buses, with less parking available is a disaster in the making. In my view, seeing as 100,000 people live within a few blocks of Bank St between downtown and Billings, it is Bank St that needs an underground light rail system. I believe that is the only way this improvement plan with work.

### New Conversation Thread

[Dave2](#) - [Updated 2009-10-01 08:05]  
Why is the city so intent on proceeding with a plan that doesn't meet it's own by-law which mandates the number of parking spaces facilities need to have? I guess, if it isn't going to be bound by it's own procurement rules, the parking violation is a small one to add to the list.

### New Conversation Thread

[Chris Ellis](#) - [Updated 2009-10-01 09:22]  
Will there be more buses to deal with the people once they get to the Rideau Centre or other connection points or will people simply have to wait till regular schedule buses are able to move that many people?

### New Conversation Thread

[bmerrett](#) - [Updated 2009-10-01 10:43]  
I think this is where the plan has a challenge. Parking is a major pain in the area. Will there be less spots on Lansdowne and more parking in the surrounding area? Is 1,200 on-site spots enough for major events?

### New Conversation Thread

[cupidol](#) - [Updated 2009-10-01 11:53]  
I am interested in Ottawa having a mini "Central Park". An area where people can walk around and appreciate nature, sit and admire a fountain etc. I do not support this strategic piece of land being used for hotels, shops, office buildings etc. I agree that a restaurant would be a fine addition. Let's not build a "mini" community apart from the rest of the city.

### New Conversation Thread

[Dave2](#) - [Updated 2009-10-01 13:07]  
Does anyone have any back-up for the city's assertion that there are 5,000 on-street parking spaces available in neighborhoods adjacent to Lansdowne Park?

[Franky](#) - [Updated 2009-10-01 13:07]  
I assumed it was another Delcan report that was written from the conclusion backwards (the Downtown Transit study certainly looks that way). Intuitively, if Lansdowne was congested when games were there and you reduce the amount of parking and increase the number of businesses that require these



space, it's only going to get worse. How far to a parking space is "adjacent"? Does "available" spaces mean they are there or does it mean they are free of cars during particular time periods and seasons?

**Franky - [Updated 2009-10-01 14:23]**

From the map on page 6, it seems "adjacent" can be a 2 km walk. 5,000 spaces is not 5,000 free spaces. They note that "during the day on weekends, and particularly during the day on Saturday, a good percentage of the Glebe community on-street parking is historically utilized (1995-ADI Study)". On page 31, they claim 3500 community parking spaces would be available (no idea where the number comes from). That's 70% availability which seems optimistic to me. Of the 1615 on-site spaces (which includes the front lawn), they estimate 1,000 will be available (seems possible).\*: [http://www.ottawa.ca/residents/public\\_consult/lansdowne\\_partnership/transportation\\_strategy.pdf](http://www.ottawa.ca/residents/public_consult/lansdowne_partnership/transportation_strategy.pdf)

**Dave2 - [Updated 2009-10-01 15:11]**

I don't really understand the concept of 'community parking spaces' in the context of planning a major new entertainment facility. On residential roads that allow parking, these spaces are for the use of residents and their guests, the community. There is no way that stadium visitors can have the slightest idea where spaces may be free, so they will have to drive up and down each road until they find a space. This is very dangerous as people engaged in that activity do not have their full attention on their driving. Much more dangerous than driving with a cell-phone in my opinion. It's unfortunate if people had to do that in the past for unprecedented events like the U-20 soccer, but it is unforgivable to plan for another 40 years of the same when there is absolutely no need for the new stadium to be put there.

**Andrew - [Updated 2009-10-01 16:01]**

Agree. Based on our experience living in the Glebe for the past 10+ years, whenever there are major events, the side streets are a mess with people looking for free parking.

**Dave2 - [Updated 2009-10-01 16:12]**

That's been my experience as well, from the other side of things - trying to find parking there, as it is preferable to waiting 90 minutes for a shuttle bus

**Franky - [Updated 2009-10-01 16:17]**

So, I spoke to Ron Jacks and he told me the 3,500 number was an assumption based on years of experience. He says the city will be counting cars (or free spaces) tonight and Sunday to get a better idea of what the number is. That should give a better number, but won't account for the extra parking the shopping mall will generate/require. The 380 parking spaces on the front lawn will for sure be used (by non-patron vehicles) at large events (it looks misleading on the charts this way) and "possibly" be used for regular game events (15,000-20,000) "if they decide it's needed because of lack of parking or excess demand". He admitted the term "adjacent" community parking was an exaggeration, but explained the area defined was a catchment area (my word) for stadium games in the past. i.e. people are willing to walk 2 km to get to a game from their car! It seems there is no agreement with Carleton for using their parking for 40 years nor is there one with any of the other identified parking locations. Bank St. will be "no parking" 2 hours before and after games to allow buses and shuttle buses to move around on game nights. Wonder how that will impact sales on Bank St.

**Dave2 - [Updated 2009-10-01 14:23]**

I assume that 'available' means 'existing', because it adds "likely only 3,500 available for events", so they are probably assuming that residents will be parking in many of the spaces, depending on the time of the event. 5000 x approx 16ft for a parallel parking space = 80,000 ft. This is around 24Km, so I would guess they took the 24 side streets closest to Lansdowne and assumed people would go up to 1km down them to park, but I'm not sure how that takes into account for laneways etc. Maybe the assumed that people would walk 2km down each road? Excellent planning, NOT!

## New Conversation Thread

**Western Mark - [Updated 2009-10-01 13:52]**

I think this will work fine for getting to and from Lansdowne, much better than now. The Ex averaged approximately 20,000 people per day this year without any of these strategies in place and without any on-site parking.

**Franky - [Updated 2009-10-01 13:52]**

The Ex isn't over 20,000 people arriving at the same time for a single event so it's not exactly the same. People flow in and out of the Ex all day long. Concerts are closer to 10,000 people (only one side of the stadium).

**Western Mark - [Updated 2009-10-01 15:16]**

You're right it is not exactly the same thing. But with the additional designated offsite parking, additional public transport, the agreement of the NCC to open the Queen Elizabeth Commuterway for shuttles not just from designated parking but from area businesses (as done for Senators games) as well, transportation is well covered. Parking on side streets will likely continue regardless but will be limited somewhat by the 'same time for a single event' argument. Without all the retail the strain on the site parking will be minimized.

**Dave2 - [Updated 2009-10-01 16:44]**

The NCC have not agreed to opening QED.

**Western Mark - [Updated 2009-10-01 16:46]**

Thanks, I should have worded that a bit differently. But they and Parks Canada have both been included in the negotiations so far and have not spoken out one way or another.

**Dave2 - [Updated 2009-10-01 17:01]**

I guess they will probably agree in time, but the reason I corrected your statement was that the head of the NCC wrote a letter to the Citizen recently, stating in no uncertain terms that the LL prospectus was incorrect and that they had not agreed to allow QED to be used by shuttle buses.

**Franky - [Updated 2009-10-01 16:44]**

QED is only for 40k+ attendance, not regular games. None of the additional parking has been secured/agreed upon. I think it won't be easy to get to the stadium and it will turn people away. Not impossible, just not very good.

**SCoulshaw - [Updated 2009-10-01 13:52]**

Yes, but the ex attendees aren't all trying to get there for the SAME TIME!

**alecz\_dad - [Updated 2009-10-01 13:52]**

Also, part of the reason that the adjacent areas are not a zoo during the Ex is that the City sets up Draconian no-parking rules for the duration of the Ex. Streets immediately adjacent to Lansdowne are No Parking anytime for the duration (except for permit holders), while those further away are No Parking for varying periods of time, pretty much all the way north to the Queensway. They started doing this because when it was a parking free-for-all, the streets would be clogged with people looking for a space, and all the spaces would be taken, so that people who lived on the streets and relied on permit on-street parking would have nowhere to park. I certainly recall that when the Renegades were still around, every time there was a Montreal game our street would be awash in cars parked illegally on both sides of the street. I suppose people driving down for the game thought it was just part of the cost



of admission to pay a \$30 ticket in order to get close to Lansdowne. Question is, is the City going to go around changing all the parking signs in the area every couple of weekends during the football season, and enforcing the parking ban. And what will be the effect on residents, their visitors and Bank Street businesses whose customers cannot park because of such restrictions? It would be like living under a constant state of siege.

## New Conversation Thread

v vaillancourt - [Updated 2009-10-01 14:19]

Totally unrealistic as a plan. let's build the stadium on a site with better access to public transport and major roadways. Tired of traffic jams

## New Conversation Thread

Lloyd G Bunbury - [Updated 2009-10-01 15:02]

Ok, so here we go with another traffic jam in the making. Try going West in this city on any evening that the Sens are playing! Any facility housing professional soccer or the CFL should be located directly on a mass transit line and preferably serviced by light rail. Perhaps we can send boats down the canal to service this new site without adding to the vehicle congestion!

Andrew - [Updated 2009-10-01 15:02]

Agree on this needing to be directly on mass transit line. That is the way most sensible cities do this. Ottawa already made one mistake with the Sens arena in Kanata - for similar reasons, given that it was a development land play? Assume boats on the canal was tongue in cheek!

Dave2 - [Updated 2009-10-01 16:15]

Bob Monette did suggest taking your family in the canoe to the game, so...

Lloyd G Bunbury - [Updated 2009-10-01 16:15]

Yes, me just venting about bad traffic planning in this city.

## New Conversation Thread

Rick - [Updated 2009-10-01 15:17]

Public transportation in this city is a joke called "rapid transit by bus". At least this project has some plans for large event transportation. The real issue is LRT and a modern efficient transit system which is continually being mismanaged by our city government.

Dave2 - [Updated 2009-10-01 15:17]

Rick, Yes/Not Really, 5,000 community parking spaces in the Glebe and a few extra buses isn't really a plan. Yes

## New Conversation Thread

Stanley Britton - [Updated 2009-10-01 16:43]

As a fan of professional sports who resides across the bridges in Quebec may I suggest that a more accessible location than Lansdowne be considered for a stadium of 25,000 (likely to grow to 60,000 seats) as well as the to-be-displaced trade show facility? Indeed, would not a location adjacent one of the new rapid transit lines give a tremendous boost to making the business case for early financing for rapid transit?

## New Conversation Thread

djm - [Updated 2009-10-01 19:07]

More detail finally, thank you -- but therefore, more questions. 1. A below ground parking garage would be an improvement if it removed the requirement for above ground parking, but: 1a. The soil in that area is clay and some other attempts at underground parking in the area have required sophisticated engineering. Has a soil study been done to ensure that underground parking is viable? 1b. How expensive will it be to maintain such a facility? What rates will need to be charged to make this financially cost-effective? 1c. Will people choose to come to a shopping facility which requires a parking fee when there is free parking available at other shopping malls in the area? 2. The "eco-friendly surface" (elsewhere referred to as "grass" when trying to emphasize the park aspect of the development) is certainly more esthetically pleasing than concrete, but it is not useful as a recreational grass area and should not be considered as a substitute. That area should not be designed to be viable for parking. So where will excess parking be possible? 3. Increased transit service sounds good, but is it physically or economically viable? 3a. Traffic on Bank Street is currently past a safe capacity -- more buses stopping and starting would create dangerous situations for cars and pedestrians. This will be amplified several fold by the increase in private car traffic. 3b. How long does it take to load or unload a bus full of people? The chart suggests that buses would run at 1 minute intervals for peak events -- they would likely become jammed up for blocks if it takes longer than 1 minute to load or unload. 3c. City buses do not currently run along Queen Elizabeth Drive -- has the NCC agreed to alter this arrangement? They allow buses only for their own events such as Winterlude. The city should not assume NCC co-operation -- note the recent decision regarding proposed rapid transit use of their land. 3d. The chart states that "typical day" bus service would run at 3-4 minute intervals -- this is double the current bus service. Requirements for various kinds of events further increases the number of buses. Increased frequency requires more buses and more drivers and more fuel etc. -- can OC Transpo deliver this without additional cost to the taxpayer? Has the additional transportation costs been factored in to the total cost to the city for this development? 3e. The assumption that people will use mass transit, either directly or as part of a park-and-ride arrangement is likely fictional. Current large events at Lansdowne create traffic and parking difficulties -- why is it assumed that this popular attitude will change? 4. Including the parking costs in ticket prices is only applicable with the few events where tickets are required. Other activities and events which are considered assets in this plan (outdoor concerts, etc.) will also require large amounts of parking. How will people be able to pay in advance for parking for these events? 5. The chart estimates that 4,800 vehicles will arrive to park on neighbouring streets. It also states, in the footnote, that there are only 3,500 spaces available on those streets. How is this discrepancy accounted for? Where will the extra 1,300 vehicles go? 6. What will the impact be on businesses in the area if traffic, parking, and bus service is all devoted to events at Lansdowne? How will customers get to these businesses if Bank Street is closed? Will business owners be financially compensated by the promoters of the events to make up for lost business? Will the taxpayers be required to provide such compensation? Will the business owners be required to



absorb the financial hardship?? How will residents of the new complex access their homes if traffic on Bank Street is cut off during events at Lansdowne? Will traffic direction on other local streets be required to become two-way traffic?8. The chart assumes that 10% of event attendees will walk or bicycle to small events, but 15% will arrive by these methods for a large event -- On what grounds is this assumption made? How were these figures derived? What are the statistics for current methods of transportation to events at Lansdowne? 9. 6,000 people is a very large number of people to be walking or bicycling -- where will they come from? Are there that many people within a reasonable walking radius who are likely to attend large events? From how far away is it assumed that people will use these methods of transportation? 10. Regular use of the proposed office and shopping facilities is presumably expected to draw equivalent numbers of people. Adding up all the figures in the chart estimates only 1,600 people will come to the site each day. Either this figure is an inaccurate understatement or the businesses will fail for lack of employees and customers. How many cars come into downtown office buildings each day? How many cars come into Billings Bridge, South Keys or Trainyards each day? What are the peak times? How many people use public transit to get to those locations? How will Lansdowne be similar or different?11. The day-to-day traffic analysis estimates that traffic will be increased by only 200-250 vehicles per hour in peak periods. How can this traffic estimate be accurate for the planned use of the development? 11a. Most office workers and shoppers are in single occupant vehicles. These figures therefore suggest that the office complex and shopping mall will have perhaps 300 employees and customers per hour during peak periods. How can so much office space be required for so few businesses, or how can businesses operate with so few employees? 11b. Similar figures are not given for non-peak times, but presumably fewer cars would be expected to arrive on a minute-by-minute basis as office workers will all be in place. How can retail businesses be profitable with so few customers? 11c. How do these figures compare to other office complexes and shopping malls already in existence? How realistic is this traffic estimate? 11d. How many employees are usually required for the square footage of office space planned? How many customers are required for financially viable businesses in a shopping mall of this size? 12. "Up to 50% of the traffic attracted to the mixed-use component of the site during the busy commuter peak hours would be existing traffic already travelling on Bank Street or Queen Elizabeth Drive..." 12a. If this 50% is diverting existing traffic, where is this traffic not going? 12b. How much office/retail space will be empty as a result of commuters now stopping at Lansdowne Park? Will this newly empty space remain empty? Will new businesses establish themselves in the emptied space? Will these replacement businesses not also have employees and customers? Will traffic not necessarily increase to service these replacement businesses? 12c. Logically does one not have to acknowledge that either the traffic on Bank Street and Queen Elizabeth Drive will increase by the total amount of business drawing traffic at Lansdowne or there will be empty office and retail space elsewhere in the city? How does it reduce traffic to suggest that 50% once travelled to an alternate destination?13. What are the figures for increased truck traffic on Bank Street as a result of the retail activities? What route will the truck traffic be using? How much additional noise will this commercial traffic produce? How much air pollution will this commercial traffic produce?14. What is the estimated traffic impact of the residential component of this development? How many residential units are planned? How many cars are estimated to be commuting to and from the residential units at rush hour? 15. Where will the access to the residential parking be located? Can Holmwood Avenue accommodate increased residential unit traffic? Which other neighbouring streets will see increased traffic as a result of the new residential units?16. What studies have been done to estimate other impacts of a residential complex? Can increased daycare needs be met? Can the school system accommodate an increase in pupils? Are the neighbourhood recreational programmes equipped to accommodate an increase in children and seniors? 17. Will further city resources be allocated to service the increased population in the inner-city? What will this cost the taxpayer? How does the ratio of city services/population in the inner-city currently compare to other parts of the city? Will an increase in the number of residents adversely impact the quality of life of the current citizens of the area?18. Is the infrastructure capable of accommodating an increase in population? Telephone/internet service is currently below standard for residential service in the area. Will this be improved? Will quality of service deteriorate further as traffic on the existing lines is intensified? 19. Given the number of questions generated when some details are provided, how can the citizenry properly evaluate the cursory plans provided for the rest of the proposal?20. Will my questions be answered? Will I see the replies? Will the city councillors be given a more accurate report?21. Who is going to evaluate the consultations' comments? Will a genuine effort be made to take the questions and comments into consideration? 22. Does anyone in the city government respond to the interests of the city and taxpayers impartially?

Barbara Popel - [Updated 2009-10-01 19:07]

Terrific! Thanks!

peh - [Updated 2009-10-01 19:07]

What an excellent critique of the situation! I just hope that your comments and questions are seriously considered. I doubt that any in-depth study of the issues has yet been done by Ottawa management and staff, and I truly fear that Council will be voting on the proposal without all of the necessary facts. It seems to be the norm in Ottawa that staff only bring out facts in dribs and drabs after decisions have already been taken.

Glinda - [Updated 2009-10-01 19:07]

I have emailed all councillors about my questions and objections, and sadly, the only councillors who responded IN FAVOUR of Lansdowne Live were extremely rude. I won't name them but they accused me of being NIMBY and told me to "SUCK IT UP". That particular councillor knows who he is. Don't hold your breath for responses--at least, not polite ones from supporters of LL.

## New Conversation Thread

Enough Already - [Updated 2009-10-01 21:41]

I have just read the city's expanded information on transportation for the Lansdowne Park site. Apparently, for large events two buses will leave Lansdowne every minute in each direction for 2 hours before/after an event. Have OC Transpo agreed to providing this many buses, or is this another case where the cooperation of a group such as the NCC has just been assumed? Assuming they take an average of 30 minutes for a round trip (optimistic considering the traffic that will be present) each bus will only be able to make 2 runs before and 2 runs after the game. 2 buses a minute for 4 hours implies 480 bus runs, which equates to 240 buses allocated to the site for 2 hours before the game and two hours after, and during the game time itself. Considering that OC Transpo only have 924 buses, this is more than 25% of their fleet dedicated to Lansdowne Park on big event days, without even factoring in how many buses may be out of service at the time. I don't think that this plan is very realistic.

## New Conversation Thread

SusanB - [Updated 2009-10-01 22:38]

Here in Kanata, driving is a nightmare on Sens game nights and only slightly better during other events at the arena. That traffic includes returning commuters, special buses and OC Transpo buses on multi-lane roads and highways, no street parking to contend with and a limited number of streets leading onto to these packed roads. I can't even imagine what it will be like around Lansdowne Park. Bank Street, already very busy, will have a couple of hundred extra buses during an event, in addition to the buses and vehicles that regularly use that route. The NCC is flexing its muscles and there is no guarantee that the NCC will fall in line with the City's plan to use the Driveway. What about the proposed 395,000 square feet of retail and cinema space? How will their customers be accommodated? I guess that they should close down for the duration. However, I do like the notion of having transit access included in event tickets. This could work for a number of events across the city, especially during our many festivals.

## New Conversation Thread

Kate - [Updated 2009-10-01 23:13]

This is, by far, the most unrealistic and poorly-considered portion of the proposal. Let's face it. Ottawans are not big shuttle-bus users. During major events, Bank Street will be paralysed.





## New Conversation Thread

Alan Baird - [Updated 2009-10-01 23:23]

My concern is with the current and projected level of traffic on Bank St. Right now Bank is congested even in non rush hour weekday periods. What are the projections for increased traffic on Bank without any changes to Lansdowne Park over the next five and ten years? The projections of approx. 150 vehicles per hour (150 new entrants per hour) in the busiest periods to the site seems low. For a retail space the size of Carlingwood Mall, 150 vehicles per hour suggests that there are going to be a lot of lonely stores in the proposed shopping complex, or more vehicles than is being suggested.

## New Conversation Thread

msanger - [Updated 2009-10-01 23:29]

Much of the strategy posted here and at the information sessions seems amounts to saying "we are figuring it out": - Transportation Demand Management relies on convincing people to park at Confederation Heights and Carleton University, but use of those sites hasn't been secured and it's not clear how people would get from there to Lansdowne. - Shuttle buses from City Hall are another bright idea, but there's no sign that the NCC is on side. The consultant at the session I attended agreed that the transportation plan is "at a strategic stage" - aka still figuring it out. There are other examples. It's flabbergasting that the Mayor and City administration could endorse a plan that deals so inadequately with a key issue for the redevelopment of Lansdowne. A centrally located arena and stadium could work wonderfully if it has good transportation links. Montreal's Bell Centre is an example. This proposal doesn't come close to a convincing solution for getting people to and from Lansdowne.

Dave2 - [Updated 2009-10-01 23:29]

That's crazy msanger. From the start one of the main criticisms (along with sole-source, giving away city land rent-free, big-box retail, on-site housing, no real grass etc etc) leveled at this proposal has been the lack of parking and transport infrastructure. For this aspect of the proposal still to be at the "trust us, we'll figure it out somehow" stage makes absolutely no sense. It makes me wonder what else has been glossed over in the presentations but will come back to bite us. My list is already well into double figures.

Glinda - [Updated 2009-10-01 23:29]

"Use of those sites hasn't been secured" and "no sign that NCC is inside": As of this morning, we know they are not: NCC told Trans. committee it wouldn't allow use of Q.E. Driveway unless event will be for 40,000 or more...which won't be often--in fact, LL guys acknowledge only the Rolling Stones or the Grey Cup can draw (or have drawn) those crowds...Let's hope this is a deal breaker--'cause they certainly aren't going to get away with shoving all those buses onto little, residential Sunnyside Ave. 90 plus days a year!

## New Conversation Thread

Kringen - [Updated 2009-10-02 00:20]

Transportation related to use of an enlarged stadium does not seem to have been well thought out here. "If they build it folks will come", but most will do so in cars and I'd hate to live in the Glebe during the major events. Building a stadium without first addressing the parking and public transportation requirements and nailing down solutions seems foolhardy. Perhaps that hasn't been done because there are no good solutions to having a stadium at this location.

Andrew - [Updated 2009-10-02 00:20]

Exactly the point. Stadiums should be located on major transit corridors, which means East-West in Ottawa along the new light rail.

## New Conversation Thread

TimCC - [Updated 2009-10-02 10:21]

The Group is dreaming in techno-colour as Bank Street through Ottawa South and the Glebe is choked every day due to the one-lane use in non-rush hours and all the stop lights. Mass transit is fundamental to the uses that draw large numbers of spectators.

## New Conversation Thread

ChrisC - [Updated 2009-10-02 10:30]

"The analysis to date indicates that new traffic would be broadly dispersed." New site-generated traffic would use both Bank Street (80%) and Queen Elizabeth Drive (20%), would be both inbound and outbound to the site, and would travel to/from the north and to/from the south on these two roads. "Broadly Dispersed" and "on these two roads" Anybody else see a problem with these two comments in the same section? Lets face it, traffic is going to be a nightmare! It is bad enough right now.

Glinda - [Updated 2009-10-02 10:30]

I've noticed a lot of "wiggle words" and plain obfuscation throughout this plan.

## New Conversation Thread

macewen - [Updated 2009-10-02 11:31]

The City/OSEG has not provided the public with a plan of the underground parking garage, or identified its entry and discharge point. They don't identify where all the truck loading bays are. Surely they have figured this out. Could someone at the City or OSEG post this information so we can have an



informed discussion?

**Glinda - [Updated 2009-10-02 11:31]**

I suspect they don't HAVE a plan as yet, because they've been told that the water level is too high there for anything but EXTREMELY COSTLY underground parking. Yes, that's what I've heard. So they'll smoke-screen it until the plan is in place and OOPS! TAX PAYERS will have to cough up the dough. Or parking will just plain be inadequate, but developers will get their retail profits and City will get their property taxes on the residential--And we will have another colossal white elephant instead of a "jewel in Ottawa's crown"...

**David Brown - [Updated 2009-10-02 11:31]**

Your point about truck loading bays is a very important one. The comments on this part of the site are mostly to do with access to major events. I also have concerns about where the regular business for the retail and services part of the development will come from, given the poor transportation access. But on top of all the car and bus traffic we will be adding significant numbers of trucks to supply the businesses, restaurants, hotel, etc. This risks creating a nightmare right in there with the corner of King Edward and Rideau.

## New Conversation Thread

**Dave Currie - [Updated 2009-10-02 11:44]**

COMMENTS ON LANSDOWNEPARTNERSHIP PLAN Having attended last night's presentation at the Jim Durell centre, I would like to express my thoughts on the proposal. It appears that the whole plan is based on the assumption that the Frank Claire stadium must be upgraded to an acceptable standard as dictated by either the CFL, International soccer league, or some external (to Ottawa) criteria so that the developers may recoup their investment. The granting of commercial and retail space will also help them cover their costs. To my mind the scale of stadium they need for this scheme to be financially viable is just TOO LARGE for the Lansdowne site. City Manager Kirkpatrick stated that the whole transportation issue surrounding this site has not yet been fully studied. The proposal assumes that the NCC will allow the Driveway to be used as a major arterial route. Based on their reaction to the proposal to use the western parkway for the Transit route (light rail) I wouldn't assume that they are in your pocket. If you have driven the Queensway to Kanata on a Sens game night you are familiar with the congestion and backlog of vehicles on the road, and this on a site where it was supposedly planned to handle such a large influx of cars! What will happen to poor old Bank Street and the Glebe etc which can hardly handle the present demands on large venue occasions? Would we not be much farther ahead in the long run to stabilize the present North stands and Civic Centre, knock down the eyesore South stands and dedicate its use to the medium scale events such as University and Community Football and Soccer etc. and provide a home for the 67's and trade shows. The rest of the site should be dedicated to the PEOPLE of Ottawa and the nation as its capital. The Farmer's Market is outstanding and is growing in popularity and size each year. Why not develop this aspect as a tourist attraction not unlike the Farmer's Market in Kitchener, and in St. Jacobs where busloads of tourists are deposited each week. At the meeting one lady suggested that most world class cities have a Park of exceptional note such as Central Park, Stanley Park, Hyde Park. Etc. Why can't we develop our world class park along the banks of our UNESCO world class heritage canal? Visitors to our city keep commenting on how green Ottawa is. This Lansdowne Partnership with its inclusion of hotels, commercial/residential, and "greenspaces of perforated concrete" does very little to maintain or enhance our image. This is just a stadium with a landscaped shopping mall. Kent Kirkpatrick stated that he suspended the international competition while the city assented the state of the Frank Claire stadium and during that time the Lansdowne Live Boys submitted their plan. The key word here is SUSPENDED. Why not reopen the competition to see what other designs and concepts will be submitted BEFORE selling the taxpayers BIRTHRIGHT ie. Lansdowne Park to the developers for 50-70 years. Remember Lynx stadium a beautiful white elephant. We don't want two of these in one city! I guess that you have gathered by now that I am against the proposal and especially the process by which we have arrived at the present mess. Keep the Park for the people. Once the land is gone, we will never get it back!

Yours respectfully,  
2802 Mozart Court. Ottawa.

Dave and Marie Currie.

## New Conversation Thread

**JEC - [Updated 2009-10-02 18:15]**

The existing roads simply do not have the capacity to support the traffic that will be required to make this whole plan a success. This is a fatal flaw in the whole scheme. They will have to spend millions more to build new infrastructure, buy buses and shuttles, rent parking lots and in the long term they will have to build rapid transit. This site has the Rideau Canal on two sides so it is always going to be a problem for transportation unless it has rapid transit. The stadium should go elsewhere.

**Enough Already - [Updated 2009-10-02 18:15]**

Agreed JEC. You don't need any analyses to see that Bank Street is at capacity - just drive down it. If the LL facility doesn't grid-lock Bank Street it means that no-one is going to it

## New Conversation Thread

**Brock - [Updated 2009-10-02 23:48]**

The walk to Lansdowne is the same as the walk to the Molson centre, the walk to McGill stadium, Rogers Centre etc etc..... I park in the Glebe area or University and its maybe a twenty minute walk. Why in the world is this an issue when the Corel Traffic is ridiculous.

**Sophia - [Updated 2009-10-02 23:48]**

McGill, Rogers... Those are in cities with great transit, where people actually have a transit-friendly attitude. Ottawa, due to years of poor transit (especially for people in the city) is very car-oriented. We drive to the corner store here. So yes, I expect most people to once again be driving to Lansdowne and turning the Glebe into one big parking lot, as it's always been. Until we get a subway or expansive light rail and people with cars start embracing transit in this city, you can't just shove it down our throats and expect us to use it.

**Andrew - [Updated 2009-10-02 23:48]**

Valid point about Corel/ScotiaBank. But fix is not putting this in another, albeit less underserved area by rapid transit. Rather, City should take a look at their own new transit plan and build a new stadium (unlikely to be more expensive than refurbishing the existing) along the line to improve access and financial viability of the line. Toronto's stadiums are located near the subway for that basis.

**Brock - [Updated 2009-10-06 05:27]**

You have to walk quite away from the subway to get to the ACC or Rogers centre. The pie in the sky subway for Ottawa you would still have to walk. Most stadiums you have to walk to. The major complaint of the Corel centre no transportation route at all. Just a big parking lot with nothing around it. Wait till they start losing that is why Melnyk wants this area built up so he can get the mass transit out there he needs.

**Andrew - [Updated 2009-10-08 17:35]**

Yes, it is about a 10 min walk (Rogers is covered, AC not apart from under the Gardiner). But both are located with respect to the main (and historic)



transit routes. So yes better than ScotiaBank (not hard to do), but not in line with new transit plan and line.

Glinda - [Updated 2009-10-02 23:48]

If you think the Core! Traffic is ridiculous on a 4-lane highway--just wait and see what would happen on tiny 2-lane Bank Street and its little wee side streets with limited parking!

Brock - [Updated 2009-10-08 14:07]

I attended hundreds of events and I simply park off Bank St. It takes me two minutes to leave and that's with 28,000 at a game. Nobody actually uses Bank St except for the few who park on site. Your point is mute. During games start and end do not use Bank St if you live locally. Ottawa is not that difficult to drive in try somewhere else if you want to see traffic. With growth comes heavy traffic with or without a subway. If you have a Billion then build the subway along the major corridor like Toronto's. Bank St has always been the major south and north route. The best place for stadiums would be along this route or just off it.

## New Conversation Thread

Brock - [Updated 2009-10-02 23:56]

The people who actually attend hockey games, trade shows, the ex, football games, should be the ones talking about traffic during the exit after and before the games. Who knows it better! The traffic is nothing next to the bottle necks in other cities Sheesh. Two minutes after I get in the car I, m on the move going where I need to go. The busses filled up and they went and another bus followed. The poor people who actually park at the stadium are the only ones who have to wait not for car traffic but pedestrian.

## New Conversation Thread

davidmediation - [Updated 2009-10-03 22:07]

close Queen Elizabeth to traffic and run a light rail/stree car beside the canal

## New Conversation Thread

robe7367 - [Updated 2009-10-03 23:16]

I disagree with that fact that we only have one plan to review. What better ideas are we ignoring? We should re-open the design competition.

## New Conversation Thread

egr59 - [Updated 2009-10-04 11:37]

The transportation study did not look at traffic impacts in the heart of the Glebe, where everyone, shoppers and commuters trying to get home, encounter the worst problem. The traffic study also proposes transportation solutions for events but never looks at the traffic impact of those transportation solutions. The transportation report used sophisticated modeling software to determine that traffic would be ok with the new development. Surely with a few keystrokes they could have used the software to determine the impact of their solutions for event days. Of course this was not done because the results would likely not have favored their proposal. You don't have to be a traffic engineer to know that doubling the size of retail in the Glebe will make the current traffic and parking problems worse. Nor do you need any advanced degree to know what happens to your commute home when they send up to 180 buses down Bank Street on event days.

Andrew - [Updated 2009-10-04 11:37]

Fully agree. Particularly sad is the lack of consideration/integration with the City's new transit plans, which would suggest - strongly - that any stadium or major traffic drawing development be used to strengthen the viability of the new light rail line and improve access. Sad.

## New Conversation Thread

GCBsays - [Updated 2009-10-04 12:39]

The transportation plan is inadequate! Moving 24,000 people in and out of Lansdowne is unworkable. Bank St. is already congested and no improvement is indicated. Parking 3000 cars in the neighborhood is not a credible strategy. A grass area used as a parking lot once, is thereafter a parking lot.

Glinda - [Updated 2009-10-04 12:39]

It isn't even green space on the plan now--concrete with grass sprouting out of it is not green space--it's parking with a--very light--fur coat! (Which after just one parking use...as you say...is thereafter a parking lot.)

## New Conversation Thread

bou40 - [Updated 2009-10-04 15:25]

I would like to have water taxi's used in summer to bring people from Dow's Lake to Lansdowne and water taxi's from downtown to Lansdowne. In the winter when canal is frozen and there are events on, use sleighs... How unique this would be. We would become Venice of North America.



Enough Already - [Updated 2009-10-04 15:25]

I have always thought that we should run sleighs down the canal in the winter - it would be something that could be instantly recognizable as Ottawa, but this is not the facility that we should be running sleighs to.

dbk - [Updated 2009-10-04 15:25]

Thank you for the laugh!

## New Conversation Thread

JAK - [Updated 2009-10-04 17:30]

I have lived 2 blocks from Lansdowne Park for the past 36 years. Lotsa fun. Traffic is not better, it's worse. Same with parking. Now this proposal will project 7 million visits to Lansdowne Park. Where is the rapid transit, light rail to feed this area? Not in the presentation. Who is going to park after 6 PM or on weekends in government parking lots off Booth Street and wait for a "shuttle" bus to take them to Lansdowne? Would have to be a very special place, which as presented is ordinary, shopping mall, boutique shopping. Do we need more of this. No. This part of the proposal is NOT realistic. Re-think!

## New Conversation Thread

Rick Doucette - [Updated 2009-10-04 21:01]

Fewer parking spots is not ideal, but increased busing seems to fit the bill. Cooperation of NCC would help (do they not realize they are in our city, not the other way around?). Shuttle buses from the O-Train station at Dow's Lake, Carleton, or downtown could help move people too. Frankly, I am more concerned that light rail will not have a station at Scotiabank Place than I am concerned about transit issues from Lansdowne. We have all managed this for years.

## New Conversation Thread

Ken White - [Updated 2009-10-04 22:57]

If you've ever seen the traffic jams for past CFL games then you know that their traffic vph increases are a joke. The Glebe is no place to try and funnel thousands of cars trying to arrive at the big game at the last minute. The traffic on the Queensway to and from big events at Scotiabank Place are bad enough. It would be a nightmare on a city street. Also I notice that they are using Glebe streets as their parking lot. How thoughtful.

Dave2 - [Updated 2009-10-04 22:57]

They claim that there are 5,000 'community parking spaces' around the stadium, of which around 3,500 would be free and available at game time. Assuming 16' of length for each space, that's 24km of on-street parking, of which around 17km is clear and available for stadium parking. Really?

Andrew - [Updated 2009-10-04 22:57]

Would have thought that the City would have learned from the ScotiaBank Place experience - any initiative that is developer-based is understandably bound by rate of return considerations (ScotiaBank was spurring new real estate investment, Lansdowne is predicated upon mall etc), rather than public interest and what makes sense in terms of public investments in infrastructure. If we must have a stadium - and am neutral - then build it in an area to be served by the new light rail line, to improve access and viability of the line.

## New Conversation Thread

Rob Campbell - [Updated 2009-10-05 00:51]

Peak crowds of 25-35,000 should only be on the planned light rail backbone - period. We have a virtual clean slate here and a chance to get this right for generations to come and instead have been diverted by little bright shiny things dangled in front of us. Most shameful part of this whole thing for me.

## New Conversation Thread

Phyllis - [Updated 2009-10-05 01:18]

I read Alex Cullen's letter to the editor and he certainly has concerns and expressed his view that traffic was a real issue. As someone who lives in the area and manages daily with commuter traffic and the lack of parking, I say good luck to all you football fans and shoppers. You think you are frustrated with Sens games where there is a multi-laned highway access and lots of parking - wait til you try to manoeuvre up Bank Street or along Bronson. Watch out for the parking police as they love to give tickets - that's if you are lucky enough to find a spot. For those living in the South end and commuting through the core - well your nightmare just increased. This area cannot handle regular increased traffic - whether bus, auto or pedestrian. During the EX most residents avoid Bank street totally as you can't even find space on the sidewalk. But that's only for 10 days.

Francine - [Updated 2009-10-05 01:18]

I also live in the area and pay for on street parking. You are probably aware that the car has to be moved every 48 hours. I take my chances on event days. Last Sunday we had the Home Show and as luck would have it my daughter-in-law, with baby in tow, decided to visit. At 1100 she could not find any parking near the house. I guess I will have to make a list of event days and send it to family and friends that these are "do not visit days".



## New Conversation Thread

bonniej - [Updated 2009-10-05 12:50]

This is a joke right? Plan calls for buses every 3 to 4 minutes daily down Bank just during peak shopping hours. Anyone who has waited for a bus on Bank during peak hours can tell you that Bank street traffic is a nightmare now (and this is prior to the present road work being done). Fans who want to get to the game on time might want to check into the hotel and walk.

Francine - [Updated 2009-10-05 12:50]

Why do you think they are building a hotel!

bonniej - [Updated 2009-10-07 09:12]

I thought for out of town guests, not for Ottawa folks.

## New Conversation Thread

worried - [Updated 2009-10-05 14:46]

I agree that there has been little thought into what this amount of traffic will be like. The congestion that is bound to occur is a huge concern. Obviously Bank St. can not handle this amount of traffic and the Glebe can not handle this amount of extra parking. Another concern that I have not seen addressed is the wear and tear on the road system that is bound to occur. These are roads that already are overrun with potholes every spring....what will additional cars ,not to mention buses do to this system. What is the cost of that going to be?

## New Conversation Thread

Willy - [Updated 2009-10-05 16:54]

According to the transportation analysis, the team is expected to draw no more than 20,000 fans to any of its games. But the stadium will have 24,000 seats to begin with, and evidently more can be added (up to 60,000 for the Grey Cup). Since at 24,000 it would be the smallest stadium in the CFL and even when full would be unlikely to pay the bills, I suspect that it would soon be expanded. So what would that do to the traffic congestion?

## New Conversation Thread

kdobbin - [Updated 2009-10-05 17:21]

The proposed transportation approach is another example of how this proposal has not been properly researched or thought through.....How can transportation access be improved in this older area of the city. This is poppycock.135 parking spaces is NOTHING, and so is 1000 "below grade" you just said in the previous section that you could seat a humungous number of people in the new stadium. So how is 1000 parking spaces going to serve this?It would seem to me that a "centralized loading area" for this many people would greatly take away from the proposed "green space" outline in previous sections.You guys need to go back to the drawing board.

## New Conversation Thread

brownpa - [Updated 2009-10-05 19:16]

The current roadway infrastructure cannot support such a massive commercial development. The accesses to Lansdowne Park are limited to small, often residential streets and cannot support the traffic generated by a 400,000 square foot of shopping mall. There is simply not enough capacity for all these cars. As a major urban centre, we should take every measure to reduce traffic congestion in the downtown core of our city, not support it! The proposition of alternate parking with buses shuttling shoppers along Sunnyside is completely unrealistic.

Glinda - [Updated 2009-10-05 19:16]

As a resident of Sunnyside, I know we'd fight that possibility to the death! It would be completely unacceptable to have buses running up and down our residential street, past our public school, all day, over 90 plus days a year!We fought against--and won--a proposal to put both east and west #7 buses on Sunnyside (it runs east along another street) BECAUSE COUNCIL AGREED THAT THAT WOULD BE TOO MUCH HARDSHIP for one little street.

## New Conversation Thread

hezandjoe - [Updated 2009-10-05 19:20]

This plan seems to have left out any adequate plans for increased traffic - not only do you have a stadium but also retail and a cineplex (which we do not need in the Glebe - we have the Mayfair which is great!). The transit plan does not seem to account for the number of extra buses that they are putting on Bank st. which stop every 2 blocks and create traffic chaos. And...there is no plan yet for where the entrance and exit to the underground parking is going to be.

## New Conversation Thread

Duffer3 - [Updated 2009-10-05 20:26]

Maximum use of public transportation must be encouraged for large events.





### New Conversation Thread

[upside down](#) - [Updated 2009-10-05 21:40]

I would highly recommend higher fees for those who drive from short distances. For example, if you live in Alta Vista and drive to the game and park, perhaps \$15. If you drive in from Kanata, \$7.50. Unless, of course, the vehicle is wheel chair parking approved.

### New Conversation Thread

[danmackinnon](#) - [Updated 2009-10-05 22:36]

At some cost "special event" traffic control can be at least be organized. But what about everyday traffic. Even in normal circumstances Bank St. is often a parking lot. With the proposed retail and residential/office/hotel stuff current traffic problems will only get worse.

### New Conversation Thread

[AndrewFYoung](#) - [Updated 2009-10-05 22:46]

Mumbo jumbo. This plan shows as much vision as City Hall's vision of rapid transit. Namely, none whatsoever.

### New Conversation Thread

[BrianMCarroll](#) - [Updated 2009-10-05 23:43]

This transit analysis is sheer fantasy. The #1 and #7 bus routes each operate at 12 minute intervals during rush period, or one bus every 6 minutes in each direction. To imagine Bank Street being able to handle 1 or 2 buses per minute in each direction during the pre and post event rush periods is dreaming in technicolor. That's why such a facility should be relocated near light rail or the transitways.

### New Conversation Thread

[Barbara Popel](#) - [Updated 2009-10-06 01:35]

As traffic planning experts, someone actually had the gall to publish this??? Unbelievable! Perhaps they know of some fourth dimension where all those hundreds of extra buses (gee, I didn't know OCTranspo had them!) and the thousands and thousands of extra cars will drive, let off and pick up passengers, and park. And the problem won't be limited to the Glebe and Old Ottawa South. Traffic problems ripple outwards. Think of how the rush hour congestion downtown or near road construction backs up and slows down traffic for miles in every direction. Hunt Club commuters? Invest in some good audio books for your car!

### New Conversation Thread

[Frank Krzyzewski](#) - [Updated 2009-10-06 03:16]

All other aspects of the Lansdowne Live plan aside, the fundamental issues of access and environmental impact are central. From a practical point of view Bank street just does not have the capacity to be able to move football game size crowds in an out of the park in a timely fashion. Hey why not add a regional sized shopping centre too? Drive down Bank street on any given day at rush hour. It's already a nightmare. Secondly, in this age of global warming and climate change, it is a morally reprehensible choice to put a stadium in a place that because of terrible transit access will necessarily force MORE people to drive to the games. With the gridlock and lack of parking there will be that much more toxic fumes coming from all those vehicles. The overall environmental impact of the Lansdowne location is very bad. The stadium should be at the Bayview yards, where there is reasonably good transit access from all directions, including Quebec, and room to put a sprawling parking lot.

### New Conversation Thread

[worralljc](#) - [Updated 2009-10-06 09:23]

The authors obviously don't live or drive on Bank street! It's already heavily congested. My daughter has to cross Bank at Sunnyside to go to school each morning and it's already a very dangerous intersection. Even if these numbers are correct, Bank street is very close to a tipping point, where congestion becomes gridlock. This plan is a disaster for commuters and residents of the Glebe and Old Ottawa South.

[Glinda](#) - [Updated 2009-10-06 09:23]

Just wait until they propose using Sunnyside for the shuttles, now that the NCC says they can't use Queen E. Driveway for any but the largest of (unlikely) events. (Grey Cup and Rolling Stones.)

[Francine](#) - [Updated 2009-10-06 09:23]

I already tell family to stay away on event days. I don't dare move my car I may not have a space when I come back despite the fact that I pay for on street parking. This plan is so flawed and I am so tired of being told I should have never moved here.





### New Conversation Thread

SusanB - [Updated 2009-10-06 09:44]

The transportation numbers shown at the presentations only address the projected traffic during events. The stats do not include any existing foot and vehicle traffic, nor does it include any expected traffic that would be generated by the proposed retail and cinema spaces. This whole transportation plan is a fantasy, not based on reality.

### New Conversation Thread

PaulR - [Updated 2009-10-06 10:34]

It is unthinkable to put a major event site, plus a 400,000 sq ft shopping mall and cinema complex at a site that is not a major transit site. The OSEG assumptions of 'two access points to the site from Queen Elizabeth Drive' are wrong - the NCC will (rightly) only consider access for major events. OSEG assumptions on throughput, parking are flawed, and identified transit solutions are trivial. The LPP Transportation Strategy is unworkable.

Glinda - [Updated 2009-10-06 10:34]

To say nothing of the fact that it goes against the City's OWN OFFICIAL PLAN...which dictates that major venues be on proper transit routes.

### New Conversation Thread

mezzosue - [Updated 2009-10-06 11:35]

Use of NCC driveway -- ouch! Unless there is a significant transit link this is doomed to gridlock. No way to increase traffic flow on Bank street which is already problematic. Can't see how this could be made to work without significant problems. Also, the proposal doesn't seem to deal with the increased traffic when there are not event on, ie to the retail and cinemas proposed. That would make the traffic problems chronic and a daily issue for residents.

### New Conversation Thread

anne - [Updated 2009-10-06 12:05]

There are already traffic jams when Lansdowne is being used for sports or special events. it's hard to see how additional traffic generated by developing it as a shopping mall could be accommodated, without making more traffic lanes - which would be counter to the existing character of the Glebe and Old Ottawa South (and it looks to me as if the entire proposal is centred on vehicle access).

### New Conversation Thread

Don Grant - [Updated 2009-10-06 12:07]

Transportation is a major concern. As is with 67s hockey we can cope with traffic. Even with increased shopping and residential we will be able to cope. But we should locate our major stadium where people can easily get to and from the stadium by public transit primarily. Bayview is a better site as it is close to light rail and the transitway.

### New Conversation Thread

merganser - [Updated 2009-10-06 14:08]

Hume added that he believes there might be room for a pedestrian bridge in the development over the Rideau Canal to bring more people to Lansdowne and more business to Bank Street. " - from Keny Gray's blog <http://communities.canada.com/ottawacitizen/blogs/bulldog/archive/2009/10/04/council-split-down-the-middle-on-lansdowne-cullen-says.aspx> This is something I mentioned as a down-the-road idea in an email to my councillor a while back. Nice to see some councillors are thinking of ways to make this proposal more viable rather than just fighting every idea presented.

Glinda - [Updated 2009-10-06 14:08]

But where would all these pedestrians park? On side streets that aren't plentiful enough for the EX now?

### New Conversation Thread

franco - [Updated 2009-10-06 14:32]

This transport concept must have been dreamed up in a pipe dream and it must have been something other than tobacco! We see gridlock in Bank during Ottawa 67s games and small regular events at Lansdowne. And as for shuttle services during football games, that must have been a really good pipe full. Ottawa residents either want their SUVs or transit nearby! Shuttle schmuttle! Lets put the stadium in one of the sites already chosen by the councillors in the plan with transit nearby or planned nearby. I question the idea of underground parking, the neighbourhood saw the city approve a variance to allow sufficient additional on-street parking instead of underground parking for the new Glebe Centre building and what is now the Lord Lansdowne Retirement



Residence high rise. In that case although the problem must have been known early during geotechnical studies or at least during excavation the variance to change to a shallow underground parking garage was put forward only after the building structure was completed. Even then one major issue was parking for staff who work shifts and could not reasonably be expected to use the public bus system. The designed spaces for the garage were replaced by a "go look for a place in the neighbourhood policy". We would be foolish to trust the city or the developers to be open about possible technical difficulties that could affect us all in a major commercial development such as that proposed now. In any case transit and parking difficulties should not be our issue. Lansdowne park should be redeveloped as a park and if the councillors can't get their heads around that sell the land to NCC and let them develop a park with public uses for residents and visitors. The NCC does parks very well and their parks are well used and appreciated.

## New Conversation Thread

Adrienne Stevenson - [Updated 2009-10-06 14:34]

Anyone ever hear of putting the cart before the horse? What's the point of trying to attract more people to an area inadequately served by public transit or roads right now? Why don't we take some of the resources earmarked for this proposal & fix public transit first? Then maybe we can think about revitalizing Lansdowne. Why, that might even give us time for a competitive process! Will someone please convince Council to throw out this poorly conceived proposal? We've got a lot of better places to put our tax dollars. Let's see some better ideas than this vision-less piece of junk.

## New Conversation Thread

RichardG - [Updated 2009-10-06 16:20]

The proposal relies heavily on a vastly increased use of OCTranspo by patrons coming to events at Lansdowne. It was suggested by a proponent that bus passes might be included with tickets. This is a good idea. So good that they should start now, today, to see if this will work. The Ottawa 67's should negotiate something with the transit commission right away. Similarly, all events proposing to come to Lansdowne should be required to offer bus rides included in ticket prices. Given that only a percentage of folks will actually take the bus, the extra cost per ticket would be relatively small.

stomlins - [Updated 2009-10-06 16:20]

I am very surprised at the greediness of City Council and their short-sightedness. This is the absolutely last chance for Central Ottawa to have a Park - legitimate green space - for this area. Sure, sports enthusiasts would love to have an NFL team but can it really last for a long time? Why have it in a place where previous teams failed? Look at what happened to the Lynx Stadium. It failed and if not for the nearby hotel working with further buildings and changing it to a commercial area, it would be a huge dead zone. Do we need this to become a white elephant that the city can't afford when the new Ottawa NFL teams go bust? If another Stadium is desired, then the suburbs easily have the space and can be easily planned. There is absolutely no more space for Central Ottawa to increase green space in the area. As green space, that area is perfect to reflect seasonal use such as when the Winterfest occurs and people in Central Ottawa to enjoy the park while having a Bar Be Que. Let the stadium be torn down. Some small commercial businesses could be added as to harmonize with the rest of the feel of the Glebe but this offers the best long term value for the area. Any kind of Stadium is very inappropriate for the location. Parking would always be a significant problem and there is no way to augment traffic patterns to accommodate it. Bank Street is almost always packed during the week days. Lastly, most residences don't realize, but the current Stadium has so much light pollution that it has become an eyesore as the light spills out for more than 5 km in any direction. Paring it with the Scotia Centre or even thinking about offering some space in Orleans would be much more practical. Has anyone thought that maybe having it in the very south end of Ottawa would be attractive to people? It would be much easier to modify traffic and transit patterns where there is free space right now that can actually support such a facility and complementary business area. I think the Lansdowne proposal is exceptionally inappropriate for that location and that people need to think long term. Let us stop thinking about the bottom line for a few wealthy individuals. Let the area be of value to ordinary citizens.

## New Conversation Thread

Elaine Gibson - [Updated 2009-10-06 16:53]

This is the biggest hole in the plan. The idea of having even a 20,000 person event, let alone a 40,000 person event that attempts to rely on public transportation for a large portion of the participants is mind-boggling. Even now with acres of parking, an event is a huge problem logistically for the area.

## New Conversation Thread

Greg - [Updated 2009-10-06 18:04]

In Ottawa we have already had a failure of football at Lansdowne and a failure of the baseball stadium. Now the City wants to try Lansdowne again, but this time they want to make people park some distance from the stadium and take the bus the rest of the way. If these stadiums didn't work with lots of parking, how is Lansdowne going to work when people have to take the bus part of the way?

GerryG - [Updated 2009-10-06 18:04]

The reason it is going to work this time and it didn't last time has nothing to do with transportation. The football team, which enjoyed over 100 years of success before falling into the hands of foreign ownership, folded (both times I might add) at the hands of Mr. Glieberman - a business man from Chicago, who knew absolutely nothing about the CFL and Ottawa. That is why football failed in recent years. Yes, there was congestion on game days, and yes there will be congestion in the future, as there is around every large stadium in every major city. With a new franchise, people will adjust to the transportation options available. Transportation is not a deal breaker. Far from it.

Glinda - [Updated 2009-10-07 19:17]

You miss Greg's point: If we have spent all this money on a transportation plan, parking, and then the team fails AGAIN, what will we do with all that parking? Look at the dismal waste we have sitting there now?

## New Conversation Thread

Richard A - [Updated 2009-10-06 19:43]

The proposal vision for transport appears to defy common sense given the current density of traffic on Bank street and the parking challenges in the





Glebe and Old Ottawa South area. Consultants can play with numbers and obtuse assumptions (especially if the intended results are pre-determined) but if the main access routes are already congested and parking in the area already a major challenge, the addition of more traffic pressure such as the additional retail space and housing will not improve the situation. Further, the city should stick to the principles it already claims to hold - not to allow major developments without building in appropriate public transit. The "vision" in the proposal is simply a faulty pipe dream that will end up disrupting old established communities and creating traffic nightmares for anyone commuting to and from downtown via the canal or Bank St!

## New Conversation Thread

HMCGill - [Updated 2009-10-06 20:26]

The transportation plan is a joke. It defies logic. Moving 25,000 people on and off the site in under six hours per operation just won't happen. The idea of lining up OC Transpo buses along Queen Elisabeth Drive has clearly been concocted by someone who does not have any experience with the rush hour Great Wall of Buses along Slater and Albert Streets. The plans to have parking on-site run counter to the claims that a re-developed Lansdowne will be greener. The clincher is that the proposal runs completely counter to the City's own plan for the siting of major facilities such as a professional sports venue adjacent to existing or planned mass transit routes. Dumb, dumb, dumber.

## New Conversation Thread

als - [Updated 2009-10-06 20:34]

I don't think this is a 21st century transportation plan. The site is not part of the city's long term transit plan. There just isn't enough room on Bank street to get the required number of people in and out.

## New Conversation Thread

Phyllis - [Updated 2009-10-06 23:30]

Apparently Mr Kirpatrick stated that right now we just have a "transportation strategy" and that there is lots of work to be done -for now its just a strategy. Wouldn't you think that being able to move traffic in and out of such a facility would have been one of the first things to be flushed out before so much city employee time was spent on this project not to mention the costs spent on all the promotion including this site. Seems to me this can be a deal breaker and a stratgy isn't quite enough. Build it and "they" will come just doesn't work unless "they" can get there!!

Glinda - [Updated 2009-10-06 23:30]

The "deal breaker" may have just happened this morning: NCC told Transportation Committee it was not going to permit buses to use the Queen Elizabeth Drive unless crowds are over 40,000 expected for an event. That isn't going to happen (except for the Rolling Stones or the Grey Cup). The only other street available is very residential Sunnyside Avenue--residents who CANNOT be expected to handle that kind of traffic 90 plus events a year!

## New Conversation Thread

Alan McCullough - [Updated 2009-10-07 00:49]

I find the estimates of "new traffic" impossible to accept. If 25,000 people are going to come to a game at Lansdowne and just 10,000 of them come by car, that is from 2500 to 4000 cars in the hour or two before the game. That's a lot more than the 200 to 240 cars per hour which the traffic study quoted above suggests. Anyone who was around Lansdowne Park in the years of the Rough Riders, or who has attended the Ex, knows that traffic is a major problem on Bank St. The Lansdowne Live project has some elaborate schemes to overcome these problems but in essence they involve closing down Bank during major events. This is damaging to local residents, to local businesses and in the long run, will hurt the new businesses in Lansdowne and the sports team. The City's own studies recognized that there was no real solution to the problem and that major sports facilities should be located on the Queensway or on public transit lines - for example, the Bayview Yards. Why not abandon Frank Clair Stadium, while keeping the Civic Centre, and, if there is support for it, build a stadium at a more suitable site. Of course, OSEG would walk away from the Lansdowne Live project. But there is little doubt that if the City offered some land fronting on Bank Street and on Holmwood for combined commercial and residential development, developers would flock to it. With the proceeds of sale or lease the City could (if it wished) underwrite the building of a stadium elsewhere, and refurbish the remaining parts of Lansdowne Park. This would include all of the so-called Front Yard and most of the land on the current stadium site. There would be no need to move the Horticulture Building or to install turfstone. There might be enough room to put in a soccer field or two for local kids with enough land left over for walking about, eating icecream and listening to music.

## New Conversation Thread

BenAbe - [Updated 2009-10-07 10:01]

This is a really big problem. It's a challenge getting 'to' and especially 'from' a Senator's game. There is a huge parking lot, dedicated exit roads linking directly to the 417 and lots of buses conducting a well practiced exercise and Scotiabank Place holds less than 20,000. Up to 40,000 getting 'to' and 'from' Lansdowne will be enough to at least make even the most dedicate football fan think twice. Using Queen Elizabeth Drive as bus routes is simply a problem for me generally; this is supposed to be a scenic drive along a world heritage waterway. I just can't see how this would work and the residents of the Glebe, Ottawa South and even further away will be the ones who will suffer the most. Since the stadium is going to be all but rebuilt, should it simply be moved to a more appropriate site and let the scale of Lansdowne adjust accordingly.

## New Conversation Thread

RGS - [Updated 2009-10-07 11:01]

It is interesting to see that this summary is larger than all of the others, which would suggest that it is perhaps the biggest issue of all. This site does not have the advantage of being near any efficient public transit routes: the direct result of the proposed plan will be more traffic in a part of the city that is



already choked. The link between the Driveway and Bank is already inadequate during the rush hours. Traffic on/off Pretoria Bridge will be impacted. Maybe the planners will have to open access up to O'Connor? Either way, I think the facility should go where site access can be better optimized: like Lebreton flats.

Glinda - [Updated 2009-10-07 11:01]

Bayview yards would be perfect--old industrial land just sitting there--AND it's on the planned transit route. One wonders why LL and the City are fighting so hard for the Lansdowne venue--because it's really about getting residential and commercial in there? So the developers can make a profit and the city can get property taxes? Hmmm.

## New Conversation Thread

walter - [Updated 2009-10-07 11:26]

A new stadium should be on major transit routes and proposed future mass transit. The existing 'strategy' is in fact a plan for traffic chaos.

## New Conversation Thread

alain - [Updated 2009-10-07 11:48]

Message test.

## New Conversation Thread

Lynn Barlow - [Updated 2009-10-07 12:07]

If you think parking is crazy now when there was the EX or games just imagine that all the time. People coming home from work and not finding a spot on their street. Friends coming over to visit not finding a spot to park. Traffic on Bank Street and Queen Elizabeth Drive being in constant chaos. I don't think this is a picture of quiet residential life. Children cross Bank Street let's not turn it into a four lane transit system for more buses.

Lynn Barlow - [Updated 2009-10-07 12:07]

I forgot to point out that it is mentioned that a new southbound left-turn lane at the Lansdowne Park signalized driveway intersection would be made to improve traffic operations. Perhaps the tiny street called Queen Elizabeth Pl. would see an explosion of traffic too. I feel terrible for the people who have homes on that street. Say bye-bye to the value of your house if this proposal goes through. A green park and bicycle riders would be quiet and welcoming.

## New Conversation Thread

Frank Hendriksen - [Updated 2009-10-07 13:20]

This looks more like a "let's pray it'll work" statement than a real strategy. As if an extra turning lane here or a centralized loading area there will solve the problem. A development like this must be along a major transitway and arterial roadway corridor.

Glinda - [Updated 2009-10-07 13:20]

And the "let's pray it'll work" strategy may have just failed: The NCC just told Transportation Committee that they aren't going to allow buses on the Queen Elizabeth Driveway unless an event attracts more than 40,000, which even the LL guys admit will be rare. So, to park at Carleton U. and take a shuttle bus would mean very residential Sunnyside Avenue would have to be used--which is completely unacceptable, and presumably Council will not even consider that an option.

## New Conversation Thread

I Want ALL The Facts - [Updated 2009-10-07 14:05]

The plans outlined in the LL proposal go directly against the following City of Ottawa policies laid down in the Official Plan and in the 20/20 plan: "In particular, the City, when reviewing development applications, will assess the adequacy of the transportation network to meet the needs of the proposed development. Individual building sites, subdivisions and plans for large areas MUST be easy to get to and travel through on foot, by bicycle and TRANSIT, and by automobile. Supporting walking, cycling and transit means more than the simple provision of sidewalks and pathways. A logical network must be created, connecting origins and destinations along direct and well-marked routes." Official Plan, 4.3, [http://www.ottawa.ca/city\\_hall/ottawa2020/official\\_plan/vol\\_1/pdf/section\\_04\\_en.pdf](http://www.ottawa.ca/city_hall/ottawa2020/official_plan/vol_1/pdf/section_04_en.pdf) The City of Ottawa has gone a lot farther on this point, stressing at several points in their plans to emphasize the importance of development along rapid-transit lines: 1) "New developments will be easy for transit users to reach, and transit stations will be fully integrated with areas of high residential and employment densities." 2) "Urban land use and transportation systems strongly influence each other. The Official Plan recognizes this relationship and emphasizes development of compact, integrated land uses to encourage a shift from automobile travel to walking, cycling and public transit use." 3) "The City's land use policies, as contained in the Official Plan and summarized in Section 4.1 of this plan, outline strategies to encourage integrated office and commercial developments at selected rapid transit stations." 4) "This Plan encourages land-use patterns that reduce the need to travel great distances across the city and encourage alternatives to car travel. More compact and mixed-use development throughout developing areas of the city and a stronger series of urban centres to anchor the transit system is essential to achieving the Plan's transportation goals."

## New Conversation Thread



Philip - [Updated 2009-10-07 15:43]

The colour green does not make space green (although it does look green in the drawings). Green space should be made up of real earth, real natural vegetation, with a lot of trees thrown in ... so don't try to fool people. This location does not have the transportation corridors to sustain the large volume of traffic you are trying to attract. No turfstone and grasspave ... if you are going to have surface parking, keep it to a minimum and call (and show) a spade a spade.

Glinda - [Updated 2009-10-07 15:43]

Check this out:<http://www.ottawacitizen.com/technology/Green+theme+Lansdowne/2041867/story.html>

Glinda - [Updated 2009-10-07 15:43]

Check this Ottawa Citizen article out:<http://www.ottawacitizen.com/technology/Green+theme+Lansdowne/2041867/story.html>

## New Conversation Thread

johnwhelan - [Updated 2009-10-07 16:03]

1,100 parking spots at roughly \$40,000 each, that's \$40,000,000 for cars, or about \$400 per month per parking spot. Since we won't get anywhere near this amount of income doesn't it mean we are subsidising cars? The last I heard traffic volume was a problem on Bank, air quality could be better and I'm fairly certain the number of "accidents" is proportional to the number of cars. I don't feel comfortable subsidising cars like this.

## New Conversation Thread

Carol Janson - [Updated 2009-10-07 16:33]

Traffic and parking for major events will be a nightmare both for the attendees and the residents in the area. The above-ground eco-friendly front yard should never be used for parking. Will all the people that use the public transportation or come on foot or bicycle be forced to weave their way through parked cars? Off site parking and shuttle buses will clog the already crowded roadways in the area.

Glinda - [Updated 2009-10-07 16:33]

Yes, and to say nothing of the fact that most of the "so-called" green space is also "so-called" parking! As another commenter said: once a grassy area is used as a parking lot, it is thereafter a parking lot. The "green space" on the plan either already exists under control of the NCC, or is planned to be "concrete with grass growing out of it". Citizen has an interesting article on this--look at the picture they provide:<http://www.ottawacitizen.com/technology/Green+theme+Lansdowne/2041867/story.html>

## New Conversation Thread

rmacewen - [Updated 2009-10-07 17:02]

Does anyone know where the entry/exit points are into the underground parking garages? I was at one of the consultation sessions and asked three of the City/OSEG staff where they were. They gave me a total of 5 different locations. Some said there were two entries, some said three. Some of them agreed on one entry point but disagreed on others. You'd think they'd know this basic info.

## New Conversation Thread

GerryG - [Updated 2009-10-07 19:28]

I think the transportation plan will work. It will need to be revisited as time goes on and kinks are identified. But, this is hardly the major issue that the critics are making it out to be. There has been football at this location for over 100 years. Most of the critics of LL moved to the neighbourhood fully aware of the stadium's presence. If you do not like the unavoidable congestion that occurs around Lansdowne on event days, then you shouldn't have moved there. It is not like the stadium was plopped down there overnight while no one was watching. The transportation plan will work. People will get to the stadium. They will enjoy themselves, and will find their way home again. And life will go on, as it has for the past 100 years.

Glinda - [Updated 2009-10-07 19:28]

The NCC has just said it won't let buses on the Queen Elizabeth Way unless the event is more than 40,000, which eliminates virtually every event. So the buses are supposed to go up and down very residential Sunnyside Ave.? This is not acceptable, and shows the flaw of having such a large event venue where there is not sufficient parking.

Francine - [Updated 2009-10-07 19:28]

When we moved here we were fully aware that there was a stadium, the EX, noise and traffic congestion. What we did not know is that they would build shopping, offices, restaurants and a cine-plex. That sort of increases the noise and traffic. Bank street is congested at the best of times and even worse during events. The NCC has just said it will not allow buses unless the event is 40,000 plus. So where do you want that traffic to go? By the way Barry how many people had cars in 1909.....the first Model-T came off the assembly line on October 6, 1913!

## New Conversation Thread

Stevec - [Updated 2009-10-07 20:15]

A lot of people here are complaining about the increase traffic flows caused by the new development but there will not be a huge increase in flow. The proposed stadium holds less than Frank Clair does now. As has been stated, the new stadium can hold 25,000 people but Frank Clair has held over 28,000. Second people are stating that the new residential complex will increase traffic in this area. While this might be slightly true, it will be nowhere near the levels that would require any major altering to the current traffic plans. People in high rise condos will more likely use public transit or will walk to work. My one suggestion for the plan is that dedicated buses should be used during big events as they are for the Sens games. Hopefully the NCC will allow buses to use Queen Elizabeth as I think this will greatly increase the flow of the buses after the games. One other posters suggested that no game



day purchasing of parking should be allowed. I agree with them and think this will help persuade people to take the dedicated buses.

## New Conversation Thread

commenter - [Updated 2009-10-07 21:33]

The transportation plan does not sufficiently or concretely demonstrate how the increases in traffic during events and everyday will be accommodated. I also find it amusing how the streets depicted in the graphics are shown with only one or two cars on them...how does this represent reality? Please show us another image of what Lansdowne will look like with bumper-to-bumper traffic so we get a realistic depiction of the other extreme.

## New Conversation Thread

Peter D - [Updated 2009-10-07 23:08]

Unfortunately the city has already failed landsdowne and this proposal has nothing to do with that. We currently have a stadium and civic center complex and our transportation system has never served it well. This is a failure of the city and not of this plan. That being said there are many ways to get people to and from events in the center of the city. shuttles from dows lake and Carleton University, water taxi's, express busses via the driveway etc. Many cities in the US manage to get 70,000 people in and out of stadiums in cities the size of Ottawa with no dedicated transit hubs. If you want to make it happen you can.

## New Conversation Thread

rcundall - [Updated 2009-10-08 10:07]

Walking - I see the expected % of pedestrians to the site is in the 10-15% range. As a target this is too low, given the location. There is one area of the city that seems to have been forgotten in this transportation plan and that is Old Ottawa East. Just accross the Canal, there are 1000s of people living, but currently it is too far for many of them to walk to Lansdowne and a pedestrian bridge similar to the highly successful one at Somerset would put 1000s of more people within walking distance and easy access to the site. A pedestrian bridge around Clegg/5th Ave would support both the Glebe and Lansdowne and would be highly used throughout the year. It would support the ongoing viability of the new shops and restaurants as well as increase the pedestrian traffic to events. A pedestrian bridge should be including in the Lansdowne Transportation Plan and Design as a mechanism to support the pedestrian access.

merganser - [Updated 2009-10-08 10:07]

I emailed my Councillor, Dianne Holmes a couple of months ago mentioning a pedestrian bridge, possibly a PPP venture that could be looked at down the road. She's 100% against LL so I wasn't expecting any positive response, but Councillor Hume on Ken Gray's blog addressed this very issue as something to be looked into.

## New Conversation Thread

Glinda - [Updated 2009-10-08 12:58]

The NCC informed Transportation Committee this morning that they were not going to allow OC Transpo buses to use the Queen Elizabeth Way to shuttle Lansdowne attendees back and forth from Carleton University, unless the event was attended by 40,000 or more. This has only happened twice in recent years: Grey Cup and Rolling Stones. The Lansdowne Live people say they expect to have over 90 events a year--none of which will be this large, surely.Does this mean they now think they can send them up and down Sunnyside Avenue all day, every time they have an event? This would be intolerable and UNEXCEPTABLE for the residents of Sunnyside Avenue, to say nothing of the traffic problems at Bank and Sunnyside (especially with the buses competing with all those people who will still insist on driving to Lansdowne coming in from the south).This indicates yet again how flawed is the plan to have such a large entertainment venue where there is not adequate parking, or transit.

AlisonP - [Updated 2009-10-08 12:58]

Has Carleton agreed to Lansdowne parking? Is Billings Bridge going to allow parking when its shops are open? This plan is ridiculous.

Glinda - [Updated 2009-10-08 16:58]

Will Billings Bridge shopping mall agree? Of course not: this is private parking for the customers of a shopping mall. Where will their customers park?There are already signs there that state it is not for Lansdowne Park event parking.

Glinda - [Updated 2009-10-08 12:58]

"UNEXCEPTABLE" should read "UNACCEPTABLE".

## New Conversation Thread

sleekie - [Updated 2009-10-08 13:17]

The proposed transportation approach will result in Glebe gridlock and be a nightmare for Glebe residents as well as people trying to attend events at Lansdowne.

## New Conversation Thread



Glinda - [Updated 2009-10-08 15:43]

To all who are commenting here: To date (Oct. 8, 3:40 p.m.) I have read every comment on this forum and they are OVERWHELMINGLY against Lansdowne Live's plan, and VERY VERY seriously concerned about a fantasy of a parking/transportation plan. I know it is tedious work, and time is very limited, but I recommend everyone go through every comment and rate it Agree or Disagree. (Yes, even you guys who think the plan is great! Go ahead, you'll see how outnumbered you are....) I'm not sure how Nanos is going to use that data, but they are collecting it. If LL and the City comes back with a different result, we'll know we aren't in Canada anymore...Tanzania, maybe...

Douces - [Updated 2009-10-08 15:43]

Agreed to that! The vision comment page is unbelievably slow though. There are some scripts that are slowing down my computer considerably. Is anyone else experiencing this problem.

Doug - [Updated 2009-10-08 15:43]

I have been rating as many comments as I can because it can do no harm, despite what is almost certainly a flawed survey methodology. If Nanos finds that there is overwhelming sentiment expressed on this website against this Lansdowne Live proposal - will they try to write it off as the writing campaign of an over-energized minority? Judging from the LL PR campaign so far - I would not put it past them! By the way, I live in Orleans, and cannot be demonized as a Glebite! Concerning Tanzania - perhaps Afghanistan is more topical?!

Glinda - [Updated 2009-10-08 17:31]

Yes, Afghanistan, but since we are there propping up a fraudulent regime, I didn't want to compare...although now that you mention it...

Brock - [Updated 2009-10-08 15:43]

Its not a official poll plus fear mongering is not a basis to make a proper decision.

Glinda - [Updated 2009-10-08 17:37]

Fear mongering? Look at the plan. Read the comments. If NCC won't make the QED a transitway, then where will the traffic go? That's simple logic.

Brock - [Updated 2009-10-08 18:36]

Try using a GPS if you have trouble navigating . Who uses Bank St during rush hour tourists ? That's like using Jane St in Toronto .

Doug - [Updated 2009-10-08 17:37]

Perhaps it is not an official poll, but it is being used to gather comments and sentiments in the context of a public relations campaign to sell a sole-sourced "done-deal". If the results are not consistent with the PR campaign then perhaps the website survey results become less and less official? Indeed, fear mongering is not a basis to make a proper decision, but neither is sole-sourcing.

## New Conversation Thread

Patricia Mercer - [Updated 2009-10-08 16:56]

I cannot believe that Ottawa would propose an increase in retail and stadium activity at Lansdowne Park while decreasing parking and creating traffic chaos on already very busy streets. It is a fantasy to think that people will take public transportation to the stadium and the proposed shopping centre. One only needs to look at the parking problems for the events held now and that is with the greater parking spaces at Lansdowne that exist now.

## New Conversation Thread

AlisonP - [Updated 2009-10-08 17:07]

What about emergency vehicles when there is nothing but gridlock? What about Bank St. reconstruction - will this be a four lane highway between the Queensway and Lansdowne?

Francine - [Updated 2009-10-08 17:07]

God help us if there are a few fender benders!

DouglasI - [Updated 2009-10-08 19:54]

I think you missed the point, Francine.

Francine - [Updated 2009-10-08 23:24]

Maybe I missed the point, Douglas. There is gridlock already so what happens should there be an accident or if part of the road caves in (as it did recently on Bank Street) or a fire?

DouglasI - [Updated 2009-10-09 10:32]

My apologies, Francine. I misunderstood your comment to be a dismissive response to the previous one, as though the danger was a merely few small collisions. I agree with what you say here.

## New Conversation Thread

Brock - [Updated 2009-10-08 17:13]

Build it . No transportation issue whatsoever . So the people of the Glebe want a park only they can walk to . Some of the people need to get out more often . Your solution is not have a park that people go to because its just too busy for people . Ok then sell it to developers so they can build condos . Then you will be happy . Everything costs money and you actually have to have an attraction so people will spend money . The few fools who purchased houses in this area move to the suburbs its quiet there and there are fields to fly kites . I actually attended hundreds of events in this area I get in my car and I drive away within two minutes I am on Bronson going north or south . Never a problem. The Corel centre I am waiting half an hour before going anywhere . Just because there is more people talking foolish does not mean your right . Fear mongering allows for bad decision making .

Glinda - [Updated 2009-10-08 17:13]



Sole sourcing and cancelling an open design competition led to bad planning. It flouts its own city by-law to require open bidding. The people who live in the heart of the city moved there because they wanted walkable and attractive places for all citizens of this city, not just themselves. It's the 21st Century, and the City's Official Plan says so too...

Douces - [Updated 2009-10-08 17:13]

Please stop framing this as a Glebe vs the rest of the city issue because it is not. There are many non-Glebe residents (such as myself) who are concerned about the transportation issues created by this plan. There is a definite potential for a ripple effect beyond the immediate vicinity of the development. The transportation part of the proposal just doesn't make sense!

Brock - [Updated 2009-10-09 11:31]

I lived in the Glebe traffic was not an issue. It was a great student ghetto however which should have been challenged.

## New Conversation Thread

rmacewen - [Updated 2009-10-08 17:53]

For what it's worth I vote AGAINST Lansdowne Live. Why don't you post your fundamental support or opposition too? You would have thought that this site would have included for a simple vote, yes or no, for or against, Lansdowne Live. As it stands the City/OSEG will have to interpret all the comments and form a conclusion.

## New Conversation Thread

I Want ALL The Facts - [Updated 2009-10-08 18:51]

The Numbers Just Don't Add Up. 10,000 seat Arena 24,000 seat Stadium 400,000 sq. ft. new commercial activity 1,100 below-grade parking... All of which are reserved for the commercial shopping centre: "Provides 1,100 below-grade and 135 at-grade parking spaces to support the day-to-day activities." This ensures that no matter what is going on in the sports facilities, in the surrounding communities, or across the city, OSEG will always have enough parking for their 400,000 sq. ft. of shopping at no cost to them. The parking which is left for the 34,000 sports fans is "limited use of the front yard's eco-friendly surface for parking (up to a maximum of 380 spaces) only when not being used for other activities and events, and only to accommodate large Civic Centre and Stadium events." An event of 10,000 fans and a community cultural activity would amount to over 15,000 people. After the 380 spaces are taken, where are you going to put the remaining 14,620 people? At events of more than 24,000 CFL fans, where are you going to put the remaining 23,620 people? The LL proposal is full of holes and faulty math. Council, Please Vote NO.

Glinda - [Updated 2009-10-08 18:51]

It's starting to look like they know they'll have another white elephant in the stadium, but they'll get that land grab from the public for developers' retail and residential, and City's property tax (and tax payers will pay for the white elephant as it stands empty again.) Larry O'Brien's legacy? To turn what could be the "jewel in the crown" for a World Heritage site into a shopping mall and a few residences. And what about the Aberdeen Pavilion? Stuff it full of restaurants that only those that can afford to go to get to go into, and not respecting its incredible nature as a beautiful open space and a Heritage all its own? Read this at the Ottawa Citizen: <http://www.ottawacitizen.com/technology/Expert+denies+Lansdowne+Live+role/2037028/story.html>

## New Conversation Thread

I Want ALL The Facts - [Updated 2009-10-08 19:07]

OSEG Can't Do Basic Math: Front Yard Parking - "Consider limited use of the front yard's eco-friendly surface for parking (up to a maximum of 380 spaces) only when not being used for other activities and events, and only to accommodate large Civic Centre and Stadium events." vs. "It also assumes that a maximum of 400 spaces on events nights would be used by mixed-use patrons/employees." 380 spaces vs. 400 spaces On-Street Parking - "On-Street parking in adjacent neighbourhood totals approximately 5,000 but more likely only 3,500 available for events." vs. Drive, Park, and Walk: Park in neighbouring areas. Events 10,000 - 1,800 Events 15,000 - 3,200 Events 40,000 - 4,800 3,500 spaces vs. 4,800 cars Bus Usage - 2,000-10,000 people taking the bus to get directly to the site, plus an additional 3,600-10,000 people taking shuttle buses. vs. "Possible use of Queen Elizabeth Drive by transit vehicles will be subject to the approval of the National Capital Commission." 20,000 taking transit vs. Not Approved! OSEG needs to reexamine their numbers because they just don't make sense. City Council must vote NO on Lansdowne Live!

DouglasI - [Updated 2009-10-08 19:07]

Right! A nightmare in the making.

## New Conversation Thread

SD\_ott - [Updated 2009-10-08 20:15]

Study assumes 3500 of 5000 on street parking spots would be available - that corresponds to ~60% of the total on street parking. That sounds highly optimistic to say the least as I don't know that you can expect 2/3rds of the on street parking to be available. Also doesn't consider how many cars will be competing for these spots - suppose there is 3500 spots available, you're not going to have just 3500 cars looking for them, more like 4000 or 5000 (LL patrons plus residents, shoppers etc.), all driving around to find spots scattered about. This traffic will have to contend with all the buses and regular traffic using the streets. I don't see how this can be called a good strategy heading into things.

## New Conversation Thread

ptrott - [Updated 2009-10-08 21:22]

This is madness. All the visitors of mall almost the size of Billings Bridge, not to mention a huge stadium, office spaces, cineplex, condos and townhomes are all going to be able to get on Bank St or Queen Elizabeth Drive at rush hour and get back home?? Just look at the traffic flow coming out of Billings Bridge at 5pm onto a much higher capacity Bank St, and RiverSide with no parking so all lanes are flowing. Not to mention the transit line is attached. Remember Billings Bridge is just a mall.





### New Conversation Thread

[nvulpe](#) - [Updated 2009-10-08 21:56]  
 When we put an O-train stop at Lansdowne, let's pull out the plans and see what we can make of the place. Until then, it is a nightmare waiting to happen. I am all for increased density. However, whatever other faults or merits the current plan may have it is missing the one essential foundation: there is no viable transportation plan. Already, as some others have noted, an event at the ScotiaBank Centre (ex-Corel) shuts down the Queensway. During the Ex a few years ago I had to get to the library south of Lansdowne. I had to get off the bus and walk from downtown because Bank St. was stopped; the bus wasn't going anywhere. So, imagine what it will be like with a large stadium, plus big box stores, plus, plus. In civilized countries, they don't build such things unless there is public transportation to them. Hmm ... Hull, downtown, Lansdowne, the airport --there's an idea.

### New Conversation Thread

[Liz Wylie](#) - [Updated 2009-10-08 22:31]  
 So basically our little paradise will have pavers over it to be used as a parking lot? Joni Mitchell would not support this plan! As it is now, there is too much congestion on Bank Street and the surrounding side streets. Nothing much moves when there is a game on. I can't imagine what it will be like if this project goes through.

### New Conversation Thread

[JMT](#) - [Updated 2009-10-09 00:53]  
 Proponents of this Lansdowne redevelopment plan try to explain their way out of the many apparent problems on a very superficial level that gives me absolutely no confidence in the plan, the developers, or the City. When we look at all of the issues as a whole, each problem becomes even more apparent and more appalling. A huge amount of the green space proposed will be used as a parking lot at times. This cannot be touted as both a solution to the issues of green space and parking. Either this results in greater problems with the transportation aspects or the green space aspects of the plan. Similarly, this plan suggests that the area can support new commercial space equal in size to all of the commercial space that currently exists in the neighbourhood. If the commercial space doubles it seems fairly obvious that traffic will increase hugely, especially on special event days. If traffic doubles with the doubling of the commercial space and we aren't doubling the number of already congested lanes or streets and parking spaces in the area, congestion will make the new site and all existing commercial space in the area inaccessible. This will in turn make the doubled commercial space unsustainable. So, either traffic won't be as bad as it seems and local businesses will be forced to close or businesses will be mostly successful and traffic will be a nightmare. It is very clear that the area cannot support either the increase in traffic or the increase in commercial space and that the plan does not provide sufficient parking nor green space. This circular logic and evasion of the issues as they are to be determined in the future must stop. This plan is fundamentally flawed way beyond repair. We must cancel this project and completely rethink our approach before we waste any more of the City's and taxpayers' time and money on this. Vote against this meritless plan!

### New Conversation Thread

[Kevin](#) - [Updated 2009-10-09 06:10]  
 The traffic plan won't work. The streets get completely jammed for a 67s game; how can they cope with five times as many people? People will not use the commuter parking lots at Confederation Heights, City Hall, etc. The idea of further widening Bank Street for more turnoff lanes is inappropriate; that part of Bank Street is already a race course. The Queensway access points in that part of town cannot handle those kinds of volume of traffic. The access for people from outlying regions of Ottawa and Gatineau would be terrible. Basically it will be a nightmare for anyone who wants to attend an event at the stadium. It would be better to have a stadium with close, easy proximity to the Queensway or another major artery, and also with the proposed light rail line.

### New Conversation Thread

[Douglas](#) - [Updated 2009-10-09 08:03]  
 This is complete insanity. A major stadium with no provision for onsite parking except a few hundred spaces on the fake grass, and no rapid transit links? This on top of a shopping mall the size of Billings Bridge with very limited parking? (By the way, if the underground parking is reserved for the use of patrons of the privately owned commercial area, why is the cost of building it offloaded onto the city?) The experts' report submitted to council to defend this proposal is a sham, prepared by the developers themselves. There has been no independent study done.

### New Conversation Thread

[stephen](#) - [Updated 2009-10-09 08:05]  
 The political naivety of the City and developers continues to astound us. Yesterday a report was tabled showing that the parking implications of the proposal would constitute at worst a minor problem. Who commissioned the study? Why, the developers of course! A basic tenet of politics 101 is that this kind of research must not only be objective (we don't know in this case) it must be PERCEIVED to be objective. Do we want people with such low political IQ's in charge of our precious Lansdowne? Perhaps their business and organizational acumen is equally suspect.

### New Conversation Thread



hurstaw - [Updated 2009-10-09 09:06]

Aside from the fundamentally flawed nature of this entire redevelopment process, let's enter into exclusive negotiations with developers before we have articulated vision of what we want Lansdowne Park to be. transportation tops what is a very long list of problems with the Lansdowne Live proposal. To think that transportation issues can be solved by throwing a few extra "special event" buses into service w/in large events are on is wishful thinking. A report for the City conducted by Corporate Research Group Ltd ranked 23 sites for an outdoor stadium in Ottawa. The report is clear and succinct on the importance of transportation and accessibility to the success of a stadium: "accessibility is key, notably access to transit, parking, etc.". The Lansdowne site, it should be noted, ranked sixth on the list. Take, for example, statements on plans to manage "larger scale events": 1. "Further refining the analysis of the provision of transit priority movement along Bank Street before and after major events" building on determinations already made in this regard related to the base case, parking prohibitions, traffic controls, etc. "What does this mean? Bank St will be closed down for buses only during "larger scale events" ? 2. "Determining specific routes to provide accessible, convenient shuttle linkages to the designated off-site parking areas." In other words, we don't know where shuttles will go. 3. "Working with the National Capital Commission (NCC) to explore possible use of portions of Queen Elizabeth Drive for the shuttle links." In other words, we haven't talked to the NCC yet, or at least, don't have their permission to explore this option. The City seems to have a bad habit of assuming it can use NCC lands for its plans (didn't anyone ask the NCC if the light rail could go along the NCC land beside the river?).

## New Conversation Thread

Pat Goveche - [Updated 2009-10-09 09:11]

The area cannot readily take on this much traffic, it is surrounded by water and would need too much new infrastructure. More buses and more cars doesn't work....we need some vision and some practical sense.

## New Conversation Thread

Gordon N. Ellis - [Updated 2009-10-09 09:57]

The redevelopment of Lansdowne fails to adequately address the traffic concerns of those who live near the "park". The increased traffic on Bank St. & the Queen Elisabeth Driveway will have a negative impact on residential streets. Presently Hawthorne Ave. E a residential street is negatively impacted by vehicles that use this street as a quick access road to the Queensway particularly during the rush hour 3:30-5:30 p.m. when 100 cars an hour use it and whenever there is an event at Lansdowne. Speeds in excess of 50 km are common. The city refuses to address the needs of the residents on Hawthorne Ave. E with speed humps and better signage to prevent the 10-12 cars a day who go the wrong way on the one-way street and speed down the street. With the increased use of Lansdowne Hawthorne Ave. E. will become even busier. The residents of the street are concerned for their safety and that of their children now. What will happen with this new redevelopment? In addition parking on the street will increase. Please take into account those people who live in the area of the "park". Traffic is a major concern.

## New Conversation Thread

JMT - [Updated 2009-10-09 10:35]

Why on earth would taxpayers consider paying the entire \$129 million cost of a stadium that the City's own studies say would be located in a bad location that would cause it to be less likely to succeed? The City acknowledges that there are five better locations for this. We all know from extensive experience that a CFL franchise is very risky at best in Ottawa. If the franchise fails again we lose our major source of revenues on the stadium. Then we're stuck with yet another underutilized eyesore that we are paying through the nose for. Even the one issue of the stadium location leads to so many problems for everyone: traffic congestion, environmental problems, unnecessary financial risk to taxpayers, negative effect on local business due to traffic and too many added retail, inability of all residents to access the facilities they paid for due to accessibility problems, and on and on. This is a recurring theme within this redevelopment plan. Its problems run far deeper and wider than mentioned here. The plan is not good for anyone, except maybe the developers. This plan must be cancelled immediately and an open competitive process must be established. Vote against this proposal and put an end to this worthless partnership!

## New Conversation Thread

Pierre Johnson - [Updated 2009-10-09 10:44]

Less parking, no rapid transit, no highway access. Anybody remember how traffic engineers once mused about paving the Rideau Canal to turn it into an expressway back in the late 1950s? The Canal would make a dandy parking lot too.

ad - [Updated 2009-10-09 10:44]

Forget it. Anyone who travels down Bank or Bronson during rush hours knows that the crap describing the plan is just that. Let's get real, without light rail or equivalent this plan will not fly.

## New Conversation Thread

ConcernedCitizen - [Updated 2009-10-09 11:05]

I am concerned about the aspects of this plan which involve Queen Elizabeth Drive. Queen Elizabeth Drive is one of the more enjoyable urban roadways for cycling. There are relatively few intersections and the current traffic level is reasonable. This makes it a popular artery for cycling to destinations downtown. This plan will increase day to day traffic on Queen Elizabeth, event day traffic levels are certain to be much higher. This may make this route unsuitable for safe bike commuting. Allowing busses on Queen Elizabeth would make riding along that route far more dangerous. Shared use by bicycles and busses is doomed to failure. Examples include the combined bus/cycling lane on Albert, and the use of the Ottawa River parkway for busses. It is frightening for even experienced cyclists to ride on these roadways. I am concerned that any use of busses on Queen Elizabeth will eventually move from temporary to permanent as it did on the Ottawa River parkway. A permanent solution should be planned in advance. There is a history of conflicting goals when the city relies on the use of NCC facilities. For example the NCC indicates that the pathways are for recreational use and should not be used for higher speed cycling, such as that which adds to the practicality of bike commuting. Yet the city's cycling plan seems to be based on the assumption that the pathways can be used as major arteries for cycle commuting. Another recent example of conflicting goals is the question of transitway expansion through the greenbelt. The viability of the transit plan should not be based on the assumed use of NCC facilities. The canal "dock" area pictured in the plan would surely create another busy crossing point on Queen Elizabeth which does not appear to be an





existing intersection such as 5th Ave. This makes me suspect that another intersection will be added. Intersections are the most dangerous part of a roadway for cyclists. Unpredictable pedestrian crossing areas are almost certain to cause conflict with all users of Queen Elizabeth Drive. - I am concerned that increased regular traffic on the existing Lansdowne entrance to Queen Elizabeth will require the creation of another stop sign or a light at that intersection and the plan indicates a second intersection will be added as well. This adds significantly to the density of intersections on this part of Queen Elizabeth and will certainly degrade its functionality and safety as a cycling route. - Queen Elizabeth drive is closed several times a year for events such as the tulip festival and various other events like the National Capital marathon. Where will the traffic go during these events? I suspect this will lead to additional gridlock which is not accounted for in this plan.

Doug - [Updated 2009-10-09 11:05]

Excellent post!

## New Conversation Thread

Dom - [Updated 2009-10-09 12:06]

Le transport et le stationnement sont, selon moi, les points faibles de ce projet et je crois que des solutions doivent être envisagées pour améliorer l'accès au site. Chaque projet comporte des faiblesses mais, au lieu de "scrapper" un projet en entier, il convient de trouver des solutions pour corriger ces faiblesses.

## New Conversation Thread

AREF - [Updated 2009-10-09 12:13]

I take this opportunity to ask the following question (which did not fit within any of the pre-determined topics listed on the web-site): Can Nanos or the city staff responsible for this forum please provide me with a detailed methodology describing the process for analysing, summarizing, and presenting the data that are being collected through these on-line methods? Without that information, it is difficult for me, or anyone else, to assess the relative value (time vs effectiveness) of the various methods for providing 'input'. A speedy reply would be appreciated, given the very short time provided for submitting comments.

## New Conversation Thread

JMT - [Updated 2009-10-09 12:45]

To the attention of Mr. Nanos: As moderator of this online consultation process, I am sure you have noticed, as I have, that one of the most salient themes appearing in each of the feedback categories is a huge demand for an open, competitive process for the redevelopment of Lansdowne. Another theme is the frustration of so many people at the fact that this issue is not given a specific place to be addressed. A proper process is the vital basis for carrying out any project of this scope and scale. It is crucial to developing the best possible proposal and greatly affects all aspects of the design and business plan. Certainly, that is why the call for an open process has been echoed again and again in relation to each of the individual categories of feedback provided here. If your mandate is to analyse the posts in each category to gauge public response to this project and determine the best interests of residents, then I will expect that the huge demand for a proper, open, competitive process for this redevelopment will be featured prominently in your report. Regards.

jad - [Updated 2009-10-09 12:45]

This is exactly right. Do us all a favour and let the Mayor and councillors know we are not impressed.

## New Conversation Thread

djt - [Updated 2009-10-09 13:36]

I'm a big CFL fan - born in Sask and lived in Edmonton. I've gone to Lansdowne over the years for 3 purposes: 1) one and only one Renegades game, 2) a U20 soccer game and 3) Sunday-morning soccer in the winter. Because of the parking strategy, I will never go to another CFL game (or pro soccer game) at that location. It was a joke in the '90's, it's a joke today, and it will be a joke in 30 years. Even getting to Lansdowne from the West on a Sunday morning was an adventure. Please consider Edmonton as a model. Both Commonwealth Stadium and Northlands Coliseum are on the LRT. Easy to get to and from. We have one chance to do this right and Lansdowne is wrong for the CFL.

Brock - [Updated 2009-10-09 13:36]

When did Ottawa play there games on Sundays in the 1960's? They haven't had a Sunday playoff game in thirty odd years.

## New Conversation Thread

Steveq - [Updated 2009-10-09 15:42]

There is a great French expression which, I believe, sums up the transportation analysis and "strategy" put forward in the Lansdowne Live proposal: "ils revent en couleur". It's a dream (maybe in technicolor) to think that all the proposed commercial presence on the site, the Cineplex, offices, and sports events will not lead to gridlock on Bank Street. Have the traffic analysts not stood on Bank Street on a pleasant Saturday or Sunday afternoon (i.e. NOT during normal business rush hour)? The traffic is bumper-to-bumper (mostly passing through the Glebe) and parking is at a premium. You can't find a spot on Bank Street and the pay lot behind the Metro store is full. The plan proposes decreasing the number of parking spots available on-site, adding commercial attractions and hosting large sporting events. How is anyone supposed to get there? I was interested to read in today's Citizen (October 9) that OC Transpo wants to help out by closing Bank from Sunnyside to Fifth to allow buses to load up. This sounds like a plan for traffic chaos. Where will north-south traffic on Bank street go? Bronson is already busy. How will buses get through the mess to pick people up in front of the proposed stadium and how will they get away? It seems as though those City Councilors who are not familiar with this area have closed their eyes to the reality of the proposed situation and that the developers have been much less than objective in identifying the traffic challenges that this development will bring to Bank Street and my neighbourhood.



## New Conversation Thread

David Brown - [Updated 2009-10-09 17:07]

Most of the comments on this site are about how the transportation plan will work on game days. What about the increased truck traffic needed to service all the new commercial ventures required to make the plan viable: retail, services, food stores, restaurants, hotel, offices? They will all require trucks to bring in supplies and take out garbage. And they will be going down the same two lane streets as all the cars going to and from Lansdowne Park. Are these part of the traffic estimates in this plan? It doesn't appear so. Are we setting up another situation like the one getting from the Macdonald-Cartier bridge to the Queensway? I fear the worst.

## New Conversation Thread

Andrew Elliott - [Updated 2009-10-09 17:30]

The transportation plan is flawed. It is especially flawed when a company is hired by the developer to do the study. We need a new independent study. However, any observer can see that with Bank Street already clogged with traffic at the best of times, and with inadequate transit service to the site, Bank Street will become even more clogged with traffic. Here is one solution to the transit situation: bring back street cars to Bank Street.

Glinda - [Updated 2009-10-09 17:30]

Then they will shove extra buses onto RESIDENTIAL Sunnyside Ave., whose residents already fought against having Number 7s go both ways on their street--OC Transpo and/or Council realized that was unfair, and didn't do it--and they also got articulated buses off the street for the same reason: too much traffic for a residential street with a school on it. So, what are the Sunnyside residents supposed to think of a bunch of extra buses (including after midnight!!!) over 90 times a year??? The woman who stated on CBC that she wants it in Orleans--go ahead, just make sure that your street has the extra buses. People on Sunnyside didn't move here to have extra buses taking people to Lansdowne and back--it's pretty far and wasn't expected--so no NIMBY comments here, please, they won't wash.

## New Conversation Thread

kris n - [Updated 2009-10-09 19:14]

The transportation plan for Lansdowne live and the way it was carried out was flawed. What LLP supporters may not realize is that downtown sporting facilities in major Canadian cities (E.g. Montreal -- the Molson Centre and Olympic Stadium; Toronto -- Rogers Centre and ACC; and Vancouver -- GM Place and BC Place) are all located within a couple of blocks of dedicated RAPID TRANSIT corridors that can quickly move crowds in and out. This would not be the case with Bank Street or QE Driveway -- unless a subway or transitway is built along them (which is highly unlikely). From a transportation standpoint, the best place for any new stadium facility (If one really needs to be built which is questionable given that the CFL has failed twice within the last 15 years in Ottawa and there is another beautiful state of the art facility going to waste -- Lynx Stadium -- which also was not easily accessible to rapid transit). The question of additional congestion along Bank Street for the new Big Box Grocery store and a movie complex is another problematic issue. Moreover, Delcan's involvement -- being hired by City or OSEG -- raises a potential conflict of interest, since they stand to benefit financially from the contracts that would undoubtedly flow if the proposal is accepted. They and Ron Jack, the lead Delcan official already have a poor track record on this account -- the same conflict of interest questions were raised (but not answered) during an open house for the Alta Vista Corridor several years ago. Delcan was doing the Environmental Assessment on the Corridor which concluded that it was OK to build a road and now Delcan is working on the planning and design and will probably be allowed to work on the construction too -- if it ever goes ahead. (The CBC and Julie Ireton did an expose on this several years ago)

## New Conversation Thread

b1qvme57 - [Updated 2009-10-09 19:58]

I don't think it appropriate to have OC Transpo buses using Queen Elizabeth Drive. It will ruin the character of this historic and beautiful World Heritage landmark.

## New Conversation Thread

TerryC - [Updated 2009-10-09 19:59]

Even the supporters of the proposed plan and the CFL franchise are acknowledging that transportation is the weakest link. I found it interesting that the transit map on display at the consultation session I attended clearly showed the site is about as far as you can get from a transit station and still be near downtown Ottawa. Makes the idea of putting the stadium at Bayview (or another site on the planned light rail line) seem much more sensible. Oh, and the artist's rendering of the lovely stadium with a futuristic elevated mono-rail running along Bank Street was very amusing.

## New Conversation Thread

DOH - [Updated 2009-10-09 23:19]

The proposed transportation approach is a mistake in urban planning. Transportation to the Lansdowne Park area for major events will depend mostly on private vehicles. The stadium should be built and integrated with the mass transit plan, preferably where both east/west and north/south lines intersect, for example Bayview Yards area.



## New Conversation Thread

[futureoriented](#) - [Updated 2009-10-10 01:00]

The transportation and parking "strategy" is the biggest PR exercise I've seen in a while (after the "vision"). Forget trying to force fit this plan into an urban/residential area. First of all, do a proper and fair traffic and parking STUDY. And do it fast before any decisions are taken about this proposal. Spend taxpayers money creating safe biking roads and buying electric buses. Keep the polluting buses and cars away from Lansdowne Park. Minimize the need for delivery trucks to the site by having fewer stores and restaurants. Keep it simple.

## New Conversation Thread

[Brock](#) - [Updated 2009-10-10 03:39]

Ok when did Ottawa get a subway ? I must have missed it . As far as Montreal goes you walk to MC GILL and you walk to the Molson Centre . Parking is horrible but guess what it all works out . They were actually trying to build the baseball stadium downtown . Downtown stadiums do work and for the last forty some odd years Ottawa has a stadium that you can walk to after parking . Why is this a problem for an already existing facility ? Where would you park if the stadium was at Labreton Flats ? Where are all the restaurants etc...

## New Conversation Thread

[Hank](#) - [Updated 2009-10-10 08:12]

Who in their right mind would drop at 24,000 seat open air stadium into the middle of an established older neighbourhood in the city without any public transportation system nearby? This is sheer lunacy! Look at other North American cities that are building new stadia. I can't think of one that isn't placing them near a public transportation system or at least a multiple lane freeway. The contortions that would be required to accommodate 24,000 attendees at Lansdowne and get them to their destination efficiently and get them home efficiently are grotesque to say the least - shuttle buses from multiple points, additional buses on the NCC Driveway, lane and street closures, parking on side streets all over the place! What a nightmare. I can just see the stories in the media the first time this happens; what an embarrassment to the city it will be. Even Ottawa's own transportation experts agree that from a transportation point of view, Lansdowne is just about the worst place in the city to place an open-air stadium of the size contemplated in Lansdowne Live.

[dprouse](#) - [Updated 2009-10-10 08:12]

<http://www.ottawacitizen.com/columnists/Alex+Cullen/2089550/story.html> Actually, Ottawa's own transportation experts said precisely the opposite, as you will see from Randall Denley's column in the Citizen.

## New Conversation Thread

[dprouse](#) - [Updated 2009-10-10 09:10]

Sorry to interrupt the Chicken Little party with facts and reality, but Randall Denley's column today on the issue of transportation at Lansdowne is worth a read: <http://www.ottawacitizen.com/columnists/Alex+Cullen/2089550/story.html>

[ic38](#) - [Updated 2009-10-10 09:10]

I was at the committee yesterday and it is obviously NOT the same one that Denley attended. So many holes were poked in the plan that it could never float.

## New Conversation Thread

[dvora](#) - [Updated 2009-10-10 09:51]

Why is there no underground parking at the site. Obviously the hockey rink is on a lower level could not some of the site have underground parking? A downtown stadium would work if the City had a better overall transportation system but it does not. Take a look at the Queensway on a hockey night.

## New Conversation Thread

[Querelous](#) - [Updated 2009-10-10 11:04]

This is quite clearly the achilles' heel of the proposal. The City's own study puts five locations for a stadium ahead of Lansdowne Park. Being able to sustain a regular bus service every 3-4 minutes along Bank Street is optimistic; two buses every minute on game day plus three shuttles every 1-2 minutes is hopelessly unrealistic. The only way to accommodate events of this sort is to make sure that any new stadium be located close to rapid transit.

## New Conversation Thread

[Brock](#) - [Updated 2009-10-10 11:08]

Look at London lots of stadiums over 10000 in residential areas not beside a subway .The walk to the stadium is tradition.The walk to many college games in residential areas in the united states is a tradition, the walk over the bridge at Lansdowne is OUR tradition for OUR league .



## New Conversation Thread

J D Ashford - [Updated 2009-10-10 11:26]

Transportation: The transportation proposal is quite unrealistic. Minimizing surface parking and maximizing underground parking at Lansdowne Park sounds good, but the core of the issue is the location of a stadium there. Being able to sustain a regular bus service every 3-4 minutes along Bank Street is probably worth a try for every day happenings. Doubling that when a game is on is not feasible. The only way to accommodate events of this sort is to make sure that any new stadium be located close to rapid transit. Has anybody thought about cyclists and pedestrians using Bank Street? â€” their safety will be at risk with all the extra traffic this proposal will generate.

## New Conversation Thread

icdube - [Updated 2009-10-10 14:31]

La ville dâ€™Ottawa possÃ©de un excellent systÃ©me de transports en commun. Il y a des autobus dans tous quartiers de banlieue, des voies rapides et une voie pour un train Ã©lectrique. Comment se fait-il alors que toutes les voies et rues principales sont congestionnÃ©es en tous temps aux heures de pointes? Une rÃ©ponse facile est que les citoyens dâ€™Ottawa et de Gatineau prÃ©fÃ©rent se servir de leurs voitures pour se rendre au travail ou pour faire leurs emplettes ainsi que pour toutes les autres activitÃ©s de leur vie quotidienne. Il est prÃ©somptueux de penser que ces mÃ©mes citoyens feraient autrement pour se rendre au parc Lansdowne. Lâ€™analyse des transports du partenariat pour le parc Lansdowne, qui nâ€™est pas signÃ©e, nous propose que seulement 52% des personnes venant Ã un spectacle de 15,000 Ã 20,000 personnes (le stade est construit pour 24,000 personnes) prendront leur voitures avec lâ€™intention de stationner dans les environs ou sur le site (total de 4,160 voitures). Il faudrait Ã©galement exceptionnellement crÃ©duler pour croire en ces chiffres. Au tournoi international de hockey junior, au dÃ©but du janvier dernier, jâ€™ai observÃ© au moins six voitures arrivÃ©es sur le bord du Queensway en direction est et en attente de sâ€™engager sur la bretelle menant Ã la rue Bronson. Cette Ã©tude sur le transport semble Ã©tre conÃ§ue seulement pour prÃ©dire lâ€™usage dâ€™un certain nombre de transport en commun. Il y a rien dans cette Ã©tude qui nous averti sur les embouteillages de voitures sur toutes les routes, incluant la 417, se rendant et revenant du parc Lansdowne. On ne fait pas mention quâ€™il existe quâ€™un seul pont en direction sud du parc Lansdowne ni fait-on Ã©tat du fait que ce seul pont est une voie dâ€™urgence unique utilisÃ©e par le service des incendies et aussi par les ambulanciers et la gendarmerie. Quâ€™arriverait-il aussi sâ€™il y avait un accident sur ce pont? Du parc Lansdowne, il nâ€™y a quâ€™une seule sortie sur la rue Bank et cette rue sera enlignÃ©e avec des autobus sur les deux sens. Par oÃ¹ passeront les voitures? Lâ€™hÃ©bergement logera sÃ©urement des gens de villes Ã©loignÃ©es. Comment les taxis se rendront-ils Ã lâ€™aÃ©roport? On peut facilement prÃ©voir la dÃ©confiture des activitÃ©s sportives proposÃ©es pour le parc Lansdowne. Les contribuables devront-ils encore une fois payer pour un stade inutilisable? Ils nâ€™ont pas fini de payer la note du stade de baseball des Lynx dâ€™autrefois.

## New Conversation Thread

kik - [Updated 2009-10-10 14:56]

Large scale events as proposed at Lansdowne would wreak havoc in the Glebe & Old Ottawa South. Without rapid transit the surrounding roads will be gridlock. Bus shuttle plans unrealistic.

## New Conversation Thread

leb - [Updated 2009-10-10 15:24]

A major stadium with only bus access along Bank St. which is congested at the best of times? And do Ottawans use buses? No! They drive. And where do they park? All around a residential district, causing chaos and a lot of upset patrons and residents. With so few parking spaces in the plan, how will it work? Too many questions - this plan has not been thought out properly in lots of ways, but certainly with regard to transportation.

## New Conversation Thread

BBL - [Updated 2009-10-10 17:12]

I do not accept the findings of the transportation consultant. The transportation consultant was engaged by the developer. Clearly - citizens need and deserve independent expert advice (completely independent of the developer) in order to be able to accept the legitimacy of the advice of the expert. I am not an expert in transportation planning, but the idea that people will shuttle to Lansdowne from Ottawa City Hall and other sites is not plausible. It is impossible to understand from the information provided where the parking garage entrance is. This is significant because of the impact traffic to and from the garage would have on the use of the site. As well, a garage access ramp would compromise the appearance and use of the area around it. For example - the Nicholas Steet ramp entrance to the Rideau Centre garage. On any other site, for any other project, the city would have required many more parking spaces (I would guess 5 or 10 times more) for a project of this magnitude. For some reason - for this site - the rules don't apply. This highlights one of the dangers of this proposal. How will the City have the practical and moral authority to insist on conformance with its own standards when it is prepared to jettison these same standards when there is significant political pressure? In the coming years we can look forward to an on-slaught of challenges to the OMB - using Lansdowne as a precedent.

## New Conversation Thread

sfurr - [Updated 2009-10-10 20:26]

With the existing congestion on the major artery into the area (Bank St.) and very little capacity to spare on Queen Elizabeth, it is virtually impossible to take the transportation report seriously. Even if the proposal is nominally in keeping with the urban plan -- based on a technicality that it is not "new" development -- it can hardly be considered to be sustainable or in keeping with development goals. Too little parking to support the commercial activity and too remote from any real public transit nexus, the plan is ill-considered from a realistic perspective of getting people in and out for regular commercial activity, let alone event days. Too much faith is placed on shuttling to ancillary locations, which will in itself probably overburden the infrastructure.



## New Conversation Thread

**Bob** - [Updated 2009-10-10 23:26]

Please note that there are NO rapid transit lines and NO arterial roads near to Lansdowne Park. It makes absolutely no sense to add 400,000 square feet of retail/commercial space where there is NO rapid transit and NO arterial roads. And furthermore, of course, it makes absolutely no sense to build a 24,000 seat major sports stadium where there is NO rapid transit and NO arterial roads. .

## New Conversation Thread

**Ernie Boyko** - [Updated 2009-10-10 23:38]

Transportation is by far the biggest flaw in this proposal. Bank street is already a very busy and often congested street, especially on the weekends. Having a major event at Lansdowne would mean that Bank Street from the Queensway to Sunnyside (and probably further) would be unusable. How can that be good for merchants and residents? And BTW, the type of Ottawans that go to major events such as those proposed are not in the habit of taking the bus. Why would this change? The transportation issue would make things bad for all the businesses...old and new. And the on street parking would be tied up for miles.

## New Conversation Thread

**wfm** - [Updated 2009-10-11 00:44]

Any study that suggests that Bank street can readily cope with all the large trucks that will service the Mall, nevermind on gameday, would not survive rigorous scrutiny. The only side with the money to pay for such reports is supporting this proposal. Ottawa is changed over the last ten years and Bank street is already often very slow moving. This is the wrong place for a Mall, the wrong place for a stadium. While people can park and walk, this isn't possible for many citizens who should have relatively easy access to municipal events. Locating a stadium near mass transit would allow all citizens to get in and get out.

## New Conversation Thread

**Betsy** - [Updated 2009-10-11 12:40]

The parking proposals are simply not viable. Planning Issues To encourage a sustainable Ottawa the Official Plan calls for locating new shopping centres and entertainment complexes near future light rail or transit hubs so people will forego cars in favor of quick transit access. Regrettably the OSEG Proposal puts the cart before the horse or at least the car before the transit. By not providing light rail access or a transit hub, the Lansdowne location encourages 20th century reliance on the automobile. It increases use of the site but decreases on-site parking. This puts outrageously intensive parking pressure on off-site, neighborhood parking. On-site Parking Looking first at on-site public parking, the Proposal calls for a reduction of on-site parking spaces from 2200 to only 1235 public spaces, 1100 below-ground spaces, 135 at grade. 380 event-overflow spaces if the front lawn is available, would make a maximum of 1,615 public spaces during events (see note). So parking is reduced while retaining one sports franchise, adding two more, planning concerts, and adding 364,000 ft2 of commercial buildings. (Note: Delcan's claim of 1875 spaces (p.4) includes 260 dedicated residential (210) and hotel (50) spaces. The 50 hotel spaces are less than the zoning bylaw minimums of 63 for 180 rooms, or 72 if the hotel has a lounge or restaurant.) The proposed shared parking which is supposed to ensure up to 1000 spaces dedicated to event-use can only work if usage timing is truly different. Day care facilities and a nightclub can reasonably share parking. Cinemas, restaurants and sports events not so much. For Sunday afternoon events the Farmers Market crowd, retail and food store shoppers will want spaces, for evening events parking spaces will be shared with retail, restaurants and the cinema. Delcan states that the zoning bylaw requires 1,206 spaces for office, cinema, food store, and other retail functions (p. 19). Subtracting the 180 office spaces, since they could be available on weekends and evenings, leaves 1,026 as the zoning bylaw requirement for the other commercial functions. These commercial tenants will be paying for their parking spaces as a part of their rental tariffs, and will want to ensure their clients have access to parking spaces on the 65-80 days when events are scheduled. If more than 600 (1615-1026=589) parking spaces (including the 380 on tuff-grass) are guaranteed for event parking, it will be thanks to some altruistic merchants. This limitation on the guarantee of event parking raises a question: why is the City paying at least \$19.3 toward parking if the zoning bylaw obligates OSEG to provide all but 209 of the non-front-lawn on-site spaces (1100+135=1235-1026=209)? (Note: Despite contributing 56% to the paved on-site public parking the City will only have guaranteed access to 209, or 17%, of the 1235 public spaces. Hiding this parking subsidy is unacceptable.) The City's zoning bylaw also requires 6,000 parking spaces for a 24,000-seat stadium, and 2,750 spaces for an 11,000-seat arena. Fortunately for OSEG's proposal, the stadium and arena functions are grandfathered, and evidently require ZERO parking spaces. Apparently we needn't worry about those missing 6,000 parking spots. Nor even to consider them. Any functions in the Horticultural Building or the Aberdeen Pavilion are likewise grandfathered and exempted from needing any parking at all. It's hard to fathom. Possibly our departed grandfathers will miraculously provide these parking spaces when the moment arises. Certainly our grandfathers have graciously protected OSEG's Proposal from some significant assessments for Cash in Lieu of parking. Local off-site neighborhood parking is not so well safeguarded. Off-site Neighborhood Parking For the larger events, occurring about 3 times a month over a five-month period, only 600 parking spaces will be guaranteed on-site. That's about 10% of the need defined by the zoning bylaw. In the past week, even with the current 2200 parking spots in use at Lansdowne Park, only 3200 open parking spaces were found in the vicinity of Lansdowne (staff study re: Delcan map, p. 6 figure 2). Reducing these 3200 spaces by the planned elimination of parking for about 3 kms of Bank St during large events will put additional pressure on residential side streets, and history predicts we'll have parking nightmares. Residents who use on-street parking have no hope if they return home once spaces are filled by event-goers. Our residential streets with one-side parking often see parking on both sides when events are held. Delcan's strategy for managing parking is to enforce existing traffic regulations, but residents do not necessarily have good luck soliciting enforcement of parking regulations during evening or weekend events. Perhaps deputizing residents to write tickets is an answer? Safety & Security When the SuperEx creates a major influx of visitors parked vehicles, the City regularly establishes emergency non-parking routes along O'Connor, Metcalf and Fifth Avenue, and additionally prohibits parking on the dozen streets closest to Lansdowne. Will these same emergency access routes be in place during the 12-15 major events planned? Implementing these safety measures would reduce the estimated vacant on-street parking spaces by 500-1000 spaces. Satellite Parking Delcan's Report (p. 31-2) identifies City Hall, Carleton, Confederation Heights and Tunney Pasture as satellite locations offering park-and-shuttle spaces, but has no guarantees that these locations would be prepared to sign 30-year leases. Nor have the costs of satellite shuttles been addressed. Parking Reserve As a last issue, the newly established Parking Reserve will contribute \$4M toward debt charges to support the revenue neutrality of the Proposal. In this way the Parking Reserve, currently standing at a scant \$3-4M in total, could be reduced to nil. Even more disturbingly, all parking revenues will go to OSEG so the Parking Reserve contribution will be subsidizing non-parking functions. The key for all this is: There are more cars in our neighborhoods and more 2-car families in Ottawa than there used to be. In the absence of efficient transit access, people use their cars. There is only weak transit access to this site. The proposal increases the traffic to Lansdowne. It moves money out of public parking reserves to fund a shopping mall. It slashes the previous public on-site parking for events by 73%, and provides only 10% (see note) of the parking called for in the zoning bylaw. How can we expect this to work? (Note: 600 of the 6,000 minimum needed if the inappropriate grandfathering exemption were not applied. The purpose of zoning bylaws related to parking is ostensibly to ensure that there is sufficient parking provided by new developments. To use grandfathering to diminish existing essential parking spaces for a continuing function defies any logic, yet Delcan argues the 2200 existing spaces for the arena can be discounted to zero, even though the bylaw calls for 2750.)

**BBL** - [Updated 2009-10-11 12:40]

Thank you - an excellent analysis. You obviously have some knowledge and expertise in this area. It begs the question why this process prohibits the same level of critical scrutiny from City staff with expertise in transportation.





### New Conversation Thread

wantbest4ottawa - [Updated 2009-10-11 12:58]

You protest too much [EDITED BY MODERATOR] and your input is b\*\*\*s [EDITED BY MODERATOR] according to Roger Greenburg's patronizing insulting commentary in the Ottawa Citizen:Greenburg wrote: "I think most of us recognize the bogus feedback from the meetings' hijackers for what it is, and I hope council will as well. To paraphrase Shakespeare, "They doth protest too much, methinks." "

johnwhelan - [Updated 2009-10-11 12:58]

You seem to be saying that people who live in Ottawa and will be paying and taking a commercial risk on this development should have no say?

### New Conversation Thread

amacumbe - [Updated 2009-10-11 13:14]

Bikes, bikes, bikes. Please include areas for bikes. Also this could be a hub for the "rent-a-bike" business, as there is already one in the market. As forethought could an area be create for a future LRT station, the city will get around to it eventually. Special shuttles from Rideau Centre, Billings Bridge, and Carleton University (o-train) would help alleviate some of the traffic, which is a huge concern, considering the infrastructure in the area can not handle high volumes of traffic. Also if we can make this area a pivot for bike lanes across the city. Have perhaps an information booth, with "rent-a-bike", bike maintenance and bicycle geared coffee shops. When the canal is frozen, make it more accessible to the skaters & tourists, at least more visible, and attractive when skating on the canal to stop and take a break at this venue.

### New Conversation Thread

stewartnick55 - [Updated 2009-10-11 13:18]

The proposal would be enhanced by improvements to the transportation plan. My two suggestions would be to increase the frequency of buses passing Lansdowne on a daily basis (instead of just during special events) and adding bicycle lanes to Bank Street to encourage cycling to and from the new venue. Encouraging alternatives to car traffic will decrease potential traffic problems.

### New Conversation Thread

wwatkins - [Updated 2009-10-11 13:48]

From parking to transit, the transportation plan for this project is simply not viable. Closing a major street for up to 8 hours in order to get folks to and from an event is proof enough that this simply is a failed vision. Have the proponents ever tried to use Bank Street before and after a minor event?

### New Conversation Thread

Finstrum Nairobi - [Updated 2009-10-11 14:35]

The excessive parking will generate excessive traffic and is necessary to support the suburban-style shopping mall the developers are proposing. Instead of undertaking to "explore" with the NCC the occasional use of Queen Elizabeth Drive for buses, the City should be seeking regular use of all the parkways for buses, and the developers should have achieved agreement on this before, not after, making the proposal.

### New Conversation Thread

another opinion - [Updated 2009-10-11 15:20]

The transportation strategy is simply not viable. It will put major strain on the city's transportation system and the taxpayers will end up contributing to more of this plan rather than the public partnership. Either a rail system which can carry 1000s of people at very low additional costs is implemented (which we all know is not happening), or else higher taxes will ensue.

### New Conversation Thread

John Smart - [Updated 2009-10-11 15:57]

At the open house in Kanata the Trinity rep told me they would be bringing in 800 cars an hour via this plan. Cars in this number will jam all roads and side streets in the area. Complete foolishness. It won't be possible.

### New Conversation Thread



Emily Stormes - [Updated 2009-10-11 16:01]

Because this information is so obviously a whitewash I attended the transit committee meeting by the city. There the NCC said they would not cooperate and that they hadn't been consulted. The number proposed are based on current usage where there is no football team or retail. How can these numbers be used predictively when the use of the site will skyrocket! Anyone who has ever been near Lansdowne during an event large or small can see the traffic stagnates at all openings. The council should have the forethought to think into the future, even if the numbers offered up by OSEG are misleading. It's just ridiculous to think that this site can accommodate and upsurge in traffic for pulse events such as football games and movies! People simply can't get in and out on the residential street. The local neighborhood will drown in a pool of frustrated drivers! Why not look at putting these things near existing public transport like the O train or the Queensway? Or the transit way. The increased bus traffic they discuss will be funded by the tax payer to support the needs of private interests isn't this a subsidy? Council is digging us into yet another hole financially that we will be paying for for generations.

## New Conversation Thread

EDS - [Updated 2009-10-11 16:39]

This is the major weak link in this proposal and one that is not easily solved with the current scale of the proposed development. Bank Street and QE Driveway cannot support traffic volumes for major events that could see 24,000 in a stadium, 7,000 in an arena and another 500-750 in cinemas or shopping etc. The most fitting solution is to develop on a smaller scale. Put a limit on the size of any proposed stadium to less than 20,000 people, less cinemas, less retail. People will not drive in from the suburbs to park 20 minutes from the stadium and have to take a shuttle to the game. It won't happen. To inconvenient. The city would have to consider putting a permanent bus route along Queen Elizabeth Driveway or Colonel By Drive and include a pedestrian bridge over the canal. Either way, a pedestrian bridge should be part of this development. It would increase access to those in East Ottawa via bicycle, pedestrian traffic etc. The traffic plan must also consider pedestrian safety on such roads as Queen Elizabeth - this road is near impossible to cross safely with high traffic volumes.

## New Conversation Thread

Sandy - [Updated 2009-10-11 16:57]

Transportation plan? Serious urban planners would be looking at incorporating this site into the light rail system. They would not be offering parking spaces, as parking spaces only encourage increased car traffic. And you want to put the shuttle buses on the same route that the bicycles are beside?

## New Conversation Thread

Matthew Stormes - [Updated 2009-10-11 17:05]

Anyone who has ever been on bankstreet anywhere during rushhour or when there is an event even small scale like the farmers market or a sixtysevens game can see that this isn't going to fly. Also the free parking at the park is a city and tax payer subsidy by the city of Ottawa for those business in this park, while those on bankstreet have to have clients who pay for parking. This is grossly unfair on both sides. Also the parkway is designed for continuous driving to appreciate the canal, stop and go parking here will wreck this beautiful driveway and large vehicles aren't able to be on the parkway so construction vehicles and delivery trucks will further stagnate bankstreet and local neighbourhoods.

## New Conversation Thread

Toby - [Updated 2009-10-11 17:37]

The transportation plan is a major failing of this proposal. It will lead to massive congestion along Bank Street far beyond what already exists. There is no even moderately easy fix to this without putting in a much larger road artery or rapid transit to the site. Already the plan has the city (that's us taxpayers) providing massive subsidies to the developers by paying for the building of underground parking without getting the revenues. Any solution to the transportation problem will cause even more disruption and be enormously expensive.

## New Conversation Thread

I got vision&the rest of the world wears bifocals - [Updated 2009-10-11 18:28]

In recent memory, when the 67s played Conference and league playoff finals, the existing parking was barely sufficient for crowds of 10,000. That will be exacerbated with the proposed reduction in parking, and how what then will happen with potential football and other event crowds of 25,000 in the stadium? The suggestion that public transit can be used has no historical basis for assuming it could succeed. The result will be parking, and history does suggest that much of it will be illegal, in the Glebe. I do not live there, but residents would be entitled to have proper traffic enforcement to ensure the safety of their streets. Be it the residents of the Glebe complaining about a lack of proper traffic enforcement (to which they're entitled for the safety of their streets) or fans attending the events complaining about their cars being ticketed or towed, it will be a headache for the City and Council for all time. If increased public transit is provided will that be on a full cost recovery basis or will this be another subsidy to the Lansdowne Live Group? How will more buses interact with the simultaneous influx and exodus of cars? The proposed use of the Driveway is only a solution to getting the cars out of the parking. The Driveway does not lead to any easily accessible major arteries. Cars will quickly congest the Driveway, the intersections that connect to major roads and the neighbourhoods into which cars will bleed in an attempt to circumvent the logjam.

## New Conversation Thread

JKW - [Updated 2009-10-11 20:15]

The transportation plan of this proposal is grossly inadequate because the potential for handling the increased traffic from the rest of the proposal is inadequate. It can't be done. Time to put an end to this proposal.





### New Conversation Thread

gavin - [Updated 2009-10-11 22:40]

A stadium in any major city should have front-door access to mass-transit as an absolute requirement. The fact that Lansdowne does not have this access, and that other locations (like Bayview) do, should immediately disqualify it as a suitable location for a stadium.

### New Conversation Thread

rdpeacocke - [Updated 2009-10-11 23:13]

There is no rapid transit leading to Lansdowne Park, or planned for it. The shopping mall, stadium, and commercial developments proposed would produce gridlock in an area that's already congested. It is sheer madness to think of audience events there that have a scheduled start for tens of thousands of people at the same time.

### New Conversation Thread

ds123 - [Updated 2009-10-11 23:31]

Traffic in the area is already bad. As it stands now, it is already very inconvenient to go into this area. The only reason I go into the area is to visit friends. Nothing else is worth the hassle. During major events it is a disaster. This proposal is going to turn the place into a permanent traffic disaster. It will make it horrible for local residents. No doubt the city will make things worse by putting in a bunch of one way streets and dead ends. I also predict they will destroy Queen Elizabeth drive in an effort to move more traffic in and out of the area. This will make the canal area much less pleasant, or make it down right nasty. And it won't do much good. It will be jammed with traffic, and everyone will be frustrated: locals, visitors, people who enjoy the canal as a park ... It will be another example that proves that Ottawa is run by complete idiots. Summary: this is totally the wrong place for such a plan. I'm 100% against it.

### New Conversation Thread

BobSkyline - [Updated 2009-10-11 23:36]

I do not understand how it can be claimed that the City's Official Plan would support such a major development in this location, which is already highly congested, and which will not be served by the planned rapid transit system. How is it that OSEG, not the city, hired the traffic consultant?

### New Conversation Thread

cmh - [Updated 2009-10-11 23:57]

I have a Ph.D. in pedestrian dynamics, a closely related area to traffic modelling. I do not have access to enough of the modelling data to reproduce and test the statements in the proposal, but I firmly believe that the predictions described in the transportation are unrealistic: - I do not believe the bicycle traffic will be as heavy as described- I do not believe that the NCC will not allow bus traffic on the parkway- I do not believe that it is feasible to load buses within 60 seconds (or to provide enough buses to and from the site with sufficient layup and loading facilities to allow an effective rate of one bus every 60 seconds)- I do not believe that the combined car and bus traffic will flow effectively when all park users wish to leave at once- I do not believe that traffic would continue to flow if collisions occur- I do not believe the incremental traffic calculations- I note no traffic analysis has been reported for secondary traffic problems at the designated collector sites, which may be adversely affected- I note that high-speed rail services are expected to feed buses. This makes no sense to me as it will create a bottleneck in the transportation plan and will thus become unpopular with riders. The proposed transportation plan aims to make Bank Street into a temporary highway. This is in poor accord with the "main street" character of the road, and will make the area unsafe for the pedestrians and cyclists that the plan pretends will appear. The idea of closing Bank Street is unfair to local residents, who cannot be expected to be attending the event at Lansdowne. It will displace traffic unfairly into other neighbourhoods in a cascade of poor planning. The proposal also suggests dangerous measures such as transit priority on Bank Street which was considered and roundly condemned by local residents, and ultimately removed from the Bank Street reconstruction project by city staff. We have already seen what seem to me like dirty tricks on the part of OSEG (such as claiming the support of a heritage consultant). Recently it has come out that the transportation consultant was not independent, and this makes me very worried. To me, the transportation plan is a poor attempt to shoehorn this project into a site for which it is unsuited. I do not believe the transportation assumptions in the proposal, and so I feel it should be killed on this basis.







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## Appendix H

### 'Business Model' Transcript

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## Comments - Topic 38 - Business Model

### New Conversation Thread

huntech - [Updated 2009-09-28 11:28]

Is this how we want our tax dollars to be spent? Seems like OSEG will get a huge benefit from using the site that will be funded mostly by the citizens of Ottawa.

Larry O'Brien - [Updated 2009-09-28 11:28]

the

brownpa - [Updated 2009-09-28 11:28]

I completely agree

### New Conversation Thread

Franky - [Updated 2009-09-28 12:28]

The city is about to get into the shopping mall, hotel and residential business to pay for a stadium that should cover its expenses on its own. The "plan" is just a silly scheme to give money to OSEG and for the city to assume all the risk of the endeavour. If things go south, the waterfall model means the city may never see profits. The \$3.8 million cost (for 10 years to refurbish the stadium) of Lansdowne is a bit of a joke. If we had a proper design competition, we would implement that plan and it would generate some compensation for the capital and land made available. They certainly like to highlight the cost of Lansdowne, but not the revenue which cover almost all the cost. In 2008, city revenues from Lansdowne for rentals, food and beverage, parking, surcharges and recoveries were \$4.5 million and for 2009 are estimated at \$4.9 million. Costs were \$4.7 million and \$5.1 million for 2008 and 2009, resulting in net operating costs of (\$234,000) for 2008 and an estimated net operating cost of only (\$155,000) for 2009. <http://www.friendsoflansdownepark.ca/home/about-lansdowne-park/whatdoeslansdowneparkcostthecity>

ohnwhelan - [Updated 2009-09-28 12:28]

I thought the web site link to be very interesting.

Enough Already - [Updated 2009-09-28 12:28]

I cannot understand why the city want to be in the shopping mall business, competing against their own residents.

### New Conversation Thread

ucaire - [Updated 2009-09-28 13:14]

We are all now painfully familiar with the term "moral hazard" where the private sector stands to gain and the taxpayer takes the loss.

### New Conversation Thread

J.C.Watts - [Updated 2009-09-28 13:57]

Putting aside the loss of the park as a public resource, this is the scariest part of this proposal: "The City can fund this debt service charge from a combination of Lansdowne's current budget requirement and a share of the incremental property taxes that will be paid to the City by the proposed new retail development." In other words, they are allocating the taxes from the new development to pay off the loan, as if the residents and tenants in those condos and stores don't need the fire, water, sewer, police and transport services that our taxes pay for. So if the taxes from these new developments pay for the stadium, who pays for their services? The rest of Ottawa's taxpayers pay for their services, and thus indirectly the 116 million dollar loan. This is just an elaborate shell game to hide the costs.

ride80 - [Updated 2009-09-28 13:57]

No it isn't and you know it. Either that or you just haven't read the numbers correctly.

J.C.Watts - [Updated 2009-09-28 15:31]

Please feel free to point out the error in my logic. "The City can fund this debt service charge from a combination of Lansdowne's current budget requirement and a share of the incremental property taxes that will be paid to the City by the proposed new retail development." If the incremental (new) taxes pay for the stadium debt, who pays for the services to the new development? You and I and every other taxpayer does.

Dave2 - [Updated 2009-09-28 15:53]

This post is completely accurate. When the LL proposal first hit council in April, the debt was to be funded by the 'cost-avoidance' of not spending the approx \$4M that the city currently spends on Lansdowne. However, when it was pointed out that the site currently generated an amount almost equal to the outgoings (a net loss of around \$200K/yr I believe), the plan changed to using potential future property tax. As was said earlier, who pays for all the services for the new property if their property tax is already spent?

JMV - [Updated 2009-09-28 13:57]

Agree, JC-the Business Proposal is greatly flawed. We taxpayers pay taxes for services from the City. The City is proposing to give developers a refurbished Stadium and Civic Centre AND public land to build a townhouses, a Shopping Centre and other commercial facilities and on which they will earn revenue and return on their equity. The City's return is only incremental property taxes. On the other hand, taxpayers pay for their houses and pay their taxes for the City services they receive. Taxpayers, unlike these developers, receive no subsidy. And then are expected to subsidize the real estate and sports businesses. It's a gift of public land and tax money up front and then we pay and pay over the next 50 years for the services the private sector receive!

DouglasI - [Updated 2009-09-30 10:40]

Absolutely!



## New Conversation Thread

okent - [Updated 2009-09-28 14:10]

What incremental property taxes? If the shopping mall isn't built at Lansdowne, it will be built somewhere else in Ottawa without all this risk to the taxpayer. And surely there are cheaper and less risky ways to eliminate whatever deficit Lansdowne suffers today, such as tearing down the remnants of the south stands and getting rid of the Ex.

## New Conversation Thread

myOttawa - [Updated 2009-09-28 15:21]

The city should not contribute to the new building. They should be trading this space(land) against a reasonable tax income for the site and expected revenues from those looking to build.I'm not sure id thiry years is long enough.The city cannot afford it current capital obligations why take on more?

## New Conversation Thread

MikeB - [Updated 2009-09-28 16:13]

It's good to see what costs are a part of this proposal, but they need to be weighed against the benefits of the proposal as well as there are many benefits both financial and non-financial to be reaped from Lansdowne Live.

dbk - [Updated 2009-09-28 16:13]

There are many benefits to OSEG, obviously, but I'm having a hard time seeing the upside for taxpayers.

## New Conversation Thread

JTB - [Updated 2009-09-28 19:22]

It only makes sense that the City contribute in some way to this development, after all the City owns the property. This is an incredibly good deal for the City. An investment in this project which will in turn add so much value to the the property, creating more commercial tax revenue and possible residential tax revenue is a no brainer.We will never have an opportunity like this again if we decide not to proceed.

Dave2 - [Updated 2009-09-28 19:22]

I hope that we never have an opportunity like this again.Name one other shopping centre in Ottawa where the city gave the land to the developer lease-free for 30 years, and then built them a stadium which the developers get to construct and then operate, again lease-free.This is an unprecedentedly bad deal for the taxpayers of Ottawa

Michael2 - [Updated 2009-09-28 19:22]

But if the deal goes through, OSEG - not the City - will effectively own the property for 70 years. with no credit for its contribution!

## New Conversation Thread

Shawn Arial - [Updated 2009-09-28 20:21]

This group is our ONLY solution and we would be crazy and regret this missed opportunity for years and decades to come. These aren't fly by night business people, they are long standing, reputable, successful OTTAWA business people who want to do something GREAT for our city .... who else is willing to step up with their commitment, plan and money... This group has my full support 100% behind them.... I really hope the CITY OF OTTAWA and it's people do the right thing and support this group and their plan.... it's a win / win for everyone!

Dave2 - [Updated 2009-09-28 20:21]

Have you read the proposal, or are you just desperate for the CFL to return?

PaulM - [Updated 2009-09-28 20:21]

This is NOT the only solution to the need to upgrade Lansdowne. It is, so far, the only one permitted by the mayor and certain councillors. There are many possible uses for the park, none of which in my opinion, include giving up public parkland in the middle of the city. The city should not be partnering with commercial interests to build more shopping centres. They should be safeguarding public properties and public interests. Get on with that, city council!

ric - [Updated 2009-09-28 20:21]

We don't know who is willing to step up if other wealthy developers had known they could just show up and get the real estate if they agreed to get a CFL team for a couple of years who knows who would have had an idea. It is called a design competition. We are buying the stadium and giving them the land. What are we getting and for how long?

hubert - [Updated 2009-09-28 20:21]

Hi Shawn Come now !You call it an opportunity. You're therefore either a) assuming these people are giving/donatingg something to the citizens of Ottawa, or b) giving us the most for our money. If it's a gift or donation, don't you find it odd that it's only developers who come forth with such opportunities? Don't you think they have something in mind? And if you think it's "b" above, I ask you: "How do you know it's a terrific deal, a real opportunity not to be missed when you haven't seen any other offers?"Hubert



## New Conversation Thread

Doug - [Updated 2009-09-28 20:45]

Since negative comments on the sole source procedure are likely to be drowned out by detailed technical comments on each of the 8 topics, I am repeating the comments I provided under topic number one. As a resident of Ottawa and taxpayer, I am totally opposed to the sole source procedure for developing this Lansdowne Live Plan. Therefore I shall not be wasting any energy on commenting on this plan. Due to the sole source process the public consultations must be regarded as a public relations exercise to cover a "done deal". Mayor and Council should be ashamed of themselves for letting this happen.

## New Conversation Thread

EVB - [Updated 2009-09-28 20:48]

An insult to the taxpayers of Ottawa - raise our taxes, but give the profits to private business. Who REALLY assumes the risk of a failure of the football franchise?

## New Conversation Thread

Ian - [Updated 2009-09-28 21:08]

Sorry but I don't think the City of Ottawa should be in a partnership with a land developer in a long-term arrangement. The City should send the land around Lansdowne Park to the best proposal based on money to the City and the quality of the proposal. A lot of the tax benefits described in this proposal would still accrue to the City without the upfront investment in the stadium.

## New Conversation Thread

Michael - [Updated 2009-09-28 21:18]

The business model analysis is misleading. It poses a net present present value calculation which by itself is without meaning or context. For instance, were the stadium razed, the arena refurbished, shops located along Bank Street, the Aberdeen pavilion maintained, and the rest of the park dedicated to public use such as picnic areas, soccer fields for amateur sports, what would its net present value be. Perhaps it may have a higher net present value. The only way to critique the proposed development is to have options. That means having an open competition.

## New Conversation Thread

hopingforbetter - [Updated 2009-09-28 21:25]

misguided plan to bive over prime space for non people oriented development. Instead of this why not invest in light rail and see the tremendous growth that will happen organically at the major stations. Light rail all the way down carling avenue to kanata would result in significant growth around the civic campus, around carlingwood, bayshore and Kanata. The results and proof are visible in dublin where it has already been successful. DO NOT sell off the Park. Keep it for people space!

## New Conversation Thread

Catherine - [Updated 2009-09-28 21:29]

I do not believe the business model. I expect the costs are understated. The City is donating public land to a private developer for the purpose of building movie theatre and shopping mall. to be accountable, the City needs to establish a competitive design process. If this proposal was worth the paper it is printed on the promotors would not be afraid of a design competition. The Mayor needs to be accountable to the taxpayers and initiate a competitive process immediately.

## New Conversation Thread

OTownReason - [Updated 2009-09-28 22:24]

I guess not many sports and/or entertainment fans in Ottawa? We are the only major city in North America (world?) without a large outdoor stadium. This plan will bring us just that and people in Ottawa will benefit from it for generations to come. A good investment if you ask me.

Dave2 - [Updated 2009-09-28 22:24]

I want a major outdoor stadium and the sports teams it might bring.BUT...We should not have to pay for the stadium ourselves and then give away prime land to developers. Either just build the stadium where it makes sense and pay for it ourselves, or get developers to pay for it in return for access to that prime land (not a good idea for other reasons)

Sue Barton - [Updated 2009-09-28 22:24]

I think there are a lot of sports and entertainment fans. Thing is, Football has failed twice. That tells me it's likely to fail again. What about the Baseball stadium? Empty... failed how many times?Why not turn that into an outdoor stadium, more parking, easier to get to. Or, add on to the huge space out by ScotiaBank Place, or, I think someone else was trying to get something going by the old train yards or LeBreton flats. Resurrecting it in the center of the city, seems like a bad idea to me, esp when there are other options.





## New Conversation Thread

Ted McDorman - [Updated 2009-09-28 23:17]

Whenever I am presented with Business Proposals as complicated as what is outlined here. I can only wonder what pitfalls have been overlooked. And I have heard experienced business people speak out against this particular "Business Model". Something simpler and safer seems in order (and not for "Lansdowne Live" but for something with more vision and developed in an open and fair process.

## New Conversation Thread

Jason - [Updated 2009-09-29 00:20]

It seems like a fair compromise to me. The first net cashflow going to the city for a reserve fund is a good component.

Franky - [Updated 2009-09-29 00:20]

So, how much money goes into that reserve? \$10? \$100? What does it mean?"The first distribution of net cashflow would be to the City to fund contributions to a reserve fund for the lifecycle capital maintenance of the stadium, Aberdeen Pavilion and parking structures. This contribution would be guaranteed by OSEG. i.e., OSEG would need to contribute additional equity to make these annual contributions if sufficient net cashflow did not exist to fund them."

J.C.Watts - [Updated 2009-09-29 00:20]

Read the fine print. That first tranche goes not directly to the City, but to the Municipal Services Corporation for the continued maintenance and upkeep of the stadium and other on site buildings.

Sophia - [Updated 2009-09-29 09:52]

That's what Dave2 said - the developers get the first two opportunities to get their money back AFTER BASIC MAINTENANCE COSTS (which is your first tranche going to the city). This isn't profit to the city, this is maintenance and upkeep as you said it, which you need to keep the stadium going. The first two tranches of PROFIT, after maintenance and expenses are paid, go to the developers.

Dave2 - [Updated 2009-09-29 00:20]

How is this a fair compromise? The city pays the full cost of refurbishing the stadium and they give the land for the retail/commercial development to OSEG rent-free for a minimum of 30 years. Then the developers get the first two opportunities to get their money back, after basic maintenance costs, before the city gets to see anything. How many other developers in Ottawa have ever been given a deal like this?

## New Conversation Thread

JOJO - [Updated 2009-09-29 04:56]

The city should not be partnering with the private sector in an Adventure in the Nature of Trade. In other words, the city should not be engaged in private sector business to make profit. The role of a city is to collect taxes and fees and spend money on the its various programs. The Lansdowne Partnership Plan is the result of an unsolicited proposal from OSEG. The Memorandum of Understanding is written such that the city would be assuming far more risk than OSEG (e.g. the method of distributions of cash based on the concept of a "waterfall" of priorities, deferral of rent payable on city property for many years). The proposed plan is far too ambitious. The initial focus should be given to the implementation of the Front Lawn. The capital cost would be relatively low and it would represent good value for the constituent tax dollar. If the city wishes, it could either lease or sell land to the private sector for the development of the retail and townhouse components and associated parking as described in the Partnership Plan. This development (retail and townhouses) could be done concurrent to the development of the front lawn or at a later date. It's a good idea to put retail in the Aberdeen Pavilion and having it become the focal point of the park. The plans for continuing the farmer's market in the Horticultural Building is also a good idea so long as there is a plan for future expansion. The redevelopment plan should not be based on obtaining a CFL franchise. The refurbishment of the stadium and arena should be postponed for future development. Funds for the refurbishment should be saved in advance if permitted by municipal law.

Enough Already - [Updated 2009-09-29 04:56]

I completely agree. With the structure of the MSC, city council is putting itself in direct competition with the Glebe merchants. No good will come of this. Imagine the lawsuit if the city ever decide to dig up bank Street in the run up to the Christmas shopping period.

## New Conversation Thread

Brian Ford - [Updated 2009-09-29 06:32]

No public money should be used on this proposal at all. In fact , it should be stopped right now and investigated by the auditor general or someone with appropriate authority. This is a disaster!!!

## New Conversation Thread

Michael2 - [Updated 2009-09-29 08:52]

The people who prepared the plan won't (or can't) say whether:A) the business plan contains all the information needed to consider it; orB) the information it contains is right. (see last page of the plan)But we should turn over the 'jewel in the city's real estate Crown' AND borrow \$100million plus on the strength of this business plan! Who or what do they think we are?



## New Conversation Thread

HUGE SPORTS FAN - [Updated 2009-09-29 09:28]

Sounds pretty good to me.I say, "Go for it"!

Enough Already - [Updated 2009-09-29 09:28]

Can someone who is in favour of this deal please explain in detail just why it is a good deal for taxpayers, because it looks like a nightmare to me.

Brocklebank - [Updated 2009-09-29 09:28]

If you are a huge sports fan and would like to see football back in Ottawa, ask yourself why you have to wait while a shopping centre is built before you will see any players on the field in 2014 (if then).

## New Conversation Thread

Dale L- Kanata - [Updated 2009-09-29 11:52]

The city will NEVER EVER AGAIN find local business people willing to do a deal like this again that will benefit the city and its people like this. The city is keeping the land, the city is getting world class facilities, the city is getting an eye sore completely redeveloped into a revenue generating contributing addition to our city. This is our chance and with very minimal risk to the city and its people. Go for it!!!

Dave2 - [Updated 2009-09-29 11:52]

You have a very strange definition of 'very minimal risk' Dale. The city is spending \$125M for the basics in this proposal, and on top of that will be cost over-runs disguised as scope-creep so that the city are responsible for them (typically a minimum of 10% or \$12M), the other items the city needs such as new trade show space (maybe \$40M), and other changes such as turfstone to grasspavers to try and quell the public unrest (another \$XM). This is all going to be financed by a huge debt load, with interest payments made by potential future property tax (and that isn't what property tax is for). Sounds like a house of cards to me.

JFFournier - [Updated 2009-09-29 12:16]

"OSEG would be responsible for all construction risks, including design errors, estimating errors, change orders, schedule delay, cost escalation, construction defects and latent defects." Yet you claim the city will be responsible. What do you base this on?

Dave2 - [Updated 2009-09-29 13:28]

I work as a project manager and it is in the job description of most project managers that they are to increase the cost of the jobs they manage. 10% is the typical target for a fixed price job, and the project manager's salary increase is usually tied to how he performs in that area. It is achieved by a combination of methods. Identifying what hasn't been specified in enough detail, so that when the customer wants something specific, you can say that what he wants isn't what was bid. There will be a contract change and a cost increase to oblige. You can identify improvements to the original design that the customer just can't refuse, even though they cost more. There are lots of methods for making a contract end up costing more but not being overspent. Overspends are very bad on a fixed price contract and will be avoided at all costs by the project manager because they will often cost him his job. I expect that OSEG have very good project managers.

J.C.Watts - [Updated 2009-09-29 11:52]

Never find anyone who'd give you a deal like this? Developers would come out in droves, salivating at the profits of this sort of deal. Let me build 400,000 square feet of commercial space, with condos and a hotel in on prime real estate in a high income area? And I don't have to pay for the land? Jackpot! These are the sorts of deals that make developers very happy.

Enough Already - [Updated 2009-10-01 16:24]

That's true. I can't believe that there is a major developer in Ottawa that wouldn't take the deal in a heartbeat. It's just that none of the others would have believed that council would have been so gullible.

kdobbin - [Updated 2009-09-29 11:52]

You don't know what you are talking about. You would have us be sold down the river. Do you really think that this isn't going to cost you an enormous tax increase? For the next 40 years.....

## New Conversation Thread

Dave2 - [Updated 2009-09-29 13:06]

How much will Ottawa taxpayers have to pay when the next city council cancels this plan after next year's election?

Gord Weber - [Updated 2009-09-29 13:06]

We the tax payers are paying already for a concrete jungle in the tune of 3.8 million dollars. The lack of vision of the majority city council and the stalling tactics and lets make another study costs us more and brings in zero dollars to the city. There is great vision with this plan, to develop and create employment, increase tax dollars to the whole city, and to take the burden off the tax payers. Wake up Ottawa, wake up the ney sayers... we are paying for a concrete jungle that is falling apart. Development is good... stop studing and move forward with this plan

Dave2 - [Updated 2009-09-30 02:00]

I wish people would stop quoting this \$3.8M figure. It does not exist. In 2008, city revenues from Lansdowne for rentals, food and beverage, parking, surcharges and recoveries were \$4.5 million and for 2009 are estimated at \$4.9 million. Costs were \$4.7 million and \$5.1 million for 2008 and 2009, resulting in net operating costs of (\$234,000) for 2008 and an estimated net operating cost of only (\$155,000) for 2009.

Enough Already - [Updated 2009-09-30 02:00]

Do you mean stop studying the plan and pointing out all of the flaws? Never.



## New Conversation Thread

Paul Durber - [Updated 2009-09-29 14:23]

Very DUBIOUS: so much for "zero means zero" in re tax increases. What social programs will we have to sacrifice to pour money into this project? The costing (e.g., \$20M for land worth more arguably) looks to favour developers. Will all this be subject to City Auditor to ensure probity? What if profit does not flow? Will we taxpayers have to give in and provide more subsidies? Tax holidays on some of this even more worrisome.

## New Conversation Thread

icjr - [Updated 2009-09-29 15:33]

It appears to be a sound approach with very strong backing. Go for it.

Enough Already - [Updated 2009-09-29 15:33]

Can you explain why you think this is a sound approach? I'm dying for someone who is in favour of this plan to give me a detailed breakdown of why the figures work. Strong backing? I'll give you that. This is an amazing plan FOR the developers.

## New Conversation Thread

peterinottawa - [Updated 2009-09-29 19:09]

In the end this has to be run as a business to generate a return and the best people to do that are in business and not in politics or the bureaucracy. This is better than some pie in the sky design competition or just making a bigger park at our expense for the spoiled brats of the Glebe.

Franky - [Updated 2009-09-29 19:09]

Remember how businessman Larry "Zero means Zero" O'Brien promised not to raise taxes? Remember how our taxes have never been higher? Big on promises, small on delivery. You'd think we'd learn our lesson...

Dave - [Updated 2009-09-29 23:17]

I've learnt my lesson Franky. If this goes through I'm moving outside the city limits. Taxes will go through the roof.

Franky - [Updated 2009-09-30 21:54]

Hard to believe they could go any higher under Larry's watchful eye. Ha. Ha. What a joke.

Franky - [Updated 2009-09-29 19:09]

Remember how businessman Larry "Zero means Zero" O'Brien promised not to raise taxes? Remember how our taxes have never been higher? Big on promises, small on delivery. You'd think we'd learn our lesson...

## New Conversation Thread

glvachon - [Updated 2009-09-29 22:48]

The focus on this business model in isolation from other major projects, also to be financed by long-term debt and taxes, avoids explaining to the taxpayer how it can all be afforded at the same time. Explaining this project in the context of the others would provide a useful starting point to the discussion. As it is, we see only a part of the picture, and I do not see how this can be a useful consultation as a result. The taxpayer needs to understand what this and other projects will do to the overall debt of the City and to the tax burden over time. What other assumptions are being made by City Council that they think we can have it all at the same time?

## New Conversation Thread

arnoldj - [Updated 2009-09-29 23:41]

The business model finances work. This is the achilles heel of opponents. No one else, with years of opportunity, has stepped up to the plate and said they will put tens of millions of their own dollars down to make it work. All these alternative plans that Doucet's groupies try and push, fail to say where the funds will come from...unless, perhaps they just think Joe Taxpayer will flip for it. Show me the numbers Clive for any alternative. I mean real numbers. Not pie in the sky estimates like the LRT type of analysis, but real hard calculated figures. Otherwise, they're all empty alternatives, dime a dozen drawings to this, a tangible, practical, balanced proposal.

Franky - [Updated 2009-09-29 23:41]

Smoke and mirrors."The current budget requirement to maintain Lansdowne is \$1.8M. In addition, the City is going to have to start spending an additional \$2M per year on average on major lifecycle capital needs that have been deferred over the years."It cost \$3.8 million because the stadium needs to be rebuilt. A proper plan would see revenue from a new stadium's tenants cover it's debt. Instead, we are reallocating property taxes from another development (the shopping mall) to cover the difference in stadium cost. Why not just call taxes from any new development (like the "Hospital Lands" development or the Laurentian High School site) as "new money" and put that towards a new stadium? Also remember that the city must provide services for these property taxes - it isn't free money. This proposal is just stupid beyond belief.

Dave - [Updated 2009-09-30 14:28]

Add up the costs for this ludicrous plan and it will cost \$400M, and for that we get a second-hand stadium in a location that can't service it, and an inadequate parking garage. Sounds like a bargain to me.

Ian - [Updated 2009-09-29 23:41]

No one else has step forward because the City stopped the call for proposals and decided to sole source. Do a proper call for proposals and let the market determine if you are correct. Right now we just don't know.





## New Conversation Thread

rmanship - [Updated 2009-09-30 08:32]

Our mayor and councillors should be ashamed of themselves. This is a sole source procurement, and I am sure it is already a done deal. Our heritage is being sold off behind closed doors for what? The so called consultations now going on are just a sales pitch organized by the council. Shame on you all.

GerryG - [Updated 2009-09-30 08:32]

I disagree. It is the critics that are trying to sell off our heritage (100 plus years of CFL football at Lansdowne) so that they can have an extra neighbourhood park in the Glebe.

## New Conversation Thread

Peter Hall - [Updated 2009-09-30 09:35]

How can this council even think about sole sourcing a contract of this size.

Dave - [Updated 2009-09-30 09:35]

That is one of the key questions of the summer Peter, and none of the answers are pretty.

elnormo - [Updated 2009-09-30 09:35]

The reason this is a sole-source project is that almost any other alternative would be better and the idiocy of this plan would be made obvious by the comparison. For example, why is the city putting in any money at all? If it's such a good deal, all the development costs should be paid by the private sector. Alternatively, it would be cheaper and a lot less risky to just get rid of the professional sports franchises and stadium and keep the land for public use. Leasing the existing indoor/outdoor space for events would cover some (and maybe all) the costs of maintenance.

## New Conversation Thread

pds41 - [Updated 2009-09-30 13:22]

Have to put an end to all the whiners in the Glebe and elsewhere (and Clive!!) about the lack of an International competition. What a bunch of garbage!! First it costs to run one, second it would inflate the cost enormously because the entries submitted won't be "plain Jane" designs, but both extravagant and outlandish. Hey, we just built a 10 million \$ foot bridge to the Forks in Winnipeg out of one of these competitions, and it's really only an "extension" of the existing main bridge. Want that type of design (and costs) for Lansdowne!?!? Finally, a design made here for and by people here will be far more suitable than one drawn up in Malaysia. With a million people debating this proposal, we'll never get consensus for any design, international or not. Lansdowne's been a dive for years, lets just ge this done!!!!!!

Franky - [Updated 2009-09-30 13:22]

This footbridge?: <http://upload.wikimedia.org/wikipedia/en/f/fc/Esplanderiel.jpg> looks fantastic. Worth every penny I think.

Enough Already - [Updated 2009-09-30 16:58]

Nice design, but of course I'm sure the local citizens would have preferred a shopping mall if they had the chance. NOT.

Dave - [Updated 2009-09-30 13:22]

Sorry to correct you, but competition always leads to lower prices because you have options - something that has been completely lacking this summer.

Dave S - [Updated 2009-09-30 13:22]

Get what done? A mall in a park? A stadium that will stand empty? A 40 year debt?

LorneC - [Updated 2009-09-30 13:22]

I cannot comment on the Winnipeg City footbridge, but because of having a public competition, the City of Winnipeg is getting a new football stadium for free. David Asper's construction company, Creswin, is building a \$135 mln. stadium in Winnipeg. Creswin is contributing \$100 mln, and the Fed. and provincial government are contributing \$35 mln. and the University of Manitoba are contributing the land. In order to help Creswin offset their costs, the City is selling to them, at market rates, the old stadium. The site is being rezoned and Creswin will put in a commercial development. Not only is the City not paying anything, but they are making money by selling the land where the old stadium was located. A pretty good outcome that would probably not have happened without a request for bids.

## New Conversation Thread

Franky - [Updated 2009-09-30 14:02]

Why is there a 40 year debt on a 30 year deal? How long will a refurbished stadium last? Will we be paying for a decrepit stadium for the 10 year difference? We'll be worse off than when we started.

Dave - [Updated 2009-09-30 14:02]

We were told by the city in April that refurbished stadiums would be expected to last 40 years, and new ones 70 years, so the minute we pay off the last of the \$284M debt including interest, we can borrow more to demolish the thing.





## New Conversation Thread

MAT - [Updated 2009-09-30 16:59]

This is far better than the original proposal. Congratulations to city staff on negotiating an agreement that minimizes the financial burden. Yes, I do want the CFL back, but not at any cost. I would not have accepted the original OSEG proposal, but this one works.

Dave - [Updated 2009-09-30 16:59]

MAT you have a very strange idea of minimizing the financial burden. Taxpayers will pay \$284M for the stadium and half a parking garage. On top of that will be the increased costs if interest rates go up any time in the next 40 years, which sounds almost guaranteed to me. The city also has to build new trade show space to replace that lost at Lansdowne, maybe another \$40M plus interest. On top of that is the cost increases that will inevitably happen. I can't see the real cost of this deal being any less than \$400M, and we just get that paid off and we get stuck with an aging stadium and shopping centre requiring multi-million dollar facelifts. Good job we have Mayor Larry "Zero means Zero" O'Brien, otherwise our taxes would be going through the roof.

## New Conversation Thread

Dave S - [Updated 2009-09-30 21:16]

Does the city and its councillors believe that the revenue from this site will be NEW money to the city? Is it not likely that most of the money will simply be drawn away from surrounding businesses?

Sophia - [Updated 2009-09-30 21:16]

Variation on the same theme - if they retailers don't go to Lansdowne, they'll go somewhere else, so it's definitely not new money

## New Conversation Thread

k2idanaher - [Updated 2009-09-30 21:53]

Can anyone in City Hall explain to those of us who do not understand these financial mumble jumble in more simpler terms. This is going to cost us bags of money (which we don't have), so the City is going to borrow this and pay it out in 40 years. As we all know the taxes collected each year is not enough to pay for all the expenses that the City incurs and each year we have to pay a little more. So does this \$7.1 million in debt service charge going to be added on top of the yearly increase? It is easy for Council to say that they would like to leave a legacy of something they can be proud of. What about the legacy of making generations of Ottawa taxpayers poorer? And they can live with that? If the City is coming up with the land, the developers can build if they want, but pay rent and taxes. The City should not have to come up with bags of money!

Dave - [Updated 2009-09-30 21:53]

\$7.1M for 40 years = \$284M This assumes that interest rates do not rise at all over the next 40 years, so the true cost is likely to be higher. Costs of fixed price construction projects typically rise 10% as new features are added and problems are encountered. The city will also have to fund new trade show space. My guess would be something on the \$40M range. Total cost is likely to be over \$400M. At the end of 40 years, the stadium will be at the end of its useful life and the shopping mall will be dated and in need of a major refurbishment, and the whole process starts again. The city intends to pay for this by gambling on future property taxes, which is a bit like saying that I'm going to buy myself a Ferrari, and I can afford it because I will probably get a payrise, or win the lottery or something. Then there is the \$3.8M cost avoidance because they are not maintaining Lansdowne any more. Unfortunately that cost avoidance doesn't take account of the fact that demolishing Lansdowne removes the revenue stream that currently almost cancels out the maintenance. Apart from that it is pretty sound financial plan.

## New Conversation Thread

ottawasteph - [Updated 2009-10-01 00:14]

Lots of jobs, many opportunities, Bank Street businesses will also benefit.

GoforLansdowne - [Updated 2009-10-01 00:14]

Absolutely, this will be great for our city. The Clive Doucet show, is getting stale.

Brocklebank - [Updated 2009-10-01 00:14]

How exactly will Bank Street businesses benefit from this proposal? Many of them fear subsidized competition from the shops and services in the proposed Lansdowne Mall. If you were in business and saw that your competitor was given land rent-free, paid lower taxes because he didn't own the land and had the City subsidize the parking provided, something you had to pay for yourself, wouldn't you be concerned?

## New Conversation Thread

FinancialPrudence - [Updated 2009-10-01 00:22]

I want to see Lansdowne upgraded. However, this proposal requires the city to borrow and spend approx \$100 million to "revitalize" a football stadium and hockey rink, for which the tenants will pay \$400,000 a year in rent. Nobody in business would invest \$100 million to get \$400,000 a year returned to them. The retail space is merely a way of helping to cover the costs of the stadium "revitalization", but the city is still on the hook for the \$120 million debt if the retail can't be filled, or the football or hockey teams go under. We already have one unused sports facility (the former Lynx/Rapidz Baseball diamond), we can't afford another, very expensive one. Can we not "revitalize" the hockey and football facilities for ALOT less money (after all, the 67s are using it right now, and the stadium is almost all there, and has a fairly clean bill of health from the engineering assessments I looked at)? Put in less retail to help pay for a smaller stadium revitalization, and still get the front yard part of the concept that I like so much? Ian G.

Franky - [Updated 2009-10-01 00:22]

From what I understand, the South side stands need to be demolished and the North Side stands need major structural work. I see this as an opportune time to build a stadium elsewhere, somewhere near rapid transit. Better access would only increase the chances of having successful franchises and



spectacles held there. I keep wondering about the viability of an open air stadium like the baseball stadium given our climate.

## New Conversation Thread

[dave0 - \[Updated 2009-10-01 00:28\]](#)

This business model entirely favours the developer, and should be scrapped. It also raises some disturbing questions about what happens at the end of the project. Look at the distribution of the profit from this partnership. It goes, in order: 1) A set amount to the city, dedicated to capital maintenance. 2) if #1 was satisfied, to OSEG an 8% return on their remaining equity 3) if #1 and #2 was satisfied, a return of a portion of their equity 4) if #1 through #3 were satisfied, a return of 8% of the \$20M value of land given to the developer (\$1.6M) 5) if #1 through #4 were satisfied, the remainder is split between the city and OSEG. So, what does this mean? Well, if we assume the following: - the site is a roaring success in all respects, so distributions 1 through 4 are met - the capital maintenance fund needs about \$2.5M per year (based on estimates elsewhere in the document) - the return of equity to OSEG is at 1/30th of their equity per year. then the city gets \$2.5M set aside each year for maintenance, and a net profit of \$1.6M. Over 30 years, this is \$48M in profit above the amount that is fed back into the facility for capital maintenance. The OSEG, however, gets 8% of \$117M plus 1/30th of \$117M, totalling \$13.2M in the first year. Over 30 years, this nets them \$262M - nearly five times the profit made by the City. Even if we take into account the potential tax revenues (documented elsewhere, as they're shown as offsetting the financing costs) the OSEG STILL comes out ahead. Let's look at it in the other direction -- let's say that the facility never makes a cent of profit, it just barely breaks even. Then OSEG is responsible for giving the city the maintenance fund money -- \$2.5M. But... the balance owing for distributions 2 through 4 accrues as a deficit to be paid from future profits. If it never makes a profit, this means that at the end of the 30 year term, the deficit accounts would look like this: City: Owed \$48M OSEG: Owed \$397.8M Yes, they actually make more on paper if the site runs at break-even. This is because the 8% annual profit is paid out on the remaining equity, and equity is to be returned to them after the 8% is paid out. Now, the "plan" shown to us doesn't show us what happens to these deficit balances at the end of the 30 year partnership. If they just disappear on paper and the parties walk away, that's fine. But, if they must be paid out, where is that money coming from?

[Dave2 - \[Updated 2009-10-01 00:28\]](#)

Dave0 (good name by the way), Excellent analysis. I want to check your figure in more detail, but they look good (as long as you are a developer, not a taxpayer). There are even additional little wrinkles in the prospectus, like the fact that OSEG will be paid to manage the Front Lawn, whether it makes money or loses money. I believe that their fees come out before the waterfall distribution even starts.

[Sophia - \[Updated 2009-10-01 00:28\]](#)

I've love to know what happens to this accrued deficit as well...

[Enough Already - \[Updated 2009-10-02 11:58\]](#)

You can bet that OSEG will recover their share from taxpayers in court.

[TLB - \[Updated 2009-10-01 00:28\]](#)

Good assessment! would add that the equity:- the OSEG is bringing to the table is overvalued with the inclusion of the purchase price of the CFL team and the price Hunt gets for "selling" the 67's to the OSEG- the equity the city brings is undervalued as no value is given to existing infrastructure, buildings and the value of the property is severely undervalued compared to land in the neighbourhood.

## New Conversation Thread

[LorneC - \[Updated 2009-10-01 00:31\]](#)

In each of the last two years, the net expenditure the City made on Lansdowne Park was approximately \$1.7 to \$2.3 million and that included the cost of tearing down part of the South stands. These numbers came from the City Treasury Department. No one is quite sure where the \$3.7 million annual cost comes from. The City also earns about \$5 mln. from the site for rental of the facilities. That money will be mainly lost because the trade shows will be moving to new and presumably private facilities. If you change the financial model from current net expenditures of \$3.7 mln. to only \$2.5 mln., the proposal is no longer anywhere close to being revenue neutral over 30 years. The revenue neutral assumption is also based on the City being able to borrow at 5.35% for 30 to 40 years. These rates are historic lows and will go up in the next few years by the time the City is ready to borrow. This project will cost a lot more than the "status quo". We should not be told it is revenue neutral. Let us decide if we want to go ahead knowing the true costs, not some model based on assumptions that have no reliability.

[Dave2 - \[Updated 2009-10-01 00:31\]](#)

LorneC, there's no problem if interest rates go up. The city will just raise taxes for us, our children and our grandchildren to pay. That's okay with everyone, right? At least we get a shiny new mall.

## New Conversation Thread

[LorneC - \[Updated 2009-10-01 00:44\]](#)

For all those who think that the City is getting a great deal and that this is not going to cost the taxpayers, here is a simple challenge. If you already don't like this deal, or think that the City should rebuild the stadium regardless of the cost, then you don't have to take the test. However, if you think the City is getting a good deal and won't cost us, please take the test! If the City decided to spin their \$130 million investment in the Sports Stadium into a private company and then sold 100% of the shares on the Toronto Stock Exchange, would you invest your personal money based on the stated return to the City? No guarantees at this time. What interest rates will be in 2 years time or how much tax revenue is actually surplus to the cost of servicing all the development at Lansdowne Park. If the thought of putting your own savings into this deal doesn't bother you then, this is the deal for you. If you wouldn't be prepared to invest your own money into the City's portion of this deal, then you should be asking some questions about how financially viable (for the City) this actually is.

## New Conversation Thread

[FiscalC - \[Updated 2009-10-01 08:50\]](#)

I'm concerned about the fact that the City plans to finance their contribution through debt. The proposed plan is revenue neutral to the City based on current interest rates - which are at record low levels. The City needs to provide citizens and council with a sensitivity analysis to interest rates. What is the additional cost if interest rates go up 1, 2 or more percent? The increased interest cost will be borne through higher property taxes. The Mayor has not delivered on his "zero means zero" campaign promise. By taking on 130M\$ in debt, it seems certain that municipal taxes are only going to go up. Also - I'd like to know why this project has no provincial or federal funding. In the nation's capital, it seems strange for the municipal government to take on a \$130M+



project with no matching government funding.

Dave2 - [Updated 2009-10-01 08:50]

Very true FiscalC. Even with interest rates at the current level it will cost \$284M to retire the debt on the stadium and parkade (is that 'developer-speak for parking garage?') I believe that there is no federal or provincial funding available for sole-source procurements. That's why Ottawa taxpayers have to fund the full cost, despite both levels of government saying back in April that there was money available for a stadium development in Ottawa.

Dave2 - [Updated 2009-10-01 08:50]

Very true FiscalC. Even with interest rates at the current level it will cost \$284M to retire the debt on the stadium and parkade (is that 'developer-speak for parking garage?') I believe that there is no federal or provincial funding available for sole-source procurements. That's why Ottawa taxpayers have to fund the full cost, despite both levels of government saying back in April that there was money available for a stadium development in Ottawa.

robe7367 - [Updated 2009-10-01 08:50]

I share FiscalC's concerns, as should all Ottawa taxpayers. Can we get a response?

## New Conversation Thread

bmerrett - [Updated 2009-10-01 10:52]

On the surface this appears to be lower risk to the city other than the individuals. The business people are in it to make more - no doubt - but it appears they are a secondary "creditor" to the city. Which is good, right? How often does a group offer millions of dollars to be second in line for profits in a partnership? For the city this appears to be a win proposal. As for selling off our "heritage"...we are selling ourselves if we spend \$3 million plus to keep the status quo, in lieu of NO OTHER business person willing to essentially take a HUGE risk by offering millions of dollars.

Dave2 - [Updated 2009-10-01 10:52]

Your interpretation of the waterfall model by which money is returned to the partners is incorrect. The first revenue stream is diverted for basic maintenance of the facilities, and then the second and third both go to the developers. After that, if there is any profit left, the city starts to get some payback. The city assumes a much higher level of risk than the developers. Also, there is no \$3M for the status quo, even if anyone was suggesting the status quo. Lansdowne in its current form is very close to breaking even - see the figures below. In 2008, city revenues from Lansdowne for rentals, food and beverage, parking, surcharges and recoveries were \$4.5 million and for 2009 are estimated at \$4.9 million. Costs were \$4.7 million and \$5.1 million for 2008 and 2009, resulting in net operating costs of (\$234,000) for 2008 and an estimated net operating cost of only (\$155,000) for 2009.

BTP - [Updated 2009-10-01 10:52]

The city is first in line for maintenance costs only, which is likely small change. OSEG then gets an 8% annual return on its investment and gradual withdrawal of its capital before the city sees a dollar of actual cash returned on its massive investment of cash and land. Some partnership.

Enough Already - [Updated 2009-10-01 18:25]

You have to admit, it is a masterful plan from the developers. When I'm looking for my next mortgage I want them negotiating with the bank on my behalf.

## New Conversation Thread

majiam - [Updated 2009-10-01 11:04]

I support the proposal. However, the City must use the Lansdowne resource to improve its financial situation now, not way down the road. The hotel and more residential development now is in order. More intensive use of the land and a reduction in the questionable adventures such as the farmers market and other commercial space is the way to go. The current operating losses of Lansdowne and the baseball stadium are examples of the city getting stuck in the long run. The City needs to get its share smaller and paid for within 5 years. My property taxes pay for the city services and so should the taxes of the occupants of the Lansdowne redevelopment. There are development charges on other developments, why not Lansdowne?

Brocklebank - [Updated 2009-10-01 11:04]

You may support this proposal but you can't reconcile your support with your desire to see the City's financial situation improved. You have not taken into account the additional costs to the City if we go ahead with this project. For example, how much is the City to spend to move the trade and consumer shows from Lansdowne? How much is the City going to have to invest in transit facilities to support the project? Either you care about the City's financial situation OR you support this proposal. You can't do both.

## New Conversation Thread

Lucq - [Updated 2009-10-01 13:29]

Firstly, I am a football fan and I want football to come back to this city. I also want a downtown stadium. Study after study shows that the best place for a stadium is the downtown of the city. For those saying it should be turned into greenspace; we have enough greenspace as it is. The only people who would use this greenspace are Glebbites. Greenspace would not bring in tourist dollars. The Lansdowne Live proposal will cause an influx of millions annually in tourist dollars. I'm also extremely tired of this council humming and ah'ing at every single decision that it should act on. Lets just build this thing and move on to the next major decision (LRT). I'm very tired of things not being done because council halts making a decision because of a very vocal yet insignificant MINORITY.

Sophia - [Updated 2009-10-01 13:29]

Who says that those opposed are the minority? There seems to be a lot of opposition to this project. Also, it's great that you love football, but how many failed sports franchises do we need in this city? (Linx, Renegades, Rebels, Rough Riders, Sens on life support, etc) You, as a football supporter, are unfortunately the "vocal yet insignificant minority" and I don't want to pay for your hobby.

Dave2 - [Updated 2009-10-01 13:29]

1. Downtown stadiums work in downtowns with transit. Ottawa, not so much. 2. Why will tourists flock to retail, office space, a multiplex and a giant food store? There is nothing unique here. 3. I'm tired of the 'very vocal yet insignificant MINORITY' comment. Please post some evidence of this statement. If the bulk of posted comments are against this proposal, that means that the majority are in favour of it according to your logic?? So when we have a federal election, if the Conservative party get more votes, we should make Iggy PM, because the silent majority that didn't vote obviously wanted him?? That makes no sense.



Brocklebank - [Updated 2009-10-01 13:29]

You're a football fan and you would like to see CFL back in Ottawa. Do you think that a complex deal in which a shopping centre is built first is a sensible way to get football? I think this deal is quite unnecessarily complicated and delays the return of football to Ottawa. I do not think that the blame for the complexity should be attributed to the developers but rather to Council which came up with the ridiculous (and undefined) concept of "revenue neutrality". If you want football and you want it in your lifetime, you would oppose this complex arrangement and press for a simpler and quicker solution.

## New Conversation Thread

Western Mark - [Updated 2009-10-01 14:08]

How would dropping most of the retail from Phase 1 development and dropping the Holmwood residential development but keeping Bank St development affect both business plans?

## New Conversation Thread

v vaillancourt - [Updated 2009-10-01 14:15]

Like most PPPs the public takes the risks and the private developer takes the profits. Where is the evaluation of the land in this scheme? Why are we subsidizing the NFL franchise; the developer includes the cost of the franchise in his calculations. Why even consider a sole source contract? Why not incremental development of this site. Should the world experience another financial meltdown, retail returns will be pitiful. We have already lost \$37 million on a botched contract, let's not repeat it. Overburdened taxpayer

LorneC - [Updated 2009-10-01 14:15]

There is nothing wrong with PPPs when they are structured properly. Unfortunately Lansdowne Live gives PPPs a bad name because it is sole sourced and almost all the risk is on the City.

GerryG - [Updated 2009-10-01 14:15]

It's the CFL, as in "Canadian", not NFL. Most Canadian Football League players earn about the same as you and I. Their salaries are quite modest. And every Canadian Football League team has players who grew up in our communities, including Ottawa. The Canadian Football League, arguably the greatest Canadian tradition we have, does not deserve to be dragged through the mud like it has been by the critics of this plan. And, it is a tremendous shame that the CFL does not currently have a presence in our nation's capital.

## New Conversation Thread

Lloyd G Bunbury - [Updated 2009-10-01 14:47]

I am deeply troubled by the process that the City of Ottawa is using to develop Lansdowne Park! Surely in this age of "so called" transparent government we can take the time necessary to have an open competition and allow multiple plans for the city's consideration to be put forward by our very best creative developers! Let's get real and get it right before we end up with another financial fiasco like light rail! Please stop the madness before I have to vote against those responsible in the next election!

elnormo - [Updated 2009-10-01 14:47]

The reason this is a sole-source project is that almost any other alternative would be better and the idiocy of this plan would be made obvious by the comparison. For example, why is the city putting in any money at all? If it's such a good deal, all the development costs should be paid by the private sector. Alternatively, it would be cheaper and a lot less risky to just get rid of the professional sports franchises and stadium and keep the land for public use. Leasing the existing indoor/outdoor space for events would cover some (and maybe all) the costs of maintenance.

## New Conversation Thread

kmwyang - [Updated 2009-10-01 14:49]

I do not support this business model. This is a sole-sourced plan! Why can we not consider the current plan alongside others? Read this proposal in broad strokes: it is about a large stadium and about retail revenue. It is not about a green space for the citizens of Ottawa, it is not really about sports and recreation for the citizens of Ottawa or the nation. No consideration of the economic spin-offs of a true urban park has been presented. We should cede the existing park to the NCC! The City of Ottawa will be left holding the bag in 30-40 years. Others have described how this is not a revenue neutral proposal, being based on today's low interest rates and an inaccurate and misleading statement of the current maintenance cost. This proposal is a shameful farce.

DouglasI - [Updated 2009-10-01 14:49]

Absolutely right!

## New Conversation Thread

deknatel - [Updated 2009-10-01 15:09]

It is interesting to note that the City will amortize its debt over 40 years. The life of the proposed stadium will not come close to 40 years. Another aspect of the business model that is not being addressed is how the financial model would look in the event the CFL and/or the CFL Franchise in Ottawa fails. It also assumes a successful Soccer Franchise. The responses listed above under the heading "What would happen if the partnership fails" makes very general assumptions concerning the football and hockey franchise. The City should come clean and divulge what the operating losses will be should the football/Hockey/Soccer franchises fail. It is quite conceivable that the stadium will become a huge drain on the taxpayers while it does not at all impact the partnership. Hence the exposure for the developers is very limited; the exposure of the taxpayer is very significant. Since the fate of sports teams in Ottawa has been dismal it does not make any sense to me to build a business model that assumes successful sports franchises as neither of the ones



proposed is likely to succeed. Why develop Lansdowne based on a business model that has a better than average chance of failing? Where is the upside for the taxpayer? Why is it that we accept a proposal where the exposure of the developers is basically covered by us, the taxpayers of Ottawa. I am very much in favour of a development at Lansdowne but not with the development of a sports stadium on the site. We have spent millions of taxpayers' dollars maintaining Frank Clair Stadium and the baseball stadium. The City of Ottawa cannot afford to continue to pour money into these very likely to fail businesses

## New Conversation Thread

[Rick - \[Updated 2009-10-01 15:31\]](#)

I am sick of the term sole source contract. To me it is simply code by Glebe residents for "not in my backyard". This is an unsolicited proposal that includes a development plan with private sector contributions and a revenue sharing partnership. The "design" competition would have resulted in a series of design options with no provision for cost sharing etc. Who would have put the design into reality? It was appropriate for the city to address this proposal at this time. If it fails we can return to the competition and in 50 to 100 years have a redeveloped site. This would fit in with the city's image of never getting anything done and its total fixation with process over results. It would be nice for once to see the city actually get something done.

[J.C.Watts - \[Updated 2009-10-01 15:31\]](#)

As it has been stated many, many times on this site the design competition was a Rights to Develop competition. The bidders would have had to include funding proposals. Also, note that this is the section to comment on the business model. How do you feel about the city borrowing 125 million dollars to pay for the stadium? Do you think the plan adequately estimates the financing cost of this loan? Are you comfortable with the fact that OSEG is not contributing to the stadium? What is your opinion of the waterfall revenue payouts which gives the first two cuts of the profits to the developers and guarantees nothing to the city?

[DouglasI - \[Updated 2009-10-01 15:31\]](#)

I am sick of anti-Glebe sentiments masquerading as arguments.

[LorneC - \[Updated 2009-10-01 15:31\]](#)

Unfortunately "sole-sourcing" means more than "not in my backyard". It means that there will be no Federal or Provincial money which requires tendering for all Public Private Partnerships (PPPs). It means that the City does not even come close to meeting any international standards for tendering PPPs. It doesn't even meet Ottawa's standards. Ottawa has a policy on sole-sourcing PPPs. On Sept. 2, Council agreed that this was sole-sourcing but agreed to waive their own requirements. When PPPs are allowed to be sole sourced outside of Ottawa, it is only if the tender has been clear and fair and in the end only one company is capable of bidding. Since the City never said that they were prepared to put up \$130 mln. until they had OSEG's proposal, this can hardly be considered as a fair process. If the City announced it had \$130 million to invest and if then OSEG was the only bidder, then sole-sourcing wouldn't be an issue.

[elnormo - \[Updated 2009-10-01 15:31\]](#)

The reason this is a sole-source project is that almost any other alternative would be better and the idiocy of this plan would be made obvious by the comparison. For example, why is the city putting in any money at all? If it's such a good deal, all the development costs should be paid by the private sector. Alternatively, it would be cheaper and a lot less risky to just get rid of the professional sports franchises and stadium and keep the land for public use. Leasing the existing indoor/outdoor space for events would cover some (and maybe all) the costs of maintenance.

[bmts - \[Updated 2009-10-01 15:31\]](#)

Those complaining about Glebe residents and NIMBY are missing the point. Why are the Glebe residents so unhappy? They are unhappy because the impact on the community is far greater than on other communities in Ottawa. But even more important than that, this plan expects the Glebe to pay for the whole thing. Please consider this scenario... The plan is "revenue neutral" because the city gets "a share of the incremental property taxes that will be paid to the City by the proposed new retail development". The new tenants would have to be willing to pay enough taxes to cover both their regular municipal services, plus the costs of the debt on the stadium. Or they could operate a business a block away, and theoretically pay less taxes. Nobody wants to pay more taxes, so the new site would stay empty. What's the solution? Raise the taxes for everyone in the immediate area. More likely? Raise the taxes for everyone in the amalgamated city, but disproportionately more in the Glebe. Translation: The Glebe is expected to pay for it all (or most of it), yet they're vilified for expressing their opinions and asking questions. Some councillors in other ridings get to line their pockets with donations from Trinity and Minto, knowing full well that the Great Glebe Cash Cow (heretofore known as the GGCC - you heard it here first) will pay for it all.

[ottmarkw - \[Updated 2009-10-01 15:31\]](#)

It is not code, it is a fact. And I am sick of hearing supporters characterize opponents as Glebe NIMBY's. This is a clever tactic, but it won't work. Ottawa tax payers are smarter than that; they know that this is a poor business plan for them and that it has a high risk of not netting to zero for them. CFL failed twice already - why would a thinking taxpayer be convinced it will succeed on a third try? What's in it for non-Glebe residents? The risk/reward ratio is not attractive for them; at least people in the Glebe will get to enjoy the benefits of the development if it goes forward. The taxpayers that are far away from the Glebe will be stuck holding the bag when commercial space goes unrented or sells at a discount, football attendance drops off, and zero doesn't mean zero.

## New Conversation Thread

[T Hunsley - \[Updated 2009-10-01 17:53\]](#)

I would like clarification of the total value of the 37 acres which are being encumbered by this proposal. I see only reference to "deemed equity" of \$20 million, for ten acres given over to development of some 300,000 to 400,000 square feet of retail. I have been told by a Price Waterhouse Coopers representative that this estimate is based on "proposed use" of the land... which seems to be a one-story development of stores, if 10 acres is required - maybe something like the Trainyards. However, is this the best value that the city could receive for that land? What if four stories of upscale condos were built over the retail outlets... would that increase the market value of the land? To put the question another way: If the city wanted to just make some money, it could tear down everything but the heritage building and civic centre and open up the land for development similar to the surrounding neighbourhood. In this way perhaps 20-25 acres could be sold to the highest bidder. How much would the city be likely to receive from this option? Given the value of land in the Glebe, the \$2 million per acre "deemed value" seems extremely low. Just opening it for normal development could bring the city instant money, maybe enough to build a multi-purpose sports facility at Bayview, where it is more likely to prosper, and still retain a nice green space around the canal area. I am not promoting that as an option, but I think Council needs to know the true market value of the property it is encumbering and look at some baseline alternative scenarios in order that due diligence be done. Can someone help me with this? Has an overall estimate of best-use market value been calculated for the 37 acres?

[BTP - \[Updated 2009-10-01 17:53\]](#)

Yes, I've been wondering what the value of the land is too. Useful information in evaluating what the city is getting out of its large contribution to this partnership.

[DouglasI - \[Updated 2009-10-01 17:53\]](#)

I think this is a key issue. The land may be seriously undervalued here, to the advantage of the developers. I am absolutely not in favour of disposing of this land, but undervaluing it conceals the huge advantages that accrue to the developers through this deal.



Dave2 - [Updated 2009-10-01 23:54]

I remember when the soccer stadium in Kanata was being discussed earlier this year, the value of the land was stated as being \$10M. I'm not sure how the acreage there compared to this 10 acres, but I'm sure the Lansdowne Park site is more than twice as valuable as a snow dump in Kanata.

dbk - [Updated 2009-10-01 17:53]

The PwC produced business\_plan.pdf has a section 4 title "General Assumptions and Limiting Conditions", it is blank. The PDF is available at [http://www.ottawa.ca/residents/public\\_consult/lansdowne\\_partnership/report\\_sept02\\_en.html](http://www.ottawa.ca/residents/public_consult/lansdowne_partnership/report_sept02_en.html) Please forgive the repetition but this seems a curious oversight, it might also be construed as consistent with an attitude regarding transparency that this entire process seems to exemplify.

## New Conversation Thread

Roger Hillier - [Updated 2009-10-01 21:34]

I am firmly against this proposal as is. The only thing excellent about this plan is the return being guaranteed to the developers. The developers are doing this because of PROFIT and bear in mind they get their investment and profit before taxpayers see a cent on the \$117 million the city needs to commit. Open up the design process and you will have interest from other parties. Any repayment of OSEG's investment and profit should be on a pro-rated basis with the City's investment. Last point, the terms of this deal are very favourable for the developer, once leased what prevents the developer from selling/flipping the their long-term lease to a 3rd party at a higher price.

DouglasI - [Updated 2009-10-01 21:34]

Exactly! This deal is entirely in the developers' favour.

## New Conversation Thread

SusanB - [Updated 2009-10-01 23:24]

In this scheme, the City is going to contribute \$129.3M. From this money, the city is obliged to pay to refurbish the Civic Centre and rebuild the stadium. If we are going to pay for it anyway, why can't the City just do this work on its own, without any Lansdowne Live Plan partnership? OSEG is putting up \$117.3M. Out of that amount, they will buy the CFL franchise, the OHL franchise and a possible soccer franchise. Doesn't leave a lot of money to contribute, given the level of benefit and control they will get. Jeff Hunt owns the OHL franchise now. He will be a partner in OSEG but OSEG is going to buy the franchise from him? I don't understand. It appears that the large retail space is crucial to OSEG. I presume they need the money to fund the sports teams. It might seem that OSEG don't have much more faith in the viability of a CFL team than many of the taxpayers. Limited retail space along Bank Street and a hotel along there, as long as the land continues to belong to the City, makes some sense. No land should be sold for housing. This is public land, park land, not a redevelopment site. Just because the City has allowed the Park to languish and the structures to deteriorate, does not mean that the only alternative is to relinquish control to the private sector.

DouglasI - [Updated 2009-10-01 23:24]

Agreed. Well said!

Dave2 - [Updated 2009-10-01 23:24]

Normally when you sell something, part of the deal is that you no longer have the item. I could understand if Jeff Hunt was selling the 67's to Eugene Melnyk. In that case, he would have given up something, and would have the money in return that he could invest in this project. In this case, as you say, he has basically sold the team to himself and I'm sure that he will still completely control the franchise. If this is fair, I want to sell my house to my wife for a price that will not be made public, continue to live there and be paid a guaranteed rate of return by the city on the secret value. After all, they will get their money back in my future property tax payments, right? That is one sweet deal.

## New Conversation Thread

TimCC - [Updated 2009-10-02 10:26]

No residential on the site. Simply put - this will most negatively impact the neighbourhood with more traffic and congestion every day. Holmwood and O'Connor are small, narrow residential streets that now take the most abuse during events at Lansdowne. There should be no traffic connection between Lansdowne and the neighbourhood. The retail will fail without mass transit and will kill the Glebe retail in the process.

## New Conversation Thread

rmacewen - [Updated 2009-10-02 11:19]

No information has been provided on the design for Phase 1. The Site Plan and renderings show the full Phase 2 build-out. What happens if Phase 2 is not built or is delayed for a long time? What kind of design are we stuck with? Could someone from the City of OSEG please post this vital information!

## New Conversation Thread

elnormo - [Updated 2009-10-02 14:24]

Santayana said "Those who do not remember the past are condemned to repeat it". The roughriders went bankrupt and the renegades went bankrupt. What makes you think the new CFL team won't also go bankrupt? What happens then? Who's going to cover the shortfall in revenue? The plan says "This contribution would be guaranteed by OSEG. i.e., OSEG would need to contribute additional equity to make these annual contributions if sufficient net cashflow did not exist to fund them." Is this serious? It sounds more like a bad joke to me. When the project fails, the city and the taxpayer will be left holding the bag.



GerryG - [Updated 2009-10-02 14:24]

The previous two CFL franchises that failed in recent years were preceded by over 100 years of success. Show me one other business in Ottawa that has been successful that long. The reason for the recent failures is well known, and easily corrected. The teams (in both cases) were sold to Lonnie Glibberman, an American businessman, who knew little about Ottawa and nothing about the CFL. The result was not pretty. Fast forward to today - we have four dedicated Ottawans, ready to invest their own money in the resurrection of the CFL. Jeff Hunt, who has turned the Ottawa 67s into a model Junior A Hockey franchise, is willing to offer that same expertise to make our city once again proud to be home to a Canadian Football League team. Something our children will be able to enjoy for years to come.

dbk - [Updated 2009-10-08 18:55]

The big issue with this deal is its reliance on OSEG's dedicated willingness to accept taxpayers' gift of a 30 year rent-free lease on a sports stadium in return for a promise to "field a [CFL] team" with no promise to keep either team "in existence". I have an idea; I promise to invite Mr. Greenberg to pay for admission to at least one house party at the newly renovated property he leases to me rent-free for 30 years. Do you see the problem?

## New Conversation Thread

elnormo - [Updated 2009-10-02 14:56]

I see lots of discussion as to why the city is violating its own rules to let a sole-source contract. The reason this is a sole-source project is that almost any other alternative would be better and the idiocy of this plan would be made obvious by the comparison. For example, why is the city putting in any money at all? If it's such a good deal, all the development costs should be paid by the private sector. Alternatively, it would be cheaper and a lot less risky to just get rid of the professional sports franchises and stadium and keep the land for public use. Leasing the existing indoor/outdoor space for events would cover some (and maybe all) the costs of maintenance.

## New Conversation Thread

elnormo - [Updated 2009-10-02 15:11]

The city proposes to finance and spend 130\$ on this project. But the city (i.e. the taxpayers) have a limited amount of money. Is there anything we would prefer the money spent on than a professional sports complex? Here are some alternatives: A faster extension of bike the bike lane network, light rail/electricity production from the methane generated by the greenbox composting, fixing all the flooding problems in the city, fixing the sewage treatment facilities so that the city stops dumping raw sewage into the river, more cops, more recreational centers and community centers for "amateur sports". Many more taxpayers will benefit from these projects that will benefit from paying several hundred dollars for tickets to see professional teams in a taxpayer-owned stadium.

## New Conversation Thread

elnormo - [Updated 2009-10-02 15:14]

If taxpayers are paying for the stadium, we should each get an owners box and free tickets! Seriously, we're expected to pay for the stadium and still have to fork out hundreds of bucks for tickets? Are you going to go? I sure can't afford it, especially not with the anticipated rise in my property taxes to cover the losses on this white elephant.

## New Conversation Thread

fosterjr - [Updated 2009-10-02 15:24]

A sole source contract has many flaws. Firstly, by choosing this route, the municipality is disqualified from obtaining provincial support. Secondly, you cannot make comparisons to properly evaluate the financial risks and commitments. Thirdly, there is a lack of creativity in the process as it is financially driven by the developers.

Enough Already - [Updated 2009-10-02 15:24]

And fourth, there is no opportunity for the city negotiators to drive the overall price to taxpayers down. Fifth, there is no way that council can affect the design, as we saw with OSEG pretty much ignoring all of their instructions to reduce the retail component etc.

DouglasI - [Updated 2009-10-02 15:24]

Excellent! You have explained why no provincial funds are forthcoming for this boondoggle.

JFFournier - [Updated 2009-10-02 15:24]

Provincial, perhaps, but I believe Federal may still be a possibility. I posted a portion of an article from June in which two councillors met with John Baird in regards to this but there was no conclusion either way. It seems that if it was ineligible, this would have been established by now. I wrote to ask and if I get a relatively quick response, I'll let you guys know.

Dave2 - [Updated 2009-10-04 10:02]

My guess would be that the federal response will be the same as the provincial, otherwise the city would have announced that they would try and reduce their contribution with money from the feds, but I look forward to your response.

## New Conversation Thread

Steve Moir - [Updated 2009-10-02 15:41]

I think there should be a competitive process so that citizens are presented with alternative development proposals. I question the inclusion of the commercial property tax. If commercial space is needed it will be built somewhere else if not at Lansdowne. So there is no net gain to the city from it being built at Lansdowne. Also, what would be the impact of this new mall on the nearby commercial development along Bank St? What size stadium is



really needed? There do not seem to be enough Ottawa citizens willing to support a CFL team. Wouldn't it make more sense to locate a new stadium/arena complex near our proposed LRT system, perhaps in LeBreton Flats.

## New Conversation Thread

JEC - [Updated 2009-10-02 18:17]

The City of Ottawa has many other priorities--from rapid transit to stopping raw sewage going into the Ottawa River--how on earth is it suddenly possible to borrow \$129 Million dollars for something that was not even on the radar screen as a municipal priority. This business model is far too risky for tax payers. Would the Mayor put his own private fortune in this scheme?

## New Conversation Thread

OttawaShane - [Updated 2009-10-02 23:09]

I see a lot of large numbers being thrown around here - but what is the real cash cost to the city and over how long a period? How does that outlay compare to new City revenue from this project? My read of the numbers is that it's a good financial deal for the city - because a number of factors have to be included in the calculation, not just looking at big scary numbers that easily scare people: 1. Consider the costs of maintaining current structures. 2. Consider the additional revenue this project will generate. 3. Consider how long a period the costs will be spread over, and how much revenue will be coming in over that time to offset those costs. 4. Consider the costs of the replacement schemes, none of which seem to have anyone with any \$\$ attached. It's really really easy to wave around big numbers and scare people. But a little bit of digging and thought shows that those numbers don't net out quite the way the opponents to this plan would like us to believe.

bmts - [Updated 2009-10-02 23:09]

1 - As stated many times below, the costs are roughly equal to the current money brought in. 2 - That additional revenue goes toward either managing the park, or to OSEG. Ottawa taxpayers will never see any of it. 3 - Yup, OSEG will get a lot of revenue for a long time. 4 - You're right, the design competition was cancelled, so we'll never know.

## New Conversation Thread

rmacewen - [Updated 2009-10-03 19:08]

The business model needs an independent, third-party, review from a credible analyst. City staff and OSEG, now that they are promoting a P3 deal, cannot be relied upon to produce an impartial analysis. The structure and figures seem to be the same sort of fantasy that lead to the recent financial meltdown. The City should appoint an outside financial analyst.

dbk - [Updated 2009-10-03 19:08]

I note with interest that the PriceWaterhouseCooper produced business\_plan.pdf has a Section 4 header titled "General Assumptions and Limiting Conditions"; it is blank. Did taxpayers pay for the production of this document?

dbk - [Updated 2009-10-03 19:08]

I note with interest that the PriceWaterhouseCooper produced business\_plan.pdf has a Section 4 header titled "General Assumptions and Limiting Conditions"; it is blank. Did taxpayers pay for the production of this document?

## New Conversation Thread

bmts - [Updated 2009-10-03 21:05]

Can someone explain this to me? - Distribution #2 gives OSEG 8% on the remaining portion of their 20M investment. - Distribution #3 pays back that 20M investment. - But, if there isn't enough profit, these payments accumulate, and are due in 30 years. Given that 30 year corporate bonds are currently in the 4% range, why is the city paying 8%? Would OSEG ever want #3 to happen? Or would they make more money if the CFL failed? Who wouldn't want a guaranteed investment that pays 8% for 30 years? Sign me up.

DouglasI - [Updated 2009-10-03 21:05]

Excellent point! Thanks for making it so clearly.

Lynn Barlow - [Updated 2009-10-03 21:05]

No wonder OSEG (MINTO and Sports people) like this deal, we are lucky if we can get 4% at the bank. In these times of economic uncertainty this doesn't sound like a good time to sign anything on this grand of a scale.

## New Conversation Thread

dauidmediation - [Updated 2009-10-03 22:09]

I would like to see an open bidding process to see what plan would best meet these goals

GerryG - [Updated 2009-10-03 22:09]

That depends on what the goals are. If the goal is to provide the Glebe with yet another place to walk their dogs, then the current plan certainly doesn't do that. If on the other hand, the goal is to bring the CFL back to Ottawa, there is just one group that has been granted a CFL franchise - the LL group.





## New Conversation Thread

Robert - [Updated 2009-10-03 22:46]

This business model seems to be playing loose with the numbers. It appears fudged by the inclusion of "cost avoidance" and "tax revenues" in the equation. Would the city actually see an increase in tax revenues, or would tax revenues remain the same, or even diminish, because Lansdowne would cannibalize other existing revenue sources? As consumers, we are limited in the amount of goods and services that we can buy in any given period. We must make choices. It cannot be assumed that a redeveloped Lansdowne would increase consumption rather than simply redistributing it. Indeed, there could be negative consequences. If acceptance of the LL proposal amounts to a subsidization of the promoters' businesses, to the detriment of competing enterprises, then we might be creating costly inefficiencies by distorting an otherwise competitive marketplace. The dilemma faced by the Fresh Fruit Company in the Byward market is an example of distortions that can result from an unlevel playing field (please excuse the pun). The Ottawa Citizen reports that this retail outlet must pay \$60,000 per year in rent and taxes but faces unfair competition from nearby vendors who pay only \$900 per month. As regards cost avoidance, the city could conceivably avoid the cost of maintaining the current stadium and arena altogether by simply tearing it down and leaving it up to the owners of the sports teams to fund their own facilities. Since Lansdowne as a centre for trade shows seems to be successful, perhaps the park could be put to a more profitable use by increasing trade-show space rather than using the land for a costly and less-profitable stadium and arena. In that regard, what will be the net effect on city revenues if existing trade-show space is moved to a less-desirable location near the airport? I am not an accountant and, therefore, I do not presume to know the answers to these questions. But I do know the basic equity principle that those who stand the most to gain from a venture ought to pay the greatest share of the costs and accept the greatest share of the risk. This does not seem to be what is happening under this proposal.

## New Conversation Thread

bou40 - [Updated 2009-10-04 15:49]

I don't mind paying for this as a taxpayer. After all my taxes went towards a rail to nowhere to settle with Siemens so I don't mind paying for something and get something in return. Let's bite the bullet. If we don't put our money out now we will still be paying to maintain a run down Lansdowne 10 years from now. So just do it! As far as going to competition, it takes time and money to do that. This city has not given me the feeling that they can hold a fair competition. Call me jaded from light rail experience. Clive and company stop whining. Time to bring this city into the 21st Century.

DouglasI - [Updated 2009-10-04 15:49]

Bringing the city into the 21st century hardly involves plopping a suburban mall into a prime public location. Let's look at some options before committing to this give-away.

Enough Already - [Updated 2009-10-04 15:49]

You don't trust the city to hold a fair competition, but you do trust them to make a good decision in awarding this contract as a sole-source procurement? Wow!

dbk - [Updated 2009-10-04 15:49]

Could you please describe what this proposed "partnership" gives the taxpayer in return for our newly renovated stadium?

## New Conversation Thread

JAK - [Updated 2009-10-04 18:27]

I think the "waterfall" will drown Ottawa Taxpayers. First, nothing for a number of years and then what after? The Business Model does not benefit Ottawa Taxpayers for almost 2 decades. In the fine print, control of the stadium reverts to the City of Ottawa after 30 years (probably needs to be torn down for public safety), the rest of the site is in OSEG control for 50 years plus 10 years plus 10 years renewals- 70 years total. Far too long a deal!

## New Conversation Thread

egr59 - [Updated 2009-10-04 21:04]

This looks like a great deal for the developers but a lousy one for the taxpayers. We put in \$129 million and they put up \$20 million (with the rest being borrowed) and yet the city get paid off last? This makes no sense to me. As the main financial contributor, shouldn't the city be paid first or at least at the same rate? It's interesting to note that the waterfall deals with the distribution of "net cash flows" and yet "net cash flow" is not defined (it's to be defined later in the "project agreement"). Surely such an important item from which all the cash disbursements flow should be defined NOW. I know they call it a waterfall, but it looks like smoke and mirrors to me.

## New Conversation Thread

Rick Doucette - [Updated 2009-10-04 21:17]

Time for the silent majority to speak...I cannot believe people are still going on about open competition and sole sourcing. Get real. There are no other developers lining up to get a shot at Lansdowne. Period. Folks are all entitled to their opinions, but members of the silent majority have had enough. Folks like myself believe these open competition and sole sourcing complaints are thinly veiled, coordinated arguments from a small group of Glebe agitators lead by their councillor to get themselves a big park at the expense of the entire city. Turning Lansdowne into a big park for Glebe residents is not something we can afford. The plan before us seems to pretty reasonable on all fronts. It is not perfect, but it strikes a reasonable balance for everyone involved, Glebe residents included. Again, this seems to be a reasonable deal. Let's approve it and get on with the job.

Dave2 - [Updated 2009-10-04 21:17]

1. Where is the evidence to support your assertion that the majority of Ottawa residents support this plan. I'm tired of people claiming to speak for the majority. 2. It is impossible to say if there would be other developers lining up because the only competitive process was canceled (or 'suspended') in favour of this unsolicited proposal which the developers refused to enter into the competition. Personally I believe that if you told every potential bidder that the land was rent-free for 30 years, the city would pay half the parking costs, give you the stadium construction contract, allow full control of the park and first two shots at any profit, including a guaranteed return on your equity, they would be lining up. 3. There is also no evidence that the opposition is



mainly from Glebe residents, despite repeated claims to the contrary from supporters of the plan. I live on the western edge of Ottawa, nowhere near the Glebe, but I have read and understood the proposal, and consequently am against many aspects of it.4. No-one is suggesting turning Lansdowne into a big park for Glebe residents, although that would be something the city can afford, not like this plan.5. If you think that this is a reasonable deal, can you explain your thought process.

rdc - [Updated 2009-10-04 21:17]

How do you know that there are no other bidders, eh! I have never believed in Silent Majorities. Where are your facts. This plan is an unmitigated disaster, financial, design and appropriateness for the community. It seems that the few people who are for the Lansdowne Live plan are the so-called Silent Majority - are unable to articulate what is great about the plan other than the fact that they perceive that no other group could possibly want to do something. What about an open tender. The Lansdowne Live group would be welcome to compete! I have been a businessman for 40 years and there is nothing in this plan that I see as being attractive for the taxpaying public.

Adrienne Stevenson - [Updated 2009-10-04 21:17]

As I said in another section of this forum, we (the so-called silent majority) are speaking, and we're saying "NO" to Lansdowne Live. We're not nearly as stupid as the developers & city manager think we are. Lansdowne isn't just for the Glebe & never has been. I don't reside there & never have, nor have many if not most users of the facilities now there. I think your allegations that a tiny cabal of rabid Glebe-ites are the only ones opposing the proposed abomination are unfounded & in fact laughable. This is simply a bad deal for Ottawa on all counts, particularly fiscal. It should be shredded so we can start over & do a proper competitive process.

Sophia - [Updated 2009-10-04 21:17]

We can afford a big park much better than we can afford to subsidize the profits of sports franchises which have been proven to fail in this city. And who says you're speaking for the majority? I think if most people actually looked at the business model, and understood it, they'd realize how silly it is. But, instead they look at all the propaganda.

GerryG - [Updated 2009-10-04 21:17]

Well stated, Rick. I am in favour of the proposal. And, I too believe that a majority of Ottawans are as well, particularly as it will address a problem of what to do with Lansdowne with no impact on property taxes. A win-win.

dbk - [Updated 2009-10-08 19:12]

Here comes the astroturf. The only way you can call this a win-win is if the teams are OSEG-Jeff Hunt, or Larry O'Brien-OSEG. In this proposed "partnership" whatever happens the taxpayer is losing.

## New Conversation Thread

Robert - [Updated 2009-10-04 22:20]

Professional sports franchises generate revenue from a variety of sources, including stadium/arena admission charges; television rights; intellectual property rights (e.g., souvenirs); and capital gains on resale. A team cannot operate without a stadium or arena; therefore, all of the revenue is dependent on having such a facility available for the teams to play. Even if the stadium/arena operates at a loss (most in fact do), the team can still be profitable overall because of the other sources of revenue. The availability of a quality stadium can, by itself, greatly increase the resale value of a sports franchise. There seems to be a lot of free-riding in this deal. The city is being asked to foot the \$125 million bill for the stadium/arena, and bear the risk that it will be stuck with a white elephant. Even in a best-case scenario, this expenditure will constitute a sunk cost because, after 30 years, the facilities will once again need to be rebuilt or replaced. OSEG, on the other hand, will get all of the revenue from the other income sources, despite the fact that those other revenues would never have been realized but for the city's provision of the stadium/arena facilities. I suspect that the indirect benefits to the city in terms of incremental tax revenues would not be of much help in recouping the city's redevelopment cost. I also suspect that such indirect benefits flowing to the city would pale in comparison to the benefits flowing to the OLEG consortium. This, in my mind, constitutes a huge subsidization of the profits of the consortium.

Sophia - [Updated 2009-10-04 22:20]

Couldn't have said it better myself...

## New Conversation Thread

Rob Campbell - [Updated 2009-10-05 00:36]

Big flaw re city revenues is it looks at revenues only from this codevelopment and not on its negative impact on its revenues from elsewhere through diverted entertainment spending, retail spending and housing starts, etc. We need to know the net impact on city finances to be able to evaluate this and right now it is de facto cooked.

## New Conversation Thread

Sophia - [Updated 2009-10-05 10:14]

How much does the City currently make right now off of the rental of facilities at Lansdowne Park for events? This is a relevant figure, and I can assume it is only not being mentioned here since this revenue would now go to OSEG first, with their steps 2 and 3 of net cash flow distribution, before the city saw any profit from having footed the entire bill to renovate the stadium (which would make this proposal look as unfavourable as it is).

LorneC - [Updated 2009-10-05 10:14]

In 2009, the cost to the City for Lansdowne was \$1.7 mln. which consists of \$783,000 in operating costs and \$923,000 in capital costs. The operating cost figure is net and is based on expenses of \$5.3 mln and revenue of \$4.5 mln. In 2007, the total cost was around \$2.2 mln. The city is arguing that they have not been spending enough to maintain the stadium and going forward it will cost \$3.7 mln. per year. If however, this plan goes forward, much of the existing income of around \$4.5 mln. will no longer exist as much of this income is from trade shows. The trade shows will move off the site. I am not sure as to how much revenue is received from use of the stadium. It is probably not much, but this income which would increase with a new stadium would indeed go to the closed system first and would be under OSEG's control as they are running the stadium.



## New Conversation Thread

Erik - [Updated 2009-10-05 10:20]

There are some troubling aspects for taxpayers within the business arrangements proposed for the Lansdowne Live financial structuring. For example, in the proposed first phase, Ottawa is going to make payments on the \$117 million debt using the \$3.8 million in expected deferred Lansdowne maintenance costs, added to \$2.9 million which accounts for 75% of anticipated property taxes on the retail component. On closer examination, it appears that the \$3.8 million is a projected cost of future maintenance and operational costs, which is much higher than the cities current annual spend on this facility. Even given that, where does the \$2.9 million to actually deliver the municipal services to the retail component come from? Simply put, the proposal trades a projected a \$3.8 million dollar maintenance expenditure for a \$2.9 million dollar tax-supported service subsidy to OSEG. If that's the case, why does the city not lease the Phase I retail lands directly to the developers with itself as landlord, or jump straight to Phase II, and auction off the land leases for the hotel, office, and condo lands as well? In a direct leasing model, the land lease revenues could more efficiently be applied to finance a stadium renovation and other park improvements, by accruing them to the city, rather than to the private partner. Adding the land-lease income to the hotel/office/condo property tax yield, and the avoided facility maintenance costs, there should be a considerable financial uplift in avoiding the partner's subletting the city's free land use grant. Another issue is the forgiving of development fees that would normally be assessed against this type of retail development. These fees would normally be expected to finance the upgrading of the water, sewer and other utilities to service the new retail development. Instead of the "user pay" paradigm that is increasingly applied by the city against other businesses and residents, this project's business plan has the city effectively paying the development fees itself, in the form of taking on additional debt to upgrade and repair Lansdowne's utility infrastructure. This is not equitable, and cannot be justified in the face of the municipality's current financial troubles. How can the local government subsidize a commercial development program while at the same time pleading poverty and imposing an additional "infrastructure levy" on those who are already very heavily taxed for the relative service levels they actually receive? Until these questions are answered and the financial issues addressed, I find myself unable to support the Lansdowne Live proposal.

## New Conversation Thread

Sophia - [Updated 2009-10-05 10:22]

Another question: Why are we going into the business of paying for professional sports teams? In this phase 1, all other retail/housing options aside, we're paying for the stadium and half the parking, the OSEG is paying for the other half of the parking and sports franchises. You can't consider the capital contribution in the first distribution to be a "profit". But the profits start with the second and third distributions - combined 16% on OSEG's contribution, or \$18 M - with the first \$18 M going to OSEG. Basically OSEG is buying a professional sports franchise, and we're giving them the facilities and guaranteeing them profit. Why on earth would we do that? No sports team has made money in this city, they have either failed or been on the brink of failure. Why are we going into such a risky business in this city? If someone wants to bring a sports franchise, they should contribute to the facilities and they should have to assume all of the financial risks. Taxpayers should not be guaranteeing them \$18M a year (which will accrue as a liability if the stadium doesn't make money). Are we stupid enough to actually pay for this? What happens at the end of 30 years if we've accrued a massive liability to OSEG because they sports venture failed? Are we on the hook to pay them?

## New Conversation Thread

bonniej - [Updated 2009-10-05 12:55]

I cannot pretend to understand this business model, but given the amount of deception in other aspects of the plan I assume deception here as well. Listening to Ian Lee and Michael Tiger, experts in the field of finance I have to agree with them that this is bad, high risk business for Ottawa.

## New Conversation Thread

Bruce Rosove - [Updated 2009-10-05 14:25]

According to the proposed agreement between the City of Ottawa and Ottawa Sports and Entertainment Group (OSEG), OSEG assumes all operating risks and benefits of the development. In addition, the proposed agreement says that if OSEG should fail, the stores and any other development that OSEG would have built on Lansdowne Park would revert to the city. The city would then derive income from this development and thus be able to repay both its own debt from the costs for the stadium and the garages as well as the debt of OSEG for the development of the stores and any other developments they will have built. It also means that the city would become responsible for OSEG's debt. In other words, if OSEG fails, we, the taxpayers of Ottawa would need to pay off both the remainder of \$129.3M spent to build the Stadium and Parking Garages as well as the remainder of the cost of building the 400,000 square feet of retail stores, \$117.3M. That is a total of up to \$129.3M plus \$117.3M which comes to \$246.6M, almost a quarter Billion dollars! My question is: 1. a What market research has been done either by OSEG or by the City of Ottawa or others to show that the development of 400,000 square feet of commercial space would be successful? 1. b Please describe the contents of this research. That is, what types of stores does the research recommend would be successful? What size would these stores need to be? How much traffic would they generate in order to be successful? 1. c If such research has not been done, will the City or OSEG be required to do such research prior to this project being approved by City Council? 1. d If the project can go ahead without such research. What assurance do the tax payers of the City of Ottawa have that they will not be saddled with a serious debt as well as the loss of a huge area of Lansdowne Park? Thus, I think the business model is seriously flawed and leaves the taxpayers of the City of Ottawa in a very vulnerable position. It also means that we lose the use of Lansdowne Park for what it was designed for PUBLIC USE. NOT PRIVATE PROFIT!

dbk - [Updated 2009-10-05 14:25]

The risk taxpayers are assuming is not that OSEG may fail [unlikely, especially with guarantees of an 8% ROE on its deemed equity which includes a sports franchise OSEG is buying from one of its partners!] but rather the risk that the CFL team may fail. OSEG still controls the stadium for 30 years rent-free whether the CFL is in Ottawa or not. According to the MoU, there is no promise nor requirement that either sports franchise be "in existence", only that OSEG promises to "field a [CFL] team". Merry Christmas, OSEG.

## New Conversation Thread

Kanataioe - [Updated 2009-10-05 15:54]

The whole idea is beyond ridiculous but the city and the "Live" people want to make us guess which cup the money is under. The old shell game. It's a winner for "Live". A loser for the people who would pay for the "Live's" never ending profits. They are the developers. The city should lease them the land, let them develop it, including the stadium and arena. Let them collect the profits from the stadium and arena for 50 years so they get their investment back. That way, they won't run when football fails yet again when the NFL invades Canada and the CFL disappears.



### New Conversation Thread

[kdobbin](#) - [Updated 2009-10-05 17:25]

Do you not think that we realize what it is really going to cost is going to put our taxes into orbit. What reserves does the city have? I think they used them up on snow removal last year.....Since there should not be any commercial or private development on the site, there would not be any income from these sources. Scrap this entire proposal and open it up to people who are not trying to make themselves rich by ripping off public property.

### New Conversation Thread

[swi](#) - [Updated 2009-10-05 18:39]

I am dissatisfied that all I can do is either "support" or "oppose" Lansdowne Live. Why was there no open competition for proposals on how to improve Lansdowne Park? This is undemocratic.

### New Conversation Thread

[brownpa](#) - [Updated 2009-10-05 19:14]

The current project is a fiscal disaster for the City of Ottawa. We, as tax payers, will see ourselves spending 129 million dollars on a project that will have little direct financial return for the city. In return for our money, we will see the Ottawa Sports Entertainment Group(OSEG) get free rent of Lansdowne Park for 30 years. The will be able to commercially develop the site and reap huge financial gains from the prime retail space they will develop. Why wouldn't the city get its share of the financial gains? The income that will be generated by tax revenue is a mere drop compared to what OSEG will generate with retail space rental. Moreover, in 30 years, the city will inherit and old and tired stadium, just in time to have to re-invest major sums in renovations that will undoubtedly be needed. In essence, the current plan sees the city building a stadium with tax payers money, will have us taxpayers pay to use the facility for the years we built and will have us pay major renovations in 30 years while a group of wealthy developers get to profit from the site for the next 30 years. I cannot comprehend that in these difficult economic times, when we already face a major tax hike this year, how the city of Ottawa needs to subsidize OSEG. Surely, there are other major infrastructure needs in this city where to invest that money (which, in fact, we don't even have!).

### New Conversation Thread

[brownpa](#) - [Updated 2009-10-05 19:20]

I am completely in favour of redeveloping Lansdowne Park. Let's develop a site that showcases what Ottawa is all about! Real greenspace, room for one or more local sports team and small retail shops along Bank Street. Why should Ottawa sell its central park cheap? The current proposal of going with a sole group proposal is not transparent and borders on legality. From a taxpayer standpoint, I want transparency at City hall! It's our money in the end, we have a say in how it should be spent. Please send everyone back to the drawing boards to come up with a re-development proposal that works. We want an OPEN TENDER PROCESS! Something clean and transparent.

### New Conversation Thread

[bill](#) - [Updated 2009-10-05 19:25]

Sounds like a bad idea to me.... very very bad...

### New Conversation Thread

[annaban](#) - [Updated 2009-10-05 20:22]

I don't see what is in this proposal for Ottawa taxpayers. We pay, but what do we get? We're supposed to like this plan because no one else has come forward with one. It's easy for the developers to say "the City should give us this much money", what's so great about that? Also, most cities lose money on football. Why should we pay for other people's toys? Let's have a civic use for this site. If the City is investing a substantial sum, why should a developer make the decision on what to spend the money on?

### New Conversation Thread

[danmackinnon](#) - [Updated 2009-10-05 22:43]

Of course the city is going get revenues. Basically the "park" is being rezoned from "park" to "commercial/residential". Would we tolerate this in other public parks around the city. And the private partnership will do very well out of the "rezoning". As for the \$100 million city investment in the stadium, surely the city has other capital priorities.

### New Conversation Thread



AndrewFYoung - [Updated 2009-10-05 22:48]

The vision and plan are congenitally flawed - doesn't matter what the business model is.

Enough Already - [Updated 2009-10-05 22:48]

The business plan is congenitally flawed - doesn't matter what the vision and plan are.

## New Conversation Thread

Barbara Popel - [Updated 2009-10-06 02:01]

Given the terrible flaws in all the rest of the Lansdowne Live proposal - especially the transportation, retail and governance sections - it seems redundant to comment on the Business Model. It is, after all, based on the other parts of the proposal, and done by the same "experts" who produced them. Just how gullible do they - and some of our Councillors - think we citizens are?

DouglasI - [Updated 2009-10-06 02:01]

I agree with you, but the business model is in a way the worst part. If I understand this correctly, the developers get a 240% return on their full investment over 30 years (this includes the alleged sum of 20 million to get a CFL franchise), in addition to the entire value of their investment in franchise and buildings repaid to them. All the city gets from the dividing of revenues is 8% a year of \$20 million, the grossly undervalued land component. It's a scandal.

Barbara Popel - [Updated 2009-10-06 19:33]

Thanks for the additional analysis, Douglas. I am distressed to see the LL people and their supporters misrepresent numbers in the media, e.g., the Oct.6 Citizen article which said the retail space was only 200,000 sq ft (still large!) when on the City's own website, it's stated as over 300,000 sq ft. If you repeat a lie often enough, people will believe it? Seems so.

## New Conversation Thread

DouglasI - [Updated 2009-10-06 08:15]

So OSEG gets the second and third shares of the five-share distribution, and half of the fifth. The second distribution is a return on equity of 8%, so that (subject to some adjustment, noted below) after the first thirty years the developers will have recouped 240% of their investment, including the sports franchise of \$20 million. They also get the third share, described as a recovery of their equity, though as this amount is recovered it will offset the payments under #2; these then will be something less than 240% overall, but we have to add to this sum the 100% guaranteed under the third distribution. They also get half of the fifth share, as a bonus. The city is compensated only for the grossly undervalued sum of \$20 million (incidentally, the value of the sports franchise alone) for the surrendered public lands, and is not compensated for any other financial contribution to this vision; not for any building costs of the parking garage etc. The city's contribution to this deal, and thus the compensation to which we the taxpayers are entitled, is undervalued to the benefit of the developers. It's as if the city were contributing nothing but the land, and the land itself is undervalued. The developers pay no rent or development fees. I find this to be a financial scandal.

Dave2 - [Updated 2009-10-06 08:15]

Back in March of last year the following was reported in the Ottawa Sun "The (franchise) fee the group will be paying is \$7 million," CFL commissioner Mark Cohon said. "However, in April of this year, the city's proposal evaluation report noted "The OSEG will initially pay \$30 million for the CFL Franchise Fee, start up costs to establish the CFL on the site, CFL performance security requirements and working capital." The current Lansdowne Live proposal states "The equity required to acquire and establish the CFL Team will be the responsibility of OSEG. The amount paid by OSEG to acquire and establish the CFL Team will constitute Equity contributed by OSEG on account of its Minimum Equity Requirement discussed below." So, if I read all of this correctly, OSEG only pay \$7M for the CFL franchise, but then they lump in all sorts of other payments and start-up costs to claim the value is \$30M. It isn't clear if all of this cost is included in the equity, but I assume that most of it is. And the city only get credit of \$20M for the land. This is a crazy deal. How come the city is effectively buying and establishing a sports franchise that it doesn't even own?

DouglasI - [Updated 2009-10-06 13:23]

Absolutely, Dave2. A massive give-away. Let's pause and think before we get into this mess. I ask again: what will it cost to cancel this deal after the next civic election?

Enough Already - [Updated 2009-10-06 13:50]

So much for council's instruction that no revenue is to be used to subsidize professional sports. This is giving a guaranteed return on money used to buy two sports teams, one of which they are selling to themselves. Unbelievable!! cannot see this deal not being canceled by the next council.

## New Conversation Thread

Adrienne Stevenson - [Updated 2009-10-06 10:13]

For such a risky proposal, it's only fair that those proposing it should take the bulk of the risk. After all, they seem poised to take the bulk of the profits. This merely adds fuel to my zeal AGAINST this proposal. It is a bad idea, and one that Ottawa taxpayers could be saddled with for 30 years! Just say NO to Lansdowne Live.

## New Conversation Thread

PaulR - [Updated 2009-10-06 10:48]

A very poor business case for taxpayers, an excellent business case for bankers/developers. OSEG begin getting their investment back in 2019; taxpayers in 2030. This is the best case - the worst case is that taxpayers may never be repaid. The sole-source process precludes provincial or federal funding. \$100Ms of taxpayer money will be put at risk, preventing expenditures for transit, flooding, services, etc.

DouglasI - [Updated 2009-10-06 10:48]

The way the relative contributions of developers and the city is calculated is also a huge problem. The city's contribution seems to be deemed only the grossly undervalued sum of \$20 million for the land for the shopping mall, while the developers are reimbursed the entire amount of their investment.



sports franchise, buildings, etc, many times over, if my calculations are correct.

## New Conversation Thread

Roy Hutton - [Updated 2009-10-06 11:21]

I think the city should go ahead with this as so as possible.

Marty - [Updated 2009-10-06 11:21]

Roy, before gambling your tax money and mine, why not look at the facts. Lots of people are excited at the idea of redoing the stadium, but it does not mean this single source project with taxpayer funded development and building a mall nobody wants on the 'jewel' piece of land is a good idea. A partnership means that each party's contribution is taken into consideration and both parties share investment, risk and the return equally. In this case, the extra burden is to build something that will enhance the city and that meets its citizen's desires. After all, we taxpayers own the land. Some obvious reasons why this deal stinks:- you NEVER get the best deal with single source- To make it look like OSEG's investing as much as we taxpayers, the info above includes the cost to buy the sports Franchises. This is ridiculous, the sport franchises are privately owned, all profits and appreciation on that investment will go to the owners, let's not pretend this balances for taxpayers investing \$180M. - A real business case would also include all of the other costs that we taxpayers will have to cover to deal with traffic, cops, congestion, transit, etc...- Pretending that this plan would allow us to save \$3.9 M a year is misleading, we only spend \$1.8 M a year now.- Why is the return on investment of OSEG guaranteed before we taxpayers, who have put the bulk of the \$\$\$ upfront for the work AND the land, get a chance to payback our debt? How is that a partnership?- How much money will be set aside for future capital work on buildings, and why does city take over all the costs after 30 years on all buildings while OSEG keeps using the land?- In short, why do we give our land, plus our \$130 M upfront to buy a MALL nobody wants by the Canal? Martin

DouglasI - [Updated 2009-10-06 17:11]

Excellent, Marty. To use language common on this board, I'm "100% in favour" of your analysis. The deal stinks.

Francine - [Updated 2009-10-06 11:21]

Roy, can you tell me why you think the city should go ahead with this plan?

rdc - [Updated 2009-10-06 11:21]

Why? The taxpayers who are against this proposal seem to be able to articulate their issues while those who agree with the plans seem to be a truly 'silent' majority.

dbk - [Updated 2009-10-06 11:21]

Why do you think so?

## New Conversation Thread

Barry Davis - [Updated 2009-10-06 11:35]

Revenue neutral? Fixing the stadium needs a huge loan. Paying back the loan needs revenue from the commercial part of the proposal. If I were a banker, I'm not at all sure I'd count on the success of retail to provide that revenue. We're still in a recession, after all. And while "that" retail may, in fact, be successful, it may take away business from "existing" retail. Bank Street retail in particular is having trouble enough with the reconstruction of infrastructure, and much more damage may be in store for the Glebe portion of the project. New retail is not new economic demand.

## New Conversation Thread

mezzosue - [Updated 2009-10-06 11:43]

A sweet deal for OSEG; a very poor one for the rest of us. We get a big debt and no \$ back for many years, and get to suffer the construction mess and traffic congestion in the meantime. This is not a good use of public space, I can't believe the proposal has got this far without proper calling for proposals and tendering. There is only so much retail \$ to go around; if we draw customers away from other areas they will suffer. I don't agree with large residential component, smallish one on Holmwood maybe but no hotel. Ditch the thing and lets go back to the drawing board and do this thing properly!

## New Conversation Thread

anne - [Updated 2009-10-06 12:24]

The proposal states that the first distribution of net cashflow would be to the City for a reserve fund, but I don't see anywhere exactly what this amount would be. also, it seems that the MSC would eat up a significant portion of any potential profits to the city. I am not convinced this proposal wouldn't just result in the citizens of Ottawa footing a bill for the benefit of these particular developers.

## New Conversation Thread

gios - [Updated 2009-10-06 13:12]

I'm opposed to the Lansdowne Live proposal. The city will be taking on too much risk for this project, in particular the refurbishing of Frank Claire Stadium. The City is proposing to spend \$129M on this facility plus new underground parking. Based on business model on your web site, the city will have to incur long term debt of \$116.9M and will be repaid on an annual basis from savings on current and future maintenance cost on the existing structure plus new property taxes that will be generated by the retail development aspect of the project. It is the first time that I see in any proposal that the investment for building or renovating a facility will be recovered from a revenue stream from another asset (retail development). Which business person would enter into an agreement of investing \$129M knowing that the asset will not generate a revenue stream to retire its long term debt? Then why would the City enter into such an agreement? Could this be corporate socialism, transferring funds from wealthy and affluent Ottawa rate payers for the benefit of the lowly starting poor OSEG investors? The City Manager will be making a presentation on the agreement to Council tonite. The City Manager has been



involved in negotiating the agreement and is in conflict and should not make the presentation. How can he say the agreement, he negotiated, is not good for the City. The presentation should be made by an impartial third party. There are too many unanswered questions in my mind, these are only a few: Why the new property taxes on the retail development have to be directed to the financing of the stadium longer term debt? Why would you not allocate them to other city initiative/programs? What are the additional initial and ongoing service cost to the city for the new retail development and why are they not factored in? Should the sport franchises not be successful are there any penalties in the agreement to prevent them from walking away and the City left with a \$129M white elephant?. Why should OSEG be managing the refurbishing of the stadium? Do they have any expertise in this field? What overhead will this additional layer add to the cost?The proposal the way it stands today should not go ahead. If OSEG is really interested in bringing sports franchise to the City then let them assume the risk and not the Ottawa rate payers!!One way of accomplishing this is:The City sells the current facility(structure and not the land) to OSEG for a \$1.OSEG will finance and be responsible for the refurbishing of the stadiumOSEG pays an annual rent of \$350k for the land and associated property taxes on the structure

Francine - [Updated 2009-10-06 13:12]

I can tell you right now that the OSEG would walk away if we only offered them the stadium even at \$1.

## New Conversation Thread

bestplan - [Updated 2009-10-06 14:38]

The very Idea that the city should have to contribute to what is going to be a commercial development which will choose its activities by commercial indicators is not acceptable.The process of proposals should not have been stopped by the city manager. He should not have usurped the authority of the council. The fact that it has taken 10 years to get to this stage is not an excuse or justification to rush into a bad deal. I am all for redevelopment but think of this as a public facility not a subsidised sports complex for commercial interests to walk away with the profits.

Adrienne Stevenson - [Updated 2009-10-06 14:38]

I'd like some of the Councillors to be investigating the accountability of the city manager. Clearly he has taken a larger role in this process than is seemly, possibly bordering on conflict of interest. Especially when it has been sole source. What's the big rush? How about we follow that money?

## New Conversation Thread

Dave2 - [Updated 2009-10-06 16:53]

The cost of the stadium and arena refurbishment is ridiculous. I'm not sure if this is because it is a sole-source deal or not, but I expect that it is. Just look at the costs to the taxpayer (\$129.3M CDN) vs. some other recent stadiums:BMO Field in Toronto is a 20,500 seat stadium that cost \$62M CDN to build from scratch. MLSE contributed \$8 million towards the construction of the stadium and \$10 million towards securing the naming rights of the stadium. The Canadian Federal Government contributed \$27 million, with Ontario's government adding an additional \$8 million. The City of Toronto paid \$9.8 million, and has the ownership of the stadium. Ottawa taxpayers are paying 13 times as much for Lansdowne Live and the Civic CentreThe new InfoCision Stadium in Akron, Ohio cost \$61.6M US and seats 30,000 - see [http://www.goziptips.com/ViewArticle.dbml?DB\\_OEM\\_ID=10800&ATCLID=3706653](http://www.goziptips.com/ViewArticle.dbml?DB_OEM_ID=10800&ATCLID=3706653). InfoCision paid \$15M for stadium naming rights for 20 years, Summa Health systems paid \$5M for naming rights to the field for 20 years. Total cost to the University was \$41.6M. The stadium also had access to the 10,000 on campus parking spaces.If we were to proceed with this plan (which I don't believe that we should for many, many other reasons), we at least need to modify the plan in any way necessary to make it eligible for funding from other levels of government and the developers need to pay something towards the stadium. \$15M cash and \$15M for the naming rights would be a good start. (Minto Field, Trinity Place??)

J.C.Watts - [Updated 2009-10-06 16:53]

The price does seem out of scale for a renovation. Perhaps this has something to do with the fact that OSEG aren't paying for it themselves. Other people's money is easy to spend. An easy way to make sure we're not overbuilding would be to have OSEG pay a percentage of the stadium costs. If it's coming out of their own pocket they might find that a cheaper option is perfectly ok for their team.

GerryG - [Updated 2009-10-06 16:53]

I'm not sure where you're getting your figures for BMO Field from. I know that Winnipeg is planning a new CFL stadium, as is Regina, and in both cities figures in the neighbourhood from \$300 to \$500M+ are being mentioned. \$129M to refurbish our stadium sounds reasonable to me.

## New Conversation Thread

Dave2 - [Updated 2009-10-06 16:53]

The cost of the stadium and arena refurbishment is ridiculous. I'm not sure if this is because it is a sole-source deal or not, but I expect that it is. Just look at the costs to the taxpayer (\$129.3M CDN) vs. some other recent stadiums:BMO Field in Toronto is a 20,500 seat stadium that cost \$62M CDN to build from scratch. MLSE contributed \$8 million towards the construction of the stadium and \$10 million towards securing the naming rights of the stadium. The Canadian Federal Government contributed \$27 million, with Ontario's government adding an additional \$8 million. The City of Toronto paid \$9.8 million, and has the ownership of the stadium. Ottawa taxpayers are paying 13 times as much for Lansdowne Live and the Civic CentreThe new InfoCision Stadium in Akron, Ohio cost \$61.6M US and seats 30,000 - see [http://www.goziptips.com/ViewArticle.dbml?DB\\_OEM\\_ID=10800&ATCLID=3706653](http://www.goziptips.com/ViewArticle.dbml?DB_OEM_ID=10800&ATCLID=3706653). InfoCision paid \$15M for stadium naming rights for 20 years, Summa Health systems paid \$5M for naming rights to the field for 20 years. Total cost to the University was \$41.6M. The stadium also had access to the 10,000 on campus parking spaces.If we were to proceed with this plan (which I don't believe that we should for many, many other reasons), we at least need to modify the plan in any way necessary to make it eligible for funding from other levels of government and the developers need to pay something towards the stadium. \$15M cash and \$15M for the naming rights would be a good start. (Minto Field, Trinity Place??)

## New Conversation Thread

Elaine Gibson - [Updated 2009-10-06 17:10]

"The City will fund its \$129.3M share first from a combination of reserves and avoided operating and capital costs for the stadium during its reconstruction, totalling \$12.4M. The balance of \$116.9M will be funded through the issuance of long-term debt."So we will dip into the reserves that have already been seriously depleted to avoid tax increases. We will also assume a long-term debt of \$116.9m. This plan is coming forward from councillors whose theme was "pay as you go", who have cut costs in city services which they should have been supporting, but when it is a business/development project, they are all for it! I cannot believe that some councillors regard this to be a legacy project!



## New Conversation Thread

Herb Weber - [Updated 2009-10-06 19:08]

Before City Council does anything else, it should hold a closed meeting with the City Manager, remind him who he works for, that he has been negotiating on behalf of the City for three months or so, and to specify the bottom line in monetary cost and risk to the City, as well as the monetary and public benefit of the OSEG proposal. After the smoke and mirrors have been cleared away and the tapdancing has stopped, the City could post the actual proposal, its real costs, benefits and risks on its website, and ask the citizenry whether it should proceed. That would be the real public consultation that has been missing so far. All we have seen is the OSEG proposal as amended by the City Manager. We should not decide the future of Lansdowne Park and the City budget on that basis.

dbk - [Updated 2009-10-06 19:08]

My impression is that the City Manager is doing what he's been instructed to by City Council. Perhaps some City Councillors have forgotten who they work for, their thinking muddled as they consider their prospects in the next municipal election.

## New Conversation Thread

HMcGill - [Updated 2009-10-06 20:34]

Whoops, here we go again. Lynx Stadium all over again. One can foresee a situation where the City has put up a significant investment (cash) and the developers can't make a go of the sport franchise and taxpayers get holding a big empty bag. If the City is to invest in sports facilities, better they be for community and other groups who provide access for large numbers of participants, rather than a small group of over-paid, over-fed so-called professional athletes.

## New Conversation Thread

als - [Updated 2009-10-06 20:39]

Sole sourcing is wrong. Go back & re-open the competitive process. Let the good ideas flow. Make it a public process so that all citizens win. Not just those belonging to OSEG.

## New Conversation Thread

als - [Updated 2009-10-06 20:41]

Can the city really support another football team? how many more failures until they realize it won't work.

GerryG - [Updated 2009-10-06 20:41]

The CFL did work, it worked for over 100 years before it fell on hard times in the last decade or so. 100 years of success - or you could point to the last few years and call it a failure. The Canadian Football League is arguably Canada's greatest tradition. On no other occasion do Canadian families gather together to celebrate, the way they do every November, during the Grey Cup festivities. Yet, our nation's capital is not part of this great tradition, at least it hasn't been for the past few years. This is Ottawa, the capital of Canada. The Canadian Football League should be a part of our community.

## New Conversation Thread

lenore - [Updated 2009-10-06 20:46]

This business plan amounts to the transfer of a huge amount of taxpayers money (well over \$100 million) to private interests. This, for a project on which the public has had essentially no opportunity for input. This would be irresponsible on the part of council and shameless on the part of the developers. We need to go back to the drawing board and start with a visioning exercise which should include an open design competition. The important thing is to make sure the design is one that we will all be proud of. The public needs to be involved at all stages and the process needs to be entirely open.

dbk - [Updated 2009-10-06 20:46]

Exactly.

## New Conversation Thread

Frank Krzyzewski - [Updated 2009-10-06 21:25]

How are we supposed to believe our politicians? Larry "zero means zero, or maybe zero means 3.4%" O'Brien is in favour of this. That was my first indication that this is not a good deal.

## New Conversation Thread

Phyllis - [Updated 2009-10-06 23:17]





I would appreciate some clarification. Today on the radio our City manager was quoted as saying that Lansdowne is costing the taxpayers \$4M a year. Is that the operating costs or the bottom line? There must be some significant revenues currently. He suggested that over the next 10 years we the taxpayers will pay \$40M if nothing is done?? What are the current revenues?

J.C.Watts - [Updated 2009-10-06 23:17]

No, the bottom line is that with revenues and current costs, Lansdowne has an operating deficit of 150,000 to 250,000 a year. 4 million is the amount that the city manager says is required in additional maintenance for the next ten years. To suggest that nothing will be done with this 4 million is misleading. It would repair what has been left to fall apart with neglect. We should treat this 4 million number with some skepticism as it was only cooked up once the OSEG proposal came in. Note too that this isn't currently budgeted money.

## New Conversation Thread

Phyllis - [Updated 2009-10-06 23:39]

I feel better now. Just saw the summation of the last consultation session on the News. Our mayor just assured us that this was a revenue neutral proposal - maybe zero does mean zero!!

J.C.Watts - [Updated 2009-10-06 23:39]

I hope that you are being ironic here when you say you are reassured by the mayor's promise. He can no more promise that this project will be revenue neutral than he could promise zero tax increases. Revenue neutral is also a slippery term. It doesn't mean cost neutral. You can still make the same amount of money, but if your costs increase, you are still losing money.

Phyllis - [Updated 2009-10-07 00:01]

sorry if I sounded anything close to serious. I think this is a very complex financial arrangement and when the Carleton U's head of the school of business goes on record as saying it is a bad plan for taxpayers I am more likely to believe him

## New Conversation Thread

dbk - [Updated 2009-10-06 23:51]

Why doesn't the City retain a 50% share of the sports franchises given its >50% share of the capital expenditures? Merry Christmas, OSEG

Dave2 - [Updated 2009-10-06 23:51]

The city are paying for the sports franchises since OSEG are allowed to use the franchise cost (\$7M), CFL set-up costs (estimated as \$23M in April) and the cost of buying the 67's (undisclosed amount) from themselves as equity input. We just don't get ownership of them.

## New Conversation Thread

LorneC - [Updated 2009-10-07 01:11]

At the committee meeting on Tuesday, it was stated by the City Manager that at this time, we do not know the actual cost of the stadium and hence the City's cost. While it had been previously stated that OSEG will pay for all cost overruns on the construction of the stadium, it will be based on the actual price that this will cost when the Stadium is tendered in one to two years time. Currently, the stadium is estimated at around \$115M but this could go up in 2 years. OSEG will guarantee overruns only in excess of the actual quotes not on today's estimate of \$115M. Up until now, the perception was that OSEG would cover cost overruns over \$115 mln, and that this \$115 mln. was the total cost for the City to build the stadium. While prices may not go up, this is not a certainty. LRT prices seem to go up monthly.

## New Conversation Thread

BBB - [Updated 2009-10-07 08:32]

The football idea can fall on 2 fronts: 1) we may not actually be able to secure it in the first place (cfl has made no guarantees) 2) the last 3? iterations of the football here has failed, in RAPID SUCCESSION. Re: OHL team - is this not already owned by Mr. Hunt? Why is it being bought again? The developer's "payback to the city" is based on the fact that the retail will generate lots of property tax - what if businesses fail & sit empty? "The stadium and arena redevelopment would generate \$7.8M in non-property indirect tax revenues" - Non-property indirect tax revenues DONT COME TO THE CITY in any direct, tangible way & shouldn't be counted on. Construction jobs are short term & can't be counted on.

GerryG - [Updated 2009-10-07 08:32]

The CFL has awarded the LL group a conditional franchise - conditional on the stadium being renovated. This is as close as a guarantee as you are going to get. There were two CFL franchises that closed, not three. And the reason in both occasions was clear and easily fixed - foreign ownership, by people who knew little about Ottawa and nothing about the CFL. The present ownership group is Ottawa-based, and Mr. Hunt has done wonders with the Junior hockey team.

dbk - [Updated 2009-10-08 19:41]

If OSEG is so confident why does OSEG require that the "partnership" guarantee an 8% ROE on those sports franchises? If OSEG is so confident why would the MoU contain no undertakings beyond an obligation to "field a [CFL] team" and "ice a team"? If OSEG is so confident why would they make no promise to keep either team "in existence" for any term?

## New Conversation Thread

Alan Baird - [Updated 2009-10-07 09:34]



The business model for Lansdowne Live is a response from the businessmen's/developers' perspective. It makes money, utilizes underutilised space, uses public funding to support a mainly private project and minimizes the risk to private development. However, it fails to serve the public interest, especially in the sense of enhancing Ottawa as a place to live, play and work, presenting a space that reflects the nature of the city as the capital of the country and as a model of innovation in urban design and sustainable living. It may (subject to considerable further review) break even from the city's budget perspective, but, as a retail complex and sport stadium, it does nothing to suggest that Ottawa is little more than an agglomeration of little grey boxes. The best features of the city have been put in place by various agencies of the federal government (NCC, etc.) One can only wonder at what could be done with the dollar-destroying grounds of Parliament Hill if the Lansdowne Live proponents had the opportunity to develop it as a business.

## New Conversation Thread

**Hubert Zandstra** - [Updated 2009-10-07 09:50]

The lease to Lansdowne developers should be shorter in duration, with major review every 20 years. No residential units should be developed on this publicly owned land. This is a major component in the Plan, and will create high density urbanization of an area intended for rest, recuperation and recreation.

## New Conversation Thread

**Sophia** - [Updated 2009-10-07 10:03]

I've created a summary that I am sharing with my friends, and thought I'd post my interpretation of this business model here as well. At first I quote this site's business model, then below I have my interpretation/translation.

The investment: The City will contribute the capital for the redevelopment of the stadium and a share of the overall parking for a total of \$129.3M. We're basically paying for the infrastructure) OSEG (the private investors) will contribute the capital to build the retail component with associated underground parking and to purchase the sport franchises (CFL and OHL) for a total of \$117.3M. Translation: We're paying for the stadium, they are paying for the sports franchises. That's not the worst part though (although I think they should be paying for a good chunk of the stadium as well. The City of Hamilton wasn't going to foot the bill for the Copps Coliseum revamp if Basillie brought NHL to Hamilton, so why are we in Ottawa that kind?). The worst part is how the profits will be distributed (if there are some).

The first distribution of net cashflow would be to the City to fund contributions to a reserve fund for the lifecycle capital maintenance of the stadium, Aberdeen Pavilion and parking structures. This contribution would be guaranteed by OSEG. i.e., OSEG would need to contribute additional equity to make these annual contributions if sufficient net cashflow did not exist to fund them.

We're maintaining the stadium first, which is a no-brainer. No profits here, just minimum expenses.

The second distribution would be to OSEG as a return on the equity that OSEG has invested in the redevelopment on an ongoing basis. The rate of return would be 8%. The first profits go to OSEC to give them an 8% ROE, which means 8% of \$120M, or \$9.6 M, per year. Sure, this amount will gradually decrease over the 30 years, but we're still talking millions a year upfront.

The third distribution would be to OSEG as a recovery of their equity. OSEG can only withdraw their equity on a gradual basis over the 30 year term of the agreement. As they withdraw their equity, the amount that they can earn a return on is reduced.

The next profits go to giving OSEG back the money they invested. Basically they are getting their money from buying the sports franchises back. If they take it back evenly, it would be \$4M a year.

The fourth distribution would be to the City as a return on the deemed equity that the City has contributed by making available the 10 acres of land for the retail development with a deemed value of \$20M. The rate of return would be 8%. This distribution would be about the same value as the rent that the City would otherwise receive on the land.

If there is any money left over, after maintenance costs and OSEG gets the first \$13.6M of profits, the City gets 8% of \$20M, or \$1.6M back as a return on its investment. Why is the City not getting a return on its \$130M investment? It's funding its own return out of avoided costs from keeping the stadium as it is, which isn't right. It should get a return from the profits, too. Equally, at the same time as OSEG does.

The fifth and final distribution, to the extent that any remaining net cashflow exists, would be shared equally between the City and OSEG.

After OSEG gets their 8% return, and gets a share of their money back, and the city gets a lousy \$1.6M return for the land, if there is anything left, it is split equally. Now the kicker: To the extent that net cash flows are not sufficient to service levels 2, 3 and 4, annual deficits would accumulate and be paid out in subsequent years. If these sports franchises do not generate revenue (given history, very very likely), OSEG accrues a deficit, which means they get a nice big fat IOU for \$13.6M a year and the City gets a \$1.6M IOU per year, both increasing over the 30 years unless the sports teams miraculously turn a profit. What happens at the end of the 30 years? Do we have a huge multi-million dollar debt to OSEG? We're basically guaranteeing OSEG a profit on the sports franchise, which is a horrible investment for the city to be in, especially given sports franchise track records in this City. Rough Riders failed, Renegades failed, Rebels failed, Linx failed, and the Senators have danced with bankruptcy and been on life support several times. Why on earth would we get into this business?

**Douglas I** - [Updated 2009-10-07 10:03]

So clearly put. Thank you. What a scandal!

**Klaus Beltzner** - [Updated 2009-10-07 10:03]

Sophia - this is what I sent to the Chair and Councillors of Corporate Services and Economic Development Committee: Please accept this e-mail as my input to your discussion on Agenda Item 3. Lansdowne Park Partnership Business Plan. Briefing Section "A" below is provided as a courtesy in lieu of a City Staff document summarizing the key "business case" parameters for the Lansdowne development proposal. Section "B" are some thoughts of alternate financing arrangements and ideas. Section "C" is a detailed analysis of the Proponent's Proposal along with Recommendations. Section A. The key "business case" parameters for the Lansdowne development proposal contained in documentation made public are that: 1. The repair/ replacement of existing infrastructure (Stadium and Arena) be the responsibility and cost to the City - with an opportunity to get the capital invested back - but not the borrowing costs of this capital. 2. There is to be a fund set up to ensure that the newly built structures are properly maintained and not allowed to deteriorate as did the current stadium and arena - for the life of the 30 year "no-fee" lease arrangement - at no cost to the City. 3. The costs of maintenance, repair, operation and programming of the public areas (The Lawn) is the responsibility and at the City's cost. 4. There is an 8% return on capital provided to the commercial proponent and a return of all his capital. 5. The management and operation of the whole Park be by the commercial proponent to ensure a steady "fee for service" income stream and control over the operation and development of the Park - without Council interference - to ensure successive Councils don't get any ideas on changing the development/use direction for the Park. 6. The "operating" costs for Lansdowne to the City be about the same (no more) than is currently the case. Section B- Klaus's comments: All the rhetoric about creating employment and indirect tax revenue to all levels of government (PST, GST, liquor tax, income tax from employees etc) is nice but does nothing for the bottom line for the City's finances. What this is, however, is a basis for asking upper levels of gov't for grants or contributions towards this project as an "economic development" project...very much like the new Conference Centre. So, you have to ask yourself the fundamental question: Is this "land use" vision for Lansdowne - a vision that has the benefit of letting the City off the hook for major redevelopment and higher annual operating costs - and a vision that people want and can support - or not? If you want to see a somewhat comparable land use project, look Granville Island in Vancouver which had also been an eyesore before CMHC got involved. If you like that, then the "greening" of the "park" by adding pleasant venues and restoring it back to its traditional use - as a regional agricultural/artisan focal point and major municipal sports facility for local/regional/national and international events is attractive. The "main" street approach leading to the Aberdeen Pavilion can be seen as very pleasing, and the retail area could be developed along the policy lines akin to Vancouver's Granville Island Public Market and lofts (gift shops and artisans) - see <http://www.granvilleisland.com/sites/all/files/file/GI%20Map%20Web09.pdf> actually see much similarity...Granville is described by CMHC as "Where else in the world can rusty tin-sided factories boast rebirth as a Public Market, an art school, shops, restaurants, theatres, galleries, a hotel, and a great deal more?" A focus on artists and (indoor) market could be key and magical and would differentiate the new Lansdowne from existing Bank Street merchants and streetscapes. And, I note that CMHC has a major stake in Grandville Island - perhaps this can be replicated at Lansdowne as well - thereby permitting additional financial opportunities. Again, it is all a question of vision and the business plan that delivers it - and up to now - this is the only one that came forward and the only one that Council directed Staff to "work with". So it is up to Council to decide if this vision is the correct framework for moving forward with what has been for many, many years a very costly and increasingly costly eyesore. That is the political and city building question to ask. Section C. This analysis of the Lansdowne Live business proposal is based on the document entitled "LANDSDOWNE PARTNERSHIP PLAN" found on the City's web site at: [http://www.ottawa.ca/residents/public\\_consult/lansdowne\\_partnership/sept02\\_report\\_en.pdf](http://www.ottawa.ca/residents/public_consult/lansdowne_partnership/sept02_report_en.pdf) Methodology: I first reviewed in detail the section entitled "MEMORANDUM OF UNDERSTANDING" (page 35) as this provides me with the specific details of the proposed financial arrangements. I then reviewed the section entitled "Business Planning and Economic Benefits" to review "Statements of Claim" in light of the wording contained in the "Memorandum of Understanding" and to obtain general information on the guesstimate of tax revenues for the City. Section I. Findings, Questions and Recommendations: The findings, questions and conclusions are based on the Financial Facts identified and referenced below. Findings regarding Statements of Claim and the associated analysis are found below in Sections III and IV respectively. Findings and Questions: 1. The



initial cash capital contribution of 129.30 million for Stadium Improvements, the City's share of parking spaces and Front Lawn development is only a portion of the total (cash) capital required for the City for this Project.2. Whereas the use for the (cash) capital has been identified (see A. Additional Capital) the City is responsible to provide to the Project, according to the Memorandum of Understanding, the dollar amount of this additional (cash) capital requirement has not.3. The cost of the Lansdowne Property (including and Sylvia Holden Park) is not considered by the LANSDOWNE PARTNERSHIP PLAN as being deemed capital contributed by the City. Consequently, the LANSDOWNE PARTNERSHIP PLAN treats the value of these properties at \$0.4. Question: Since the ownership of these lands remain with the City, does this imply that there will be no development charges assessed and paid to the City by OSEG for any development on these properties? Does this mean that the costs to the City of development normally paid for out of development charges will in this instance not be paid and hence represent an additional financial burden to the City?5. Whereas the annual operating cost items to the City via the Municipal Services Corporation (MSC) have been identified, the total annual operating (and maintenance) costs associated with each item has not. It is noted that these items include the costs to operate, maintain and repair the Front Lawn, as well as the provision of fees to Ottawa Sports & Entertainment Group (OSEG) for administering Parking, and all elements of operation, maintenance and programming in Lansdowne Park.6. The initial cash capital from Ottawa Sports & Entertainment Group (OSEG) is \$30 million and is to be used primarily to finance the purchase of the CFL franchise and the Ottawa 67s, and to fund a reserve to cover operating and capital expenditures related to the Stadium that cannot be financed from time to time out of revenues arising from the Stadium.7. Revenues other than (a) air rights falling exclusively to either the City or OSEG; (b) all revenues from the Stadium that go exclusively to OSEG for the first 30 years, (c) all revenues from all sub-leases for the Retail, Office and Hotel components that go exclusively to OSEG and co-lease holders for the first 30 years, (d) the sale or partial sale of the CFL franchise and/or Ottawa 67s - are all to be subjected to the closed system Waterfall provisions which in essence channel all such revenues to first pay the totality of the annual 8% return on outstanding OSEG capital, then return of all OSEG capital before the City is repaid for its capital.8. The main financial benefit to the City identified in LANSDOWNE PARTNERSHIP PLAN is the value of annual property tax revenues to be collected arising out of developing Lansdowne and avoidance of construction risk. In so far that property taxes are used to pay for City services consumed by the properties, it is important that the net financial value to the City of the property tax collected be identified, and to ensure that this net value cash flow is sufficient to pay the City's operating and maintenance obligations including the costs of MSC. Recommendations: 1. That the City Manager confirm the additional capital requirements that are the financial responsibility of the City as set out in this document, and provide an estimate of the total additional capital requirements for each component as well as the timeline in which this capital will be required.2. That the City Manager confirm the City's financial responsibilities for annual operating costs directly arising out of the Proposed Project set out in this document and provide an estimate of the total annual operating and maintenance costs to the City by year for each item. 3. That the City Manager confirm that the City will not see any financial return on its capital whereas there is a financial return of 8% to OSEG for all outstanding capital provided by OSEG.4. That the City Manager confirm that the LANSDOWNE PARTNERSHIP PLAN makes no provision for the present value of the Lansdowne Park and Sylvia Holden Park to be part of the City's deemed contribution to capital; that the City Manager provide Council with the present value of these City-owned properties; that the City Manager confirm the consequence of the City retaining ownership of these lands being that there will be no development charges assessed or paid by OSEG to the City; and that the City Manager explain to Council the net financial benefit and liability to the City in retaining ownership of these lands through the proposed lease and sub-lease arrangements described in the LANSDOWNE PARTNERSHIP PLAN.5. That the City Manager identify the net value (revenue less costs) to the City of the property tax to be collected as a result of the LANSDOWNE PARTNERSHIP PLAN, and that the City Manager confirm that the annual expected net value provides sufficient cash flow to pay for the City's obligation to operate and maintain Lansdowne (and MSC). Section II. Financial Facts: This section groups all capital and operating costs identified in the Memorandum of Understanding that are to be borne by the City through Municipal Services Corporation (MSC) and similarly, it identifies the Developer-Proponent' costs under the Ottawa Sports & Entertainment Group (OSEG), followed by the revenue streams and triggers for these revenue streams for the MSC and OSEG. [Please note that since I am not a corporate lawyer there will be terms that I am unfamiliar with and for that I ask your forgiveness.]A. Capital Costs identified for the City (MSC) associated with the LANSDOWNE PARTNERSHIP PLAN \* Initial Capital to be provided in cash upon signing of agreement: \$129.30 million for Stadium Improvements and the City's share of parking spaces (page 31) and 50% share of the \$5 million capital cost of the Front Lawn [7.6 (c)] \* Additional Capital the City is responsible to provide to the Project, according to the Memorandum of Understanding, is to cover the following: a) costs arising from any pre-existing conditions for Stadium Improvements [6.5 (b)] b) costs for the benefit of more than one component of the Project shall be extra and apportioned to each component in an equitable manner [6.6 (d)] c) soft costs before project approval [6.5 (d)] d) Should the actual development of the Front Lawn be materially different, MSC would be responsible for any additional capital expenditures which may be required as a result. [7.6(c)] e) Actual and direct costs, site costs and expenses (such as a project manager) for supervising construction on behalf of MSC will be paid to OSEG by MSC [6.7(c)] f) Responsibility and costs for overall compliance supervision of all elements of the construction of the Stadium improvements [6.7(d)] g) The amount of capital to be provided by OSEG includes all cash-in-lieu of a park dedication from the Retail Component which would be required from OSEG in connection with the Project and shall be directed by the City for the benefit of the Front Lawn. [7.6(c)] h) The cost of creating the remaining (i.e. Stadium, Front Lawn) underground parking spaces would be paid for by the MSC [7.9(b)]. i) Cost of change orders once the Project has been signed off. (page 33) Please note: There is NO estimate provided in the Memorandum of Understanding of the magnitude of these additional capital costs that are to be the responsibility of the City through MSC. As such, these costs represent an undefined financial exposure. B. Annual Operating Costs for the City (MSC) associated with the LANSDOWNE PARTNERSHIP PLAN Please note: None of the following annual operating costs have been quantified in the documentation presented - what has been stated however, is that the City via MSC is financially responsible for these operating costs. Staff should provide realistic estimates/budgets for these costs and advise Council as to their anticipated magnitude in the context of current annual operating costs of Lansdowne Park. a) Costs for managing, maintaining, operating and programming the Horticultural Building and Front Lawn will be paid by MSC to OSEG as a fee. [3.7(d) and (e)] under the Front Lawn Management Agreement [5.5 (d)] and [7.6(a)] b) Losses and expenses resulting from operations of the Front Lawn and Horticultural building will (also) be the responsibility of MSC. [7.6(a)] c) Management Agreement between the MSC and OSEG in which OSEG manages parking operations on the Front Lawn for MSC for a fee. [Parking Management Agreement] [5.5(h)] d) MSC administration costs C. Capital Costs for OSEG associated with the LANSDOWNE PARTNERSHIP PLAN \* Initial capital (cash) contribution is to be no less than \$30 million \* Additional Capital: o OSEG will be solely responsible for any and all amounts above the Maximum Cost (set at \$110 million) for the Stadium improvements [6.5(b)] o soft costs PRIOR to project approval will be deemed as additional capital [6.5(e)] o To the extent that costs are incurred in respect of or for the benefit of more than one of the Components of the Project, such costs will be apportioned amongst two or more of the Components by the parties in an equitable manner, based upon a pre-determined cost-sharing protocol to be contained in the Project Agreement. [6.6(d)] o 50% of up to a max of \$5 million in initial capital to develop the front lawn and includes cash-in-lieu of park dedication from the retail component [7.6(c)] o OSEG shall be responsible for the cost of creating those underground parking spaces attributable to the Retail Component [7.9 (b)] o The equity required to acquire and establish the CFL Team will be the responsibility of OSEG. The amount paid by OSEG to acquire and establish the CFL Team will constitute Equity contributed by OSEG on account of its Minimum Equity Requirement [8.4(b)] o OSEG shall acquire the ownership of the Ottawa 67s. The amount paid by OSEG to purchase the Ottawa 67s will constitute Equity contributed by OSEG on account of its Minimum Equity Requirement [8.5(a)] o There will be a minimum equity contribution required of OSEG in the amount of \$30,000,000 [10.4], satisfied by way of cash contributed from time to time by OSEG or a letter of credit (where such letter of credit is required) [10.5(a)], to meet Total Project obligations and commitments for future Total Project requirements, such as negative cash flow, in a given period [10.5(c)] D. Annual Operating Costs for OSEG associated with the LANSDOWNE PARTNERSHIP PLAN \* 30 year net-net-lease for the Stadium under which OSEG is responsible for all costs, expenses, obligations and other responsibilities [6.8(d)]; [7.9(a)] \* OSEG will be responsible for capital and life-cycle repairs and replacements during the term of the Lease (including in the event that Net Cash Flow or the Reserve is insufficient to fund the repairs [6.8(f)] \* The Retail lease and each parking lease would be a 50 year (plus two 10-year renewal options) net lease [7.9(a)] in which OSEG is responsible for the payment of property taxes and maintenance and repair for the first 30 years, after which there is rent payable into the "waterfall" priorities (reserve, then return on outstanding equity at 8% to OSEG, return of Additional Equity to OSEG, return of Equity to OSEG, then return of MSC deemed equity, balance distributed to OSEG and MSC in equal shares) (7.4(a), (b) and (c)) \* The Stadium Lease, the Parking Component Lease(s) and the Retail Lease (respecting the Aberdeen Pavilion only) shall each contain an obligation on the part of OSEG to make payments on account of the Reserve. [11.7] \* Office and Hotel components would be developed under a Head Lease to OSEG for 70 years where for the first 30 years there will be no base rent payable by OSEG under the Head Lease, but OSEG has responsibility for all operating and maintenance and repair costs. The Head Lease will be a Net Lease for first 30 years [7.7(a), (b) and (c)]. After the first 30 years, the Net Lease would be the sub-leases where there is a base payment (revenue component) which however will be subject to the waterfall provisions [7.7]. E. Revenues that go to MSC: \* Monies from the sale of residential air rights would be paid to MSC to reduce its capital outlay for the Stadium. [7.8(d)] \* After 30 years, the Waterfall component for deemed MSC equity MSC from Net Revenues arising from sub-leases and leases (MSC is last in line; after OSEG was paid 8%/annum for its outstanding capital, and paid for all equity placed into the Project) \* Monetary consideration for the disposition of an interest in the Retail Lease paid following the commencement of the term of the lease shall be included as Revenue to be dealt with in the priorities of the Waterfall of the Closed System. [12.8(e)] \* Partial Dispositions of the CFL Team or the Ottawa 67s shall form part of the Waterfall of the Closed System. [12.8(f)] \* Net revenue earned or proceeds from the sale of the entire CFL Team would be included within the Waterfall [8.4(c)] \* Parking revenues which are paid out according to the Waterfall Closed System provisions. \* The Air Rights Marketing Agreement will provide for a reasonable fee to OSEG for its assistance in sourcing and taking carriage of any arrangement to be entered into with the residential condominium developers. F. Revenues that go to the City Property taxes based on zoning and square area have been estimated in the LANSDOWNE PARTNERSHIP PLAN at: Retail: \$3.8 million in municipal tax revenues annually Stadium: No figure provided for municipal taxes Parking: No figure provided for municipal taxes Residential: \$1 million in additional municipal property tax revenues annually. approximately \$560,000 in incremental municipal property tax revenue to the City annually Hotel: \$542,000 in additional property tax revenue to the City F. Revenues that go to OSEG \* OSEG entitled to all revenue from the Stadium during the term of the Stadium Lease [6.8(d)] \* The Retail Lease shall contain a provision entitling City Corp. to terminate the Retail Lease on payment to OSEG of the fair market value of its leasehold interest at such time, expressly excluding the Retail Option Terms (the Termination Consideration) and the then unpaid balance of OSEG's return on and of Equity. The Retail Lease would contain provisions respecting discussions to be held between the parties and a determination of Termination Consideration at a reasonable period prior thereto. [12(d)] \* air rights related to residential condominium buildings being constructed over a portion of the Retail Component [7.8(g)] \* exclusive sub-lease revenues for all Leases for the first 30 years including: Retail, Parking, Office Head and Hotel Head leases. [7.4], [7.7], [7.9] \* Monetary consideration for the disposition of an interest in the Retail Lease paid following the commencement of the term of the lease shall be included as Revenue to be dealt with in the priorities of the Waterfall of the Closed System. [12.8(e)] \* Partial Dispositions of the CFL Team or the Ottawa 67s shall form part of the Waterfall of the Closed System. [12.8(f)] \* Net revenue earned or proceeds from the sale of the entire CFL Team would be included within the Closed System and included within the Waterfall [8.4(c)] \* The Retail Lease rental shall be based on: (i) fair market value land rental, determined at



agreed upon intervals; and (ii) participation rent equal to 50% of OSEG's share of the Net Cash Flow (as shall be defined) from the Retail Component; [12(c)] \* Parking revenues which are paid out according to the Waterfall Closed System provisions. Section III. Findings arising out of the Analysis of Statements of Claim and Memorandum of Understanding: 1. Sharing of revenues from land rents of the stadium, retail, hotel, and office leases does not start until year 31 - these "facts" are somehow not included in the Section entitled BUSINESS PLANNING & ECONOMIC BENEFITS Section IV. Analysis of Statements of Claim and Memorandum of Understanding: The format for this analysis is as follows: Statement of Claim (referenced page #), followed by What is said in the Memorandum of Understanding. 1. "OSEG will assume the construction risk during the redevelopment period and the operations risk on revenues and expense once the site reopens." (page 31) MoU: The "revenues" include all programming revenues in the Stadium and Civic Centre, and all retail, hotel, and office sub-leases. It is highly unlikely that the expenses will exceed revenues. 2. "The City of Ottawa will receive tax levies from the retail components and both parties will share revenues from retail, stadium and parking in accordance with the aforementioned waterfall." (page 31) MoU: Both parties will share NET revenues from parking according to the waterfall provisions [7.9(a)], BUT retail and stadium net revenues go to exclusively to OSEG for the first 30 years! 3. Compared with historical operations of Lansdowne, the project is expected to generate positive cash flow to the City over the life of the proposed agreement with OSEG. (page 31) MoU: Claim Not substantiated. 4. "The city is expected to receive proceeds from the sale of air rights for the townhomes and condominium units estimated at almost \$4.4 million". (page 32) MoU: Claim Not substantiated. 5. "The office space is expected to generate approximately \$560,000 in incremental municipal property tax revenue to the City annually and will contribute \$300,000 per year in land rents to be shared by the City of Ottawa and the OSEG through the closed system." (page 32) MoU: Shared Land rents only start after 30 years [7.7(b)]. 6. "The hotel is expected to generate approximately \$542,000 in additional property tax revenue to the City and \$300,000 per year in land rents to be shared by the City of Ottawa and the OSEG through the closed system." (page 33) MoU: Shared Land rents only start after 30 years [7.7(b)]. 7. "The MSC will be responsible for costs of change orders it issues after the project has been signed off. OSEG and the MSC will share the financial risk of environmental liabilities that could arise, and the MSC will be responsible for managing the minimum 30-year lease with OSEG." (page 33) MoU: MSC assumes the TOTAL environmental risk for the Stadium [6.5 (b)]; while OSEG assumes the environmental risks for retail, hotel, office and residential. 8. In the current project agreement, the City of Ottawa is in the first and fourth position in the waterfall structure, whereas the OSEG is in the second and third position. MoU: A reserve will be established for lifecycle replacements and major capital repairs for the Stadium, the Parking Component and Aberdeen Pavilion (the "Reserve"). [11.4] The Reserve will be based upon an agreed upon formula in the first instance. A formula will be agreed upon and a separate reserve established for each of the Stadium and the Aberdeen Pavilion. [11.5] The Stadium Lease, the Parking Component Lease(s) and the Retail Lease (respecting the Aberdeen Pavilion only) shall each contain an obligation on the part of OSEG to make payments on account of the Reserve. [11.7]

**Herb Weber** - [Updated 2009-10-07 19:06]

Excellent work, Klaus. You point out the things that need crossing and the things that need dotting before doing this deal should even be considered. I particularly like your recommendations 1-5 regarding the City Manager. Those are some of the issues that he should clarify with his feet held to the fire in the closed meeting I recommend before anything else is done by Council.

## New Conversation Thread

**Capitalism A Love Story** - [Updated 2009-10-07 10:14]

This is just another example of how public property is being handed over to private hands. What is even worse is that the city's tax payers are still stuck with a huge bill. Kiss goodbye to the jewel which the people own, and kiss goodbye to the likes of the Mayfair and the businesses along Bank Street. Developers control this city and this process. As Karl Hienz Scheiber tried to show us, corruption is rampant in Canada. In fact too many people believe that is how our Mayor got his throne!

## New Conversation Thread

**Douglas** - [Updated 2009-10-07 11:11]

So now we're being threatened with municipal tax increases if the size of the grotesque shopping mall is curtailed. There's another obvious solution, even if we stay within the confines of the current 'vision': cut the guaranteed return of 8% to the developers. It's a boondoggle.

## New Conversation Thread

**RGS** - [Updated 2009-10-07 11:22]

There is nothing wrong with public-private partnerships, especially as everyone is keen to keep property taxes down. Since I am not a financial expert, it is difficult to know if this is a good deal for the city or not. However, forty years for debt retirement seems like a long time to me: is this typical? Typically, where risk is involved, the public sector carries the ball or at least pays for it. Private partners can go bankrupt but the public partner (and all of its taxpayers) won't. It's interesting to see that OSEG plans to get a competitive bid for the construction work whereas the whole process up to now has been sole-sourced! Since this appears to be the last comment box, I want to be counted as being against this project given how we got to this point. There should have been a competitive process for developing a vision for the site; instead, we're left with one version that will stand out because, via these all these on-line comments, the city will receive so many different views: there will be no other option for us to consider, only reconfigurations of the current one. Not what I call stellar planning.

**Brocklebank** - [Updated 2009-10-07 11:22]

I am not opposed to public/private partnerships on ideological grounds but this is not a public/private partnership -- if it were, it would fall under the City's policy for P3's. No, this is something special -- very special!

## New Conversation Thread

**walter** - [Updated 2009-10-07 11:28]

Confusing at best and based on 'suppositions' which are not possible to verify

## New Conversation Thread

**Twayne** - [Updated 2009-10-07 15:51]

To approve this business model I would need a lot more information. Some questions that are not answered include: What happens if the retail tax



revenue is lower than expected? What happens if the new tax revenue replaces existing tax revenue. I do not believe this much new commercial space can be created without impacting existing commercial space in the Glebe, Ottawa south and Billings Bridge. What happens if debt charges increase due to interest hikes? In case of OSEG failing the City gets to deal with a mortgage holder that will be not obliged to hold up OSEG's deal with the City. The only likely way OSEG will fail is if their tenants are failing. This business model counts the cost of maintaining Lansdowne as it is (3.8 million) but any of the benefit of having it. Including trade shows, farmers markets etc... Without other proposals to compare this to it is impossible to properly evaluate this one.

## New Conversation Thread

Philip - [Updated 2009-10-07 15:54]

A poor vision, results in a poor plan, which is bound to fail ... it's hard for me to tell who loses the most, the first, or the fastest ... but I bet OSEG comes out of it the best. The citizens of Ottawa will be the biggest losers ... because they will lose their park to commercial and residential development, and then (in all probability) end up paying for something that they don't want with their taxes for 40 years (or longer).

## New Conversation Thread

Douces - [Updated 2009-10-07 16:45]

Why are we entering into such a complicated business deal - to confuse the average citizen? the claim that this proposal is revenue neutral is based on increased tax revenue and the elimination of maintenance costs. But won't that tax revenue be funding infrastructure and services? In addition there is the loss of revenue which is currently being generated by trade shows and the Ex. I am definitely against this proposal.

## New Conversation Thread

Klaus Beltzner - [Updated 2009-10-07 19:03]

Having reviewed the proposal in depth - the "vision", the "business plan", and the "transportation plan", I am left with the conclusion that a lot of pain is to be inflicted for a chance to get a football franchise back in Ottawa. Many have pointed out that the CFL franchise has not survived in Ottawa despite at least two attempts. Some have pointed out that to make CFL attractive in Ottawa we really need a closed and heated stadium - or at least one that has a roof that can be closed. This is not being contemplated - and we expect it has to do with costs. So why should this proposed franchise succeed? No market surveys have been done and no satisfactory answers are being provided. The only statements given are that the proponents are responsible for making it work - and that answer is just not good enough. The financial deal appears to be one where the City gets to pay for the new stadium and ice rink and agrees to significant commercial and residential development on City lands. In return, the City gets no rent for the Stadium and Ice Rink it paid for, and no rent from the commercial properties that are built on city lands - for the first 30 years! But - the proponents argue that the City is also not responsible for the operating costs of the Stadium and Ice Rink for 30 years - as if that makes it all better. Yet, the City is responsible for the operating costs (and losses) of the "front lawn" - that is - the public space where the City can do "programming" administered by the Proposers. And... oh yes... the big carrot ... the City gets to collect property taxes on the residential and commercial properties built on City lands ... but I see no mention of property taxes to be collected from the Stadium or Ice Rink (for 30 years). And it is these taxes from the commercial and residential properties ... that pay for City provided services to Lansdowne... that somehow should also be regarded as paying a dividend to cover the costs for the debenture floated by the City to pay for the Stadium and Ice Rink. And, we are told that this is a good deal for Ottawa - despite the fact that the City will have to reconfigure Bank Street to accommodate new entrances and new bus lanes, negotiate with the NCC regarding use of the Queen Elizabeth Parkway for transit and NCC land to access the Rideau canal, pay for all the police overtime to control traffic and crowds at events, and pay for all those special buses needed to get people to and away from the grounds for the various events. And most significantly - the City will have to deal with local residents who don't want the congestion, crowds and noise, nor on-street parking and cut through traffic before, during and after "events" at Lansdowne. As I said... this sounds like an awful lot of pain for a chance to get another NFL franchise for Ottawa - something I have not heard the majority of residents say they are that desperate to have. Consequently I find this plan to be unacceptable - we need a better vision and a better business plan for Lansdowne.

GerryG - [Updated 2009-10-07 19:03]

The CFL survived and thrived in Ottawa for over 100 years before the recent failures. 100 years of success - show me one other business in Ottawa with that many years of success. The reason for the recent failures were (in both instances) the sale of the team to a foreign (American) owner, who knew nothing about Ottawa or the CFL. This current proposed group is made of locals - people who live and work here. It has Jeff Hunt on the team, who has a proven track record managing the Ottawa 67s. There is every reason to believe that the CFL will thrive in Ottawa under the new ownership group. The strong past - 100 plus years - of football in Ottawa points to a strong future.

## New Conversation Thread

Klaus Beltzner - [Updated 2009-10-07 19:18]

I am concerned that the following items have not been included in the description of the financial deal as stated above ... and that are included in the memorandum of understanding between the proponents and the City. Specifically: 1. OSEG will be paid to manage Lansdowne and will have the right to set fees for users of the Stadium and Ice Arena. The fee schedule will not be set by the City. This means that any city group that wants ice time will have to deal with OSEG and their fees. OSEG also will manage parking and the "Front Lawn" - including programming. What exactly this means is not made clear. What is clear is that any operating losses associated with the "lawn" are to be covered by the City. 2. The City has liabilities and costs not identified in the description above: a) Costs to operate, maintain and repair the Front Lawn, as well as the provision of fees to Ottawa Sports & Entertainment Group (OSEG) for administering Parking, and all elements of operation, maintenance and programming in Lansdowne Park. b) costs arising from any pre-existing conditions for Stadium Improvements [6.5 (b)]c) soft costs before project approval [6.5 (d)]d) Should the actual development of the Front Lawn be materially different, the City would be responsible for any additional capital expenditures which may be required as a result. [7.6(c)]. e) Actual and direct costs, site costs and expenses (such as a project manager) for supervising construction on behalf of the City will be paid to OSEG by the City [6.7(c)]f) Responsibility and costs for overall compliance supervision of all elements of the construction of the Stadium improvements [6.7(d)]g) The amount of capital to be provided by OSEG includes all cash-in-lieu of a park dedication from the Retail Component which would be required from OSEG in connection with the Project and shall be directed by the City for the benefit of the Front Lawn. [7.6(c)]h) The cost of creating the remaining (i.e. Stadium, Front Lawn) underground parking spaces would be paid for by the City [7.9(b)]i) Cost of change orders once the Project has been signed off. (page 33)

DouglasI - [Updated 2009-10-07 19:18]

Very well expressed! Compare this careful analysis with the cheerleading and abuse which is the best that proponents of the 'vision' can offer.

Enough Already - [Updated 2009-10-07 19:18]

Excellent summary of some of the 'hidden' costs of this deal. Since none of these have been included in the city's \$7.1M/yr over 40 years, they put a dent in the 'revenue-neutral' claim before the city have even signed on.





## New Conversation Thread

Ken Leese - [Updated 2009-10-07 20:50]

I see no place to comment on the negotiation and decision process. Where do we comment on the business negotiation approach which is heavily biased to favour the developer due to the "sole source procurement" model? The city should decide on the overall vision through open solicitation of proposals, and then separately negotiate distinct portions for development with multiple competing developers.

## New Conversation Thread

Ken Leese - [Updated 2009-10-07 20:55]

What City policies protect taxpayers from potential conflict of interest scenarios such as City staff becoming future employees of or consultants to developers?

dbk - [Updated 2009-10-07 20:55]

This is an excellent question. Apparently OSEG proponents of this so-called "partnership" have been wearing City of Ottawa logos at the marketing events held so far. Taxpayers are already paying for consultants engaged by the City and the City staff to work with OSEG to develop and market the proposal. I wonder who is paying for the astroturfing I suspect we're seeing here?

## New Conversation Thread

Ken Leese - [Updated 2009-10-07 20:59]

Does the current proposal include subsidies to a privately owned for-profit professional sports team which take priority over financial benefits to the city? If so, is this a de facto gift by taxpayers to the CFL franchise owner?

dbk - [Updated 2009-10-07 20:59]

The gift is this partnership requiring taxpayers to pay at least \$ 117,000,000 to refurbish Frank Clair Stadium and then to lease the stadium and surrounding lands to OSEG for a term of 30 years rent free! I don't recall seeing any Minto ads in the Ottawa Citizen offering newly renovated housing units for \$0 per month on any kind of term; do you?

Enough Already - [Updated 2009-10-07 20:59]

Yes it does. The CFL franchise fee + franchise set-up costs + the cost of buying the 67's from themselves are all included in OSEG's equity. The return on equity to OSEG comes before the city get any of the proceeds.

## New Conversation Thread

Ken Leese - [Updated 2009-10-07 21:04]

Is it correct (as reported in local media) that the City must fund maintenance of Aberdeen Pavillion but all Aberdeen rental revenues would be retained by OSEG?

## New Conversation Thread

Ken Leese - [Updated 2009-10-07 21:05]

What objective evidence exists that the CFL franchise will succeed, given past failures?

cmaclean esl - [Updated 2009-10-07 21:05]

Uhhh. Faith isn't objective evidence, is it? I had faith in the Renegades. Went to a few games every season. Hoped that the Glieberrmans wouldn't be as disappointing as owners the second (or was that the third?) time around. Wish that Jeff Hunt had been able to find an ownership group that could have saved the Renegades back then. I seem to remember he tried to snag a franchise prior to the Renegades folding, or soon thereafter. Any CFL ownership group in Ottawa is simply going to have to have deep pockets and plenty of patience. It will take awhile to build a winning team. Maybe setting a goal of winning the Grey Cup in a decade is within reason. But that takes alot of time and resources.

Herb Weber - [Updated 2009-10-07 21:05]

There is no "objective" evidence that this franchise will succeed, only the promise of different, and presumably, better management. This might be more than a leap of faith if it were established that the Roughriders and Raiders failed because of poor management. If the franchise, or the soccer team, or the 67's, or the entire OSEG fold, the City - we - still will be paying for the building debenture and upkeep of the facilities. We will have new facilities for which there may be little demand, but we will have paid for them full shot. Great deal for the franchise operators.

dbk - [Updated 2009-10-07 21:05]

None. In fact, the proposal's inclusion of a guarantee of an 8% ROE on OSEGs "equity contribution" of its owned sports franchises suggests that OSEG is not very confident.



## New Conversation Thread

commenter - [Updated 2009-10-07 21:40]

Given that there has been so much public discussion on whether or not it was appropriate to sole-source the development plan in favour of the previous open design competition, I am greatly disappointed that there was no space provided for comments on this subject. How can it be justified that there is no formal public consultation on this topic? There is no way that the City of Ottawa was not aware of this issue. Shame, shame. Given that there is no space provided for comments on this aspect of the process, I will do so here. The sole-source development deal goes against every principle of responsible procurement for a public project.

## New Conversation Thread

Peter D - [Updated 2009-10-07 23:18]

Based on the current cost to upkeep a crumbling structure, the future costs of upgrading that structure or removing it, and the fact that OSEG is responsible for any cost over-runs I support this plan. However, I would expect the city to do it's due diligence to ensure it is the best deal for the tax payers. As every contract for any work to be performed will be done through the normal open bidding process, and the fact that the city has not refused to entertain any other proposals I don't believe this is a sole sourced deal at all. It may be the only proposal that has any substance but that doesn't make it a sole sourced deal.

cmaclean esl - [Updated 2009-10-07 23:18]

Okay. So it is simply the ONLY deal we are being asked to consider. As of yet, it isn't competitive. I don't know why we shouldn't ask for other bidders to come forward before voting on this plan. You must agree, however, that suspending the design competition in order to examine this plan is troubling. How is it in the public interest to suspend the competition? Show me some other proposals and I'd be more than happy to discount them if they aren't as substantive as Lansdowne Live's. You can't do that, yet. So I'm opposed to approving this one. If no other proposals come forward in the next 6 months, then I'd grudgingly accept Lansdowne Live. Right now though, given the maneuvering and manipulating that has taken place to get this plan in front of council, it stinks to high heaven and you know it.

LorneC - [Updated 2009-10-07 23:18]

This is sole sourced because this is not the contract for rebuilding of a stadium (which will be tendered - BTW, OSEG is only guaranteeing cost overruns on the actual bid price, not the estimate that we are being presented with today). This is sole sourced because this is a project for the entire redevelopment of Lansdowne on a Public Private Partnership basis. If the City had announced that they were prepared to commit to \$130 mln. to the project and then called for potential partners, then the process would have been fair and transparent even if only OSEG had bid. No other company had ever been promised the City could provide \$130 mln. and divert tax revenues. Even the Province of Ontario is saying this is sole sourced and can't be supported by them.

Dave2 - [Updated 2009-10-09 01:05]

Not even the rebuilding of the stadium is being tendered, despite what has been reported in the press. Page 31 of the LL prospectus states "The MSC will contract OSEG to redevelop the stadium and arena."

Herb Weber - [Updated 2009-10-09 08:33]

So we seem to have OSEG as designer, builder and operator but NOT financier of the sports facilities they propose to use. Anything else one would need to know before voting on this proposal?

## New Conversation Thread

cmaclean esl - [Updated 2009-10-08 00:06]

Everyone at the Oct. 5 Heron Park Community Association meeting voted to oppose this plan primarily because it is the ONLY plan we have been asked to consider. It would be nice to have something to compare the Lansdowne Live plan to, but the City Manager 'suspended' the design competition. Now we can accept the developers' vision, or simply do nothing and let the site continue to deteriorate, or seek some competitive bids. I'd like to see some other business plans. Some alternatives to what is being proposed. Heron Park is a brisk 20-30 minute walk from Lansdowne. I got to see my first (and until now, only) Grey Cup at Lansdowne in '04. I supported the Renegades by buying tickets when I could afford them (averaging 2-3 games a season, which is about how many times a year I go to the '67s) and I'd support another CFL franchise, especially if the ownership had deep pockets and was willing to build a successful team over a decade, or more. But I don't feel comfortable supporting this plan without having anything else to judge it by. I believe the fix is in. Unfortunately, the Mayor, the City Manager, and enough councillors support this deal to make it a reality. The mayor, and enough councillors, will vote it through with some adjustments, some changes, but we will end up with basically what the developers are asking for. I really hope it doesn't turn out as badly as we fear. 10 years from now, I wonder how we will look back at this administration and council. Zero percent in taxes went to 5%. A contract for a North-South LRT line was cancelled, costing us almost \$40 Million. Looks like we'll be using Siemens' Environmental Plan to basically do the same North-South route, with the addition of the downtown tunnel. And will we be any closer to getting decent LRT service in 10 years? If the bus strike hadn't gone to arbitration, would it have ended after only a couple of months? So, the same folks who are getting rich by sprawling this fine city in every direction, will be responsible for redeveloping and revitalizing Lansdowne Park. So be it.

Herb Weber - [Updated 2009-10-08 00:06]

So be it? Not if enough people refuse to let themselves be sandbagged. We have got to let Council know that Lansdowne Live is "business as usual", and that we will no longer accept "business as usual", from being suckered by developers, to being led down the garden path by staff, to having proper municipal interests ignored by councillors.

## New Conversation Thread

sam - [Updated 2009-10-08 10:19]

Lansdowne Live is illegal, illogical and irrational. Rather than a design and analysis process for the future of the site and the greater community, we are engaged in a debate, a sales campaign and a power struggle with private interests trying to take over a key public asset without due process. The positive side is that we are at least talking about doing something at Lansdowne Park. The negative is to realize the dishonesty and incompetence of so many of the proponents who are actually trying to get this project to go through.

Herb Weber - [Updated 2009-10-08 10:19]

I think that there is an even greater positive here than talking about doing something at Lansdowne. We now have citizens in all parts of Ottawa having a look and scratching their heads at what City Hall is thinking of doing. That is an inestimable wake-up call for the future, starting with the 2010 budget process that is about to be launched. Pay attention, folks. It's your city and your money.





## New Conversation Thread

TLB - [Updated 2009-10-08 14:15]

Why is the value of a football team considered part of the redevelopment cost? This asset remains the property of OSEG and barring the failure of OSEG is an asset they could sell or transfer to Halifax or Moncton. At the same time they undervalue the property to be handed over to OSEG for residential and commercial space and place no value on the Pavilion or any other physical assets currently on site.

dbk - [Updated 2009-10-08 14:15]

Excellent question. I have another; why does this "partnership" guarantee OSEG an 8% return on its investments in sports franchises? Oh, and the 67's franchise is being purchased by OSEG from one of the partners!

Enough Already - [Updated 2009-10-08 14:15]

That is an excellent question TLB. It was a direct council instruction that no profits from the development were to be used to support the CFL franchise. I quote "Agree not to use any revenues generated to subsidize professional sports." The current deal is even worse. OSEG get a guaranteed return on the franchise fee and start-up costs.

## New Conversation Thread

dbk - [Updated 2009-10-08 14:40]

This "partnership" requires the City to renovate and then give away a valuable public asset in exchange for promises by OSEG to 1. buy the 67's from one of the OSEG partners 2. to build some commercial space 3. to "field a [CFL] team" According to the MoU "it will not be a condition of the Stadium Lease that either the CFL Team or the Ottawa 67's be in existence." The private sector partner is guaranteed an 8% ROE on its investment in sports franchises, an investment which is given 50% participation in the "partnership". So, in exchange for the gift of a newly renovated stadium for 30 years the taxpayer guarantees OSEG an 8% return on the sports franchises and its development. No thanks.

## New Conversation Thread

macewen - [Updated 2009-10-08 17:54]

For what it's worth I vote AGAINST Lansdowne Live. Why don't you post your fundamental support or opposition too? You would have thought that this site would have included for a simple vote, yes or no, for or against, Lansdowne Live. As it stands the City/OSEG will have to interpret all the comments and form a conclusion.

## New Conversation Thread

GerryG - [Updated 2009-10-08 20:04]

I support the business plan and the overall proposal. The impact on property taxes is neutral - I like that. OSEG is taking on all the risk of cost overruns - I like that. The city of Ottawa and all of Eastern Ontario can once again enjoy having a Canadian Football League team in our nation's capital - something long overdue. I like that. Let's proceed. And, note that I am not posting multiple top-level comments to this section, unlike many of the detractors to Lansdowne Live, in a vain attempt to make it seem like they are in the majority.

LorneC - [Updated 2009-10-08 20:04]

While OSEG may be taking the risk of cost overruns, it isn't on the \$110 million being quoted today for the stadium. The cost of the stadium won't be established until the actual bids come in which won't occur for a few years time. It is on that price that OSEG will be guaranteeing cost overruns. Given the City's track record on predicting capital costs, the cost of the stadium might be a lot more than the \$110 mln. be quoted today. And just so you don't think that this is the opponents of Lansdowne Live making this up; it was Kent Kirkpatrick, City Manager who revealed this on Tuesday at the City committee meeting.

dbk - [Updated 2009-10-08 20:04]

According to the MoU OSEG will be both tenant and client for this construction project, and earn revenues for assuming day-to-day management of construction so I think the chance of cost overruns is 0. If change orders are requested by the City those will be paid for by taxpayers. Merry Christmas OSEG!

## New Conversation Thread

macewen - [Updated 2009-10-08 21:37]

There have already been significant discussions on the matter of "sole sourcing". Unfortunately, they have been based upon incorrect information concerning the cancelled "design competition". The result is that the issues and proper discussion have become skewed. The press, various members of Council, and many citizens, identify the cancelled Design Lansdowne process as a "Design Competition" or "International Design Competition" and this is simply incorrect. The root source of the confusion on terms was the original staff report, which in my opinion was poorly written, but the overall intent remains very clear. A Design Competition for architectural and urban design projects includes the submission of design ideas but excludes the financial component on how to fund the implementation. These Design Competitions are used when the competition sponsor has their own funding in place. The competitors in a Design Competition are architects and urban designers. What was recommended by City staff, and approved by the Planning and Environment Committee, and Council was "Rights to Development Competition". This is entirely different than a Design Competition. A Rights to Development Competition, includes, in addition to design ideas, a financial component on how the project is to be funded. Rights to Development Competitions are used when the competition sponsor does not have full funding and is relying, in whole or in part, on the competitors to fund the project. The competitors in a Rights to Development Competition are developers. The OLEG proposal is exactly what a Rights to Development Competition would yield. The process that was terminated by City staff, without the approval of Council, was a Rights to Development Competition. The Rights to Development Competition was terminated well in advance of receipt of the OLEG unsolicited proposal. The effect of the





termination was to block developers who are business competitors of the OLEG from participating in an open, structured, and fair process. In the public discussions on sole sourcing the perception is that the OLEG unsolicited proposal has merits it that it provides for partial project funding, whereas the design competition process would only have resulted in design ideas with no possible source of funding. This is the disturbing misconception that affects an informed debate. The issue is more profound than sole sourcing when there is no practical alternative. The question that should be debated is should the City have terminated a Rights to Development Competition to favour one group and block all others? At least one other developer had expressed in writing to the City the desire to participate in the Rights to Development Competition. How would you answer to the following key questions; 1 Should the City have terminated a Rights to Development Competition based simply upon receiving an indication that one group was interested in submitting a proposal, and well in advance of actually receiving one? 2 Should City staff have terminated, without Council's approval, the Rights to Development Competition that was approved by Council? 3 Should the City have terminated a Rights to Development Competition to favour one group and block all others? 4 How can the public feel confident that the City conducts their affairs in an open and fair manner? 5 How can competitors in future City proposal calls trust the City to be open and fair? The facts can be simply found in the following three City documents: Report to Planning and Environment Committee and Council, 1 November 2007, by Nancy Schepers, Deputy City Manager/ Planning, Transit and the Environment go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/pec/2007/11-13/ACS2007-PTE-POL-0067.htm> Planning and Environment Committee Minutes, 13 November 2007 go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/pec/2007/11-13/minutes21.htm> - see item 13 Ottawa City Council Minutes, 28 November 2007 see Planning and Environment Committee Report, Item 11 go to <http://www.city.ottawa.on.ca/calendar/ottawa/citycouncil/occ/2007/11-28/minutes25.htm>

## New Conversation Thread

[ptrott](#) - [Updated 2009-10-08 21:43]

This looks like a complicated case of smoke and mirrors with the tax payer left holding the bag. Here is a concrete example: The valuation of the land is a deal for OSEG "10 acres of land for the retail development with a deemed value of \$20M" that works out to 120 lots of 35x105 ft each selling for \$167K right near the canal in the Glebe. Sounds like a great price. Can I buy a lot in the Glebe for that price?

[DouglasI](#) - [Updated 2009-10-08 21:43]

The land is seriously undervalued.

## New Conversation Thread

[Liz Wylie](#) - [Updated 2009-10-08 22:35]

Hmmm ... I don't quite trust this zero means zero thing. Smells of Larry O'Brien.

## New Conversation Thread

[cmaclean\\_esl](#) - [Updated 2009-10-08 23:29]

The Heron Park Community Association actively opposes the Lansdowne Live proposal. HPCA Response to Lansdowne Live Proposal - Unanimous vote against LL at Oct. 5 meeting. The current proposal of Lansdowne Live presents Ottawa citizens and taxpayers with one vision, and only one vision, to develop a prime and central piece of City property, Lansdowne Park. The Heron Park Community Association has serious concerns about both the process used in choosing this proposal, and about the merits of the proposal itself. Regarding the process, we object to the abandonment of a competitive process. Concern over such disregard for standard professional purchasing practices has already been voiced by many others; suffice it to say that we echo and share those concerns. Regarding the merits of the Lansdowne Live proposal, our concerns include the following:

Redevelopment of the stadium for a new football franchise is a questionable decision given that many major cities are unable to support a football team and Ottawa has a history of failure on this front twice already. Furthermore, the scope of the project, particularly the retail aspects, would burden congested Bank Street and surrounding roads with greater traffic congestion and rely on public transit on the same roads to transport large numbers to/from the complex. The City would be responsible for about \$130 million in costs but not see any returns on their investment until the private developers had recouped their investment with an 8% interest rate.

Other than some increased densification, the concept of Lansdowne Live appears contrary to the City's Smart Growth plan. From an environmental viewpoint, the proposal adds only limited green space (not to be confused with green areas) and would operate under a municipal services corporation that could lease the land for up to 70 years. This is a long time to live with a mistake and a long time to pay for it. Notwithstanding the design, function, traffic, retail issues, the City needs to make every effort to demonstrate to its citizens that this is a fiscally sound proposal and one that will benefit the City and its residents for many years to come. We are not persuaded that this is the case. On this basis, the Heron Park Community Association actively opposes the Lansdowne Live proposal.

## New Conversation Thread

[JMT](#) - [Updated 2009-10-09 00:54]

The current plan for the redevelopment of Lansdowne is sole-sourced despite the attempts of developers and some City staff and councillors to try to rationalize it. That is unacceptable. Had the City gone about this process in a responsible way, I think many of the issues with this plan could have been prevented or at least minimized. As for the developers, I can't say I trust them more than I do anyone else. They won't deny that profit is what's driving them and that they would like to develop as much of the site as possible. Roger Greenberg actually corrected Kent Kirkpatrick about this at Monday's meeting when Kirkpatrick said the condos and hotel were flexible since OSEG didn't care whether they were built or not. Greenberg said that obviously they want to have that part of the development. I don't necessarily fault the developers for wanting to make as much of this as possible, that's what they do. The problem is that its very valuable public land and that the City hasn't created a proper process to ensure that we get the best deal and design and that the developers are kept within appropriate guidelines. It's fine for developers to profit as much as they can on a project as long as they are kept within limits that ensure the best interests of the City and taxpayers. Given the way this plan seems to have been snuck in through the back door to get around the competitive process, it just smells like the developers are going to take advantage and try to get free reign over public land at largely the taxpayers' expense. We must scrap this plan and return to an open, competitive procurement process before we wasted anymore of the City's and taxpayers' time and money (hiring consultants for this plan has already cost more than the initial competitive process).

## New Conversation Thread

[Cam](#) - [Updated 2009-10-09 01:02]

It appears -- as with other aspects of the proposal the business model is subject to a wide range of interpretations -- that the City is not getting a good deal



with this model. Moreover it forces the City to compromise the concept of Lansdowne as a place for community inspiration and activity by accepting a large amount of commercial and residential development in order to make ends meet. (Which they may or may not do, depending on your interpretation of the model and the outcome of the CFL franchise idea.) To make matters worse, the transportation amelioration that would be required is not realistically accounted for. Finally, the urgency with which OSEG is pushing for adoption of its proposal tells me it should be evaluated cautiously. I would prefer to see revenue coming from trade shows in Aberdeen Pavilion and forego the stadium if the OSEG business model is the only alternative.

## New Conversation Thread

Kevin - [Updated 2009-10-09 06:02]

I don't see OSEG bringing anything to the table. The key to this redevelopment is the stadium and the City is paying for it. OSEG pays for the retail/commercial/housing development but gets the returns from it. If the City wants a stadium at Lansdowne, it could pay for it itself and not bother with OSEG. If it wants to privatize part of the park, it can do that itself as well. The only thing OSEG is bringing to the table is the CFL franchise, but that means nothing - the CFL wants football in Ottawa and would award the franchise to someone else willing to work within the City's parameters. Also, the information on the website fails to mention how OSEG will retire its debt. My understanding is that OSEG gets this money before the City gets any return. Since this is over \$100M, it means that the initial income will all be going to OSEG for a long time.

dbk - [Updated 2009-10-09 06:02]

OSEG brings nothing to this "partnership". One of OSEG partners already owns the 67's, and the MoU says only that OSEG will "field a [CFL] team" and that "... it will not be a condition of the Stadium Lease that either the CFL Team or the Ottawa 67's be in existence..."

## New Conversation Thread

Douglas - [Updated 2009-10-09 08:20]

Just curious: if as it seems the underground parking is reserved for patrons of the shopping mall, and not for stadium users, why is the city and not the developer paying for it? The developer offloads the cost of parking onsite onto the city, and offsite by clogging the adjoining neighbourhoods, while reaping all the benefits of rent free use of public land and facilities and a handsome guaranteed return on investment. No thanks.

## New Conversation Thread

LEC - [Updated 2009-10-09 10:32]

My question is, why should taxpayers settle for "revenue neutrality"? We all remember the revenue neutrality of the last federal election's "Green Shift". The carbon tax plan was neutral to government revenue, and anything but to the taxpayer, who saw a super-GST encroaching on practically every spent dollar. Revenue Neutrality is a useless and misleading bureaucratic construct. If I double the taxes on your side of the street, lower the taxes by half across the road, and spend the other half on yellow helium balloons, I've delivered a revenue neutral program. Would you accept that? In the case of Lansdowne Live, if this piece of real estate is such a fabulously valuable gem, it's not much to ask that a half-century or longer land grant provide more revenues than "neutrality". The proponents of the plan are arguing a self-contradictory position, namely that the property is simultaneously extremely valuable AND a liability that can only self-finance a stadium renovation. Nothing I've read in the current proposal convinces me there isn't a better deal possible. For example, it would likely be better for the city to auction off the retail, office, hotel, and condo land leases to the highest bidder, or just sever these sections off and sell them outright. If the land ownership situation were reversed, you have to ask whether a private interest would ever agree to the terms of this deal. Every business I know would laugh if told they should give use of a well-situated land parcel to a government or other corporation, which would then be free to sublease it as they saw fit. This deal is not good enough, not even close. It needs a major overhaul, or just scrap it and start over.

## New Conversation Thread

JMT - [Updated 2009-10-09 10:38]

There is a complete lack of vision at City hall, not only for the redevelopment of Lansdowne but for the city at large, as well. When did we decide that building a new stadium or even redeveloping Lansdowne at all is our top priority? As nice as it might be to have a new stadium (highly debatable) and as much as Lansdowne does need a facelift, this city clearly has other priorities greater than those. We absolutely need a proper rail transportation system before we can properly grow this city in any manner. Unfortunately, the City and taxpayers do not have an extra \$129 million to be throwing into a stadium. This money is needed much more desperately for transportation right now. This plan should be stopped immediately before we waste any more of the City's time and taxpayers' money on it. The City must step back and decide on its own terms where our money should be spent rather than being pushed by private developers trying to rush a real estate deal through. There are too many more important issues and not enough money to go around. This plan and partnership must be cancelled. Vote against it!

## New Conversation Thread

Pierre Johnson - [Updated 2009-10-09 10:52]

This "revenue neutrality" sounds like "zero means zero" talk. How does this sweetheart deal on the commercial real estate rental at Lansdowne contribute to a level playing field with commercial businesses at other locations - isn't this a tax payer supported subsidy?

dbk - [Updated 2009-10-09 10:52]

Looks like subsidy to me.

## New Conversation Thread



Law Drafts - [Updated 2009-10-09 11:57]

This is a model that does nothing for the taxpayer. Instead it favours the developer. Financing the city's costs through expected future business taxes is hopelessly naive. This is about as transparent and trustworthy as credit default swaps. Give it up and go back to a competitive process we can all support.

DouglasI - [Updated 2009-10-09 11:57]

Exactly!

## New Conversation Thread

Dom - [Updated 2009-10-09 12:08]

Il faut être borné ou imbécile pour être contre un projet d'une telle envergure qui ne comporte que très peu de risques financiers pour les citoyens comme celui-ci.

## New Conversation Thread

Larry Mohr - [Updated 2009-10-09 12:14]

As a business person and citizen, I think this is a very good deal for citizens. We are fortunate that a credible group of local business people have put forward a serious proposal to rehabilitate an important public asset. Of course the business partners stand to benefit, but that is only reasonable since they are taking most of the risk and investing large sums of their own money. But the city retains a significant financial upside in the project. We should remember that there is a large cost to not moving forward and rehabilitating this asset. Rejecting this proposal will almost certainly mean no action will be taken for several more years to turn this money-losing asset into a money-generating asset for the city. We face millions of dollars in annual costs to try and maintain the decaying buildings, with no assurance that we will ever be able to recoup those losses. While it would be nice to think a better proposal might surface, I think it is very doubtful another credible business group would surface with a plan that would be more acceptable to all stakeholders. (It is clear the Glebe residents will never agree to any plan that involves commercial, retail or a stadium.) I liken it to playing poker - we have been dealt a full house. We can fold and hope to be dealt a flush. But a reasonable person would play the hand they have been dealt. All things considered, it is a pretty good deal for all stakeholders.

dbk - [Updated 2009-10-09 12:14]

Are you joking? If this is a poker game, then OSEG is showing a flush, the taxpayer is holding a pair, and you propose the taxpayer should raise >\$120MM, then raise a 30 year rent free lease, and then call. I'd love to play poker with you.

J.C.Watts - [Updated 2009-10-09 12:14]

Mr. Mohr, I cannot believe that you would approve of this plan as a business person if you had taken the time to look at the plan in detail. To put it in perspective, would you, as a business person allow me to build a store on your property without paying you? Would you agree to give me 129 million to build a stadium for my sports team? I don't think you would.

DouglasI - [Updated 2009-10-09 12:14]

I think a shell game is a better analogy than a poker game.

## New Conversation Thread

AREF - [Updated 2009-10-09 12:14]

I take this opportunity to ask the following question (which did not fit within any of the pre-determined topics listed on the web-site): Can Nanos or the city staff responsible for this forum please provide me with a detailed methodology describing the process for analysing, summarizing, and presenting the data that are being collected through these on-line methods? Without that information, it is difficult for me, or anyone else, to assess the relative value (time vs effectiveness) of the various methods for providing 'input'. A speedy reply would be appreciated, given the very short time provided for submitting comments.

dbk - [Updated 2009-10-09 12:14]

I would guess the answer, and whether such questions get answers at all, will depend on who the client is; is it OSEG, an OSEG partner, the "partnership" [which does not yet exist], the City of Ottawa? The consultation appears to be part of the City of Ottawa website with its common look and feel and the use of City of Ottawa graphic marks. Which leads to another question; the "investment" taxpayers have already made in this "partnership" are considered "soft" costs and may be credited to the City's equity contribution. What are those costs, and when will City Council be producing a full costing and accounting for what's been spent already in the effort to get taxpayers into this "partnership"?

Herb Weber - [Updated 2009-10-09 12:14]

Nanos probably is the one pollster who has a reputation to protect and will not risk it for one municipal or commercial contract. I would expect his report to be objective, despite an earlier suspicion on my part that comments were edited or deleted. What I would fear is the Nanos survey being published "selectively" once turned over to the customer. OSEG has profit at stake, and City staff and several members of council (including the Mayor) have prestige, credibility and jobs at risk. Thus, there will be every reason to spin the results to protect those interests.

## New Conversation Thread

JMT - [Updated 2009-10-09 12:46]

To the attention of Mr. Nanos: As moderator of this online consultation process, I am sure you have noticed, as I have, that one of the most salient themes appearing in each of the feedback categories is a huge demand for an open, competitive process for the redevelopment of Lansdowne. Another theme is the frustration of so many people at the fact that this issue is not given a specific place to be addressed. A proper process is the vital basis for carrying out any project of this scope and scale. It is crucial to developing the best possible proposal and greatly affects all aspects of the design and business plan. Certainly, that is why the call for an open process has been echoed again and again in relation to each of the individual categories of feedback provided here. If your mandate is to analyse the posts in each category to gauge public response to this project and determine the best interests of residents, then I will expect that the huge demand for a proper, open, competitive process for this redevelopment will be featured prominently in your report. Regards.



## New Conversation Thread

wantbest4ottawa - [Updated 2009-10-09 14:18]

A modern urban myth: Seeking to gain entrance into Troy (Glebe), the clever Odysseus (Greenburg), ordered a large wooden horse (LL Sportsplex) to be built. Nostalgic football fans and excited soccer fans came to marvel at the plans for the enormous stadium. When the Sportsplex plan was smashed open by the good councillor and some concerned residents of the Glebe, the citizens of Ottawa discovered a pure and simple Big Box/Mall real estate play was hiding in the enormous horse and that the taxpayers were being swindled, and the character of a beloved Ottawa neighbourhood and a town with in a city was under assault. Unlike the ancient Trojan Horse, when the modern day Laocoon's and Cassandra's spoke out against the horse, they were not ignored; more and more Trojans listened and understood their warnings, and lashed out against the assault. Future generations will be happy that the Glebe was defended, and they will be proud of their ancestors and predecessors that picked up megaphones, wrote letters and e-mails, signed petitions, provided thoughtful commentaries on this e-consultations site, and attend consultation meetings and rallies in defence against a cold, calculated, money-driven assault on a beautiful community.

Douglas! - [Updated 2009-10-09 14:18]

This is brilliant! Thank you.

Francine - [Updated 2009-10-09 14:18]

Wonderful!

Herb Weber - [Updated 2009-10-09 14:18]

I like your story, which rings true, but I am concerned about your ending: it's too fairytale for Ottawa.

## New Conversation Thread

Joel Racicot - [Updated 2009-10-09 15:30]

I am a former resident of Ottawa South and I have some appreciation for a project to improve Lansdowne Park, but I also have the following unanswered questions: 1) No details are provided as to what value is placed on the land that would be used for the residential development. The section above on residential development mentions air rights, but what land lease payments would be made on the residential portion of the land? 2) In the section on debt retirement, how is it a "cost saving" to spend \$2M that we aren't currently spending on major capital needs? The reality is that annual debt servicing will cost the city's taxpayers \$5.3M in new spending with new tax revenue of \$3.9M for a net deficit of \$1.4M per year for 40 years or \$56M in 2009 dollars. 3) In the section on partnership failure, what guarantee is there that the football and hockey assets would revert to the city? Is it not reasonable to assume that the group might sell and/or move the assets prior to the dissolution of the partnership? 4) How were the indirect economic benefit numbers arrived at? The ongoing benefits seem high. In addition, the 280 arena/stadium jobs would have an average salary, with benefits of \$32K per year, only slightly better than minimum wage. On the other hand, the 35 parking garage jobs have an average salary, with benefits of \$57K, which is ridiculous for a parking attendant position.

## New Conversation Thread

Andrew Elliott - [Updated 2009-10-09 17:35]

I am no business person, but when I see a model that suggests that the city will be footing much of the cost of the bill and will be in debt for up to forty years, I think this does not seem quite right. What happens if the proposed businesses or sports events do not do well? Overall, it does not seem like a good thing for both the city and the citizens who eventually will have to foot the bill.

## New Conversation Thread

ericmacd - [Updated 2009-10-09 17:37]

This is a sole-source bid, with no competition and OSEG creating all the numbers. Is the stadium actually going to cost \$129.3M? If the developers do have to pay for cost overruns on construction, would it not be in their best interests to inflate the costs to the city so that they no longer have economic risk? I would like the city to do an independent assessment of the existing value in Frank Clair Stadium, as well as the construction costs for the current proposal. OSEG can claim it will cost whatever they want because there is no bidding process. This is wrong and not transparent. How did OSEG reach these costs? The City of Ottawa needs to find out through an open international competition just how much the redevelopment would cost, as well as how much a new stadium at a different (Bayview) location would cost. Vote NO to any of OSEG's proposals unless they go through a competition.

## New Conversation Thread

TerryC - [Updated 2009-10-09 20:08]

There are so many things wrong with this business model. It is a bad deal for the taxpayers of Ottawa, but overriding the details are primary objections to a) ceding control of public land to private for-profit enterprise and b) engaging in a sole-source contract that will prevent the City from acquiring funding for both development and future programming at the site.

## New Conversation Thread

Ana - [Updated 2009-10-09 20:29]



I have concerns about the sole-sourcing of this project. Why not test it against others' ideas and proposals, within parameters set by Council based on a TRUE consultation and a REAL VISION of what could be done with Lansdowne Park, in a FAIR, OPEN AND COMPETITIVE bidding process?

## New Conversation Thread

futureoriented - [Updated 2009-10-10 01:12]

This 'business model' smacks of 'zero means zero'. Why would city leaders want to spend money on interest to borrow over a million \$ in order to try to make a sow's ear into a silk purse. A football stadium is not what the city needs right now. Why would the city want to divert property taxes for this purpose? Why would the city want to get involved with a consortium that has its own bottom line as its greatest motivation? No mortgage - no closed financial system. Spend only what's needed to eliminate the south stands of the stadium, fix the civic centre to basic standards, and green up the place. Then you won't need this complicated financial system. This proposal is not a partnership, it's a giveaway.

## New Conversation Thread

Bob - [Updated 2009-10-10 02:07]

Basically OSEG is proposing to invest \$ 100 million in a retail/commercial complex so that we can generate enough taxes to pay for the \$ 100 million in public money that the city is going to spend on the stadium. If OSEG is so confident that football is something that Ottawa wants, why don't they just take their \$ 100 million and invest it directly in a sports stadium ? .

## New Conversation Thread

majam - [Updated 2009-10-10 09:06]

OSEG is taking the main risk on the sports facilities as it should be. The city needs to reduce its risks with more revenue and have contingency plans for things like the farmers market not covering costs. Phase two should be larger and higher (20 floors) and so reduce city costs and exposure. Reduce or remove the need to use property tax to pay down debt for construction. I assume all development charges and water bills etc. are paid as with other commercial operations.

Enough Already - [Updated 2009-10-10 09:06]

OSEG is not taking any risk on the sports facility. They haven't even fixed the price yet and will be able to make sure that they guarantee to cover their costs, they are getting a \$100M+ construction contract and they get first two passes at any profit.

dbk - [Updated 2009-10-10 09:06]

OSEG assumes no risk on the sports facilities, and makes no promises to keep the sports teams "in existence" for any length of time. OSEG also minimizes its risks on the retail and other components by obtaining public lands rent-free.

## New Conversation Thread

Querelous - [Updated 2009-10-10 11:04]

The business model is quite fatally flawed as independent analysis has shown: the land leased is undervalued; the value of the buildings at the end of the lease will be marginal at best; and the developers get paid first when the revenue flows.

## New Conversation Thread

J D Ashford - [Updated 2009-10-10 11:43]

Business Model: The business model is definitely in favour of OSEG and the developers. It seems that the land has been undervalued and if we want to keep it as a PUBLIC space we must oppose this deal as it stands. What is wrong with taking the time to call for solicited proposals that will take into account the views of the citizens of Ottawa? Our children and grandchildren will reap the benefit of a well designed PUBLIC park, with a stadium and arena for big events in a more suitable area that can accommodate large crowds. No legal commitments should be made before the next Municipal election.

## New Conversation Thread

Betsy - [Updated 2009-10-10 18:17]

This is a bad deal that will cost the taxpayers' money. There are several serious flaws. 1. The proposed business model achieves 'revenue neutrality' through the inappropriate diversion of taxes. The model diverts 75% of the tax revenues from the commercial and retail component away from the Consolidated Revenue Fund (CRF) and puts those tax revenues directly into the project. Property tax normally goes to the CRF to pay for city services (roads, sewers, police, fire, snow clearance, repayment of City debt) based on the annual budget Council approves. With only 25% of the property taxes applied to municipal services, all other taxpayers will pick up the costs for municipal services that this mall will create (increased traffic management, road works, paramedics). If Council gives the debenture for the stadium debt priority over other city debt, other developers and special interest groups will seek similar special deals, and other parks and public spaces may similarly vanish. This is the thin end of a wedge, and will establish this bad public accounting practice as a City approach. A terrible idea. The taxes should be paid to the CRF as with all other commercial projects. 2. It is doubtful that the City's long term borrowing rates will stay at the current historic low of 5.35% until all approvals are in place in about 18 to 24 months. Should long term interest rates increase to only 6.5%, the project will become more expensive than the current estimates. Almost all economists are predicting increases in interest rates over the next few years. Price Waterhouse Coopers was not asked to test the City's financial model for any increases in interest rates, and the business model cannot support this increase. 3. If the cost of stadium renovation increases beyond the current estimate of \$110 million when OSEG



finally tenders it in 18 months, the City will be entirely responsible for funding that increase. Under the MOU, OSEG, not the City, will prepare the tender documents, so the City will not control that process. The increase could be only a few million, or it could be that significant renovation problems are discovered as the tender is developed, obligating the City to borrow tens of millions more. There is no way to know, and the MOU does not protect taxpayers from this uncertainty. If more is borrowed, debt servicing costs will increase. Taxpayers will have to pay more. The business model and the City's massive investment is dependent on these flawed approaches. The City's financial viability demands a more fiscally rigorous model. Put this up to open competition and, if an open air stadium is a city priority, get us the best possible deal, not a giveaway.

## New Conversation Thread

klundgren - [Updated 2009-10-10 19:17]

I have significant concerns related to the city's decision to pursue a single unsolicited bid. Sole-sourcing a project of this significance and scope is a fundamentally flawed approach. In order to ensure the best deal for all citizens of Ottawa, a process must be adopted in which various creative and financial proposals are put forth for thoughtful consideration by the city. Excluding competition substantially inhibits the city from negotiating the best possible agreement/partnership for this important development project.

## New Conversation Thread

sfurr - [Updated 2009-10-10 20:32]

The city is expected to take it on faith that there will be a reasonable return on equity. Far too much of the city's equity is expected to be placed at risk for far too little direct tangible benefit. We must take it on faith that the third time will be the charm for CFL football in Ottawa if the city is to expect to have a reasonable expectation of a return, yet we must also stand at the back of the line to receive a return on equity with the complex waterfall model. Any expectation of incremental tax revenues should be discarded as we have a largely closed financial system -- it would simply shuffle money around from other centres of commercial activity in the city. Even the potential for lease revenue from commercial activity is risky given the fundamentally flawed aspect of developing on too large a scale for the site or the city transit and transportation infrastructure in the area. This deal is far too risky, with too many obvious flaws for the city to place so much capital at risk.

## New Conversation Thread

BBL - [Updated 2009-10-10 21:46]

In a normal context you would first figure out what the highest and best use for a property would be (a vision) and then develop a business model that would support that vision. We have the reverse - a business model that leads to a development plan. There are probably a dozen other ways that the inherent value of the site could be capitalized to make a viable business model. We have only one to look at. It is remarkable and fantastically irritating that the City has adopted a business plan (by sole-sourcing to the developers) that precludes funding from the Federal Government or the Province. We should be pounding on their doors demanding we get the same kind of funding for public spaces that Toronto, Montreal, Vancouver have extracted from higher levels of government. Legal arguments regarding the status of the property in the event OSEG fails will be cold comfort to the community stuck with a failed development. Where is the independent audit of the numbers? We cannot expect the same city staff that negotiated this deal to suddenly point out the risks and flaws. Clearly this is a good deal for the developers - they helped craft it and they are fighting hard for it. This is a very complicated arrangement. Councilors have already admitted that even with the explanation of their own staff they do not fully understand it. It is left to private citizens to muddle through though it as best they can. Who speaks for them?

## New Conversation Thread

Bob - [Updated 2009-10-10 22:58]

The financial cost to the City of this plan will be much higher than any tax revenue it might generate. .

## New Conversation Thread

hubert - [Updated 2009-10-10 23:34]

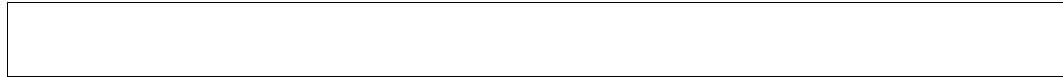
In my opinion this financing is a "shell game", but never mind that. What I'm concerned about is that City Council's interest in this unsolicited proposal from business people (Notice how I avoid using "Lansdowne Live" and the other tricky "PR" name "partnership"! ) started with an undesirable premise. As a friend pointed out to me, who would have thought of meeting the cost of maintaining and improving a municipal recreational facility ("Recreational facility best sums-up what Lansdowne is!) by converting a good part of it to other uses for money? Why is the improvement and maintenance of Lansdowne not paid for from tax revenues? Which means paid for by all Ottawa taxpayers, and I might add, not by Glebe taxpayers. (And largely so.) Why must this recreational facility be "revenue-neutral"? Is it because it's not a priority item? Or perhaps because we are already spending too much of our overall city disposable income on recreation and parks? This, I doubt. As far as I know, Ottawa spends much less than other cities for parklands and beautification. In part, because most of what Ottawa is admired for by tourists is paid for by the NCC. Ottawa "sponges" on the NCC, and, I think, is not meeting its civic obligations in this field. So it's all a matter of priorities, and one can wonder why we can't afford to have both a park AND a stadium without ever sacrificing one for the other. Why can't Ottawa spend on certain things as other cities do? Can we reasonably claim that we have less per capita tax revenue. Why would we claim to have less revenue? As my friend says: Are our winters colder? Do we have more snow to remove more garbage? Dirtier water to filter? I doubt it. So, come on Ottawa! If you must cut, cut elsewhere. Parks and recreation makes Ottawans more productive (able to pay more taxes!) and also bring in revenue from out-of-town visitors.

## New Conversation Thread

Ernie Boyko - [Updated 2009-10-10 23:46]

A preposterous business model brought to you by the "zero means zero" folks.





### New Conversation Thread

wfm - [Updated 2009-10-11 01:30]

I believe that there are reasons why the Province, the Federal Government, the United Nations, the World Bank, all require open tendering and design processes. Otherwise bad business models such as the one that is being proposed are created that fail to fully protect and advance the public interest.

### New Conversation Thread

messierr - [Updated 2009-10-11 11:35]

No matter how good a plan might be there will always be someone to knock it down. Lansdowne needs to be fixed. Let's fix it. Narrow minded jokers like Doucet and his gang need to be ignored and decision makers need to concentrate on getting the best deal for taxpayers as possible. What better opportunity will this city have for local business people to invest in its infrastructure? I am sure that in time a better plan can be conceived. I doubt if a better deal can be found. You want to wait another ten or 15 years to get on with it? In the meantime taxpayers are feeding the white elephant that is the present Lansdowne Park. City hall should negotiate the best deal they can on the present Lansdowne Live plan and get on with it. The voters can decide if the decision was good or bad at the next municipal election.

dbk - [Updated 2009-10-11 11:35]

I am not a member of any gang, and agree that we should get the best deal we can; LL is as bad a deal as I can imagine. Ask any OSEG proponent if they would take the other side of this and see what they really think. From Sandy Hill.

wantbest4ottawa - [Updated 2009-10-11 11:35]

Doucet is one of the few councilors with vision and integrity and is not narrow minded. He certainly isn't joking either, nor is his "gang".

### New Conversation Thread

wantbest4ottawa - [Updated 2009-10-11 12:59]

You protest too much you pathetic little people and your input is bogus according to Roger Greenburg's patronizing insulting commentary in the Ottawa Citizen: Greenburg wrote: "I think most of us recognize the bogus feedback from the meetings' hijackers for what it is, and I hope council will as well. To paraphrase Shakespeare, "They doth protest too much, methinks.""

### New Conversation Thread

Finstrum Nairobi - [Updated 2009-10-11 14:39]

This unbalanced business model is another reason why open tender, as is the norm, should be followed instead of the sole-source proposal.

### New Conversation Thread

wwatkins - [Updated 2009-10-11 14:41]

Our city and more particularly our mayor are reminiscent of the gang who couldn't shoot straight. First we have Zero means Zero; then a horrendously long bus strike and most recently a \$37 million payout to a company for a cancelled contract followed closely by an announcement that the cancelled rail route was now the preferred one. And I should take this seriously when I read it? It's all stacked toward to developers. Once again, it removes the public from the process and the park.

### New Conversation Thread

John Smart - [Updated 2009-10-11 16:00]

Crazy plan. We give the developers the Park. Then we, the City taxpayers, pay them to put up an ugly mall of the same type we already have too many of in Ottawa. Drop this plan immediately.

### New Conversation Thread

Emily Stormes - [Updated 2009-10-11 16:05]

The be all and end all of all this is that the city will be both footing the bill and taking the risk for this development while the profits will be siphoned off to the developers who will take what profits will exist and will then offload both the decaying site and the empty stadium ( should the team fold) back to a city after the damage has been done.



## New Conversation Thread

EDS - [Updated 2009-10-11 17:00]

The business plan relies too much on tax revenue from retail. I would like to see a shift to more reliable tax base e.g. high density affordable residential. The issue with so much retail is that the area cannot support it and people from other parts of the city will not come to Lansdowne just to shop or go to cinema's that are already in their communities. Also this scale of development of retail could pull tax revenue away from Bank Street and Billings Bridge commercial areas - which would only serve to redistribute revenues not generate much new revenue. I also think the city should consider more public/community sporting facilities as part of the revenue stream. Indoor playing fields, pool, track, tennis, etc. could serve residents of the downtown well. Facilities would generate revenue through user fees and at the very least be revenue neutral.

## New Conversation Thread

Matthew Stormes - [Updated 2009-10-11 17:14]

These numbers don't make financial sense. Why would we the city invest in this structure, it's ridiculous. Revenue neutral isn't a goal. In a business owner, revenue neutral means bankrupt to me! The city is the main loser in this deal and like the other two stadiums in this city which are crumbling empty devoid of teams and the developers who promised they would build them and fill them (Lansdowne and lynx stadium) and like these the city will be on the hook for this if it fails. If it succeeds, they are not the first with their hands in the cookie jar! Also how exactly are 10 acres of prime downtown space valued at only 20 million? my lot is 1/2 acre and it's valued at 0.25 million. This doesn't make sense.. like so much in this proposal.

## New Conversation Thread

JKW - [Updated 2009-10-11 18:00]

There is a total lack of vision in this Lansdowne Redevelopment plan. There is very poor vision for heritage, poor vision for green space, poor vision for business, poor vision for use by the public, poor vision for the design. Design is supposed to consider integration for the surrounding environs. This design does not integrate well with the adjacent park land or UNESCO World Heritage site nor with the surrounding neighbourhood. Even if all of the logistical nightmares (of which there are many) were solved, which seems highly unlikely, the design is weak. Clearly this is the result of having only a rushed design presented. We need to see other options for the use and design of the site from the greatest minds available, no matter where they are from. This plan is totally unacceptable and must be cancelled. Vote it down!

## New Conversation Thread

I got vision&the rest of the world wears bifocals - [Updated 2009-10-11 18:09]

The City is on the hook for providing a new stadium (when it can't even build and barely maintain local hockey arenas for amateur sport) for the privately held (and potentially profitable) CFL team. The Lansdowne Live Group investment is entirely in the presumably profitable commercial/residential development. Why not a partnership under which after an initial level of return (say 5%) the City receives half the profits up to the limit of the City's annual financing costs being covered by property taxes and the City's share of profits. That would be a true public-private partnership.

## New Conversation Thread

I got vision&the rest of the world wears bifocals - [Updated 2009-10-11 18:10]

The Lansdowne Live group has indicated that they will cover any cost overruns, but not for major design changes. That would mean that the project should not under any circumstances be approved until complete, detailed and final designs, architectural, engineering, site and all other related plans are finalized and approved by both sides. Otherwise, the City will be on the hook, and perhaps for changes required by Lansdowne Live themselves.

## New Conversation Thread

JKW - [Updated 2009-10-11 20:08]

This plan is bad business for the City, bad business for taxpayers, bad business for local merchants, bad business for the environment. We need a new process.

## New Conversation Thread

brendan - [Updated 2009-10-11 22:43]

The city takes most of the risk and the private sector partners make most of the profits. This is a bad deal. The attempt to make property taxes look like a profit to write off the city debt is ridiculous, we ALL pay taxes for city services, we don't get to use them to write off particular projects that benefit us.





## New Conversation Thread

[rdpeacocke](#) - [Updated 2009-10-11 23:08]

What is the value of the land at Lansdowne Park? Why is the city giving it away rent-free and without asking for competitive proposals? The sole source approach and business model is absolutely wrong from every angle.

## New Conversation Thread

[Toby](#) - [Updated 2009-10-11 23:25]

This project is a scam on the taxpayers and citizens of Ottawa. Even though we are giving rights of the most valuable available property in Ottawa away to developers for a generation, the annual cost of paying for it will still cost the public far more than current operations PLUS the cost of major repairs. It is a complete deception to pretend that we will get all or even a substantial amount of the money back through property taxes. All residents and businesses pay property taxes for the different services we receive from the city. These should be no different, especially because the business they gain will come almost entirely at expense of business elsewhere, and will therefore lead to lower property taxes elsewhere. This is like saying the city should give me land for free and pay to build me a house because the taxes I'll pay on it will cover some--not even all--of the costs of house. If the city behaved like that, it would go bankrupt in no time. It makes no sense and is incredibly fiscally irresponsible. What's more, the finances are structured so the private developers avoid the risk, but are first in line to take the profits and cash flow. Any initial revenues for the city are ploughed right back into upkeep of the stadium, parkade and other operations. It's a lose-lose proposition for the public and win-win for the private developers.

## New Conversation Thread

[BobSkyline](#) - [Updated 2009-10-11 23:57]

This is the wrong project in the wrong place. Here is an alternative plan, that could be implemented in stages as we can afford it: Offer to work with OSEG to locate a new stadium for soccer and football at Bayview or LeBreton, on a financial basis similar to whatever is commonly done in other cities. Tear down the remains of Frank Clair stadium, retain the Civic Centre. Plan for some underground parking. Sell off the strip of land along Bank Street for commercial development compatible with the neighbourhood, and the strip along Holmwood for residential. Re-initiate an open competition for design of parklands covering the remainder of the property (including the existing Frank Clair field) and incorporating plans for Aberdeen Pavilion and the facade of the Horticulture Building. There should be no need to rush into a deal that does nothing to achieve any real benefits for city residents.

## New Conversation Thread

[cmh](#) - [Updated 2009-10-11 23:57]

The business case for Lansdowne Live is based on inflated costs. I believe the friends of Lansdowne have substantiated a current net cost to the city of around \$250 000 per year. This is not an unreasonable investment for the site. It is true that increased maintenance is required, but maintenance of the current structures is far less than the estimated \$160 million value of the land, and so represents a good investment. The return for taxpayers under the present proposal is poor. OSEG, as an incorporated entity may take risk, but there are few risks to the developers themselves if the project fails. The city hands OSEG land at little cost, yet taxpayers see few benefits aside from the much vaunted property tax that will be generated. It is improper to account for this project through the property tax it will generate, as property taxes are not earmarked in this manner as a rule. I believe Mayor O'Brien was recently quoted as saying the project will be revenue-neutral for the city. I am sure it is not revenue-neutral for the developers. Why is the city enabling the developers to make money in this way? I do not believe this question can be answered in a manner convincing to taxpayers.

## New Conversation Thread

[ds123](#) - [Updated 2009-10-12 00:18]

What a rip off! The city takes most of the risk, and gets no benefit. On the contrary, the city is buying a disaster. This plan will squander an opportunity to use this space in innovative ways for the benefit of the city and its citizens. Instead we see a corrupt plan that has the city funding the riskiest part of the venture, and holding on to the greatest part of the risk. There is no reason for the city to fund a sports franchise. This is just a business. If private investment doesn't make it fly, then don't ask me to put my tax dollars into it. The whole plan is an insult. Here we have the city cutting costs all over the place, and it is expected to foot the bill for a ludicrous project. This is totally corrupt. There is nothing good about this plan. How much in bribes did the developers pay various key people in the city? How can there be an idea of not raising taxes on the one hand, and at the same time this hair-brained idea is put forward as a serious proposal?

