

LAND DEVELOPMENT in the Canadian Airport Context

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Ottawa Macdonald-Cartier International Airport (YOW)

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Administration de
l'aéroport international

YOW – TRANSFORMATION OVER 2 DECADES



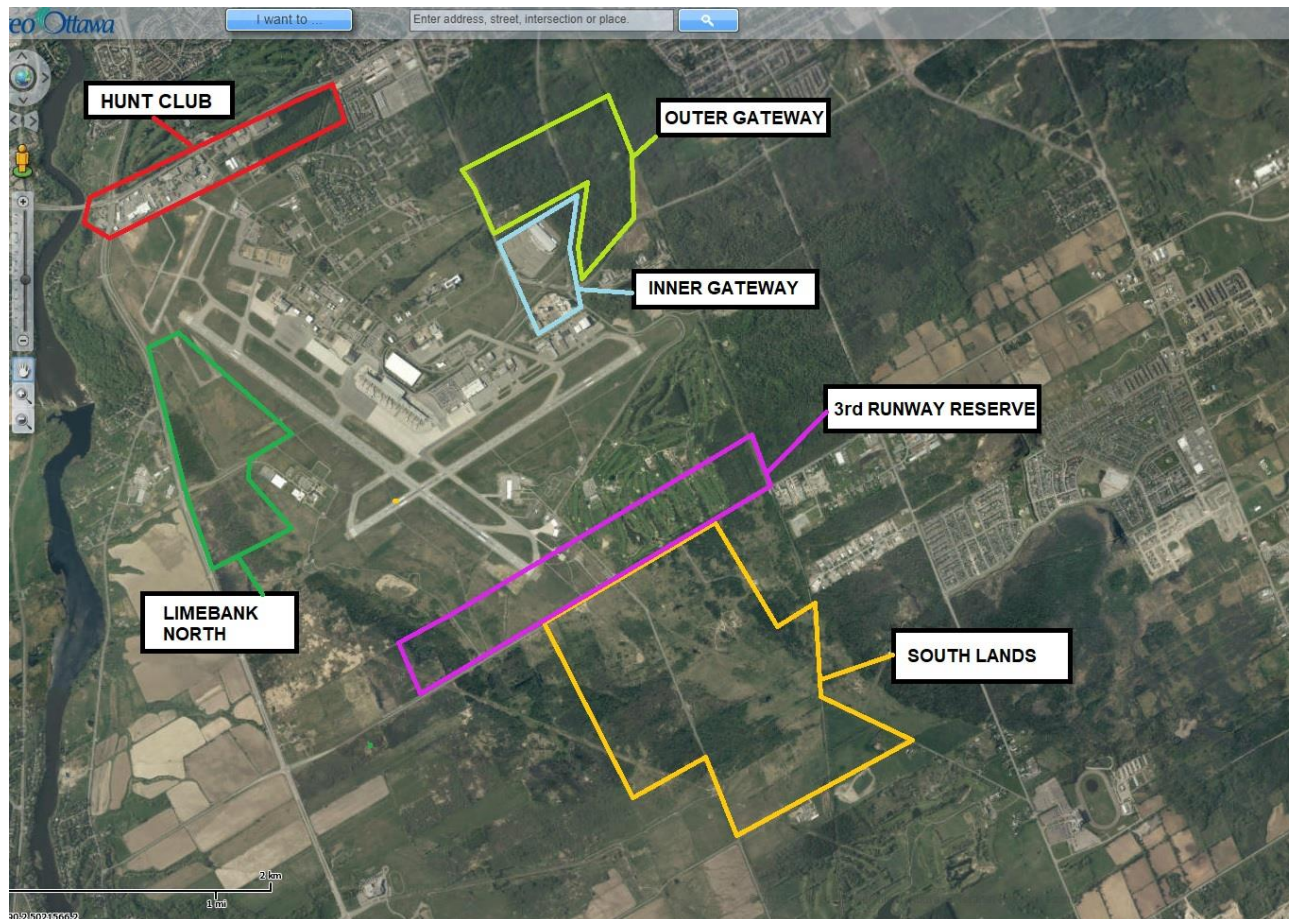
THE CANADIAN LANDSCAPE

- Municipally run (public)
- FAA funded capital
- Option to sell or lease
- Airline veto
- No property taxes!



- Private Authorities
- Constrained to lease only (Crown land)
- Self-sustaining
- Ground rent to Crown (10-12% of rent income)

THE BIG PICTURE



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HUNT CLUB SECTOR- 1991



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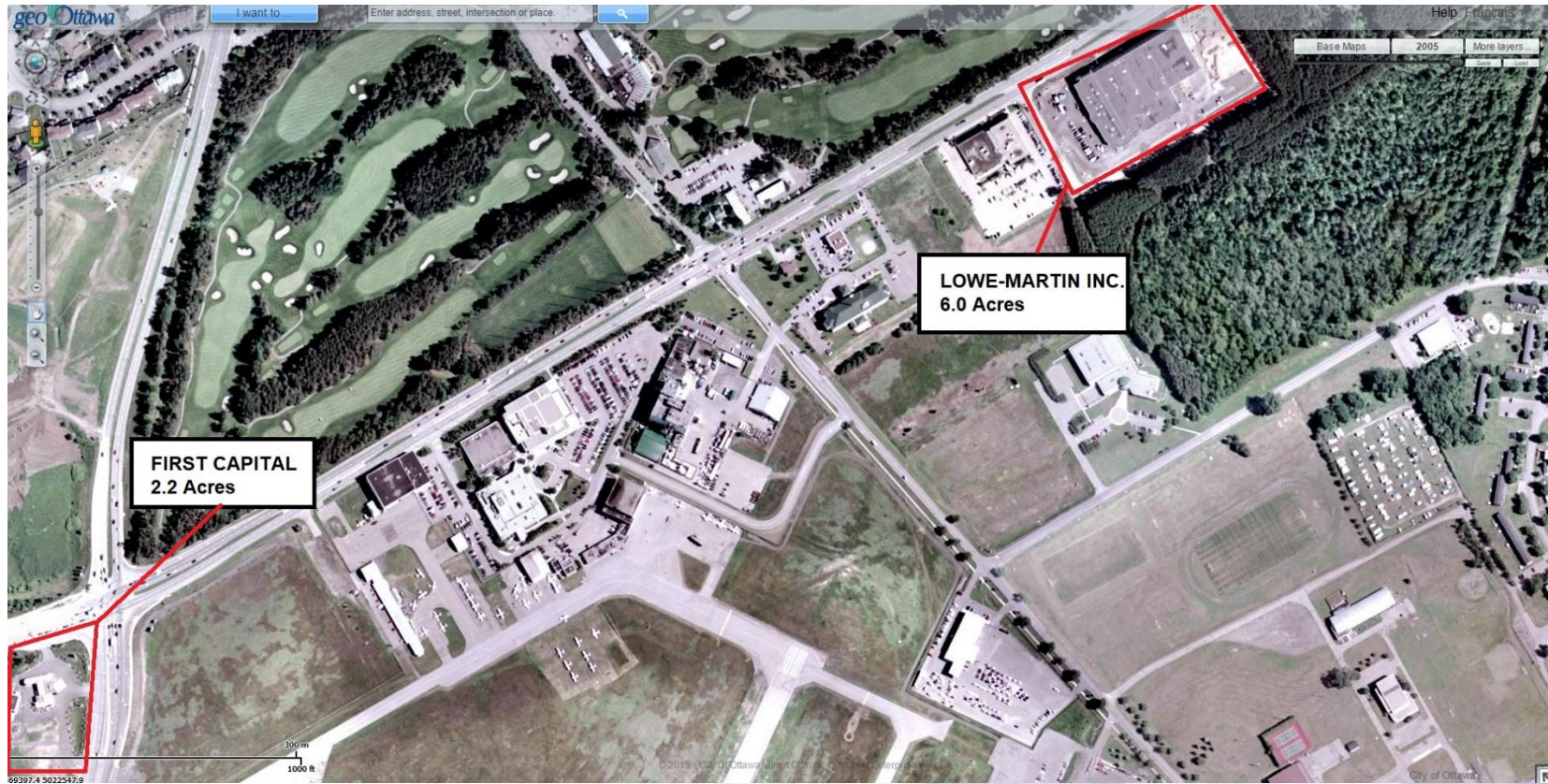


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2002- THE FIRST WAVE



2005 – CONTINUED MOMENTUM

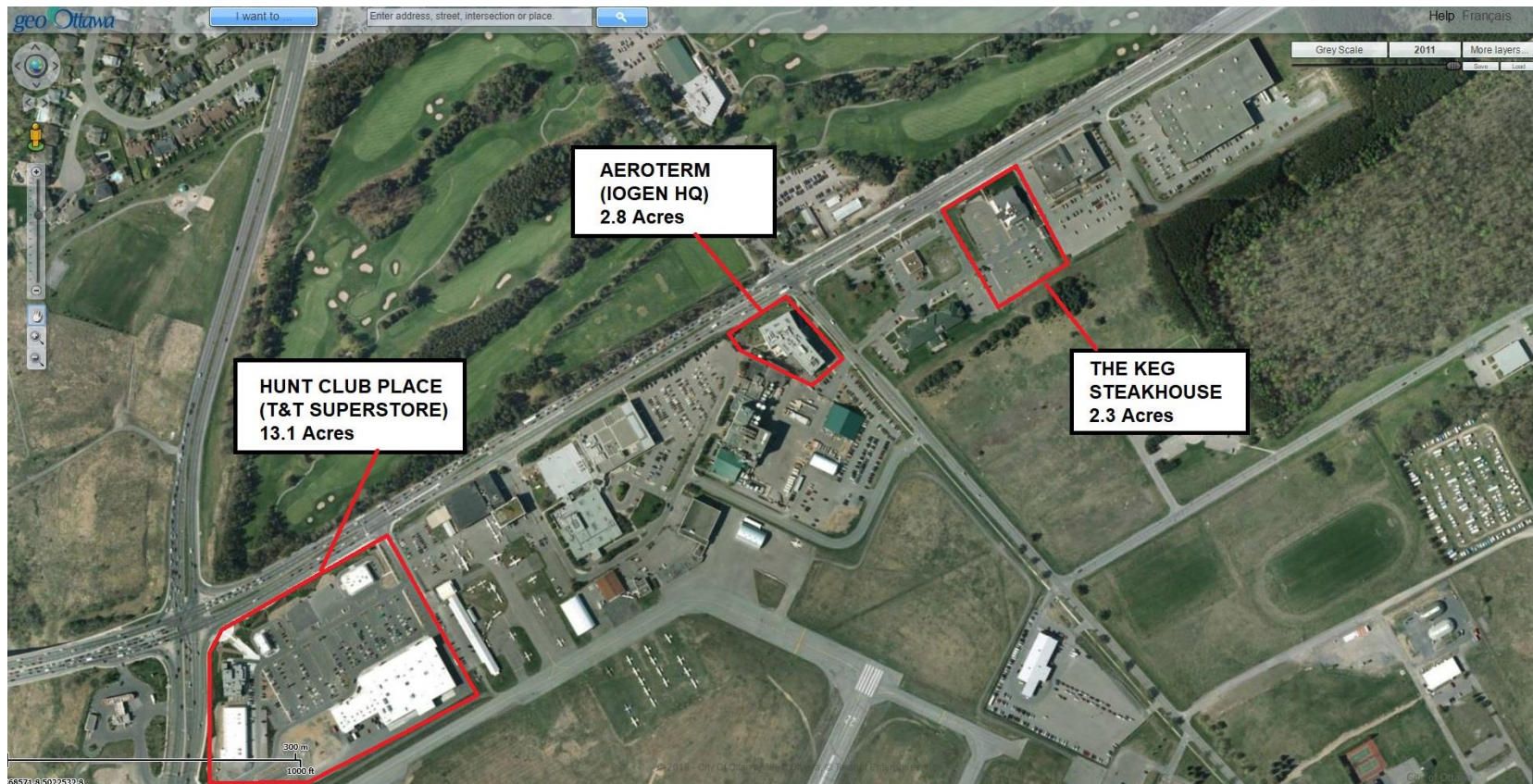


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2011- ???



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INNER GATEWAY SECTOR - 1991



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2017 – ROOMS FOR RENT!

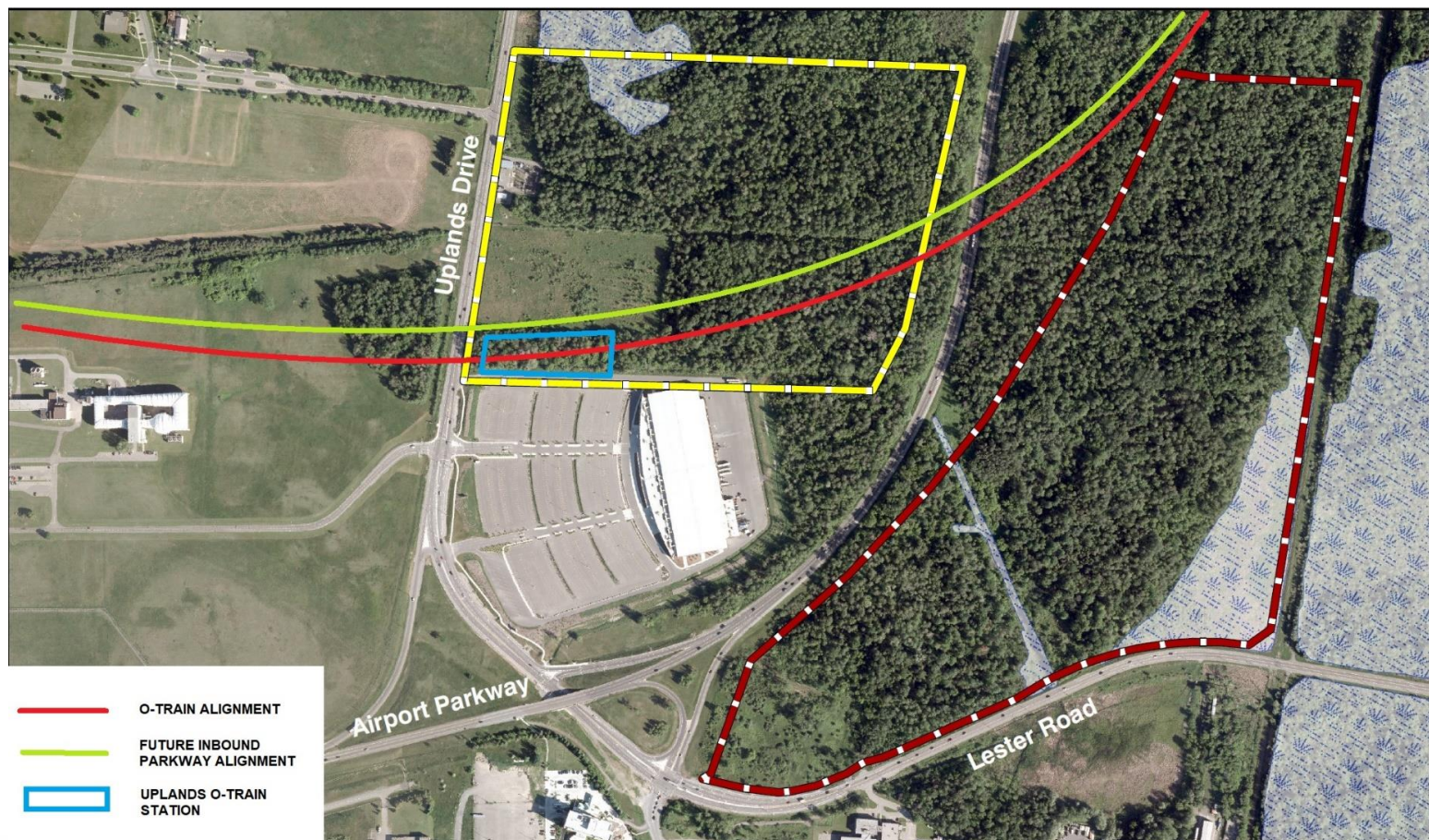


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GATEWAY LANDS— THE NEXT FRONTIER



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INTEGRATED TERMINAL HOTEL



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CURRENT TERMINAL



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TERMINAL 2023



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THANK YOU



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