

Appendix A: Master Site Plan Drawings Package

NEW CIVIC DEVELOPMENT FOR THE OTTAWA HOSPITAL

Master Site Plan / Lifting of Holding Zone

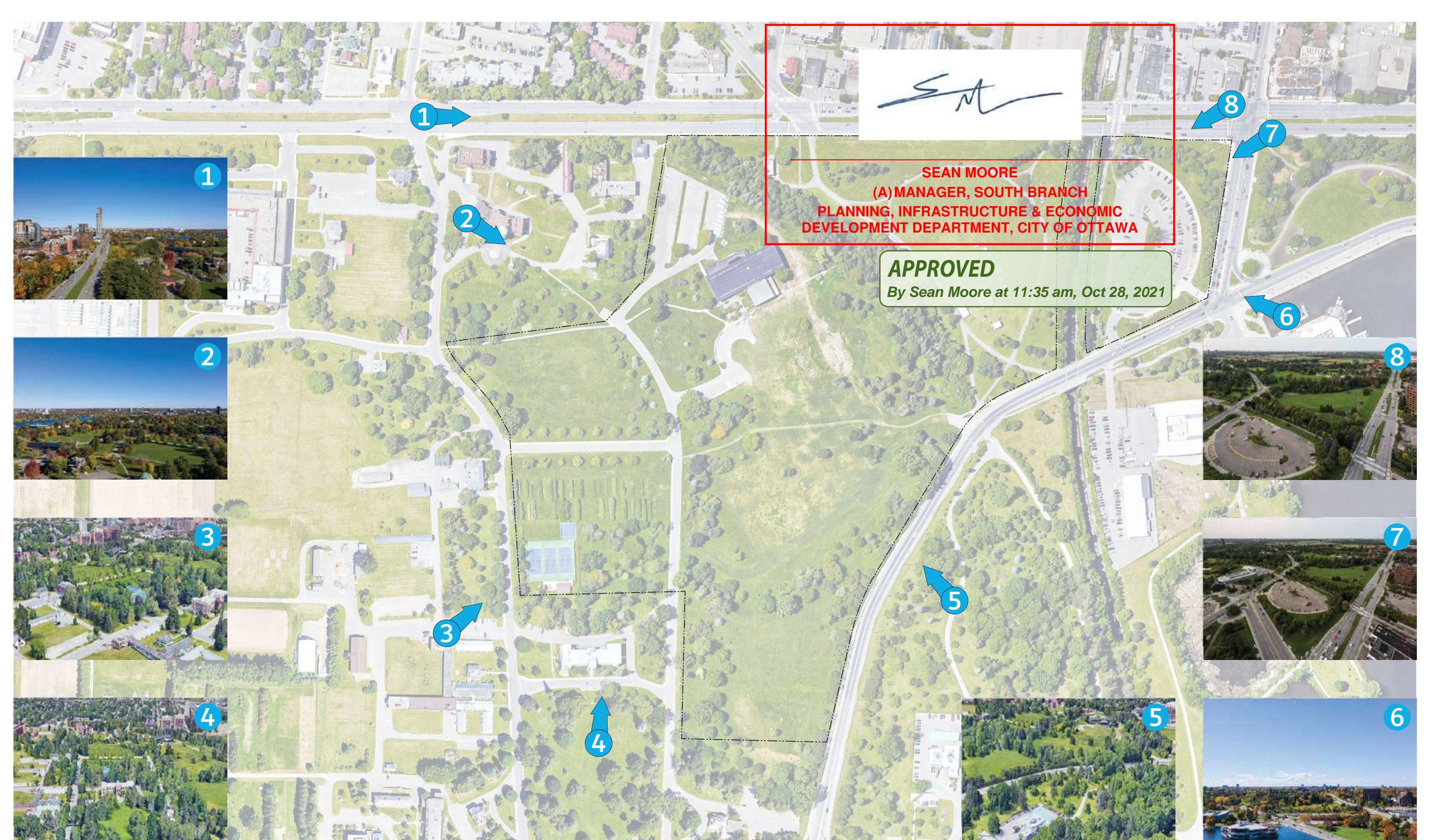
Hospital, Office, Ancillary Commercial / Services & Parking

930 Carling Avenue & 520 Preston Street, Ottawa, ON

August 4, 2021

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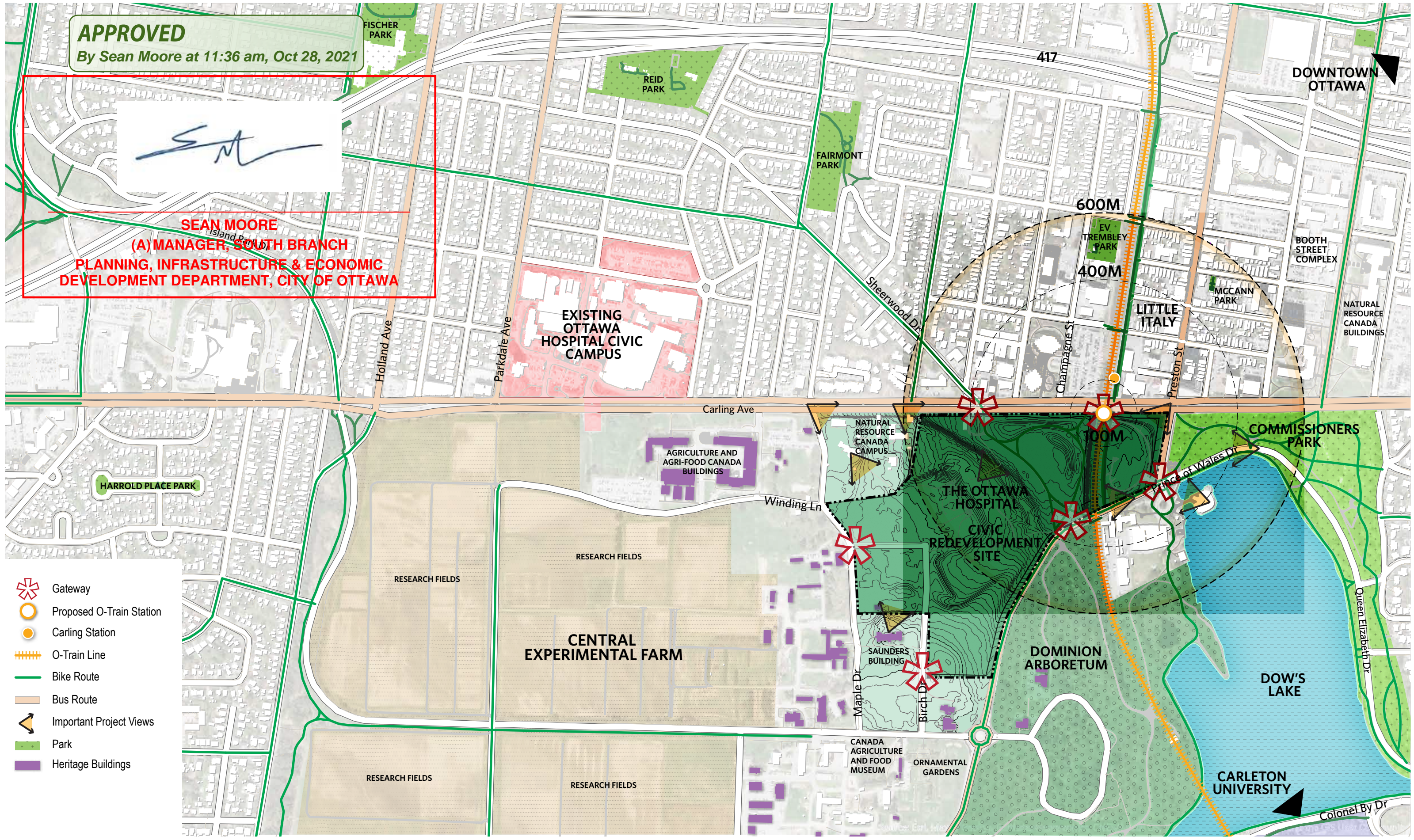
3	EXISTING SITE CONDITIONS AND SURROUNDING CONTEXTS
4	CONTEXT PLAN
5	MASTER SITE PLAN
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7	OPEN SPACE, LANDSCAPE, AND GRADING CONCEPT
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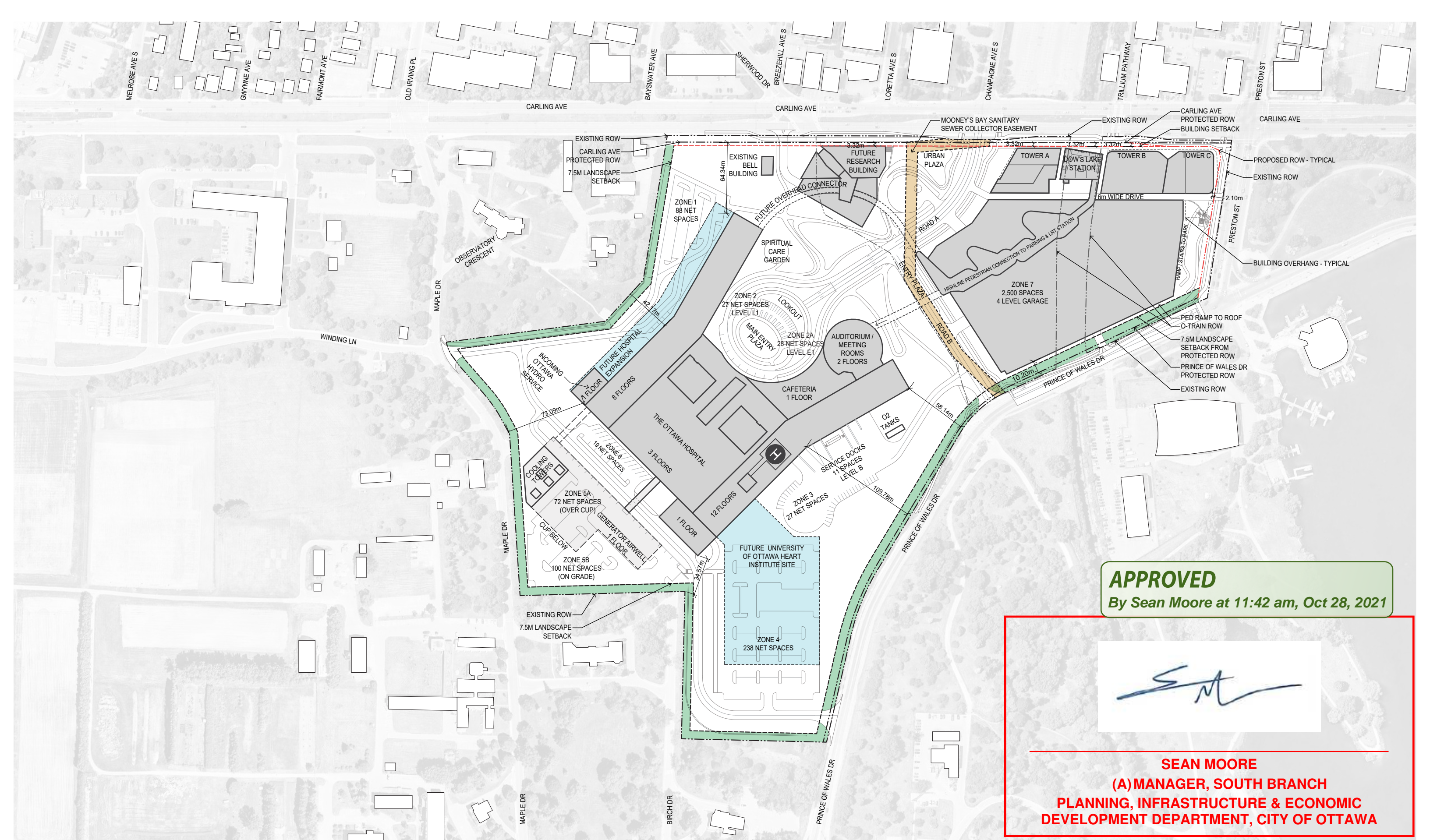
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By Sean Moore at 11:36 am, Oct 28, 2021

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- Gateway
- Proposed O-Train Station
- Carling Station
- O-Train Line
- Bike Route
- Bus Route
- Important Project Views
- Park
- Heritage Buildings



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 By Sean Moore at 11:42 am, Oct 28, 2021

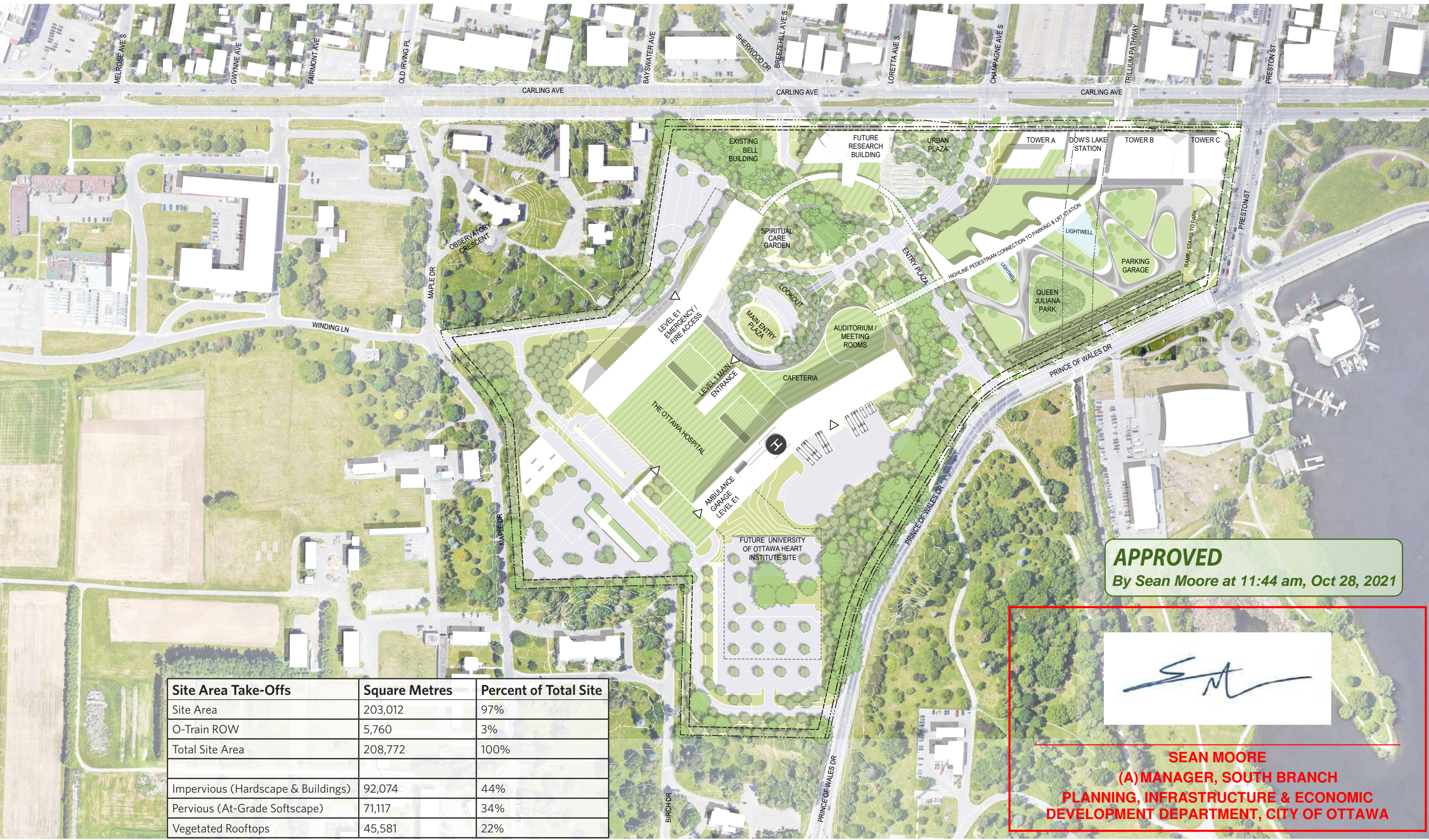
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Phase	Start / End Date	Project
1A	TBD	Existing LRT Station and Rail Trench Widening
1B	2021 - 2021	Jurisdictional Approvals
2	2022 - 2023	Parking Garage
3	2024 - 2026	New Hospital CUP & Hydro Service
4	2024 - 2028	New Hospital
5	TBD	Potential LRT Station Expansion
6	2024 - 2029	Research Tower
7A	2029 - 2039	Carling Tower A
7B	2029 - 2039	Carling Tower B
7C	2029 - 2039	Carling Tower C
8	2024 - 2028	Rehab
9	2035 - 2038	New Hospital Expansion

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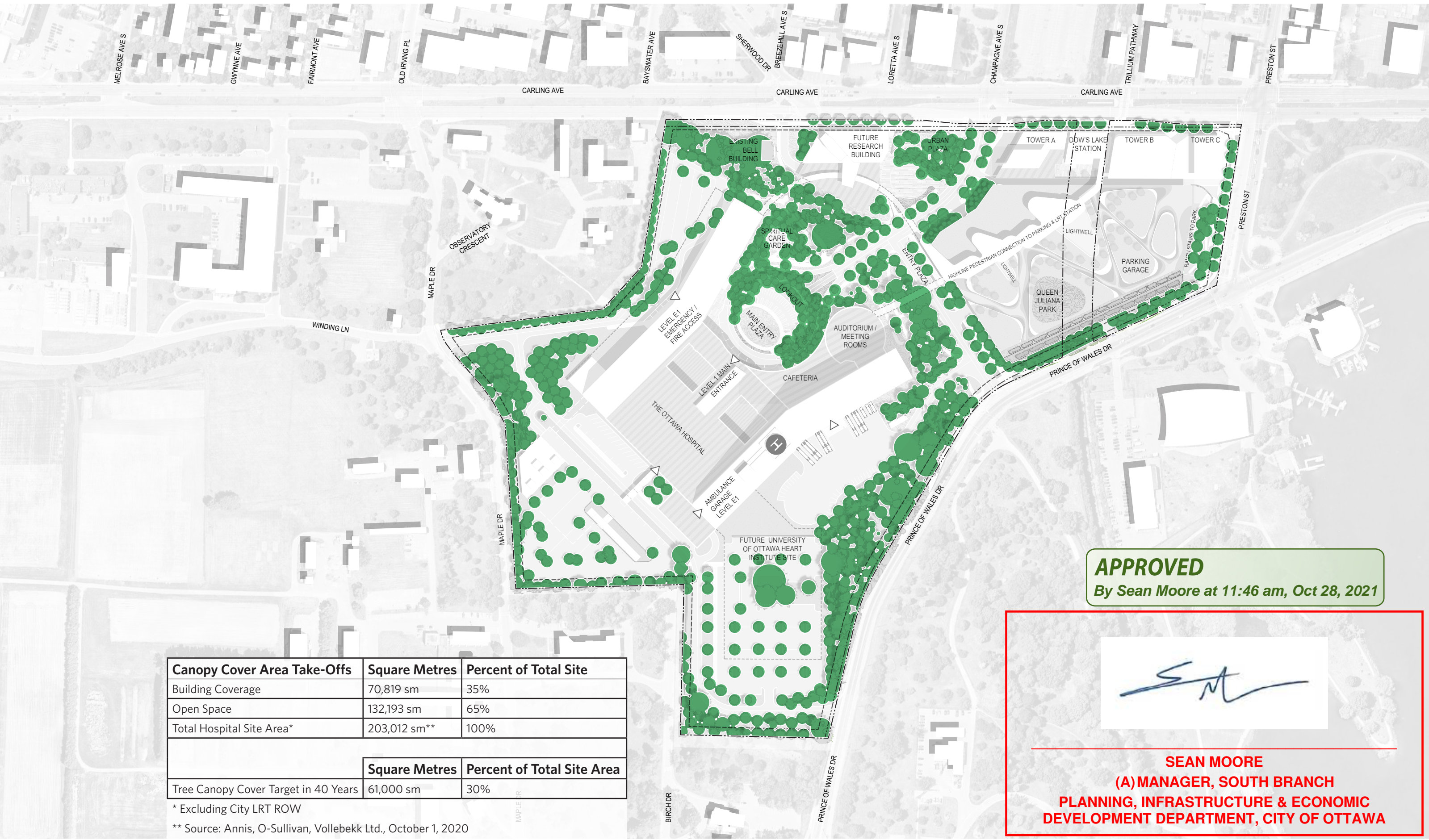
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Site Area Take-Offs	Square Metres	Percent of Total Site
Site Area	203,012	97%
O-Train ROW	5,760	3%
Total Site Area	208,772	100%
Impervious (Hardscape & Buildings)	92,074	44%
Pervious (At-Grade Softscape)	71,117	34%
Vegetated Rooftops	45,581	22%

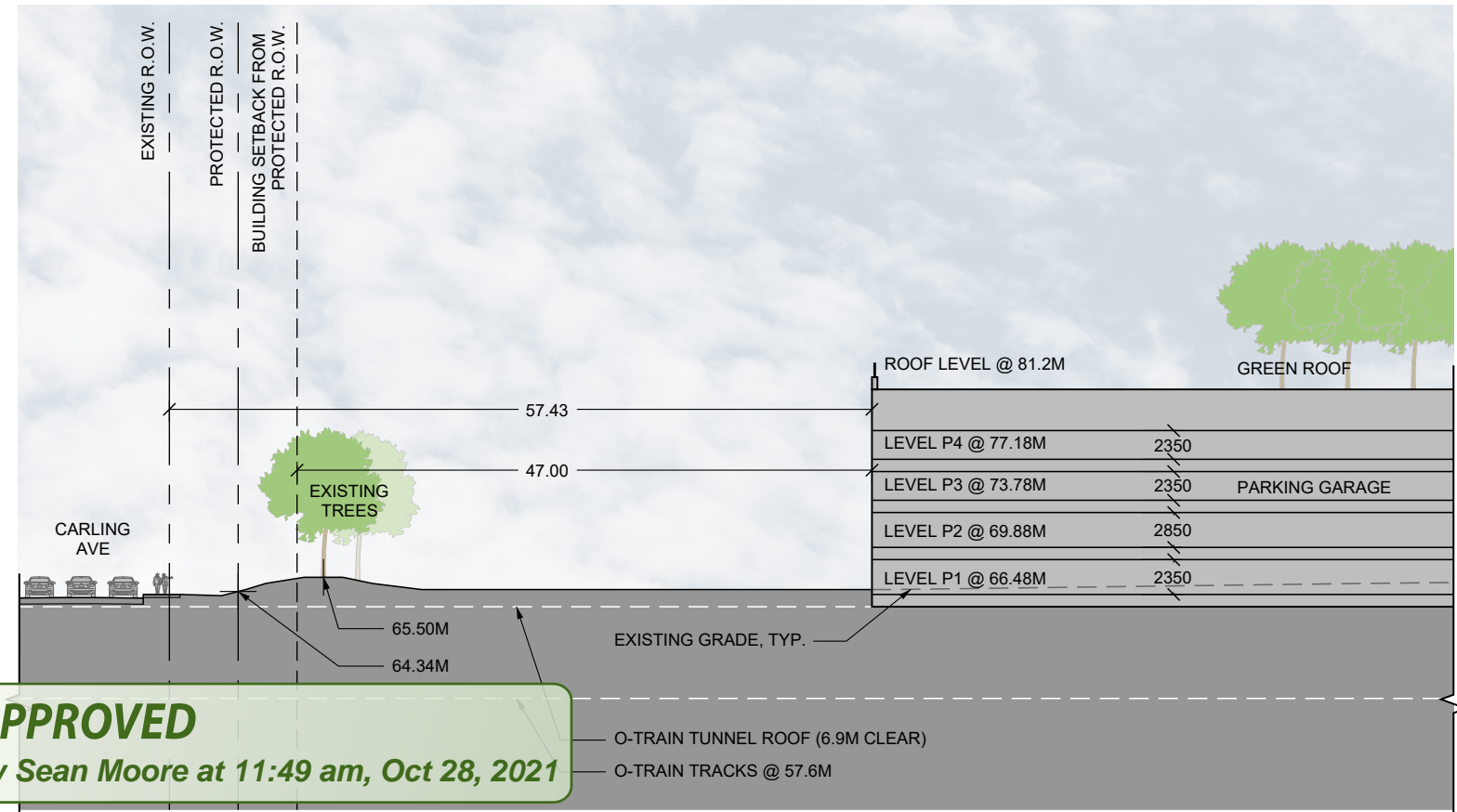
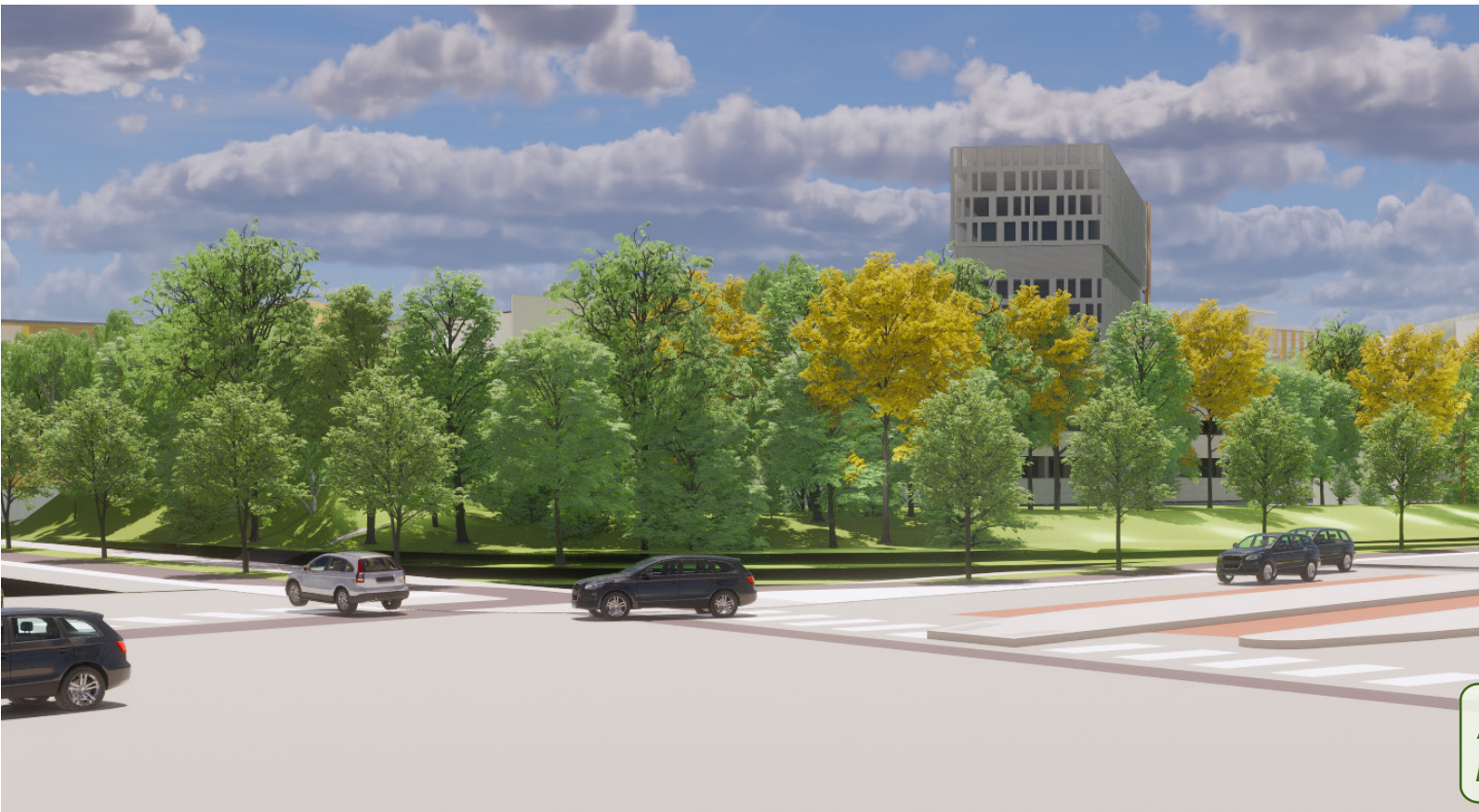


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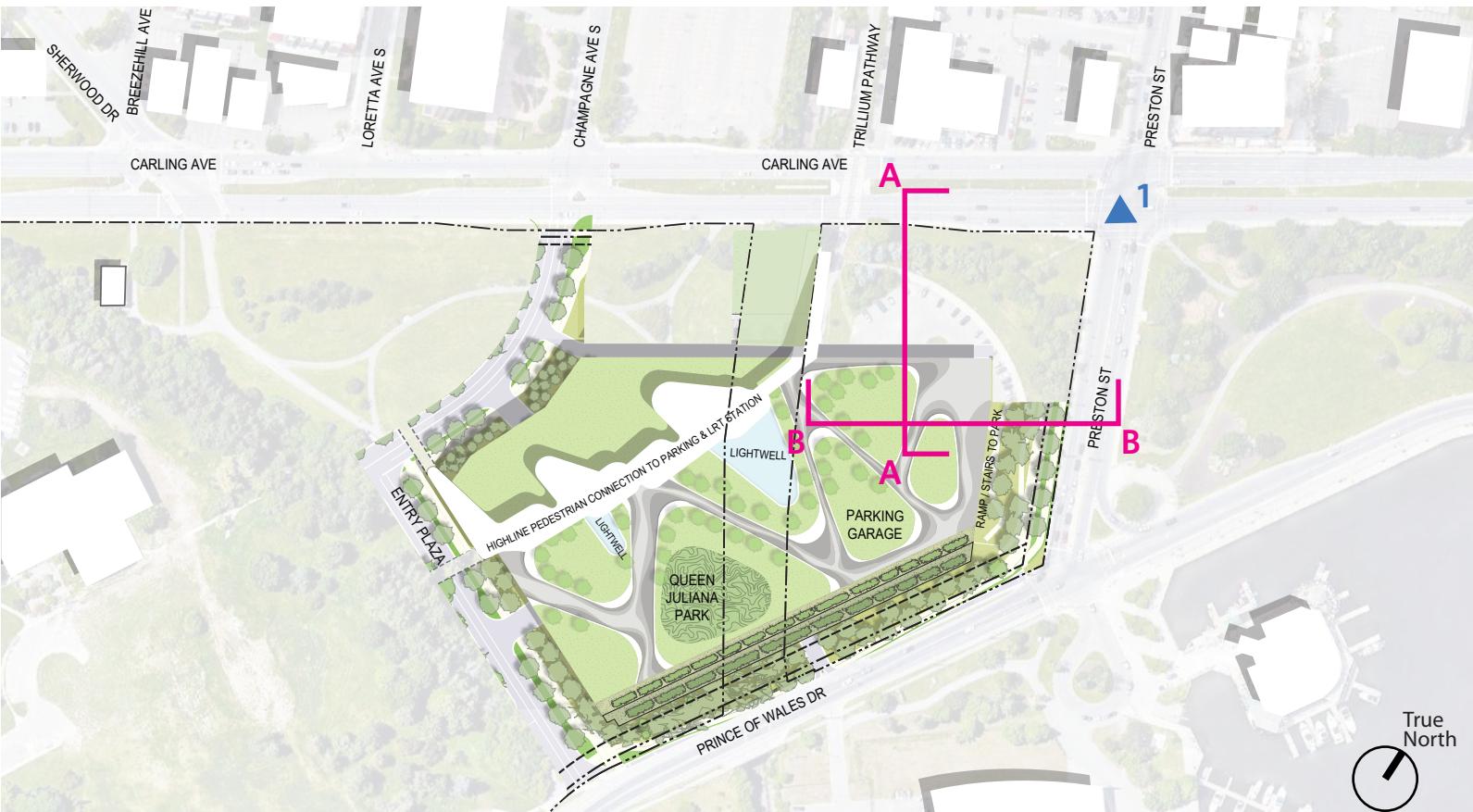
Canopy Cover Area Take-Offs	Square Metres	Percent of Total Site
Building Coverage	70,819 sm	35%
Open Space	132,193 sm	65%
Total Hospital Site Area*	203,012 sm**	100%
	Square Metres	Percent of Total Site Area
Tree Canopy Cover Target in 40 Years	61,000 sm	30%

* Excluding City LRT ROW
 ** Source: Annis, O-Sullivan, Vollebakk Ltd., October 1, 2020



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VIEW 1: CARLING AVENUE / PRESTON STREET (FACING SOUTH / WEST)

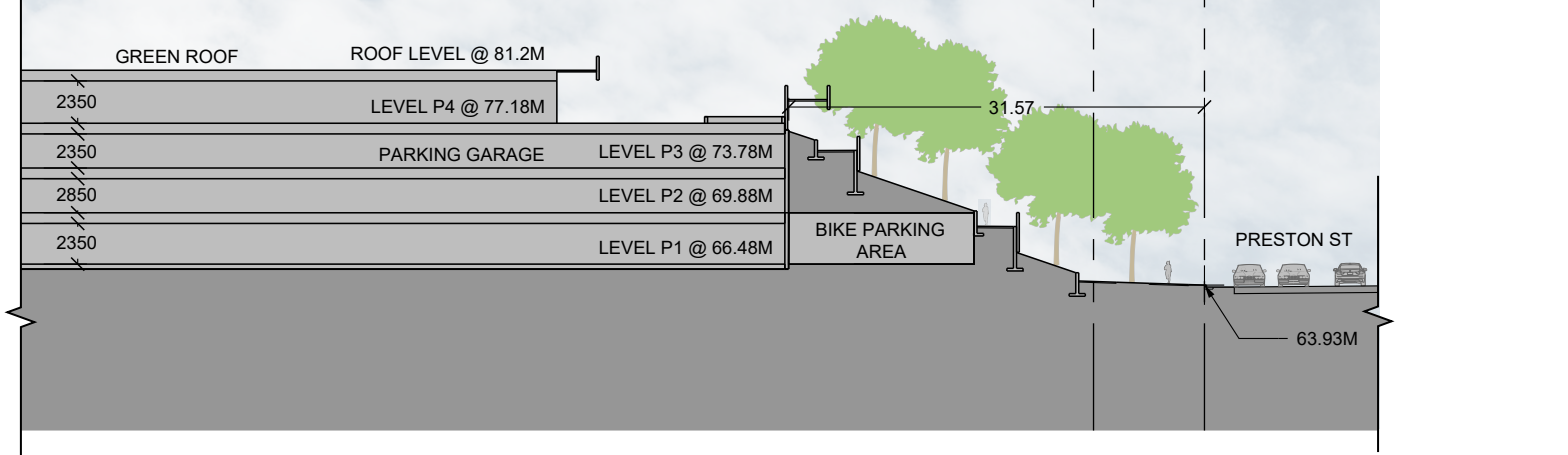


PHASE 2 PARKING GARAGE KEY PLAN

SECTION A

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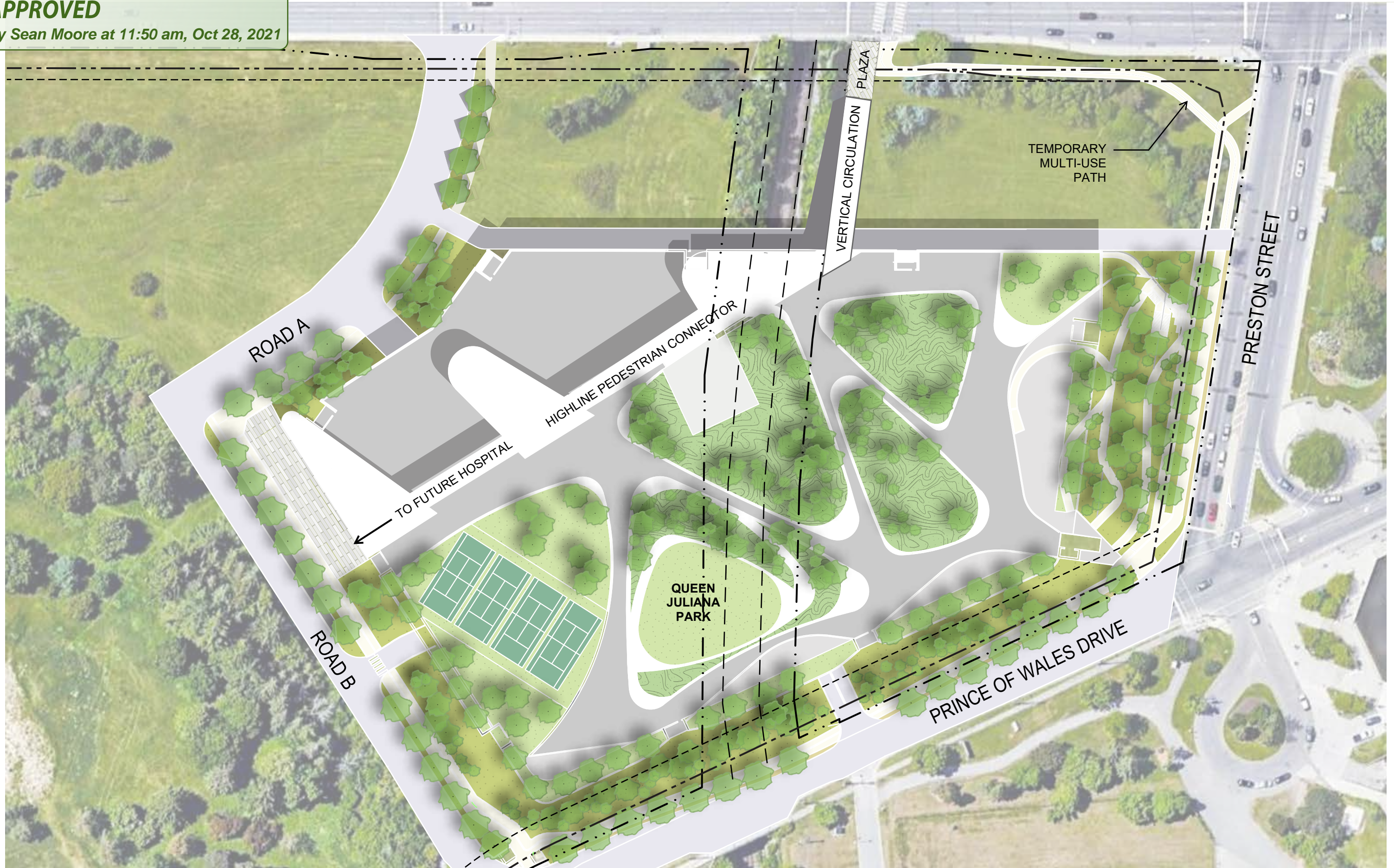
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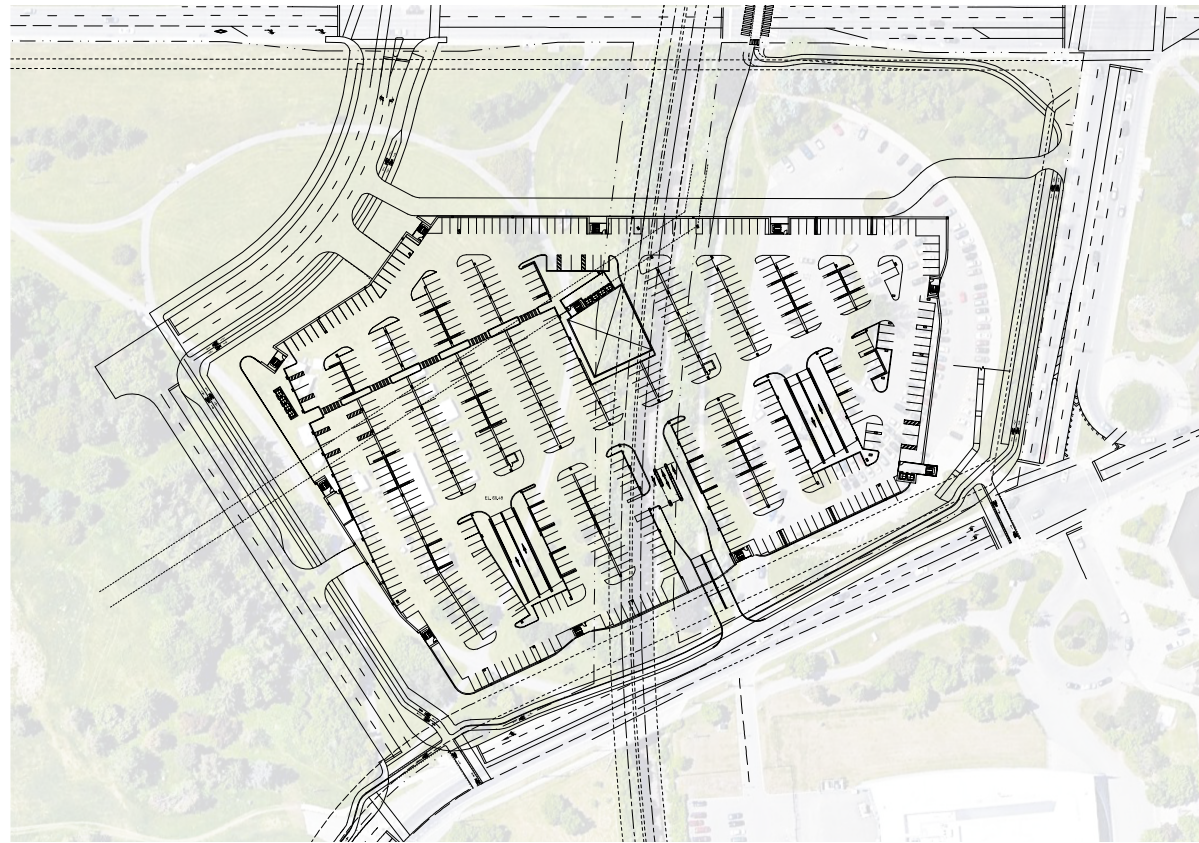


SECTION B

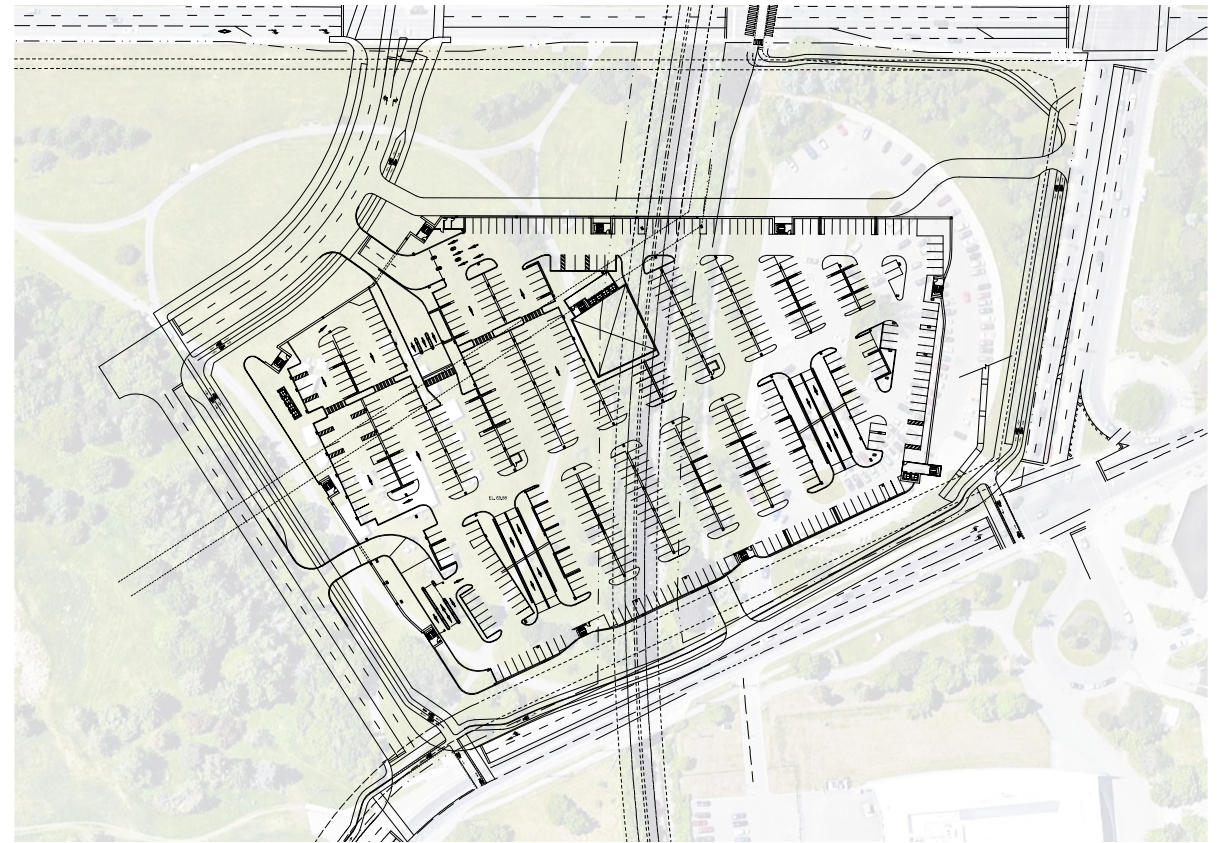
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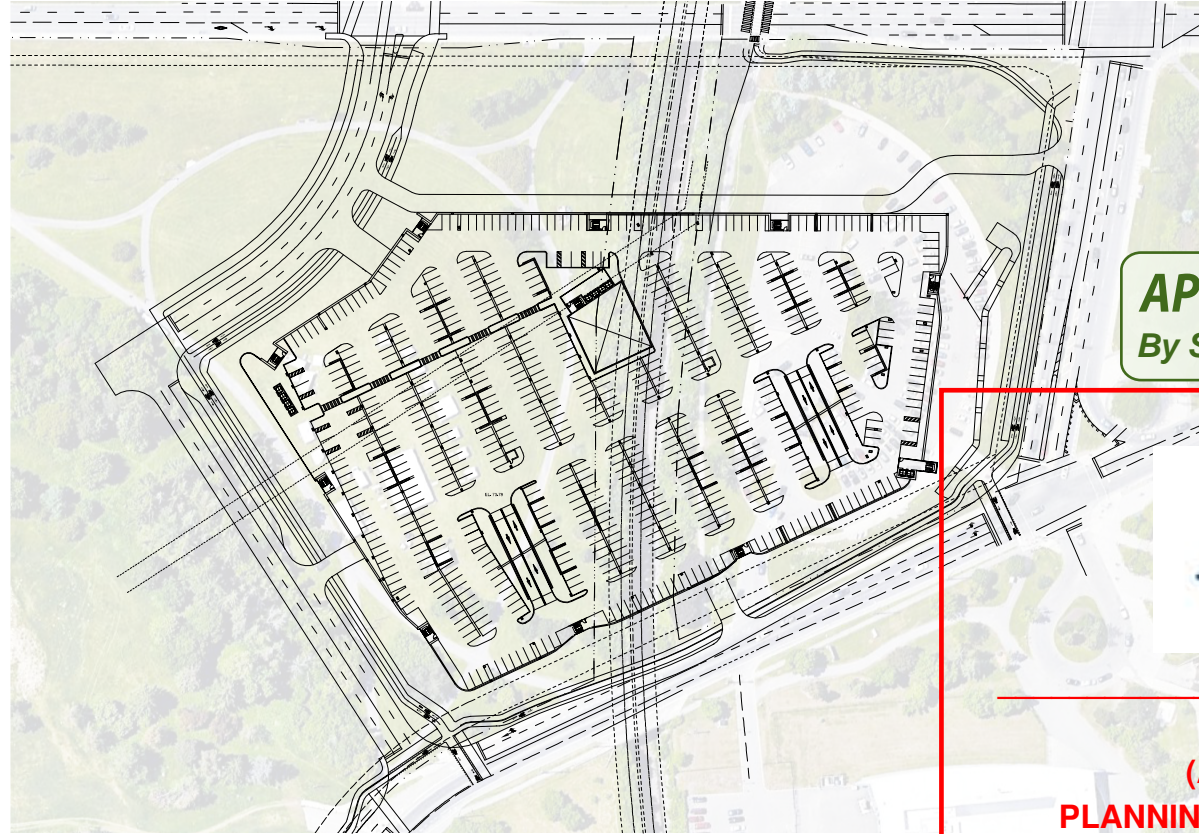




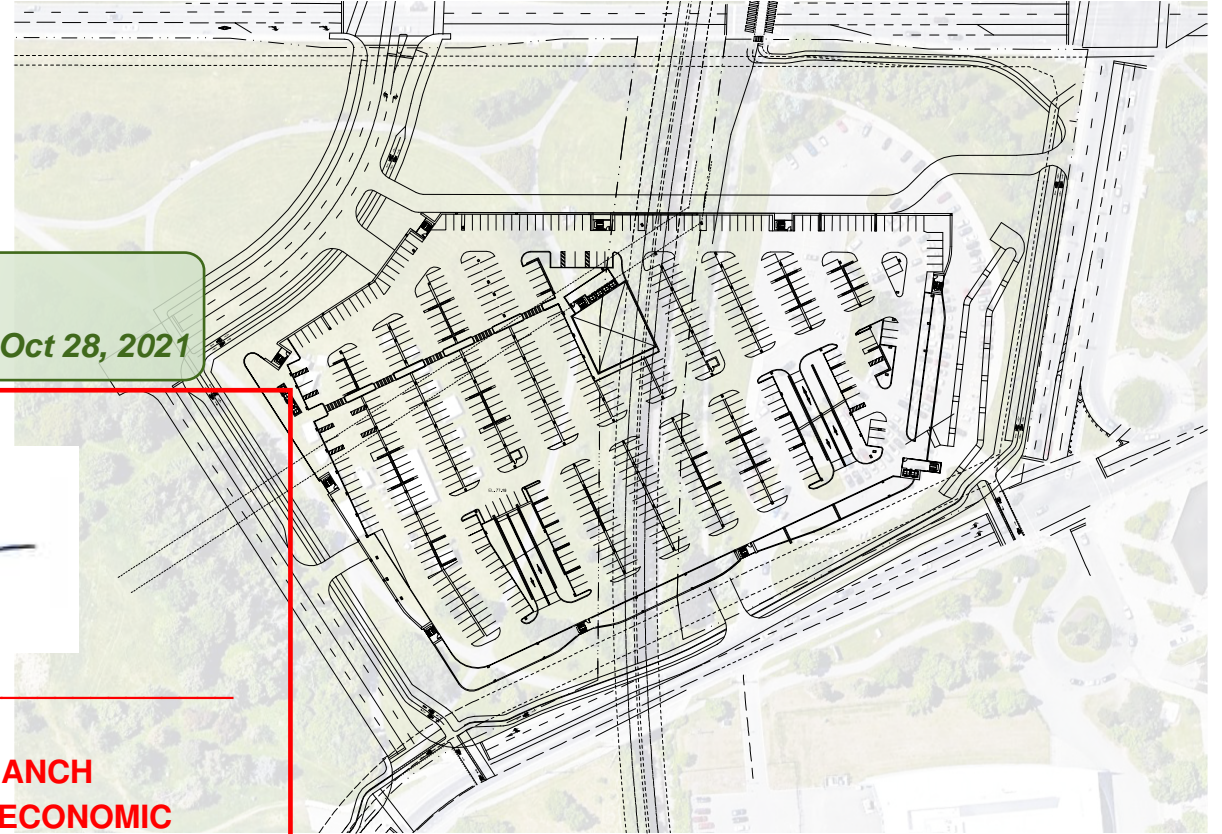
LEVEL P1 1:2000



LEVEL P2 1:2000



LEVEL P3 1:2000



LEVEL P4 1:2000

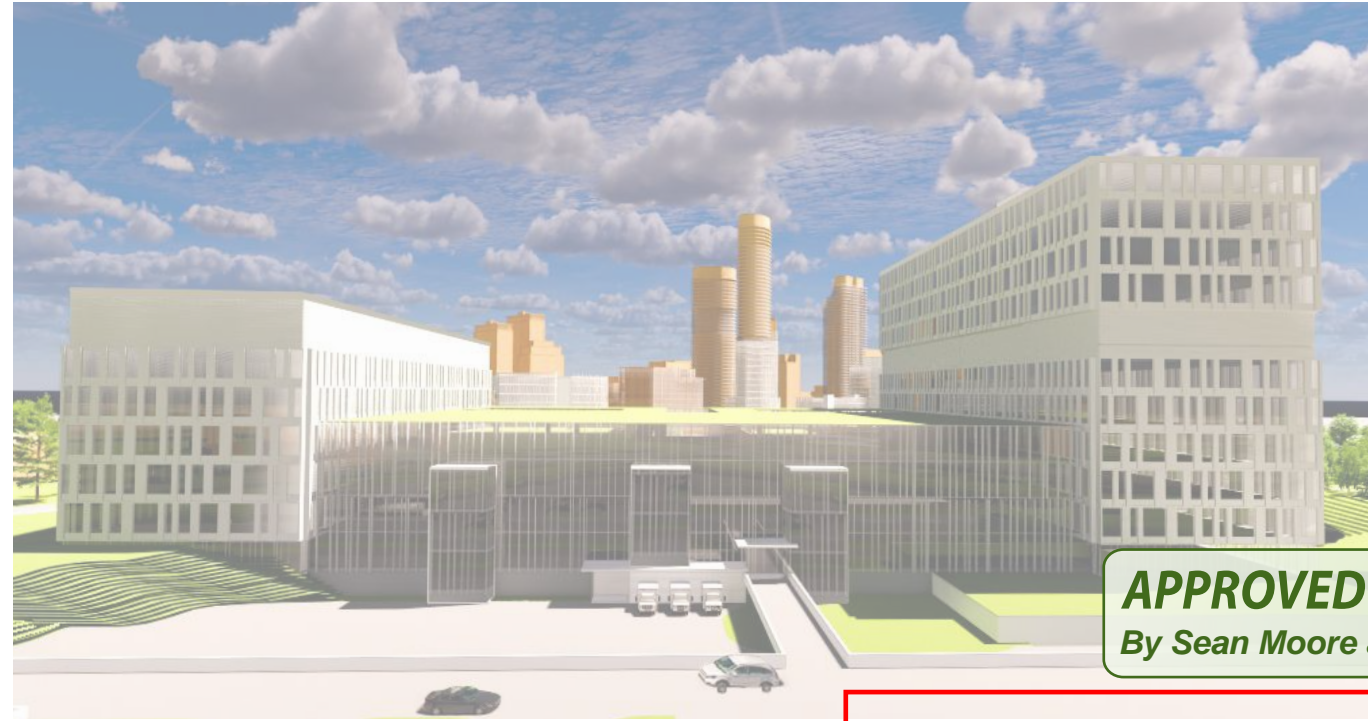
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Level	Spaces	Accessible	Limited Mobility
P4	613	18	36
P3	681	18	36
P2	595	18	36
P1	670	18	36
TOTAL	2,559	72	144



1 - SOUTH / WEST ELEVATION



2 - SOUTH / EAST ELEVATION

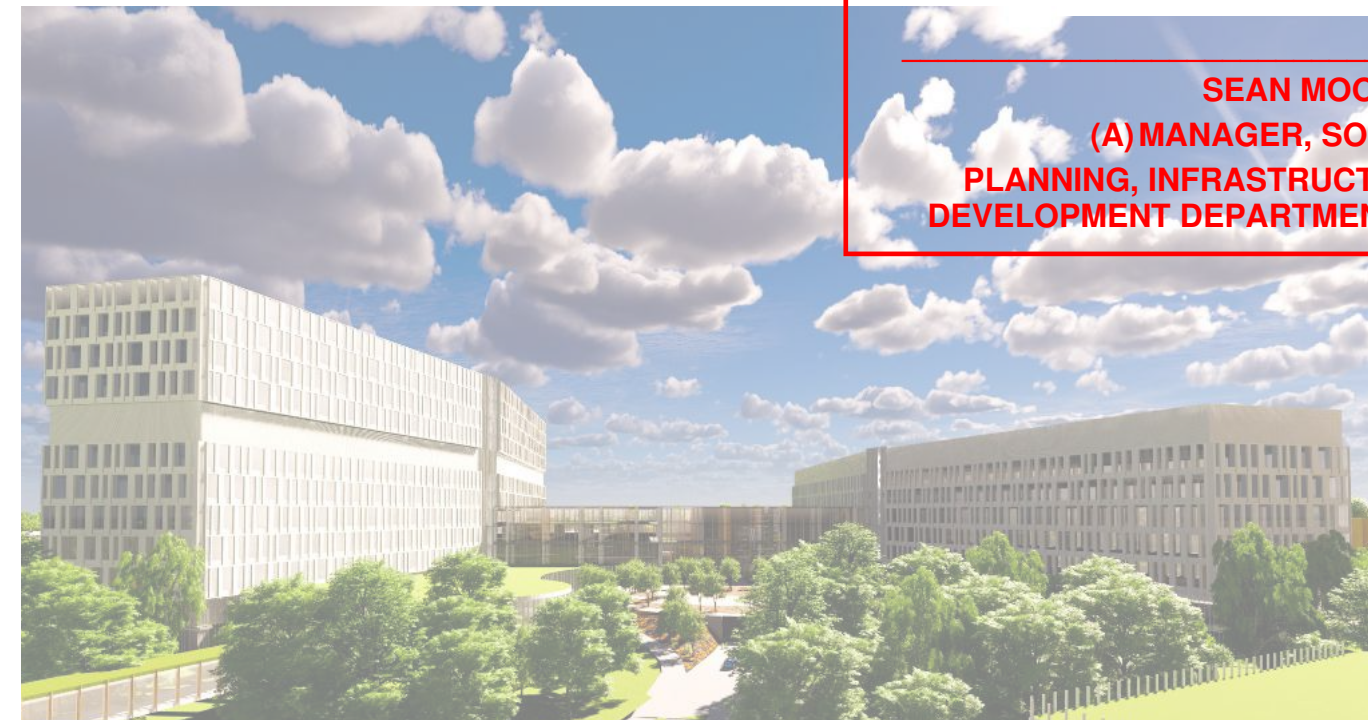
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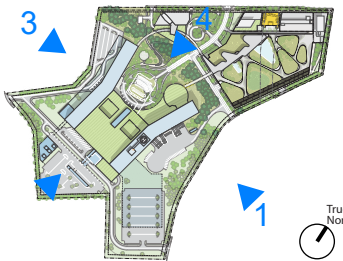
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3 - NORTH / WEST ELEVATION



4 - NORTH / EAST ELEVATION





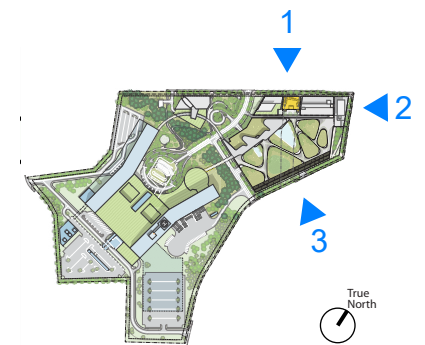
1- NORTH ELEVATION



2 - EAST ELEVATION



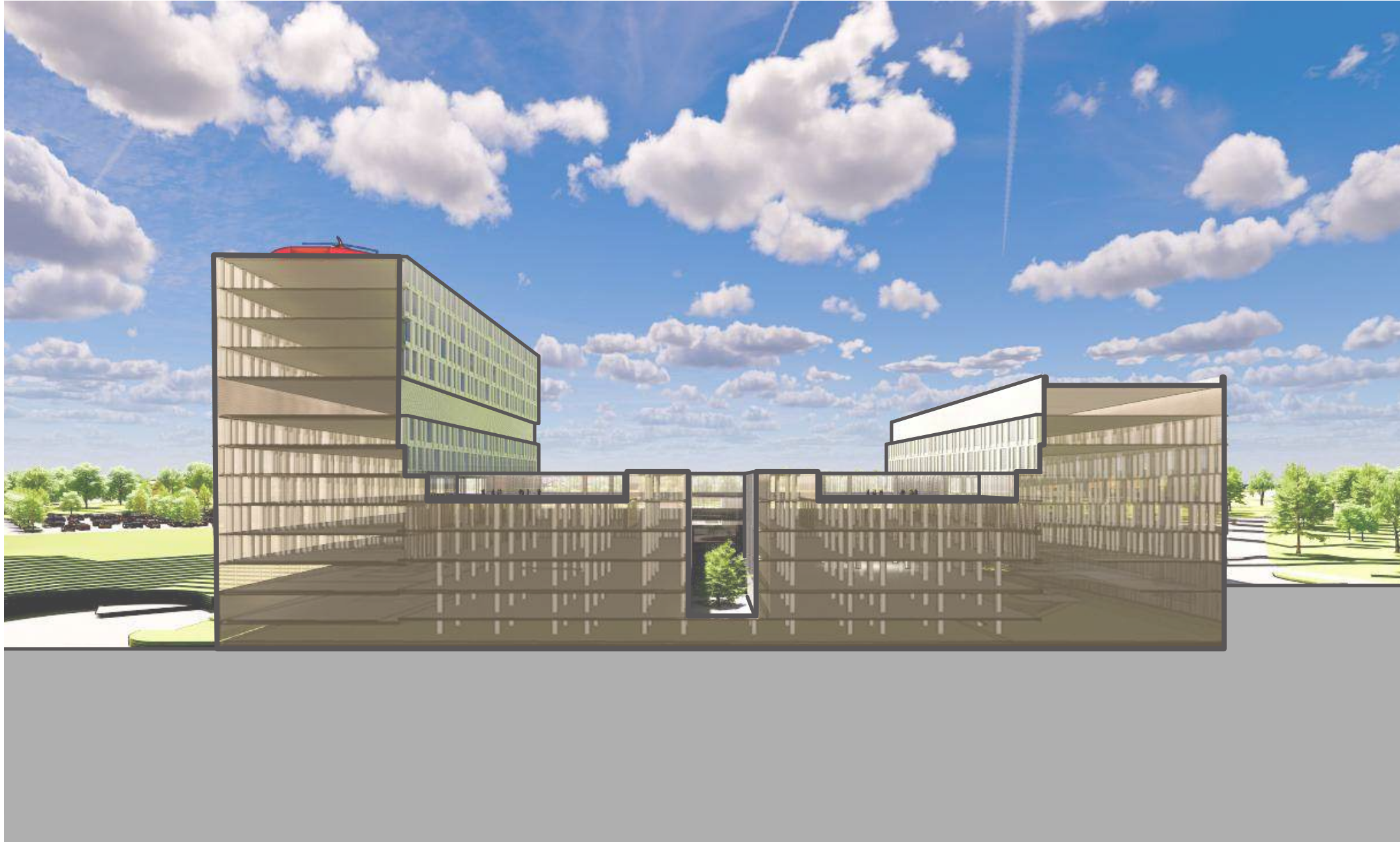
3 - SOUTH ELEVATION



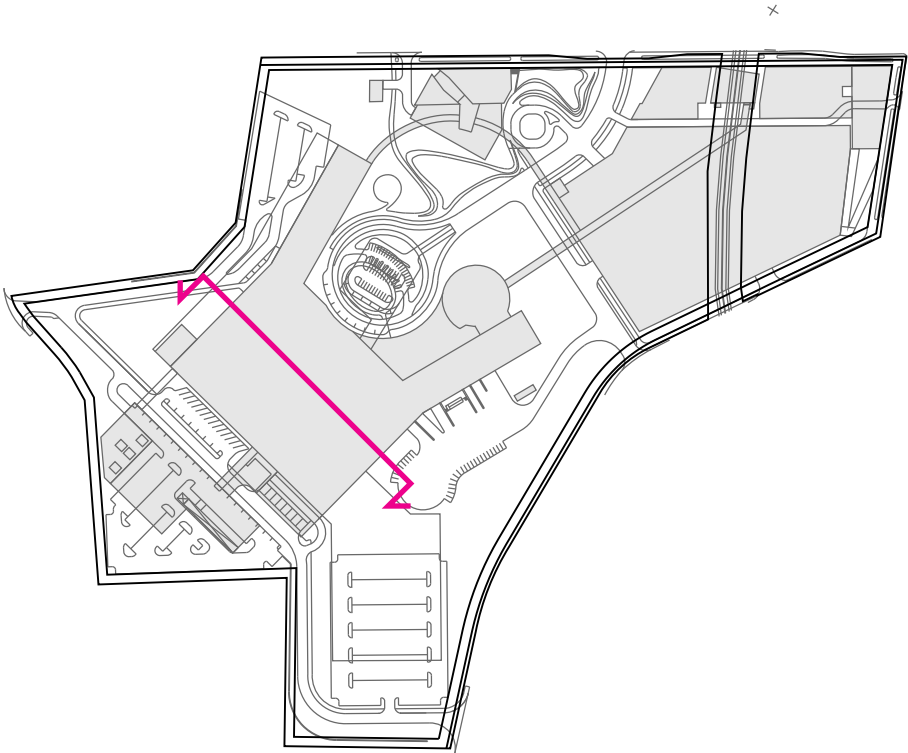
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SECTION THROUGH TOWERS AND CENTRAL PODIUM



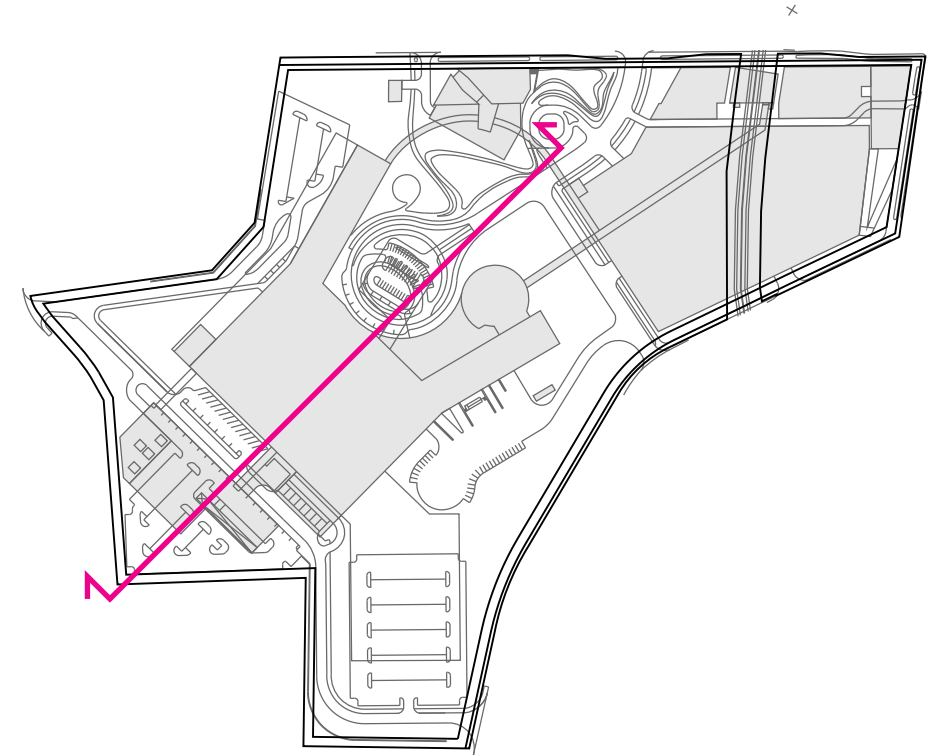
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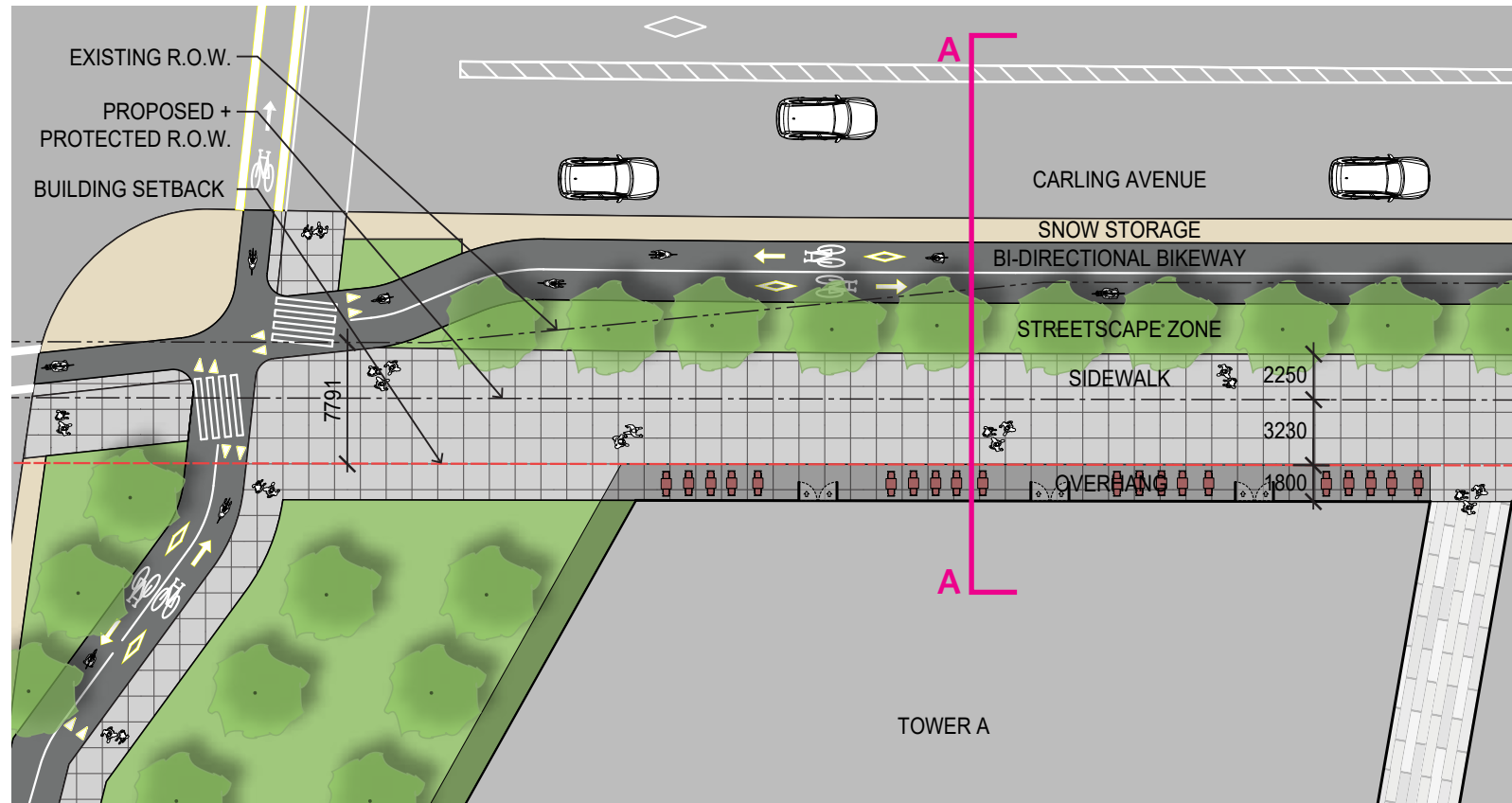
SECTION THROUGH CENTRAL UTILITY PLANT AND CENTRAL HOSPITAL PODIUM



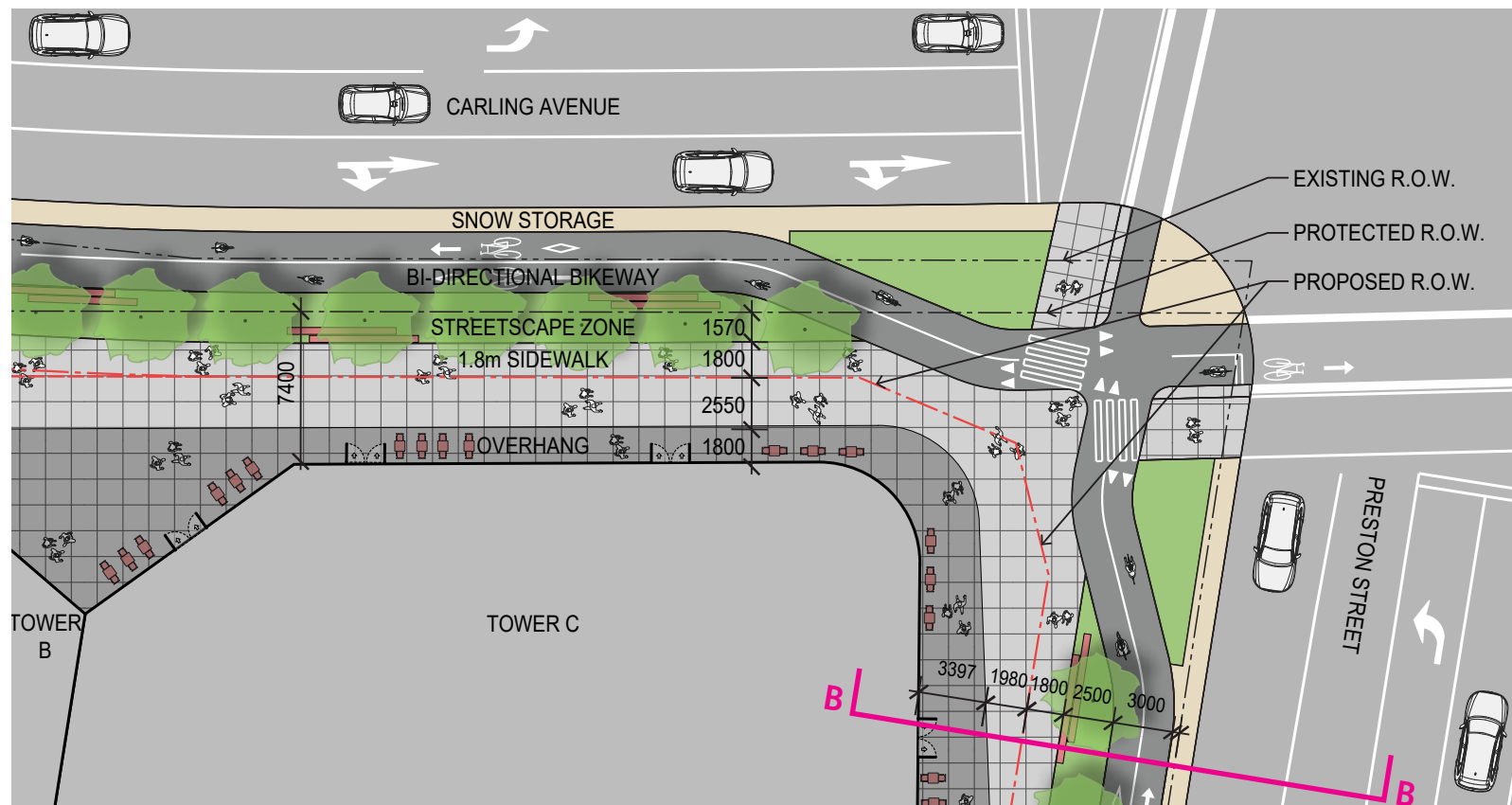
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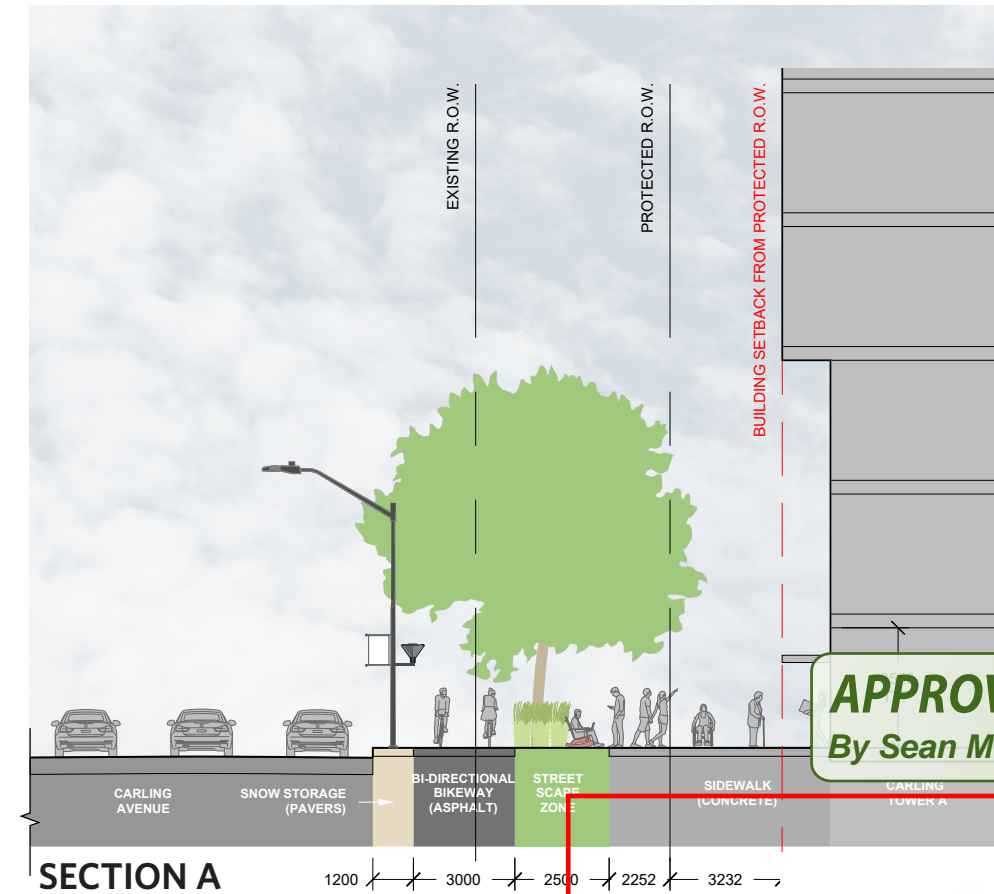
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PLAN AT CARLING AVENUE AND CHAMPAGNE AVENUE



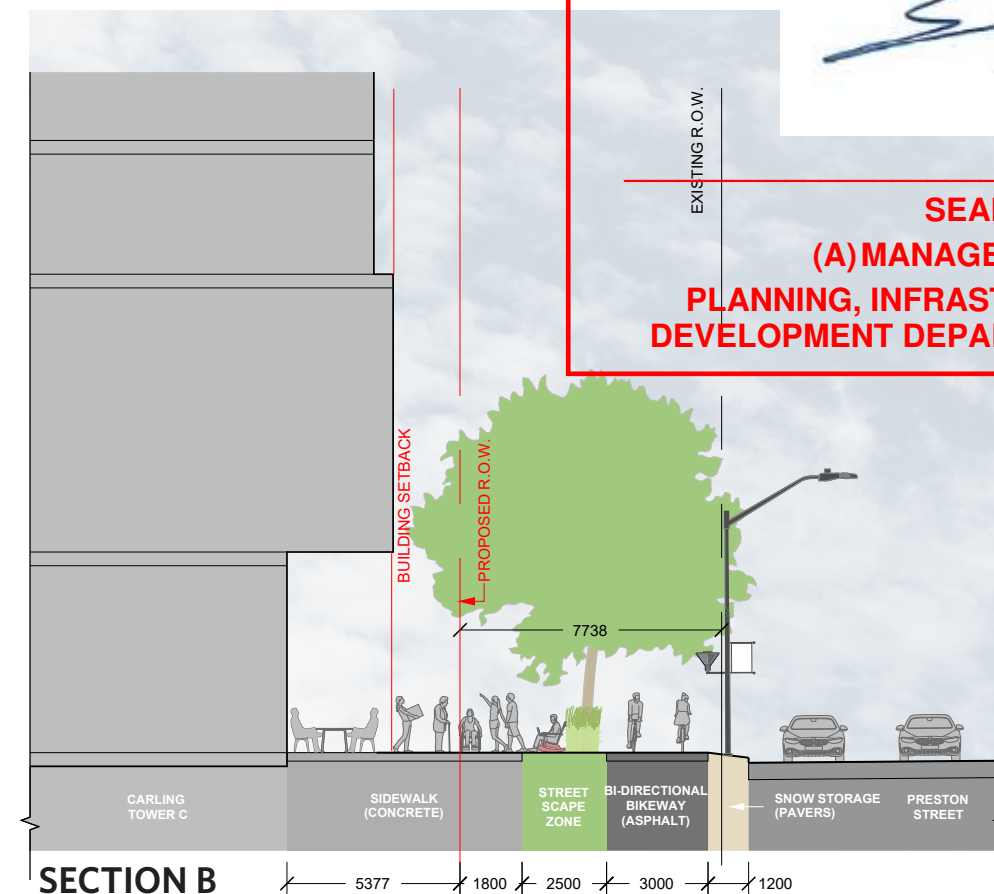
PLAN AT CARLING AVENUE AND PRESTON STREET



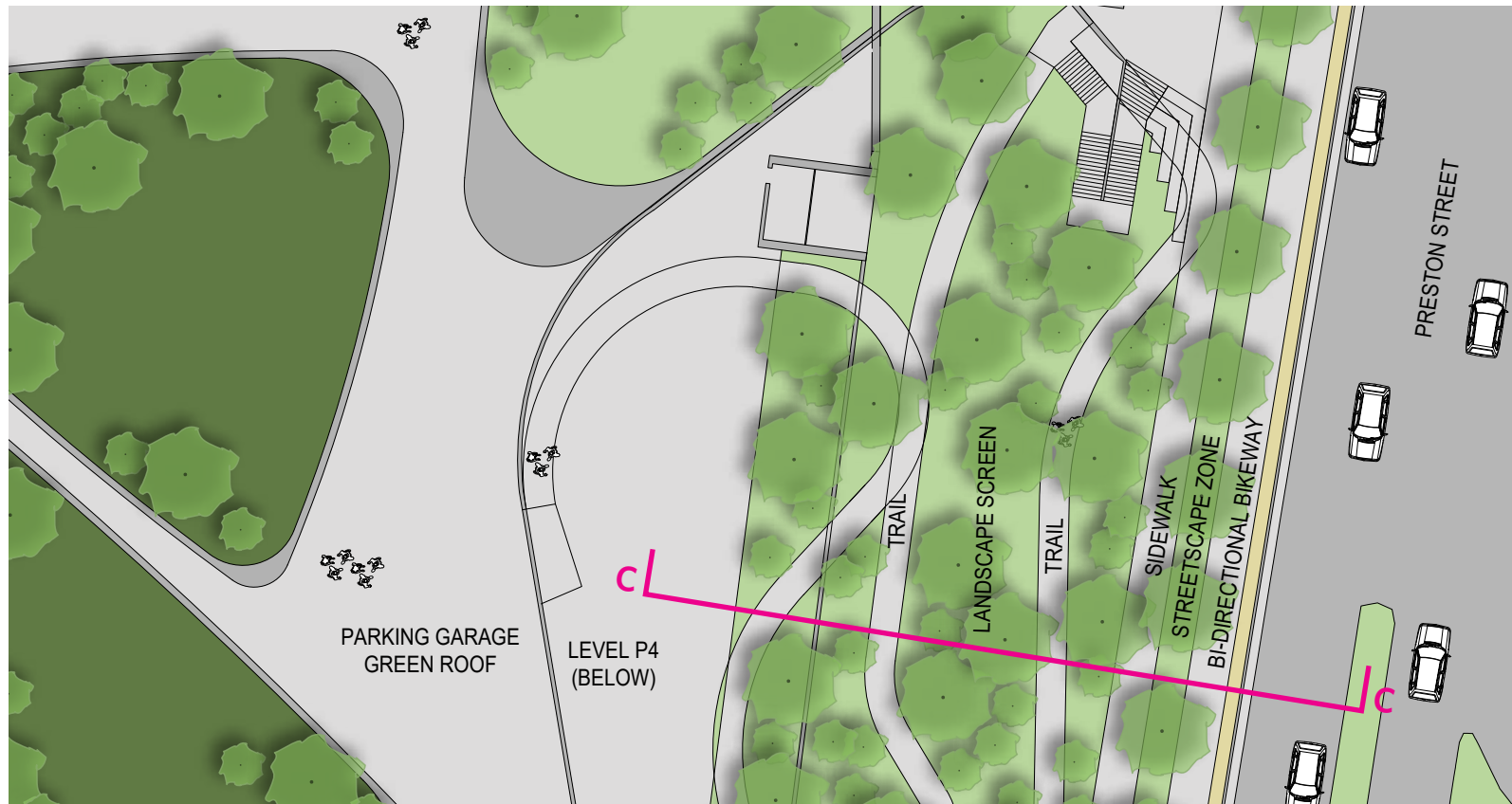
SECTION A

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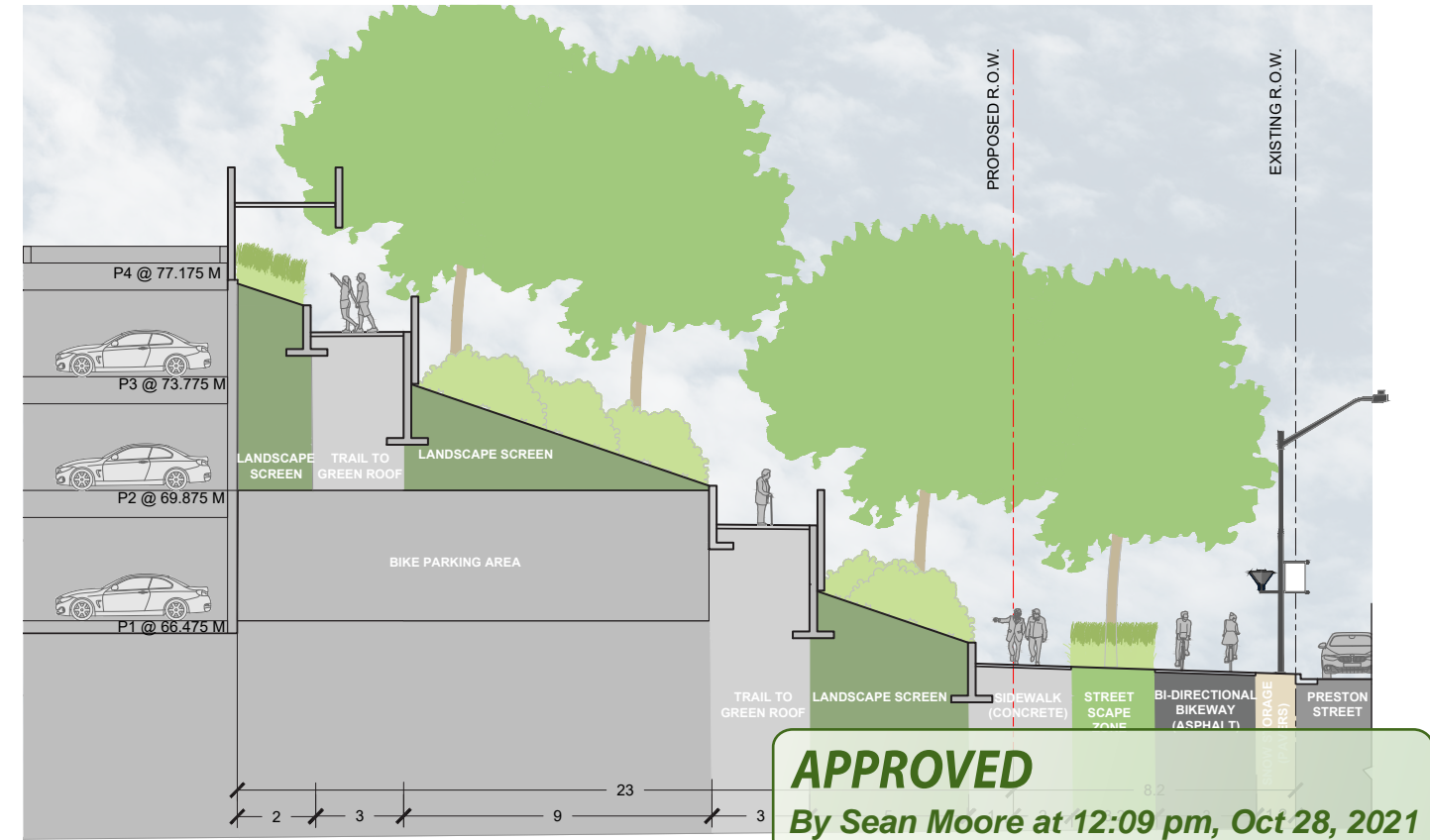
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SECTION B



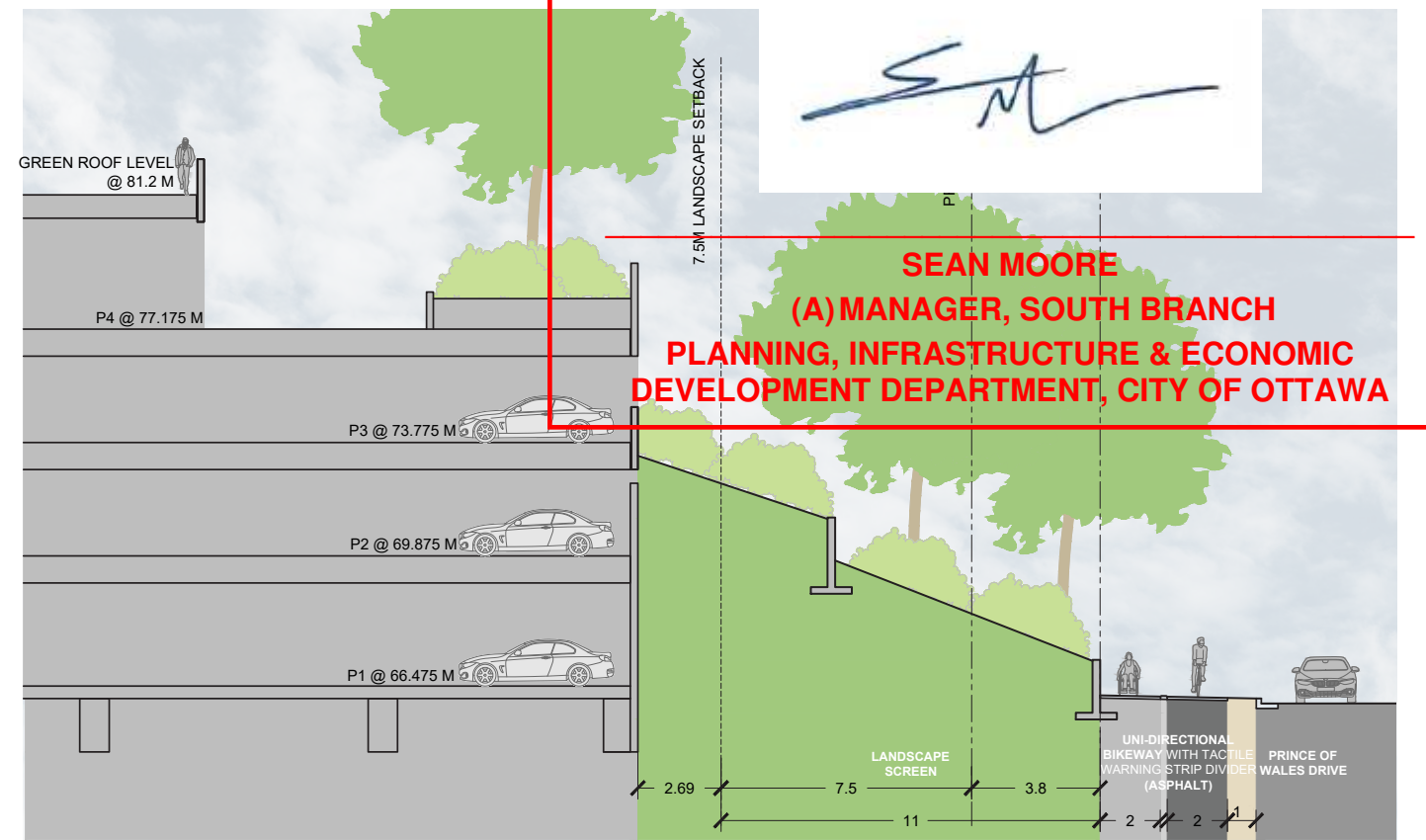
PLAN AT PRESTON STREET



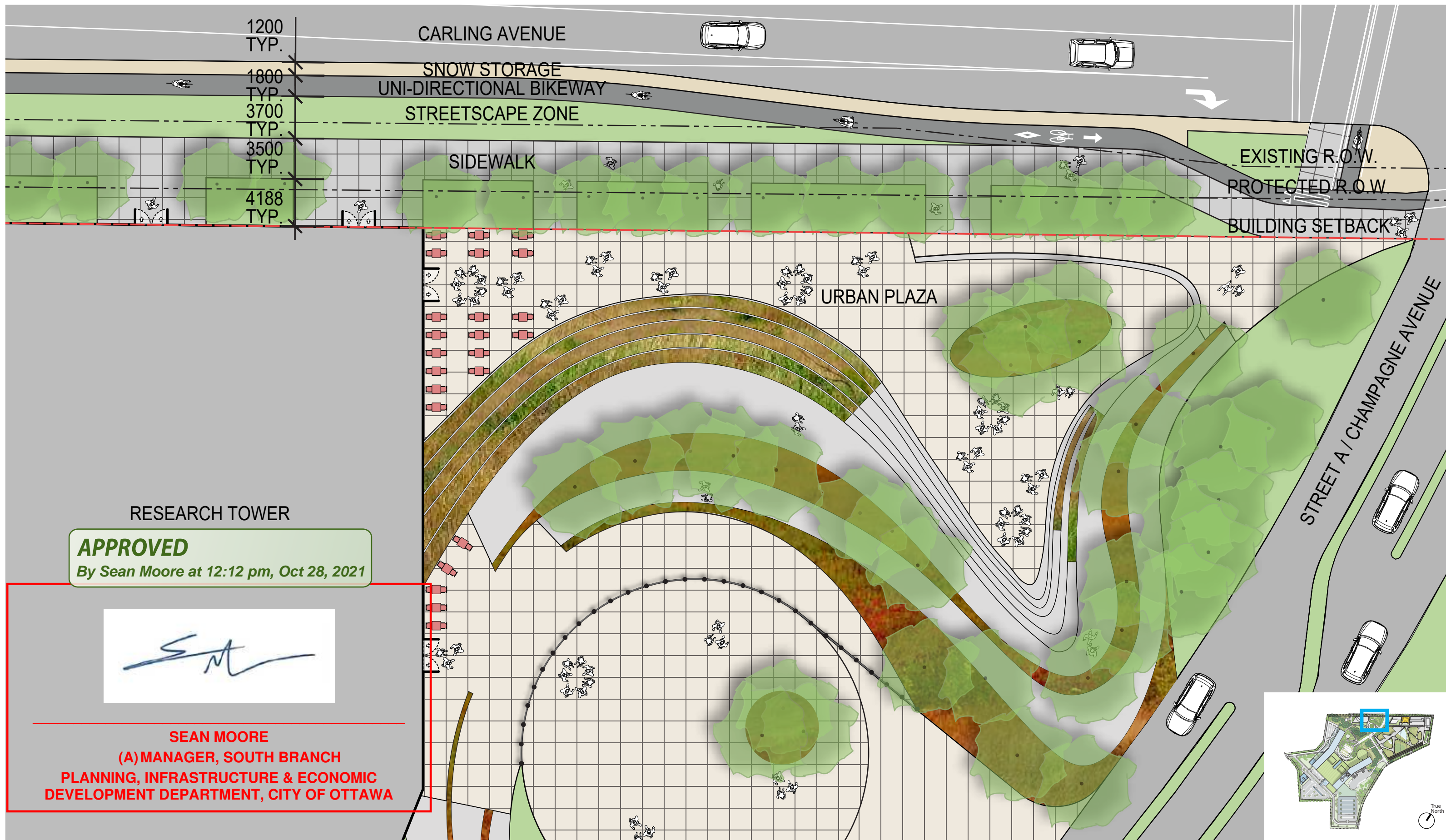
SECTION C



PLAN AT PRINCE OF WALES DRIVE



SECTION D



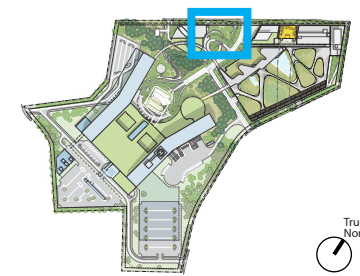
RESEARCH TOWER

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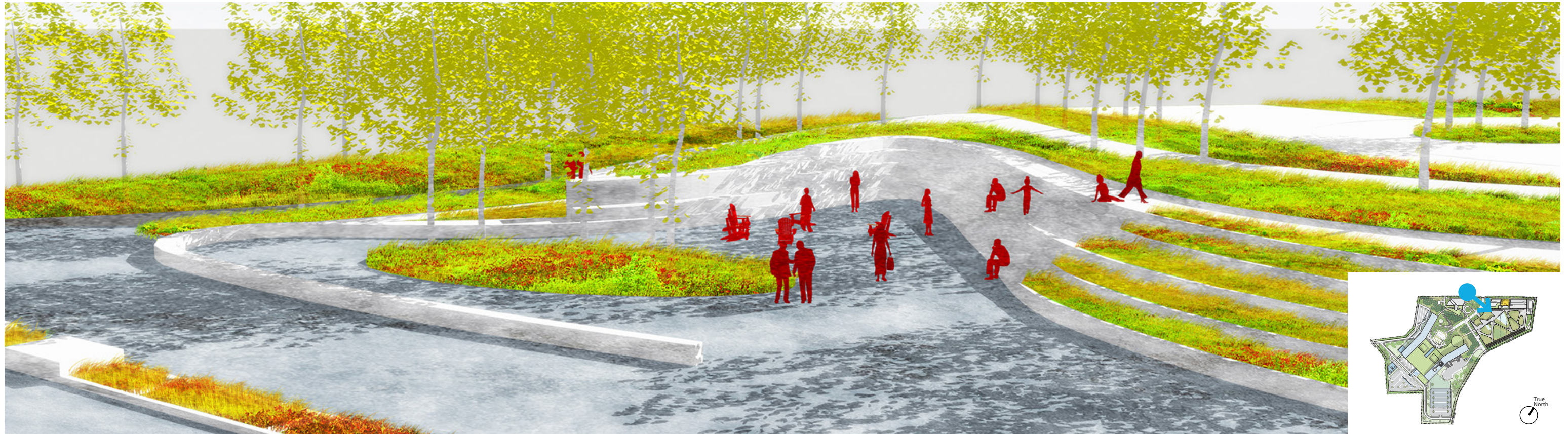
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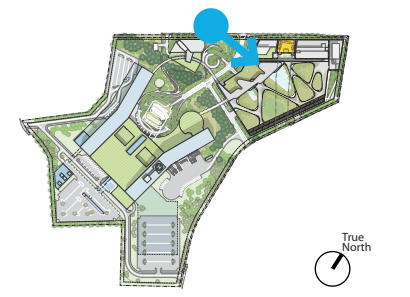
PLAN AT CARLING AND CHAMPAGNE AVENUES



URBAN PLAZA AT CARLING AND CHAMPAGNE AVENUES

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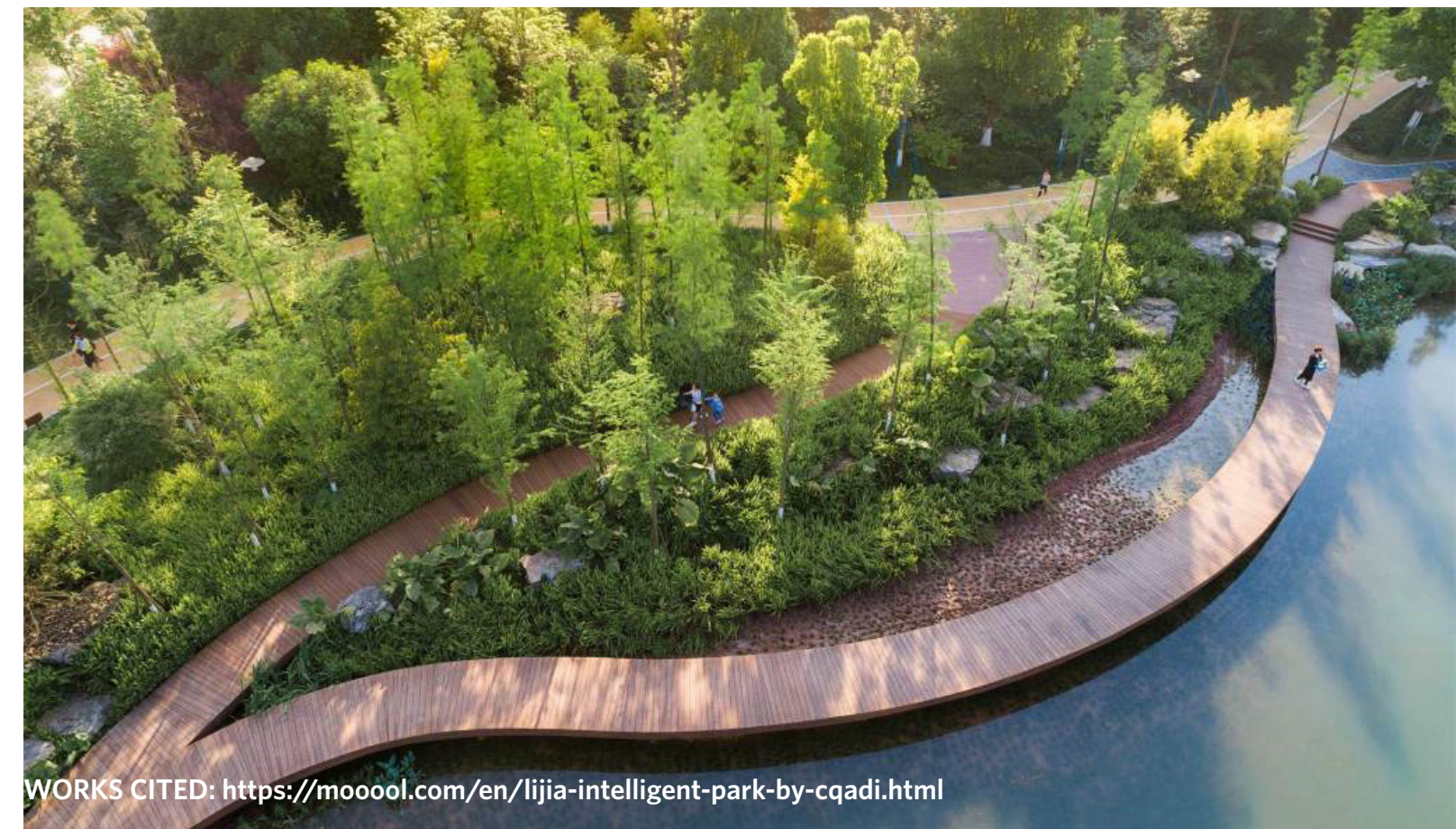


CONCEPTUAL GREEN ROOF INTERFACE WITH LIGHTWELL AND HIGHLINE

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WORKS CITED: <https://mooool.com/en/lijia-intelligent-park-by-cqadi.html>



WORKS CITED: <https://www.swagroup.com/projects/ichigaya-forest/>



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WORKS CITED: <http://landezine.com/index.php/2012/10/redevelopment-of-the-trapeze-former-renault-site-by-aaupc/>



WORKS CITED: <https://www.ice.org.uk/ICEDevelopmentWebPortal/media/what-is-civil-engineering/projects/high-line-new-york.jpg?ext=.jpg>



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SOURCE: <https://www.urbangardensweb.com/2013/08/12/floating-gardens-giant-chalkboards-and-climbing-walls-on-banks-in-paris/>

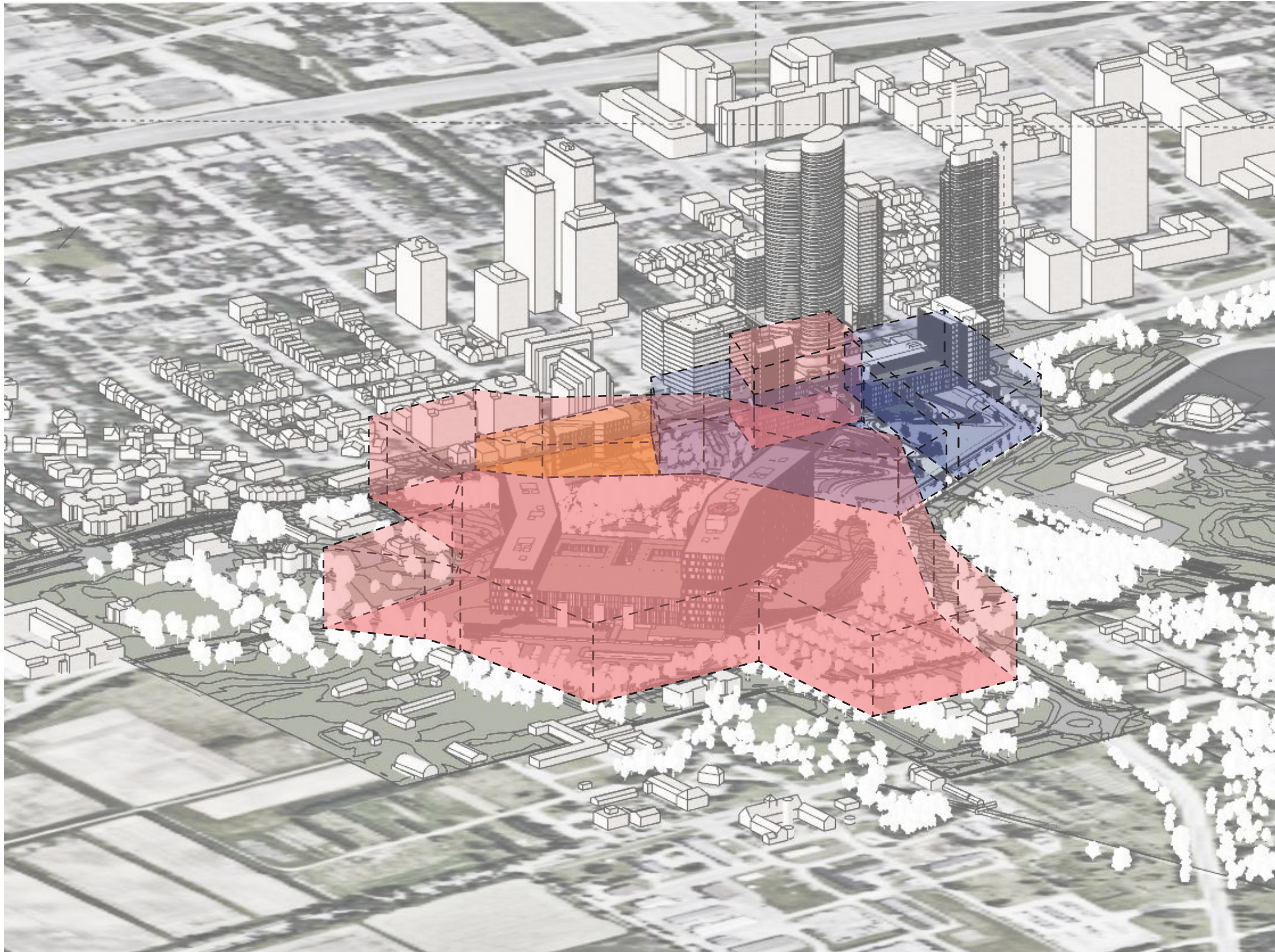
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WORKS CITED: https://fhl-website.s3.amazonaws.com/content/uploads/2018/07/24203559/overview_header_iwan_baan.jpg



WORKS CITED: <https://www.ggnltd.com/the-lurie-garden-at-millennium-park>



HEIGHT / HAUTEUR

MAXIMUM BUILDING HEIGHTS / HAUTEURS MAXIMALES DES IMMEUBLES

- 4 storeys / étages
- 6 storeys / étages
- 9 storeys / étages
- 15 storeys / étages
- 18 storeys / étages
- 20 storeys / étages
- 25 storeys / étages
- 30 storeys / étages
- 31+ storeys / étages

City of Ottawa Official Plan
Consolidation and Amendments
Ville d'Ottawa Plan officiel
Amendement au plan directeur approuvé
OMB Decision / Décision de la CAMO PL141147, PL141223 (March 2016)
183 (04/2017) # 214 # 227 # 234* # 246

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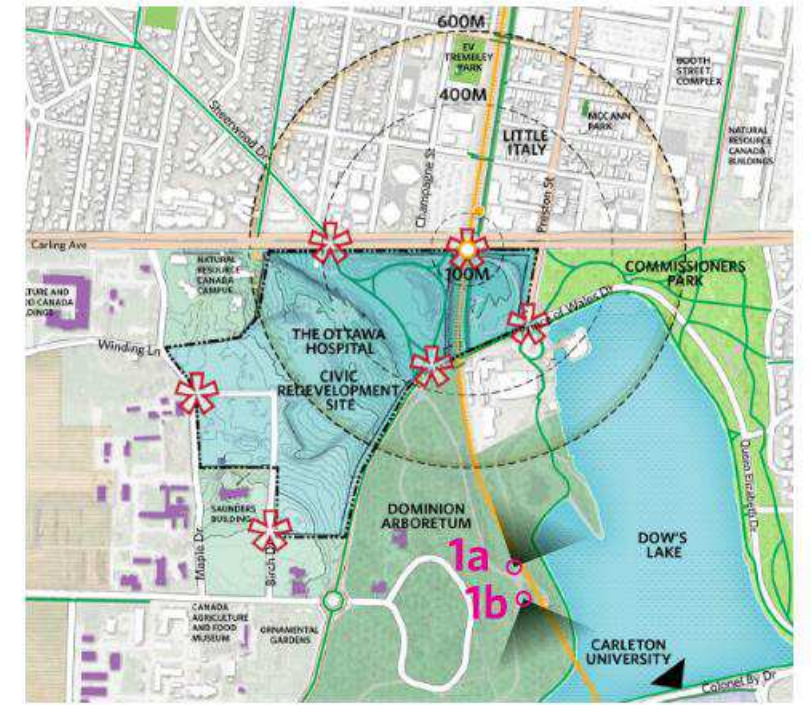
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1a - VIEW FROM ARBORETUM LOOKING NORTH



1b - VIEW THROUGH THE ARBORETUM

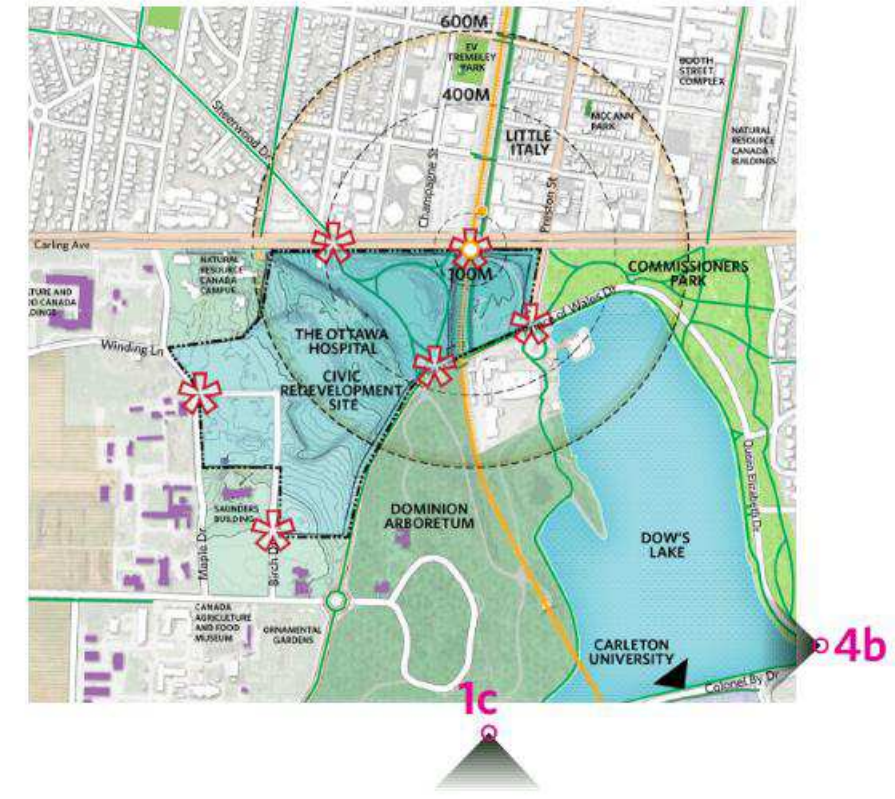




1c - VIEW TOWARD FLETCHER WILDLIFE GARDEN



4b - VIEW FROM BRONSON AVENUE BRIDGE



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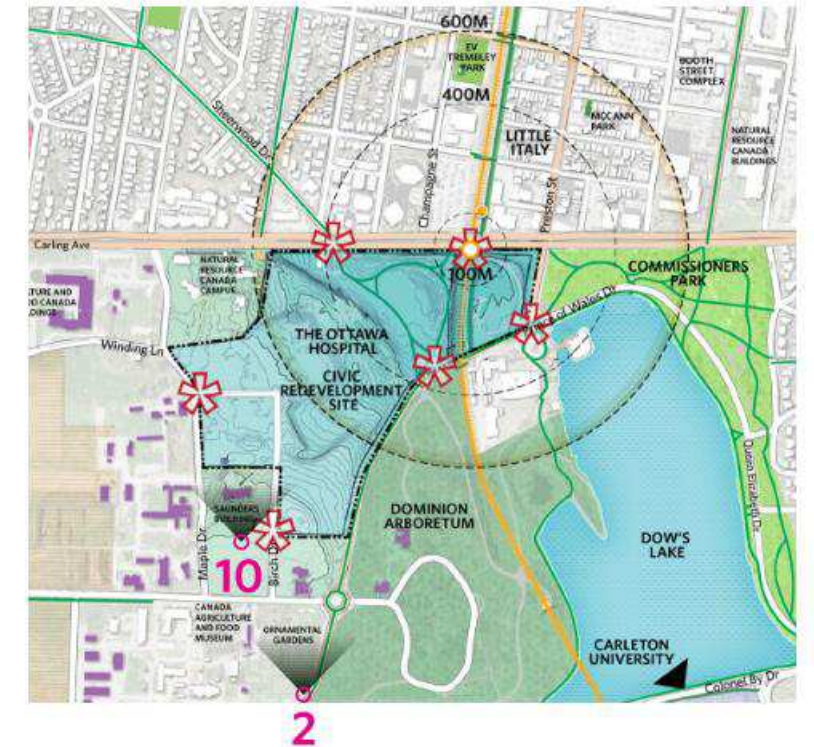
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2 - VIEW NORTH FROM PRINCE OF WALES DRIVE



10 - VIEW NORTH TOWARDS SAUNDERS BUILDING

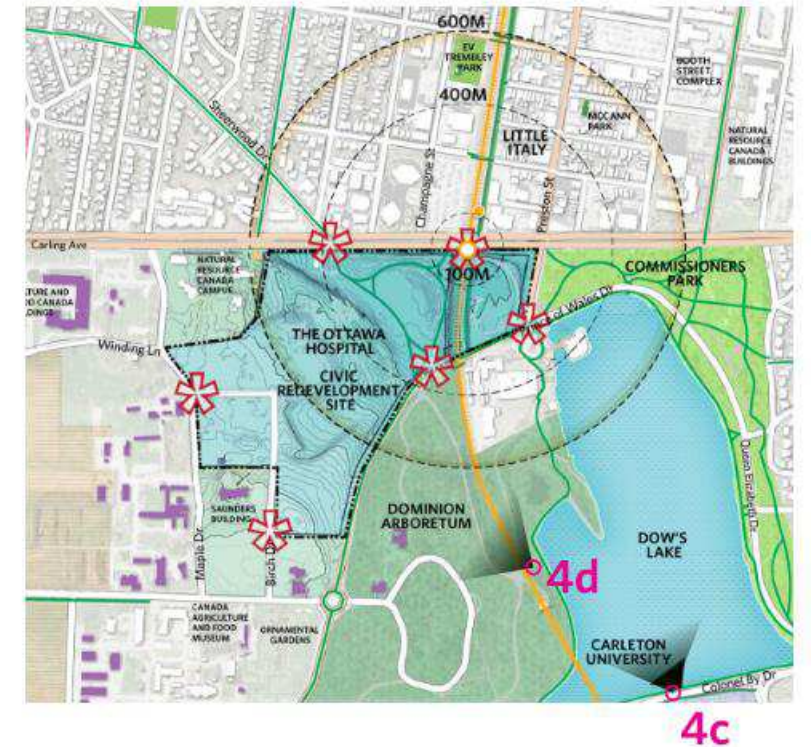


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4c - VIEW FROM CARLETON UNIVERSITY



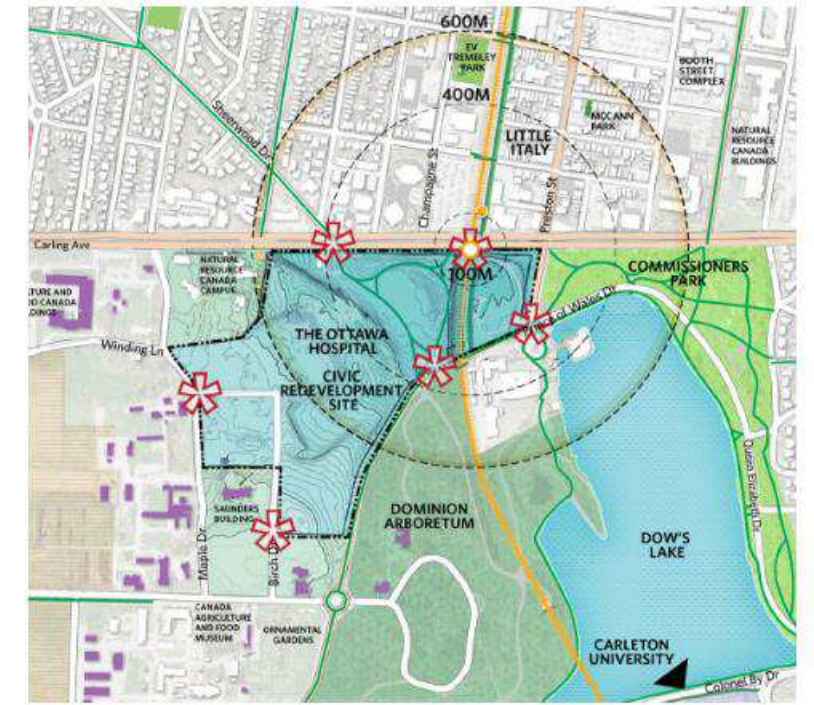
4d - VIEW FROM RIDEAU CANAL WESTERN PATHWAY THROUGH ARBORETUM

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5 - VIEW NORTH FROM PRINCE FO WALES DRIVE



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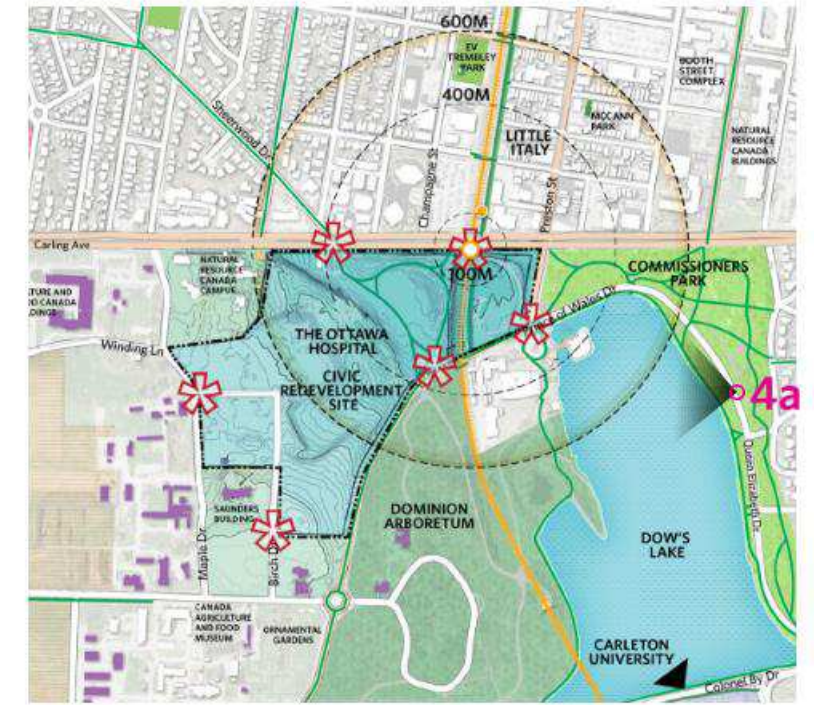
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13c - VIEW FROM RIDEAU CANAL LOCKS



4a - VIEW FROM RIDEAU CANAL WESTERN PATHWAY TO HOSPITAL SITE



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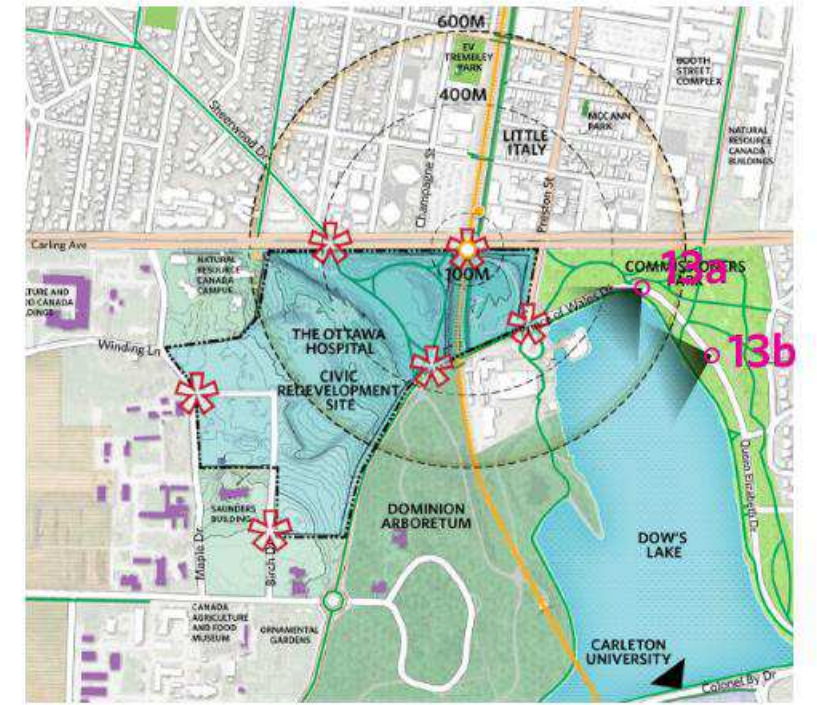
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13a - VIEW FROM COMMISSIONER'S PARK

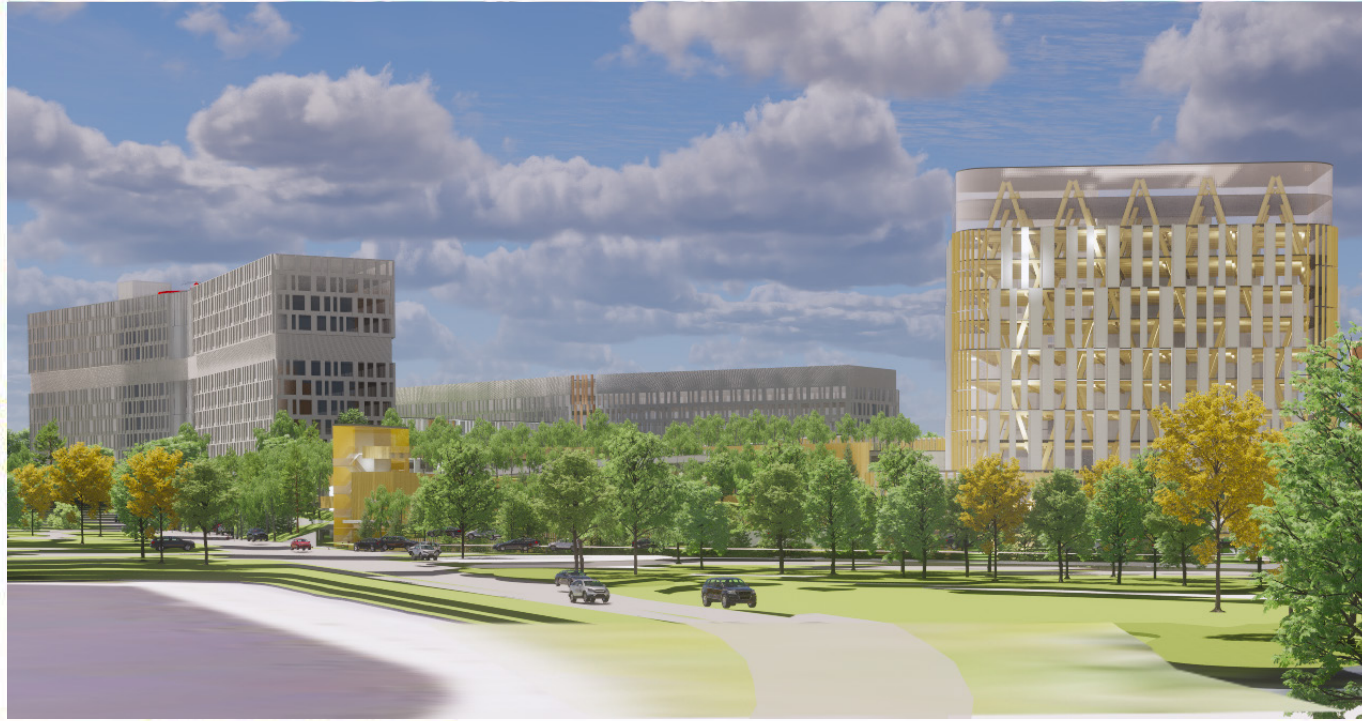


13b - VIEW FROM EAST EDGE OF DOW'S LAKE



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1 - QUEEN ELIZABETH DRIVE / PRESTON (facing west)



2 - PRINCE OF WALES DRIVE (facing west/south towards loading docks)

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3 - FROM SAUNDERS BUILDING (facing north / east)



4 - FROM SAUNDERS BUILDING (facing north / west)

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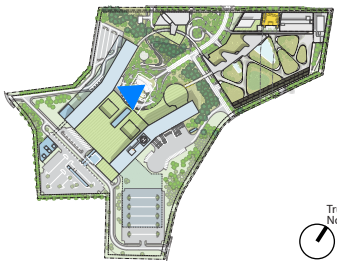
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VIEW TOWARDS MAIN PLAZA / CARLING AVENUE FROM HOSPITAL MAIN CONCOURSE

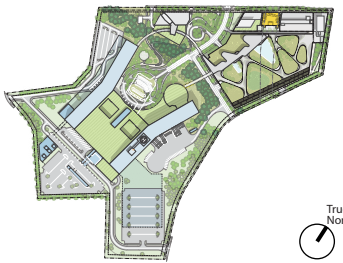




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VIEW FROM CARLING AVENUE AND PRESTON STREET SHOWING PARKING GARAGE AND LRT TRANSIT STATION

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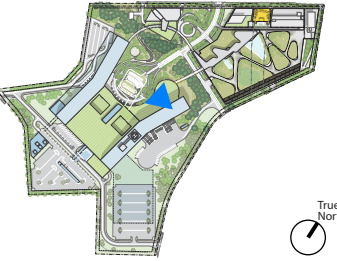
True North



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INTERIOR VIEW OF CAFETERIA LOOKING OUT TOWARDS ESCARPMENT

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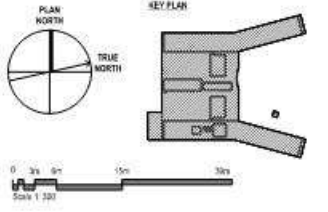


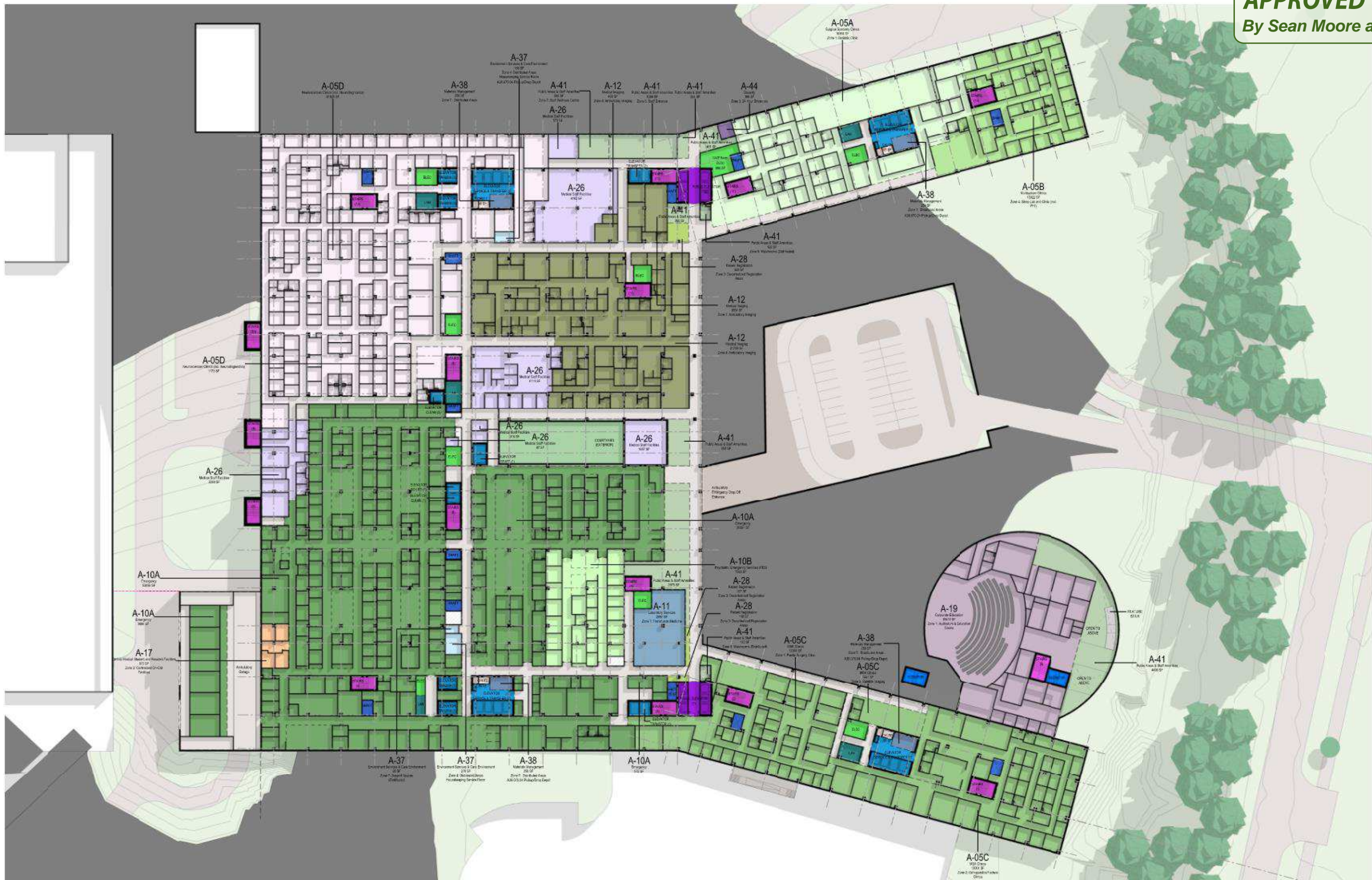


APPROVED
By Sean Moore at 12:25 pm, Oct 28, 2021

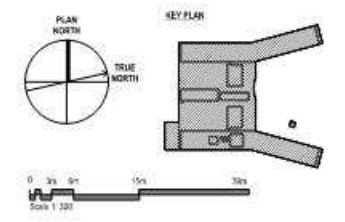
SEAN MOORE
(A)MANAGER, SOUTH BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

BASEMENT LEVEL





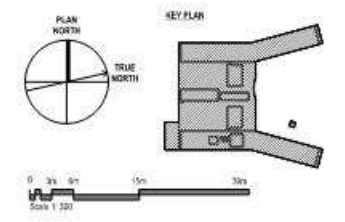
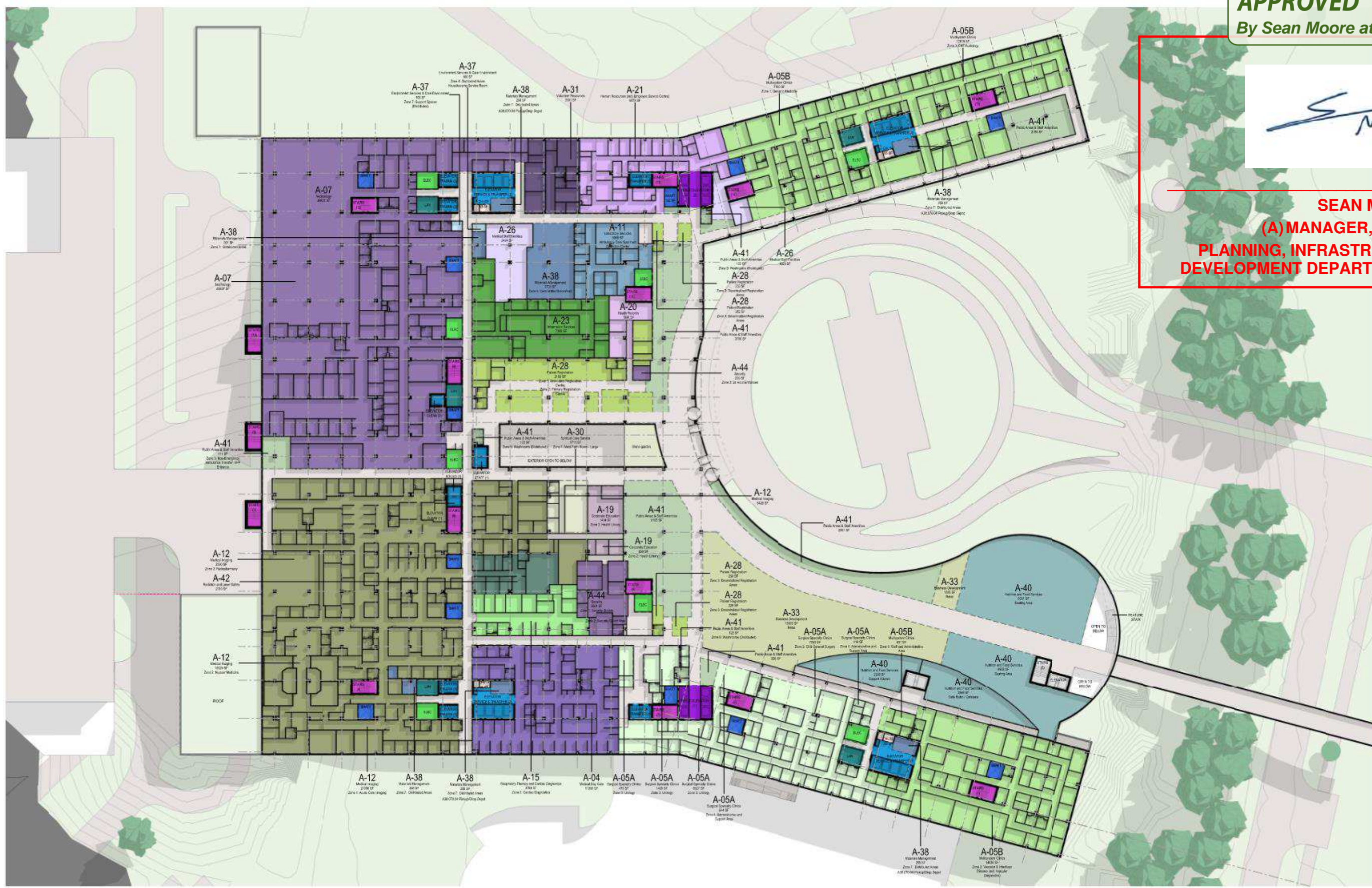
EMERGENCY LEVEL



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 By Sean Moore at 12:25 pm, Oct 28, 2021



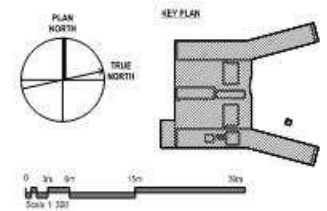
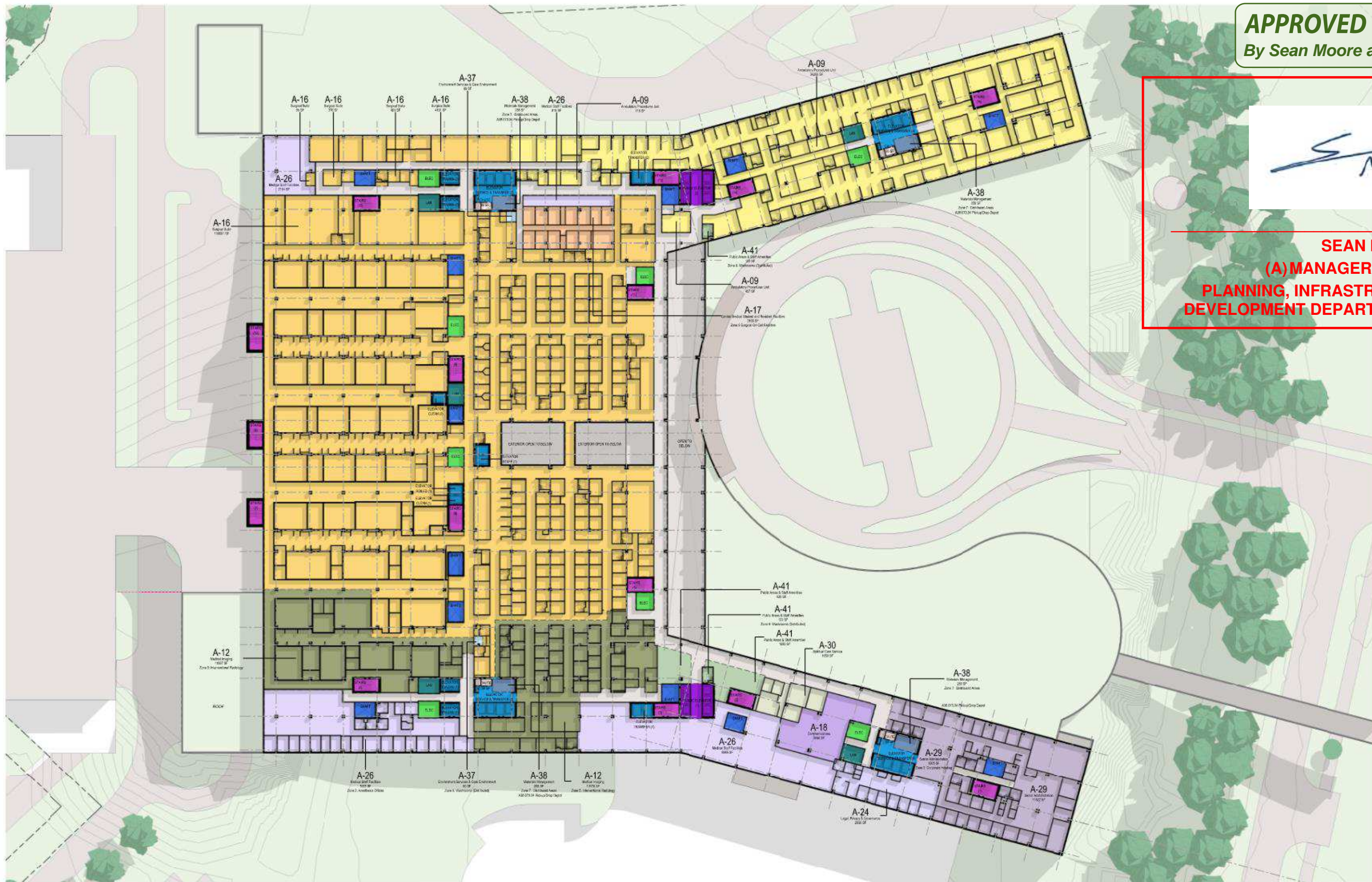
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LEVEL 01

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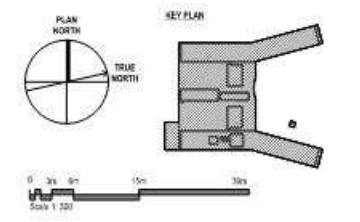


LEVEL 02

APPROVED
 By Sean Moore at 12:26 pm, Oct 28, 2021


SM

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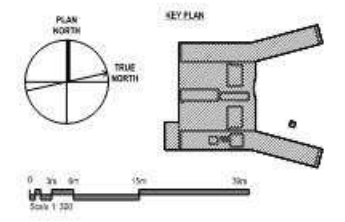


LEVEL 03



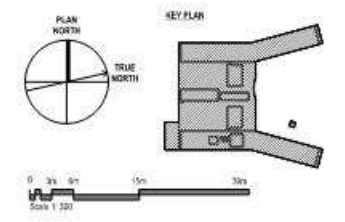
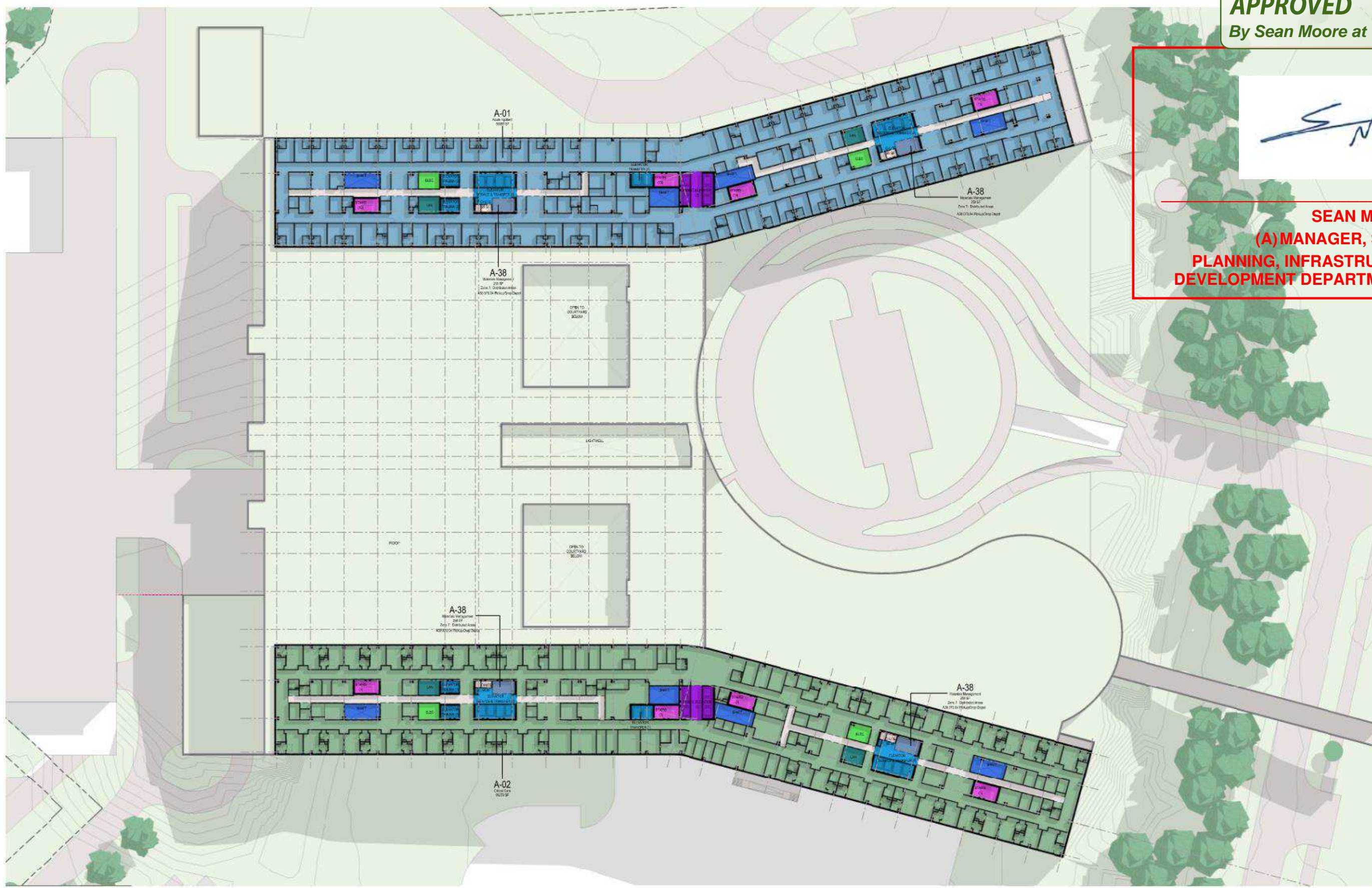

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LEVEL 04



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By Sean Moore at 12:26 pm, Oct 28, 2021

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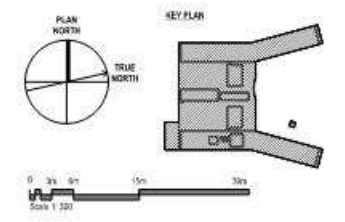
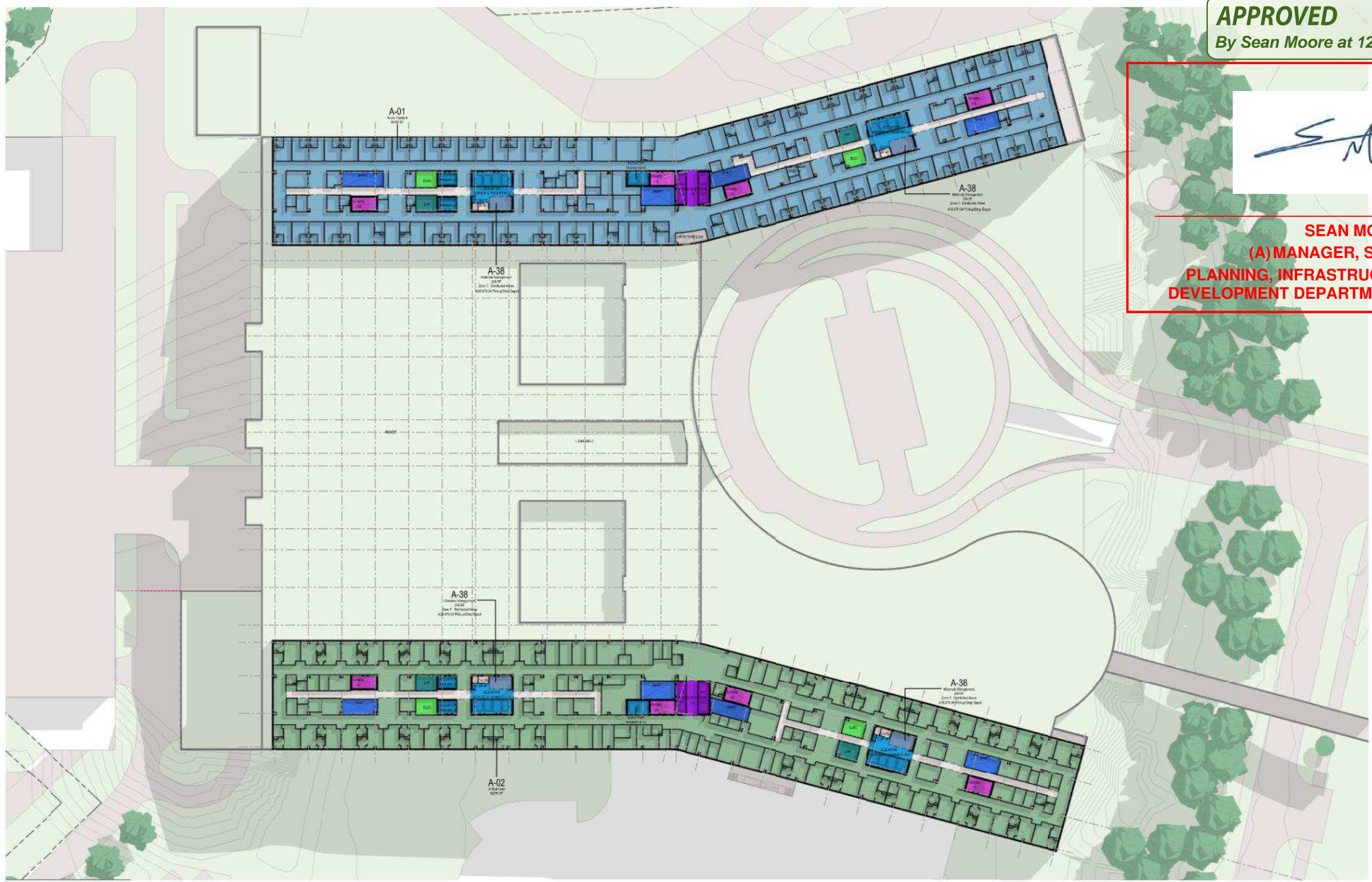


LEVEL 05

APPROVED
By Sean Moore at 12:26 pm, Oct 28, 2021




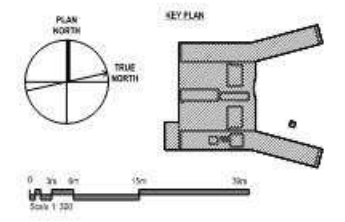
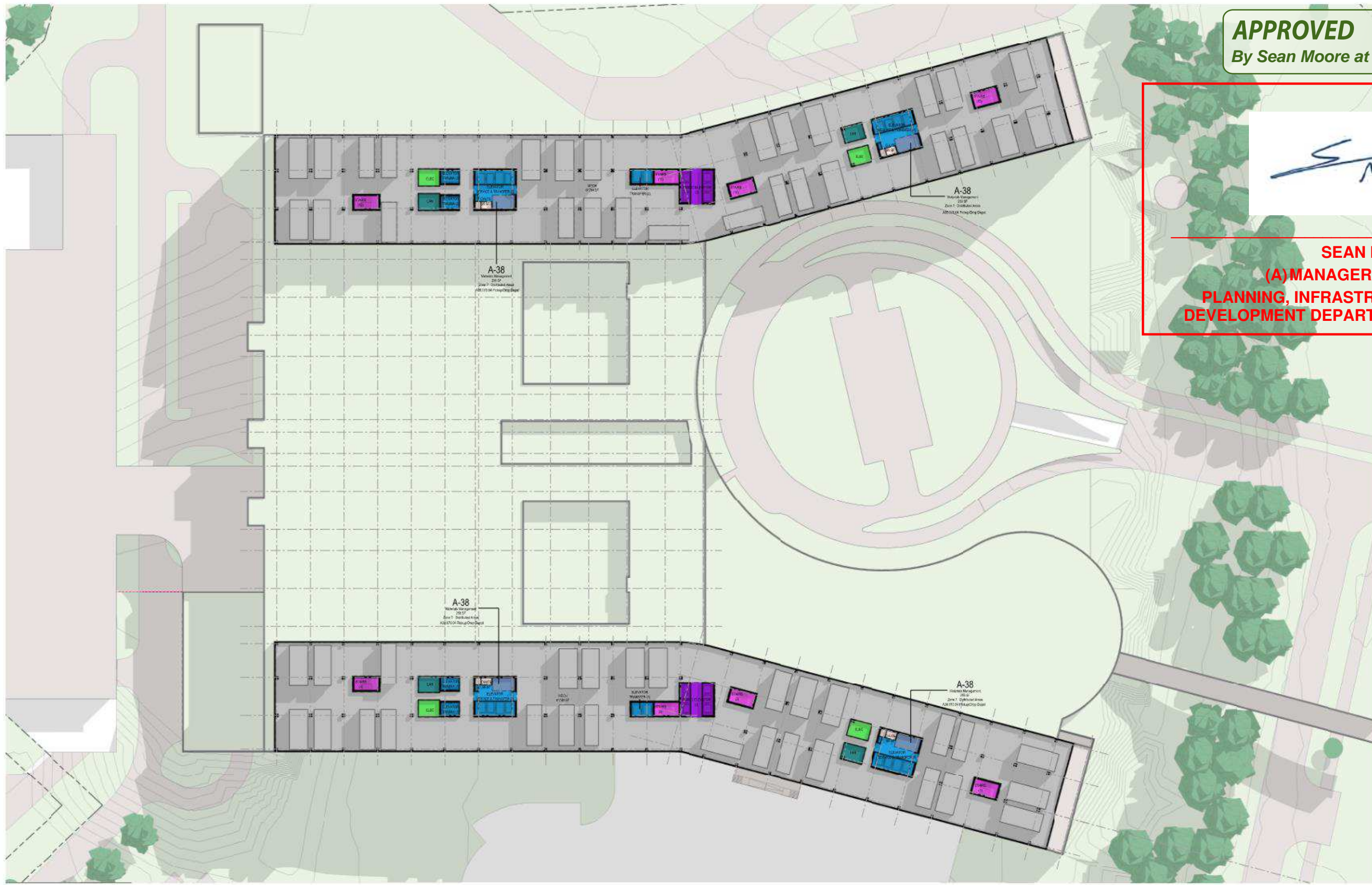
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LEVEL 06

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By Sean Moore at 12:27 pm, Oct 28, 2021


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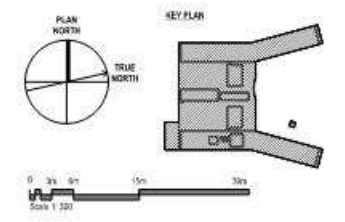
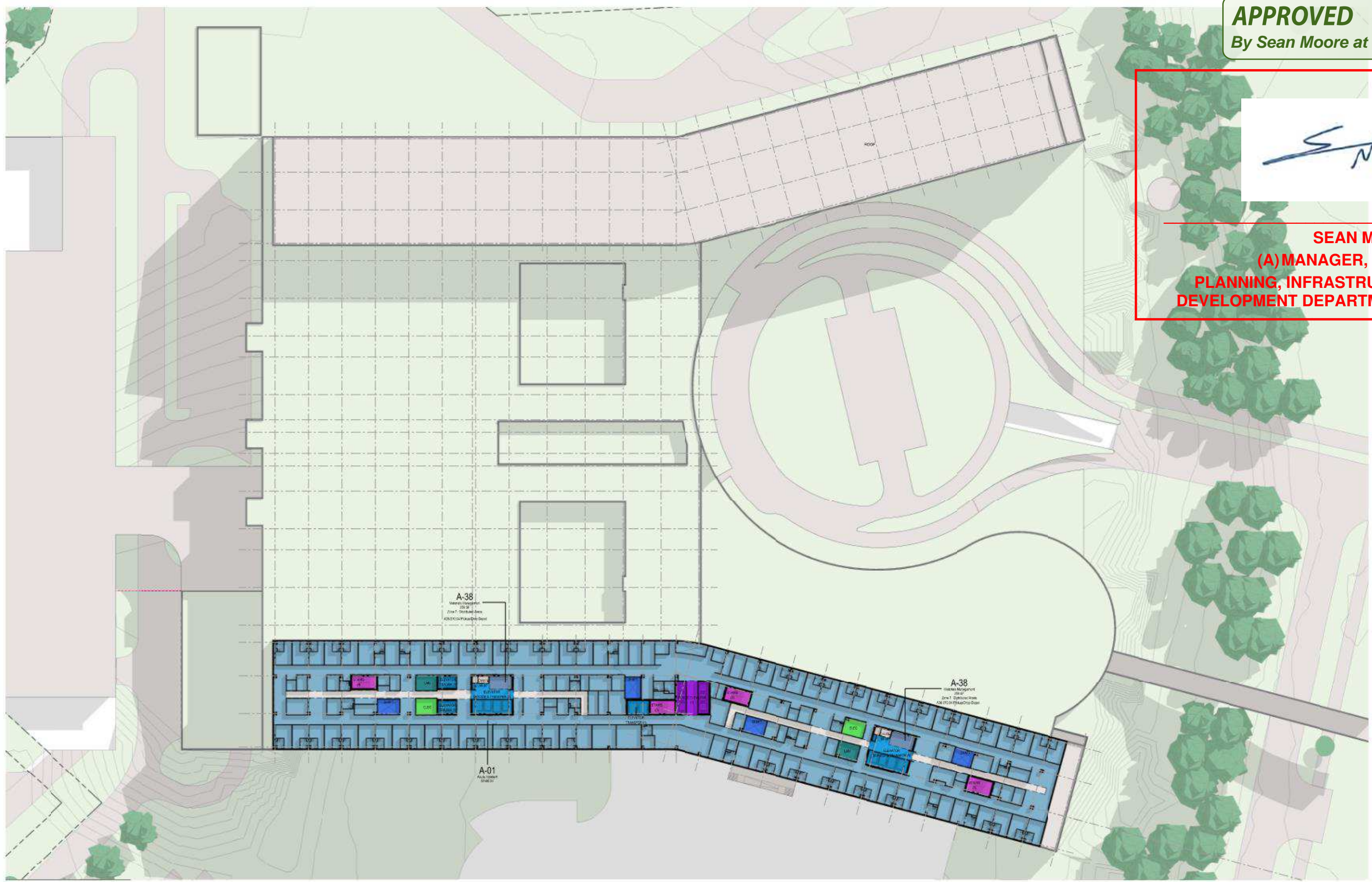


LEVEL 07

APPROVED
By Sean Moore at 12:27 pm, Oct 28, 2021



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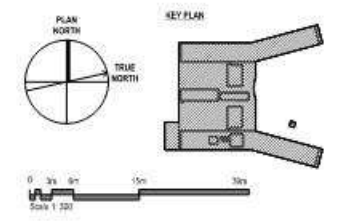
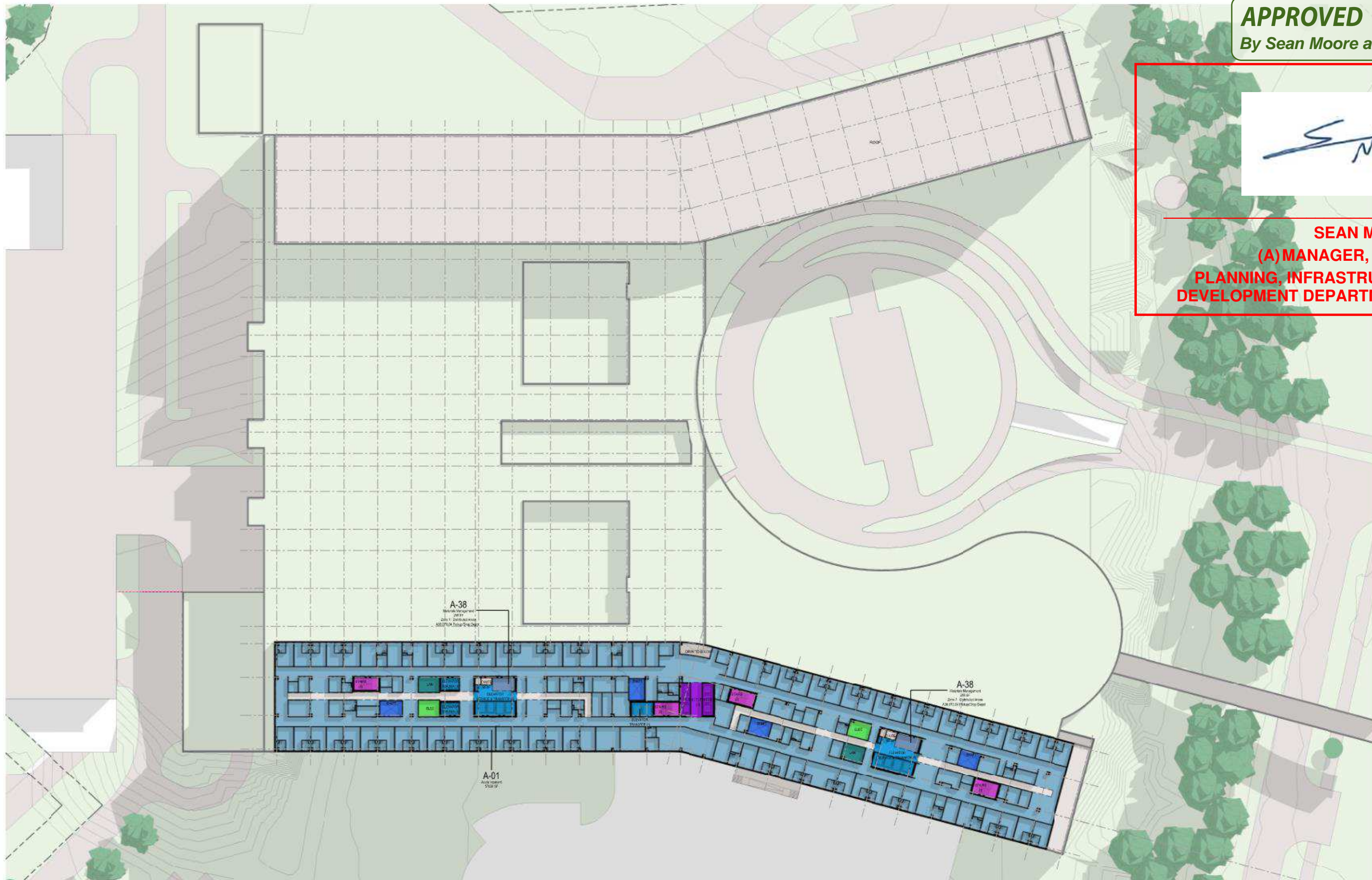
LEVEL 08

APPROVED

By Sean Moore at 12:28 pm, Oct 28, 2021



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PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

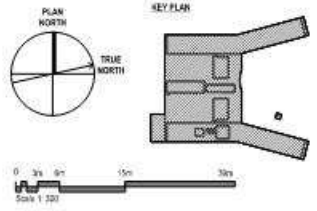
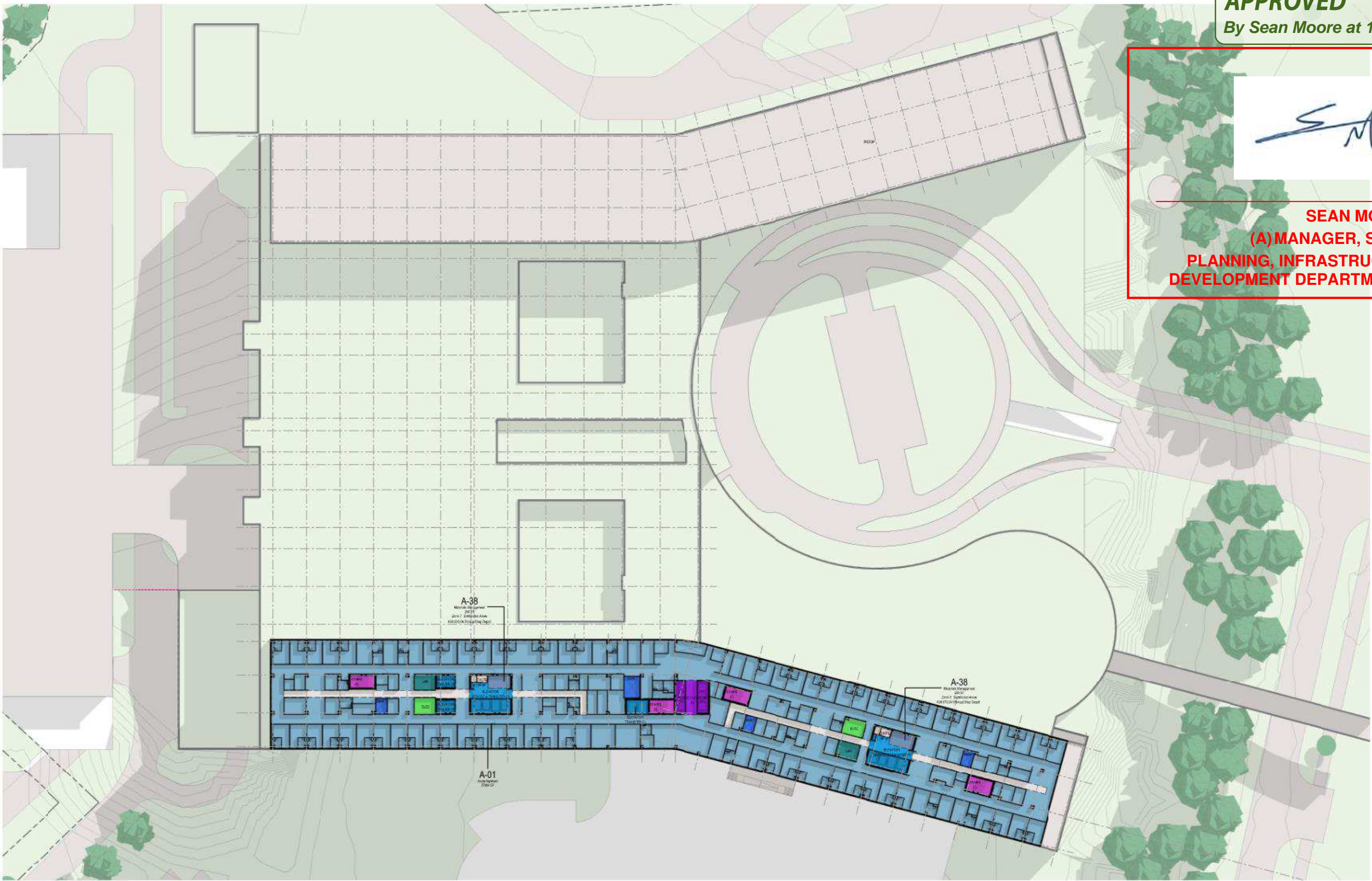


LEVEL 09

APPROVED
By Sean Moore at 12:28 pm, Oct 28, 2021



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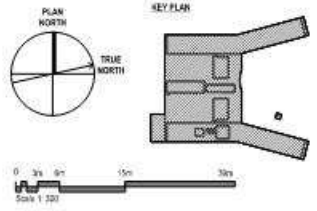
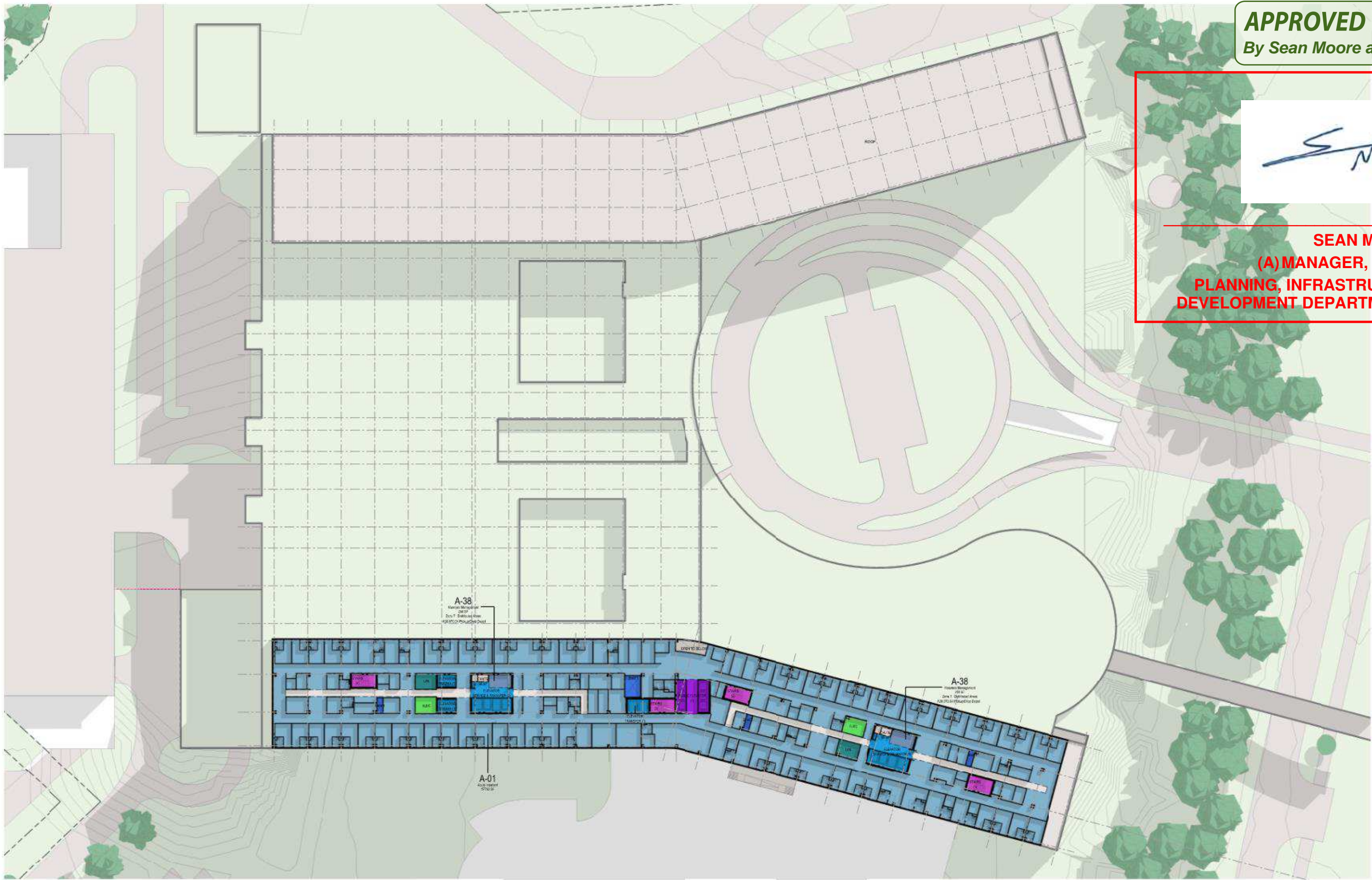


LEVEL 10

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By Sean Moore at 12:28 pm, Oct 28, 2021



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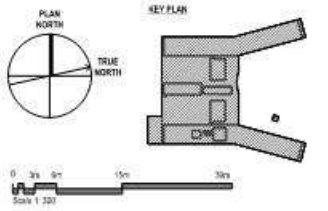
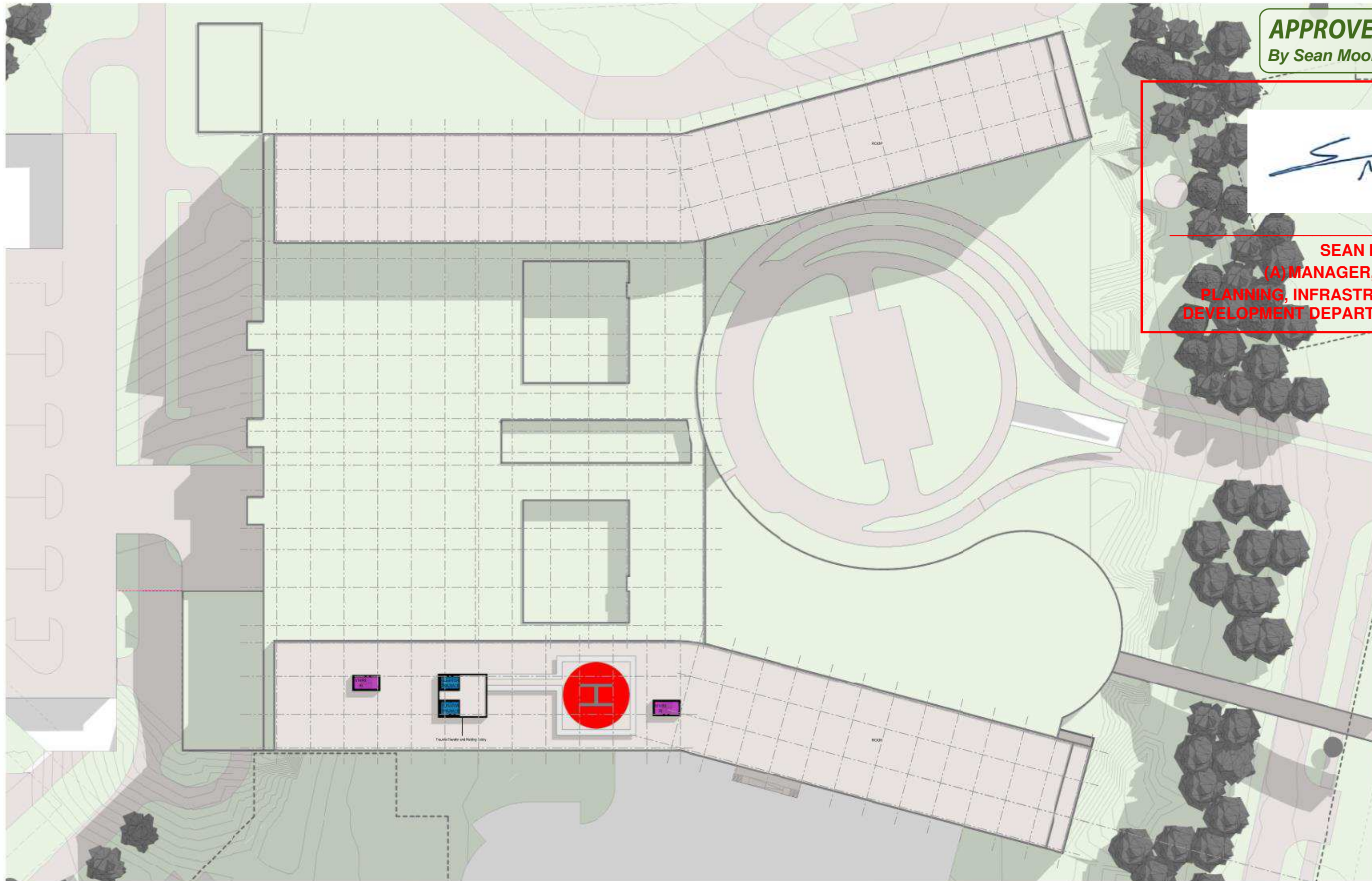
LEVEL 11

APPROVED

By Sean Moore at 12:28 pm, Oct 28, 2021



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LEVEL 12

ROAD ALLOWANCE BETWEEN CONCESSION 1 (OTTAWA FRONT) & CONCESSION B (RIDEAU FRONT) (NEPEAN)

CARLING AVENUE (BY-LAW 2777, INST. 86162) (Regional Road No. 38)

JOB BENCHMARK No. 1
CITY OF OTTAWA
CONTROL MONUMENT 20160346
Elev.=64.31

JOB BENCHMARK No. 2
CITY OF OTTAWA
CONTROL MONUMENT 20160349
Elev.=62.49

CONCESSION B

RIDEAU FRONT

NEPEAN

WALSLEY STREET
REGISTERED PLAN 69
(Regional Road No. 73)

WALSLEY DRIVE
PRINCE OF WALES DRIVE
(Regional Road No. 73)

PART 1 PLAN 4R-9513

PART 7 PLAN 4R-30001

PART 1 PLAN 4R-30001

APPROVED
By Sean Moore at 12:28 pm, Oct 28, 2021

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DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

K

CONCESSION B

RIDEAU FRONT

(NEPEAN)