



UDRP CONSULTATION MEETING
The Ottawa Hospital
Civic Redevelopment Project
Development Review
June 2021

Project Introduction



A Tertiary Care Trauma Center

2,500,000 Square Feet

> 1,000,000 Annual Visits

10,000 Staff, Students & Volunteers



New North Zealand Hospital,
Denmark Herzog & de Meuron



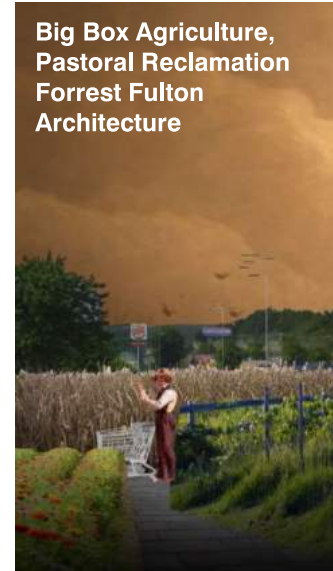
Helsingborg Hospital, Sweden
Schmidt Hammer Lassen



Paimio Sanatorium, Finland
Alvar Aalto

Wellness & Recreation

Guiding Principles



Big Box Agriculture,
Pastoral Reclamation
Forrest Fulton
Architecture



Helsingborg Hospital,
Sweden
Schmidt Hammer
Lassen



Pôle de recherche
scientifique et
technique de Paris
Pargade Architectes

Integration with Landscape



Lurie Garden, Chicago
Gustafson Guthrie
Nichol




The Highline, New York
James Corner Field
Operations,
Diller Scofidio + Renfro,
Piet Oudolf













Olympic Sculpture
Park, Seattle
Weiss/Manfredi

Community







Federal SDS / NCC SDS (2018-2023)

-  Effective Action on Climate Change
-  Greening Government
-  Clean Growth
-  Modern & Resilient Infrastructure
-  Clean Energy
-  Pristine Lakes & Rivers
-  Sustainably Managed Lands & Forests
-  Healthy Wildlife Populations
-  Clean Drinking Water
-  Sustainable Food
-  Connecting Canadians with Nature
-  Safe & Healthy Communities

One Planet Living

-  Health and Happiness
-  Equity and Local Economy
-  Culture and Community
-  Land and Nature
-  Sustainable Water
-  Local and Sustainable Food
-  Travel and Transport
-  Materials and Products
-  Zero Waste
-  Zero Carbon Energy

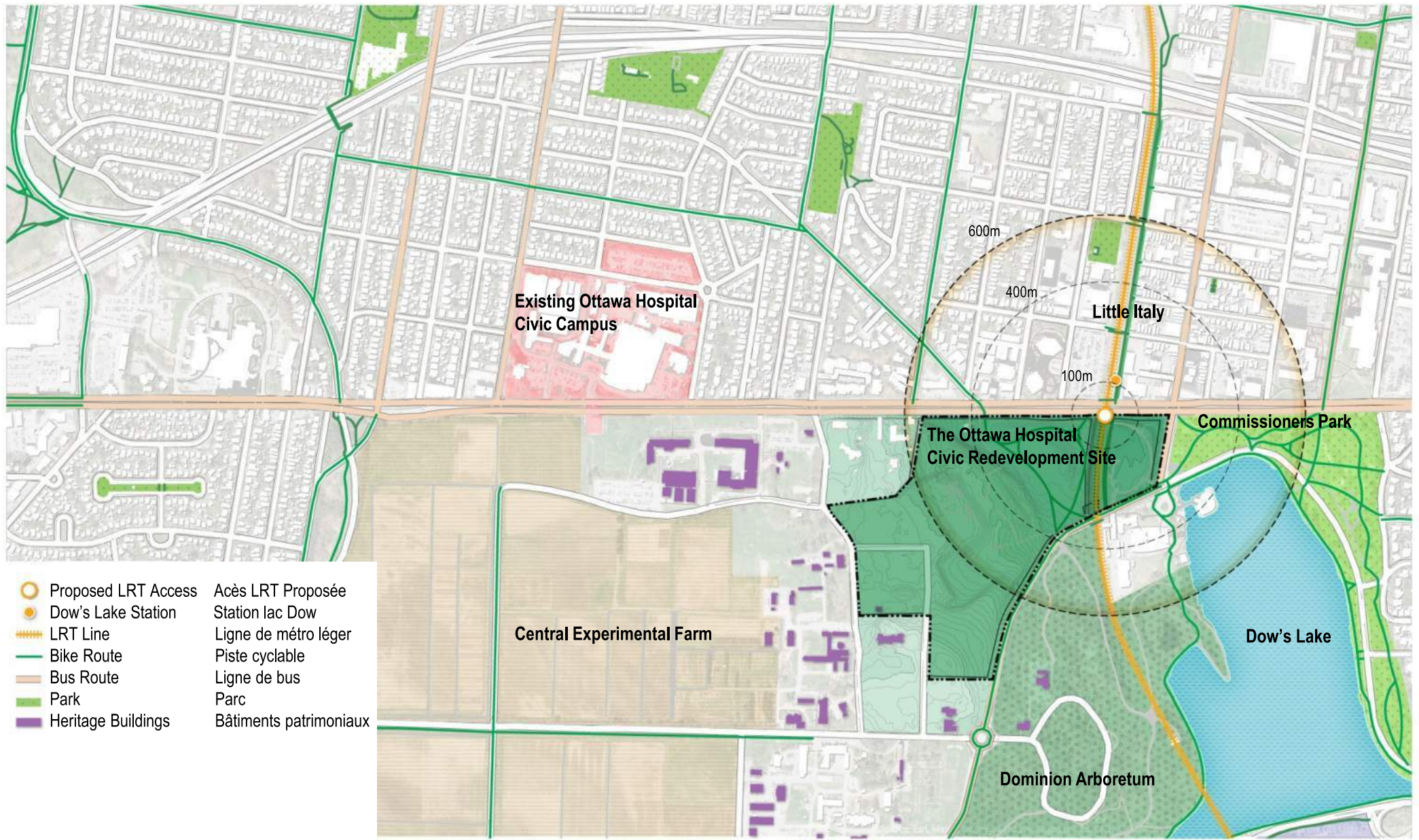
LEED Healthcare V4.1 (GOLD)








-  Location and Transport
-  Sustainable Sites
-  Water Efficiency
-  Energy and Atmosphere
-  Materials and Resources
-  Indoor Environmental Quality

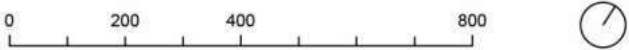
Benchmark Projects



TOH Sustainability Roadmap

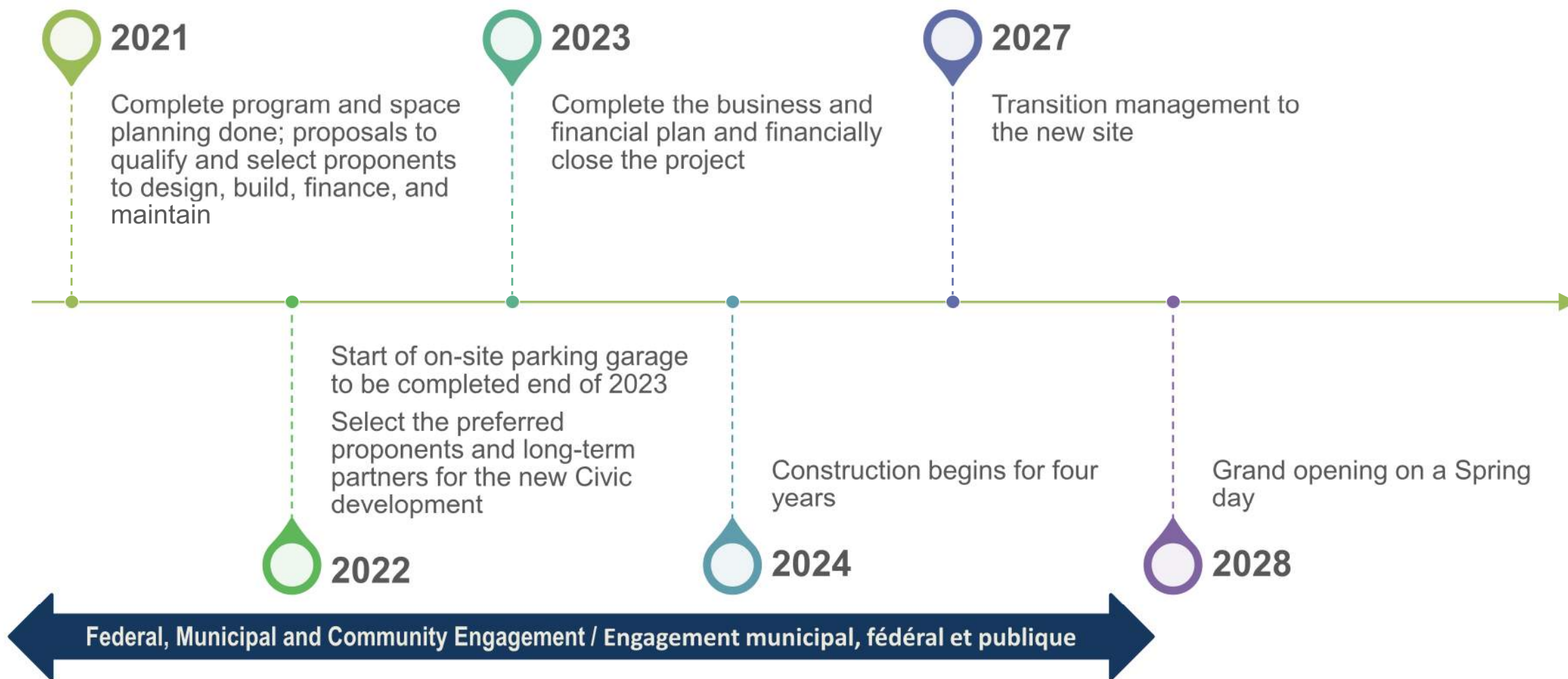


-  Proposed LRT Access Accès LRT Proposée
-  Dow's Lake Station Station lac Dow
-  LRT Line Ligne de métro léger
-  Bike Route Piste cyclable
-  Bus Route Ligne de bus
-  Park Parc
-  Heritage Buildings Bâtiments patrimoniaux

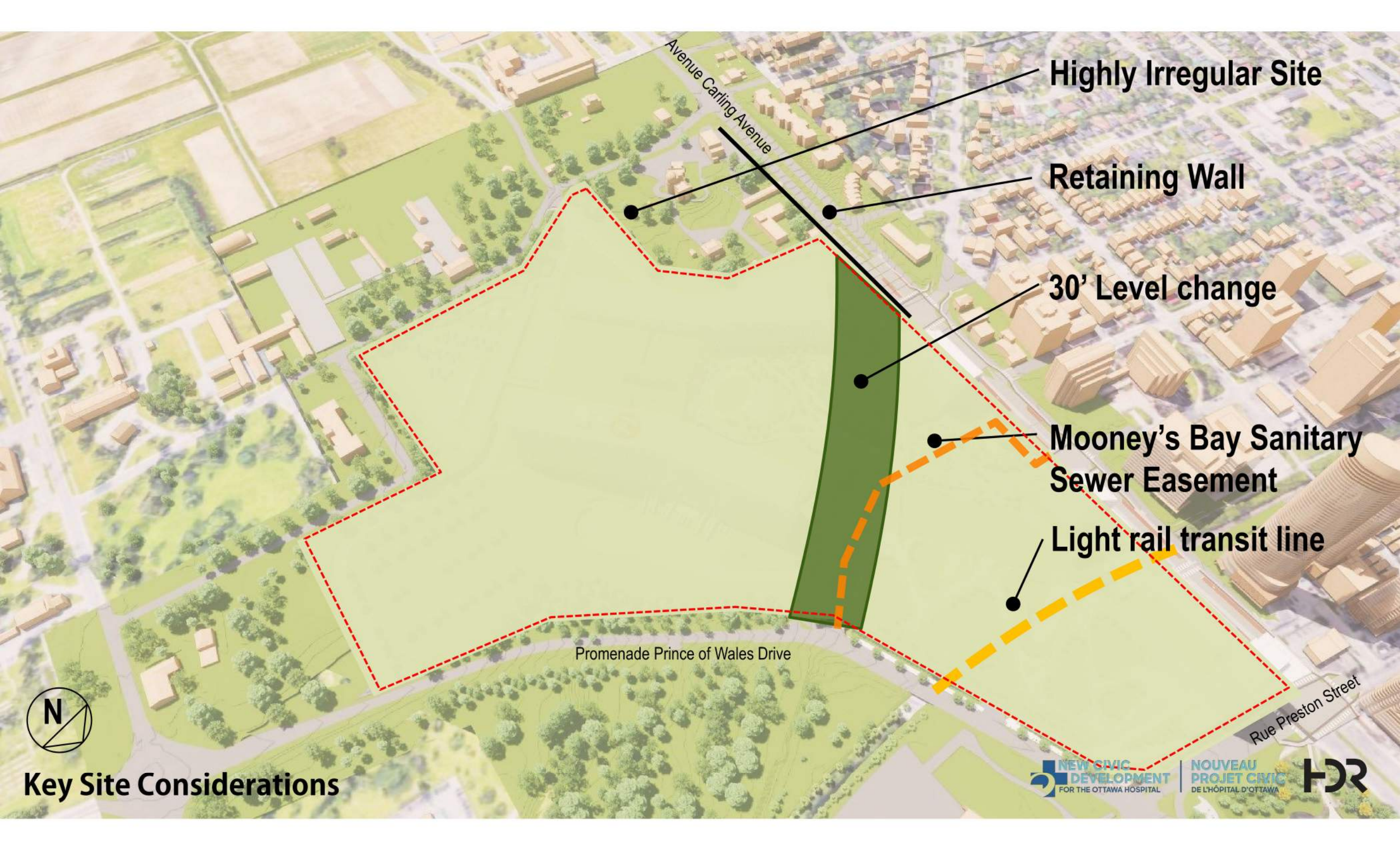


Context Plan

New Civic Development Schedule



Context, Constraints and Opportunities



Highly Irregular Site

Retaining Wall

30' Level change

Mooney's Bay Sanitary Sewer Easement

Light rail transit line

Avenue Carling Avenue

Promenade Prince of Wales Drive

Rue Preston Street



Key Site Considerations



Emergency Vehicle Area

Emergency Vehicle Access

Air well

Underground Central Utility Plant

Emergency Vehicle Access



Discrete patient service realm

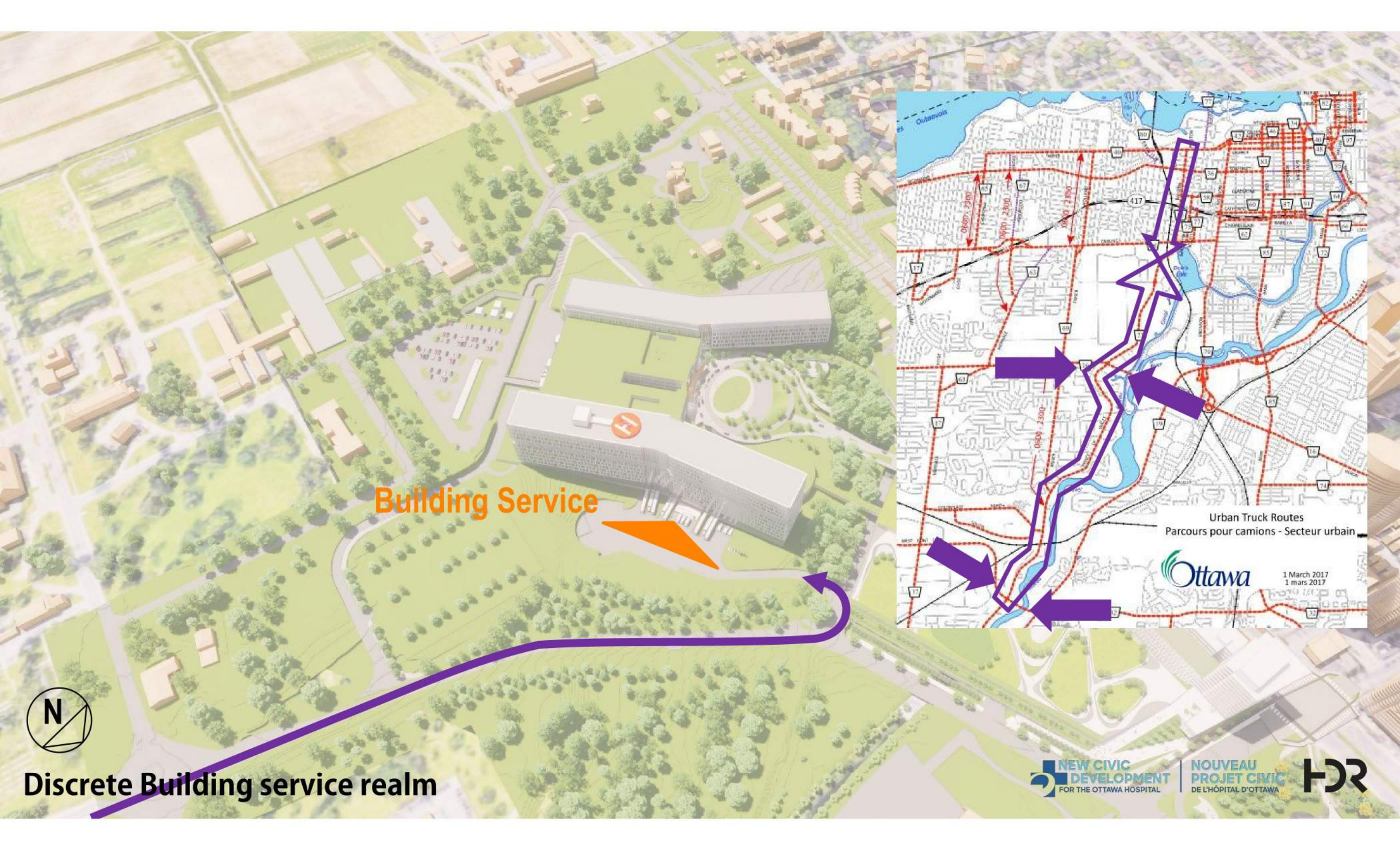


New North Zealand Hospital, Hillerod, Denmark



Hospital Nordsjælland
Copenhagen, Denmark

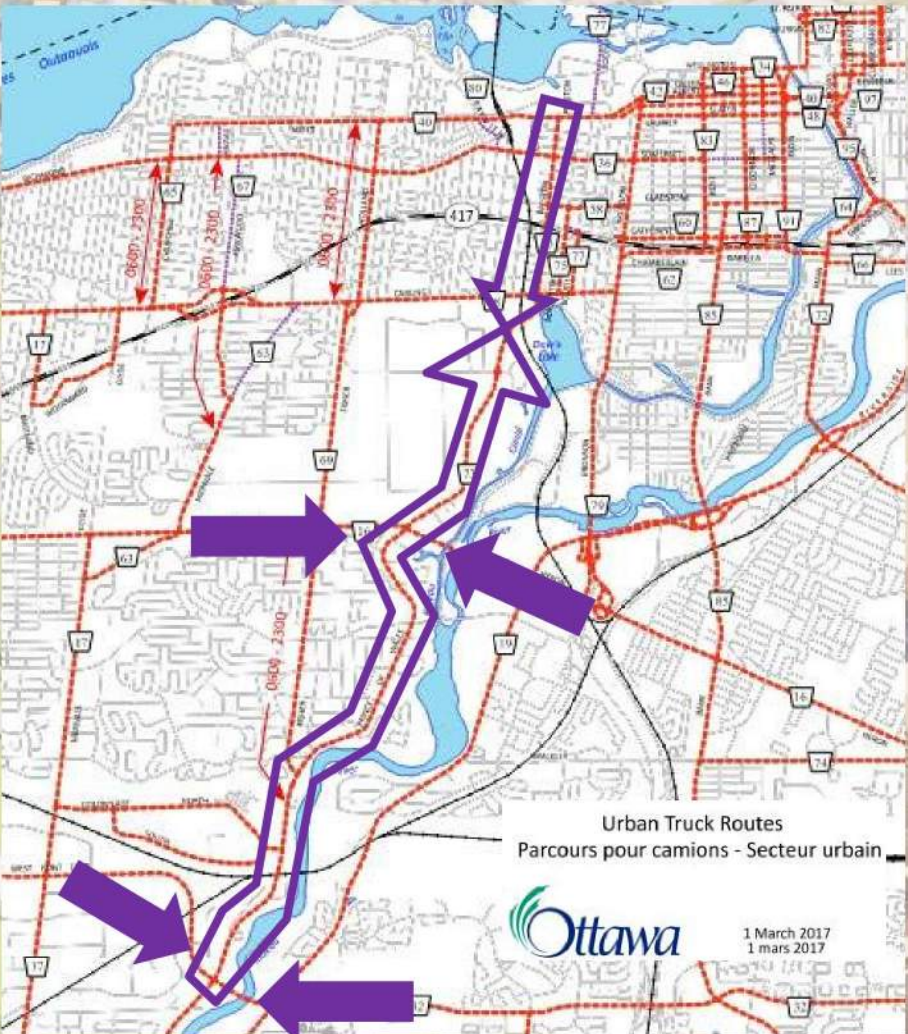


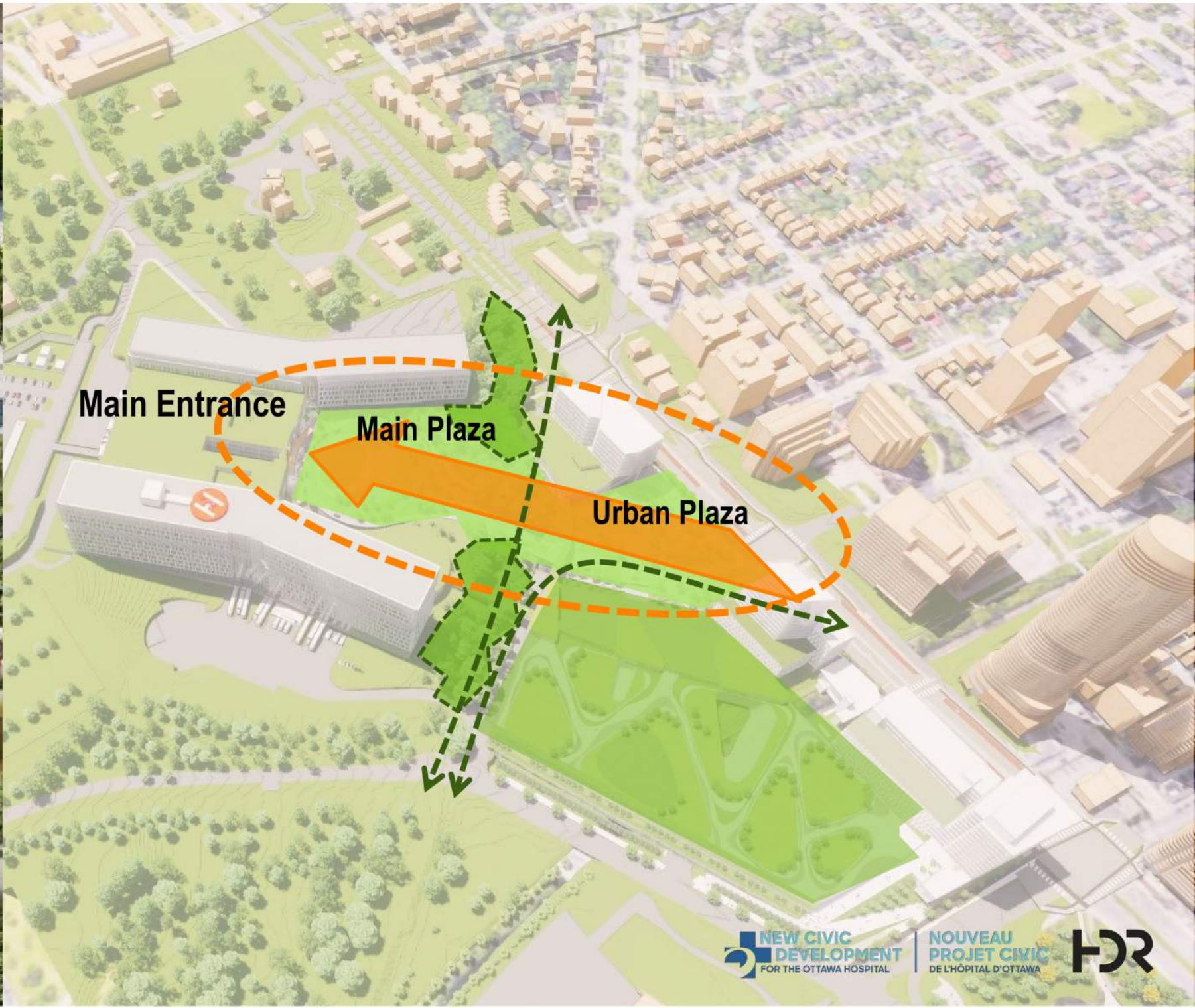


Building Service



Discrete Building service realm







High Line, New York City



Galeria de KLIX,
Cordoba, Argentina



Destegro - Urban Farm
Landscape, Denmark



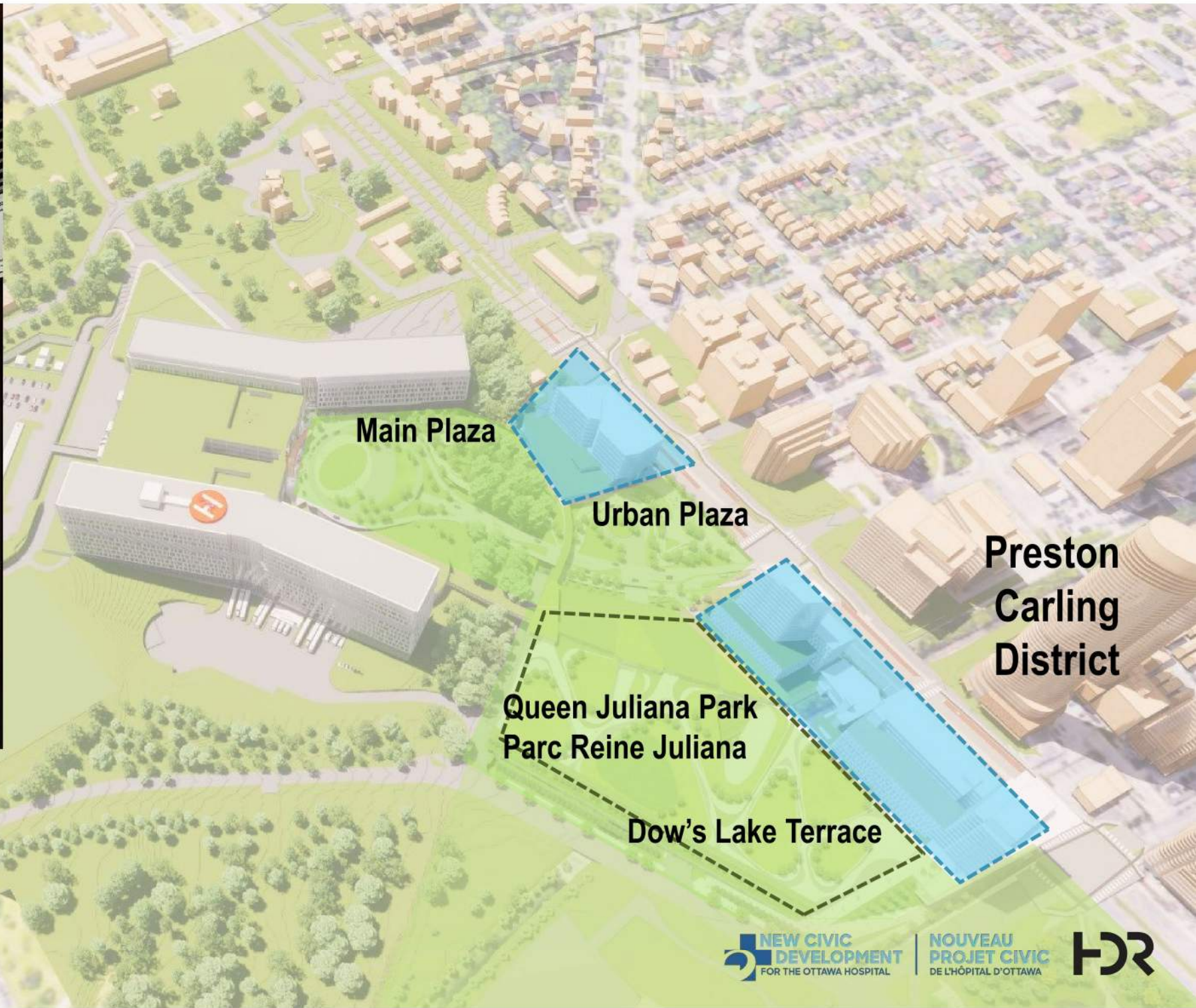
NYC Rooftop Yoga,
New York City



Ottawa Light
Rail Transit

A transit Oriented Hospital





19th & Mercer, Seattle Washington



Main Master Plan Elements

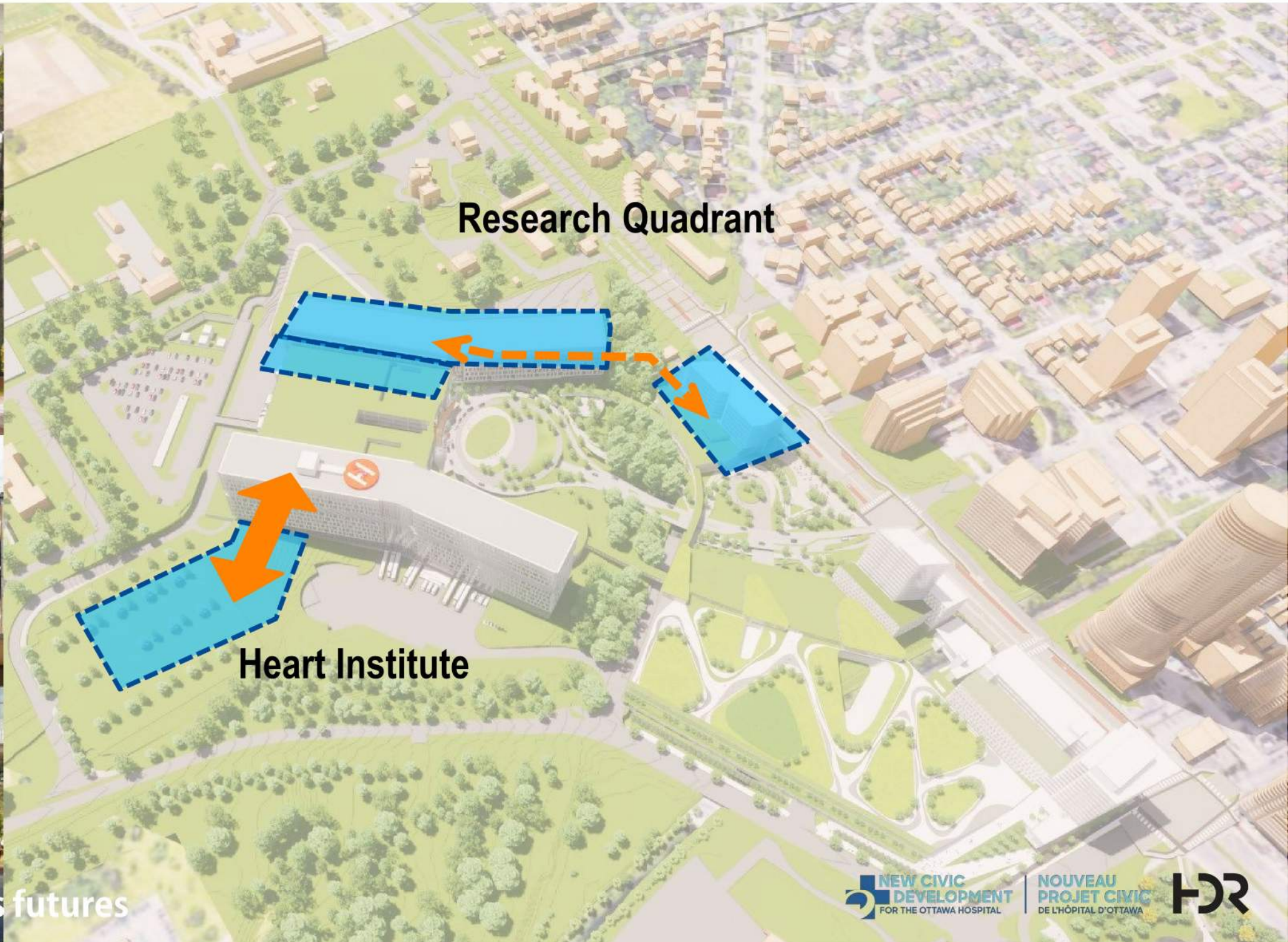


New West Hospital, Jutland, Denmark



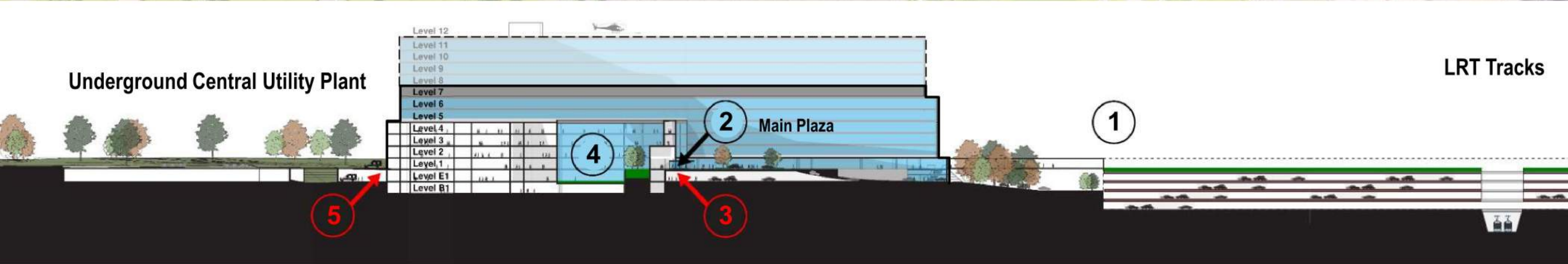
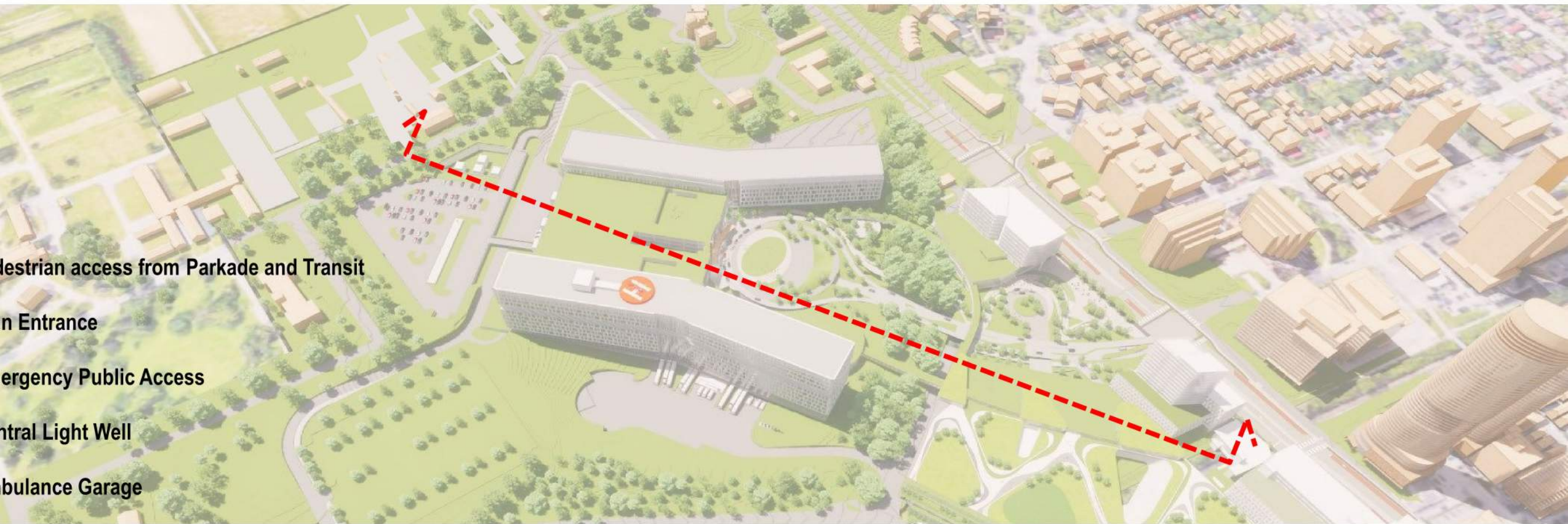
Catalinas Rio, Buenos Aires, Argentina

Future Phases / Phases futures

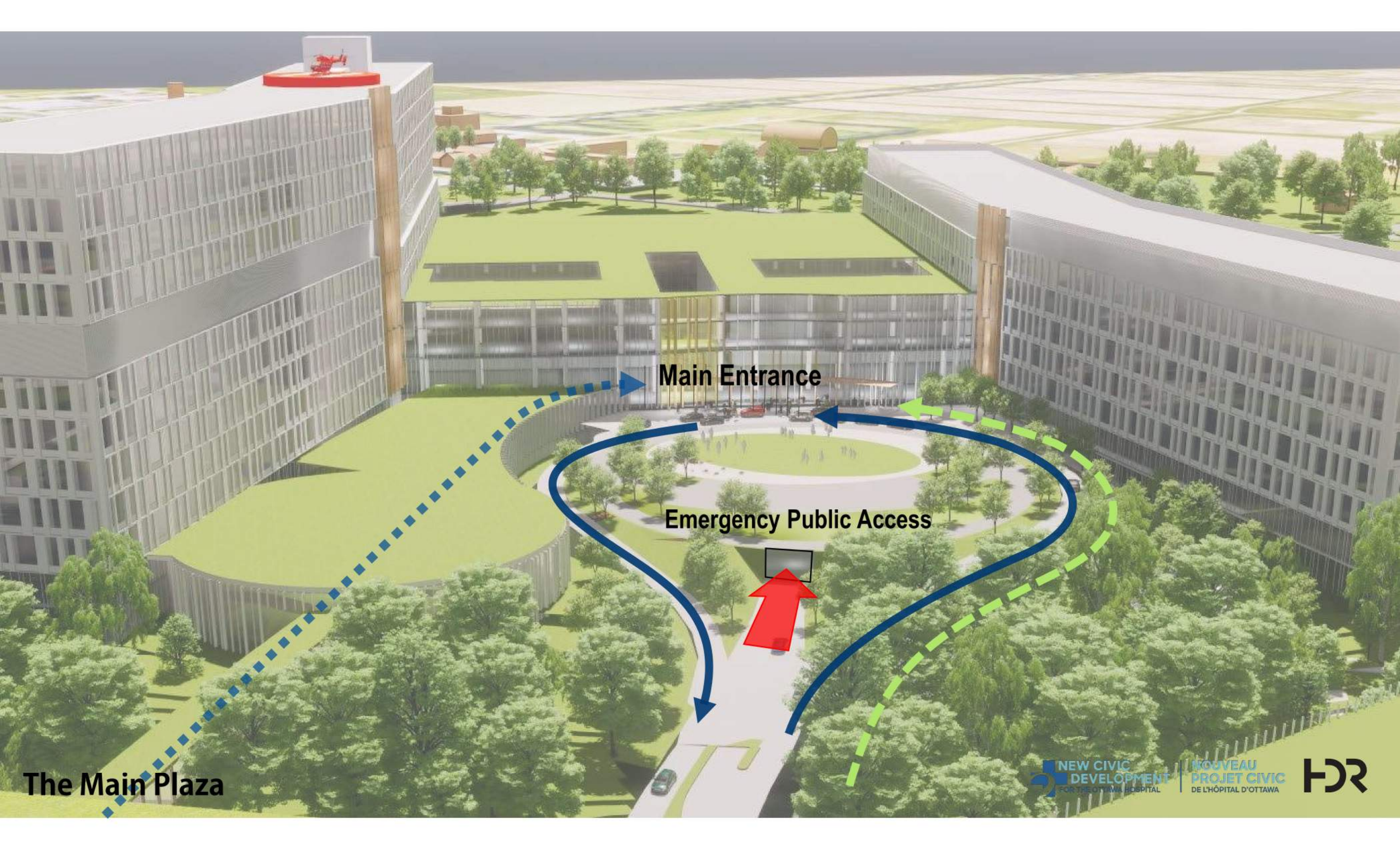


Research Quadrant

Heart Institute



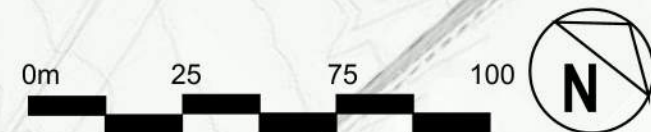
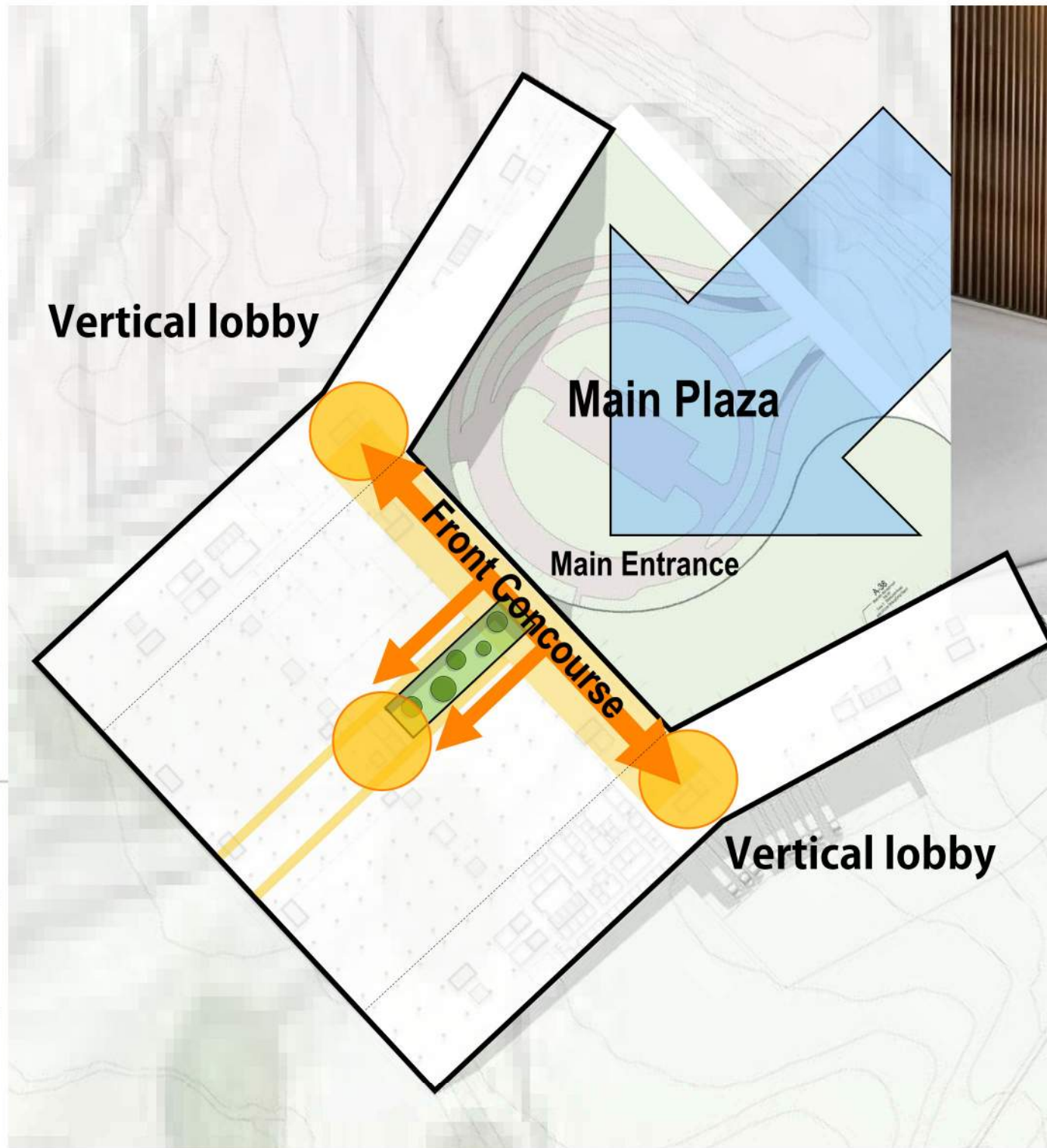
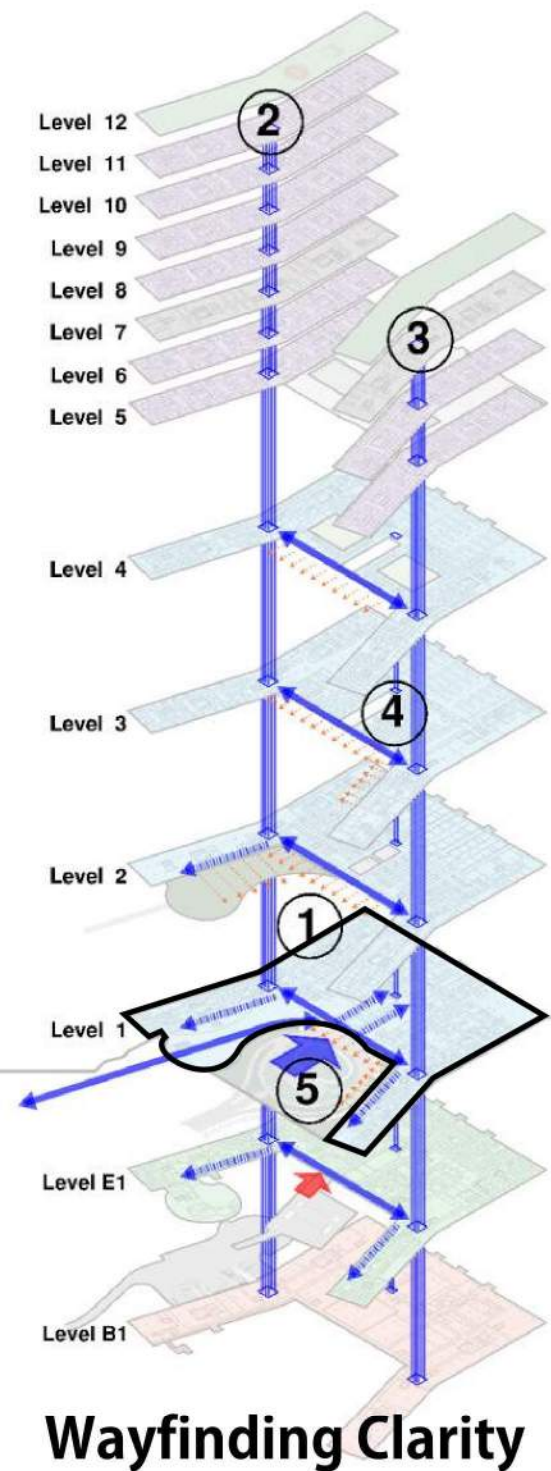
Site Section



Main Entrance

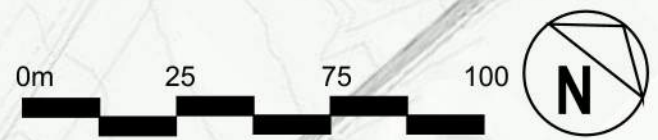
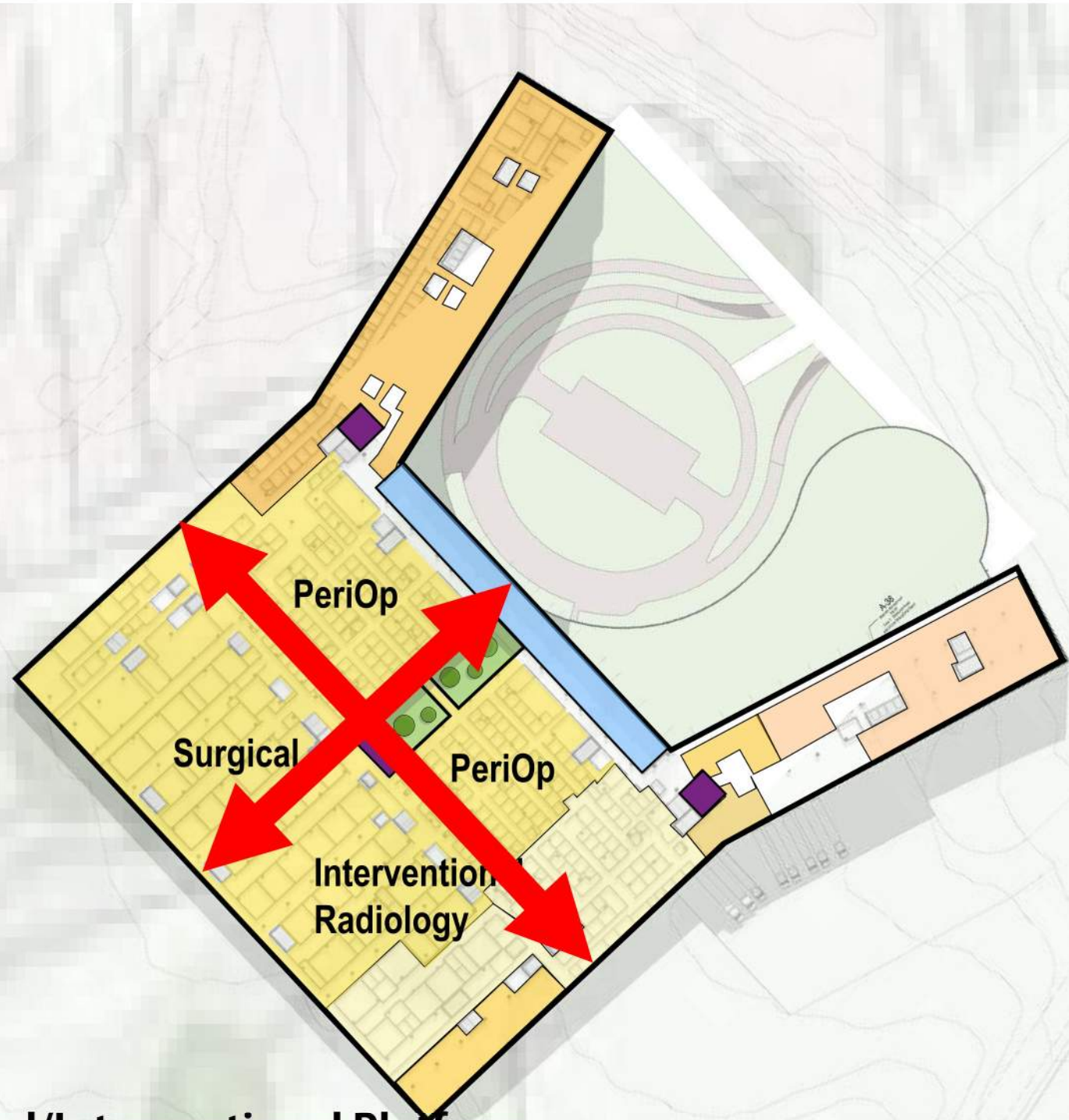
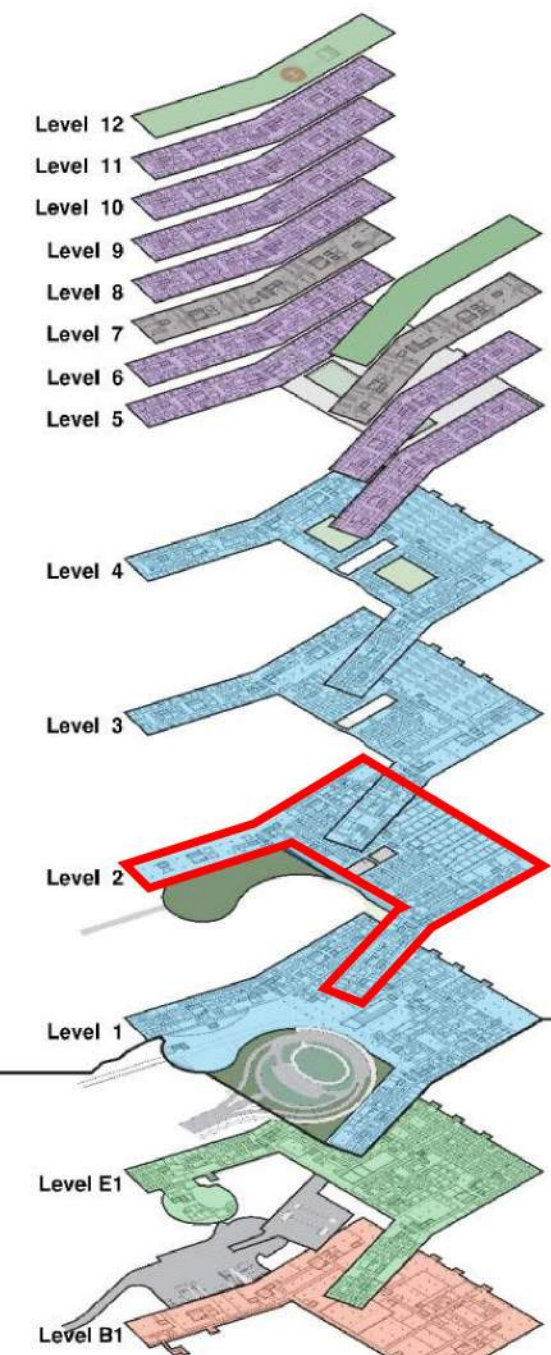
Emergency Public Access

The Main Plaza



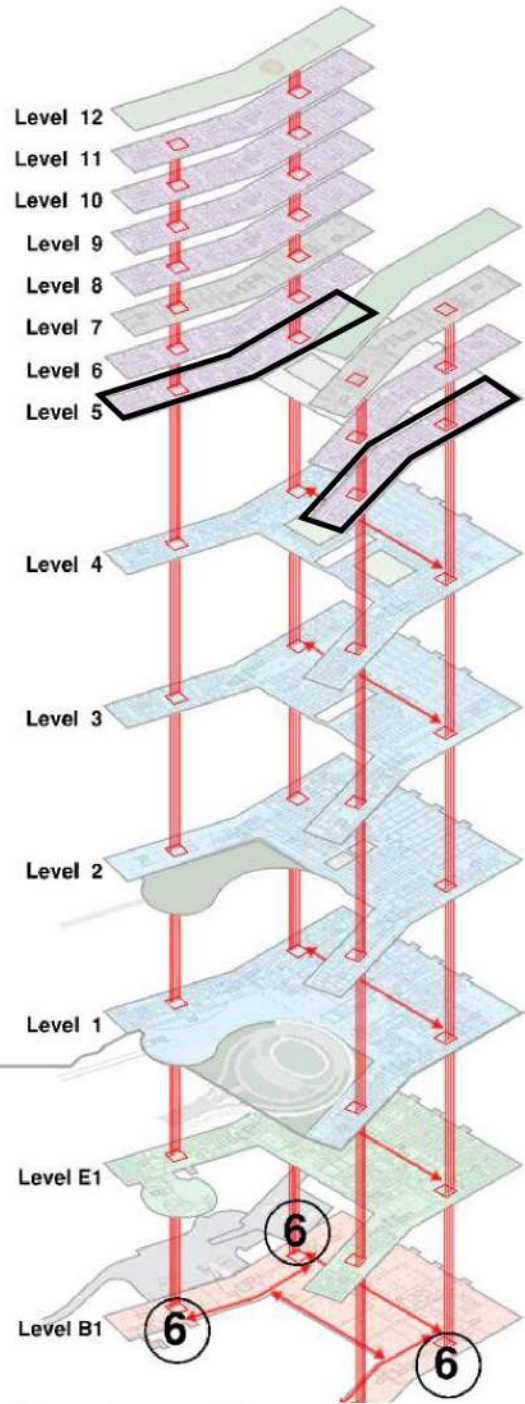
Level 1



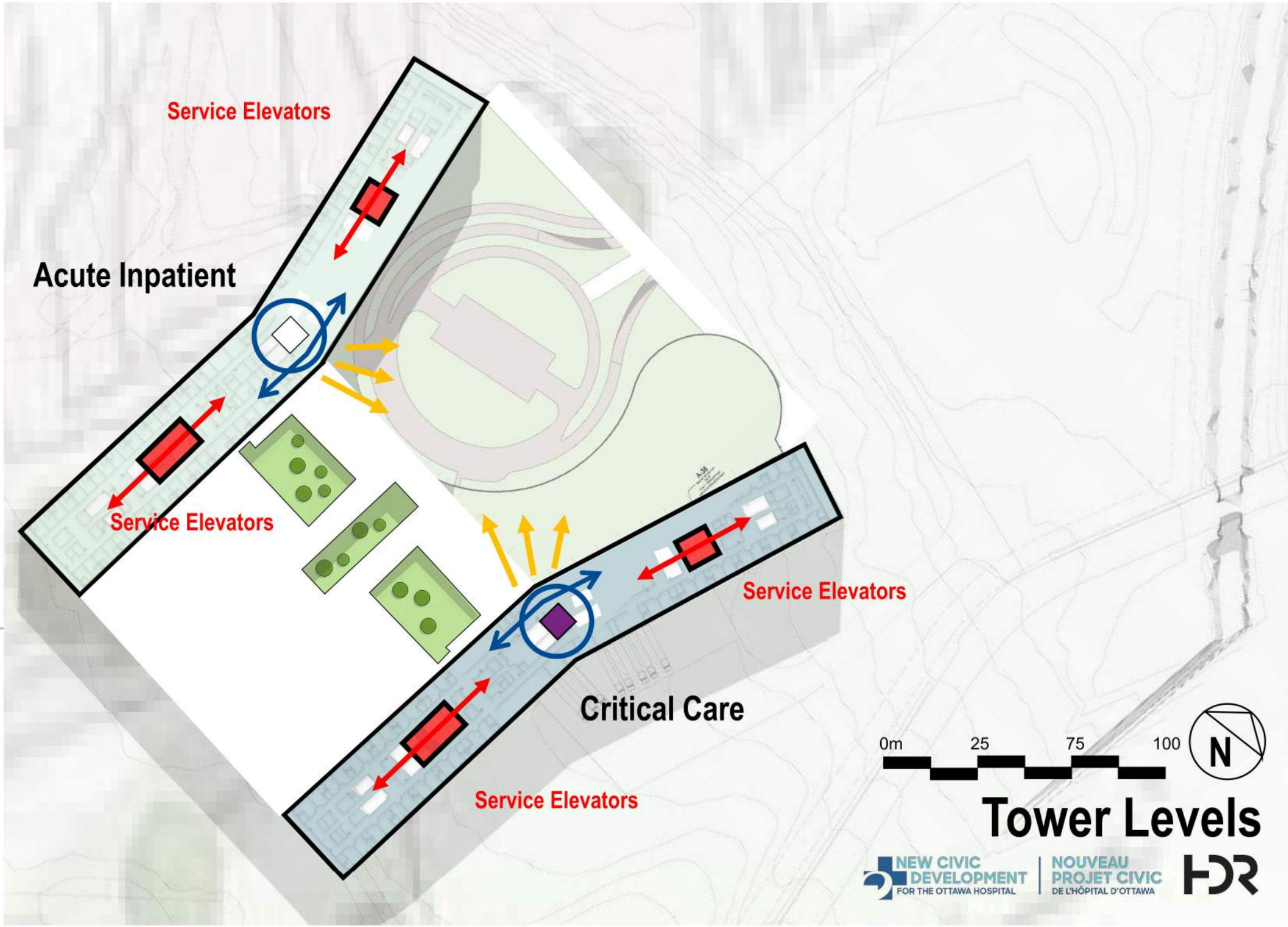


Level 2

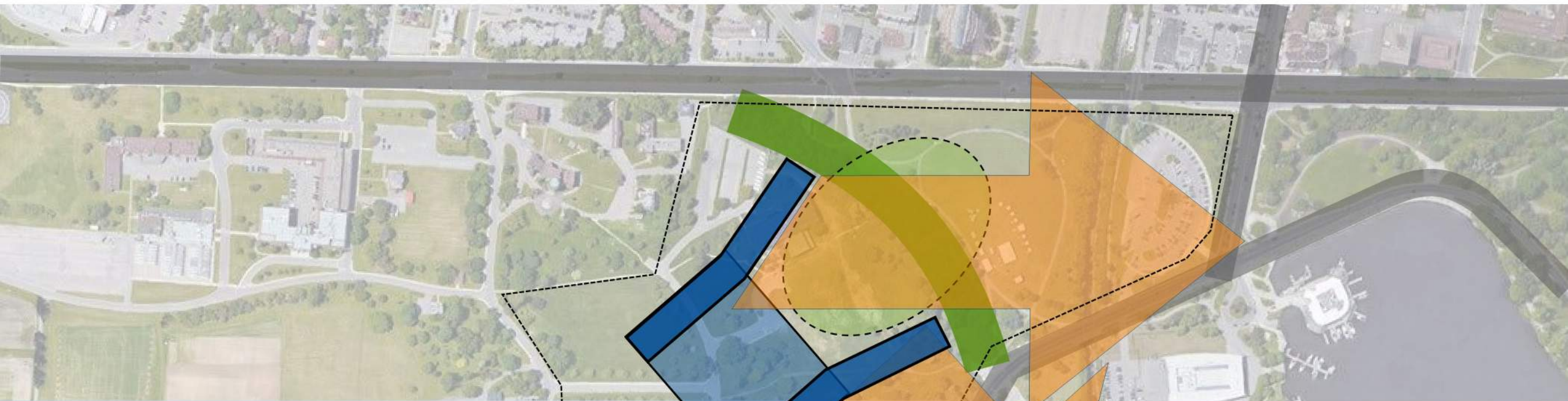
An Integrated Surgical/Interventional Platform



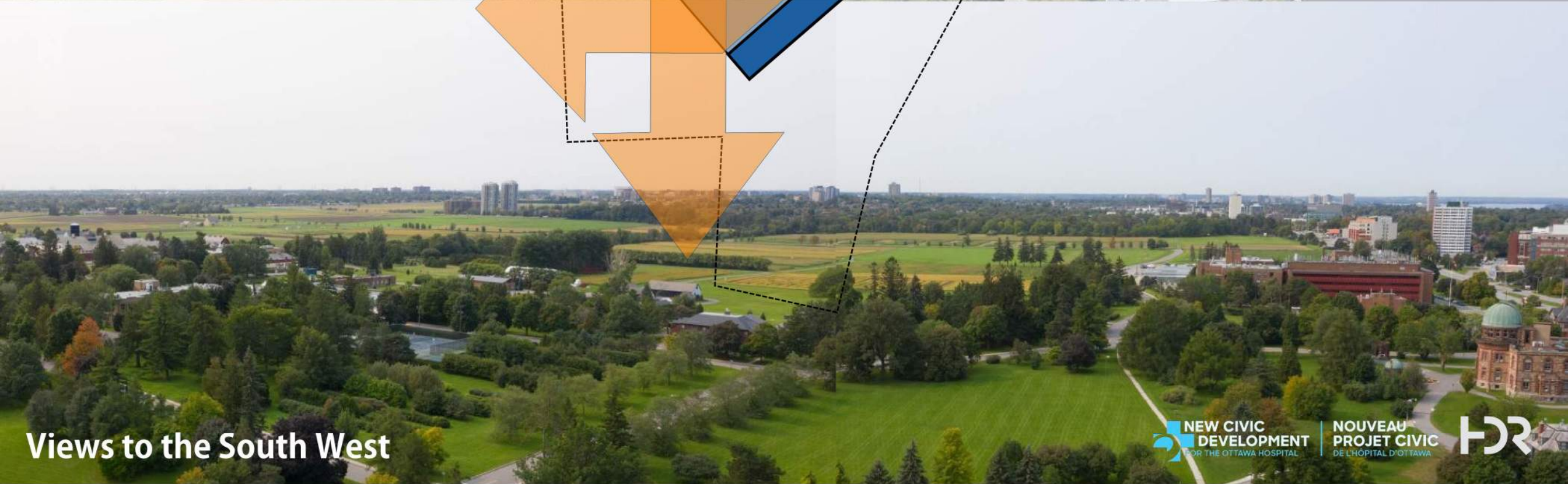
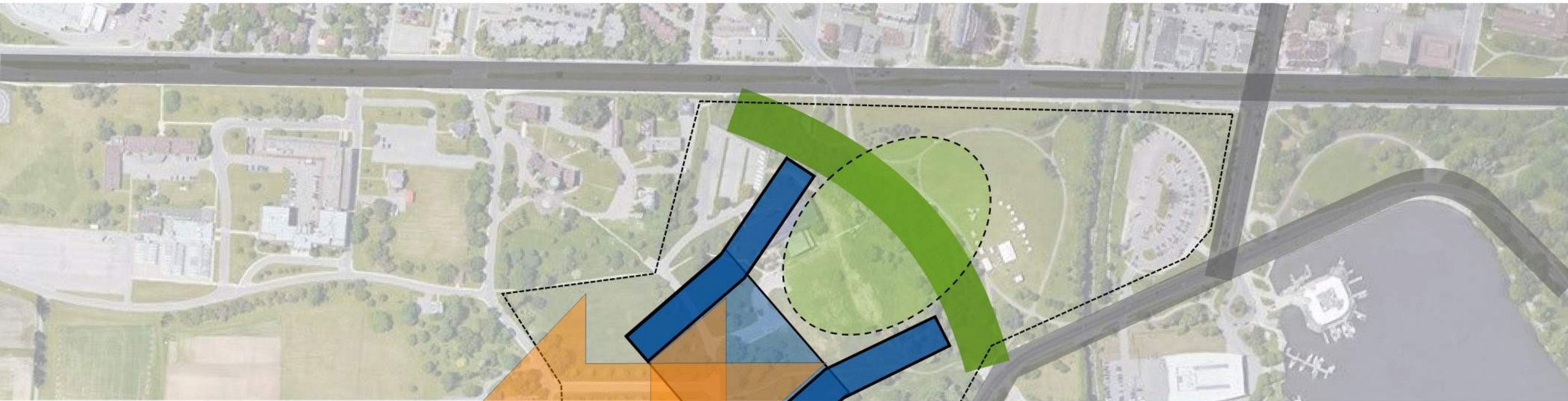
Patient Towers



Tower Levels



Views to the East

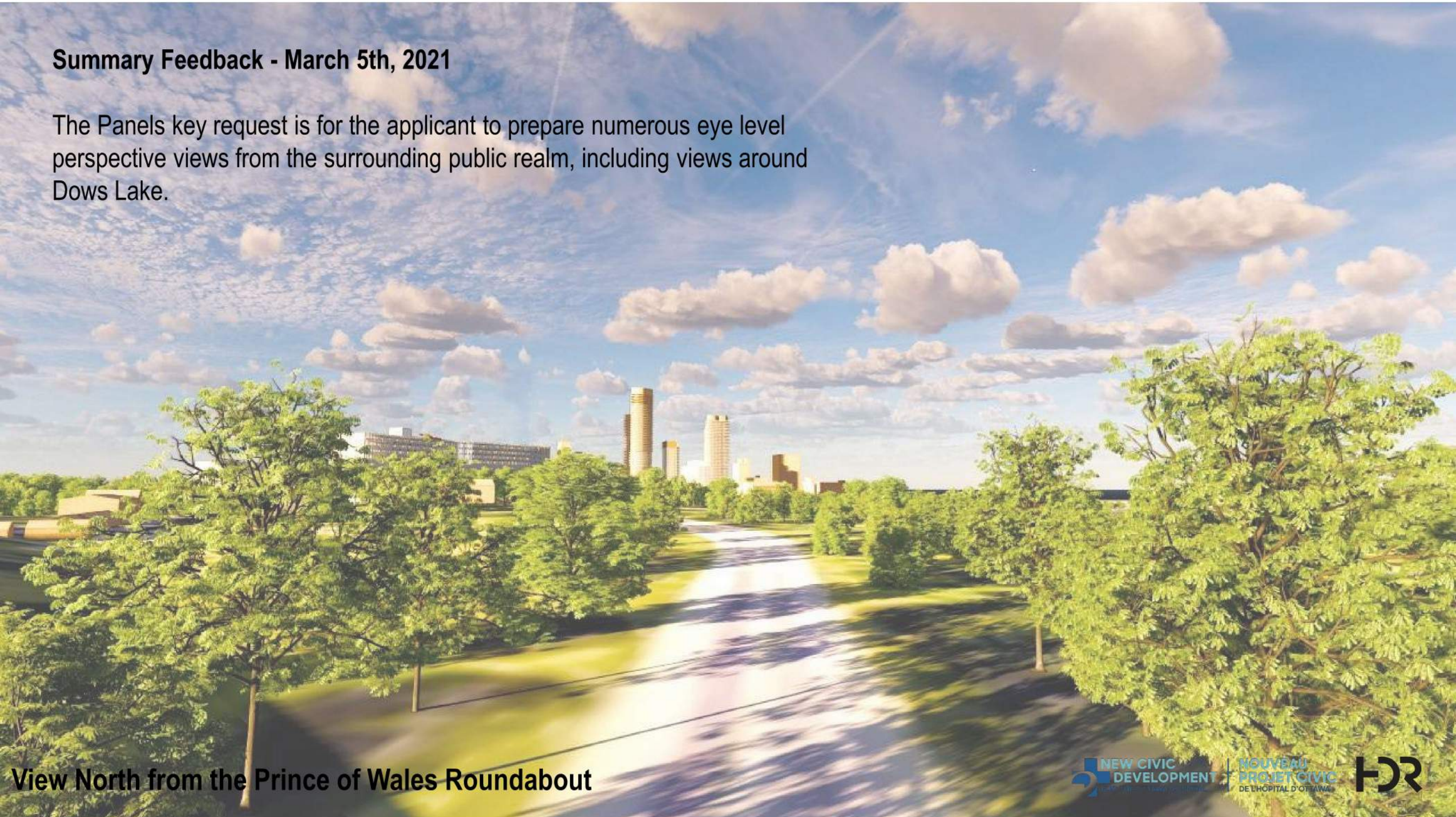


Views to the South West

Feedback and Recent Studies

Summary Feedback - March 5th, 2021

The Panels key request is for the applicant to prepare numerous eye level perspective views from the surrounding public realm, including views around Dows Lake.



View North from the Prince of Wales Roundabout

Summary Feedback - March 5th, 2021

The Panels key request is for the applicant to prepare numerous eye level perspective views from the surrounding public realm, including views around Dows Lake.



View across Dow's Lake from Commissioner's Park

Summary Feedback - March 5th, 2021

The Panels key request is for the applicant to prepare numerous eye level perspective views from the surrounding public realm, including views around Dows Lake.



The Dow's Lake Pavilion

Context Feedback - March 5th, 2021

The Panel appreciated the fly-through video, but strongly encourages the proponent to further study the proposed development through pedestrian-level renderings from key vantage points such as from Dow's Lake, the Preston-Carling intersection, and throughout the site.



The Urban Plaza

Pedestrian Realm and Connectivity Feedback - March 5th, 2021

The Panel supports the proposed location of the transit plaza. In the next stages, the proponent is encouraged to focus on the “look and feel” of the space, how it is framed by buildings, and how people will move through it as they make their way to the hospital.



View from Preston Carling

Context Feedback - March 5th, 2021

The Panel appreciated the fly-through video, but strongly encourages the proponent to further study the proposed development through pedestrian-level renderings from key vantage points such as from Dow's Lake, the Preston-Carling intersection, and throughout the site.



View Toward the Main Entrance

Pedestrian Realm and Connectivity Feedback - March 5th, 2021

The Panel supports the proposed connectivity strategies and encourages the proponent to continue to explore means of further facilitating movement through the site. There should be clear porosity for pedestrians and a strong pedestrian experience must be established. Perhaps a multi-use pathway could traverse the site in a simple way.



View at the Top of the Escarpment

Context Feedback - March 5th, 2021

The Panel appreciated the fly-through video, but strongly encourages the proponent to further study the proposed development through pedestrian-level renderings from key vantage points and throughout the site.



View toward the Main Plaza

Context Feedback - March 5th, 2021

Consider the planned phasing of the development and how this will impact views of the hospital as the site develops over time.

Interim view



View from Preston Carling

Landscape Design Feedback - March 5th, 2021

As the landscape design evolves, ensure that the hospital and associated facilities are part of the surrounding landscape by integrating aspects of it into the design of the hospital site. This will help establish the proposed hospital development as a good neighbour to the adjacent National Historic Sites. The Panel highlighted that access to nature in the city is becoming increasingly important and further consideration should be given towards securing opportunities for patients to access terraces and other outdoor space



View from Commissioner's Park



View from Commissioner's Park



View Preston Street



View toward Dow's Lake



View from Preston Street Ramp toward Queen Juliana Park



Parking Garage - March 5th, 2021

The Panel recommends integrating lightwells into the parking garage to improve its relationship with Prince of Wales Drive. This could help to reduce the need for ventilation along that edge of the parking garage and provide greater opportunities to bolster the landscape buffer and create a more seamless transition between the garage and the Drive.

View across Queen Juliana Park



View across Queen Juliana Park



Pedestrian Realm and Connectivity Feedback - March 5th, 2021

The Panel cautions that the linear pedestrian access (i.e. the “highline”) will be a very long distance for users to walk, especially for those with reduced mobility. Ensure that there are ample opportunities for people of all levels of ability to stop and rest.

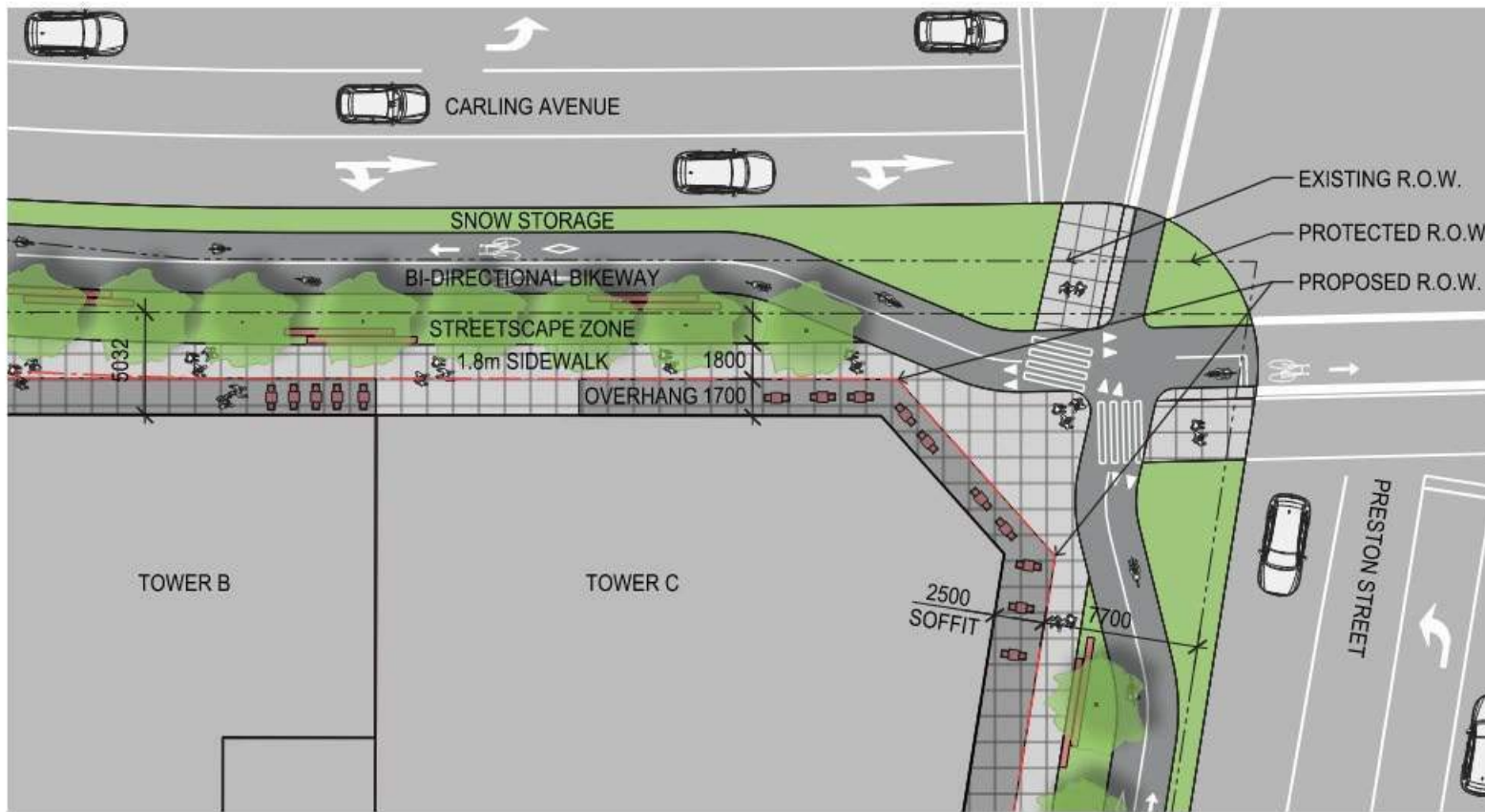
View across Queen Juliana Park



View towards Highline

Pedestrian Realm and Connectivity Feedback - March 5th, 2021

The Preston-Carling intersection will be an important point of congregation and a critical connection to Dow's Lake and Little Italy. The Panel recommends continuing to study this connection, strengthening it as much as possible, and providing additional relief at this corner to accommodate people.



PLAN AT CARLING AVENUE AND PRESTON STREET



SECTION B

Sustainability Feedback - March 5th, 2021

The Panel commends the proponent on the broad approach to sustainability taken in the design and encourages further exploration of additional measures that could be integrated. There is an opportunity for this project to be a demonstration plan for sustainable hospital design





Landscape Design Feedback March 5th, 2021

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Overview