

Consultation Summary Report, April 2023

Overview of Public Consultation Activities

The following provides a summary of the community stakeholder consultation undertaken in support of the Phase 3 and 4 Project that includes the Hospital and Central Utility Plan (CUP) as the major components. The basis of this summary is from comments received through stakeholder and public meetings as a result of the City process and will be updated following posting of the project on the Impact Assessment Agency of Canada's Registry for the Phase 3 and 4 Project or forwarded from the National Capital Commission for consideration.

A virtual Community Association Meeting was held through an online video conferencing tool, ZOOM, on October 6th, 2021 in advance of filing formal applications. A presentation of the Phase 2 Project was given by the project architect and representatives from the project team and The Ottawa Hospital (TOH) were available to answer questions. A total of four members of the surrounding Community Associations attended the meeting: Civic Hospital Neighborhood Association, Carleton Community Association, and the Glebe Annex Community Association.

A virtual Public Information Session was held through an online video conferencing tool, ZOOM, on February 9th, 2023. Residents, representatives from TOH and the Ward Councillors' offices were present, and over 100 residents attended the session. The session included a presentation by the Project Architect followed by a question and answer period that was supported by the project team and The Ottawa Hospital including the project landscape architect, urban and environmental planner, and transportation engineer.

The applications, including revisions, are posted on the City of Ottawa's Development Applications Website (<https://devapps.ottawa.ca/en/applications/D07-12-22-0168/details>) and include all the supporting studies and documents for review by all stakeholders. Comments/Questions can be submitted via the City's website or through direct correspondence to the City's File Lead. A project information page was also established on the Ottawa Hospital's Website (<https://newcivicdevelopment.ca/>).

On March 21st, 2023, the project was presented to the City of Ottawa's Accessibility Advisory Committee. The project was represented by the Project Architect, Landscape Architect and Project Accessibility Advisor as well as representatives from The Ottawa Hospital.

The following is a summary of comments received from the general public during these consultation events and associated general responses specific to the Phase 3 and 4 Project.

The Ottawa Hospital's New Campus Development
 Application for Site Plan Control and Federal Land Use and Design Approval:
 Phase 3 and 4 Project – Hospital and CUP

KEY ISSUE IDENTIFIED	GENERAL RESPONSE PROVIDED BY PROJECT TEAM	# OF MENTIONS
Hospital Operations/Management		
Concerns were raised with respect to the large, planned capacity of the Hospital, in comparison to smaller capacity hospitals dispersed throughout an area which could be more cost effective.	It was noted that the Hospital capacity planning is undertaken through a partnership with the Ministry of Health and Ontario Health (formerly known as the Local Health Integration Network (LHIN) and that these bodies have agreed on the need and planned capacity. The Hospital will have 641 beds on opening day and additional beds to be added through coordination with the Ministry of Health. Expansion of healthcare infrastructure to support an aging population is one of the many factors considered.	2
It was asked whether the planned capacity would be insufficient by opening day due to the construction time period.	It was noted that the capacity planning was undertaken in consideration of the construction timelines.	1
Questions about future plans and ownership for the existing Civic Hospital Campus, the Heart Institute, and the Rehab Centre at the General Hospital.	It was noted that the existing campus is more than 100 years old. The current plan is to provide transitional/long term care at the existing Campus once services are moved to the New Campus Development. The Heart Institute will remain on the existing site but is included in the Master Site Plan for the NCD and would be part of a future development application phase. It was noted that the existing campus was not sold but TOH has entered into a partnership for Long Term Care Services.	3
Question about the rationale for the height of the western tower and the potential for patient disruption during future expansion.	It was noted that the current proposed height is based on the program defined by the Ministry of Health which informs the space required. Future height increases would have minimal patient disruption due to the top floor planned for administrative functions.	1
Question about what role parks and green spaces will play in patient recovery.	It was noted that multiple studies show that a relationship between humans and nature can decrease the length of patient stay. It was noted that this is through a lens that goes beyond traditional western medicine.	1
It was asked how the project will attract and retain the best healthcare workers.	It was noted that the Hospital will be a state-of-the art academic research centre and home of a neurosciences research centre.	1
Cultural Heritage		
Concerns were raised with respect to the Dominion Observatory in terms of future expansion to the Hospital tower and light pollution.	The team acknowledged that the proposed height of the tower at 7 storeys would allow the telescope viewshed if telescope use were to be restored at the Dominion Observatory, however any future height expansion would likely preclude certain views. It was noted that site lighting (ie. pedestrian and surface parking areas and plazas) is designed to focus at-grade or just above grade and lamp posts follow cutoff limits dark sky requirements. Further, electrochromic glass is being considered that acts as a filter and blind within the hospital to mitigate light spill-over.	2

The Ottawa Hospital's New Campus Development
 Application for Site Plan Control and Federal Land Use and Design Approval:
 Phase 3 and 4 Project – Hospital and CUP

KEY ISSUE IDENTIFIED	GENERAL RESPONSE PROVIDED BY PROJECT TEAM	# OF MENTIONS
Comment that the site is bigger than the former Sir John Carling building and noting the UNESCO world heritage status of the nearby Rideau Canal.	This comment was acknowledged and noted that the project has been subject to a Cultural Heritage Impact Statement and associated addendums that review the design and propose any needed mitigation measures to minimize or avoid any impacts on the surrounding cultural values. These documents are reviewed by the Federal Government including Parks Canada that manages the heritage value of the Rideau Canal, the Central Experimental Farm as well as the Federal Heritage Buildings.	1
Project Design		
It was asked whether the site design once constructed would differ considerably from the renderings shown in terms of architectural treatment and public space amenities.	It was explained that the project renderings are representative of the current design proposal. It was noted that the project is designed by a project specific output specification (PSOS) and that the next stages of the project will be subject to refinements with the Hospital design/builder. However, the project specific Performance Criteria from the National Capital Commission developed for the project provides requirements on the design and federal land use approval will be required prior to finalizing the design.	2
It was suggested that the towers are appropriate for the modern Preston-Carling district but to review the tower facades facing the Central Experimental Farm in favour of more traditional materiality.	This comment was acknowledged and team will take into consideration as part of the Developed Design process.	1
Concern was expressed with respect to the 7.5m setback at the rear of the site.	It was noted that the 7.5 metres is a landscape minimum and is greater in many locations.	1
It was asked whether future site expansion would continue to encroach onto the Central Experimental Farm.	It was noted that the future expansion mentioned in the presentation refers to expansion in height. The Hospital Land Leased Area is a fixed parcel of land.	1
Concerns were expressed with respect to glass used in building design in terms of heat escape/energy sustainability risk and risk to birds.	Bird Friendly Guidelines will continue to guide the design development. It was noted that there are various elements that provide markings on glass to reduce transparency for bird safety, especially at the lower portion of the building closest to the tree canopy and bird-friendly guidelines and requirements are being followed.	2
It was asked how the three towers planned for along Carling Avenue could be for residences when the area is zoned institutional.	It was clarified that this development along Carling Avenue is not planned to be residential but institutional (offices). Residential stay facilities which are accessory to the hospital use are permitted. It was confirmed that no private condos or rental apartments are planned for these towers.	1
Natural Environment/Trees		
Question about the City's procedures to monitor compliance with the application's environmental report recommendations, especially with respect to protecting mature trees and their roots.	It was noted that there are City staff reviewing general compliance with protocol and there is a City Forester following the Tree Removal and Protection Plan including on-site meetings prior to removals. Each Tree Permit for removal has specific conditions associated with it that can include the time of year for removal, and special protection measures.	1

The Ottawa Hospital's New Campus Development
 Application for Site Plan Control and Federal Land Use and Design Approval:
 Phase 3 and 4 Project – Hospital and CUP

KEY ISSUE IDENTIFIED	GENERAL RESPONSE PROVIDED BY PROJECT TEAM	# OF MENTIONS
<p>Concern was expressed regarding the risk assessment completed as part of the Environmental Impact Assessment completed by Parsons dated May 2021 which appeared to be a minimal checklist.</p>	<p>It was noted that federal Environmental Effects Evaluations (EEE) as required under Section 82 of the Impact Assessment Act of Canada are being undertaken for each physical phase of the development of the New Campus Development. A baseline conditions and future commitments document (the referenced May 2021 document) was prepared as part of the Master Site Plan Application to guide these studies. The reports are also being prepared to meet the requirements of the City's Environmental Impact Statement (EIS) process. The first EEE/EIS was prepared for the Phase 2 Parking Garage and Green Roof Project and was posted on the City's Website during the Site Plan Control Process. The first draft of the EEE/EIS report prepared for the Phase 3/4 Project (Hospital and Central Utility Plan) is currently posted on the City of Ottawa DevApps website.</p>	<p>1</p>
<p>Question about the level of soil contamination after the demolition of the West Annex of the Sir John Carling Building and how much may remain in the groundwater.</p>	<p>It was noted that the West Annex was demolished and foundations removed in the last several months. Shallow surface contamination was required to be removed. Soil and groundwater testing continues as excavation continues during construction. Environmental site assessment experts are monitoring the site and undertaking assessments to determine soil remediation requirements before, during and after construction. A Record of Site Condition will need to be filed for the project and building as per regulations.</p>	<p>1</p>
<p>A comment was received in support of future meaningful consultation on the gardens including the types of plant species.</p>	<p>It was noted that the next submission will have detail available for public review. It was noted that the use of native species is predominant (99.5%) and has been guided by input received from the City of Ottawa and Federal Government including representatives from Agriculture and Agri-Food Canada (Arboretum).</p>	<p>1</p>
<p>It was asked whether the tree replanting ratio (3:1) and tree canopy targets are feasible on the site considering the surface parking areas.</p>	<p>It was noted that the NCD is following a target tree canopy cover of 40% versus a replanting ratio. It is acknowledged that the entire 40% tree canopy target will likely not be achieved entirely on-site and the current approvals do allow for off-site plantings towards meeting the target. The Ottawa Hospital is working with adjacent landowners on finding opportunities for off-site plantings associated with these phases of development particularly on lands immediately adjacent to the Hospital Lease Lands and the Central Experimental Farm.</p>	<p>1</p>
<p>Comment received that trees should be relocated and cuttings should be taken where possible.</p>	<p>It was noted that opportunities for relocation of existing trees is evaluated at each phase of development. Tree locations are only possible with certain species with size limitations. A total of five trees were relocated as part of the Phase 2 Project (Parking Garage and Green Roof) and five trees are identified for Phases 3 and 4. Cuttings from the Hedge Collection were completed by Arboretum staff prior to their removal.</p>	<p>1</p>
<p>It was asked what has happened to the wood of the mature trees that have already been cut down and whether there is a planned use for them.</p>	<p>It was noted that the wood of felled trees has been preserved and is being stored in a safe location that meets storage requirements. The future use of this wood is currently being studied including with the Indigenous Peoples Advisory Circle.</p>	<p>1</p>

The Ottawa Hospital's New Campus Development
 Application for Site Plan Control and Federal Land Use and Design Approval:
 Phase 3 and 4 Project – Hospital and CUP

KEY ISSUE IDENTIFIED	GENERAL RESPONSE PROVIDED BY PROJECT TEAM	# OF MENTIONS
Active Transportation/Neighbourhood Connectivity/Public Safety		
<p>Concern was expressed in terms of public safety for pedestrians throughout the site, with respect to trees potentially reducing visibility and potential conflicts with cyclists. It was asked what site security measures will exist on the campus.</p>	<p>It was noted that during the construction period the site will be fenced and restricted access for public safety reasons, noting that this is within the safety requirements of the contractor. The landscape and site design of the ultimate buildout follows CPTED (Crime Prevention Through Environmental Design) principles and will include a Blue Light System of emergency call buttons which calls security and allows people to navigate through a well-lit series of pathways. This will be administered by The Ottawa Hospital. It was noted that there will also be security cameras on parking lots and sidewalks.</p>	1
<p>Question regarding site bicycle connectivity, including whether bicycle access would lead only to the main entrance of the Hospital or would continue beyond.</p>	<p>It was noted that the Trillium Pathway was relocated to follow Carling Avenue and Preston Street to the intersection of Prince of Wales Drive/Queen Elizabeth Driveway and Preston Street to a new protected intersection design providing access to the Rideau Canal Pathway network. Additional, separated facilities including a bi-directional cycle track and parallel sidewalk will also be constructed along the internal road network of Roads A and B. A protected intersection design is also planned for the Road B/Prince of Wales Drive intersection that provide connectivity to the facilities along Prince of Wales Drive and the Arboretum. The Trillium Pathway has already been relocated and the protected intersection and additional facilities along Road A and B will be completed as part of the Phase 2, Parking Garage and Green Roof Project. Bicycle connectivity designs have been made in consultation with the City and the NCC, Bike Ottawa, and also informed by transportation planners/engineers that are part of the Project Team.</p> <p>Separated facilities are also planned to the front entrance of the Hospital as part of the Phase 3/4 Project as well as a multi-use pathway to the west entrance from Maple Drive.</p>	1
<p>Question whether pre-construction pedestrian access to the Arboretum via Sherwood Drive (avoiding main roads) will still be possible through the site.</p>	<p>It was noted that the ultimate site design will include a cross-diagonal pedestrian access through the site similar to the route described, however this is not accessible during construction of Phases 2, 3, and 4 for safety reasons and will be implemented as part of the Phase 5 Research Building. The Trillium Pathway and an interim connection along the south side of Carling Avenue to the Road A/B facilities will provide this connectivity in the interim.</p>	1
Transportation (Vehicle, Helicopter, and LRT)		
<p>Concern was expressed with respect to traffic near Parkdale Avenue.</p>	<p>It was noted that Parkdale Avenue at peak travel hours is currently congested which is partially due to the existing Civic Campus. The Hospital move the New Campus as part of this project is anticipated to relieve some of this congestion as well as make Bronson Avenue and Rochester Street more attractive travel routes thereby dispersing traffic and reducing overall congestion on Parkdale Avenue.</p>	1

The Ottawa Hospital's New Campus Development
 Application for Site Plan Control and Federal Land Use and Design Approval:
 Phase 3 and 4 Project – Hospital and CUP

KEY ISSUE IDENTIFIED	GENERAL RESPONSE PROVIDED BY PROJECT TEAM	# OF MENTIONS
It was asked whether the future LRT station would be on the north or south side of Carling Avenue.	Dow's Lake Station (currently under construction as part of the City's Stage 2 LRT Project) is located on the north side of Carling Avenue. It was noted that the City is initiating an Environmental Assessment (EA) Study to determine the best weather protected connection to the Hospital's highline on the roof of the Parking Garage. This EA process will involve public open houses and consultation to receive feedback in advance of determining recommended station location.	1
Concern was expressed with respect to potential impacts to the Central Experimental Farm at the rear of the site near Maple and Birch Drives, especially regarding emergency vehicle access and construction access. It was asked whether AAFC has approved/been consulted with on these matters.	It was noted that Birch and Maple Drives will not be used for construction. A new road will be created off of Prince of Wales Drive to provide construction access during the construction period. The Ottawa Hospital is currently working with Agriculture and Agrifood Canada to minimize use and any associate impacts as result of the use of Maple Drive for emergency vehicles.	2
Concerns were expressed with respect to heliport location on the site and especially on the taller Hospital tower, due to the urban/residential surrounding environment, with the requirement of multiple studies noted.	It was noted that the heliport is located on the taller Hospital tower in order to be vertically aligned with the ambulance garage, so that critical care patients are landing in the same building as the emergency unit, surgical wing, trauma centre. It was noted that the project team includes an aerodrome specialist who is reviewing the rooftop heliport in detail, including required studies regarding building code safety, life safety, flight paths, etc. Transport Canada is also reviewing the Phase 3/4 Project in anticipation of issuing a permit for the helipad.	2
General/Other		
Concern was expressed with respect to the presence of a fault line on the site.	It was noted that the project is designed structurally (including the design of interior rooms) as a post-disaster building to survive earthquakes and other natural disasters. The project continues to stay up-to-date with Building Code changes. Overall, the project has considered future weather events in addition to present-day.	1
It was asked why local property taxes were being levied when the Hospital will be serving a regional audience.	It was noted that there are multiple funding sources including what is required as the City's contribution.	1
It was asked whether the relocation of Queen Juliana Park to the roof of the Phase 2 Parking Garage was still going ahead.	It was noted that the Parking Garage is currently under construction and the final design of the rooftop is being confirmed and subject to additional Developed Design approval from the National Capital Commission.	1

Overview of Consultation with Indigenous Peoples

TOH's work to meaningfully engage First Nation, Inuit and Métis people, leaders, organizations and health experts through the Indigenous Peoples Advisory Circle is ongoing. Now coming up on two years since its establishment, the Indigenous Peoples Advisory Circle will continue to provide guidance on design elements of the new campus, including healing spaces and identifying priorities for cultural safety, Indigenous partnerships and economic development opportunities.

As it relates to the Phase 3/4 Project, multiple elements as guided by the Indigenous Peoples Advisory Circle have been captured, including:

1. Architecture: Glazing from patient rooms - with the ability to see both land and sky simultaneously to promote healing and wellness.
2. Architecture: Sky-Lobbies with floor to ceiling glazing to allow for wayfinding on each inpatient floor to relate to both a view of land and sky simultaneously.
3. Architecture: Integration of multiple options for smudging and ceremonial events on each inpatient floor adjacent to the Skylobbies in enclosed areas for extended family and community access. The central gathering area provides space for Indigenous ceremony.
4. Landscape: Circular shape and movement, materials reflective of First Nation and Inuit territories, including rock/stone, trees and other elements reflective of home landscapes.
5. Landscape: Use of birch trees because of their historic use in the construction of canoes, baskets, etc.
6. Landscape: Biodiversity and the proposed use of native plant communities.
7. Landscape: Opportunities for indigenous art throughout the NCD. This is in-progress.

Overview of Consultation with PSPC and AAFC

Since the signing of the lease with PSPC in 2018 The Ottawa Hospital (TOH) has maintained continuous communication with both PSPC and AAFC. Communications have involved matters pertaining to operations and maintaining the existing property, as well as updates on the status of the new Civic development (NDC) project and discussing research opportunities as part of the overall development plan for the new TOH site.

As this is a multi-year complex project these conversations will continue to evolve as the project progresses.