NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

Site Plan Control and FLUDA : Design Drawings

NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

Hospital and Central Utility Plant

930 Carling Avenue & 520 Preston Street, Ottawa, ON

SPC AND FLUDA - 1ST SUBMISSION

November 30, 2022

HDR

NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

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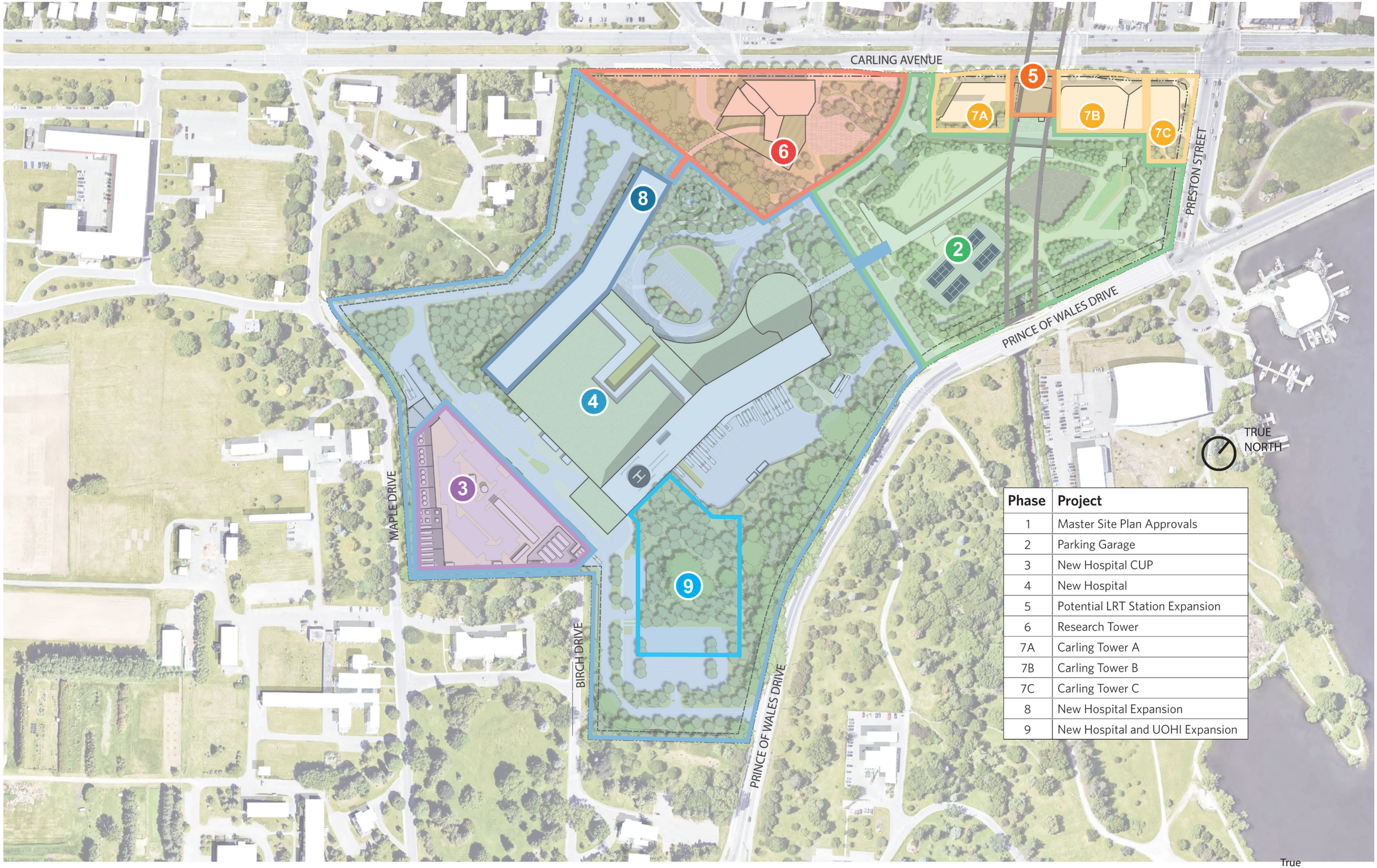
HDR



Phase	Project
1	Master Site Plan Approvals
2	Parking Garage
3	New Hospital CUP
4	New Hospital
5	Potential LRT Station Expansion
6	Research Tower
7A	Carling Tower A
7B	Carling Tower B
7C	Carling Tower C
8	New Hospital Expansion
9	New Hospital and UOHI Expansion

NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

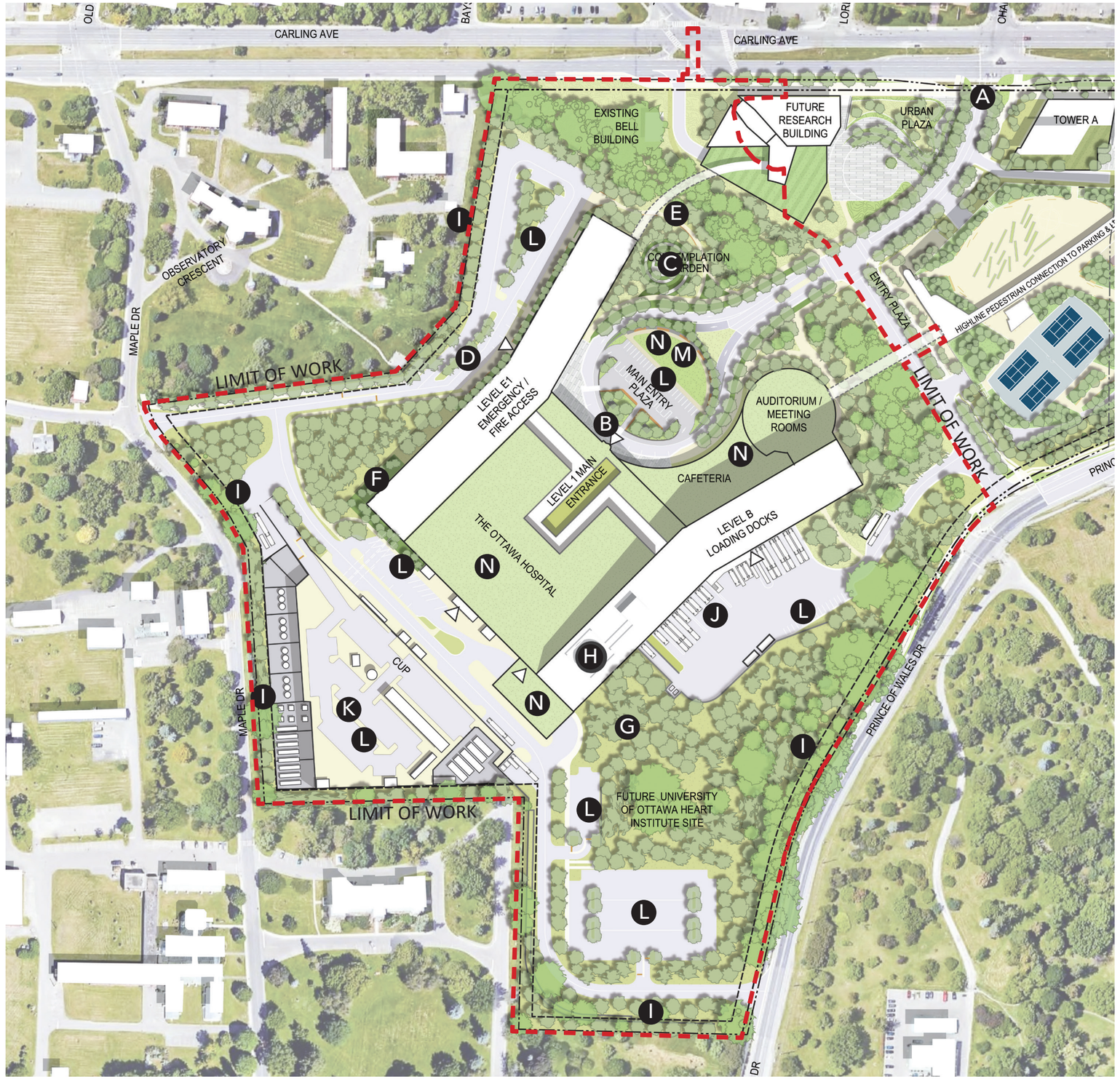
NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

MASTER SITE PHASING PLAN

NOVEMBER 30, 2022

0 50 100 150 200 M

True North



LEGEND

- A CARLING AVENUE CAMPUS GATEWAY
- B MAIN ENTRY PLAZA
- C CONTEMPLATION GARDEN
- D WEST ENTRANCE
- E WOODLAND PATH
- F SUNKEN GARDEN
- G MEANDERS
- H HELIPORT
- I SHELTER BELTS
- J SERVICE DOCKS
- K CENTRAL UTILITY PLANT (CUP)
- L PARKING
- M LAWN
- N GREEN ROOF

NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

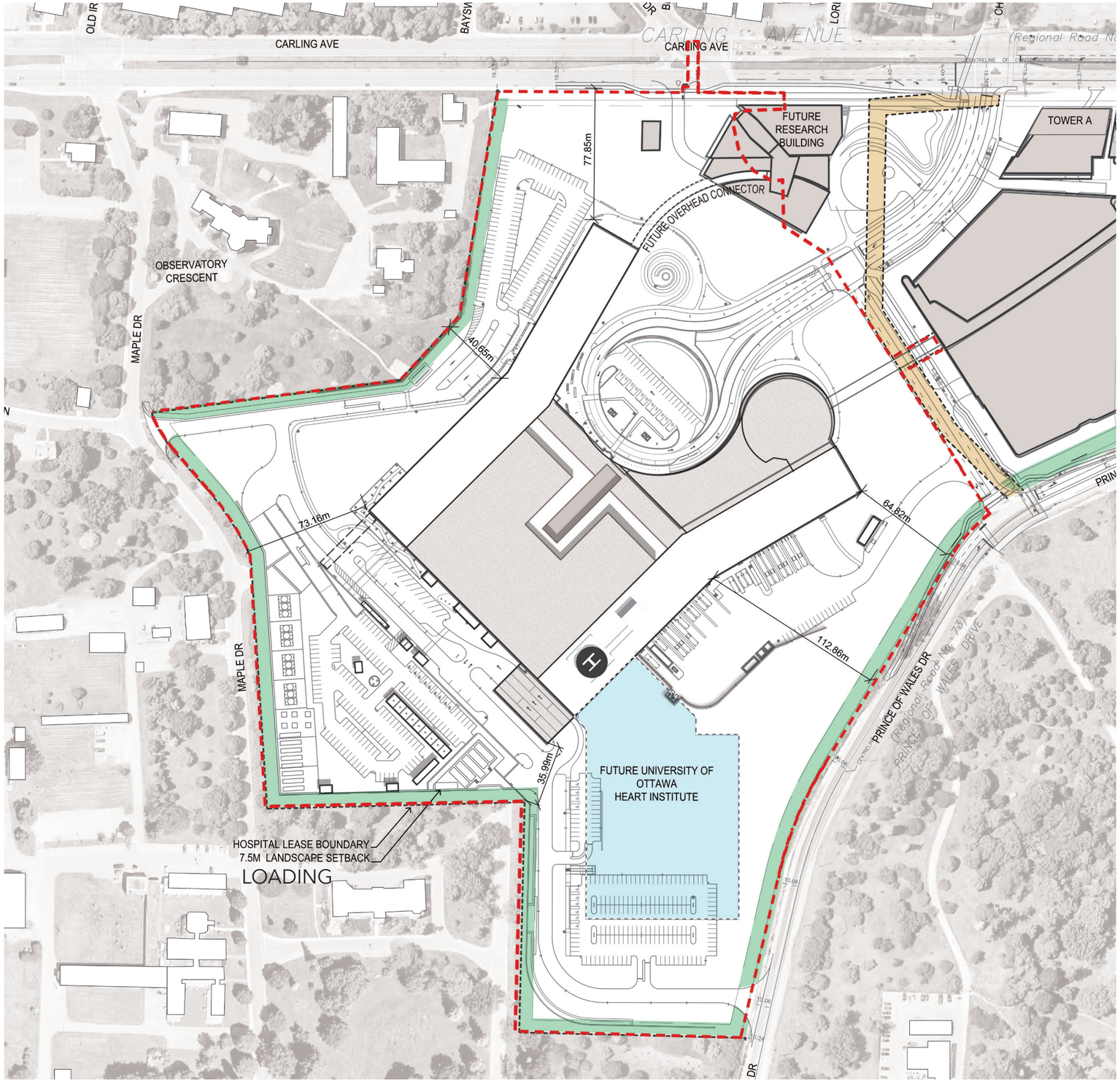
NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

HOSPITAL AND CUP: ILLUSTRATIVE SITE PLAN

NOVEMBER 30, 2022

0 50 100 150 200 M

True North



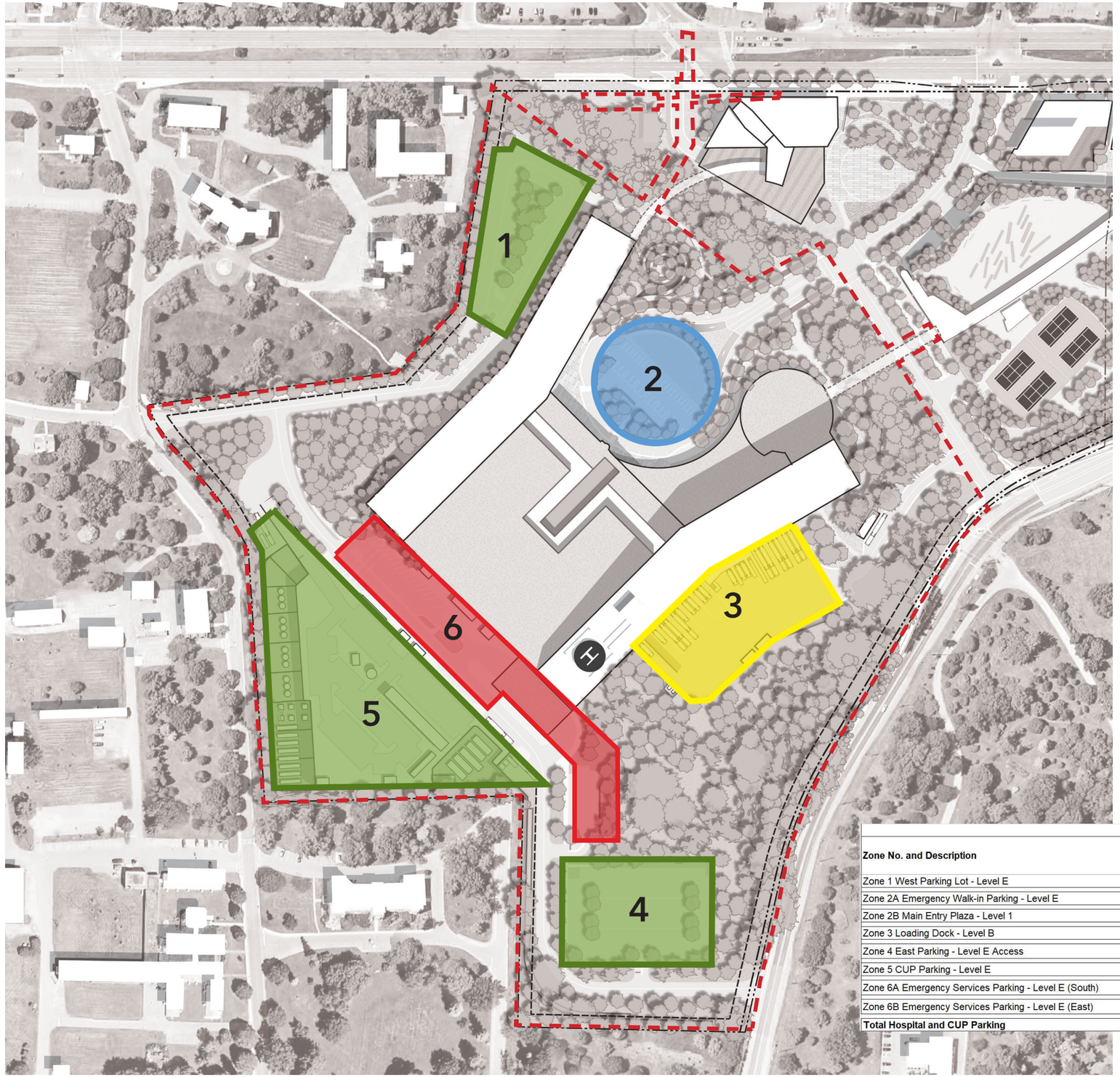
NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

SITE PLAN DIAGRAM

NOVEMBER 30, 2022

0 50 100 150 200 M

True North



LEGEND

1. WEST PARKING LOT
2. WALK-IN E.D (2A) AND MAIN ENTRY PLAZA (2B)
3. LOADING DOCK
4. EAST PARKING LOT
5. CUP
6. EMERGENCY SERVICES

Zone No. and Description	Total Parking Count	Included in Total Count: Accessible Parking	Included in Total Count: Limited Mobility Parking
Zone 1 West Parking Lot - Level E	128	6	12
Zone 2A Emergency Walk-in Parking - Level E	76	12	12
Zone 2B Main Entry Plaza - Level 1	34	11	6
Zone 3 Loading Dock - Level B	18		
Zone 4 East Parking - Level E Access	162	6	12
Zone 5 CUP Parking - Level E	142	9	18
Zone 6A Emergency Services Parking - Level E (South)	23		
Zone 6B Emergency Services Parking - Level E (East)	25	4	4
Total Hospital and CUP Parking	**608**	**48**	**64**

NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

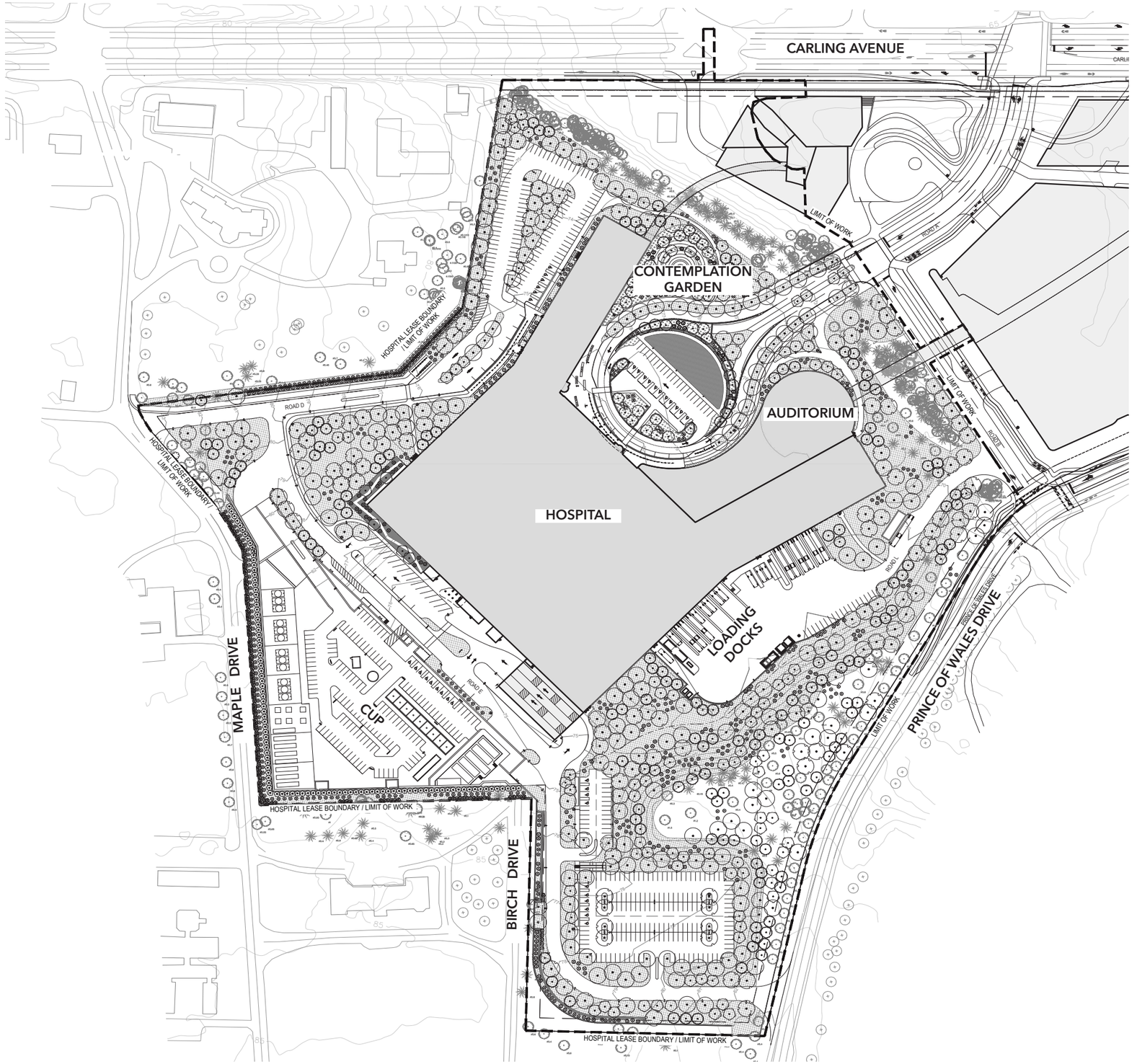
NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

PARKING PLAN

NOVEMBER 30, 2022

0 50 100 150 200 M

True North



NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

LANDSCAPE PLANTING PLAN

NOVEMBER 30, 2022

0 50 100 150 200 M

True North

Deciduous Trees

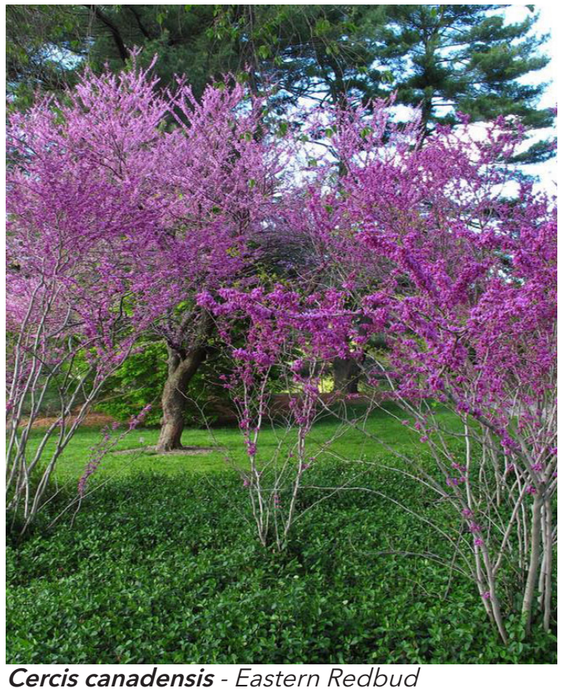
Acer saccharum *- Sugar Maple*

Quercus rubra *- Red Oak*

Betula papyrifera *- White Birch*

Amelanchier*- Serviceberry*

Acer nigrum *- Black Maple*



Cercis canadensis *- Eastern Redbud*

Cornus alternifolia*- Alternate-leaved Dog-*

Prunus Americana- *American plum, wild*

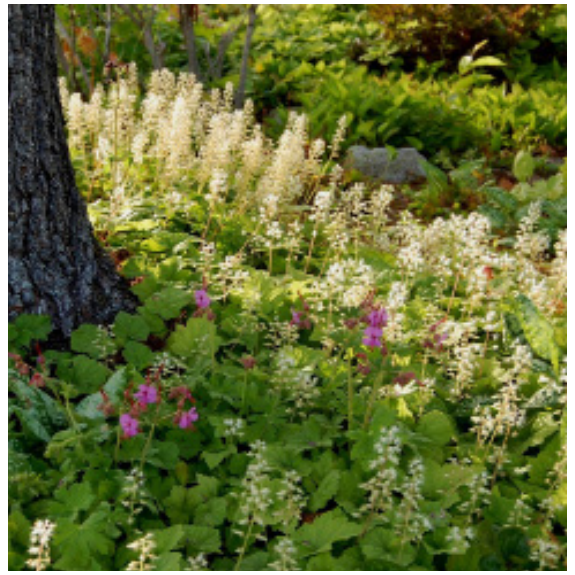
Evergreens

Pinus strobus *- Eastern White Pine*

Juniperus virginiana *- Eastern Red Cedar*

Mixed Woods Understory

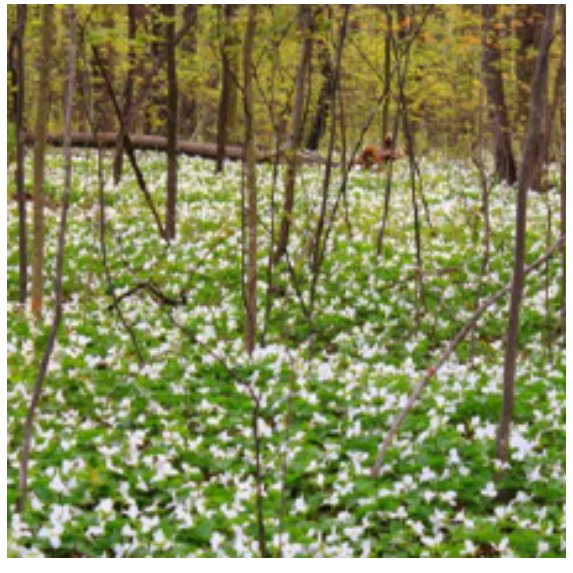
Arctostaphylos uva-ursi- *Bearberry*



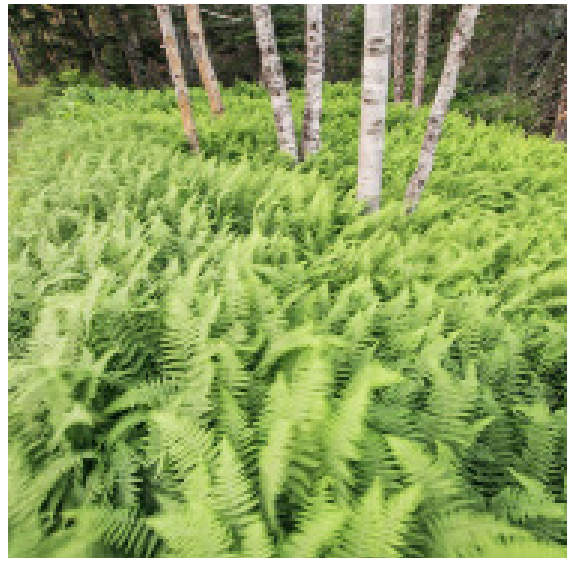
Tiarella- *Foam Flower*

Adiantum- *Madenhair Fern*

Vaccinium Angustifolium *- Lowbush*



Melanthiaceae- *Trillium*



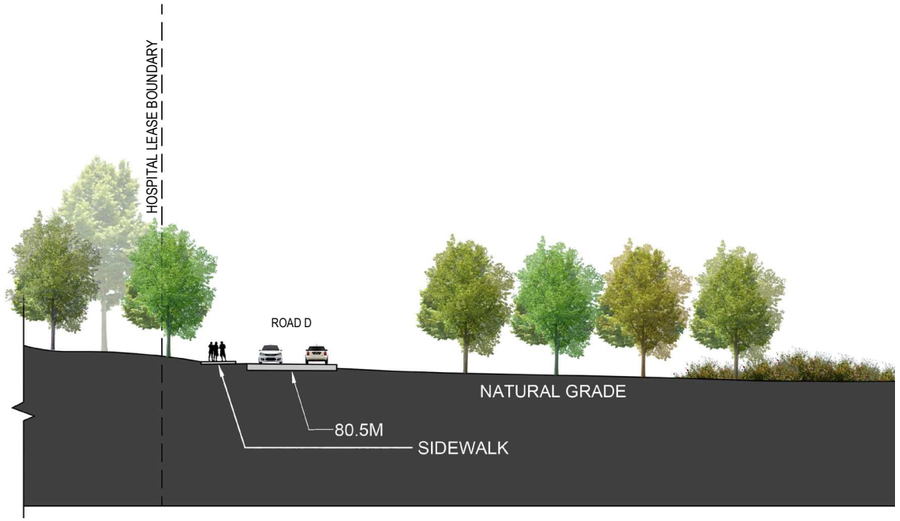
Matteuccia struthiopteris *-Ostrich*

Co-dominant Understory

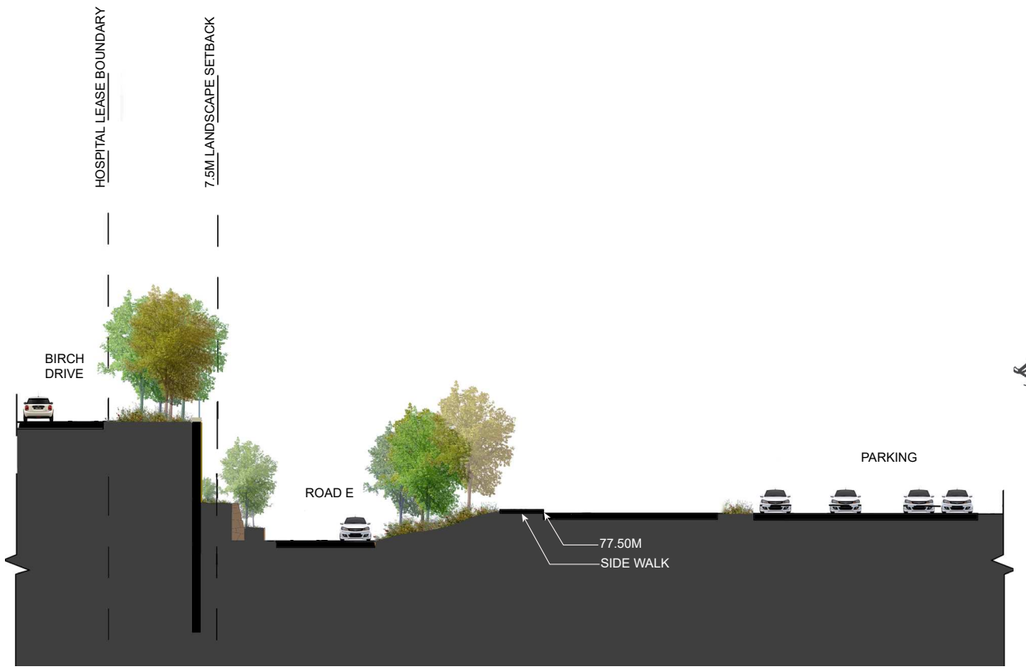
Hamamelis virginiana *- American Witch-*

Viburnum acerifolium *-Mapleleaf*

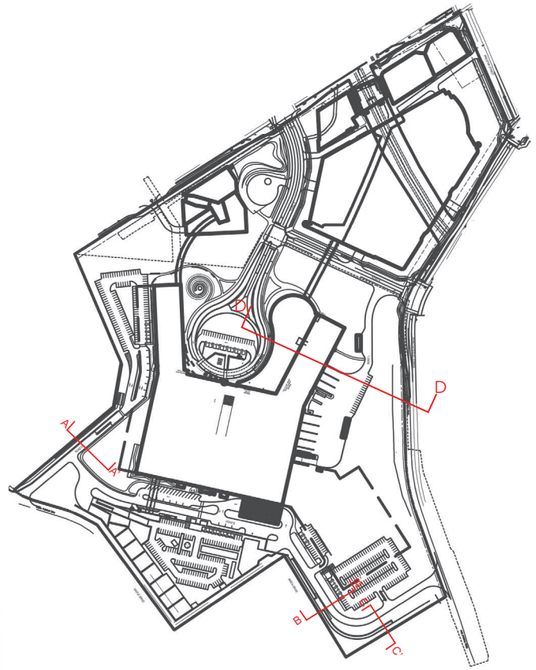
Rhus aromatic- *Tufted Hairgrass*

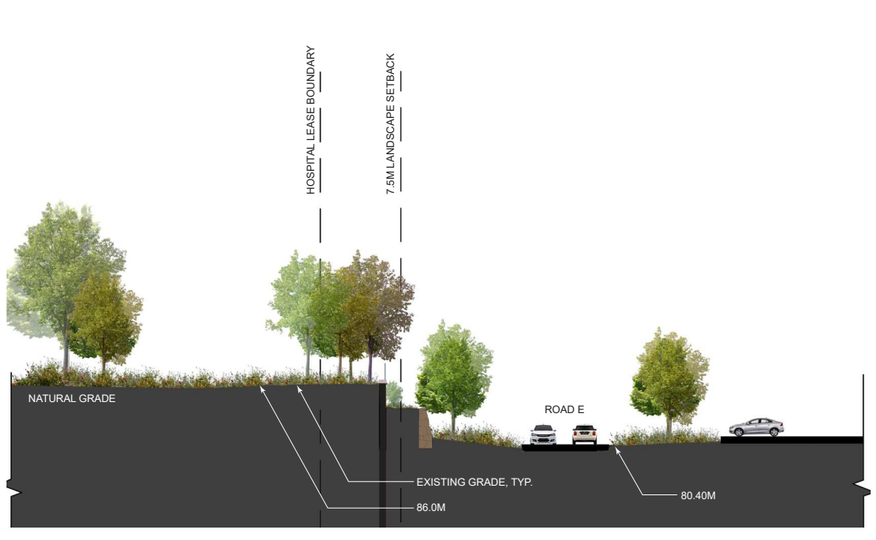


SECTION A

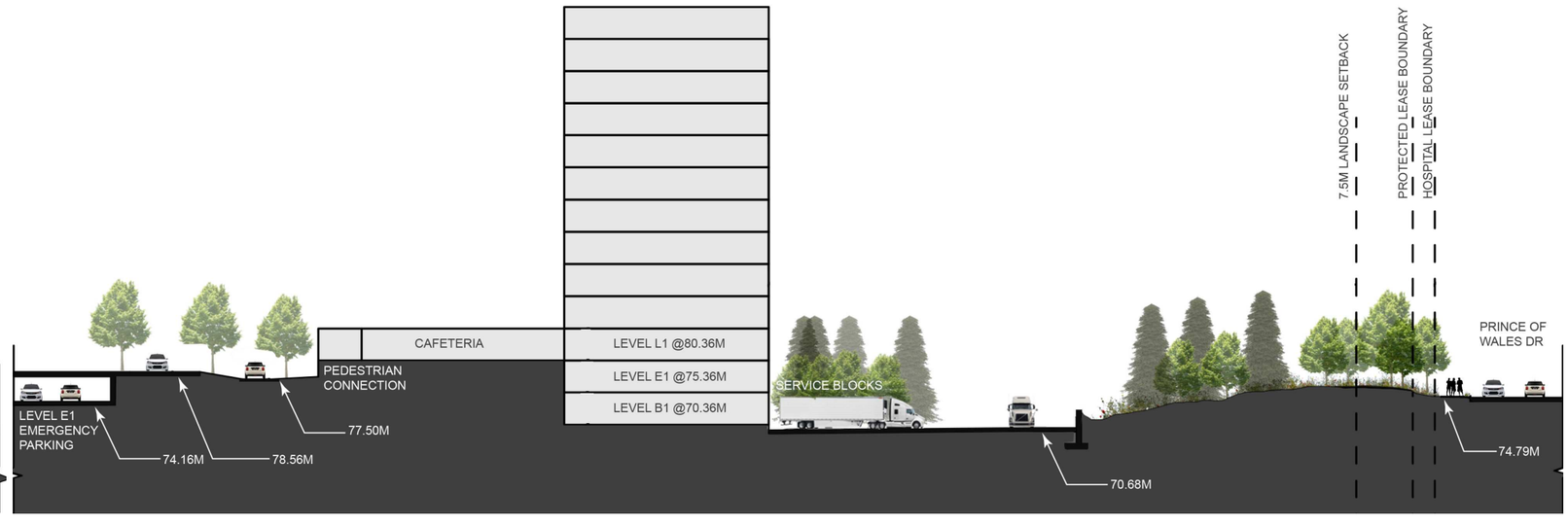


SECTION B





SECTION C



SECTION D

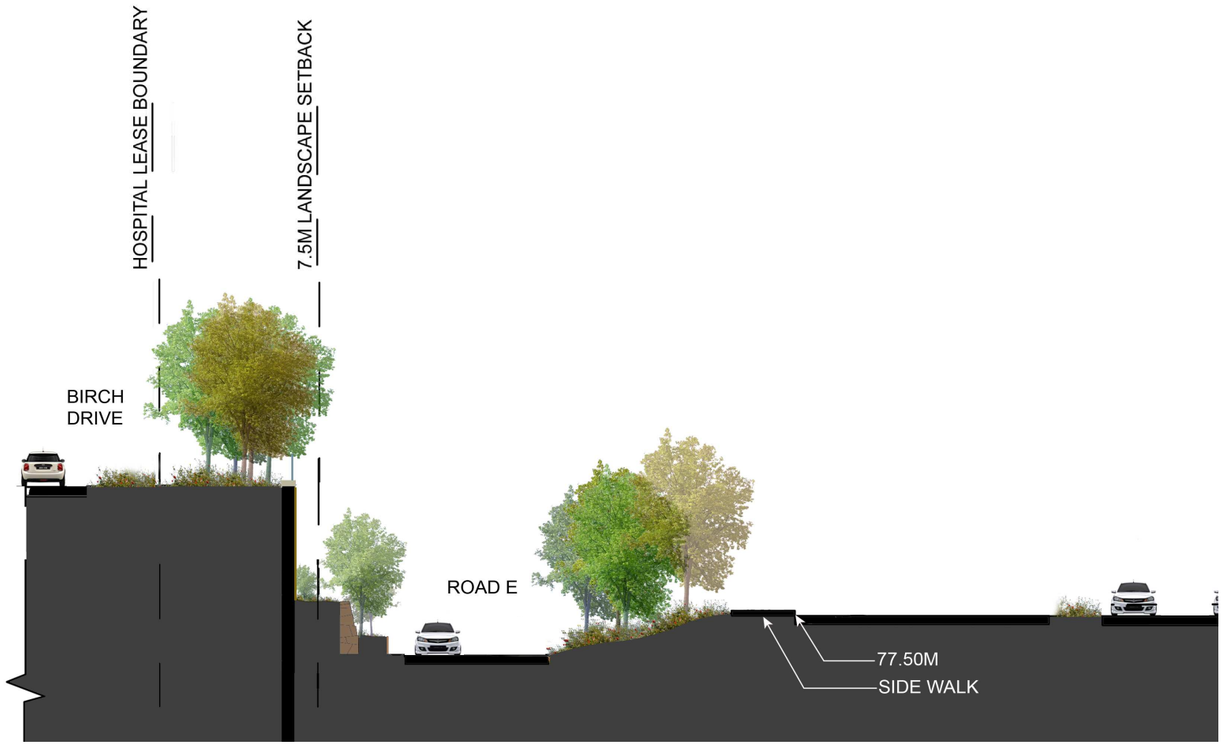
NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

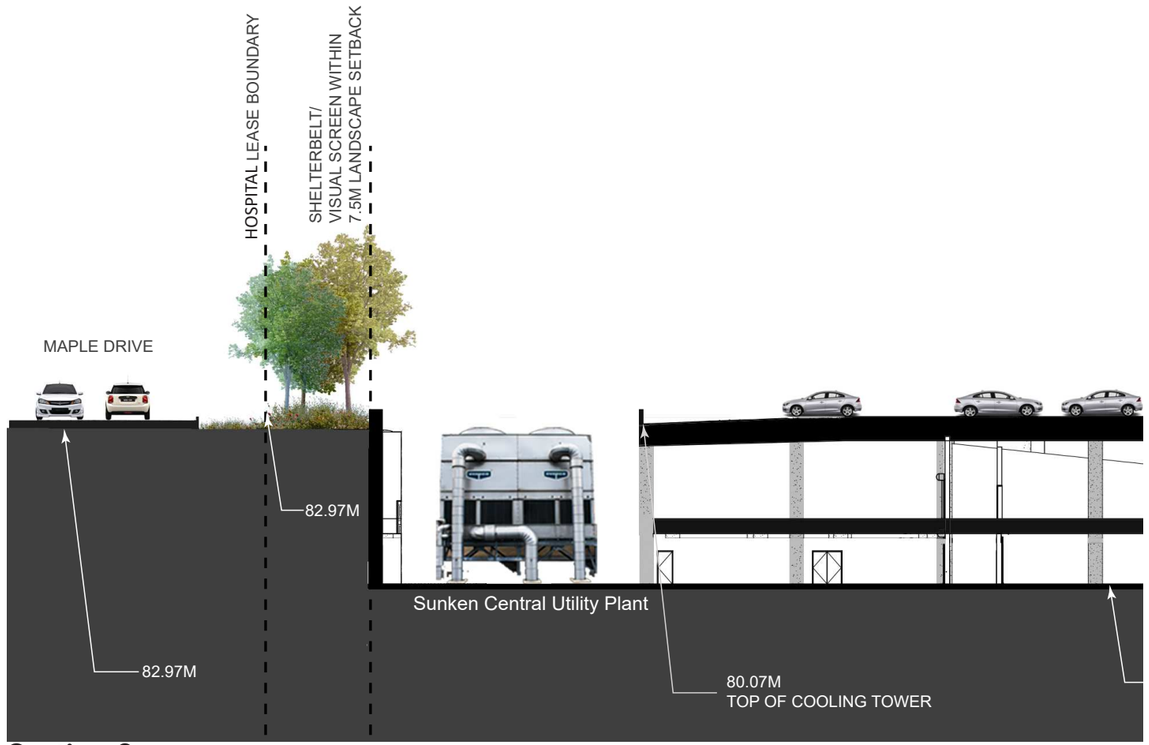
SITE / BUILDING CROSS SECTIONS

NOVEMBER 30, 2022

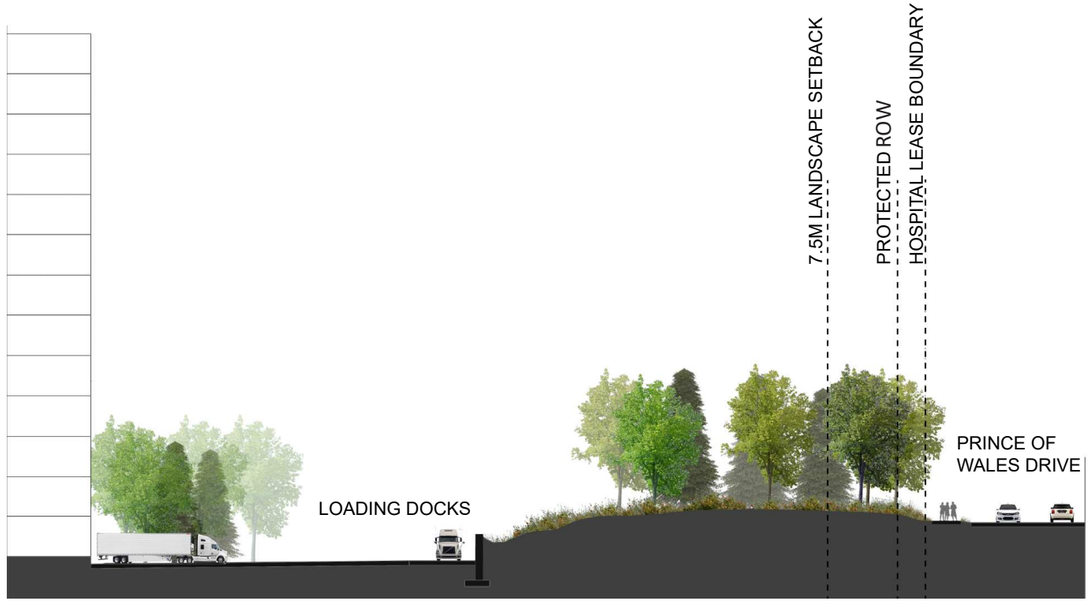
True North



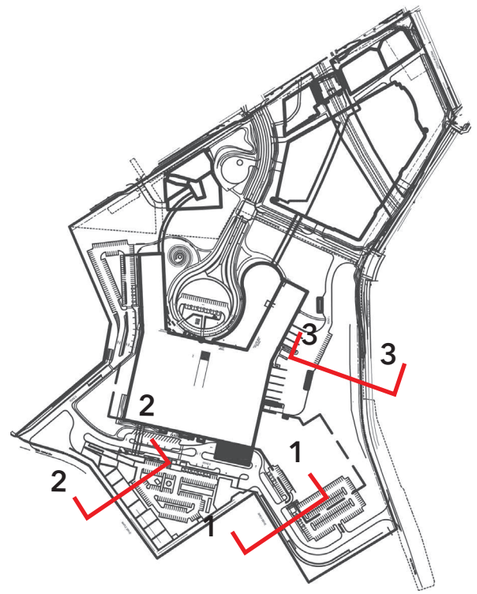
Section 1



Section 2



Section 3



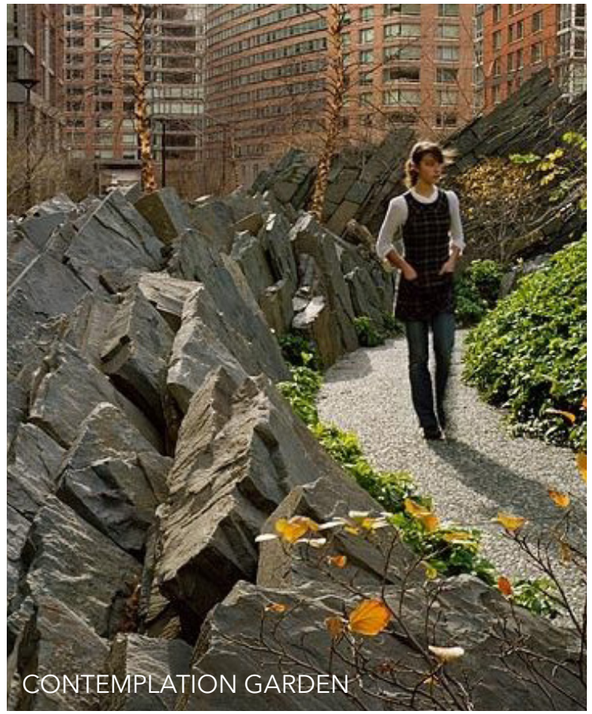
NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

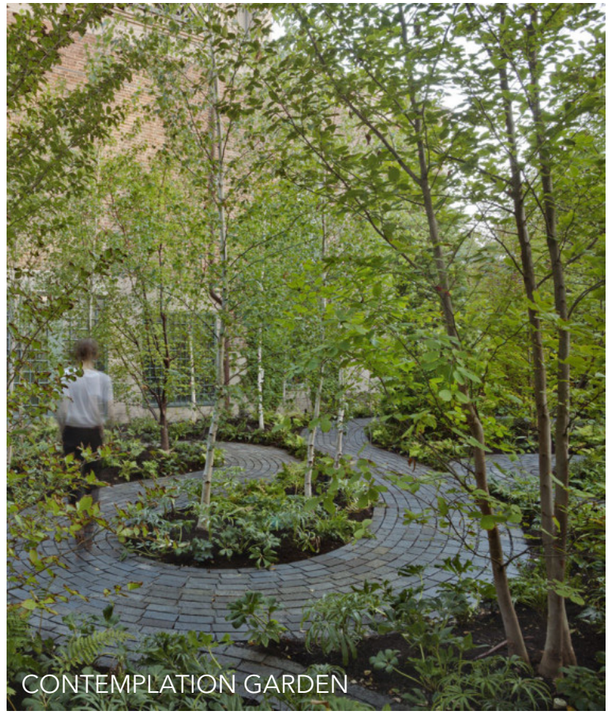
LANDSCAPE TREATMENTS AT SITE BOUNDARIES

NOVEMBER 30, 2022

True North



CONTEMPLATION GARDEN



CONTEMPLATION GARDEN

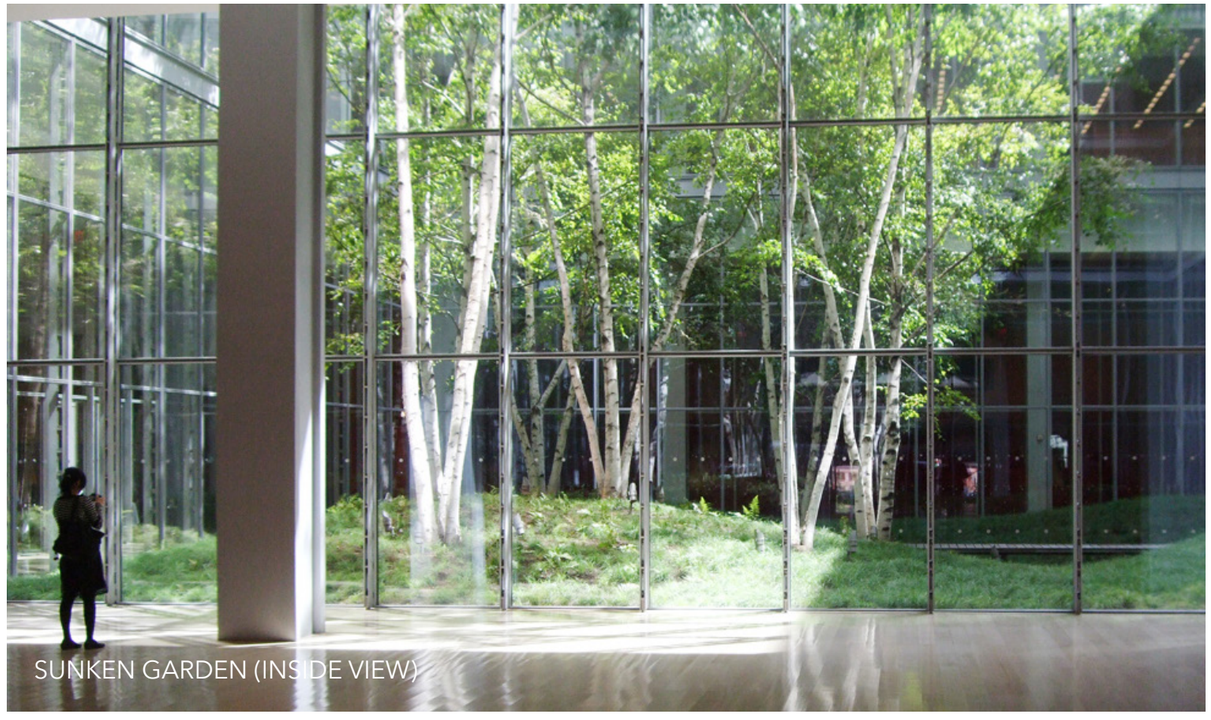
WESTSIDE LANDSCAPE

ENTRY PLAZA

GREEN ROOF

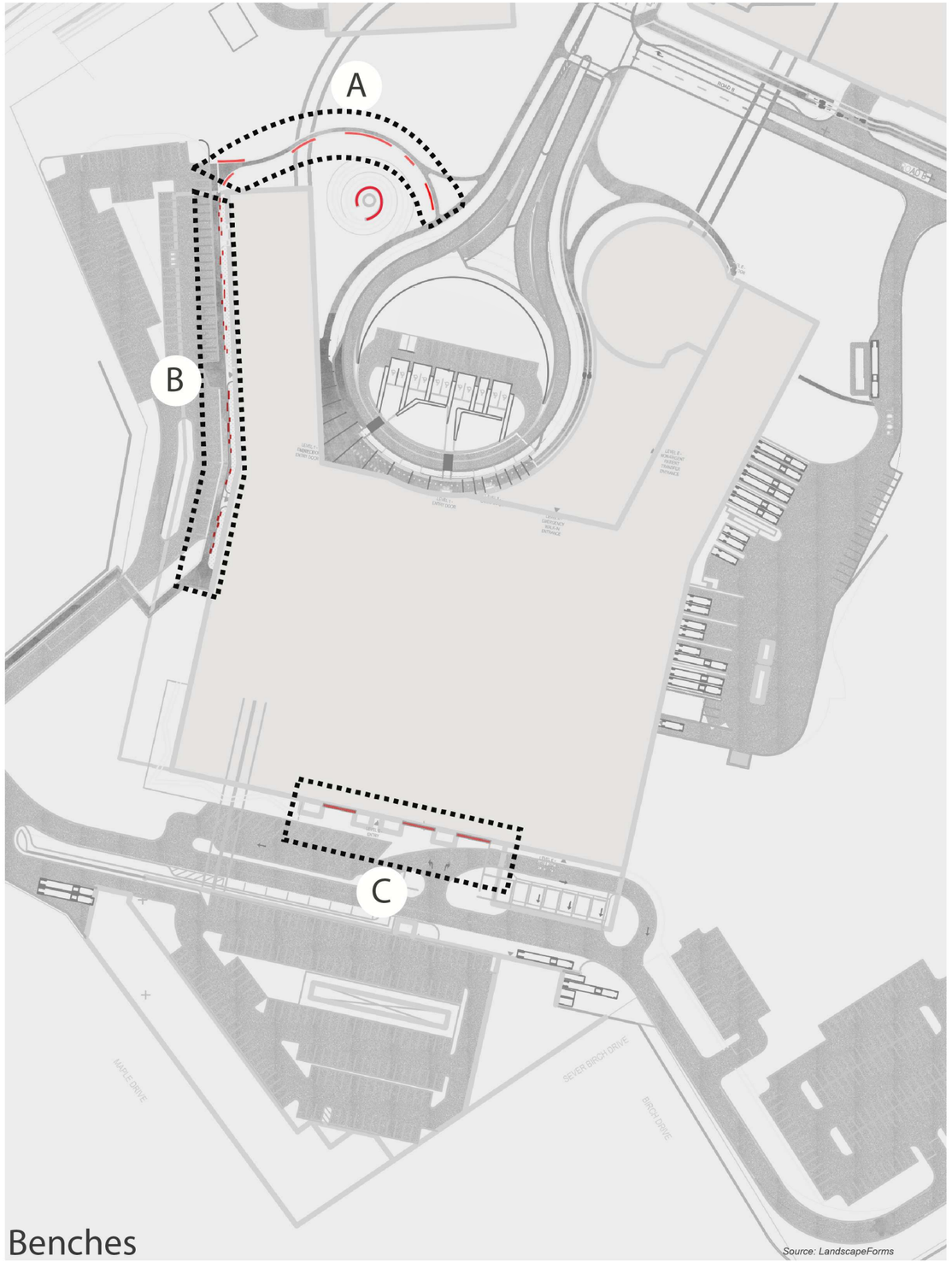
ALVAR GRASSLAND PLANTING

ALVAR GRASSLAND PLANTING



SUNKEN GARDEN (INSIDE VIEW)

SUNKEN GARDEN (OUTSIDE VIEW)

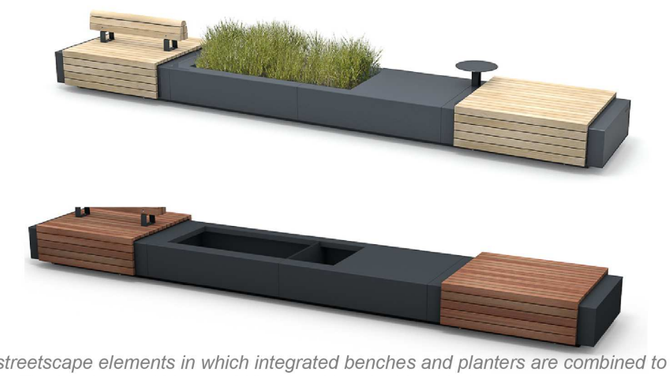


Benches

Source: LandscapeForms

A

Rough&Ready (R&R) Seat Walls have a continuous substructure, usually comprising CorTen steel. This sheet structure possesses recesses into which the beams are mounted. The transverse R&R beams (50 or 60 cm deep), made from FSC hardwood, are a natural anti-skate solution. R&R back elements and armrests are easy to mount. Both the straight and curved R&R Seat Wall models generally allow customisation.



B

Solid Seat Blocks are mobile streetscape elements in which integrated benches and planters are combined to create an inviting, green space. The blocks are 100 cm – 39" wide with a double-sided seat.

C

Solid Staple Benches comprise sturdy, crosswise-positioned Solid slats (7x7 cm – 2.8"x2.8") on an integrated steel structure. The benches have a slender design, but have a powerful architectural impact.
The steel base structure is powder coated in a RAL colour. Despite its slender appearance, the bench is strong and rigid.

Views Analysis – Referenced Views #1
View from Prince of Wales Drive - Extensive existing tree cover and landscaping in addition to enhanced plantings along the west side of Prince of Wales Drive fully shroud the lower floors of Tower B year round when viewed by pedestrians, cyclists and vehicles traveling along this scenic drive.

Views Analysis – Referenced Views #2
View from intersection of Prince of Wales Drive and Road B - Tower B extends upward from the loading area that is fully shrouded by existing and proposed plantings along Prince of Wales Drive.

Views Analysis – Key plan

Views Analysis – Referenced Views #3
View from intersection of Prince of Wales Drive and Preston Street - Tower B extends upward beyond The Park, Highline LRT Link and Parkade Structure in the foreground.

Views Analysis – Referenced Views #4
View east from the intersection of Carling Avenue and Maple Drive - Tower A aligns well with the mass and height of the Dominion Observatory buildings in the foreground.

Views Analysis – Referenced Views #5
View from Queen Elizabeth Driveway near Commissioners Park looking southwest through Dow's Lake - Tower B extends upward behind the Dow's Lake Pavilion, yet lower than the adjacent residential development as part of the Preston Carling District Secondary

Views Analysis – Referenced Views #6
View from Maple Drive including the Photo Equatorial Building as part of the Dominion Observatory in the foreground. Tower A spans the background in-line with the scale of the tree line beyond.

Views Analysis – Key plan

Views Analysis – Referenced Views #7
View from adjacent to the Saunders Building looking north - Tower B appears from behind the existing mature tree cover with the podium extending westward behind the existing tree cover.

Views Analysis – Referenced Views #8
View from Maple Drive north toward the Hospital - Tower A and the Podium are located in the background beyond the existing mature tree cover along the north edge of Maple Drive. Tower B is located behind the mature tree cover. Additional plantings are anticipated in this area and not shown.

The Hospital as viewed by day from the northwest including the existing mature trees of the escarpment in the foreground, Main Plaza and Pavilion at the center and the Main Concourse and Entrance flanked by Towers A and B beyond.

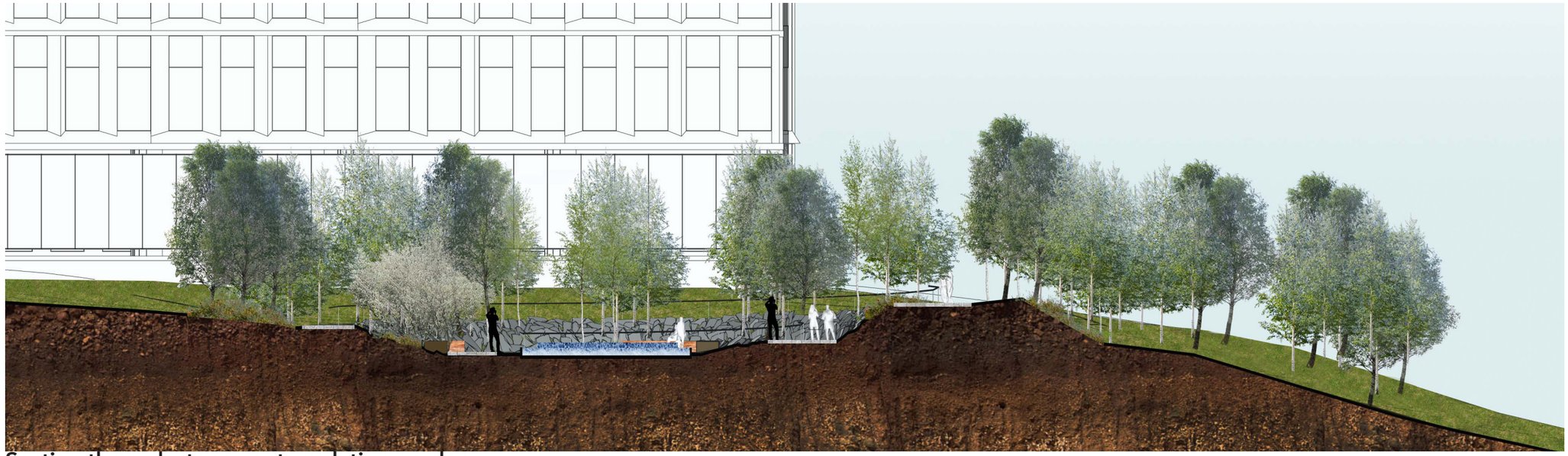
The Hospital as viewed by evening from the north west including the existing mature trees of the escarpment in the foreground, Main Plaza and Pavilion at the center and the Main Concourse and Entrance flanked by Towers A and B beyond.

Illustration depicts the legibility and character of this arrival landscape during daytime

Illustration depicts the legibility and character of this arrival landscape during evening

Future Urban Plaza with the curving steps and sit out court - Fall

Future Urban Plaza with the curving steps and sit out court - Winter



Section through stone contemplation garden
Section through the contemplation garden and the woodland path. Portions of the path to provide close access to the escarpment's mature trees, while also ensuring the health and safety of the trees by not building within their root zone

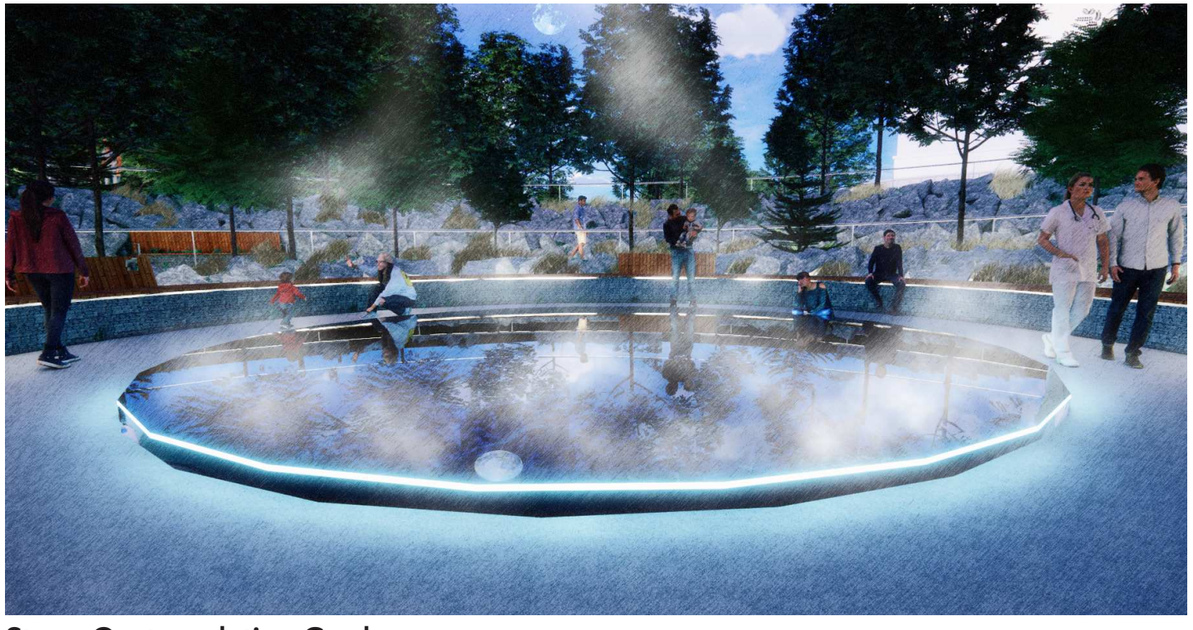
Plan of stone contemplation garden
Illustration shows a plan view of the contemplation garden in the context of the site. From the hospital's main entrance, a loop of connected landscape spaces provides access.

Stone contemplation garden
Upper Spiral Path at Contemplation Garden illustrates the nature of the spiral ramp. This particular view is from upper portion of the spiral path looking towards the lower levels.

Lower Spiral Path at Contemplation Garden
Illustrates the character of the lower section of the spiral ramp. This view also demonstrates the various parts or the spiral path assembly, including, curb, hand-rail, native planting terrace, and stone slab retaining wall.

Illuminated handrail along spiral path
An illuminated handrail allowing visitors to use the space after dark. It also allows the space to viewed at night from the adjacent bed tower.

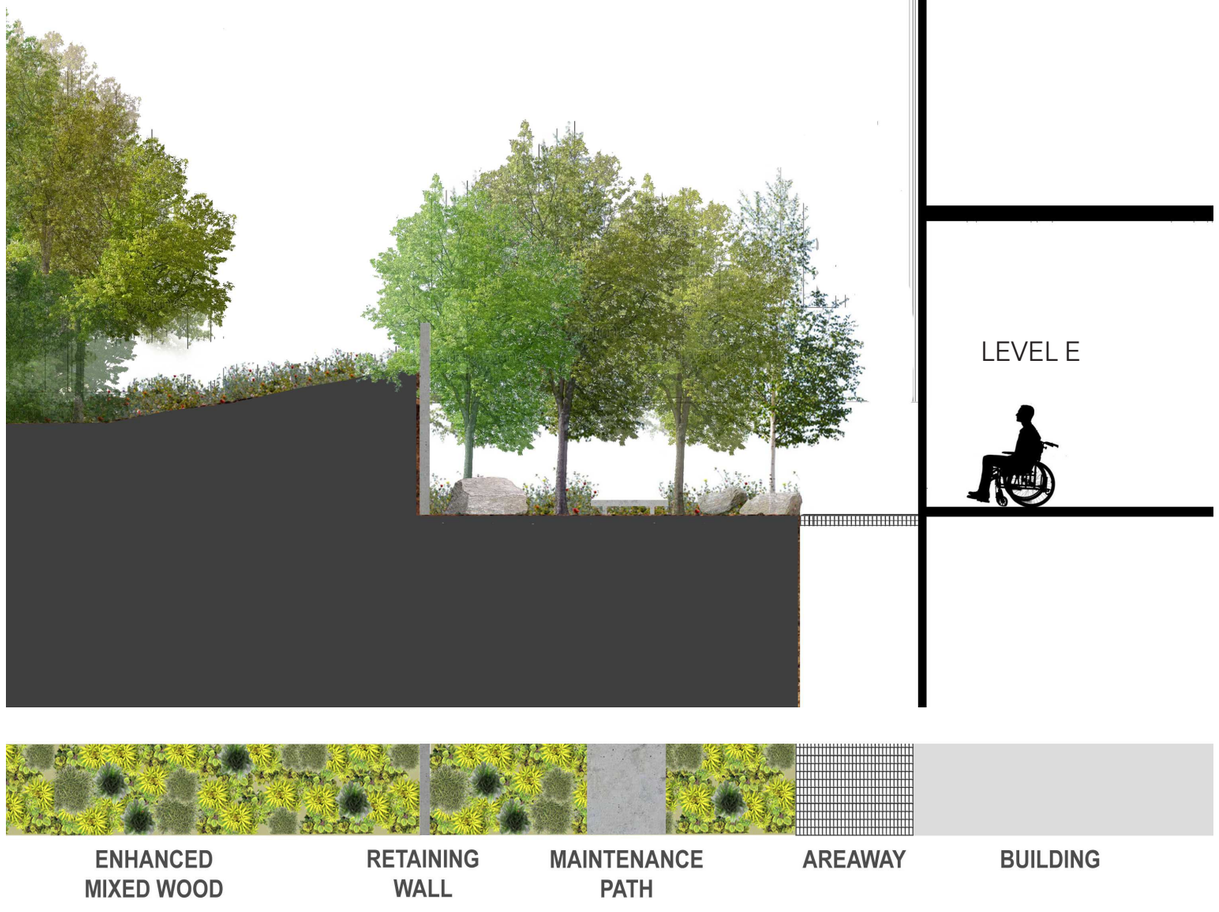
Lower Spiral Path at Contemplation Garden
Shows the terminus of the spiral path, the lower plaza with potential reflection pool ringed by wood-topped stone bench accommodating a range of sitting postures.



Stone Contemplation Garden
Lower Plaza and reflecting pool at Contemplation Garden illustrates the experience of the lower plaza in the early evening hours.

Enlarged Plan at Sunken Garden

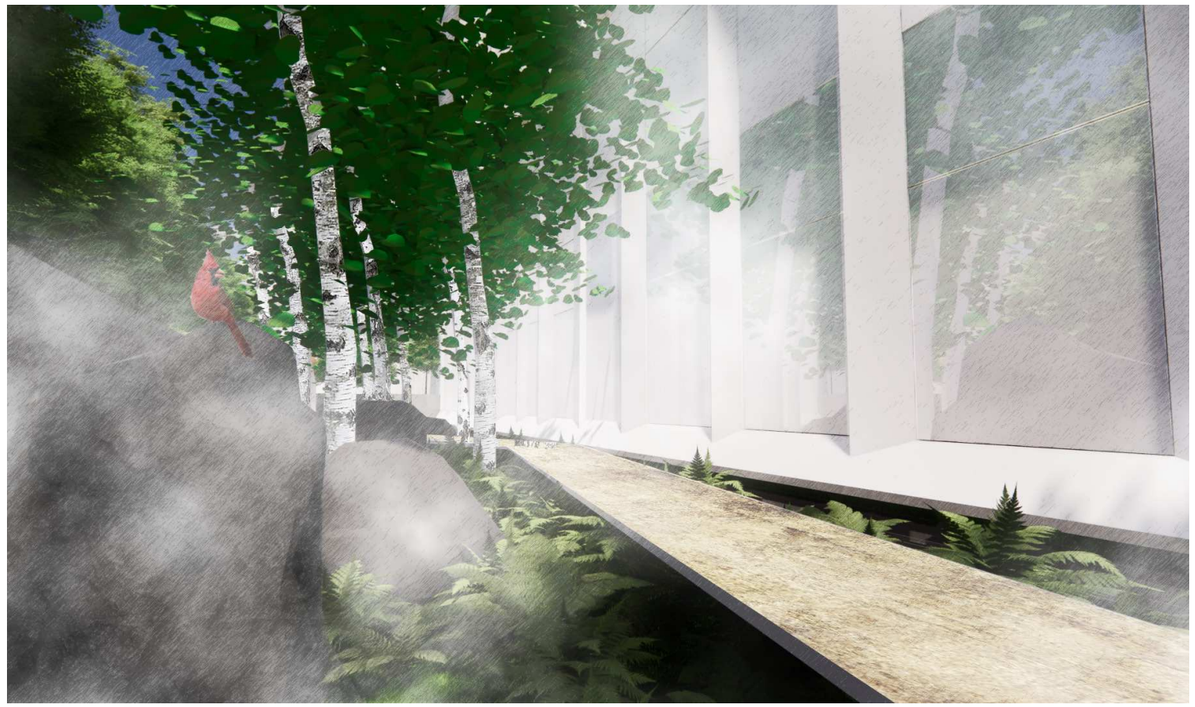
This garden provides a protected, calming view to Dialysis patients on Level E of the Hospital. Garden ewalls mitigate views of parking and roadways



Section of Sunken Garden

This section demonstrates the inside/outside nature of this landscape feature

Sunken Garden
Demonstrates a typical inside/out-side encounter with a sunken garden.



Sunken Garden
Shows an understory of ferns, sedges, and woody shrubs with an overstory of white birch. An elevated path provides maintenance and visual interest, not for public use

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

500M
400M
300M
200M
100M

FAIRMONT PARK
EV TREMBLEY PARK
LITTLE ITALY
MCCANN PARK
BOOTH STREET COMPLEX
NATURAL RESOURCE CANADA BUILDING
EXISTING OTTAWA HOSPITAL CIVIC CAMPUS
PARKDALE AVE
SHERWOOD DR
CHAMPAGNE ST
PRESTON ST
CARLING AVE
NATURAL RESOURCE CANADA CAMPUS
AGRICULTURE AND AGRI-FOOD CANADA BUILDINGS
WINDING LN
PRINCE OF WALES DR
COMMISSIONERS PARK
THE OTTAWA HOSPITAL
NEW CAMPUS DEVELOPMENT SITE
HOSPITAL AND CUP SITE
RESEARCH FIELDS
DOW'S LAKE
DOMINION ARBORETUM
SAUNDERS BUILDING
CENTRAL EXPERIMENTAL FARM
QUEEN ELIZABETH AVE
MAPLE DR
BIRCH DR
True North
RIDEAU

NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL

CONTEXT PLAN 1:1000

NOVEMBER 30, 2022

Lighting Design Concept

Lighting for the campus is designed to convey intention. It will support visual performance and safety while enhancing intuitive way-finding, encouraging exploration of pathways and inspiring interaction with the natural environment and cultural artwork displays.

Lighting systems are not designed to be the focal point, but rather to focus attention on natural and architectural elements. A primary goal of the lighting design is to create a welcome destination that transitions the urban built environment to the natural and scenic vistas.

Another primary goal of the lighting design is to limit sky flow and light trespass onto adjacent sites as well as into the hospital itself. Proper placement and control of site lighting will enhance evening views while mitigating night time light contribution into patient sleeping rooms.

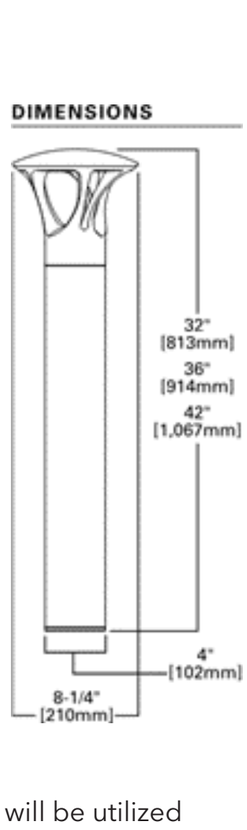
Site lighting is designed to be directed downwards in support of a dark night sky and bird-friendly practices. All site lighting will utilize warm white 3,000K Correlated Color Temperature (CCT) LED technology to further mitigate sky flow and support circadian rhythms.

Parking and Roadways

Full cut-off pole mounted LED luminaries with dark bronze finish will be utilized. Lighting will utilize photometric distributions to minimize quantity while maximizing illumination uniformity at grade. An average maintained illumination value of 11 lux will be provided with a max:min target ratio of 12:1.

Bottom of pole mounted luminaries will be 6 meters above finished grade. Height of fixtures will help keep light source out of normal viewing angels and improve uniformity.

Poles will utilize raised concrete bases for car, snow removal, and lawn maintenance protection. Luminaires will be controlled dusk-to-dawn by photocell with the ability to dim by time clock between midnight and 5am. Dimming protocols will be coordinated and approved by site security, but will never dim greater than 50%.



Full cut-off bollard lights will be utilized that match the styling of pole mounted fixtures.

Full cut-ff pole mounted lights will be utilized with a comfort optic diffuse lens to mitigate glare for pedestrians and motorists.

The Hospital as viewed during the evening from the northwest including the existing mature trees of the escarpment in the foreground, Main Plaza and Pavilion at the center and the Main Concourse and Entrance flanked by Towers A and B beyond.

Main Entry

Lighting will be utilized to assist intuitive way-finding by providing accent lighting along the architectural colonnade at the main entry. Recessed down lights in the canopy and architectural soffit will graze the vertical surfaces of the wood columns. Post-top, pedestrian scaled, full cut-off 4m tall luminaries will be utilized along sidewalks and at all crosswalks. Bollards and bench seating with integrated lights will provide a contemplative ambiance to areas of respite.

The drop-off sidewalk area will be illuminated to an average maintained value of 53 lux with a max:min target ratio of 10:1. Lighting will be controlled dusk-to-dawn by photocell.

Sidewalks

Full cut-off pole post top mounted LED luminaires with dark bronze finish will be utilized. Lighting will utilize type II or type III photometric distributions to minimize quantity while maximizing illumination uniformity at grade. An average maintained illumination value of 11 lux will be provided with a max:min target ratio of 12:1.

The luminaires will utilize a flat diffuse lensed bottom to obscure direct view of LED sources. The top of fixture will be 4 meters above finished grade. Height of fixtures will help keep light source out of normal viewing angels and improve uniformity while providing a pedestrian-scaled intimacy to walking paths. Poles utilize raised concrete bases for snow removal, and lawn maintenance protection.