

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

ISSUED FOR SPC AND FLUDA APPROVAL

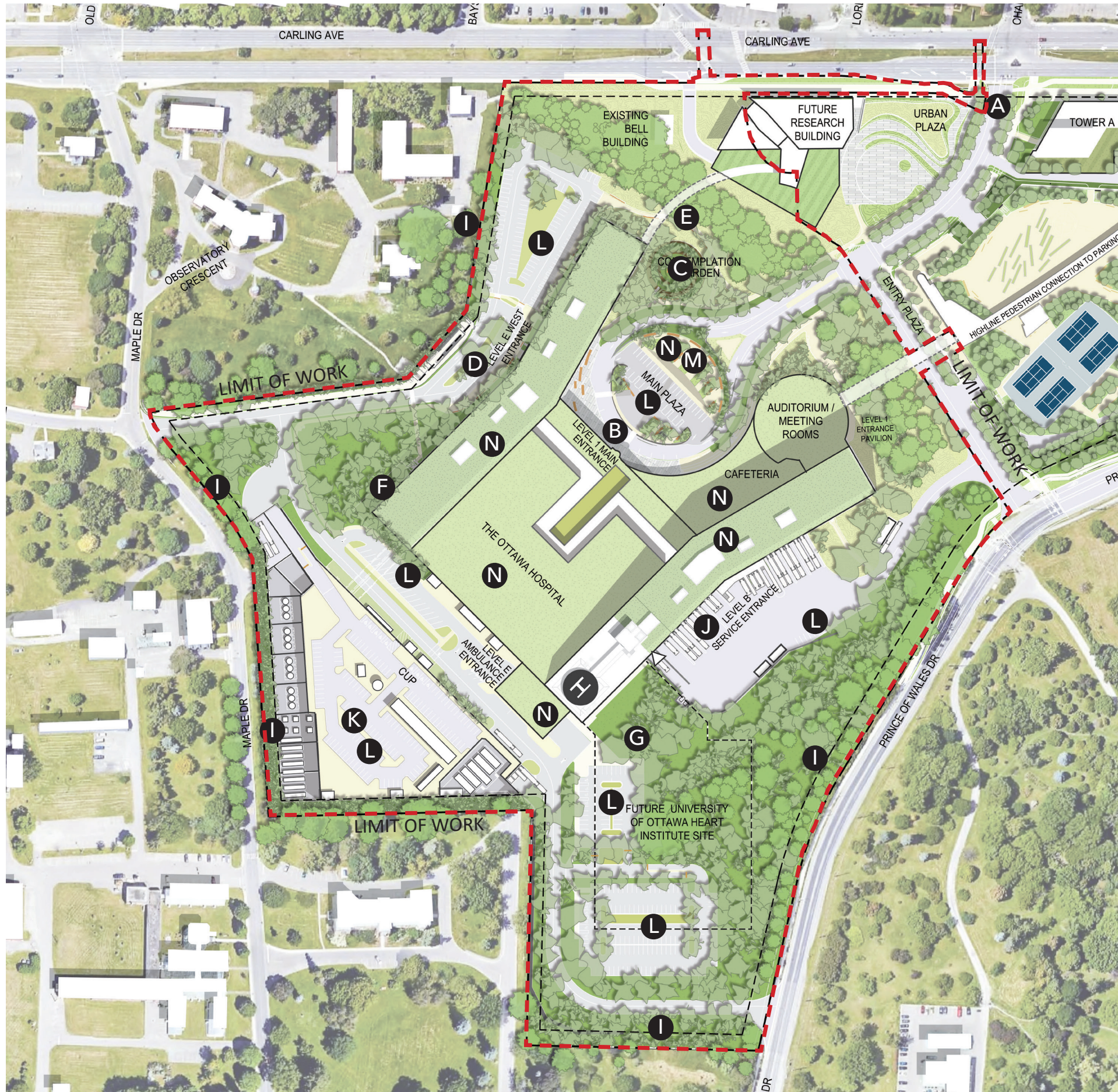
April 14, 2023

TABLE OF CONTENTS

MASTER SITE PHASING PLAN	3
HOSPITAL AND CUP: ILLUSTRATIVE SITE PLAN	4
HOSPITAL AND CUP SITE PLAN DIAGRAM.....	5
BICYCLE CIRCULATION AND PARKING	6
BICYCLE PARKING ENLARGEMENTS AND DETAILS.....	7
VEHICULAR PARKING PLAN	8
LANDSCAPE PLANTING PLAN	9
LANDSCAPE PLANTING SCHEDULE	10
LANDSCAPE TREE PLANTING CHARACTER	12
SITE / BUILDING CROSS-SECTIONS	14
LANDSCAPE PRECEDENTS & CHARACTER	17
VIEWS ANALYSIS	20
CONCEPTUAL RENDERINGS.....	23
LANDSCAPE EXPERIENTIAL VIGNETTES.....	29
LIGHTING DESIGN CONCEPT	33
CONTEXT PLAN 1:1000.....	36
APPENDIX A: LARGE FORMAT PLANS	

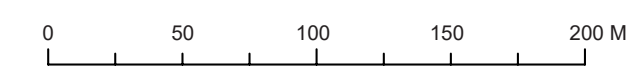
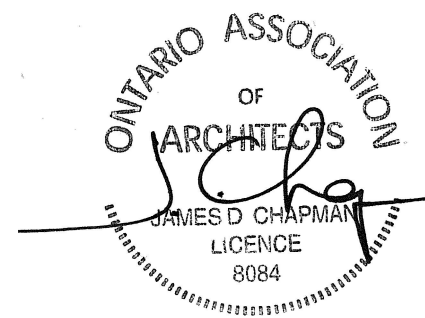


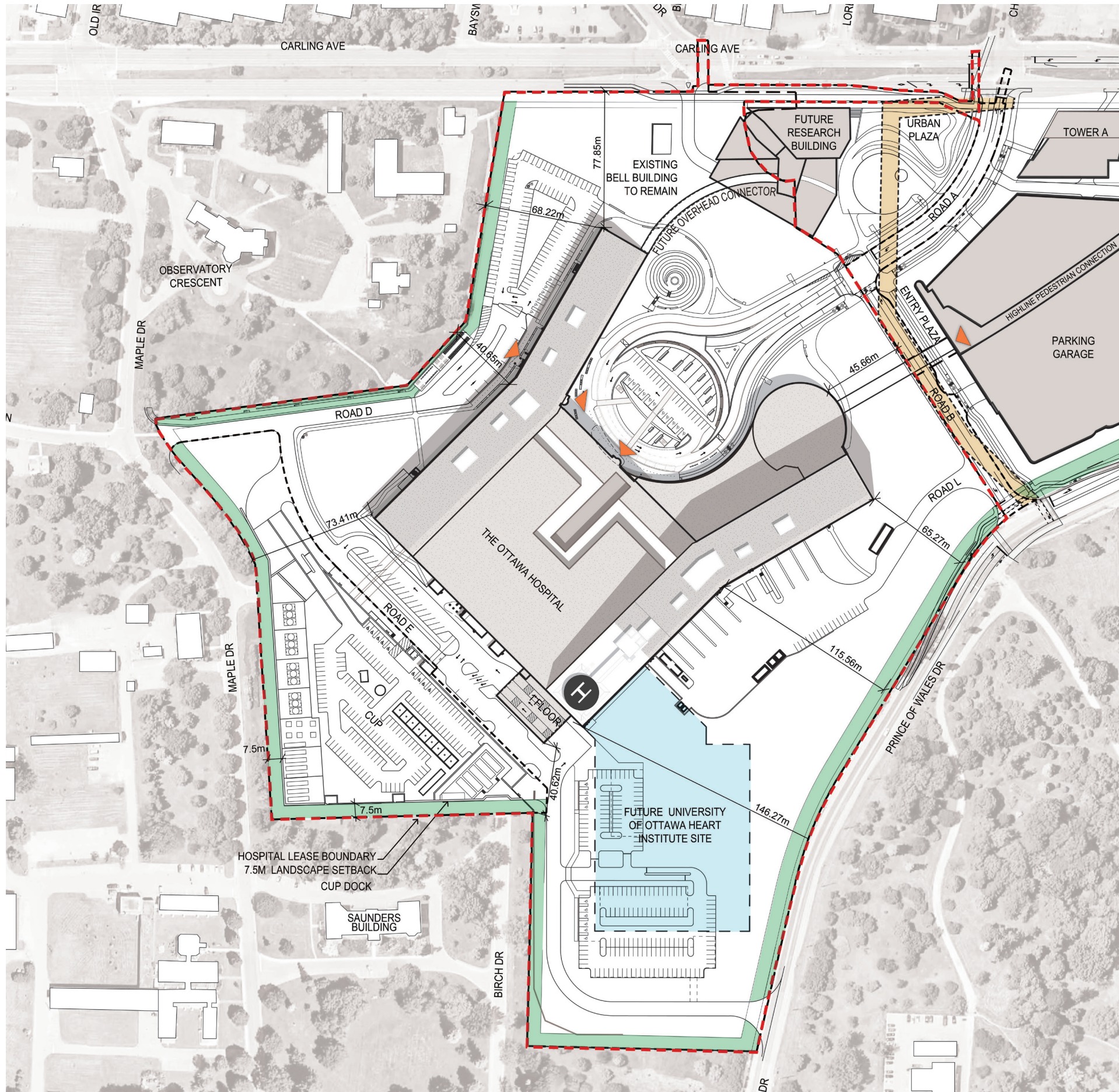
Phase	Project
1	Master Site Plan Approvals
2	Parking Garage
3	New Hospital CUP
4	New Hospital
5	Potential LRT Station Expansion
6	Research Tower
7A	Carling Tower A
7B	Carling Tower B
7C	Carling Tower C
8	New Hospital Expansion
9	New Hospital and UOHI Expansion



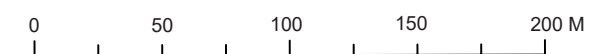
LEGEND

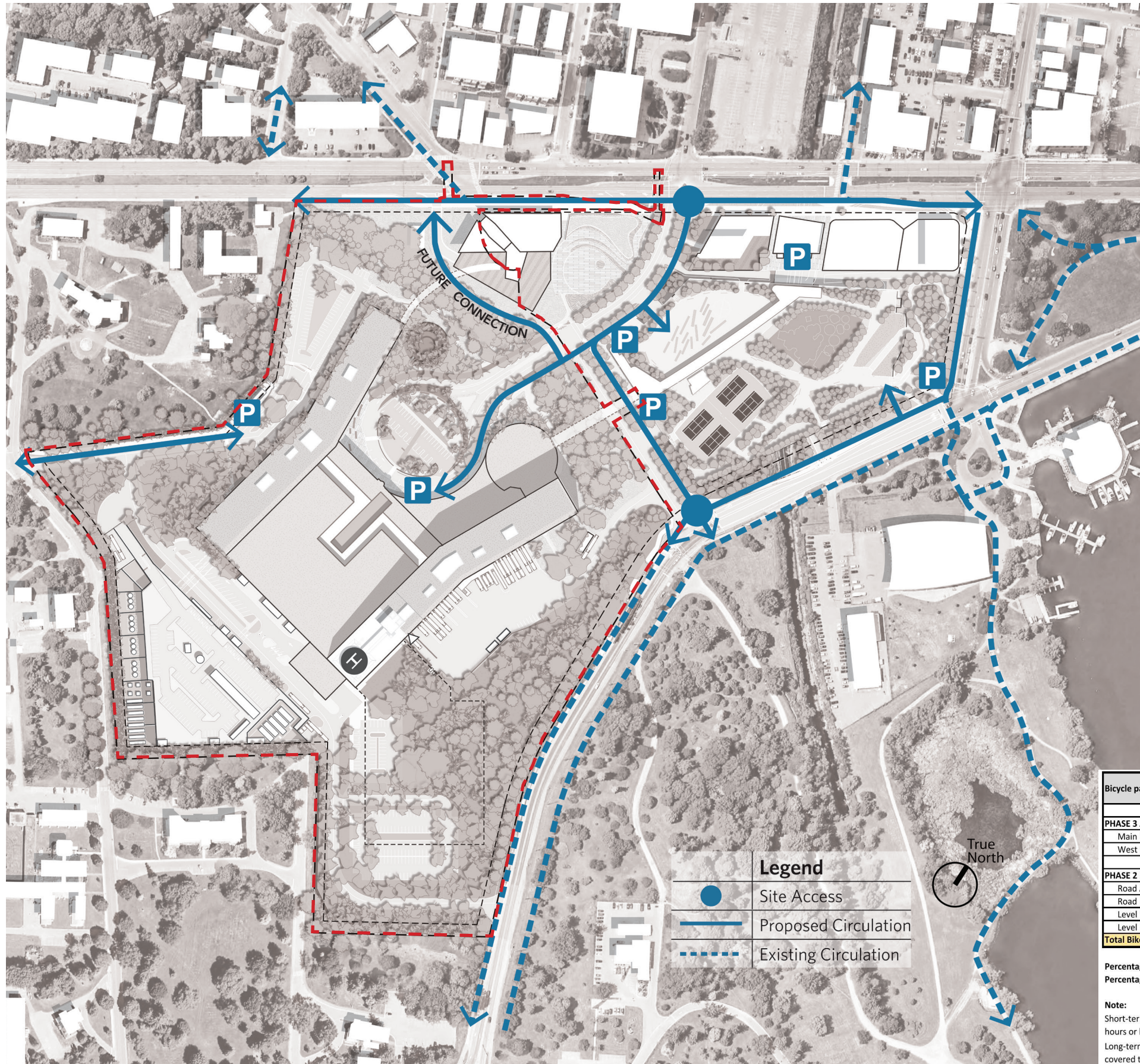
- A CARLING AVENUE CAMPUS GATEWAY
- B MAIN ENTRY
- C CONTEMPLATION GARDEN
- D WEST ENTRANCE
- E WOODLAND PATH
- F SUNKEN GARDEN
- G MEANDERS
- H HELIPORT
- I SHELTER BELTS
- J SERVICE DOCKS
- K CENTRAL UTILITY PLANT (CUP)
- L PARKING
- M MAIN ENTRY PLAZA
- N GREEN ROOF





Legend	
	Phase 3 & 4 Limit of Work
	Proposed / Future Building
	7.5m Landscape Setback
	Future UOHI
	Mooney's Bay Sanitary Sewer Easement
	Public Hospital Entrance





Bicycle parking	Short-Term (Outdoor)	Long-Term (Outdoor)	Long-Term (Indoor)	Total
PHASE 3 AND 4 HOSPITAL AND CUP COUNT				
Main Entrance	48	-	-	320
West Entrance	88	184	-	
PHASE 2 PARKING COUNT (N.I.C)				
Road A	52	-	184	310
Road B	84	-	-	
Level P1	-	-	92	
Level P2	-	-	92	
Total Bike Parking	262	184	184	630

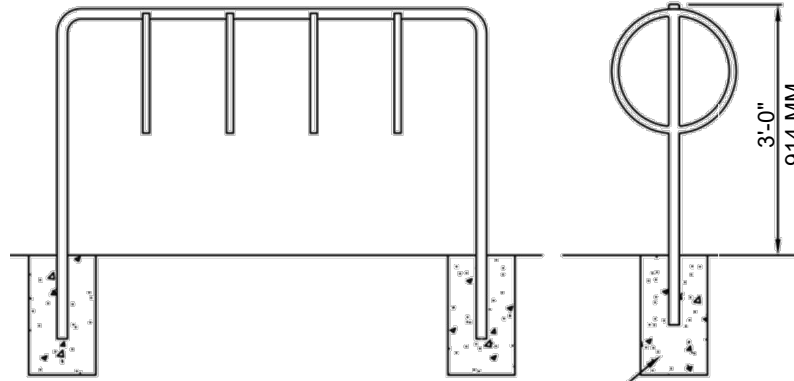
Percentage of Bike Parking by Location = 50% Hospital vs 50% Parking Garage
 Percentage of Bike Parking by Condition = 42.5% Short-Term vs. 57.5% Long-Term

Note:
 Short-term bike parking refers to non-enclosed bicycle parking typically used by staff for a period of two hours or less.
 Long-term bike parking refers to bicycle parking that is easily accessible to residents and employees and covered to protect bicycles from rain and snow.



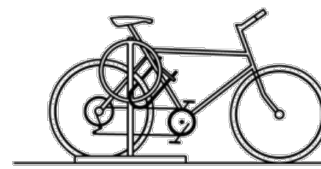
TYPE A Quad Hi-Density Bike

(PATENT PROTECTED)
 CYCLISTS' FIRST CHOICE IN SURVEYS,
 SINGLE-RING, WALL-MOUNT AND OTHER
 MODELS ARE AVAILABLE



IN-GROUND MODEL

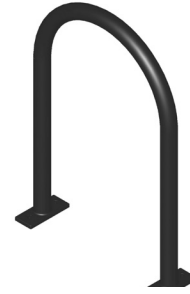
CONCRETE FOOTINGS
 24" (610 MM) X 16" (406 MM) MIN
 36" (914 MM) DEPTH



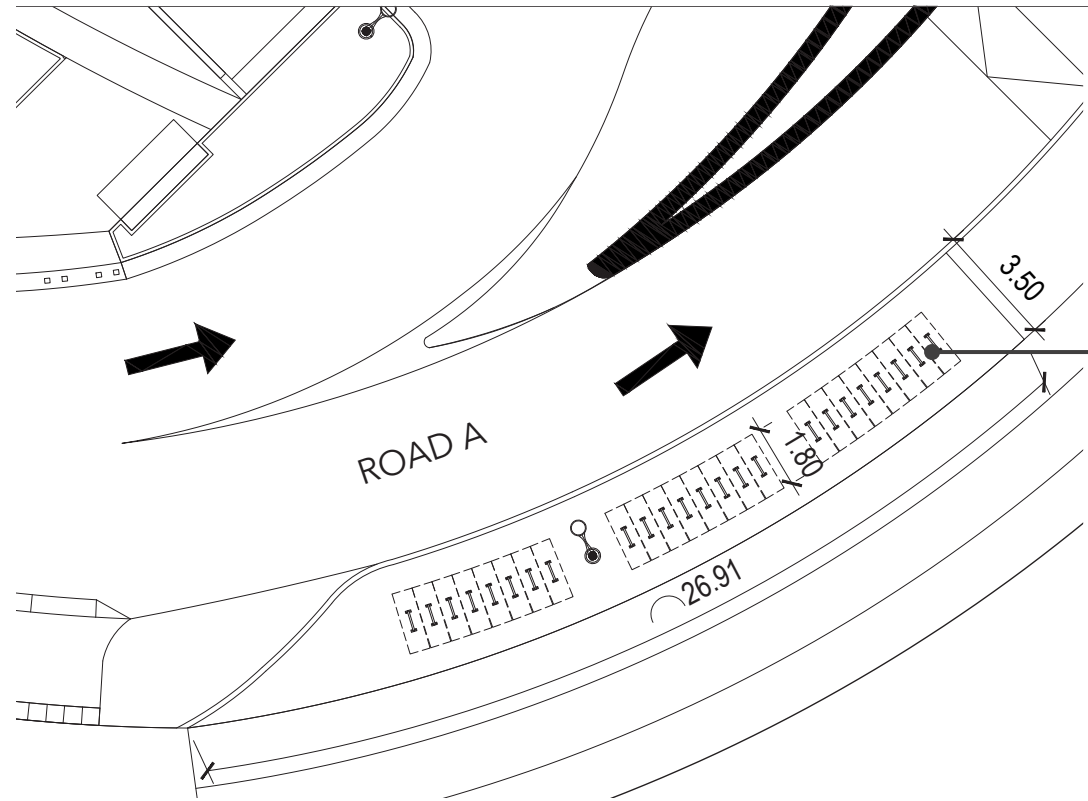
U-LOCK OPTION #1



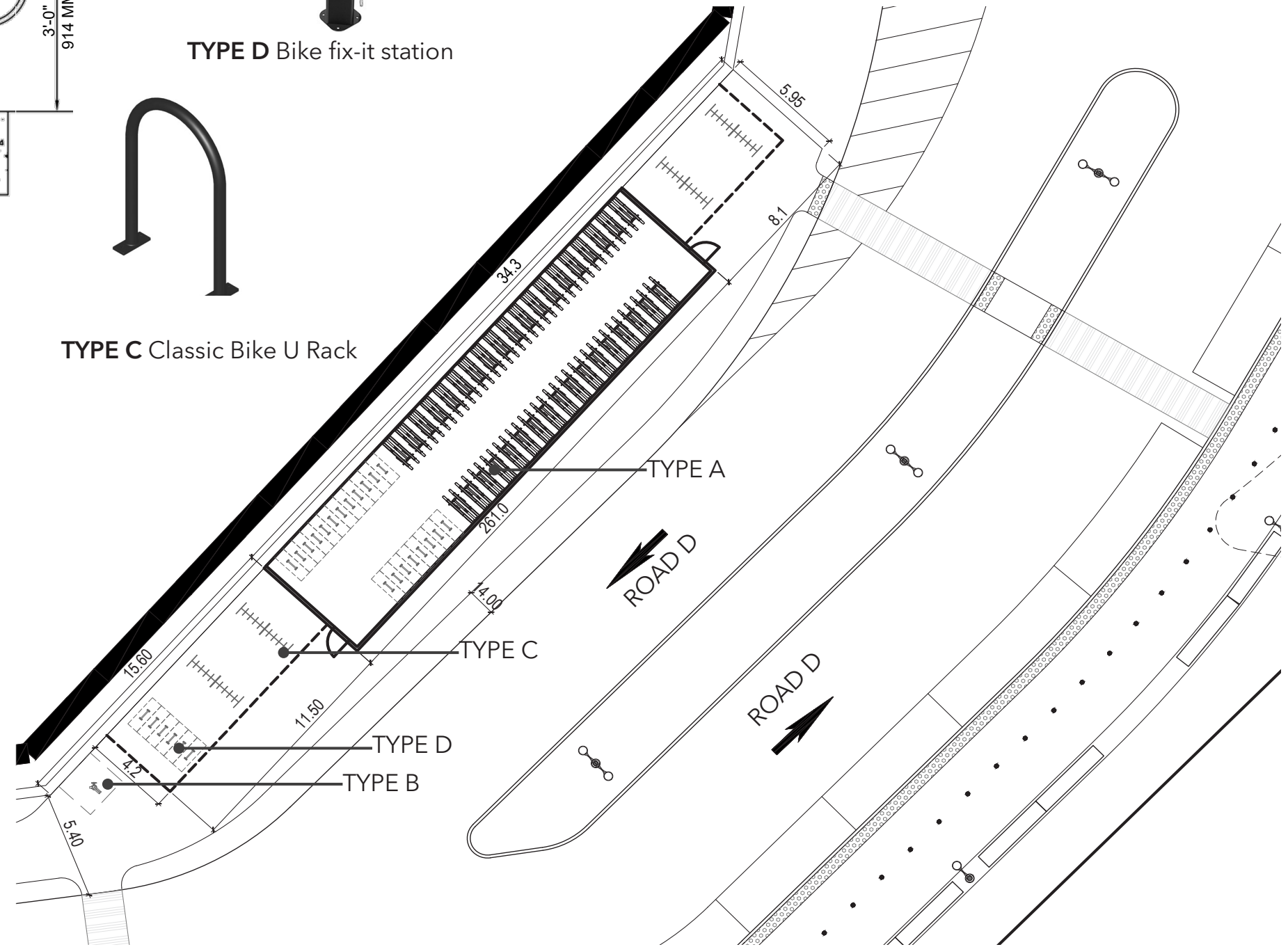
TYPE D Bike fix-it station



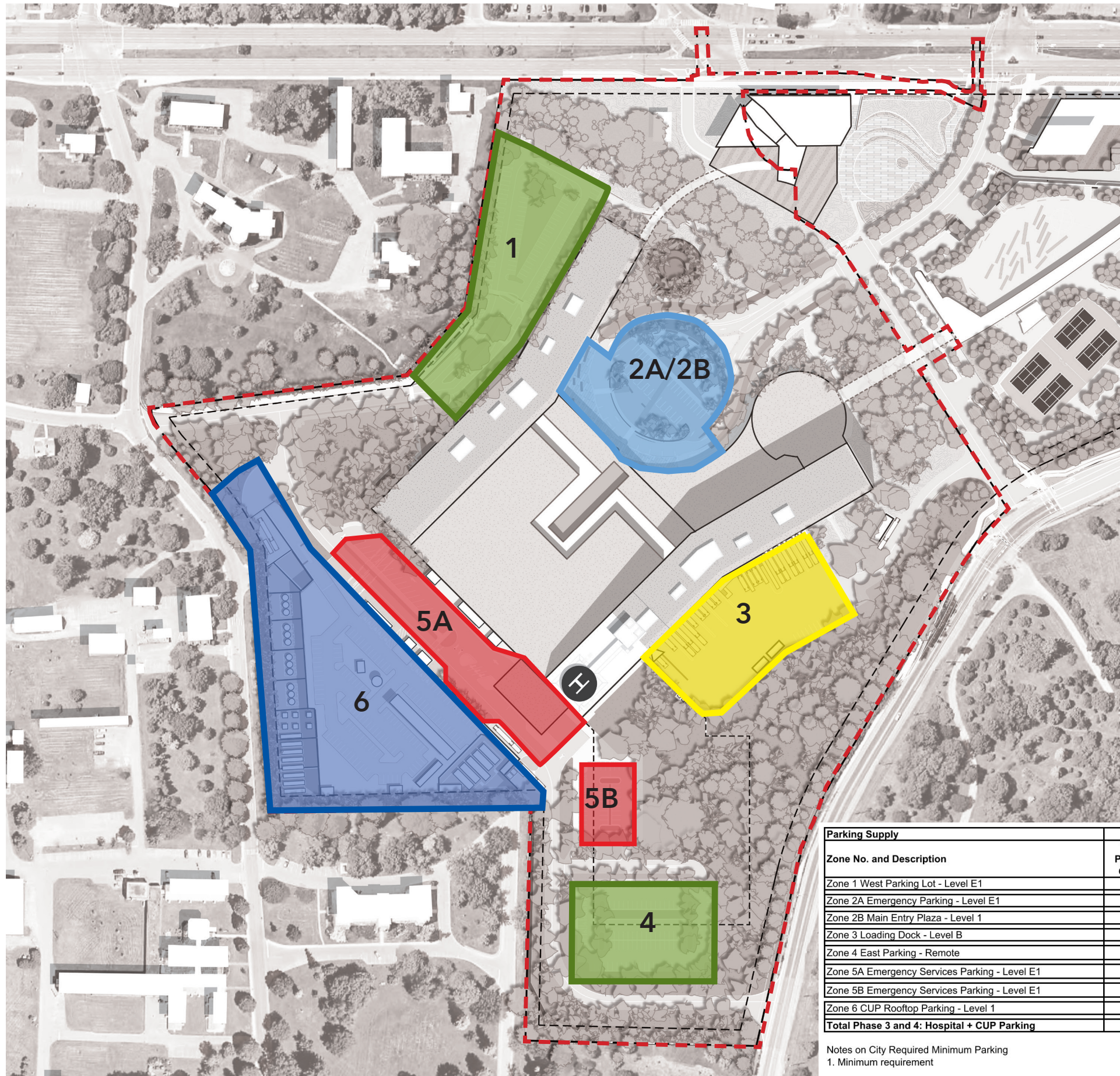
TYPE C Classic Bike U Rack



Bike parking at Main Entrance



Bike parking at the West Entrance



LEGEND

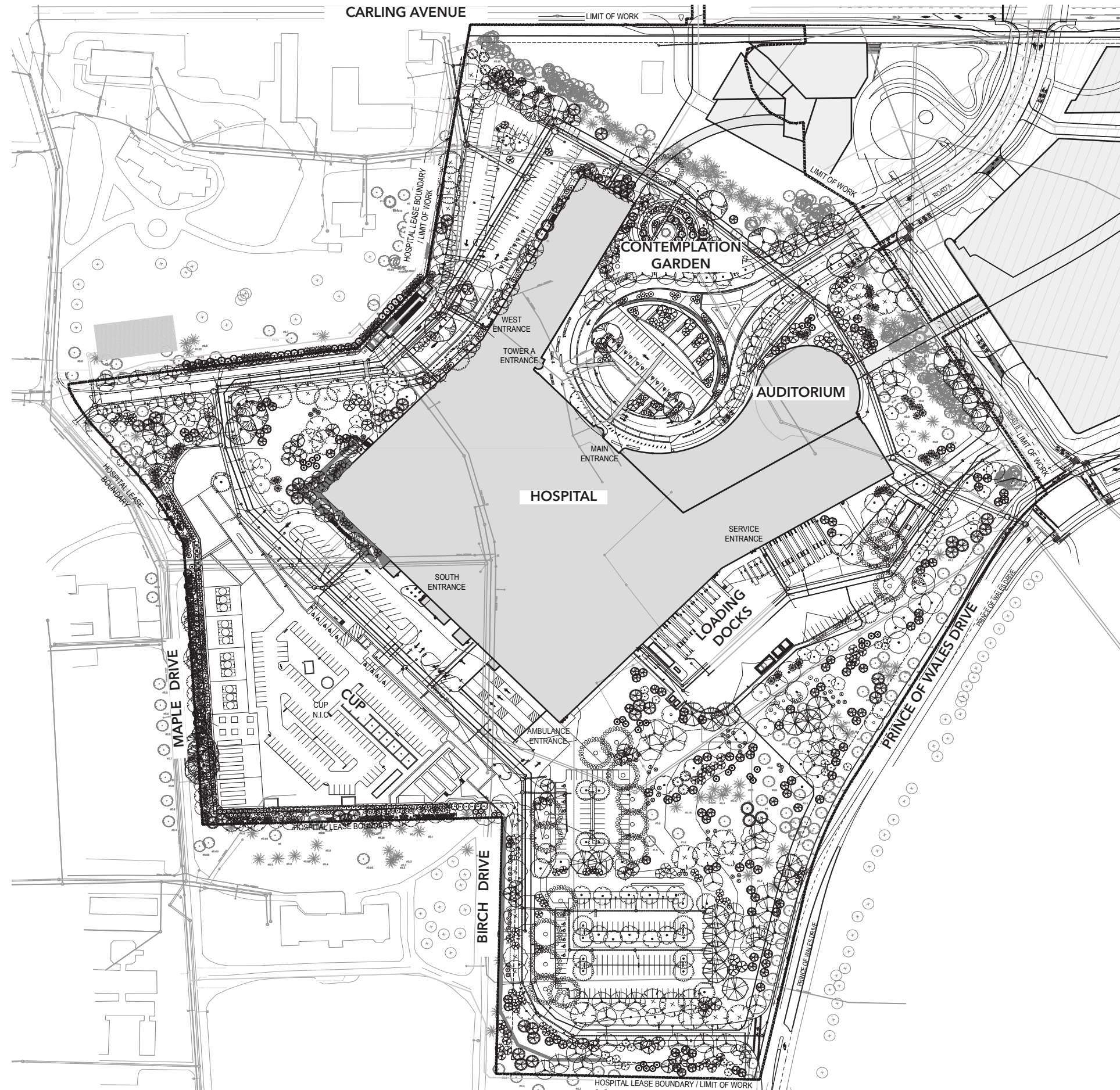
1. WEST PARKING LOT
2. 2A: EMERGENCY & NON-URGENT TRANSPORTATION @ LEVEL E1
2B: MAIN ENTRY PLAZA @ LEVEL 1
3. LOADING DOCK @ LEVEL B
4. EAST PARKING LOT
5. 5A: EMERGENCY / SERVICES SOUTH @ LEVEL E1
5B: EMERGENCY SERVICES EAST @ LEVEL E1
6. CUP ROOFTOP PARKING

Parking Supply Zone No. and Description	Total Parking Count	Included in Total Count		Allocated to:		
		Accessible Parking	Limited Mobility Parking	City Required Minimum Parking	Snow Storage	Surge Capacity
Zone 1 West Parking Lot - Level E1	127	6	12	77	50	
Zone 2A Emergency Parking - Level E1	75	11	12	75		
Zone 2B Main Entry Plaza - Level 1	34	11	6	34		
Zone 3 Loading Dock - Level B	18			18		
Zone 4 East Parking - Remote	140	6	12	52	50	38
Zone 5A Emergency Services Parking - Level E1	25			0		
Zone 5B Emergency Services Parking - Level E1	57	4	4	25		32
Zone 6 CUP Rooftop Parking - Level 1	146	9	18	146		
Total Phase 3 and 4: Hospital + CUP Parking	622	47	64	427		

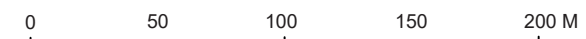
Notes on City Required Minimum Parking
1. Minimum requirement

3,097





PLANT SCHEDULE		
TREES	QTY	BOTANICAL / COMMON NAME
	5	Acer nigrum / Black Maple
	17	Acer rubrum 'Armstrong' / Armstrong Red Maple
	45	Acer saccharum / Sugar Maple
	12	Acer saccharum nigrum / Black Sugar Maple
	18	Carya cordiformis / Bitternut Hickory
	20	Carya ovata / Shagbark Hickory
	9	Celtis occidentalis / Common Hackberry
	10	Fagus grandifolia / American Beech
	23	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust
	21	Gymnocladus dioica / Kentucky Coffeetree
	26	Juglans cinerea / Butternut
	21	Juglans nigra / Black Walnut
	7	Ostrya virginiana / American Hophornbeam
	5	Prunus serotina / Black Cherry
	19	Quercus alba / White Oak
	22	Quercus macrocarpa / Burr Oak
	25	Quercus rubra / Red Oak
	11	Tilia americana / Basswood
	1	Tilia americana 'Redmond' / Redmond American Linden
	5	Ulmus americana / White Elm
MEDIUM TREES	QTY	BOTANICAL / COMMON NAME
	21	Aesculus glabra / Ohio Buckeye
	46	Betula nigra / River Birch Multi-Trunk
	28	Betula papyrifera / Paper Birch
	9	Populus tremuloides / Quaking Aspen
	25	Populus x canadensis / Canada Poplar 'Eugene'
	28	Prunus virginiana 'Schubert' / Schubert Chokecherry
	33	Sorbus americana / American Mountain Ash
	22	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac
CONIFERS	QTY	BOTANICAL / COMMON NAME
	9	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper
	93	Juniperus virginiana / Eastern Redcedar
	37	Picea glauca / White Spruce
	34	Picea pungens 'Iseli Fastigiata' / Clummar Blue Spruce
	141	Pinus strobus / White Pine



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SIZE	HABIT	REMARKS	SUN EXPOSURE	MATURE HEIGHT	MATURE WIDTH
AC NI	5	Acer nigrum / Black Maple	B & B	50mm Cal		Single Stem		Part shade	> 20m ht.	
AA	17	Acer rubrum 'Armstrong' / Armstrong Red Maple	B & B	50mm Cal		Single Stem		Part shade, Full sun	8 - 20m ht.	5 - 8m w.
AC SU	45	Acer saccharum / Sugar Maple	B & B	50mm Cal		Single Stem		Deep shade, Shade, Part shade, Full sun	12 - 20m ht.	12 - 20m w.
AC BL	12	Acer saccharum nigrum / Black Sugar Maple	B & B	50mm Cal		Single Stem		Deep shade, Shade, Part shade, Full sun	12 - 20m ht.	8 - 12m w.
CA CO	18	Carya cordiformis / Bitternut Hickory	B & B	50mm Cal		Single Stem		Part shade	12 - 20m ht.	8 - 12m w.
CA OV	20	Carya ovata / Shagbark Hickory	B & B	50mm Cal		Single Stem		Deep shade, Shade, Part shade, Full sun	12 - 20m ht.	8 - 12m w.
CO	9	Celtis occidentalis / Common Hackberry	B & B	50mm Cal		Single Stem		Shade, Part shade, Full sun	12 - 20m ht.	12 - 20m w.
FG	10	Fagus grandifolia / American Beech	B & B	50mm Cal		Single Stem		Part shade, Full sun	12 - 20m ht.	12 - 28m w.
GT	23	Gleditsia triacanthos inermis `Shademaster` / Shademaster Honey Locust	B & B	50mm Cal		Single Stem		Full sun	8 - 20m ht.	8 - 12m w.
GK	21	Gymnocladus dioica / Kentucky Coffeetree	B & B	50mm Cal		Single Stem		Full sun	12 - 20m ht.	12 - 20m w.
JC	26	Juglans cinerea / Butternut	B & B	50mm Cal		Single Stem		Part shade		
JN	21	Juglans nigra / Black Walnut	B & B	50mm Cal		Single Stem		Part shade		
OV	7	Ostrya virginiana / American Hophornbeam	B & B	50mm Cal		Single Stem		Shade, Part shade, Full sun	8 - 12m ht.	8 - 12m w.
PR SE	5	Prunus serotina / Black Cherry	B & B	50mm Cal		Single Stem		Shade, Part shade, Full sun	8 - 20m ht.	5 - 1m w.
QA	19	Quercus alba / White Oak	B & B	50mm Cal		Single Stem		Full sun	12 - 20m ht.	12 - 28m w.
QM	22	Quercus macrocarpa / Burr Oak	B & B	50mm Cal		Single Stem		Part shade, Full sun	> 20m ht.	12 - 28m w.
QR	25	Quercus rubra / Red Oak	B & B	50mm Cal		Single Stem		Part shade, Full sun	12 - 20m ht.	12 - 20m w.
TA	11	Tilia americana / Basswood	B & B	50mm Cal		Single Stem		Part shade, Full sun	> 20m ht.	8 - 12m w.
TR	1	Tilia americana 'Redmond' / Redmond American Linden	B & B	50mm Cal		Single Stem		Part shade, Full sun	12 - 20m ht.	8 - 20m w.
UA	5	Ulmus americana / White Elm	B & B	50mm Cal		Single Stem		Part shade, Full sun		
MEDIUM TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SIZE	HABIT	REMARKS	SUN EXPOSURE	MATURE HEIGHT	MATURE WIDTH
AO	21	Aesculus glabra / Ohio Buckeye	B & B	50mm Cal		Single Stem		Part shade, Full sun	8 - 12m ht.	5 - 8m w.
BE NI	46	Betula nigra / River Birch Multi-Trunk	B & B	50mm Cal		Multi-Stem		Part shade		
BE PA	28	Betula papyrifera / Paper Birch	B & B	45mm Cal		Single Stem		Part shade	12 - 20m ht.	8 - 12m w.
PO TR	9	Populus tremuloides / Quaking Aspen	B & B	1550-2000mm HT		Multi-Stem		Shade, Part shade, Full sun	5 - 12m ht.	3 - 5m w.
PO CA	25	Populus x canadensis / Canada Poplar 'Eugenei'	B & B	50mm Cal		Single Stem				
PR VA	28	Prunus virgiana 'Schubert' / Schubert Chokecherry	B & B	50mm Cal		Multi-Stem		Part shade, Full sun	5 - 12m ht.	5 - 8m w.
SO AM	33	Sorbus americana / American Mountain Ash	B & B	50mm Cal		Multi-Stem		Part shade, Full sun	8 - 12m ht.	5 - 8m w.
SY RE	22	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	37.5mm		Single Stem		Part shade, Full sun	5 - 8m ht.	5 - 8m w.

<u>CONIFERS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>SIZE</u>	<u>HABIT</u>	<u>REMARKS</u>	<u>SUN EXPOSURE</u>	<u>MATURE HEIGHT</u>	<u>MATURE WIDTH</u>
JW	9	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	B & B		200cm			Full sun	3 - 5m ht.	1 - 2m w.
JU VA	93	Juniperus virginiana / Eastern Redcedar	B & B	2000 mm HT		Single Stem		Part shade, Full sun	8 - 20m ht.	3 - 8m w.
PG	37	Picea glauca / White Spruce	B & B	2000 mm HT		Single Stem		Full sun		5 - 8m w.
PI IF	34	Picea pungens 'Iseli Fastigiata' / Clumnar Blue Spruce	B & B	2000 mm HT		Single Stem		Part shade, Full sun	12 - 20m ht.	5 - 8m w.
PS	141	Pinus strobus / White Pine	B & B	2000 mm HT		Single Stem		Full sun	12 - 20m ht.	8 - 12m w.
<u>SMALL TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>SIZE</u>	<u>HABIT</u>	<u>REMARKS</u>	<u>SUN EXPOSURE</u>	<u>MATURE HEIGHT</u>	<u>MATURE WIDTH</u>
AG	122	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B & B	2000-2500 mm HT		Multi-Stem		Part shade, Full sun	5 - 8m ht.	3 - 8m w.
CE	35	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	3000-3600mm HT.		Multi-Stem		Part shade, Full sun	5 - 12m ht.	5 - 1m w.
CE CA	1	Cercis canadensis / Eastern Redbud	B & B	3000-3600mm HT.		Multi-Stem		Part shade, Full sun	5 - 12m ht.	5 - 1m w.
MA RA	8	Malus x 'Radiant' / Radiant Crabapple	B & B	37.5mm		Single Stem		Full sun	5 - 8m ht.	5 - 8m w.
MR	48	Malus x 'Rudolph' / Rudolph Flowering Crabapple	B & B	37.5mm		Single Stem		Full sun		
MS	30	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	37.5mm		Single Stem		Part shade, Full sun	5 - 8m ht.	5 - 8m w.
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>FIELD3</u>	<u>HABIT</u>	<u>REMARKS</u>	<u>SUN EXPOSURE</u>	<u>MATURE HEIGHT</u>	<u>MATURE WIDTH</u>
AM	17	Aronia melanocarpa / Black Chokeberry	20L					Part shade, Full sun	1 - 2m ht.	1 - 2m w.
CE AM	27	Ceanothus americanus / New Jersey Tea	20L					Part shade	1 - 2m ht.	1 - 2m w.
CH PI	15	Chamaecyparis pisifera 'Filifera Aurea' / Golden Threadleaf Sawara Cypress	20L					Part shade, Full sun	2 - 8m ht.	1 - 3m w.
CO IS	21	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	20L					Shade, Part shade, Full sun	1 - 2m ht.	2 - 3m w.
CR AM	24	Corylus americana / American Hazelnut	20L					Part shade, Full sun	3 - 5m ht.	2 - 5m w.
HV	27	Hamamelis virginiana / Common Witch Hazel	20L					Part shade, Full sun	3 - 8m ht.	2 - 8m w.
HM	9	Heptacodium miconioides / Seven Son Flower	20L					Full sun	3 - 12m ht.	
LB	45	Lindera benzoin / Spicebush	20L					Part shade	2 - 5m ht.	2 - 5m w.
LC	27	Lonicera xylosteum 'Claveyi' / Clavey's Dwarf Honeysuckle	20L					Part shade	3 - 5m ht.	
PN	32	Physocarpus opulifolius / Ninebark	20L					Part shade, Full sun	1 - 3m ht.	1 - 2m w.
PI CE	8	Pinus cembra 'Glaucana Nana' / Dwarf Swiss Stone Pine	20L					Full sun		
PI MU	16	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	20L					Full sun	50cm - 2m ht.	1 - 2m w.
PR CC	5	Prunus virginiana / Chokecherry	20L					Part shade, Full sun	5 - 12m ht.	5 - 8m w.
RH TY	7	Rhus typhina / Staghorn Sumac	20L					Part shade	3 - 5m ht.	
RI AL	26	Ribes alpinum / Alpine Currant	20L					Deep shade, Shade, Part shade, Full sun	50cm - 1m ht.	1 - 2m w.
RI AU	14	Ribes aureum / Golden Currant	20L					Deep shade, Shade, Part shade, Full sun	1 - 3m ht.	1 - 2m w.
SM	24	Sambucus canadensis / American Elderberry	20L					Part shade, Full sun	1 - 5m ht.	1 - 5m w.
SA	22	Symphoricarpos albus / Common White Snowberry	20L					Part shade, Full sun	1 - 2m ht.	30 - 100cm w.
SV	76	Syringa vulgaris / Common Lilac	20L					Part shade, Full sun	2 - 8m ht.	2 - 3m w.
VW	52	Viburnum cassinoides / Witherod Viburnum	20L					Part shade	2 - 5m ht.	2 - 5m w.
VL	9	Viburnum lentago / Nannyberry	20L					Shade, Part shade	3 - 12m ht.	2 - 3m w.
VA	15	Viburnum trilobum / American Cranberrybush	20L					Part shade, Full sun	2 - 5m ht.	3 - 5m w.

Deciduous Trees



Acer saccharum - Sugar Maple



Quercus rubra - Red Oak



Betula papyrifera - White Birch



Amelanchier- Serviceberry



Acer nigrum - Black Maple



Cercis canadensis - Eastern Redbud

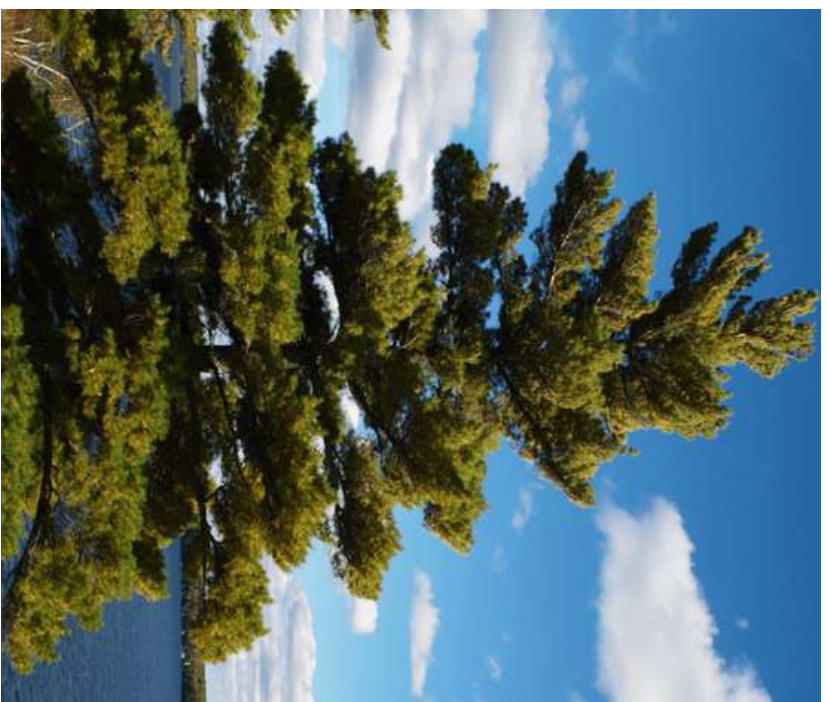


Cornus alternifolia- Alternate-leaved Dog-



Prunus Americana- American plum, wild

Evergreens



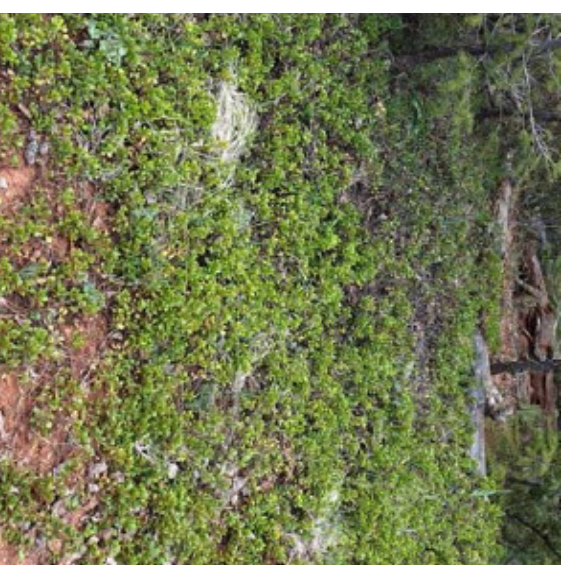
Pinus strobus - Eastern White Pine



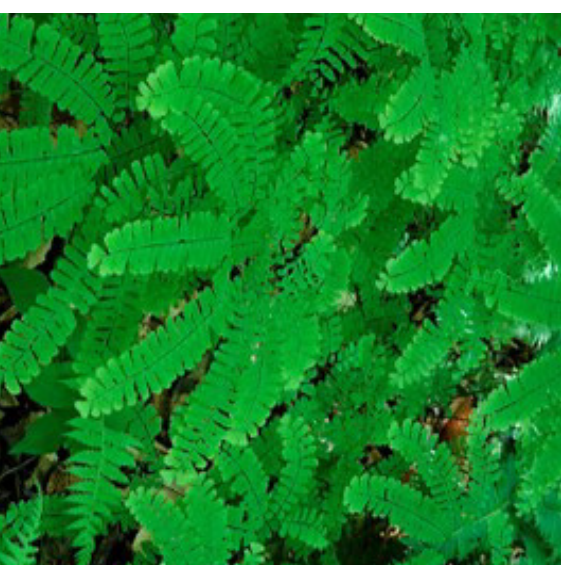
Juniperus virginiana - Eastern Red Cedar

Mixed Woods Understory

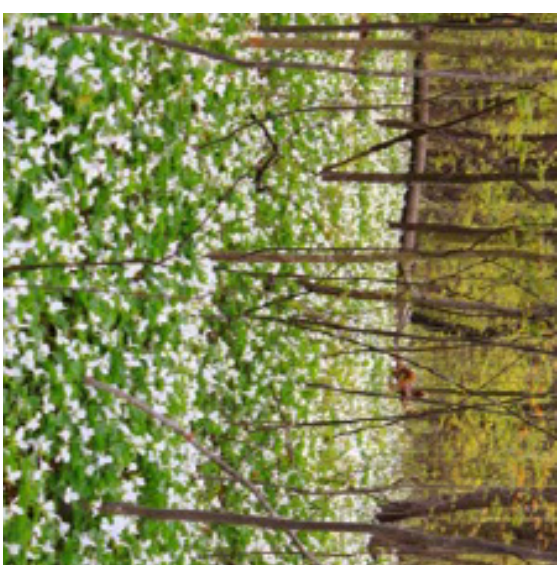
Arctostaphylos uva-ursi- Bearberry



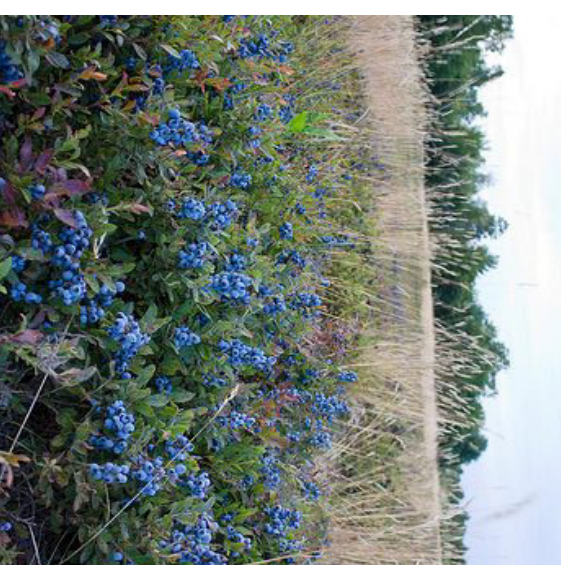
Adiantum- Madenhair Fern



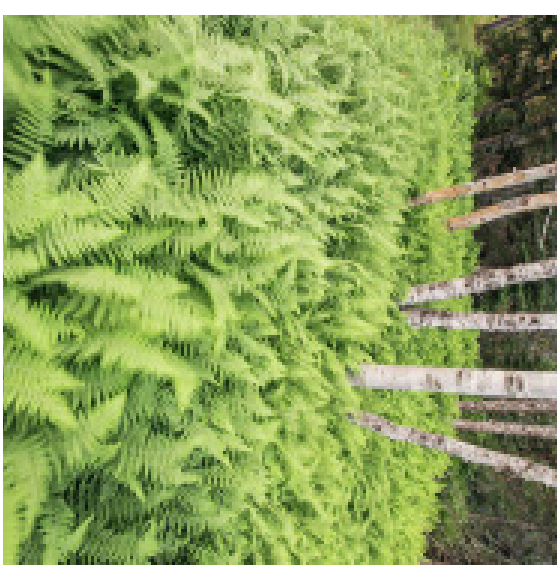
Melanthiaceae- Trillium



Tiarella- Foam Flower

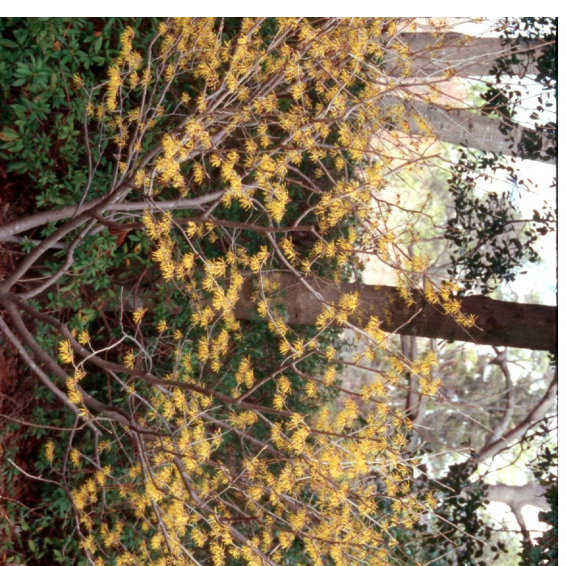


Vaccinium Angustifolium - Lowbush



Matteuccia struthiopteris -Ostrich

Co-dominant Understory



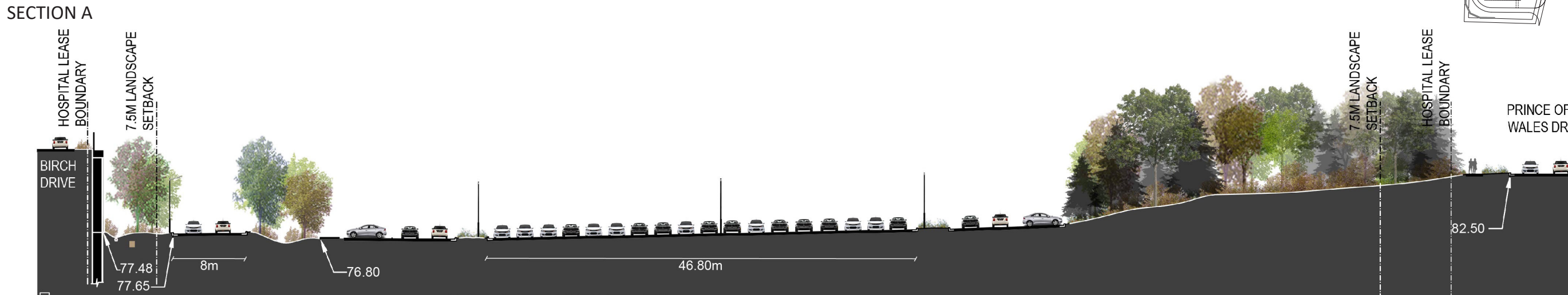
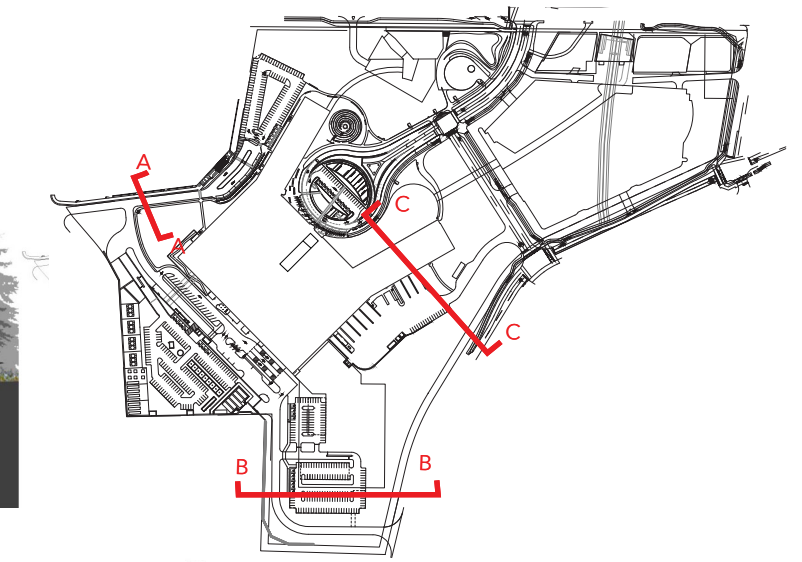
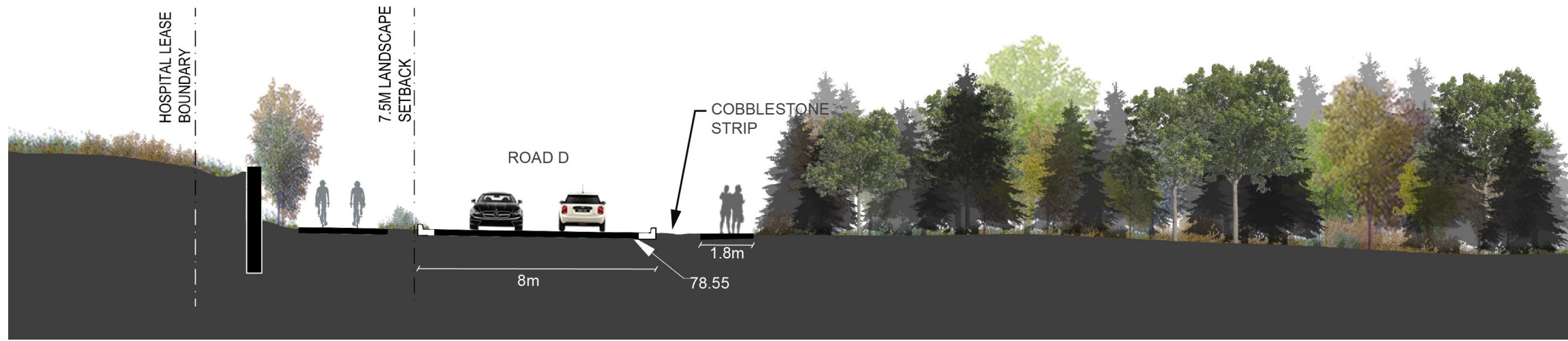
Hamamelis virginiana - American Witch-

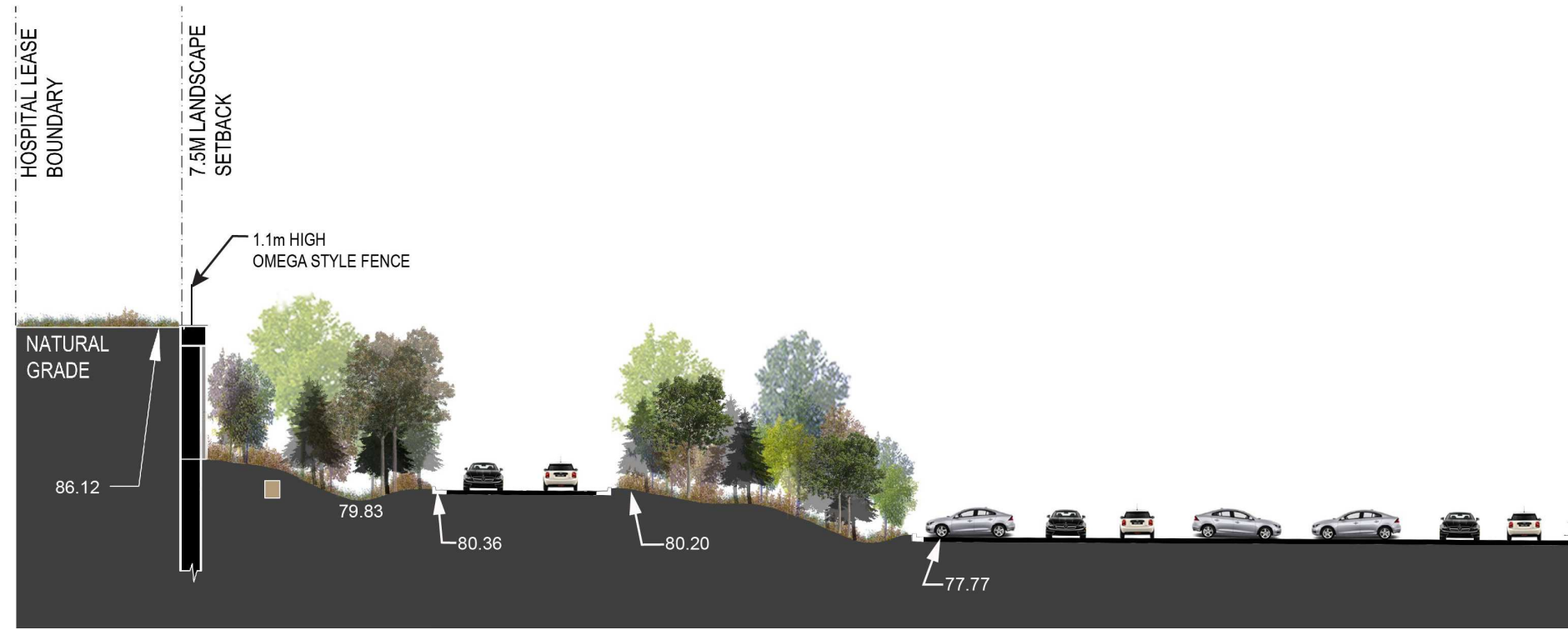


Viburnum acerifolium -Mapleleaf



Rhus aromatica-Tufted Hairgrass

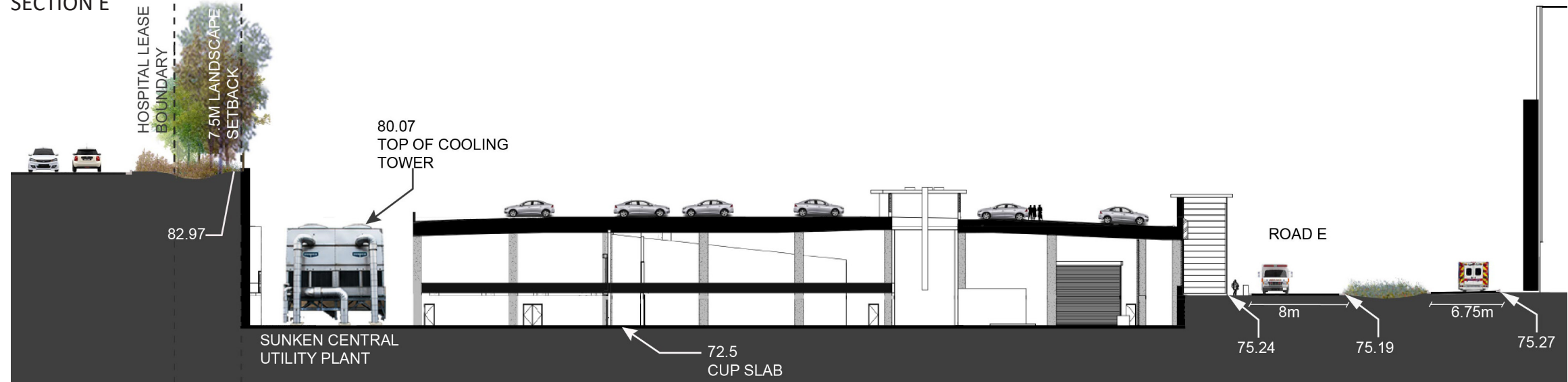




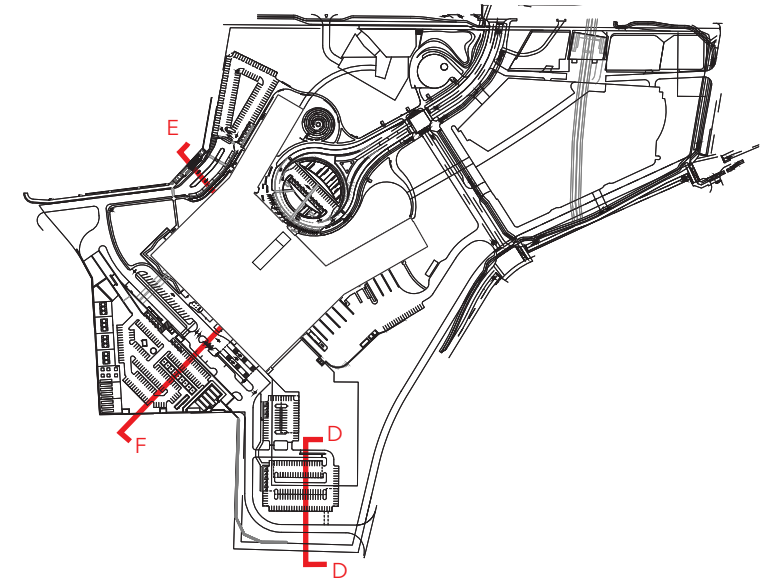
SECTION D

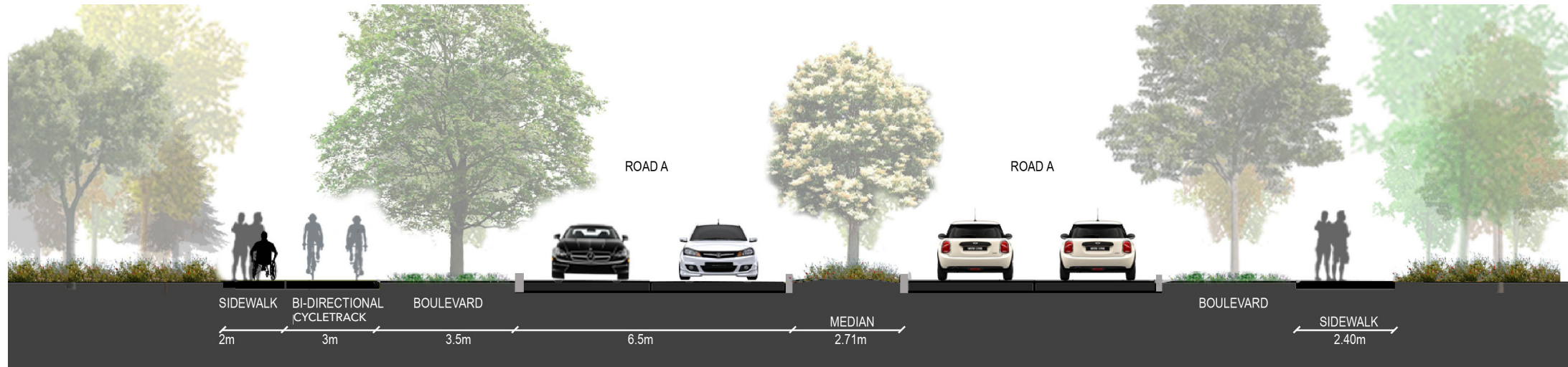


SECTION E

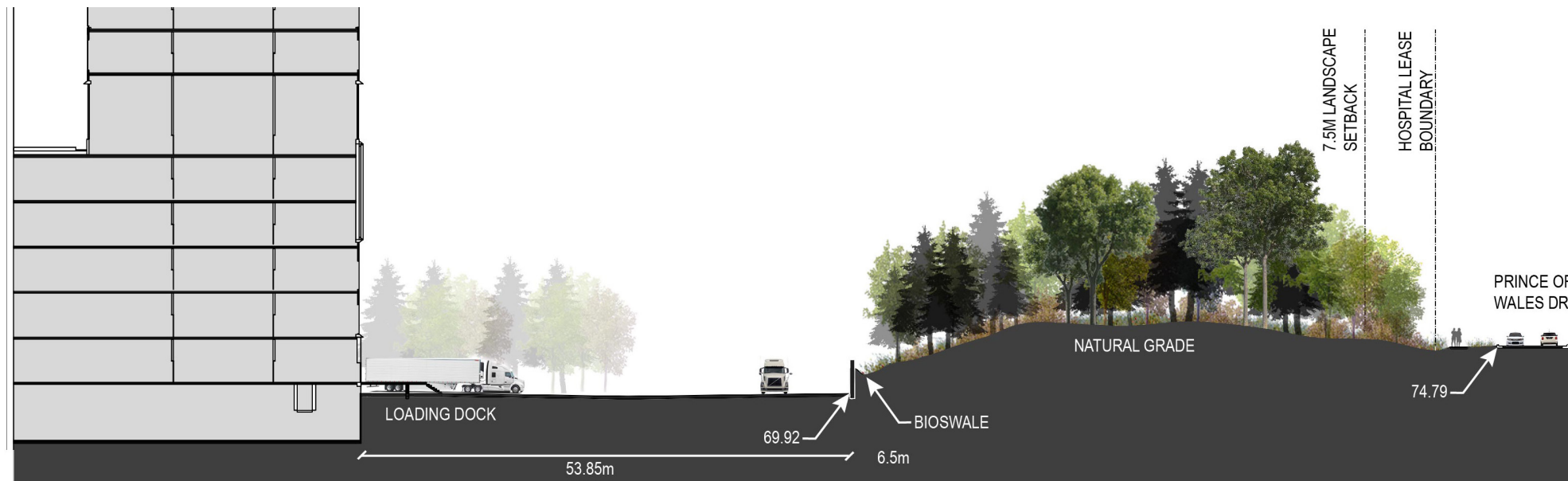
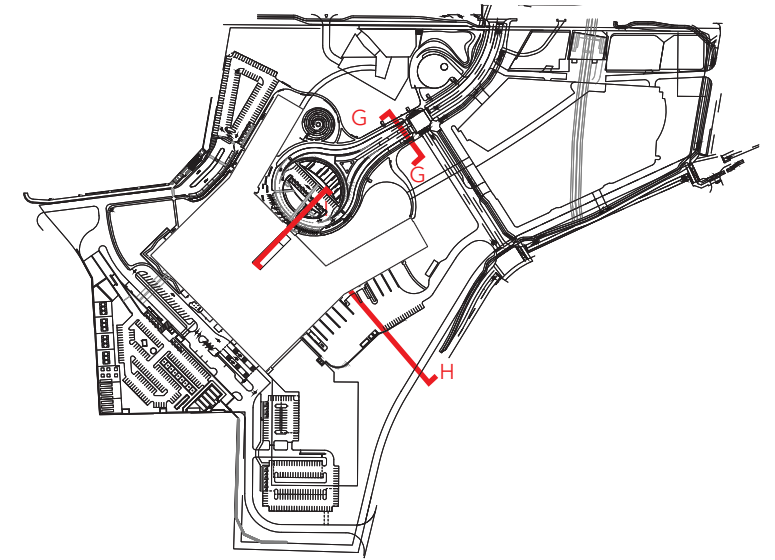


SECTION F

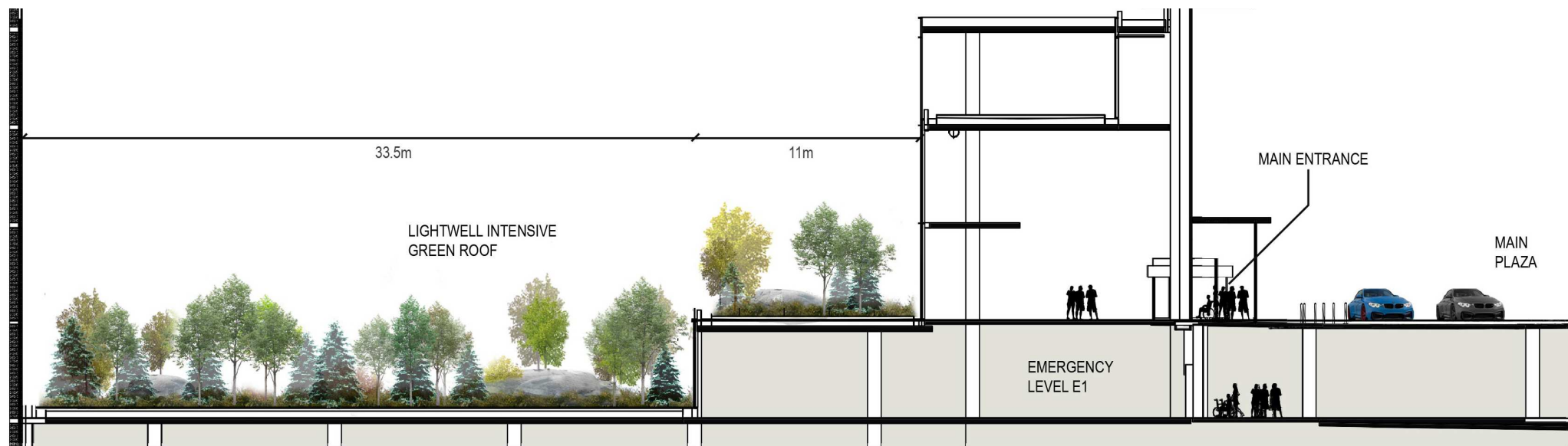




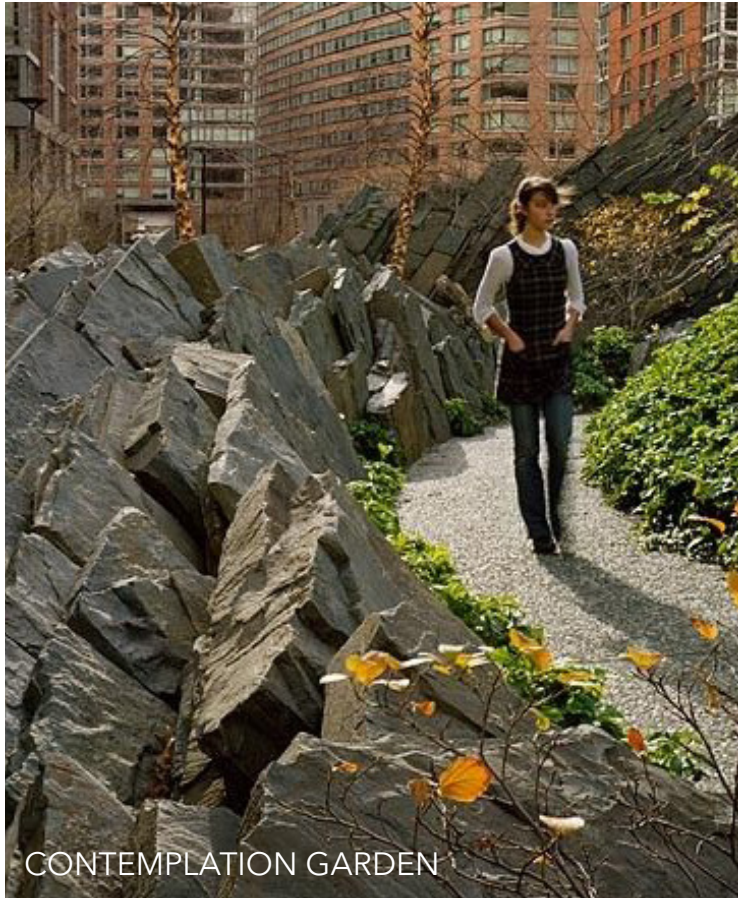
SECTION G



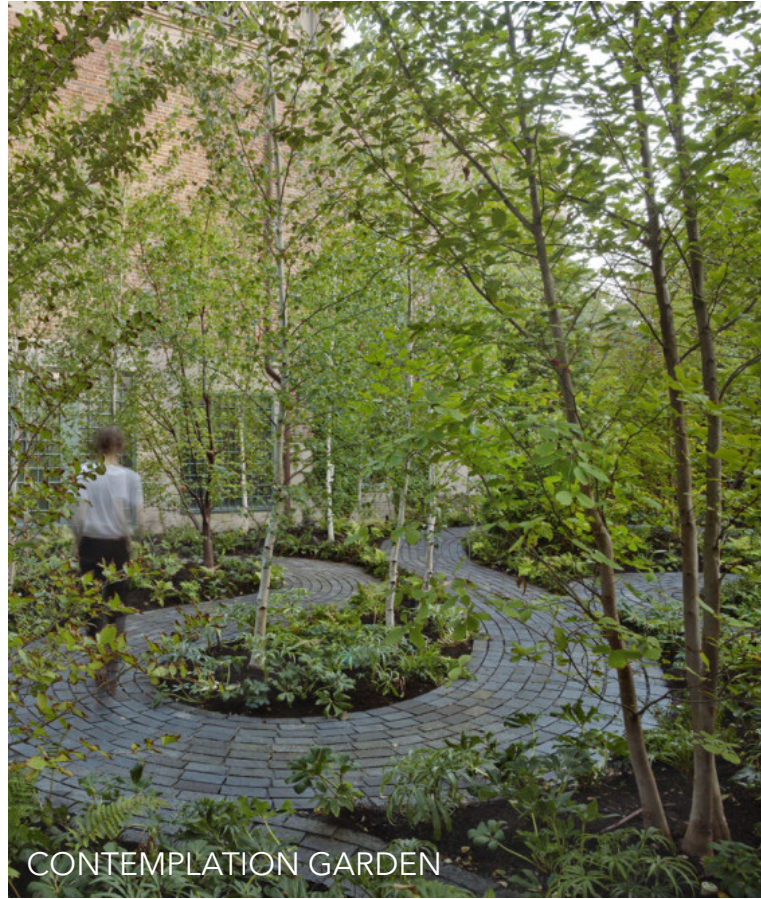
SECTION H



SECTION I



CONTEMPLATION GARDEN



CONTEMPLATION GARDEN



WESTSIDE LANDSCAPE



ENTRY PLAZA



GREEN ROOF



ALVAR GRASSLAND PLANTING



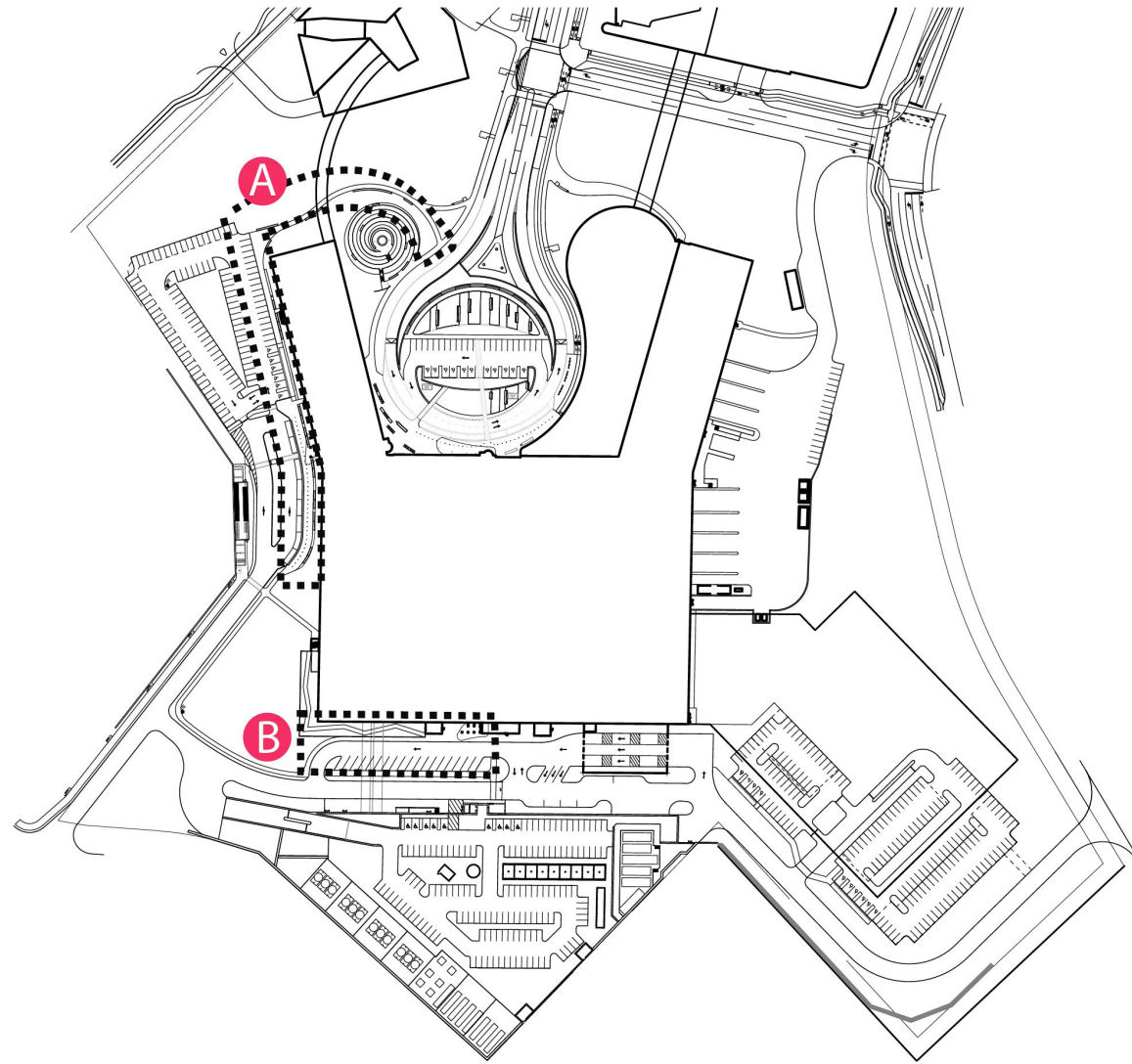
ALVAR GRASSLAND PLANTING



SUNKEN GARDEN (INSIDE VIEW)

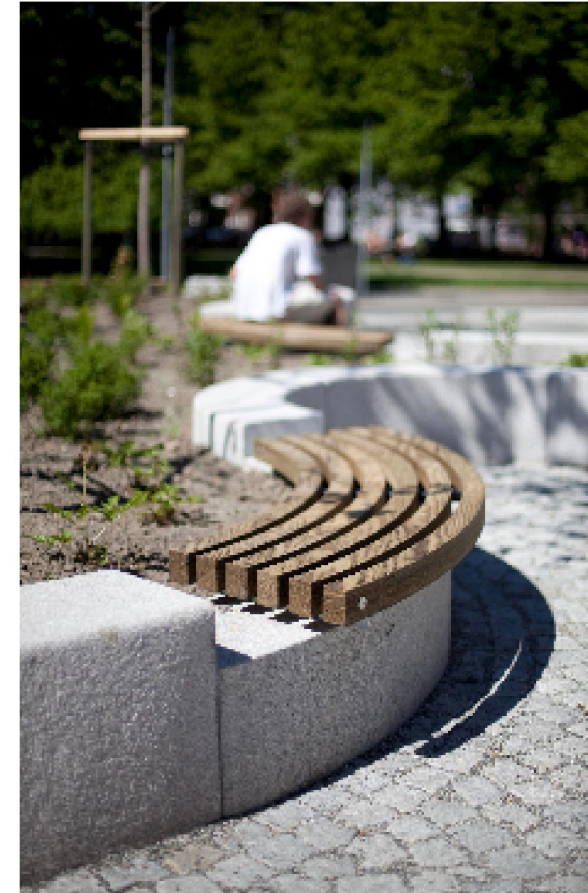


SUNKEN GARDEN (OUTSIDE VIEW)



Monoline Litter Bin is a dual stream aluminum frame litter bin with a 36 gal capacity" the dimensions are 27"x14"x42"H4

Benches



Source: Vestre

A *Via Benches* are versatile benches that consist of straight and curved bench modules that can be used on their own or joined in rows, formations and circles. The benches can be supplied with LED lighting fitted under the seat and have a customizable length, depth, and radius. These benches will be flush mounted on a seat wall providing a comfortable place to rest while permitting a variety of seat heights



Source: Streetlife

B *Solid Staple Benches* comprise sturdy, crosswise-positioned solid slats (7x7 cm – 2.8"x-2.8") 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 - Keyplan



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.



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 #8a

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 trees shown at approximately 30 year maturity.



Views Analysis - Referenced Views #8b

View from Maple Drive north toward the Hospital in winter, showing approximate 10-year plant growth within the proposed shelter belt. Tower B is shown at right, Tower A at left.



Views Analysis - Referenced Views #8c

View from Maple Drive north toward the Hospital in winter, showing approximate 20-year plant growth within the proposed shelter belt. Tower B is shown at right, Tower A at left.



Views Analysis - Key plan



Views Analysis - Referenced Views #8d

View from Maple Drive north toward the Hospital in winter, showing approximate 30-year plant growth within the proposed shelter belt. Tower B is shown at right, Tower A at left.



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 zones.



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 to the central gathering area.



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 of the spiral path assembly, including, curb, hand-rail, native planting terrace, and stone slab retaining wall.



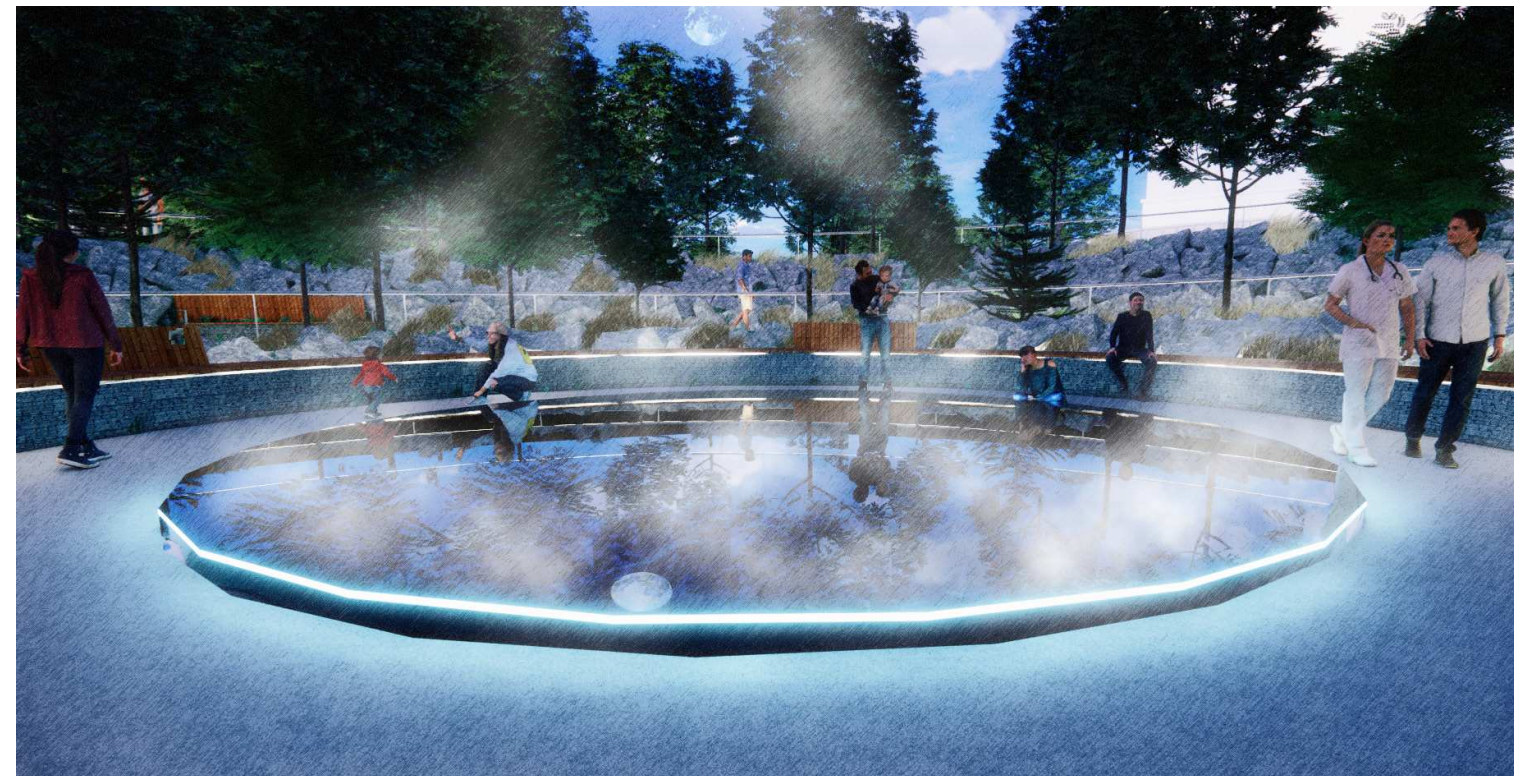
Illuminated handrail along spiral path

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



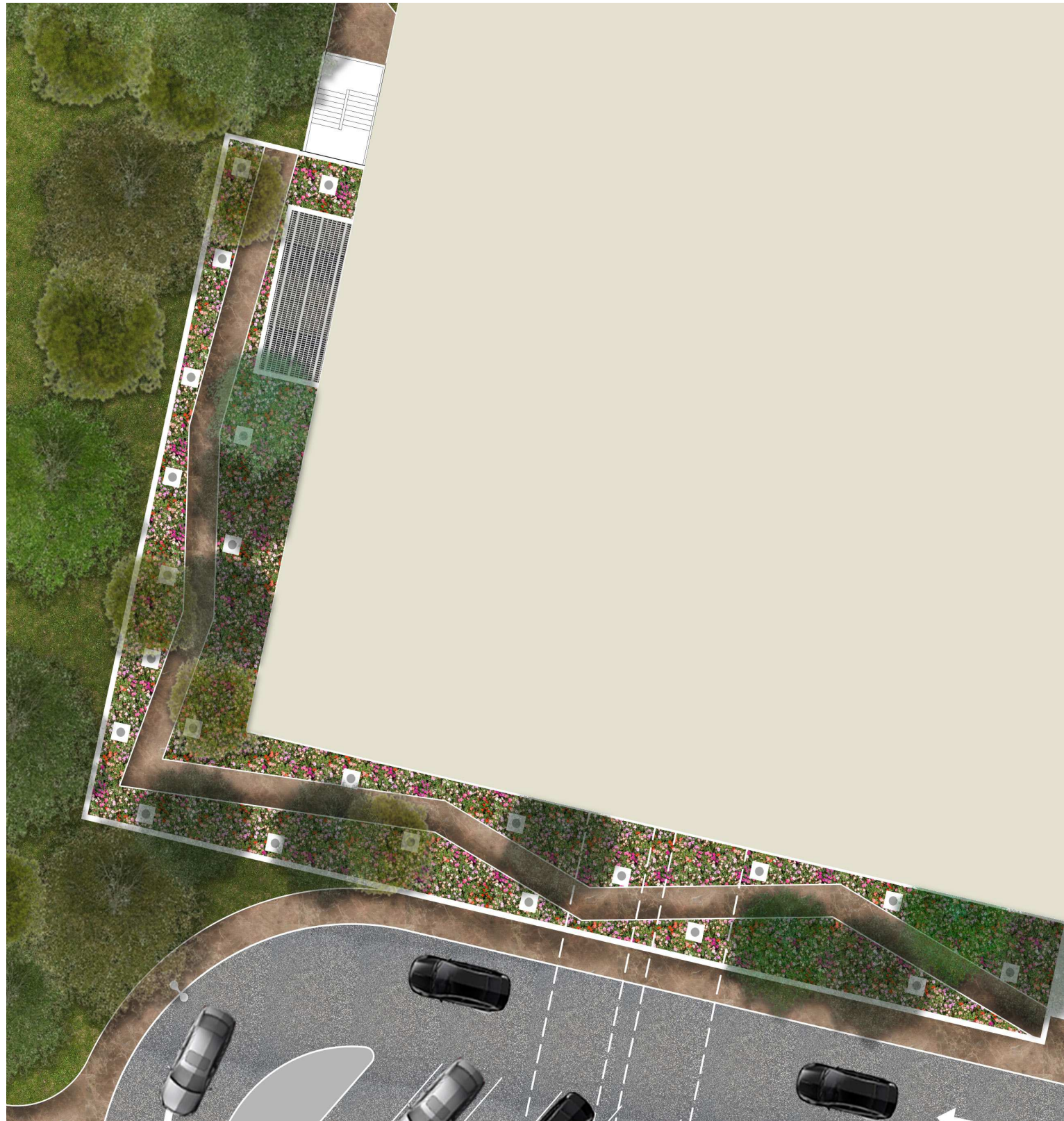
Lower Spiral Path at Contemplation Garden

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 and heights.



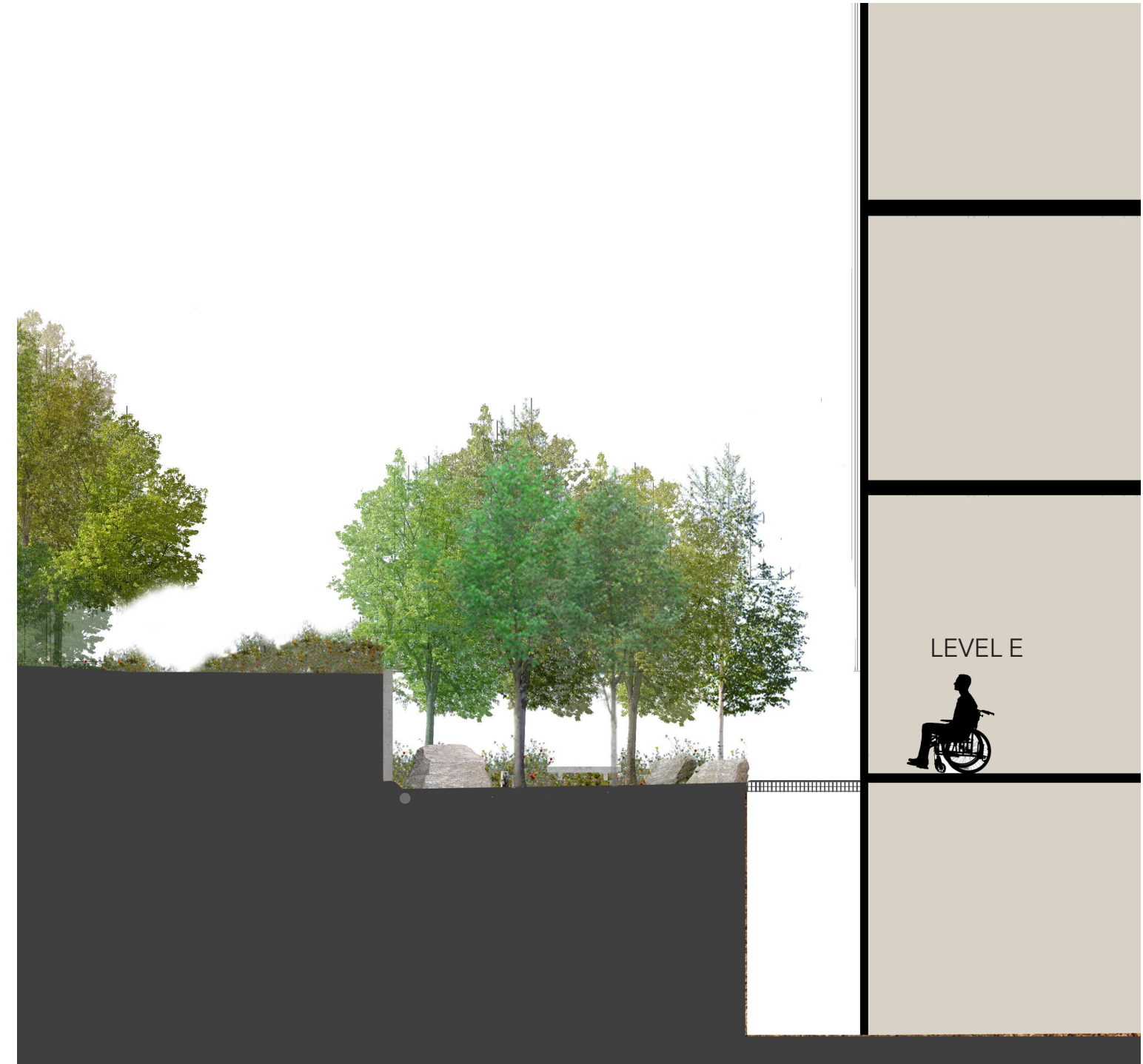
Stone Contemplation Garden

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 for Dialysis patients on Level E1 of the Hospital. Garden walls mitigate views of parking and roadways.



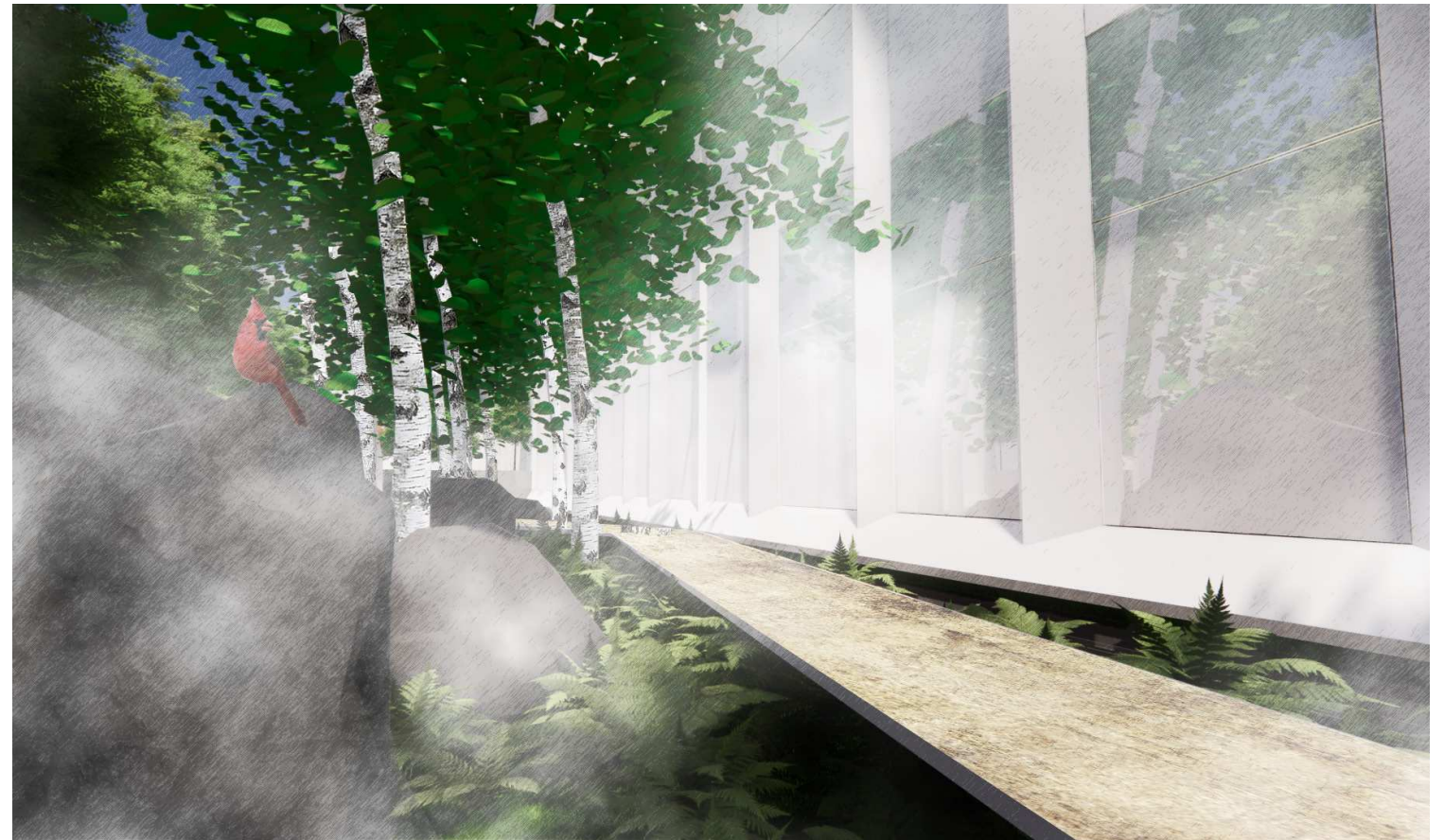
Section of Sunken Garden

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.

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 glow 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 glow and support circadian rhythms.

Parking and Roadways

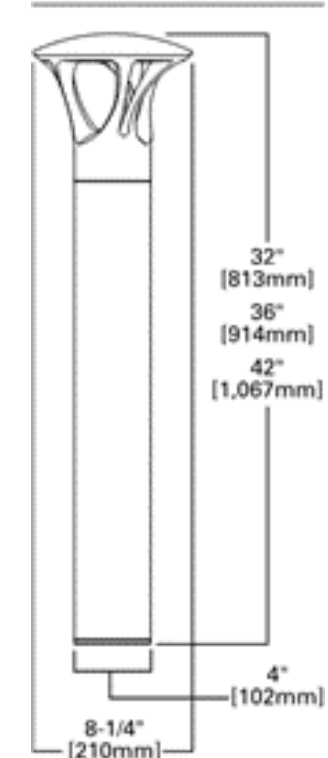
Full cut-off pole mounted LED luminaires with dark bronze finish will be utilized. Lighting will utilize photometric distributions to minimize quantity while maximizing illumination uniformity at grade. An average maintained illumination value of 11 lux will be provided with a max:min target ratio of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

Bottom of pole mounted luminaires will be 6 meters above finished grade. Height of fixtures will help keep light source out of normal viewing angles 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%.



DIMENSIONS



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



Full cut-off 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 luminaires 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 angles and improve uniformity while providing a pedestrian-scaled intimacy to walking paths. Poles utilize raised concrete bases for snow removal, and lawn maintenance protection.

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

