Œuvre des Manoirs Ronald McDonald House Charities Ottawa

December 19, 2022

PLANNING RATIONALE AND DESIGN BRIEF FOR:

RONALD MCDONALD HOUSE OTTAWA ADDITION

407 SMYTH ROAD

IDEA PROJECT NO.: 19644

IDEA

INTEGRATED DESIGN
ENGINEERING + ARCHITECTURE

EXECUTIVE SUMMARY

Ronald McDonald House Charities Ottawa (RMHCO) provides social infrastructure for families of children seeking treatment at the Children's Hospital of Eastern Ontario (CHEO). The purpose of this green and inclusive community project is to create a new, accessible, addition that will add 22 suites and common areas to our existing house. This net zero carbon project will enable us to meet the current and future demand for families travelling to seek medical care, providing essential social infrastructure enabling equitable access to pediatric care, and reducing the financial burden faced by travelling families. The addition will achieve the Canada Green Building Council – Zero Carbon Building standard, version 2, Design certification, LEED Gold certification, and Rick Hansen Gold Certification.

This Application is for Site Plan Control to add onto the existing Ronald McDonald House on CHEO property.

The property is zoned a I2 [370) F(1.5) (Primary Zone: Institutional; Sub-Zone: Major Institutional Zone) and the building use is considered Hospital.

In the new Official Plan the building location falls with the the Outer Urban Transect, which comprises of neighbourhoods inside the greenbelt representing the classic suburban model, with an Evolving Neighbourhood Overlay. The development also falls within the Alta Vista / Faircrest / Riverview Park secondary plan area which promotes the development of a 15 minute neighbourhood.

The development is congruent with the Official Plan in a number of ways:

- The location is close to the hospital that it serves
- It provides gentle intensification within the urban core,
- Being a low rise building, the addition is compatible with the residential neighbourhood and provides a good transition from the hospital use to the neighbourhood use.
- It is close to and supported by a strong transit network as well as bicycle and pedestrian pathways.
- The addition will be designed to be highly energy efficient as well as net zero carbon, contributing to the environmental goals of the Official Plan.
- The complex will be designed to be accessible and inclusive.

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1.0 OVERALL VISION STATEMENT AND GOALS FOR PROPOSAL

Ronald McDonald House Charities Ottawa (RMHCO) provides social infrastructure for families of children seeking treatment at the Children's Hospital of Eastern Ontario (CHEO). Located on the unceded territory of the Algonquin Anishinaabe Nation, RMHCO is on the CHEO campus, a mere 167 steps away from CHEO's front door, offering families the peace of mind that their loved ones are never far from reach. Our House eliminates the financial burden, mental health strain, and stress and uncertainty that caring for a sick child brings.

The purpose of this green and inclusive community project is to create a new, accessible, addition that will add 22 suites and common areas to our existing house. This net zero project will enable us to meet the current and future demand for families travelling to seek medical care, providing essential social infrastructure enabling equitable access to pediatric care, and reducing the financial burden faced by travelling families.

Built in 1984, Ronald McDonald House Ottawa has never expanded, operating with a long waitlist for many years. A careful analysis of CHEO's patient projection data has indicated that we require 22 additional suites to meet the current and future demand for accommodation by CHEO's patient-families. CHEO's patient population is expected to grow by nearly 30% by year 2029. We are undertaking this project to grow and serve an additional 347 families each year.

As a community leader in supporting families across Canada, we strive to be leaders in environmental sustainability. We would like to showcase the addition as sustainable construction and operation by designing and constructing to the Canada Green Building Council – Zero Carbon Building standard, version 2, achieving Design Certification. Carbon neutrality will support the long-term health of the planet and its inhabitants, yet it is only one aspect of sustainability, therefore we also intend to build to the LEED Gold standard to support other aspects of the environment with special emphasis on the indoor air quality of the building to support family health.

Since families come in all shapes and sizes and abilities, we will improve on the baseline for accessibility using the CSA B651-18 Accessible design for the built environment standard and guidelines from the Rick Hansen Foundation to achieve their Gold certification.

1.1 Application Submission

This Application is for Site Plan Control to add onto the existing Ronald McDonald House on CHEO property.

Site Address: 407 Smyth Road, Ottawa Ontario K1H 8M8

Legal Description: *A certain parcel of land situate, lying and being in the City of Ottawa, Ontario, and composed of Part of Lot 15, Junction Gore, formerly in the Township of Gloucester, now in the City of Ottawa, being part of Part 1 on Plan 5R-8188, being the footprint of the 2 storey brick building representing the Ronald McDonald House as depicted on Plan 5R-8188 attached, together with a right-of-way for all purposes over Part 2 on Plan 5R-8188.*

Documents submitted with this application include:

1. Site Plan Control Application Form
2. Planning Rational and Design Brief for Ronald McDonald House Ottawa Addition, prepared by IDEA Inc. December 16, 2022 (this document)
3. Site Servicing Study and Stormwater Management Report, Report No. 19111, prepared by D.B. Gray Engineering Inc, dated December 16, 2022
4. Geotechnical Investigation, Proposed Addition, 407 Smyth Road, Ottawa, Ontario prepared by GEMTEC, November 24, 2022. Project: 65189.01
5. IDEA – Ronald McDonald House Expansion, Noise Impact Study, prepared by State of the Art Acoustik Inc.

Drawings submitted with this application include:

1. SD101 PARTIAL SITE PLAN AND CONTEXT PLAN_2022-12-16
2. A200b FLOOR PLAN LEVEL 0 2022-12-16
3. A201b GROUND FLOOR PLAN 2022-12-16
4. A202b SECOND FLOOR PLAN 2022-12-16
5. A203b THIRD FLOOR PLAN 2022-12-16
6. A401b EXTERIOR ELEVATIONS 2022-12-16
7. A402b EXTERIOR ELEVATIONS 2022-12-16
8. Landscape Drawings:
   - L1.1 LANDSCAPE PLAN 2022-12-16
   - L12.1 LANDSCAPE DETAILS 2022-12-16
9. Tree conservation Report:
   - TCR 1.1 TREE CONSERVATION REPORT_2020-11-20
   - TCR 1.2 TREE CONSERVATION REPORT_2020-11-20
10. Civil Drawings:
    - C-1 SITE SERVICING PLAN_2022-12-16
    - C-2 EXISTING CONDITIONS, REMOVALS & DECOMMISSIONING_2022-12-16
    - C-3 GRADING PLAN_2022-12-16
    - C-4 EROSION & SEDIMENT CONTROL PLAN_2022-12-16
    - C-5 DETAILS_2022-12-16
    - C-6 NOTES & DETAILS_2022-12-16
    - C-7 PRE-DEVELOPMENT DRAINAGE PLAN_2022-12-16
    - C-8 POST DEVELOPMENT DRAINAGE PLAN_2022-12-16
11. OHSC Site Plan 2018-07-10
12. OHSC Ontario Land Surveyor Map
13. Topographical Sketch 2022-10-27

2.0 PLANNING AND POLICY JUSTIFICATION

2.1 Provincial Policy

The Ontario's Land Use Planning Policy is directed towards planning for strong, sustainable, and resilient communities for people of all ages, a clean and healthy environment and a strong competitive economy.

The policy promotes healthy livable and safe communities through promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The addition to Ronald McDonald House supports this policy through a number of features:

1. The development focuses intensification within the urban core.
2. The addition will using existing services and infrastructure.
3. The addition is close to existing transit infrastructure.
4. It is an efficient use of the CHEO campus land while providing a comfortable outdoor environment.
5. The addition will be designed to the CaGBC Net Zero Carbon Design standard which will improve air quality and climate change and promote energy efficiency.
6. The addition will be achieve LEED Gold which will support energy efficiency and sustainable development, and promote a healthy indoor environment for inhabitants.
7. The addition provides invaluable support to the Children's Hospital of Eastern Ontario and is located within a short walk to this facility.
8. Ronald McDonald house has done a thorough assessment and determine the need for the additional 22 suites.

2.2 City of Ottawa Official Plan

The New Ottawa Official Plan (OP) locates this property in the Outer Urban Transect which comprises of neighbourhoods inside the greenbelt representing the classic suburban model. This transect is characterized by low to mid density development. The area is designated Neighbourhood with the Evolving Overlay.

The development also falls within the Alta Vista / Faircrest / Riverview Park secondary plan area. This secondary plan is intended to guide future growth and change that will maintain the quality of life in this planning area while encouraging growth in the elements of a 15 minute neighbourhood, allowing micro-retail and local commercial outlets and services at key corners along Mainstreets and Minor corridors.

The development is in agreement with the Official plan and the secondary plan in a number of ways:

- It gently inserts itself into the existing development area allowing growth through intensification
- Being primarily a residential building, the Ronald McDonald House provides a transition between the institutional buildings of the hospital complex and the residential areas to the south west.
- The intensification will serve to support the development of the type of services desired to evolve into a 15-minutes Neighbourhood.
- It fits into the Low-Rise neighborhood character of the surrounding residential neighbourhood.
- The development is supported by an existing transit loop around the hospital which connects into the larger Ottawa transit network therefore it supports the migration to sustainable transport.
- The development is supported by a bicycle infrastructure along the Hospital Link road to the north.
- The CHEO complex, a large scale Institution and facilities, is located along the Mainstreet Corridor which is in agreement with the Official Plan.
- The development will be designed to the Net Zero Carbon Design standard and LEED Gold standard to provide energy efficiency and support climate and health resiliency.
- The development will be community oriented and inclusive, being designed to Gold standard outlined by the Rick Hansen Foundation.

2.3 City of Ottawa Zoning By-Law

This development will be designed to conform to the existing zoning requirements. The current zoning for the overall CHEO Property (refer to Drawing 1/SD101) consists of the following:

Zoning: I2 [370) F(1.5)

Primary Zone: Institutional
Sub-Zone: Major Institutional Zone
Exception: 370 minimum front yard setback 46 m (from Smyth Road) and no parking permitted within front yard setback
Schedule 1A Classification: B Outer Urban / Inner Suburban

Minimum Rear Yard Setback: 7.5m
Minimum Interior Side Yard Setback: 7.5 m
Minimum Corner Side Yard Setback: 7.5m
Maximum Height: no maximum as it is not adjacent to R1, R2, or R3 zone.
Minimum width of landscaped area along all lot lines: 3m

The building use is designated as Hospital.

3.0 SITE CONTEXT

The Ronald McDonald House is located on CHEO campus and serves the families who are being treated at this hospital.

Located on the west side of the "ring road" the immediate surroundings of the house include a federal government campus to the west, Rotel to the south (serving a similar purpose as the Ronald McDonald House), and a parking lot to the north. Across the street is Roger Neilson House, providing palliative care needs for children and their families, and beyond the parking lot to the north is the Trans-Alta cogeneration plant which services the Ottawa Health Sciences Centre including the National Defence Medical Centre and the Rideau Veterans Health Centre. Ronald McDonald House does not use the services provided by this plant. Refer to Appendix A for contextual photographs.

The main vehicular and pedestrian access to the CHEO site is from Smyth Road located to the south of Ronald McDonald house.

A secondary vehicular and bicycle access from Riverside Drive is provided through the Hospital Links road to the north.

The area is well served by public transit with a hospital loop running frequently during the day which will take passengers to the local transit stations on the other side of Alta Vista Drive. The transit station is a 20 minute walk away making it also reasonably close.

There are numerous pedestrian pathways around the CHEO campus and out to the main street corridor of Smyth Road.

To the north, the bicycle path along hospital links road connects to Ottawa's extensive cycling network.

Refer to Appendix B for a map of these site features.

4.0 DEVELOPMENT PROPOSAL

4.1 Building Massing and Scale

The existing building is a two storey brick clad building with a 12/12 peaked roof, and it will remain as is with the exception of some interior renovations and modifications to create a link to the new addition.

The addition is a three storey building designed with a flat roof to accommodate storm water management needs and the installation of solar photovoltaics. Although a storey taller than the original building, the overall building heights are similar due to the large peaked roof on the original buidling. 3 storeys were required to suite the program on the existing site while leaving amenity space at the back and parking and landscaped areas at the front. Refer to Appendix D: Building Massing and Elevations.

The original main entrance will be maintained. The two buildings will be joined together by a short link to preserve the geometry of each building. The addition will extend away from the existing then form an “L” to the east. This configuration creates a centre courtyard at the front of the building.

4.2 Public Realm

4.2.1 Landscape and the Environment

The design of the entrance courtyard is intended to welcome and orient people as they arrive. The large round planting bed adjacent the lay-by is a ‘nod’ to the previous landscaped roundabout. The curved forms of the courtyard are in contrast to the orthogonal edges of the road and architecture, and play to the pedestrian experience of the space.

The overall design experience of the rear yard is ‘classy and fun’. The space is intended to function and support people much like a residential backyard might and is supported using durable, residential familiar materials. The yard has many scales of spaces that facilitate large and small groups and semi-active to passive recreation.

While exiting the building into the yard, people will find themselves higher than the landscape spaces. A choice of sloped walkways (intended at less than 5%) or stairs transition people to the lower landscape. The transition is enhanced with planters, decorative screens and wide stairs.

A play feature in the corner of the yard offers a recreational opportunity for children. Additionally, a small slide allows children to get from the upper walkway exiting the cafeteria to the lower landscape. Other opportunities for integrating playful features will be explored, such as games in the guardrails and/or a chalkboard in the fencing.

All trees and plants will be hardy native species and/or adaptive species appropriate for the spaces. As the new yard is without irrigation, drought tolerant plants will reduce the demand for watering. The plants will offer seasonal interest and a positive experience for touch and aesthetics.

The existing rear yard is intended to remain in it's current condition and functionality.

4.2.2 Vehicles and Parking

Access to the site includes the existing vehicular entrance in its current location and will introduce a new access to Ring Road at the south end of the site. The two vehicular access locations allow for a through driveway and efficient movement of emergency access vehicles.

A wide vehicular lay-by out front of the existing building front doors maximizes visibility and a sense of arrival. In the event of emergencies or congestion the wide lay-by can accommodate multiple vehicles side-by-side while preserving an unobstructed emergency access route through the site.

A dedicated zone is provided for deliveries and the pickup of refuse bins. Direct and efficient access to this zone by respective vehicles minimizes impacts and congestion within the site.

4.2.3 Pedestrians & Cyclists

Continuous and barrier-free sidewalks orient and connect people to the main building entrance and serve people from all parking locations. The sidewalks link to the existing signalized intersection at the Ring Road where barrier free access is provided to the larger sidewalk network on the opposite side of the Ring Road and to the CHEO Hospital properly.

Although many pedestrians from the building will travel south to the main CHEO building, there is no controlled crosswalk at that end of the site, therefore, the design does not include a pedestrian path out to the road at the south. It was intended to discourage pedestrians to cross at this uncontrolled point. Instead, the pathways encourage pedestrians to cross at the controlled intersection to the east of the building.

4.3 Building Design

The new building was designed to achieve the most appropriate spatial relationships between the required program spaces keeping the RMHCO vision for creating a "a warm, safe, affordable, compassionate environment" for its guests.

The three-storey addition with partial basement houses all public oriented activities on the ground floor and the more private areas such as guest suites, small lounges (respite areas) on the two upper floors. The partial basement space is dedicated to the gym area, storage and service rooms The building is connected to the existing building on each of three levels (basement, ground floor and second floor).

The new addition's exterior walls will be designed as a thermally robust envelope using low to mid carbon embodying insulating materials and a hybrid of wood frame and Heavy Timber wood structure, which sequester carbon.

Cladding for the exterior façade was selected for a number of factors, including its global warming potential, the level of maintenance, and durability. Three materials have been selected: engineered wood siding, Fibre cement panels, and thin stone veneer. Colours of the

engineered wood siding and accents in the fibre cement panels identify with the terracotta brick colour of the original buidling; the light taupe of the fibre cement was selected to harmonize with the existing siding inserts and gables.

The colours and materials blend within the larger context of the CHEO campus which mainly consists of a mixture of cement and terra cotta colours. The upper panelized texture echo's the red panels of the adjacent Roger Neilson House.

4.4 Sustainability

The project is being designed to meet the Canada Green Building Council Zero Carbon Building design standard and LEED Gold standard.

Features include, an air tight envelope with high insulation levels, a VRF system with individual ERV's, and air source heat pump for hot water, photovoltaic panels on the roof, and permeable pavers in the yard.

APPENDIX A: CONTEXTUAL PHOTOGRAPHS

The map below indicates location and orientation to the photographs that follow.

Photo 1: Ring Road from Smyth

Photo 2: CHEO from the Street

Photo 3: CHEO Entrance

Photo 4: Max Keeping Entrance

Photo 5: Ring Road Toward Existing House

Photo 6: Rotel Motel

Photo 7: Rotel Motel Entrance

Photo 8: DND from the Street

Photo 9: Existing House from the Street

Photo 10: Existing House Entrance

Photo 11: Ring Road Toward the Existing House

Photo 12: Trans Alta Cogeneration Plant

Photo 13: Ring Road from Hospital Link Road

Photo 14: Roger Neilson House from the Street

Photo 15: Playground

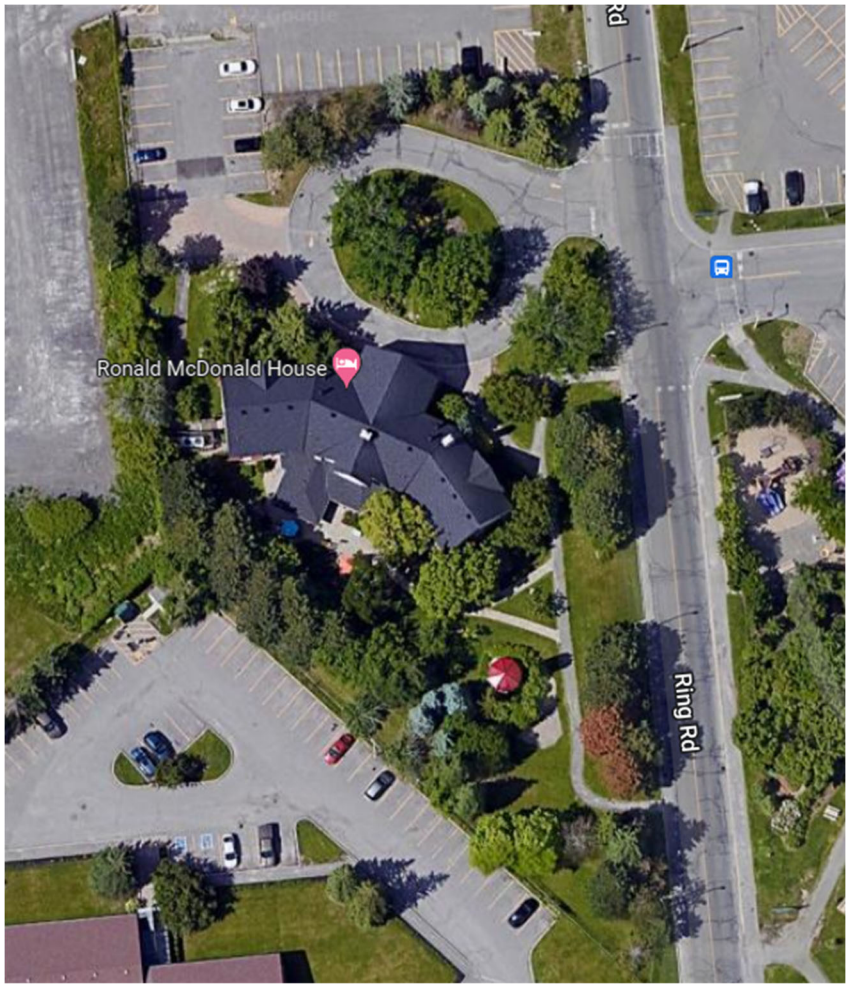
Photo 16: Roger Neilson House

Photo 17: Ottawa Children's Treatment Centre Entrance

Photo 18: Roger Neilson House Entrance

APPENDIX B: SITE FEATURES

APPENDIX C: AERIAL PHOTOGRAPH OF LOCAL AREA



APPENDIX D: BUILDING MASSING AND ELEVATIONS

VIEW FROM RING ROAD

VIEW FROM NORTH WEST

VIEW FROM SOUTH WEST

EAST ELEVATION

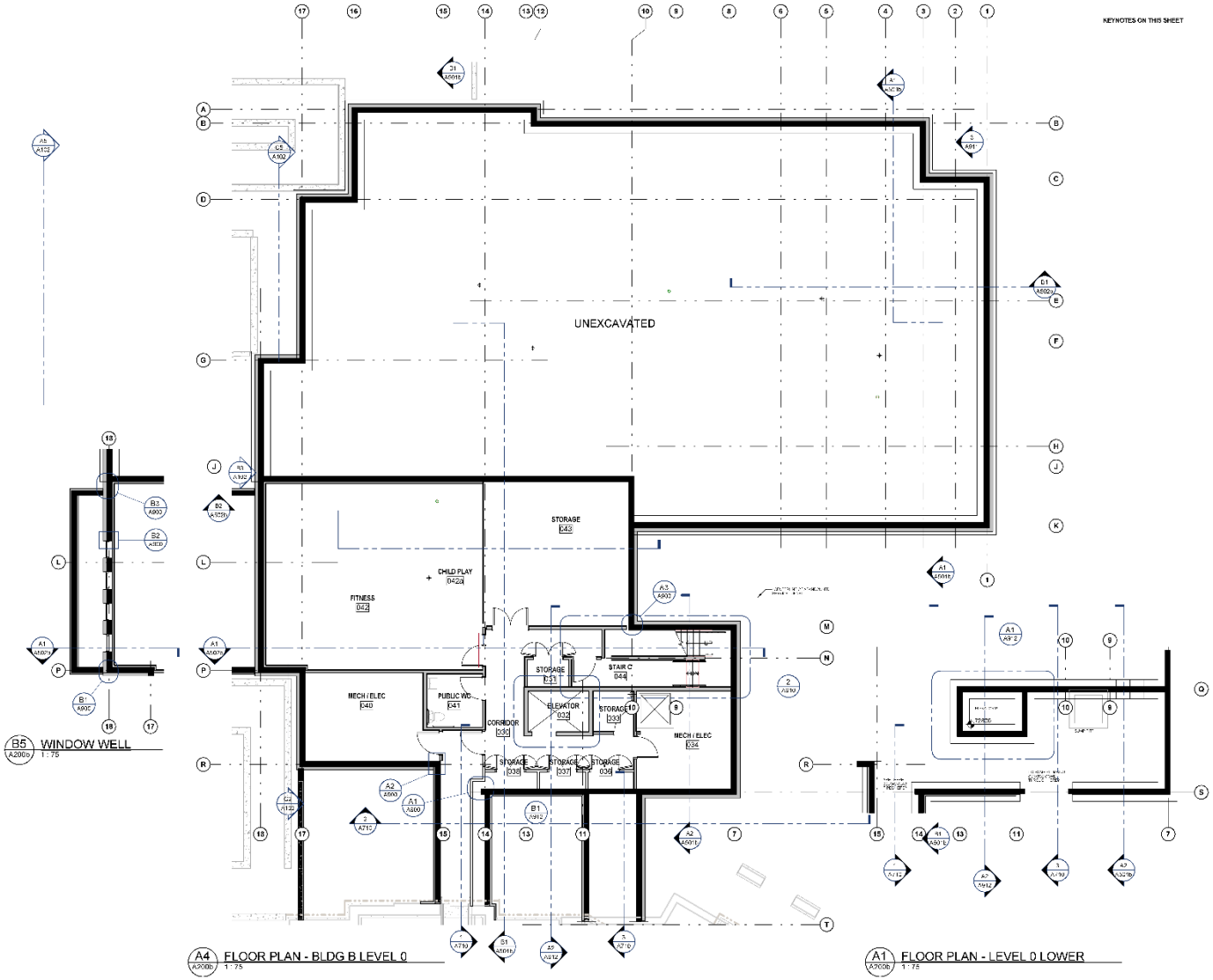
NORTH ELEVATION

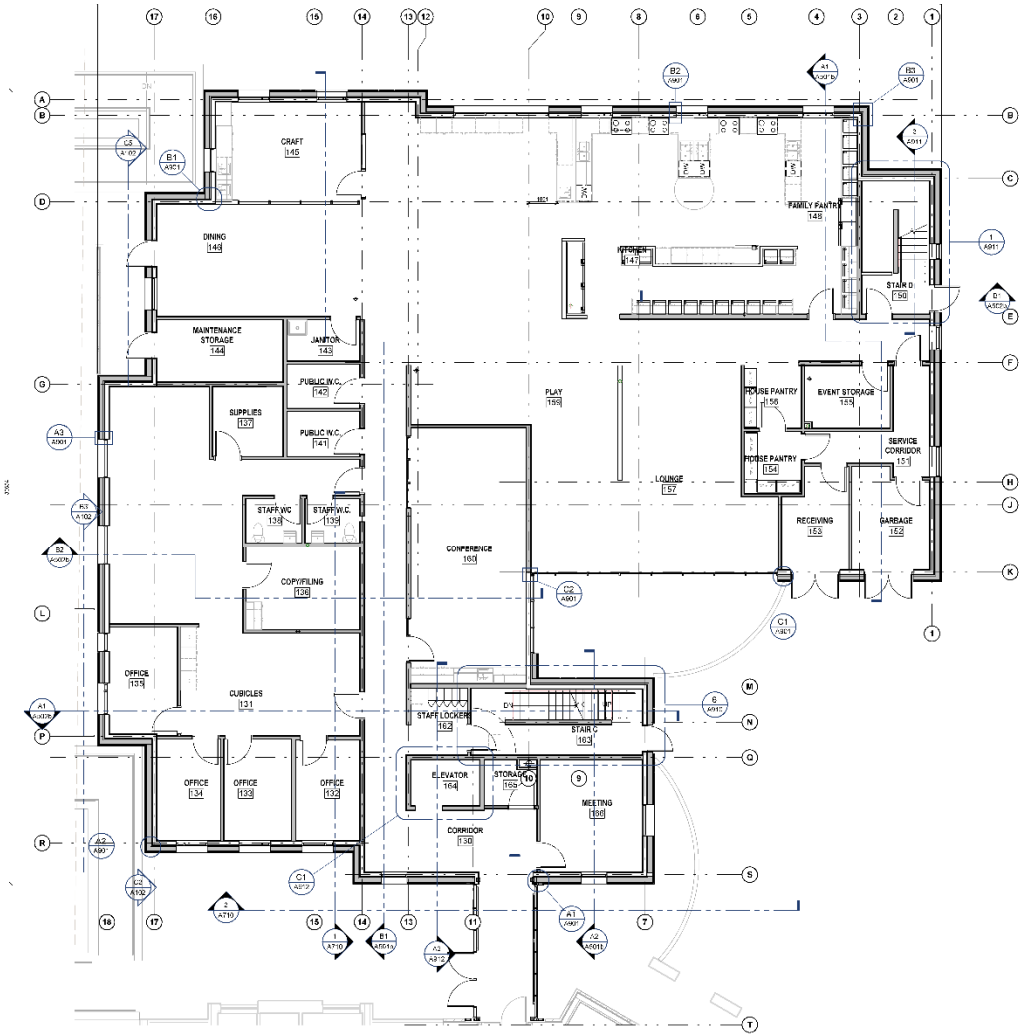
WEST ELEVATION

SOUTH WEST ELEVATION

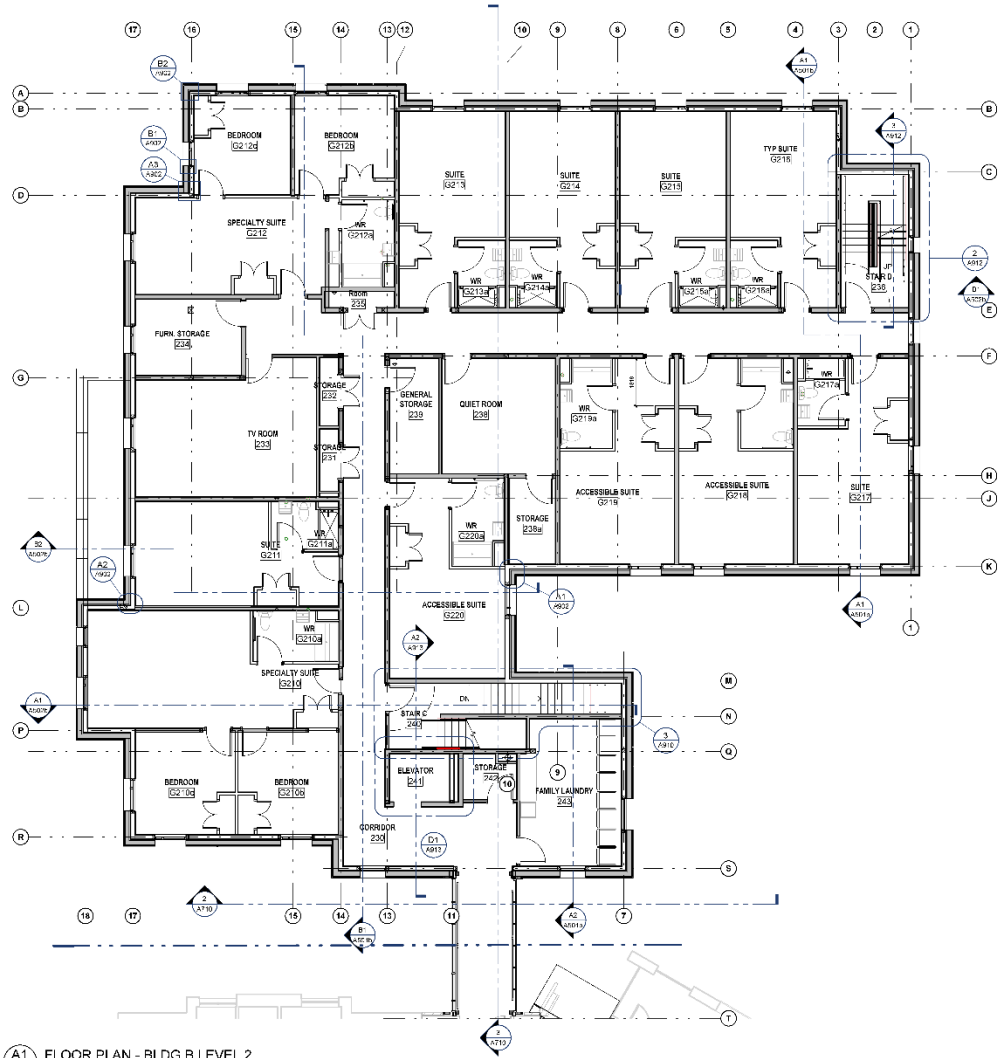
SOUTH EAST ELEVATION

APPENDIX E: BUILDING FLOOR PLANS





A1 FLOOR PLAN - BLDG B LEVEL 1



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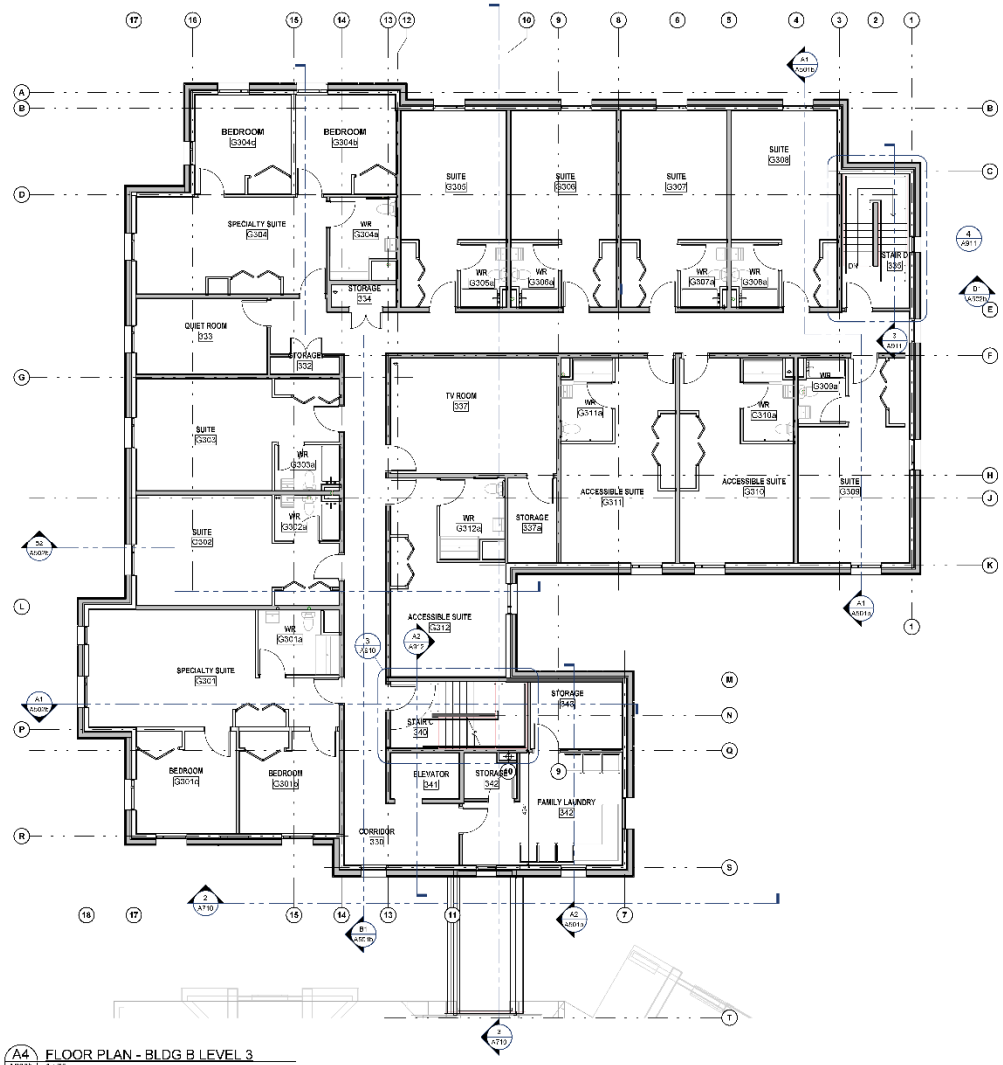
BEDROOM 3304a
BEDROOM 3304b
SUITE 3305
SUITE 3306
SUITE 3307
SUITE 3308
SPECIALTY SUITE 3304
WR 3304a
STORAGE 334
WR 3305a
WR 3306a
WR 3307a
WR 3308a
STAIR D 320
QUIET ROOM 333
STORAGE 332
TV ROOM 337
WR 3311a
WR 3310a
WR 3309a
SUITE 3303
WR 3303a
WR 3302a
SUITE 3302
WR 3312a
STORAGE 337a
ACCESSIBLE SUITE 3311
ACCESSIBLE SUITE 3310
SUITE 3309
ACCESSIBLE SUITE 3312
WR 3301a
SPECIALTY SUITE 3301
STORAGE 343
STAIR C 340
BEDROOM 3301a
BEDROOM 3301b
ELEVATOR 341
STORAGE 342
FAMILY LAUNDRY 342
CORRIDOR 338
A4 A203b FLOOR PLAN - BLDG B LEVEL 3
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