



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: Part of 900 Carling Avenue (Historically 930 Carling Avenue)

File No.: D07-12-22-0168

Date of Application: December 7, 2022ing

This SITE PLAN CONTROL application for the Ottawa Hospital New Campus Development Phase 3 Central Utility Plant and Phase 4 Main Hospital Building submitted by Parsons Inc., on behalf of The Ottawa Hospital, is APPROVED as shown on the following plan(s):

1. Architectural Drawings (CUP), prepared by HDR, dated April 2023:
 - i. **CUP Parking Deck Level**, A-106, prepared by HDR, dated August 24, 2022, revision 3 dated April 14, 2023.
 - ii. **CUP Parking Deck Drainage**, A-107, prepared by HDR, dated October 18, 2022, revision 3 dated April 14, 2023.
 - iii. **Exterior Elevations**, A-201, prepared by HDR, dated October 3, 2018, revision 3 dated April 14, 2023.
 - iv. **Sections - Building**, A-301, prepared by HDR, dated October 3, 2018, revision 3 dated April 14, 2023.
 - v. **Sections - Building**, A-302, prepared by HDR, dated September 19, 2022, revision 3 dated April 14, 2023.
2. Architectural Drawings (Hospital), prepared by HDR, dated April 2023:
 - i. **Building Sections**, A-7.100, prepared by HDR, dated May 26, 2022, revision 7 dated April 14, 2023.
 - ii. **Building Sections**, A-7.101, prepared by HDR, dated May 26, 2022, revision 6 dated April 14, 2023.
 - iii. **Building Sections**, A-7.102, prepared by HDR, dated August 31, 2022, revision 4 dated April 14, 2023.
 - iv. **North & South Elevations**, A-8.100, prepared by HDR, dated February 1, 2022, revision 6 dated April 14, 2023.
 - v. **East & West Elevations**, A-8.101, prepared by HDR, dated February 1, 2022, revision 6 dated April 14, 2023.

3. Civil Drawings (PSOS Drawings), prepared by Parsons, dated February 2023:
 - i. **Illustrative Site Plan/Index of Drawings, C100**, prepared by Parsons, revision 2 dated January 17, 2024.
 - ii. **Stage 3, Hospital Erosion and Sediment Control Plan, C101**, prepared by Parsons, revision 11 dated January 17, 2024.
 - iii. **Stage 3, Hospital Removals, C102**, prepared by Parsons, dated February 21, 2023, revision 11 dated January 17, 2024.
 - iv. **Stage 3: Hospital Site Servicing Plan 1 of 6, C103**, prepared by Parsons, revision 11 dated January 17, 2024.
 - v. **Stage 3: Hospital Site Servicing Plan 2 of 6, C104**, prepared by Parsons, revision 11 dated January 17, 2024.
 - vi. **Stage 3: Hospital Site Servicing Plan 3 of 6, C105**, prepared by Parsons, revision 11 dated January 17, 2024.
 - vii. **Stage 3: Hospital Site Servicing Plan 4 of 6, C106**, prepared by Parsons, revision 11 dated January 17, 2024.
 - viii. **Stage 3: Hospital Site Servicing Plan 5 of 6, C007**, prepared by Parsons, revision 11 dated January 17, 2024.
 - ix. **Stage 3: Hospital Site Servicing Plan 6 of 6, C108**, prepared by Parsons, revision 11 dated January 17, 2024.
 - x. **Stage 3: Hospital Existing Grading Plan, C109**, prepared by Parsons, dated revision 11 dated January 17, 2024
 - xi. **Stage 3: Hospital Grading Plan 1 of 6, C110**, prepared by Parsons, dated revision 11 dated January 17, 2024.
 - xii. **Stage 3: Hospital Grading Plan 2 of 6, C111**, prepared by Parsons, dated revision 11 dated January 17, 2024.
 - xiii. **Stage 3: Hospital Grading Plan 3 of 6, C112**, prepared by Parsons, dated revision 11 dated January 17, 2024.
 - xiv. **Stage 3: Hospital Grading Plan 4 of 6, C113**, prepared by Parsons, dated revision 11 dated January 17, 2024.
 - xv. **Stage 3: Hospital Grading Plan 5 of 6, C114**, prepared by Parsons, dated revision 11 dated January 17, 2024.
 - xvi. **Stage 3: Hospital Grading Plan 6 of 6, C115**, prepared by Parsons, dated revision 11 dated January 17, 2024.
 - xvii. **Stage 3: Hospital Details 1, C116**, prepared by Parsons, revision 11 dated January 17, 2024.
 - xviii. **Stage 3: Hospital Details 2, C117**, prepared by Parsons, revision 11 dated January 17, 2024.
 - xix. **Stage 3: Hospital Details 3, C118**, prepared by Parsons, revision 11 dated January 17, 2024.

- xx. **Stage 3: Hospital Details Servicing Tables**, prepared by Parsons, revision 11 dated January 17, 2024
 - xxi. **Retaining Wall Preliminary Design STA 103+000 - 103+138 Facility Loading Docks**, S03, prepared by Parsons, revision 10 dated 2023-10-27.
 - xxii. **Retaining Wall Preliminary Design STA 104+000 - 104+112 Sunken Gardens**, S04, prepared by Parsons, revision 10 dated 2023-10-27.
4. Civil Drawings (Advance Works, Services Relocations), prepared by Parsons, dated February 21, 2023
- i. **Illustrative Site Plan/Index of Drawings**, C200, prepared by Parsons, revision 5 dated February 28, 2024.
 - ii. **Advance Works Sheet Layout Plan**, C201, prepared by Parsons, revision 7 dated February 28, 2024.
 - iii. **Advance Works Services Staging Plan**, C202, prepared by Parsons, revision 13 dated February 28, 2024
 - iv. **Advance Works Construction Access**, C203, prepared by Parsons, revision 13, dated February 28, 2024
 - v. **Advance Works Erosion and Sediment Control Plan**, C204, prepared by Parsons, revision 13 dated February 28, 2024
 - vi. **Advance Works Removals**, C205, prepared by Parsons, revision 13 dated February 28, 2024
 - vii. **Advance Work Services Site Plan**, C206, prepared by Parsons, revision 13 dated February 28, 2024
 - viii. **Advance Works Services Relocations Plan 1**, C207, prepared by Parsons, revision 13, dated February 28, 2024
 - ix. **Advance Works Services Relocations Plan 2**, C208, prepared by Parsons, revision 13 dated February 28, 2024
 - x. **Advance Works Services Relocations Plan 3**, C209, prepared by Parsons, revision 13 dated February 28, 2024
 - xi. **Advance Works Services Relocations Plan 4**, C210, prepared by Parsons, revision 13 dated February 28, 2024
 - xii. **Advance Works Services Relocations Plan 5**, C211, prepared by Parsons, revision 13 dated February 28, 2024
 - xiii. **Advance Works Services Relocations Plan 6**, C212, prepared by Parsons, revision 13 dated February 28, 2024
 - xiv. **Advance Works Services Relocations Plan 7**, C213, prepared by Parsons, revision 13 dated February 28, 2024
 - xv. **Advance Works Plan & Profile Road E - STA. 5+400 to STA. 5+540**, C214, prepared by Parsons, revision 13 dated February 28, 2024
 - xvi. **Advance Works Plan & Profile Road E - STA. 5+300 to STA. 5+400**, C215, prepared by Parsons, revision 13 dated February 28, 2024

- xvii. **Advance Works Plan & Profile Road E - STA. 5+150 to STA. 5+300**, C216, prepared by Parsons, revision 13 dated February 28, 2024
- xviii. **Advance Works Plan & Profile Road E - STA. 5+000 to STA. 5+150**, C217, prepared by Parsons, revision 13 dated February 28, 2024
- xix. **Advance Works Plan & Profile Road D - STA. 6+000 to STA. 6+175**, C218, prepared by Parsons, revision 13 dated February 28, 2024
- xx. **Advance Works Plan & Profile Road D - STA. 6+175 to STA. 6+320**, C219, prepared by Parsons, revision 13 dated February 28, 2024
- xxi. **Advance Works Plan & Profile - STA. 7+000 to STA. 7+177**, C220, prepared by Parsons, revision 13 dated February 28, 2024
- xxii. **Advance Works Plan & Profile - STA. 60+000 to STA. 60+055**, C221, prepared by Parsons, revision 13 dated February 28, 2024
- xxiii. **Advance Works Plan & Profile - STA. 7+177 to STA. 7+340**, C222, prepared by Parsons, revision 13 dated February 28, 2024
- xxiv. **Advance Works Plan & Profile - STA. 50+000 to STA. 50+120**, C223, prepared by Parsons, revision 13 dated February 28, 2024
- xxv. **Advance Works Plan & Profile - STA. 50+120 to STA. 50+274**, C224, prepared by Parsons, revision 13 dated February 28, 2024
- xxvi. **Advance Works Plan & Profile - STA. 50+274 to STA. 50+380 and STA. 40+000 to STA. 40+112**, C225, prepared by Parsons, revision 13 dated February 28, 2024
- xxvii. **Advance Works Plan & Profile - STA. 30+100 to STA. 30+182 and STA. 8+000 to STA. 8+090**, C226, prepared by Parsons, revision 13 dated February 28, 2024
- xxviii. **Advance Works Plan & Profile - STA. 1+000 to STA. 1+150**, C227, prepared by Parsons, revision 13 dated February 28, 2024
- xxix. **Advance Works Plan & Profile - STA. 1+150 to STA. 1+304**, C228, prepared by Parsons, revision 13 dated February 28, 2024
- xxx. **Advance Works Plan & Profile - STA. 2+000 to STA. 2+187**, C229, prepared by Parsons, revision 13 dated February 28, 2024
- xxxi. **Advance Works Plan & Profile - STA. 2+187 TO STA. 2+380**, C230, prepared by Parsons, revision 13 dated February 28, 2024
- xxxii. **Advance Works Plan & Profile - STA. 3+000 TO STA. 3+108**, C231, prepared by Parsons, revision 13 dated February 28, 2024
- xxxiii. **Advance Works Grading Plan 1 of 5**, C232, prepared by Parsons, revision 13 dated February 28, 2024
- xxxiv. **Advance Works Grading Plan 2 of 5**, C233, prepared by Parsons, revision 13 dated February 28, 2024
- xxxv. **Advance Works Grading Plan 3 of 5**, C234, prepared by Parsons, revision 13 dated February 28, 2024

- xxxvi. **Advance Works Grading Plan 4 of 5**, C235, prepared by Parsons, revision 13 dated February 28, 2024
 - xxxvii. **Advance Works Grading Plan 5 of 5**, C236, prepared by Parsons, revision 13 dated February 28, 2024
 - xxxviii. **Advance Works Details 1**, C237, prepared by Parsons, revision 13 dated February 28, 2024
 - xxxix. **Advance Works Details 2**, C238, prepared by Parsons, revision 13 dated February 28, 2024
 - xl. **Advance Works Details 3**, C239, prepared by Parsons, revision 13 dated February 28, 2024
 - xli. **Advance Works Details Servicing Tables**, C240, prepared by Parsons, revision 13 dated February 28, 2024
 - xlii. **Retaining Wall Advance Works STA 201+000 - 201+191 ROAD D/ZONE 1 PARKING**, S201, prepared by Parsons, revision 14 dated 2024-04-11
 - xliiii. **Retaining Wall Advance Works STA 202+000 - 202+156 STA 205+000 - 205+105 ROAD E**, S202, prepared by Parsons, revision 14 dated 2024-04-11
5. Advanced Works Tree Removals and Landscape Plans, dated April 21, 2022
- i. **Advanced Works Tree Preservation and Removals Plan**, L-2.2.2.101 prepared by HDR, dated 2024-03-22.
 - ii. **Tree Preservation and Removal Enlargement Plan**, L-2.2.2.103, prepared by HDR, dated 2024-03-22.
 - iii. **Tree Preservation and Removal Enlargement Plan**, L-2.2.2.104, prepared by HDR, dated 2024-03-22.
 - iv. **Tree Preservation and Removal Enlargement Plan**, L-2.2.2.105, prepared by HDR, dated 2024-03-22.
 - v. **Tree Preservation and Removal Enlargement Plan**, L-2.2.2.106, prepared by HDR, dated 2024-03-22.
 - vi. **Landscape Tree Preservation Detail**, L-2.2.2.107, prepared by HDR, dated 2024-03-22.
 - vii. **Clean Equipment Protocol**, L-2.2.2.108, prepared by HDR, dated 2024-03-22.
6. Landscape Plans, prepared by HDR, dated July 2023:
- i. **Landscape Index of Drawings**, L-2.2.2.000, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
 - ii. **Overall Site Plan**, L-2.2.2.001, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
 - iii. **Orientation Plan**, L-2.2.2.002, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
 - iv. **Landscape Tree Preservation Detail**, L-2.2.2.107, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.

- v. **Clean Equipment Protocol**, L-2.2.2.108, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- vi. **Existing Topography Plan**, L-2.2.2.200, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- vii. **Overall Grading Plan**, L-2.2.2.201, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- viii. **Grading Plan Enlargement**, L-2.2.2.202, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- ix. **Grading Plan Enlargement**, L-2.2.2.203, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- x. **Grading Plan Enlargement**, L-2.2.2.203.1, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xi. **Grading Plan Enlargement**, L-2.2.2.204, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xii. **Grading Plan Enlargement**, L-2.2.2.205, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xiii. **Grading Plan Enlargement**, L-2.2.2.206, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xiv. **Site Layout Enlargement**, L-2.2.2.302, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xv. **Site Layout Enlargement**, L-2.2.2.303, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xvi. **Site Layout Enlargement Emergency Entrance**, L-2.2.2.303.1, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xvii. **Site Layout Enlargement**, L-2.2.2.304, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xviii. **Site Layout Enlargement**, L-2.2.2.305, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xix. **Site Layout Enlargement**, L-2.2.2.306, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xx. **Overall Site Materials Plan**, L-2.2.2.401, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxi. **Site Materials Enlargement**, L-2.2.2.402, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxii. **Site Materials Enlargement**, L-2.2.2.403, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxiii. **Site Materials Enlargement**, L-2.2.2.404, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxiv. **Site Materials Enlargement**, L-2.2.2.405, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.

- xxv. **Site Materials Enlargement**, L-2.2.2.406, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxvi. **Contemplation Garden Enlargement**, L-2.2.2.451, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxvii. **Main Entry Enlargement**, L-2.2.2.452, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxviii. **Sunken Garden Enlargement**, L-2.2.2.453, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxix. **Site Sections**, L-2.2.2.501, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxx. **Site Sections**, L-2.2.2.502, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxxi. **Site Sections**, L-2.2.2.503, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxxii. **Site Sections**, L-2.2.2.504, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxxiii. **Site Details**, L-2.2.2.601, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxxiv. **Master Plant Lists**, L.2.2.2.700, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxxv. **Schematic Plant Lists**, L.2.2.2.701, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxxvi. **Overall Planting Plan**, L-2.2.2.801, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxxvii. **Planting Plan Enlargement**, L-2.2.2.802, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxxviii. **Planting Plan Enlargement**, L-2.2.2.803, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xxxix. **Planting Plan Enlargement**, L-2.2.2.804, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xl. **Planting Plan Enlargement**, L-2.2.2.805, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xli. **Planting Plan Enlargement**, L-2.2.2.806, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xlii. **Green Roof Overall Planting Plan**, L-2.2.2.851, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xliii. **Green Roof Level 5**, L-2.2.2.852, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
- xliv. **Green Roof Level 6**, L-2.2.2.853, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.

- xliv. **Lightwell Intensive Green Roof Plan**, L-2.2.2.854, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
 - xlvi. **Overall Irrigation Plan**, L-2.2.2.901, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
 - xlvii. **Planting Details**, L-2.2.2.951, prepared by HDR, dated April 21, 2022, revision 6 dated July 25, 2023.
7. **Master Tree Canopy Cover Plans**, prepared by HDR, dated October 18, 2023:
- i. **Master Tree Canopy Cover Plan**, prepared by HDR, dated October 18, 2023.
 - ii. **Interim Tree Canopy Cover Plan Showing 1 Tree Per 5 Surface Parking Spaces**, prepared by HDR, dated October 18, 2023.
 - iii. **Conceptual Tree Canopy Cover Plan: Phase 2 Parking Garage**, prepared by HDR, dated October 18, 2023.
 - iv. **Conceptual Tree Canopy Cover Plan: Phase 2A Parking Garage Roof**, prepared by HDR, dated October 18, 2023.
 - v. **Composite Phase 2 Conceptual Tree Canopy Cover Plan**, prepared by HDR, dated October 18, 2023.
 - vi. **Detailed Tree Canopy Cover Plan: Phase 3 CUP**, prepared by HDR, dated October 18, 2023.
 - vii. **Detailed Tree Canopy Cover Plan: Phase 4 Hospital**, prepared by HDR, dated October 18, 2023.
 - viii. **Conceptual Tree Canopy Cover Plan: Phase 5 Dow's Lake Station**, prepared by HDR, dated October 18, 2023.
 - ix. **Conceptual Tree Canopy Cover Plan: Phase 6 Research Building**, prepared by HDR, dated October 18, 2023.
 - x. **Conceptual Tree Canopy Cover Plan: Phase 7 Carling Avenue Towers**, prepared by HDR, dated October 18, 2023.
 - xi. **Conceptual Tree Canopy Cover Plan: Phase 9 UOHI Expansion**, prepared by HDR, dated October 18, 2023.

And as detailed in the following report(s):

1. **Addendum to Environmental Noise & Vibration Assessment**, prepared by Gradient Wind, dated September 30, 2022.
2. **Environmental Effects Evaluation – Environmental Impact Statement and Tree Conservation Report Update**, prepared by Parsons, dated February 2024.
3. **Geotechnical and Hydrogeological Investigation**, prepared by Golder Associates Ltd., dated September 6, 2022.
4. **Neighbourhood Traffic Management Strategy**, prepared by Parsons, dated July 2023.

5. **Off-Site Parking Strategy**, prepared by Parsons, dated July 2023.
6. **Pedestrian Level Windy Study and Snow Drift Assessment**, prepared by Gradient Wind, dated October 4, 2022.
7. **Phase Two Environmental Site Assessment**, prepared by Golder Associates Ltd., dated September 2022.
8. **Revised Planning Rationale**, prepared by Parsons with HDR and GBA, dated April 2023.
9. **Site Lighting Letter**, prepared by Smith + Andersen, dated April 12, 2023.
10. **Site Plan Control Design Brief**, prepared by HDR with Parsons and GBA, dated April 14, 2023.
11. **Site Servicing and Stormwater Management Report**, prepared by Parsons, dated November 2023.
12. **Stationary Noise Assessment**, prepared by Gradient Wind, dated September 30, 2022.
13. **Technical Memorandum – Addendum #2: Cultural Heritage Impact Statement For New Campus Development For The Ottawa Hospital, 930 Carling Avenue and 520 Preston Street, City of Ottawa, Ontario (Revised)**, prepared by WSP, dated April 14, 2023.
14. **Technical Memorandum – Preliminary Groundwater Inflow Estimate**, prepared by WSP Golder, dated June 30, 2022.
15. **Technical Memorandum – Sewer Discharge Results Comparison**, prepared by Golder-WSP, dated June 29, 2022.
16. **Transportation Demand Management Strategy for The Ottawa Hospital-New Campus Development**, prepared by Steer, dated July 2023.
17. **Transportation Impact Assessment Addendum #2**, prepared by Parsons, dated July 27, 2023.
18. **Transportation Monitoring Strategy**, prepared by Parsons, dated August 2023
19. **Technical Memorandum – Preliminary Stability Analysis Proposed Retaining Walls Along Roads D and E The New Ottawa Hospital Development**, prepared by WSP, dated February 1, 2024.
20. **Sun & Shadow Study - March 1st, AS-2.300**, prepared by HDR, dated March 4, 2021, revision 5 dated April 14, 2023.
21. **Sun & Shadow Study - June 1st, AS-2.301**, prepared by HDR, dated March 4, 2021, revision 5 dated April 14, 2023.
22. **Sun & Shadow Study - September 1st, AS-2.302**, prepared by HDR, dated March 4, 2021, revision 5 dated April 14, 2023.
23. **Sun & Shadow Study - December 1st, AS-2.303**, prepared by HDR, dated March 4, 2021, revision 5 dated April 14, 2023.
24. **Design Drawings**, prepared by HDR, dated July 2023:
 - a. **Master Site Phasing Plan**, prepared by HDR, dated July 25, 2023.

- b. **Hospital and CUP: Illustrative Site Plan**, prepared by HDR, dated July 25, 2023.
- c. **Hospital and CUP Site Plan Diagram**, prepared by HDR, dated July 25, 2023.
- d. **Bicycle Circulation and Parking**, prepared by HDR, dated July 25, 2023.
- e. **Bicycling Parking Enlargements and Details**, prepared by HDR, dated July 25, 2023.
- f. **Vehicular Parking Plan**, prepared by HDR, dated July 25, 2023.
- g. **Landscape Planting Plan**, prepared by HDR, dated July 25, 2023.
- h. **Landscape Planting Schedule**, prepared by HDR, dated July 25, 2023.
- i. **Landscape Tree Planting Character**, prepared by HDR, dated July 25, 2023.
- j. **Site/Building Cross-Sections**, prepared by HDR, dated July 25, 2023.
- k. **Landscape Precedents & Character**, prepared by HDR, dated July 25, 2023.
- l. **Site Furnishings**, prepared by HDR, dated July 25, 2023.
- m. **Views Analysis**, prepared by HDR, dated July 25, 2023.
- n. **Conceptual Renderings**, prepared by HDR, dated July 25, 2023.
- o. **Landscape Experiential Vignettes**, prepared by HDR, dated July 25, 2023.
- p. **Lighting Design Concept**, prepared by HDR, dated July 25, 2023.
- q. **Context Plan 1:1000**, prepared by HDR, dated July 25, 2023.

And subject to the following Requirements, General and Special Conditions:

General Conditions

1. Execution of Agreement Within One Year

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. Prior Site Plan Agreement

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between the Ottawa Hospital and City of Ottawa, registered as Instrument No. OC2576404 on February 15, 2023 are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans

referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement.

3. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services.

4. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

5. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Development and Building Services, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

6. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

7. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City-owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

8. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

9. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation

of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

10. Development Charges

The Owner shall pay development charges, if applicable, to the City in accordance with the by-laws of the City.

Special Conditions

11. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Development and Building Services, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Development and Building Services, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Development and Building Services, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services.

12. Road Modifications

The Owner agrees to complete all road modifications required to accommodate this development, as identified in the road modification approval reports referenced in Schedule "E" hereto, and further acknowledges and agrees that it is responsible for all costs associated with the public roadway modifications. The parties acknowledge that portions of the road modifications are not directly adjacent to the site frontage and arise as a result being identified by the City Transportation

Engineering Services branch. These portions shall be the subject of future discussions between the parties with respect to timing and contribution to the work.

13. Segregated Bike Lane

The Owner agrees that the Owner is responsible for all costs associated with the design and construction of the temporary segregated bike lane along Carling Avenue and a permanent segregated bike lane along Prince of Wales Drive adjacent to the site frontage. The segregated bike lane is to remain until such time as the City reconstructs the roadway as part of the Carling Avenue Transit Priority Corridor project. The Owner agrees to provide securities to the City for all costs associated prior to the registration of the Site Plan Agreement. The Owner further acknowledges and agrees that the segregated bike lane shall be completed prior to occupancy.

14. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

15. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan Control process.

16. Transit Roads

The Owner shall design and construct, at no cost to the City, Road A, Road B, and the main hospital entrance loop which have been identified as transit service routes to Transportation Association of Canada standards including right-of-way width, horizontal and vertical geometry, and pavement structure.

17. Accessible Passenger Loading Zones

The Owner shall design and construct, at no cost to the City, an accessible passenger loading zone within 30 meters of each entrance per Section 3.2 of the City of Ottawa Accessibility Design Standards and to the satisfaction of Transit Services.

18. Bus Stops

The Owner shall design and construct, at no cost to the City, a bus stop in the main hospital entrance loop to the satisfaction of the General Manager, Transit Services Department.

19. Pedestrian Connection to Dow's Lake Station

The Owner shall design the Main Hospital Building to accommodate a pedestrian corridor connection to Dow's Lake Station (referred to as the "highline") that is grade-separated, weather protected, accessible, and designed with CPTED principles.

20. Signage and Wayfinding

The Owner agrees to work with the City to locate, design, and install interior and exterior signage and wayfinding throughout the site, to the satisfaction of the General Manager of Transit Services Department.

21. Separate Agreements

The Owner agrees to work with the City to enter into separate agreements as required to permit:

- Continuous pedestrian access and egress between the "highline" pedestrian corridor and Dow's Lake Station;
- Operation and maintenance of the "highline" infrastructure; and,
- To permit access to the City for installation, maintenance, repair, replacement and relocation of the City's transit station identification and wayfinding signage and transit information screens together with any required electrical and/or telecommunications connections for the "highline" pedestrian corridor.

22. Transit Fare Incentive

The Owner agrees to work with the City to identify and implement a transit fare incentive program based on the recommendation found in the approved Transportation Demand Management Strategy.

23. Noise Control Attenuation Measures

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the STATIONARY NOISE ASSESSMENT 930 Carling Avenue & 520 Preston Street, The Ottawa Hospital New Campus Development, referenced in Schedule "E" herein (the "Report"), are fully implemented. The Owner further acknowledge and agrees that it shall provide the General Manager, Planning, Development and Building Services Department with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Report, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services Department.

24. Slope Stability

The Owner shall have a Professional Structural Engineer and a Soils Engineer, licensed in the Province of Ontario to inspect and confirm the constructed retaining walls have been constructed in accordance with the approved Slope Stability Analysis and the Approved Retaining Wall Plan.

25. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a Geotechnical Engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical and Hydrogeological Investigation, New Ottawa Hospital Phase 2 (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to release of securities, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

26. Record of Site Condition

Prior to the issuance of any building permit, the Owner shall submit to the General Manager, Planning, Development and Building Services, and the Chief Building Official, a Record of Site Condition ("RSC") completed in accordance with the *Environmental Protection Act*, R.S.O. 1990, c. E.19, O.Reg. 153/04 ("O.Reg. 153/04"), as amended, and such RSC shall be acknowledged by the Ministry of the Environment, Conservation and Parks. The RSC shall confirm that all or part of the site is suitable for the proposed use in accordance with O.Reg. 153/04. The City may issue a building permit on a phased basis to allow for site investigation and remediation activities if permitted by O.Reg. 153/04 which shall be at the sole discretion of the Chief Building Official.

27. Retaining Wall

The Owner agrees to submit to the General Manager, Planning, Development and Building Services, prior to issuance of a building permit, details of the retaining walls which are greater than one metre in height, as shown on the approved Grading Plan referenced in Schedule "E" hereto, which shall be designed and prepared by a Professional Structural Engineer, licensed in the Province of Ontario, to the satisfaction of the General Manager, Planning, Development and Building Services. The Owner shall provide confirmation to the General Manager, Planning, Development and Building Services that the Professional Structural Engineer has inspected and confirmed that the retaining walls have been constructed in accordance with the approved retaining wall details.

28. Groundwater Management

The Owner acknowledges and agrees to retain an environmental consultant to test groundwater to be removed from the site during and after redevelopment. If through further testing the groundwater samples are found to be contaminated, all contaminated groundwater must be removed, managed or treated in accordance with appropriate Ontario regulations and/or discharged in accordance with the City's Sewer Use By-Law, being By-law No. 2003-514, as amended.

29. Stormwater Management Memorandum

Prior to issuance of a building permit related to rooftop stormwater management, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Owner's responsibility.

30. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

31. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved Site Servicing and Stormwater Management report, New Campus Development for The Ottawa Hospital, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

32. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City's boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Development and Building Services confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

33. Water Plant

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private

watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

34. Private Storm Sewer Connection to City Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or

a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Development and Building Services.

35. Leak Survey

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify

the General Manager, Infrastructure and Water Services when such repairs have been completed.

36. Use of Explosives and Pre-Blast Survey

The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

37. Site Lighting Certificate

In addition to the requirements contained in Clause 19 (Exterior Lighting) of Schedule "C" (Site-Specific Conditions) hereto the agreement, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:

it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and

it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.

The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

38. Waste Collection

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner's sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

39. Parkland Conveyance

The Owner acknowledges and agrees, prior to the issuance of a building permit, that the Owner shall pay cash-in-lieu of parkland pursuant to the City's Parkland Dedication By-law (2% of the gross land area for commercial uses on a pro-rated basis proportional to the gross floor area of all uses). The Owner further acknowledges and agrees that the value of the land, determined as of the day before the day of building permit issuance, to be dedicated through cash-in-lieu of parkland is to be determined by the City's Realty Services Branch. The Owner shall also be responsible for payment of any appraisal costs incurred by the City.

Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 16 funds.

40. Street Name and Signs

The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all regulatory traffic signage, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and as shown on the approved Site Plan, referenced in Schedule "E" herein.

The Owner acknowledges and agrees it shall provide for, install and maintain, at its own expense, all temporary street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, for any private road within the area controlled by this Agreement and the approved Site Plan, referenced in Schedule "E" herein.

The Owner acknowledges and agrees it shall, at its own expense, make arrangements for the City to provide, install, and maintain all permanent street name signs, in accordance with the City's Municipal Addressing By-law 2014-78, as amended, and to City Specifications or Standards.

41. Road Widening

Following the Federal Land Use, Design and Transaction Approval process, and prior to the release of any securities, the Owner acknowledges and agrees, unless otherwise agreed to by the City, to convey to the City, at no cost to the City, an unencumbered road widening across the complete Prince of Wales Drive and Carling Avenue frontage of the lands, measuring 13 and 22.25 metres respectively from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

The Owner further acknowledges and agrees that the road widening requirement along Prince of Wales Drive may be wider than the 13 metre from the existing centreline and shall be determined based on the final road modification approval for the intersection of Road E and Prince of Wales Drive works and to the satisfaction of the General Manager, Planning, Development and Building Services.

42. Access Easement to City

The Owner acknowledges and agrees it shall grant to the City, at the Owner's expense, an Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains, Private Service Posts and fire hydrants at the Owner's expense.

The Owner shall provide a Reference Plan for registration, based on the locations of the Private Watermains, Private Service Posts and fire hydrants and their respective access requirements, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to registration of the easement. All costs shall be borne by the Owner. The conveyance of such easements shall occur at the time of registration of this agreement.

The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Solicitor. All costs shall be borne by the Owner.

43. Pedestrian Access Easement

The Owner acknowledges and agrees to grant and at no cost access easements in favour of the City of Ottawa over the internal sidewalks, pathway connections, pathway linkages, cycle facilities and any applicable areas that provides public access to parks and public areas, to the satisfaction of the General Manager, Planning, Development and Building Services. The easements shall include but is not limited to:

- i) Sidewalks and cycling facilities on private Road A for areas not requested as part of the Phase 2 Parking Garage.
- ii) Sidewalks and cycling facilities on Carling Avenue (where applicable).
- iii) Sidewalks and cycling facilities on Prince of Wales Drive (where applicable).

- iv) Pedestrian connection to Dow's Lake Station (commonly referred to as the highline).

The Owner shall provide a Reference Plan for registration, indicating the pedestrian access easement, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference plan to the City Solicitor prior to registration of the easement. All costs shall be borne by the Owner. The conveyance of such easements shall occur within three months of final inspection and approval of the facilities. The Owner acknowledges and agrees that securities for the above works shall be held by the City and that no reduction shall be requested by the Owner until such time that these conveyances have been finalized.

44. Site Plan Control Revision Application

The Owner acknowledges and agrees that a Site Plan Control revision application and approval is required prior to the issuance of building permit for the Main Hospital Building. The submission package shall include details on the final building design and elevations, civil engineering design and landscape design completed as part of the final developed design through the progressive P3 process.

45. National Capital Commission (NCC)

The Owner acknowledges and agrees the granting of a Federal Land Use Approval for any works associated with the Phase 3 and 4 Site Plan by the National Capital Commission will be required prior to registration.

46. Cultural Heritage

The Owner acknowledges and agrees to follow the recommendations of the approved Addendum #2: Cultural Heritage Impact Statement for the for New Campus Development for the Ottawa Hospital, 930 Carling Avenue and 520 Preston Street, prepared by WSP. The recommendation shall be completed at the sole cost of the Owner and shall be completed to the satisfaction of the General Manager, Planning, Development and Building Services. The recommendations include but is not limited to:

- I. Install non-visually intrusive bollards on the northwest, west and southwest side of the South Azimuth Building;
- II. Develop a de-icing plan for Maple Drive;
- III. Complete a Heritage Protection Plan to mitigate construction related impact;
- IV. Conduct precondition surveys of all Federal Heritage Buildings adjacent to the site;
- V. Implement site control and communication;
- VI. Create physical buffers;
- VII. Manage fugitive dust emissions;
- VIII. Monitor for vibration impact during adjacent construction;

- IX. Create a plan for future road repair and maintenance;
- X. Completion of periodic building monitoring reports and post-construction building condition surveys; and
- XI. Reducing site lighting impact to the Dominion Observatory through the use of downward facing light fixture where possible and coordination to dim hospital lights when safe to do so between 11 p.m. and early morning.

47. Transportation Studies

The Owner acknowledges the recommendations of the Off-Site Parking Strategy, Transportation Demand Management Strategy, Neighbourhood Traffic Management Strategy and Transportation Monitoring Strategy. The report arising from the monitoring program shall be provided to the General Manager, Planning, Development and Building Services Department to review in consultation with the Owner.

The Owner further acknowledges and agrees the implementation program shall be based on existing City processes for neighbourhood traffic management mitigation measures. The Owner agrees that the cost for mitigation measures directly attributed as a result of the New Campus Development shall be borne by the Owner. For other improvements where there are multiple contributing factors, the Owner and the City will work collaboratively to determine a fair cost sharing formula and implementation program. Once the improvements are agreed upon by both parties, the Owner will, when called upon, provide its apportioned share of the costs, for a period of five years after the opening of the Main Hospital Building. At the end of the five-year period and upon confirmation from the Monitoring Strategy that no further mitigation measures are required the Owner will be released from any further obligations.

The Owner further acknowledges and agrees that prior to the opening of the Main Hospital Building, in working with City staff, to determine the triggers, timeline and requirements for the works outlined in the Neighbourhood Traffic Management Strategy to the Satisfaction of the General Manager Planning, Development and Building Services Development. In addition, the Owner agrees to add as an item to the Community Advisory Council agenda (which has representation from the local Community Associations as identified in Condition 51) to provide an update to the Monitoring Strategy and its associated triggers, timeline and requirements.

48. Landscape Plan

The Owner acknowledges and agrees to provide a revised Landscape Plan and Tree Canopy Plan with information related to final plant species, soil volumes and setback prior to the construction of the landscape elements, and as part of the revised site plan application, to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner further acknowledges and agrees to provide an off-site compensation and planting plan to contribute to the 40 percent canopy coverage target.

49. Environmental Effects Evaluation/Environmental Impact Statement

The Owner acknowledges and agrees to submit the updated Environmental Impact Evaluation following the NCC posting period for City review and approval. Any additional environmental conditions shall be incorporated into the final Environmental Effects Evaluation/Environmental Impact Statement to be signed by the required Federal Authorities and City and also to the satisfaction of the General Manager, Planning, Development and Building Services.

50. Construction Management and Logistic Plan

The Owner acknowledges and agrees to submit a final Construction Management and Logistics Plan, integrated into the Contractors site obligations, prior to the issuance of a building permit, to the satisfaction of the General Manager, Planning, Development and Building Services, including:

- i. Confirming areas for contractor parking and limiting off-site parking impacts;
- ii. Confirming compliance with the Urban Truck Route By-law; and
- iii. Encouraging the Ottawa Hospital and the Contractor to consider transit and rideshare/carpooling incentives to reduce automobile usage where possible.

51. Pre-construction Meeting with Community Associations

The Owner acknowledges and agrees, in collaboration with the contractor to hold a pre-construction meeting with local Community Associations and Ward Councillors comprising those affected in Wards, 14, 15, 16 and 17, including the following:

- i. Dow's Lake Residents Association;
- ii. Civic Hospital Neighborhood Association;
- iii. Carleton Community Association;
- iv. Glebe Annex Community Association;
- v. Dalhousie Community Association; and
- vi. Dows Lake Community Association.

To the satisfaction of the General Manager, Planning, Development and Building Services Department.

52. Perimeter Metering for the Watermain

The Owner acknowledges and agrees to provide perimeter metering for the private watermain system. If the water metering is provided, condition 35 related to leak survey and condition 42 related to watermain easement shall not be required. The Owner agrees to continue the discussion with the City to determine the suitability

of the metering and its impact to water pressure. If it is deemed that the drop in pressure is not acceptable, then the Owner shall satisfy condition 35 and 42 as listed in this approval.

53. Asphalt Overlay

Due to the number of road cut permits required to service this development, the Owner shall install an asphalt overlay over the total area of the public driving surface of the disturbed Carling Avenue area. The overlay shall be carried out to the satisfaction of the General Manager, Planning, Development and Building Services Department. The Owner acknowledges and agrees that all costs are to be borne by the Owner.

June 12, 2024



Date

Lily Xu
Manager, Development Review, South
Planning, Development and Building Services
Department

Enclosure: Site Plan Control Application approval – Supporting Information



SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0168

SITE LOCATION

Part of 900 Carling Avenue, and as shown on Document 1. Phase 3 and 4 of The Ottawa Hospital New Campus Development is located on the southwest portion of the site and is generally bounded by Carling Avenue to the north, Prince of Wales Drive to the east, the approved Phase 2 Parking Garage to the east, and Maple Drive, Birch Drive and the Central Experimental Farm to the west.

SYNOPSIS OF APPLICATION

Phase 3 Central Utility Plant

The Central Utility Plant contains the electrical, heating, and cooling equipment that will service all parts of the New Campus Development. The one-storey structure is sunken into the ground, with the rooftop being approximately flush in comparison to Maple Drive to reduce its visual impact. The CUP is positioned close to the main Hospital building as it services the vital functions of hospital operation. It is further separated from the Central Experimental Farm through a 7.5 metre landscape buffer. Majority of the structure is enclosed, with some area remained open air to allow ventilation. The enclosed rooftop area is also used as employee parking.

Phase 4 Main Hospital Building

The Main Hospital Building will include approximately 155,000 square metres of gross floor area comprised of a four-storey podium, one underground emergency service levels, a pavilion building beside the main entrance and two tower portions on top of the podium. Tower A is located on the northwest side and has a total height of seven storeys. Tower B is located on the southeast side and has a height of 12 storeys. Tower A has been designed to enable a future expansion of the hospital building as needs arise. The pavilion will include meeting and conference rooms, an auditorium, retail spaces, a cafeteria and a weather protected highline pathway connecting from the green roof of the parking garage and Dow's Lake LRT station.

Scope of Current Site Plan Approval and Future Revision Application

The current Site Plan application for Phase 3 and 4 of the New Campus Development follows the concept plan set out through the Master Site Plan approval. The applicant has undertaken three rounds of technical and public comment, including a public

information session on February 9, 2023, which was attended by over 120 members of the public. The majority of the comments have been addressed. However, because this project is subject to a Progressive P3 Design Build Finance Maintain project structure, some of the final details related to the main hospital building (e.g. architecture detail such as colour pallet, final tree specie selection, detailed grading, sewer and watermain connection) is not available until a preferred proponent (contractor who will be responsible for the design and construction of the main hospital building) has been selected and their design team complete the final developed design in collaboration with TOH. It is anticipated that final developed design will be completed between 2024 to 2025. Following completion of the design process, a site plan revision application is required so that the final details of the proposal can be reviewed and approved.

Under the current approval, commence work and building permit application for advance works, including but not limited to site mobilization, excavation, preliminary grading, relocation of existing stormwater, water and sanitary services, new trunk sewer services, and building permit for Central Utility Plant can be applied for without further approval. Tree removal and relocation is subject to the obtaining of a tree permit. The revision application is only to finalize details surrounding the main hospital building and associated civil engineering design.

Site Access and Circulation

Site circulation has been considered based on three main sets of user groups: ambulance access, staff access and public access. The overall development is serviced by four private roads (A, B, D and E) and having the main public access from Carling Avenue from Road A (across from Champagne Avenue South) and from Prince of Wales Drive from Road B. Road D access from Maple Drive and Road E access along Prince of Wales Drive are restricted to authorized staff and ambulance access only. Please refer to site plan drawings for reference.

The most direct access for pedestrian and cyclists to the main hospital is on dedicated facilities Road A from Carling Avenue, Road B from Prince of Wales Drive, or through the weather protected highline connection from the rooftop of the parking garage. There is currently an Environmental Assessment study being undertaken by the City of Ottawa to determine the best method of connection from the parking garage to the Dow's Lake LRT station. A variety of other pathway networks connects the entire development for internal circulation and leisure.

Road A is designed as the main entrance roadway, accommodating all modes of transportation to the main plaza and entrance to the main hospital building. There is a sidewalk proposed on both sides of Road A and a bi-directional cycle track on the south side of the street. Roads A and B are also being designed to be able to accommodate public transportation when warranted. Access to the service and loading area will be from Prince of Wales Drive and screened from view with landscaping.

The majority of the parking on-site will be accommodated through the approximately 2,500 space Phase 2 Parking Garage approval. There are additional surface parking lots surrounding the main hospital building intended for staff and emergency parking. Based on previous direction from Planning Committee, staff has worked with the applicant to reduce or redesign surface parking areas where possible to protect or provide additional

trees and landscaping. These surface parking areas will also be used to accommodate spaces when surge capacity is needed for large emergency events and to accommodate some snow storage on site. Part of the surface parking will also ultimately be replaced by the University of Ottawa Hearts Institute building as Phase 10 of the New Campus Development. The total proposed parking is approximately 3,100 spaces which generally aligns with the minimum requirement from the Zoning By-law for the New Campus Development.

Bicycle parking will be provided along the main entrance and the west entrance for the hospital building. A total of 320 spaces will be provided as part of phase 3 and 4 approval. Combined with the 310 spaces proposed as part of the phase 2 approval, there is a total of 630 spaces proposed throughout the New Campus Development, which exceed the minimum zoning requirement of 478 spaces.

Trees and Landscaping

Preservation of existing trees and the promotion of long-term canopy coverage is an important consideration as part of the site plan approval. Within the site, there is 1,042 existing trees, with 566 identified to be removed either due to their poor health or is needed to accommodate the proposed development. The final figure is still be refined as the applicant continue its detail design process. A total of 1,129 new trees are proposed to be planted to promote overall canopy coverage. The proposed canopy coverage for phase 3 boundary is 13 percent and phase 4 is 36 percent. The overall hospital development is on track to have an anticipated canopy coverage of 34 percent. There will be off-site compensation provided to help account for the 40 percent canopy coverage target outlined through the Master Site Plan Approval. Specific detail relating to tree type, setback, soil volume has been reviewed and received preliminary approval from the City Forester but will be further refined and finalized during final developed design by the proponent team and approved through the site plan revision application.

Site Servicing

The Ottawa Hospital Phase 3 and 4 will be serviced by a looped 300mm diameter watermain with two connections to the existing 406mm watermain on Carling Avenue. The proposed sanitary sewer system which services the development will outlet to the Mooney's Bay Collector sewer. The proposed stormwater management system will be controlled to the pre-development 5-year release rate with the use of inlet control devices. Storm water will be stored using roof top storage and underground storage tanks which will outlet to the existing storm sewer on Carling Avenue and Dow's lake. Quality control will be met using Oil and Grit Separators and the use of best management practices.

Related Applications

The following applications are related to this proposed development:

- Official Plan (D01-01-17-0016) and Zoning By-law Amendment (D02-02-17-0075) approved June 13, 2018
- Lifting of Holding (D07-07-21-0007) approved October 1, 2021

- Master Site Plan (D07-12-21-0059) approved October 27, 2021
- Phase 2 Parking Garage Site Plan (D07-12-21-0159) approved September 27, 2022

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal conforms to applicable policies under the City's Official Plan. Phase 3 and 4 of the New Campus Development is designated Corridor Mainstreet and Neighbourhood, within the Inner Urban Transect and partially subject to the Evolving Overlay.
- The proposal conforms to the applicable policies under the West Downtown Core Secondary Plan. The site is designated Hospital Area for the development of a hospital and related research centre uses. The Secondary Plan policies included directions for the development of the master site plan, which was approved in 2021. The current phases of development are in keeping and continues to refine what was approved as part of the master site plan application and include consideration for the provision of publicly accessible greenspaces, integration of the Dow's Lake O-Train Station, high-level pedestrian and cycling connectivity, implementation of a parking strategy, and overall urban design and architectural excellence.
- The proposal meets all applicable Zoning By-law regulations.
- The proposal is in accordance with the approved Master Site Plan endorsed by City Council on October 13, 2021, and approved by staff on October 27, 2021.
- The proposed site design represents good planning and is in the public interest.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

URBAN DESIGN REVIEW PANEL

The Site Plan Control application was subject to the Urban Design Review Panel process. A formal review meeting was held on January 9, 2023.

The panel's recommendations from the formal review meeting are:

1. The Panel appreciates the considerable amount of work done on this project to date. The renderings provided within the Experimental Farm context are helpful to relate the project to the broader landscape.
2. There is broad support for the natural landscaping approach taken to mitigate the visual impact of the Central Utility Plant / Road E and parking lot.

3. Recommendations related to improving the façade treatment include extending vertical architectural elements over the mechanical floor level to minimize the horizontal band-effect as well as addressing the amount and use of aluminum materiality throughout.
4. While there is support for the changes to the main entrance and arrival, there is also concern with the loss of pedestrian space and a sense that there should be more work done to establish a sense of 'arrival' in this area.

The Panel was successful in aiding in the implementation of the following:

1. Improved main entrance pedestrian area with greater exterior setback and improved green space. The original pinch point between the curb and the main entrance has been extended to facilitate pedestrian circulation.
2. A grand alle of large canopy trees have been selected along Road A leading to the main entrance to promote wayfinding, scale, shade, and distinct landscaping.
3. A separate bi-directional cycle track and sidewalk has been proposed along the south side of Road A instead of a multi-use pathway to promote an enhanced pedestrian and cycling experience.
4. Electrochromic glass will be implemented to avoid light spillage on the Dominion Observatory Complex.
5. Building architectural comments will be addressed as part of the developed design stage with the successful proponent.

CONSULTATION DETAILS

Councillor's Comments

Councillor Brockington has concurred with the proposed conditions of approval.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

A virtual Public Information Session was held on February 9, 2023, using an online video conferencing tool, Zoom. Representatives from The Ottawa Hospital, Parsons Inc., and the City of Ottawa were present. Approximately 120 residents attended the session.

Comments were received from:

- Members of the public
- The Civic Hospital Neighbourhood Association
- Dows Lake Residents Association
- The Greenspace Alliance of Canada's Capital
- Heritage Ottawa
- Friends of the Farm
- Dominion Observatory Preservation Committee (DOPC), Ottawa Centre of the Royal Astronomical Society of Canada (RASC)
- Safe Wings

- Ottawa Aboriginal Coalition

Summary of public comments and responses

General

1. Concerns were raised regarding the site selection.
2. Comments received regarding the timing of approvals, transparency, accountability, public commenting deadlines, and a lack of in-person public meetings.
3. Concerns were raised as the proposal is for one hospital rather than multiple, smaller, satellite hospitals.
4. Concerns were raised regarding noise and bird impacts from the helicopters the associated approval process for the helicopter landing pad.
5. Concerned about bird safety due to the large amount of glazing. As well as entrapment in the light well.

Response:

- The federal government has made the decision to lease the Sir John Carling site to TOH through a 99-year lease, which came into effect on February 23, 2018. TOH has been working with the Ministry of Health and Long-Term Care at the provincial level to seek their required staged approvals on this site, including their functional programming. There is also a requirement for Federal Land Use Approval at each stage of development that provides on-going project oversight by the various federal authorities.
- The site plan application followed all legislative requirement and City public notification and public consultation policies. Public commenting deadline was often extended to allow more time for the public to review and comment on the proposal. The public information session was held over zoom to minimize any covid risk at the time and to reach a broader audience. The meeting was well attended by over 120 members of the public.
- The applicant has indicated bird safety design is a key element of the New Campus Development and will be considered as part of the final developed design which will be require a site plan revision application before proceeding to construction.

Central Utility Plant (CUP)

1. Concerns were raised regarding the size and capacity of the central utility plant and the associated generators.
2. Concerns were raised regarding the burning of fossil fuels for heating and generating electricity.

3. Comments requested increased setbacks and landscape buffers between the Central Utility Plan and Maple Drive.
4. Concerns were raised that the central utility plant and associated HVAC elements' fume would impact the telescope sight lines.

Response:

- The CUP will contain the electrical, heating, and cooling equipment to service TOH. The size of the CUP is determined based on the vital operational needs of TOH and is in line with what is shown as part of the master site plan approval.
- The applicant has indicated that the hospital will be heated primarily by a low temperature hot water network. Electrode steam boilers will be used to supplement energy to this network as needed. Diesel generators will be available for emergency power to ensure systems essential to patient care are not compromised in power loss or outages, as required by all health-care facilities under the Canadian Standards Association code. Regular updates will be shared as additional information becomes available at newcampusdevelopment.ca.
- To screen the CUP, it is sunken below the grade of Maple Drive and features 7.5 m wide landscape buffer adjacent to the Central Experimental Farm.

Transportation

1. Concerns were raised regarding potential spill over traffic and parking impacts on the surrounding residential neighbourhoods.
2. Concerns were raised regarding increased traffic volumes from The Ottawa Hospital and all developments proposed around the Carling Avenue & Preston Street intersection.
3. Concerns were raised regarding increased traffic volumes on Old Irving Place, Sherwood Drive, Parkdale Avenue, Broadway Avenue, Champagne Avenue South, Bronson Avenue, etc.
4. Concerns were raised regarding increased traffic volume and public safety at the 5-way intersection at Sherwood Drive / Fairmont Avenue / Kenilworth Street.
5. Comments recommended limiting public and staff access to The Ottawa Hospital from Carling Avenue.
6. Concerns were raised regarding vehicle access to The Ottawa Hospital from Maple Drive, Birch Drive, and the National Capital Commission Driveway.
7. Concerns were raised regarding the connectivity between buildings on site and the connection with the LRT.

8. Prefer to re-align Maple Drive away from the Observatory Campus by at least 2 metres.
9. Concerned that the model split target will not be reached.
10. Would like Findlay Avenue, Broadway Avenue and Torrington Place to be added as part of the Monitoring Strategy.

Response:

- As part of the Phase 3 & 4, the applicant submitted a series of five (5) [transportation reports](#) as requested by City Council – Transportation Impact Assessment Addendum 2 (TIA); Off-Site Parking Strategy (OPS); Neighbourhood Traffic Management Strategy (NTMS); Transportation Demand Management Strategy (TDM); and Transportation Monitoring Strategy (TMS). The reports provide recommended mitigation measures during both the construction and operation of the CUP and the main hospital building. Conditions of approval include requiring the applicant to implement the recommendations of the transportation reports.
- An Environmental Assessment study undertaken by the City of Ottawa is underway to determine the most appropriate means of providing a pedestrian connection between Dow's Lake Station and the future location of TOH New Campus Development. This EA study is underway to evaluate options for a grade-separated pedestrian infrastructure to cross Carling Avenue between Dow's Lake Station and TOH Parking Garage.
- Findlay Avenue, Broadway Avenue and Torrington Place have been added into the Neighbourhood Traffic Management Strategy and data will be collected as part of the Monitoring Strategy.

Cycling

1. Concerns were raised regarding bicycle infrastructure and safety for cycling during and after construction.
2. Concerns were raised regarding consultation with cyclists and local cycling organizations as they relate to the proposed cycling infrastructure.

Response:

- The Phase 3 and 4 Project includes separated pedestrian and cycling facilities on Road A & Road B to the main entrance of the Hospital and Road D linking Maple Drive to the Hospital's west entrance. Secure bicycling parking is provided at the main hospital building (west entrance) and in the parking garage (Phase 2 approval).
- As part of the Phase 2 parking garage construction, the former on-site Trillium multi-use pathway has been relocated along Carling Avenue and Preston Street.

Environmental Remediation

1. Concerns were raised regarding the environmental condition of the lands and the need for remediation activities.
2. Concerns were raised regarding the timing of the federal environmental assessment(s) following the site selection.
3. Concerns were raised regarding potential soil and ground water contamination from the demolition of the Sir John Carling building.

Response:

- A Phase 2 Environmental Assessment prepared by Golder was submitted with the application. The investigations identified contaminant concentrations above the applicable site condition standards. The applicant is required to conduct on-site remediation and to file a Record of Site Condition summarizing the environmental condition at the end of remediation process with the Ministry of Environment, Conservation and Parks, demonstrating that all regulatory requirements have been met.
- A federal Environmental Effects Evaluation has been conducted for each physical phase of development as required under Section 82 of Impact Assessment Act of Canada.

Central Experimental Farm

1. Concerns were raised regarding the impacts of the proposed road modifications on the Central Experimental Farm.
2. Concerns were raised regarding the proposed setbacks and landscape buffers between The Ottawa Hospital and Central Experimental Farm. Comments requested increased setbacks adjacent to the Arboretum and between the Central Utility Plant and Maple Drive.
3. Concerns were raised regarding the potential traffic impacts on the Central Experimental Farm, including noise and fumes.
4. Concerns were raised regarding maintaining access to the Central Experimental Farm and arboretum during construction.
5. Concerns were raised regarding the proximity of the two patient care towers to the Central Experimental Farm.

Heritage

1. Concerns were raised regarding the size of the main hospital building compared to the Sir John Carling building.

2. Concerns were raised regarding the impacts to the Dominion Observatory and Maple Drive, including traffic, light, and viewsheds.
3. Concerns were raised regarding construction impacts and comments recommended the completion of a Heritage Protection Plan.
4. Comments recommended that the historic hedge collection be recreated using transplanted specimens and new plantings.
5. Concerns were raised regarding the use of Maple and Birch Drives and the assessment of dust, vibration, and noise impacts on the surrounding heritage resources, including the Greenhouse, Arboretum, and Ornamental Gardens.
6. Concerns were raised regarding impacts to the Dominion Observatory, including light pollution from the main hospital building.
7. Concerns were raised regarding the height of the towers and interference with the telescope sight lines.
8. Concerns were raised regarding vibrations during construction and impacts to the buildings and structures on the Dominion Observatory campus.
9. Suggest that portion of the hospital façade treatment through brick and stone to pay tribute to the heritage features of the farm and existing buildings.

Response:

- The revised [Cultural Heritage Impact Statement](#) (CHIS) identified potential impacts on the Central Experimental Farm and heritage resources. Section 4.2 of the CHIS Addendum recommended mitigation measures, which were added as conditions of approval for Phase 3 & 4. Mitigation measures include the completion of a Heritage Protection Plan to mitigate construction impacts on heritage resources, protecting the South Azimuth Building and mitigating lighting impact to the Dominion Observatory.

Trees

1. Comments noted that the target for a 40% tree canopy coverage over 40-years should be accelerated.
2. Concerns were raised regarding the proposed landscaping and the need for a variety of shrubs and perennials, and deciduous and coniferous trees. Replace any invasive species with native species.
3. Concerns were raised regarding tree retention, replacement tree planting, and the monitoring of tree protection measures during construction.
4. Concerns were raised regarding the placement of trees and comments recommended distributed planting to provide canopy cover over the entire surface parking area.

5. Concerns were raised with the proposed landscape buffers and comments recommended additional plantings along Maple Drive, Road D towards the Dominion Observatory, and Prince of Wales Drive.
6. Consider relocating more existing trees and hedgerows.

Response:

- The City established the target for tree canopy cover of 40% at maturity in coordination with the NCC. The applicant provided a tree preservation and removal plan with the Phase 3 & 4 submission. The plan identified the removal of 566 trees, and the proposed planting of 1129 trees. The applicant also intends to contribute to the tree canopy coverage by providing additional tree planting off-site. As a condition of approval, the application is required to provide a revised Landscape Plan and Tree Canopy Plan with information related to final plant species, soil and volumes and setbacks.
- Existing trees were transplanted on-site where possible.

Indigenous Consultation

1. Concerns were raised regarding Indigenous consultation and the inclusion of Indigenous peoples' voices in the decision-making process.

Response:

- The Ottawa Hospital has established an Indigenous People Advisory Circle to provide advice on Indigenous health and healing in building design, green space, growing traditional medicines and programs to the new Campus Development. TOH has reached out to the commentor inviting them to take part in the advisory circle discussions.

Accessibility Advisory Committee

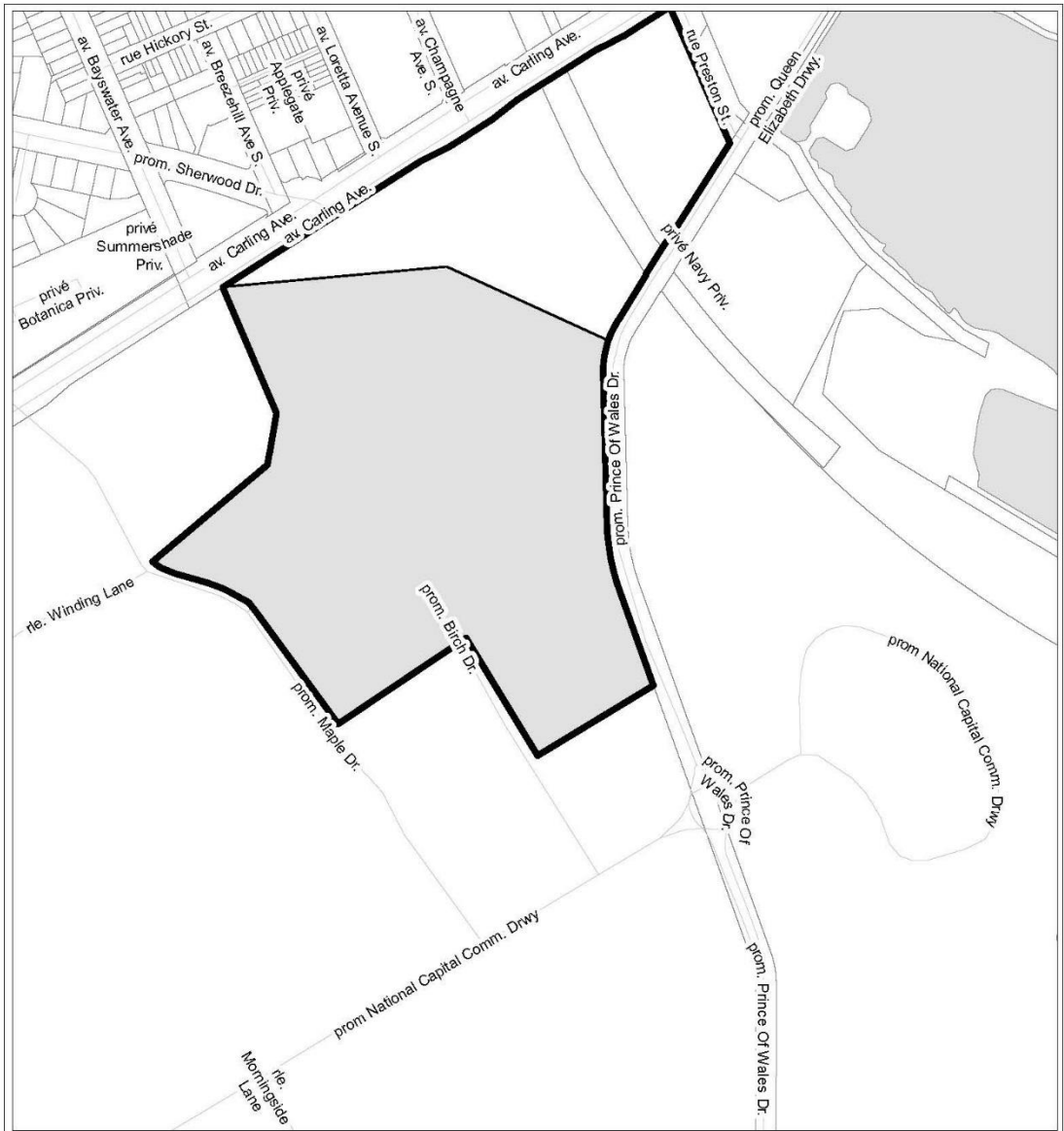
The applicant team presented before the Accessibility Advisory Committee on March 21, 2023. Overall, the presentation and project update were well received by all members of the committee. Specific questions and discussion included topics such as location, design and separation of rest areas, barrier free parking, way finding for the visually impaired and external lighting. The applicant team agreed to review and incorporate comments made by the committee as part of the final developed design.


APPLICATION PROCESS TIMELINE STATUS

This Site Plan application processed was not by the On Time Decision Date due to the project's complex and multi-disciplinary nature.

Contact: Stream Shen Tel: 613-580-2424, ext. 24488 or e-mail: stream.shen@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0168	22-1183-D	 930 av. Carling Avenue 520 rue Preston Street	 Phase 3 & 4
I:\CO\2022\Site_Plan\Carling_930_Preston_520			
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REVISION / RÉVISION - 2022 / 12 / 09			
			

Document 2 – Phasing Plan



NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL
MASTER SITE PHASING PLAN
 JULY 25, 2023

