



# **Heritage Impact Assessment Addendum 05**

**New Campus Development for  
The Ottawa Hospital**  
Phase 4: Main Hospital Project  
Ottawa, Ontario

**April 13, 2026  
(Issued for SPC Resubmission)**

**Prepared by WSP Canada Inc.**



## TECHNICAL MEMORANDUM

**DATE** April 13, 2026

**Project No.** CA0027758.0-51

**TO** Cian Blake, BEng, MSc, MPM, LEED Green Associate  
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### **ADDENDUM #5: HERITAGE IMPACT ASSESSMENT (HIA) FOR NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL (900 CARLING AVENUE, CITY OF OTTAWA, ONTARIO)**

#### **1.0 PROJECT UNDERSTANDING**

In September 2022, Golder Associates Ltd. (Golder; now WSP Canada Inc. [WSP]) was retained by Parsons Inc. (Parsons) on behalf of The Ottawa Hospital (TOH) to prepare a second addendum to the Cultural Heritage Impact Statement (now Heritage Impact Assessment [HIA]) that Golder had produced in May 2021, revised in July 2021 (the CHIS), and which was accepted by the approval authorities as part of the New Campus Development for The Ottawa Hospital (the Hospital) Master Site Plan application.

In 2023, WSP prepared CHIS Addendum #2 and CHIS Addendum #3 to assess the potential impacts of the proposed main Hospital building and Central Utility Plant (CUP) on the Central Experimental Farm National Historic Site of Canada (CEF NHSC), adjacent Federal Heritage Buildings and cultural landscapes, and Rideau Canal NHSC and provided mitigation measures and recommendations to avoid or reduce adverse impacts. The recommendations of the CHIS Addendum #3 were specific to the main Hospital building and CUP phases of development (Phases 3 and 4). In May 2025, CHIS Addendum #4 was issued, which was specific to CUP Phase 1 – Core and Shell. Most recently, WSP submitted HIA Addendum 05 Memo (the memo), dated January 12, 2026, for National Capital Commission (NCC) and City of Ottawa Heritage staff (Staff) review; comments were received from the NCC in 2025 and from Staff on February 27, 2026.

For the Site Plan Control (SPC) Application, tied to the Foundation Permits for the Hospital, the design concept (Attachment 1) was further refined from the 2023 CHIS. Any recommendations resulting from this HIA Addendum #5 are specific to the main Hospital building (Phase 4). As such, this HIA Addendum #5 will:

- Describe how the proposed Hospital design has evolved.
- Address potential impacts (and degree of impact) to the cultural heritage value or interest of the Rideau Canal NHSC/ World Heritage Site (WHS) and CEF NHSC and the federally designated buildings within the CEF NHSC and provide mitigation measures and recommendations where appropriate.
- Respond to the December 2025/2026 NCC and Staff comments, and
- Support the Environmental Effects Evaluation /Environmental Impact Statement and Tree Conservation Report (February 2024, prepared by Parsons) for the New Campus Development (NCD) Project (Phase 3 and 4), which is intended to meet the requirements for a federal Environmental Effects Evaluation (EEE) under Section 82 of the *Impact Assessment Act* (IAA) of Canada.

## 2.0 PROJECT BACKGROUND

On December 22, 2023, Public Services and Procurement Canada (PSPC), on behalf of the Federal Heritage Buildings Review Office (FHBRO), provided comments on the NCD 66% construction document phase. These comments focussed on the retaining walls at Observatory Campus and Williams Saunders Building, servicing, the potential widening of Maple Drive (as part of a study undertaken by Agriculture and AgriFood Canada [AAFC]), the Prince of Wales Intersection, and overall NCD works.

On February 29, 2024, the Environmental Effects Evaluation and Environmental Impact Statement and Tree Conservation Update (EEE/EIS and TCR Update – Parsons, 2024a) for the Phases 3 and 4 Project received approval from the relevant federal authorities (NCC, PSPC, AAFC, and Transport Canada) and was endorsed by the City of Ottawa. Following this, a Federal Land Use and Design Approval (FLUDA) was issued on March 18, 2024, allowing early works for the CUP and Main Hospital Building to commence. This included targeted tree removal, relocation of water, sanitary, and storm services, construction of peripheral retaining walls along on-site Roads D and E, and the creation of a temporary access from Prince of Wales Drive to facilitate construction activities<sup>1</sup>.

This CHIS Addendum #5 supplements the information requested by Staff as follows:

1. Original Submission: Cultural Heritage Impact Statement, Golder, 2021-May-08 (Phase 1 Site Plan Control -Master D-7-12-21-005 & Holding Zone D07-07-21-007 Applications)
2. Addendum 01 Cultural Heritage Impact Statement, Golder, 2021-July-22 (Phase 1 Master Site Plan/ Lifting of Holding Zone, Phase 2 Parking Garage)
3. Addendum 01 (Revised): Cultural Heritage Impact Statement, Golder, 2021-November-16 (Phase 1 Site Plan Control and FLUDA)
4. Addendum 02 Cultural Heritage Impact Statement, WSP-Golder, 2022-November-10 (Hospital & CUP Phase of Development Phases 3 & 4)
5. Addendum 02 (Revised): Cultural Heritage Impact Statement, WSP, 2023-April-14 (Hospital & CUP Phase of Development Phases 3 & 4).
6. Addendum 03 Cultural Heritage Impact Statement, WSP, 2023-November-30 (Hospital & CUP Phase of Development Phases 3 & 4).
7. Addendum 04 Cultural Heritage Impact Statement, WSP, 2025-May-5 CUP Phase of Development Phases 3 & 4).
8. Memo Heritage Impact Assessment Addendum#5, WSP, 2026-January-1 Hospital Phase of Development 4).

The responses are based on the following input documents:

1. City of Ottawa Comments: 2025-02-10 and 2026-02-27
2. City of Ottawa SPC Revision Preliminary Review Comments: 2026-02-27
3. NCC Comments: 2025-06-25
4. DevCO 65DD Submission Documents: 2025-06-05
5. AHJ Presentations:

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<sup>1</sup> New Campus Development Hospital and Central Utility Plant (Phase 3 & 4)

Environmental Effects Evaluation/ Environmental Impact Statement and Tree Conservation Report ~ Addendum #1 Early Works 3,4,5  
Revision 1 - November 2024, Parsons.

- a) Initial DevCO Meeting: 2024-06-25
- b) DevCO Developed Design Meeting 02: 2024-12-05
- c) DevCO Plantings and Trees Meeting: 2024-12-12
- d) DevCO ACPDR Presentation: 2025-03-20
- e) DevCO Developed Design Meeting 03: 2025-05-08
6. Ottawa Heritage Staff Meeting: 2026-03-12
7. TOH NCD Architectural Site, Core and Shell -Site Plan Control Resubmission: 2026-01-12 (Attachment 1)
8. TOH NCD Site Plan Control Resubmission R2: Overall Landscape Plan, 27 March 2026

In addition to the CHIS addendum, the City, NCC and Parks Canada also requested that a Heritage Protection Plan be prepared to ensure appropriate conservation of the adjacent heritage buildings during construction. WSP concurs that a Heritage Protection Plan should be completed but recommends it be a compilation of pre-construction mitigation plans prepared by the contractor and that this be undertaken as a condition of Site Plan Control and Federal Land Use Approval prior to construction. Any recommendations resulting from this HIA Addendum #5 are specific to the Hospital development (Phase 4).

### 3.0 HERITAGE CHARACTER

For the purposes of this HIA Addendum#5, the term *heritage attribute* is used to describe the attributes of the property, buildings and structures that contribute to the cultural heritage value or interest of a property, consistent with the *Provincial Policy Statement (PPS 2024)* and the City of Ottawa Official Plan (OP). Heritage attributes are identified in Statements of Cultural Heritage Value (SCHV) and are the features that must be conserved when development or site alteration is proposed, in accordance with OP heritage policies and the City's HIA Terms of Reference (ToR).

The term *character-defining element* (CDE) is used in federal heritage practice and in other provinces and territories that have adopted the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Character-defining elements include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value. While the two terms are conceptually equivalent and refer to the same types of heritage features, this report uses the term *heritage attribute* throughout to align with City of Ottawa and provincial policy frameworks, with the understanding that heritage attributes and character-defining elements are interchangeable in intent and meaning.

There are no classified or recognized Federal Heritage Buildings on the Phase 4 Project site; however, it is recognized that there are Classified and Recognized buildings offsite and nearby. The federally recognized heritage buildings located to the south and west of the Phase 4 project site are the William Saunders Building (south side of Birch Drive), the Arc Biotech Building (west side of Maple Drive), and the Dominion Observatory Building and Complex (north of the Hospital Land Lease site) (Figure 1).

This HIA Addendum #5 assesses potential impacts to the heritage character of the CEF NHS, as identified in the Commemorative Integrity Statement (CIS), and on the heritage character of the following heritage buildings:

Cultural Heritage Resources located within the NCD Site:

- Portion of the CEF NHS

Cultural Heritage Resources located adjacent to the NCD Site:

- Rideau Canal NHSC/WHS
- Dominion Observatory, Building #1 (Classified Federal Heritage Building)
- Observatory House, Building #2 (Recognized Federal Heritage Building)
- Geophysical Laboratory, Building #3 (Recognized Federal Heritage Building)
- Machine Shop, Building #4 (Recognized Federal Heritage Building)
- Seismology Survey Building, Building #7 (Recognized Federal Heritage Building)
- South Azimuth Building, Building #8 (Classified Federal Heritage Building)
- Photo Equatorial Building, Building #9 (Classified Federal Heritage Building)
- Arc Biotech Building, Building #34 (Recognized Federal Heritage Building)
- William Saunders Building, Building #49 (Recognized Federal Heritage Building)
- Main Greenhouse, Building #50 (Recognized Federal Heritage Building)
- CEF Nutrition Building, Building #59 (Recognized Federal Heritage Building)
- Heritage House, Building #60 (Recognized Federal Heritage Building); and
- CEF Horticultural Building, Building #74 (Recognized Federal Heritage Building)

Per the CIS, the elements of the CEF NHSC cultural landscape that are directly related to the reasons for designation include:

- the expanse of lawn south of the Saunders Building;
- the effective use of topography, such as the siting of the Main Dairy Barn on a central knoll, and the use of the wooded escarpment along the east of the property to distinguish the boundary and frame the approach;
- shady, tree-lined roads and lanes;
- the relative density and variety of buildings, and apparent informal building placement;
- the intimate scale of the interior of the zone, and the campus-like atmosphere;
- the placement and diversity of species of trees and shrubbery;
- the traffic circle at the junction of Prince of Wales and the Driveway which, though not established until the 1930s, serves as a distinctive landmark and entrance to the Farm and maintains the link with and harmony between the evolved landscape and the original design; and
- the compatible scale and design of both Prince of Wales Drive and the Driveway, which have evolved from the main north-south and east-west roads in the original 1880s plan and which link the Farm to the city.

Furthermore, per the CIS, most of the buildings on the CEF NHSC related to the reasons for designation are concentrated in the central core in accordance with the design intention of the 1880s plan: *“these buildings are those which both collectively and individually make an important contribution to the character of the nationally*

significant cultural landscape and, in addition, have a prominent association with the research and administrative function of the Farm.”

To protect the heritage character of the CEF NHSC and adjacent Federal Heritage Buildings, it is critical to mitigate visual and physical impacts on the picturesque character of the cultural heritage landscape and its integrity. The following section will reference the *Standards and Guidelines for the Conservation of Historic Places in Canada* to assess if the proposed development conforms to heritage conservation best practices.

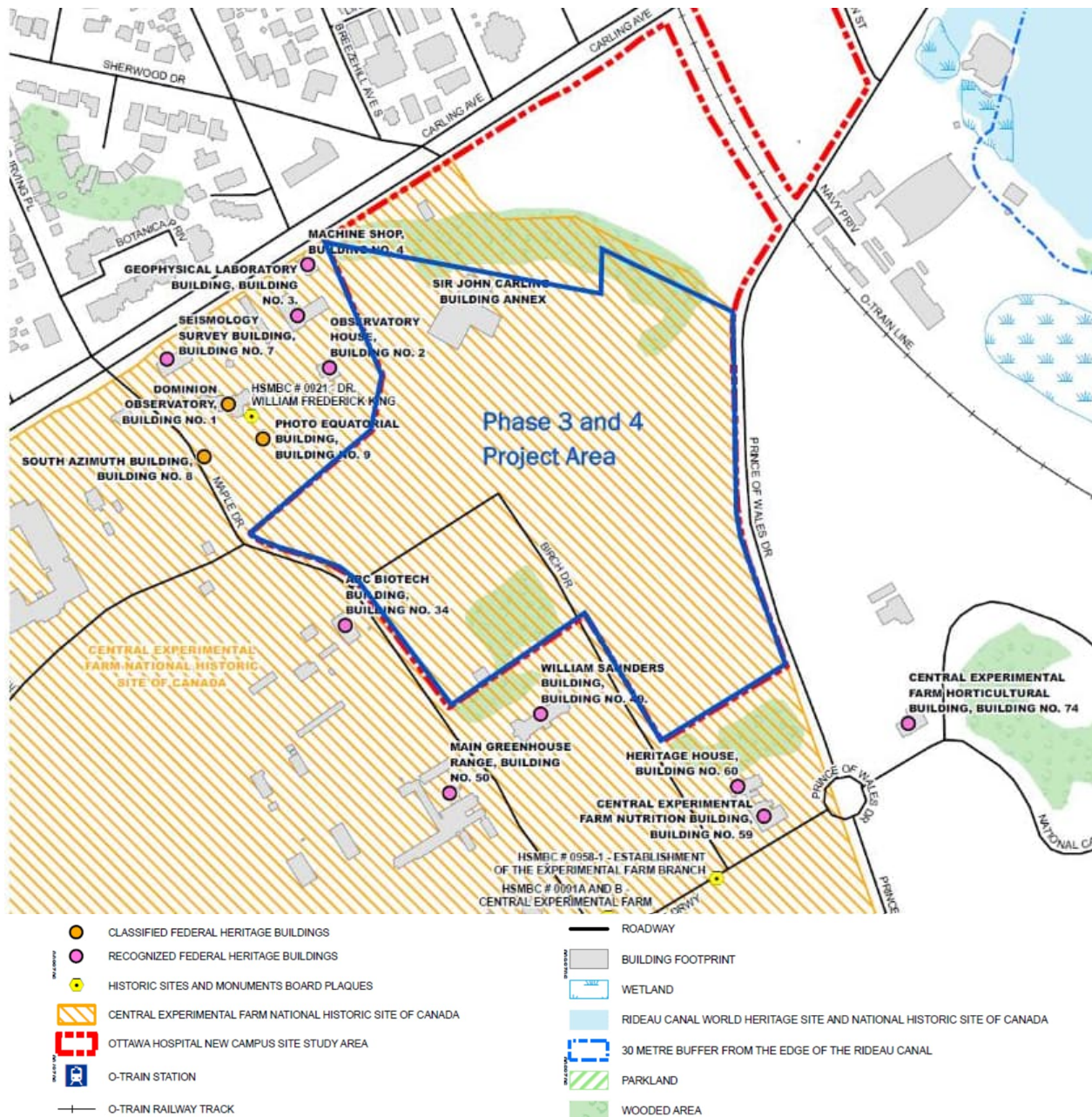


Figure 1: Portion of the CEF NHSC located within the NCD Phase 4 site and the Federal Heritage Buildings surrounding Hospital Land Lease site, Cultural Heritage Impact Statement (Master Site Plan) 2022.

## 4.0 DESCRIPTION OF THE PROPOSED MAIN HOSPITAL DEVELOPMENT (PHASE 4)

### 4.1 Introduction to Development Site

The NCD is located at the corner of Carling Avenue and Prince of Wales Drive (Figure 2) with the site referred to as the Hospital Lease Lands (lands leased from Public Service and Procurement Canada). The NCD Master Site Plan comprises several components, including the main hospital building, a parking garage capped with a publicly accessible green roof, a below-grade central utility plant, and a research tower and mixed-use development along Carling Avenue that will accommodate ancillary uses. The Master Site Plan also provides a connection to the Dows Lake O-Train Station south of Carling Avenue to improve transit access to the new hospital and its related developments.

The main Hospital Building and CUP have received Federal Land Use Approval and Site Plan Control Approval for the Schematic Design of the CUP in June 2024 and August 2023 respectively. Design refinements were reviewed with the NCC and City of Ottawa on June 25, 2024, and December 5, 2024, followed by presentations to Urban Design Review Panel (UDRP) on March 7, 2025, and Advisory Committee on Planning, Design and Realty (ACPDR) on March 20, 2025. Feedback from this meeting was incorporated into the 65% Design Development drawing submission that was the basis for the NCC Board Approval on September 23, 2025. Sections 4.2, 4.3 and 4.4 of the addendum describe the proposed Hospital design and present an analysis of design evolution since November 2023.



Figure 2: Aerial View of the subject site showing proposed Hospital site boundaries and the extents of the CUP Site to the southwest of the Hospital.

## 4.2 Hospital Design Concept (Site Plan Control Resubmission January 2026)

The new hospital building will include outpatient, inpatient, diagnostic and treatment facilities in addition to research and education. The initial phase, currently scheduled to open in 2030 is an approximately 230,000-square-metre inpatient and ambulatory care facility with 6,600 staff on site, 641 inpatient beds, projected to accommodate 3,933 patient visits per day. A Site Plan application has been submitted for phases 3 and 4 of the Hospital, which consists of the Hospital and the CUP. With a 12.44-hectare footprint, the Hospital requires multi-level access around its perimeter.

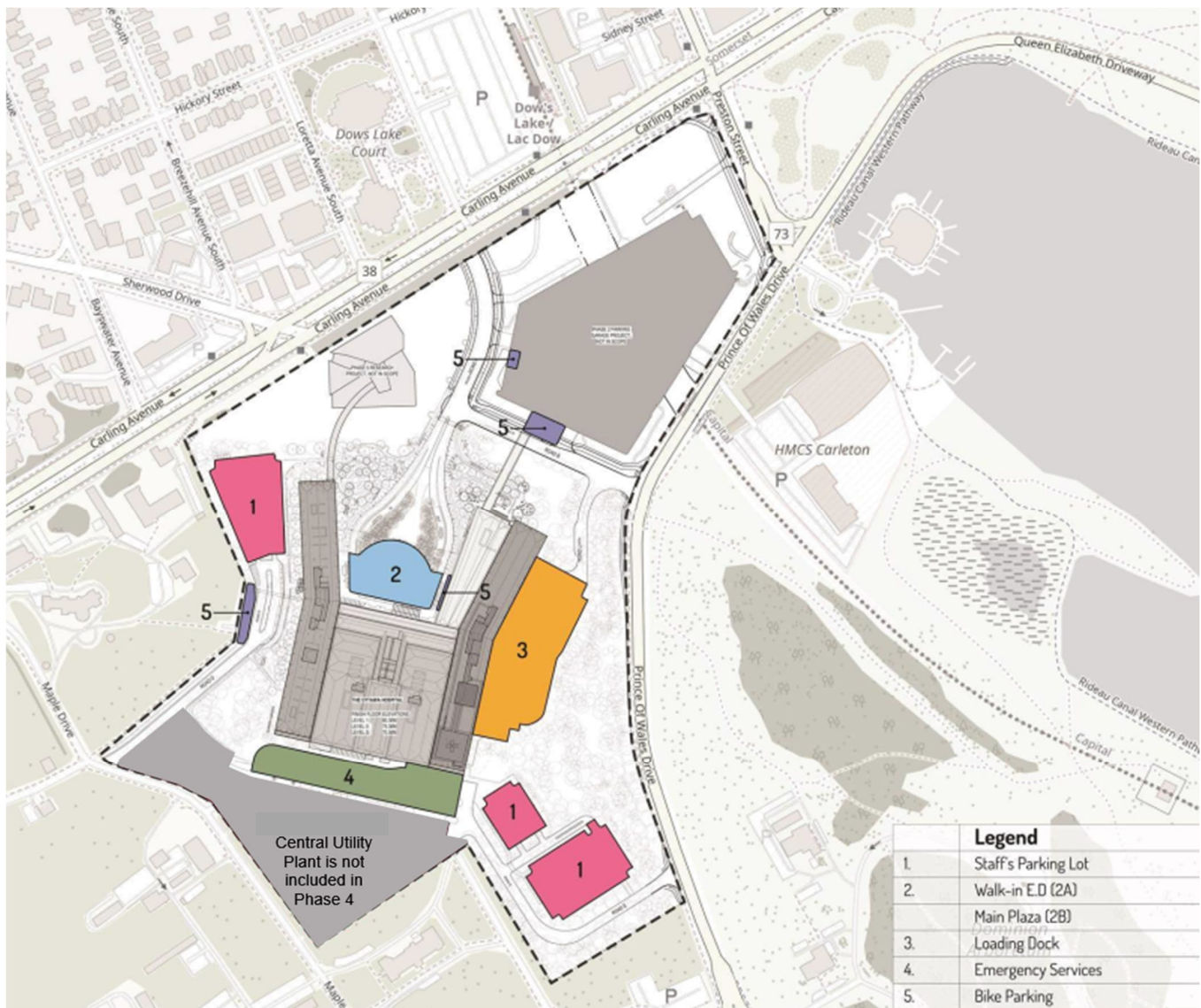


Figure 3: Conceptual Site Plan showing the Hospital Phase 4 project and area boundary and the site elements. Source: Architectural Narrative, TOH NCD 65% DD Submission

### 4.2.1 Location & Setting

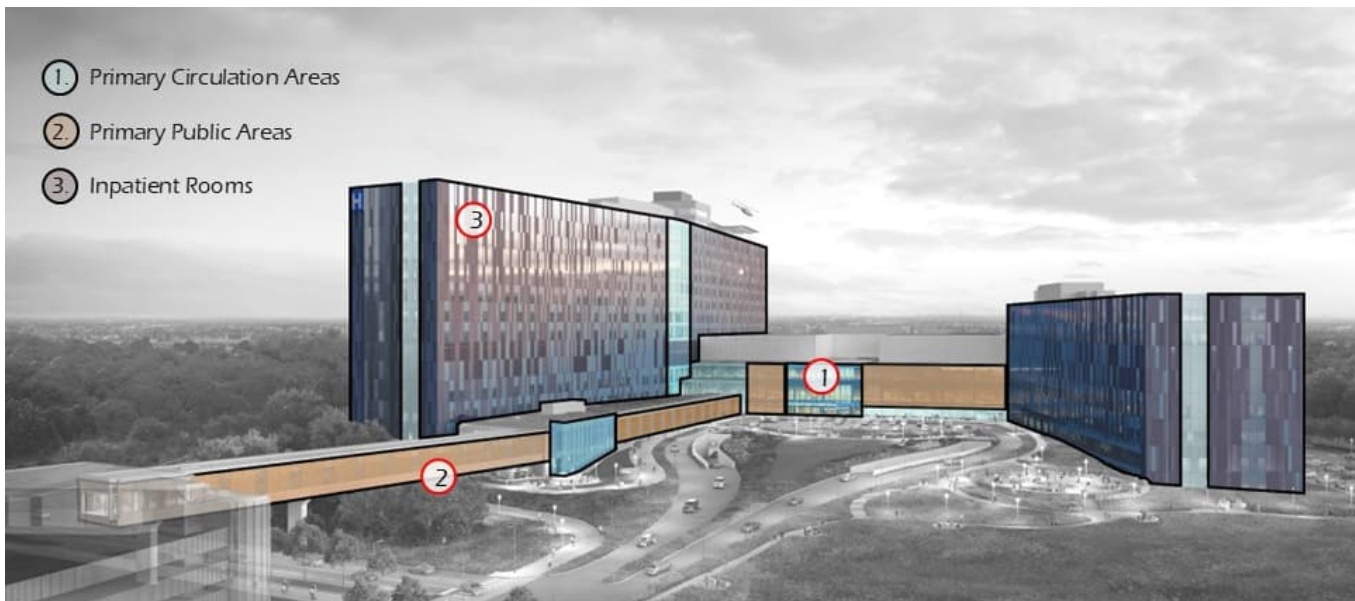
The location of the Hospital building was approved and is bounded by the Dominion Observatory campus lands to the west, the Central Experimental Farmlands to the south, Prince of Wales Drive to the East and mature trees of the natural escarpment to the North (Figure 3). The Hospital is positioned at the top of the hill, west of the escarpment, facing mature trees. Set at 80.36 m in elevation, the main entrance to the Hospital is located at the Hospital Level 1. Below Hospital Level 1, Level E1 at 75.36 metres in elevation is the floor for the Emergency Department, is an entrance at the north side of the Hospital, as well as the emergency vehicle entrance to the south. The building consists of a four-storey central podium with two patient care towers, seven storeys to the west and 12 storeys to the east, organized around the main entrance plaza. Two below-grade floors accommodate the emergency department and materials management functions, with the lowest level served by the depressed loading docks on the south side of the building.

The proposed development responds appropriately to its site boundaries. Several existing trees will be protected, and new plantings along the boundaries of the Hospital leased lands and edge of the CEF NHSC will help integrate the Hospital into the surrounding farm landscape. Along Prince of Wales Drive, a dense vegetated buffer will reinforce the scenic entry and screen the loading area.

### 4.2.2 Building Massing, Façade Expression and Materiality

The proposed Hospital's façade expression and materiality are organized into three primary zones that articulate building function, scale and circulation within the overall composition (Plate 1 & Plate 2). The Primary Circulation areas include the largest areas of clear-vision glazing and help to explain the circulation of the building at an urban scale. These transparent elements help visually communicate circulation routes and enhance legibility within the broader campus context. The Primary Public areas are distinguished by glazing incorporating a digital ceramic frit in a warm copper tone. This frit features a custom cedar pattern developed specifically for TOH, introducing warmth, texture, and a human-scaled layer to key public-facing façades.

The inpatient room façade, which wraps both the tower elements, is composed of porcelain panels, electrochromic glazing and spandrel glazing in a fading pattern. This composition transitions from clear glazing at the tower hinge to a more solid expression toward the perimeter, creating a subtle fading effect that reduces perceived bulk while reinforcing tower articulation.



**Plate 1: Façade composition and zones.**

Additional materials are introduced at the service and staff-only areas of the building. A highly durable precast masonry base is employed at the loading dock, featuring beige tones and surface textures that recall the stone base of the former West Annex west of the Sir John Carling Building (Plate 3). This reference reinforces material continuity with adjacent heritage structures.

The south façade adopts a quieter and more restrained material palette to respond to the complex massing of the clinical program accommodated within this elevation, including the Emergency Corridor and Ambulance Garage at Level 0, the Surgical Corridor at Level 3, emergency exit stairs, Medical Device Reprocessing Department (MDRD) elevator, tower ends, and mechanical penthouse. The massing is visually moderated through the use of minimal metal panels that emphasize the horizontal expression of the Emergency and Surgical corridors as primary elements within the composition. The warm copper tones introduced at the main entrance and public facades are carried over to the South Façade in the pedestrian zone at the South staff entrance and Ambulance Garage vestibule (Plate 7).

The massing of the South elevation is further broken down through the Tower A extended to grade and with the volumetric expressions of the vertical elements such as the emergency stairs and MDRD elevator shaft. These volumetric expressions subdivide the façade and reduce the perceived scale of this large, clinically intensive portion of the building.

Overall, the expression of the building as a whole has evolved from a composition made up of large segments of angled, white aluminum panels and vision windows with a prominent mechanical floor band of louvres to a softer more refined composition. The current design employs porcelain panels and glass that transitions from a more opaque expression at the perimeter to a more translucent expression at the centre hinges, resulting in a more cohesive and visually balanced form.



**Plate 2: Proposed aerial view of the overall facility looking south from Road A.**

Although the south façade is visible from public areas within the CEF NHSC, it is located approximately two storeys below adjacent grades and is largely screened by site grading and perimeter planting beds (Plate 6). Public access is not provided along this elevation, which is reserved exclusively for ambulances, police, and staff functions; both the south and east entrances are staff-only.

The proposed south façade of the Hospital demonstrates compatibility with the heritage buildings at the CEF NHSC through several key design strategies. The use of neutral tones such as shades of gray, and beige tones in the south façade reflects the muted hues commonly found in the CEF NHSC’s heritage buildings, which feature stone, brick and stucco finishes. The material and colour strategy derived from the former West Annex includes materials that reference the granite cladding, copper fascia, warm light-grey concrete, and a warm grey stone base (Plate 3), all of which complement the established architectural language of the CEF NHSC (Plate 4).

The cedar-pattern frit is strategically applied at grade along the Emergency Corridor, while the Surgical Corridor is legible at Level 3, allowing the building’s clinical functions to be expressed without visually overpowering the heritage context. Detailed graphics have been provided in the Dev Co AHJ Session – Developed Design#3 presentation (slides 16-19). The south façade is articulated into sections of varying heights, creating rhythm and scale modulation that enables the building to recede into the landscape rather than dominate it (Plate 6).

The louvres are required to accommodate air handling units that provide hospital-grade fresh air and air change standards and must therefore maintain a minimum percentage of open area to function effectively. Increasing additional screening would necessitate a corresponding increase in louvre area. Accordingly, the louvres have been carefully designed to integrate with the overall composition through compatible colour and materiality, resulting in a quiet and recessive expression. Visual screening is primarily achieved through at-grade planting, as illustrated in the urban design views included in the Architectural Narrative (Section 3.6.2 View Analysis, View 9 / Drawing A0-011 - Attachment 1).

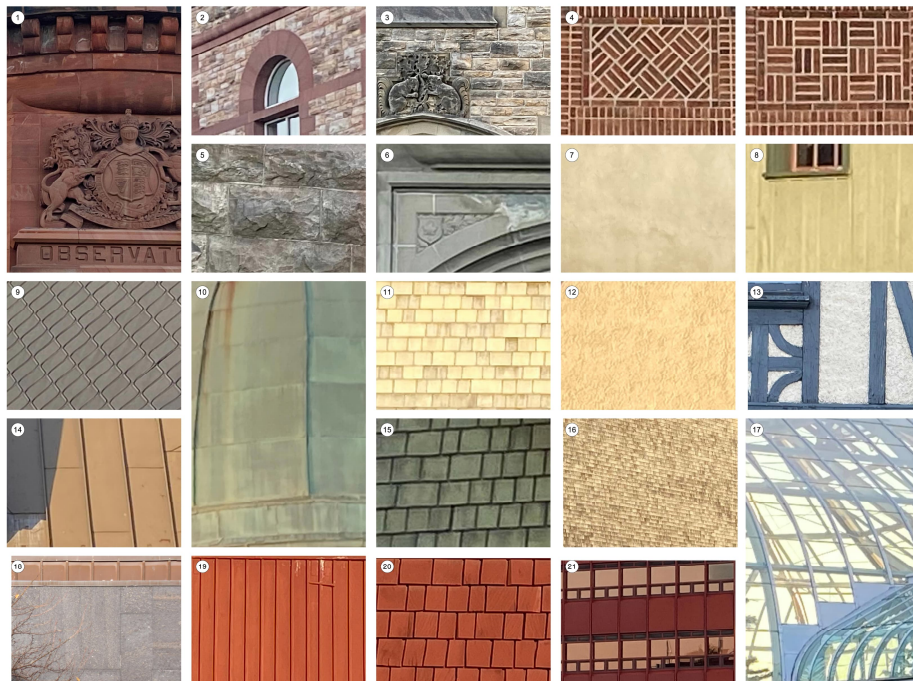
The graphics referenced herein have been prepared by bbb architects Ottawa Inc. and should be read in conjunction with the latest Design Package – Site Plan Control Resubmission (Attachment 1).



**Plate 3: Materials and Colour Palette of the former West Annex West of the former Sir John Carling Building. Source: Architectural Design Team, TOH, bbb architects Ottawa Inc.**

*Material Palette - CEF  
 Federal Heritage Buildings*

1. Red Sackville sandstone
2. Variegated Nepean sandstone
3. Dressed limestone
4. Red brick
5. Rusticated limestone
6. Carved stonework
7. Concrete
8. Painted wood board and batten siding
9. Metal roofing
10. Patinated copper
11. Painted wood shingles
12. Stucco
13. Stucco with painted half-timbering
14. Standing seam metal roof
15. Painted wood shingles
16. Natural wood shingles
17. Aluminum and glass
18. Black granite panels
19. Painted wood board and batten siding
20. Painted wood shingles
21. Strip windows and coloured spandrel panels



**Plate 4: Material Palette – CEF NHSC Federal Heritage Buildings. Source: Architectural Design Team, TOH, bbb architects Ottawa Inc.**



**Plate 5: Cedar pattern used in primary public spaces and at-grade: in the Pedestrian Bridge, Pavilion, Main Entrance glazing and canopies.**



**Plate 6: View of the proposed southwest corner facades as seen at grade from Road E looking north.**



Plate 7: View of the proposed south staff entrance and Ambulance Garage vestibule with warm copper material palette extended from the main entrance.

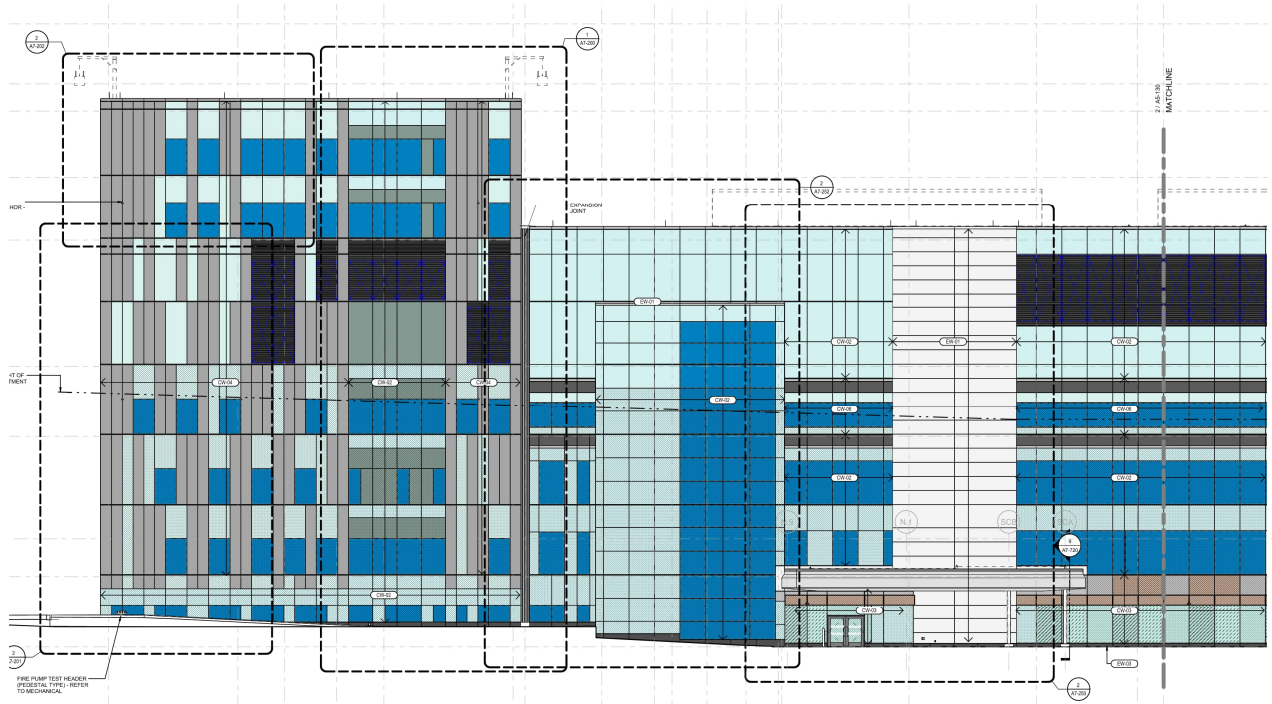


Plate 8: Partial south elevation showing the proposed louvers positioned at the fifth floor (see Plate 6 for reference)



Plate 9: View of the proposed west façade and entrance.



Plate 10: View of the proposed east façade looking west from Prince of Wales Drive and Road B intersection.



**Plate 11: View of the proposed north façade and main plaza looking south from Road A.**

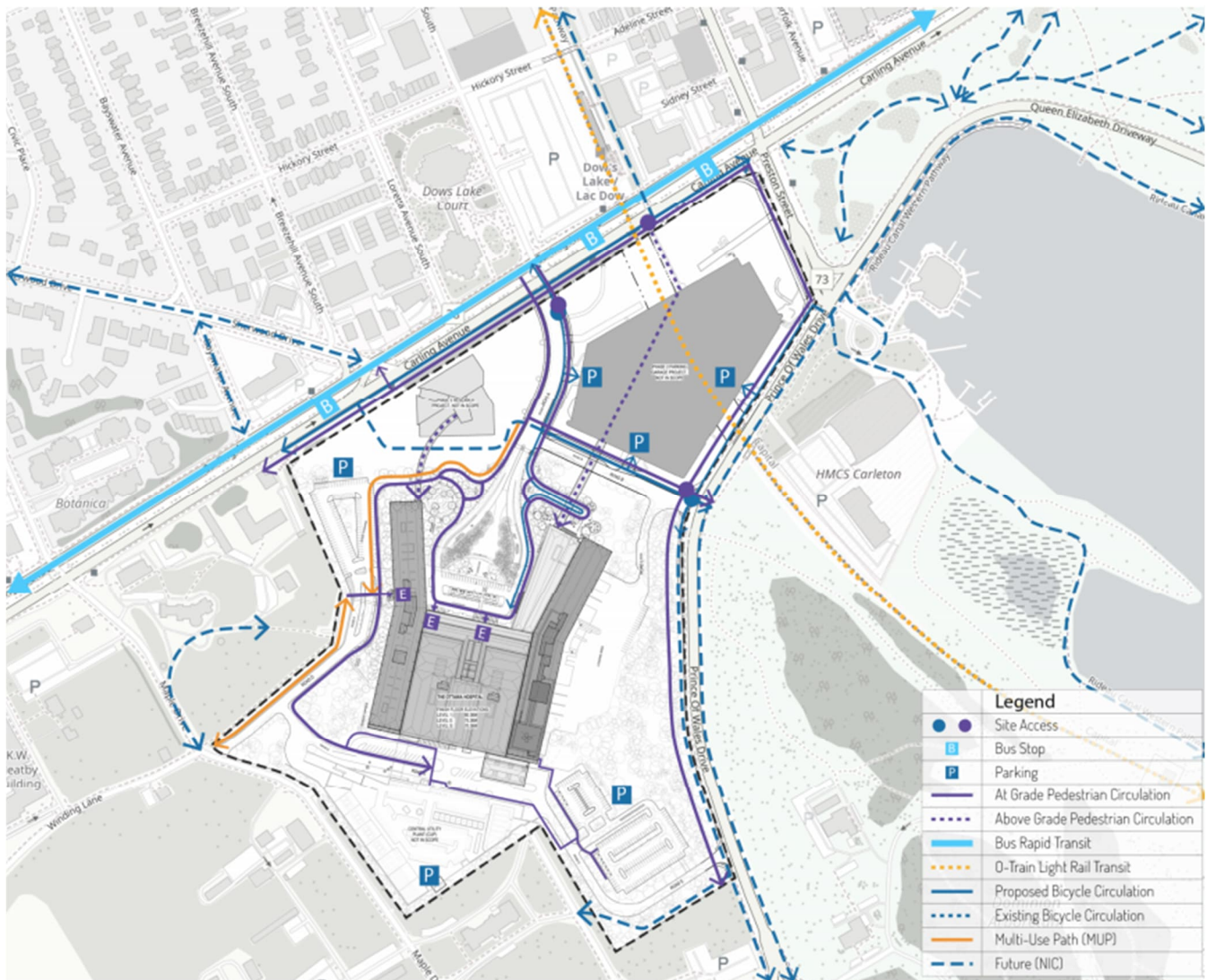
For additional proposed hospital views and renderings, please refer to Attachment 1 and Attachment 2.

### **4.2.3 Access and Circulation**

Public and private Hospital functions are clearly separated: visitors and patients will use the main northeast-facing entrance, while staff, ambulance transfers, and first responders will access the southwest entrance. The main public entry is reached from the Carling Avenue–Champagne Avenue intersection via a new internal street that also leads to the covered emergency drop-off and short-term parking beneath the entrance plaza.

Emergency vehicles will primarily access the Hospital from Carling Avenue via Maple Drive, enabled through a proposed real estate agreement between TOH and AAFC. A secondary emergency access is provided from Prince of Wales Drive, with dedicated parking for authorized staff and first responders near the southwest staff entrance.

The primary new public realm developments of phases 3 and 4 consist of a public entrance to the Hospital, a main entry plaza, stone contemplation garden, woodland walk around the Hospital and the associated streetscapes of Roads A and B. The Project Development Team has been working with the Indigenous Peoples Advisory Circle (IPAC) to advise on commemoration / interpretation opportunities both inside and outside the Hospital.



**Figure 4: Conceptual Site Plan showing the Hospital Phase 4 primary circulation routes. Source: Architectural Narrative, TOH NCD 65% DD Submission**

New roads will be introduced around the Hospital and CUP to allow for internal circulation as well as public, staff and ambulatory access. Road B will be accessed off of Prince of Wales Drive between the Parking Garage and the Hospital providing public access to the Parking Garage and connect to Road A, which exits from Carling Avenue and leads to the Hospital's main public entrance. Road E is located south of the Hospital building and connects to Prince of Wales Drive to provide secondary emergency vehicle access. The primary emergency vehicle route will be along Maple Drive, accessed from Carling Avenue. The Project Development Team identified that separate accesses were a key design decision for emergency vehicle access to minimize public interaction with the vehicles. An average of 100 emergency vehicle trips is expected per day, with 75% taking Maple Drive and 25% Prince of Wales Drive.

#### 4.2.4 Parking

The NCD is adjacent to the Dows Lake O-Train Station, and as such TOH has committed to an aggressive Transportation Demand Management Plan. The total number of parking spaces proposed for the NCD is 3,108, most of which are located within the Parking Garage (Phase 2). Phase 4 includes a total of 420 surface parking spaces:

- 105 spaces for public use: 68 spaces at the emergency level (10 accessible, and 12 for limited mobility) and 37 at the main entry plaza (11 accessible, 6 for limited mobility and 21 short term parking); and
- 315 dedicated to staff: 185 spaces in the area reserved for the future Heart Institute (10 accessible and 16 for limited mobility) and 130 at the West wing lot (6 accessible and 12 for limited mobility).

The exact number and location of bicycle parking spaces will be confirmed as part of the developed design of each construction phase. The total provided is expected to meet or exceed the minimum 630 spaces required under the municipal zoning by-law and to support the mode share targets in the Transportation Demand Management Plan. There will also be a mix of short and long term, as well as indoor and outdoor bicycle parking spaces.

There will also be small surface parking areas between Tower A and the Dominion Observatory Complex, at the main public entry, at the south end of the site bordered by Road E (generally within the footprint of the future Heart Institute) as well as a loading zone south of Tower B.

#### 4.2.5 Utilities and Servicing

Existing federal underground infrastructure on site (watermains, storm and sanitary sewers) will largely be replaced under the proposed Master Servicing Plan to support the proposed development. Existing service to adjacent federal facilities on the CEF NHSC will be maintained. Detailed servicing plans integrating stormwater management best practices will be provided as part of each phase of development.

A covered ambulance garage is identified for the southeast side of the Hospital building. A depressed loading area is located on the south side of the Hospital building with visual screening provided by existing trees and new plantings along Prince of Wales Drive.

Previously approved Early Works Parts 1 - 4 have permitted tree removals, relocation existing services, provisioning of select granular roadways, sanitary, water and storm utility services located below the roadway footprint. The approved work will support site development (Civil) in advance of the final Phase 4 Developed Design of the TOH.

#### 4.2.6 Landscape Strategy

The site is adjacent to historical, cultural and physical attributes of the Preston-Carling District, the CEF NHSC and the Dow's Lake and the Rideau Canal NHSC/WHs. The original plan for the CEF NHSC divided the landscape into three key zones: (1) Central Core of function, scientific and administrative buildings; (2) the Arboretum, ornamental gardens and experimental hedges; and (3) the experimental fields and plots. The dominant species of the mixed forest along the southern stretches of the Ottawa River are Maples, White Pine, Red Pine, Eastern White Cedar, Tamarack, White Spruce, Red Oak, Basswood, Ash, Poplar, Yellow Birch, and White Birch. Along the northern stretches of the Rideau Canal, coniferous trees dominate, including Jack Pine, Black Spruce, White Spruce, Balsam Fir, Trembling Aspen, White Birch, and Balsam Poplar. Taking advantage of these species, incorporating ornamental and rare/endangered species (i.e., Butternut – *Juglans cinerea*) into the

Site, provides opportunities to study how these species interact with urban matrixes over a long period of time and their potential for further landscape use throughout the City of Ottawa.

The inclusion of predominantly native tree species and green space in front of the building mirrors the agricultural landscape character of the CEF NHSC, reinforcing a sense of visual and environmental continuity with the CEF NHSC (Plate 12). The Hospital entrance is framed by a ceremonial landscape inspired by regenerative indigenous plantings. The emergency garage is fully underground, preserving the visual integrity of the landscape and enhancing instinctive wayfinding and calming views to the surrounding sites.



**Plate 12: View of the center landscape with open lawn. Road A is flanked by two stately groves of evergreen trees that leads the visitor from Carling Avenue to the main front door.**

A combination of existing and additional landscaping consisting of mixed woodland canopy trees, mixed woodland and middle story trees and alvar grassland trees will provide a natural buffer to shield views to the surface parking areas and the loading zone. The proposed planting along the southwest borders of the Hospital near Maple Drive/CUP and parking area include retention of selective existing trees, street trees species, parking lot trees (representative columnar species and broad species), and woodland deciduous trees. This will provide additional screening given its proximity to the core of the CEF NHSC (View 10).

A condition of approval of Site Plan Control and Federal Land Use Approval in regard to the proposed tree removals will be addressed through the NCD's compensation strategy of targeting a 40% canopy cover in 40 years through on and off-site plantings. The maturation of species is dependent on many factors, and for trees a minimum of 10 years is anticipated. Appropriate maintenance and healthy soils can support healthy growth; however, speeding up growth significantly is not feasible. For this reason, a mixture of coniferous and deciduous trees is proposed to ensure an ever-green appearance in four seasons. The Hospital development acknowledges the dual role of the CEF NHSC as a public space and research hub by preserving green space and enhancing public access, particularly along Prince of Wales Drive and offering research opportunities as part of the proposed Hospital design program. For more details, please refer to Landscape Drawing no. L00-011 (Attachment 1).

### 4.2.7 Lighting Strategy

The lighting strategy for the Hospital plan has been intentionally designed to limit light pollution to the surrounding CEF NHSC property and adjacent Federal Heritage Buildings, notably the Dominion Observatory Complex, while supporting safety and enhancing intuitive way finding, encouraging exploration of pathways, interaction with the natural environmental and cultural artwork displays. Proper placement and control of site lighting (e.g., colour, temperature) will enhance evening visibility outside while limiting light contribution to patients sleeping at night. Lighting fixtures will cast light downward in accordance with dark sky friendly protocols and dimming protocols during nighttime hours will be coordinated and approved by site security. The location of lighting and proposed light fixtures are outlined in the Electrical Site Plan. In addition, the proposed use of electrochromic glass for the tower inpatient rooms of the Hospital will also reduce light spillage and is preferred over the use of curtains or blinds due to infection control and maintenance issues. Electrochromic glass is a dark sky-friendly lighting technology controlled via electrical power. The coating within an electrochromic glass unit changes the appearance and performance of the glass when power is applied. The resulting tinted glass creates a solution for solar shading in highly glazed spaces. As the colour of the glass units slowly change from transparent to dark blue, the light transmission and G factor (a measure of solar shading) change to provide a full light and solar shading solution from within the glass unit itself, negating the need for additional shading solutions like curtains and blinds (IQ Projects 2023). Although light can be controlled, views from within the Hospital to the surrounding landscape will be preserved and enjoyed by those inside the Hospital.

### 4.2.8 Commemoration Strategy

The following commemorative strategies are recommended and incorporated in the latest design of the Hospital:

- 1. Commemorative Courtyard / Sculpture Garden & Healing Garden** presents an opportunity to reflect the CEF NHSC's agrarian heritage and create a contemplative space for patients and visitors while reinforcing the site's identity and incorporate native plantings, interpretive panels in collaboration with AAFC of the Friends of the Farm. The center landscape is an open lawn space, flanked by two stately groves of evergreen trees that are pruned high to allow filtered views through the trunks. A rich, layered understory grows in height towards the emergency entrance and exit ramps, softening and screening their length. In the distance, the hospital entrance is clearly defined by a line of columnar deciduous trees and flagpoles, working in concert with the architectural façade and signage to encourage instinctive wayfinding. To the west flank of the approach garden, the Indigenous Healing Garden is an important node of the overall campus landscape. Not only is it carefully designed to capture key Indigenous principles, but this crafted, natural, tactile garden is an idyllic moment of reflection, recovery and repose in the campus.
- 2. The Lightwell:** The lightwell will be a dedicated space to acknowledge Algonquin peoples and Algonquin land as well Indigenous peoples living in Ottawa and region and the many Treaty and non-Treaty lands in the TOH service region, which includes Mohawks of Akwesasne and the Baffin region of Nunavut. The space will include an art installation representing the three recognized Indigenous groups (First Nations, Inuit and Métis) as well as living plants, rock, and (rain) water.

#### Light Well as location of Land Acknowledgment:

- Is at the heart of the site
- Highly visible from Main Entrance and adjacent corridors on multiple levels
- Opportunity for Land Acknowledgment to be spatial and exposed to the elements: land, sky, sun, shadow, rain and snow.



Figure 5: Proposed Landscape Site Plan illustrating the proposed locations for the Healing Garden and the Light Well



Plate 13: View of the proposed Healing Garden on the west side of the main entrance, south of Tower A.

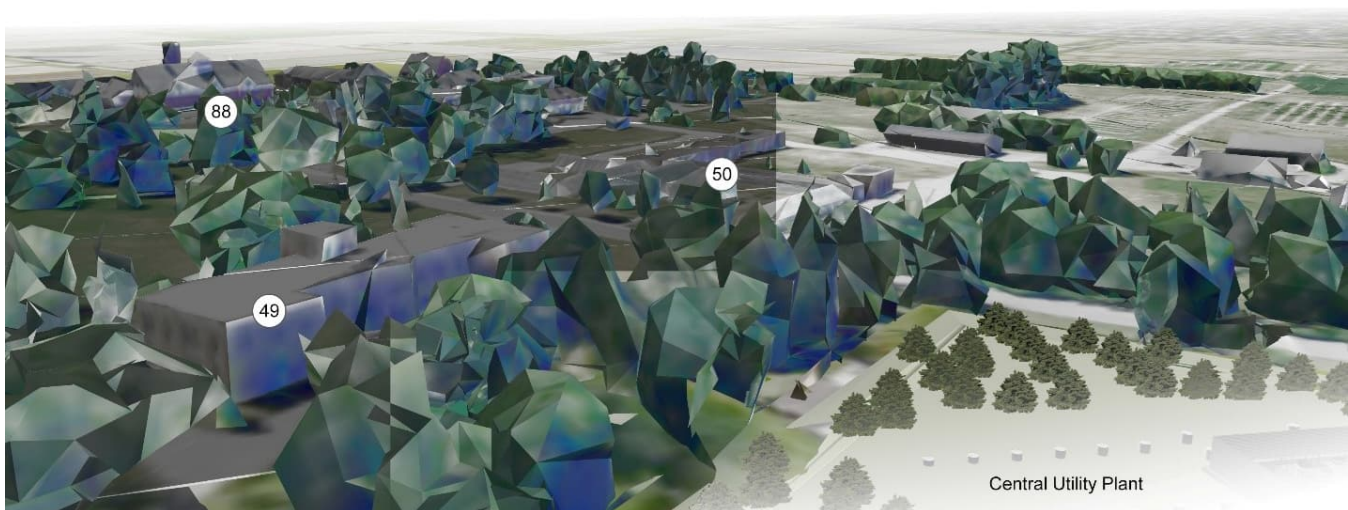
### 4.3 Views of CEF NHSC from Patient Rooms

As part of the design development process, view analyses were completed from representative patient rooms in Towers A and B. These views include outward sightlines to the CEF NHSC as well as toward the newly proposed main entrance courtyard. The simulations demonstrate that the existing landscape character of the CEF remains visible from upper-level patient rooms, with no significant obstructions or alterations to significant views.

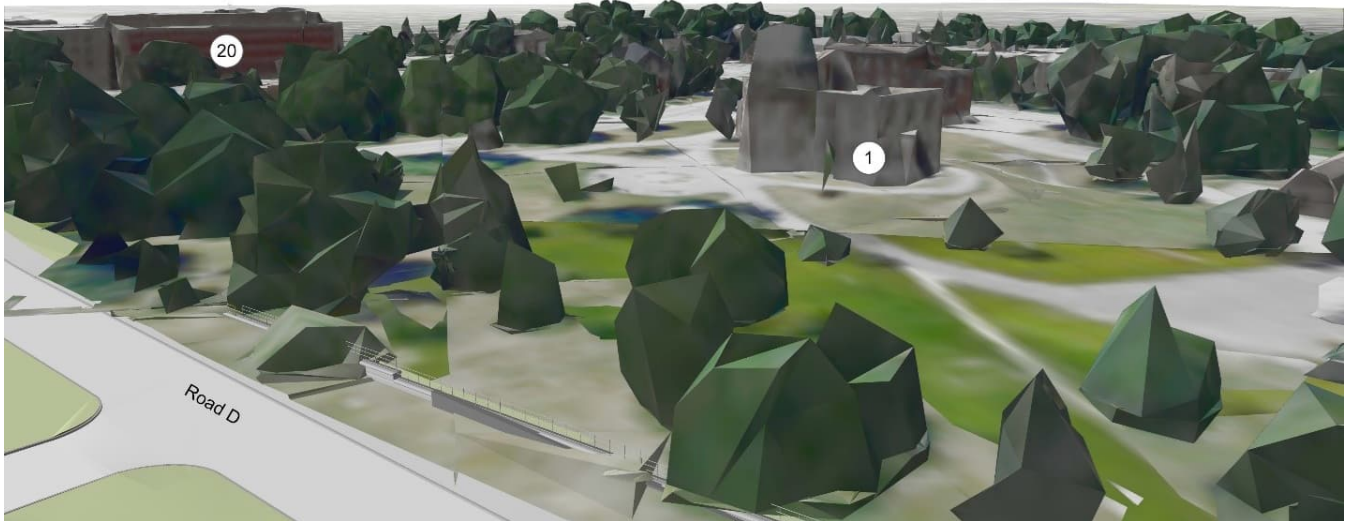
From a plan perspective - the context plan on A0-150 (Attachment 1) shows the relationship of the towers and the adjacent CEF NHSC buildings.



**Plate 14: View from patient room in Tower B on Level 12 looking south-east, CEF NHSC Horticultural Building (#74) and Friends of the Farm (#72) identified.**



**Plate 15: View from patient room in Tower B on Level 12 looking south-west, CEF NHSC William Saunders Building (#49), Main Greenhouse Building (#50) and Canada Agriculture and Food Museum (#88) identified.**



**Plate 16: View from patient room in Tower A on Level 6 looking west, CEF Dominion Observatory Building (#1) and K.W. Neatby Building – Eastern Cereal and Oilseed Research Centre (#20) identified.**

#### **4.4 Analysis of Design Evolution**

The design evolved through targeted area adjustments to meet Ministry of Health program requirements and incorporate feedback received from the City and NCC. These refinements included:

- Shifting the west tower 8 m east to reduce building area and making minor modifications to tower lengths.
- The Main Entrance approach roadway was redesigned to eliminate the protruding Emergency Garage structure that previously obstructed sightlines.
- The Emergency Garage was reduced in size and fully recessed below the landscape, taking advantage of the gentle northward slope to restore clear views to the entrance.
- Pavilion geometry was streamlined to improve visibility and intuitive wayfinding, opening views from the entrance toward the parking garage. This redesign also created space for a new landscape amenity: a north-facing dining terrace accessed from the cafeteria by public stairs and elevators.
- Extensive revisions to the South Façade have taken place since 35DD, as illustrated further in the meeting from May 8, 2025. The massing of the south elevation was reviewed in the City and NCC meetings on June 25, 2024 and December 5, 2024 with discussions on options and limitations. The south façade has complex functional requirements for emergency, staff and police access as well as programmatic requirements for exit stairs, MDRD elevators, Ambulance Garage and a mechanical floor, which need to be maintained. Options to increase the mass were reviewed; however, there are no functions that benefit from being placed south of the corridors so the added area would add cost without programmatic benefit. For further details please refer to the 2026 March 12 NCD Phase 4 – Urban Design Review Panel Report by bbb architects.
- Revisions to the south façade included lowering roof elements at exit stairs to remain subordinate to the podium parapet and expanding building area at the southeast to accommodate internal mechanical shaft additions, eliminating the need for external duct shafts.
- The selection of materials that reference the granite cladding, copper fascia, warm light-grey concrete, and a warm grey stone base draws direct inspiration from the former West Annex west of the Sir John

Carling Building. This palette is complementary to the CEF NHSC buildings, supporting visual continuity across the broader campus context. Additional materials introduced in service and staff-only areas are carefully controlled; the precast masonry base at the loading dock features beige tones and textures recalling the historic West Annex stone base, while the south façade adopts a quieter, more minimal expression to balance its complex functional massing. Here, restrained metal panels emphasize the horizontal emergency and surgical corridors, with warm copper-coloured accents applied at key pedestrian-level touchpoints such as the south staff entrance and Ambulance Garage vestibule.

These changes maintained the fundamental podium-and-tower massing while reducing overall building area and increasing soft landscaping and outdoor amenity space. Design refinements were reviewed with the NCC and City of Ottawa on June 25, 2024, and December 5, 2024, followed by presentations to Urban Design Review Panel (UDRP) on March 7, 2025, and Advisory Committee on Planning, Design and Realty (ACPDR) on March 20, 2025.

**Consolidated feedback was subsequently addressed in a joint meeting with NCC and City staff on May 8, 2025 and incorporated into the 65% Design Development submission, which formed the basis for NCC Board approval on September 23, 2025.**

The Site Plan Control Resubmission (Dated 12 January 2026) (Attachment 1) further advances the design, including detailed elevations, façade materials, exterior signage and lighting, and proposed views of the Hospital (Attachment 1).

## 5.0 Impact of Proposed Hospital and Central Utility Plant

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the City of Ottawa's *A guide to preparing cultural heritage impact statements* and the HIA ToR advises the following "adverse impacts" be considered:

- **Demolition** of any, or part of any, heritage attributes or features<sup>2</sup>
- **Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building<sup>3</sup>
- **Shadows** created that obscure heritage attributes or change the viability of the associated cultural heritage landscape<sup>4</sup>
- **Isolation** of a heritage resource from its surrounding environment, context or a significant relationship<sup>5</sup>
- **Obstruction** of significant identified views or vistas within, from heritage conservation districts
- **Obstruction** of significant identified views or vistas within, from individual cultural heritage resources<sup>6</sup>

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<sup>2</sup> This is referred to as "destruction" in the MCM *Heritage Resources in the Land Use Planning Process* and used as an example of a *direct* impact in the MCM *Info Bulletin 3*.

<sup>3</sup> The example in the MCM *Heritage Resources in the Land Use Planning Process* does not include the work "building" and is a *direct* impact in the MCM *Info Bulletin 3*.

<sup>4</sup> In the MCM *Heritage Resources in the Land Use Planning Process* the shadow impact references altering "the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden". It is an *indirect* impact in the MCM *Info Bulletin 3*.

<sup>5</sup> In the MCM *Heritage Resources in the Land Use Planning Process* this refers to isolation of a heritage attribute and is an *indirect* impact in the MCM *Info Bulletin 3*.

<sup>6</sup> In the MCM *Heritage Resources in the Land Use Planning Process* the impact example for "obstruction" is combined to "Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. It is an example of a *direct* and *indirect* impact in

- **A change in land use** where the change affects the property's cultural heritage value<sup>7</sup>
- **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource<sup>8</sup>

Other potential impacts may also be considered such as encroachment or construction vibration. Historic structures, particularly those built of masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery, subsidence from utility line failures, or excessive dust.

Although the City's *A guide to preparing cultural heritage impact statements* and Ministry of Citizenship and Multiculturalism's (MCM; formerly Ministry of Heritage, Tourism, Culture and Sport) *Heritage Resources in the Land Use Planning Process* identify types of impact, they do not advise on how to describe their nature or extent. For this the MCM *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- **Magnitude** - amount of physical alteration or destruction that can be expected.
- **Severity** - the irreversibility or reversibility of an impact.
- **Duration** - the length of time an adverse impact persists.
- **Frequency** - the number of times an impact can be expected.
- **Range** - the spatial distribution, widespread or site specific, of an adverse impact.
- **Diversity** - the number of different kinds of activities to affect a heritage resource.

Since neither the MCM *Guideline* nor any other Canadian source of guidance include advice to describe magnitude, the ranking provided in the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011) is adapted here. Though developed specifically for World Heritage Sites, it is based on a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts developed for the UK Highways Agency *Design Manual for Roads and Bridges [DMRB]: Volume 11*, HA 208/07 (2007: A6/11) (Bond & Worthing 2016:166-167) and aligns with approaches developed by other national agencies such as the Irish Environmental Protection Agency (reproduced in Kalman & Létourneau 2020:390) and New Zealand Transport Agency (2015).

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the MCM *Info Bulletin 3*. It is a direct impact when significant views or vistas within, from or of built and natural features are obstructed, and an indirect impact when "a significant view of or from the property from a key vantage point is obstructed".

<sup>7</sup> A change in land use in the MCM *Heritage Resources in the Land Use Planning Process* uses the examples of "such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces". A *direct* impact in the MCM *Info Bulletin 3*.

<sup>8</sup> No change from the MCM *Heritage Resources in the Land Use Planning Process*, although in the latter this refers only to archaeological resources. In the MCM *Info Bulletin 3* this is an example of a *direct* impact to "provincial heritage property, including archaeological resources".

The ICOMOS impact assessment ranking is:

- **Major**
  - Change to key historic building elements, such that the resource is totally altered.
  - Comprehensive changes to the setting.
- **Moderate**
  - Changes to many key historic building elements, such that the resource is significantly modified.
  - Changes to the setting of an historic building, such that it is significantly modified.
- **Minor**
  - Change to key historic building elements, such that the asset is slightly different.
  - Change to the setting of an historic building, such that it is noticeably changed.
- **Negligible**
  - Slight changes to historic building elements or setting that hardly affect it.
- **No impact**
  - No change to fabric or setting.

Unlike the MCM's guidance, the City of Ottawa's *A guide to preparing cultural heritage impact statements* also provides the examples of "positive impacts" but these appear to be limited to assessments for "cultural heritage resources districts".

**Table 1** addresses impacts of the refined design for the Hospital and must be read in conjunction with the CHIS to understand the full extent of impacts the Hospital will have on identified cultural heritage resources. Detailed explanation of each recommended conservation or mitigation measure is provided in Section 6.0.

**Table 1: Impact Assessment and Recommended Conservation / Mitigation Measures for the Hospital Design Concept, January 2026**

|   |  |   |  |
|---|--|---|--|
| <p><b>Demolition of any, or part of any, heritage attributes or feature</b></p>   | <p>As outlined in the CHIS and this HIA Addendum#5, the construction of the Hospital will involve demolition of the courts and clubhouse of the DARA Tennis Club, but these are not considered to be heritage attributes of the CEF NHSC.</p> <p>As such, the project will not involve demolition of any, or part of any, significant heritage attributes of the property including the William Saunders Building, structures within the Dominion Observatory Campus or features associated with the CEF NHSC. Neither will it demolish any part of the Rideau Canal NHSC/WHS as the Site is outside the 30-m buffer zone.</p>   | <p>No impact</p>  | <p>No mitigation recommended.</p>  |
| <p><b>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building</b></p> | <p>As outlined in the CHIS and this HIA Addendum#5, the construction of the Hospital will not result in the alteration of the adjacent built heritage resources including the Federal Buildings in the CEF NHSC (See Site Context Plan Drawing A0-150 - Attachment 1).</p> <p>While not an alteration to a building, the construction of the Hospital will alter the appearance of the cultural landscape of the CEF NHSC. Construction of the Hospital with its towers will change the currently open and treed area of the informal park at the northeast portion of the CEF NHSC; however, the original landscape character in this area was altered by construction of the 11-storey Sir John Carling Building and associated annexes in 1967 (demolished in 2014) and parking areas.</p> <p>The design refinements developed to meet Ministry of Health program requirements focus on improving functionality, visibility, and site legibility without altering the established podium-and-tower massing or introducing impacts to the CEF NHSC character or adjacent heritage buildings. Adjustments such as shifting the west tower, recessing and reducing the Emergency Garage, refining pavilion geometry, and simplifying roof and façade elements collectively reduce visual bulk, restore clear sightlines, and increase landscaped open space, thereby reinforcing compatibility with the surrounding cultural landscape.</p> <p>Material and colour palette refinements further support this compatibility. The selection of materials inspired by granite cladding, copper fascia, warm light-grey concrete, and a warm grey stone base draws direct inspiration from the former West Annex west of the Sir John Carling Building. This palette is complementary to the CEF NHSC buildings, supporting visual continuity across the broader campus context. Additional materials introduced in service and staff-only areas are carefully controlled; the precast masonry base at the loading dock features beige tones and textures recalling the historic West Annex stone base, while the south façade adopts a quieter, more minimal expression to balance its complex functional massing. Here, restrained metal panels emphasize the horizontal emergency and surgical corridors, with warm copper-coloured accents applied at key pedestrian-level touchpoints such as the south staff entrance and Ambulance Garage vestibule. Together, these architectural and material refinements strengthen visual cohesion, moderate massing effects, and maintain a sensitive interface with the CEF NHSC landscape. They do not introduce any direct adverse impacts to the character, setting, or heritage attributes of the CEF NHSC or to the surrounding buildings. The design evolution was reviewed extensively with the NCC, City of Ottawa, UDRP, and ACPDR through multiple sessions and feedback was incorporated in the latest Design Submission (See Elevation Drawings A5-010, 011, 012 - Attachment 1). These design considerations will help ensure the Hospital design is more compatible and subordinate to the character of the CEF NHSC and adjacent built heritage resources, such as the Dominion Observatory Complex and other Federal Heritage Buildings.</p> <p>Maintenance of the CEF NHSC’s rural picturesque character and value as a “farm within the city” was identified as a recommendation in the CHIS. The landscape plan (See Overall Landscape Plan Drawing L00-011) includes large planting areas with native wood plain species in combination with lawn, plaza and paths to maintain the rural picturesque character of the area. TOH is committed to achieving a 40% tree canopy over 40 years and will work with surrounding landowners if a 40% tree canopy cover is not possible on the Hospital site. Efforts will also be made to save as many of the existing trees as possible through surveys and inventories, especially trees between the Hospital and surrounding streets, such as Birch and Maple Drives.</p> | <p>Moderate, irreversible and direct impact that is site-specific and permanent, and will occur continually over a long period of time.</p> | <p>During the Developed Design phase, further refinements to the Hospital tower massing, materiality and colour palette were explored and incorporated to ensure the Hospital design is more compatible and subordinate to the character of the CEF and adjacent built heritage resources.</p> <p>The proposed landscape treatment has taken cues from the existing vegetation within the CEF NHSC and Arboretum and reflects and protects the CEF NHSC’s rural picturesque character to enhance the “farm in the city”.</p> <p>No additional mitigation measures are recommended.</p> |

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|  | <p>As part of the Hospital development, there will be two new intersections along Prince of Wales Drive to connect Road B and Road E. Prince of Wales Drive is included in the Queen Elizabeth Driveway Cultural Landscape and its two primary values are its capital place-making and urban beautification. Road B replaces a road that historically connected to the John Carling Building. It will move the intersection slightly south, but the overall impact of the shifted intersection on the Queen Elizabeth Driveway Cultural Landscape is considered negligible. The overall spatial structure of Prince of Wales Drive, including the park-like spaces on either side of the road is included as a heritage attribute. Road E will require creating a curb cut along Prince of Wales Drive and removing some of the park-like vegetation to accommodate the new road. The overall magnitude of the impact is considered to be minor as it will only impact a small part of the drive, and the park-like setting will be maintained by the retention and enhancement of vegetation along Prince of Wales Drive. The proposed planting along the southwest borders of the Hospital near Maple Drive/CUP and parking area include retention of selective existing trees, street trees species, parking lot trees (representative columnar species and broad species), woodland deciduous trees. This will provide additional screening given its proximity to the core of the farm (View 10).</p> <p>The Hospital site lighting has been consciously designed to limit light pollution in keeping with dark sky and bird friendly practices. Where possible, exterior lights will be dimmed between midnight and 5 am to as much as 50%. In addition, electrochromic lighting is proposed for use in the inpatient towers of the Hospital to further mitigate light spillage while maintaining views from inside the Hospital to the surrounding landscape. The lighting plan will not impact any heritage attributes of the CEF NHSC, Rideau Canal NHSC/WHS, Prince of Wales Cultural Landscape or surrounding Federal Heritage Buildings; however, consideration of the lighting plan on the Dominion Observatory Dome views is discussed under 'Obstruction' below. For further details, please refer to Electrical Site Plan that shows the locations and proposed light fixtures on the Hospital site.</p> |  |   |
| <p><b>Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape</b></p>   | <p>The Sun and Shadow Study for the Hospital Building illustrate the expected shadows on March 1, June 1, September 1 and December 1 during morning, noon and evening (Attachment 3).</p> <p>Shadows are minimal in June and September, but they do extend to cover an east portion of the Dominion Observatory Complex on March 1 at 9 am, and December 1 at 9 am. Nevertheless, the west portion of the Dominion Observatory including the sundial designed by astronomer and Dominion Surveyor Otto Klotz will not be impacted by shadows from the Hospital building and the shadow will not impact use of the building nor obscure its heritage attributes.</p> <p>Shadows will be cast on Prince of Wales Drive between 3 pm and beyond 6 pm on December 1 and around 6 pm on March 1 by Tower B and the plantings along Prince of Wales Drive. Shadows noted for the Winter (December 1) are considered negligible given the sun typically sets by 4:30 pm at this time of year. Shadows noted for the Spring (March 1) around 6 pm are similarly considered negligible as the sun typically sets shortly after 6 pm at this time of year. Furthermore, the shadows will not obscure the heritage attributes along Prince of Wales Drive that consist of park-like spaces on either side of the road.</p> <p>Shadows will not extend to the Rideau Canal NHSC/WHS.</p>   | <p>No impact.</p>  | <p>No mitigation recommended</p>  |
| <p><b>Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship</b></p> | <p>The proposed development will result in partial isolation of the Dominion Observatory Complex from the CEF NHSC due to the presence of the Hospital building towers, as well as the use of Maple Drive for emergency vehicles. Section 4.1 of the CEF NHSC CIS identifies the significance of Federal Heritage Buildings within the CEF NHSC, noting "the Observatory Complex at the north end of the property...reflects the historic character of its surroundings as a 'scientific campus' and contributes to the character of the Central Experimental Farm." Additionally, in the "Reasons for Designation" in its Heritage Character Statement, the Dominion Observatory Complex (Dominion Observatory, South Azimuth Building and Photo Equatorial Building) is noted to have intrinsic value enhanced by the integrity of the campus-like setting and harmonious relationship with the surrounding CEF NHSC. Although the Dominion Observatory Complex is not proposed to be directly impacted by the development, its connection to the CEF will be impacted moderately. The impact is considered reversible because there is no direct impact through destruction or alteration to the Observatory, and like the Sir John Carling Building the Hospital could be demolished in the future with no physical or material change to the Observatory. TOH has been working with AAFC on mitigation measures related to the use of Maple Drive for emergency vehicles to ensure protection of heritage buildings including a De-icing Strategy, use of non-visually intrusive bollards, the requirement for emergency vehicles to cease use of sirens when they reach the Hospital lease boundary,</p>   | <p>Moderate and indirect impact that is site-specific and permanent, and will occur continually over a long period of time</p> | <p>TOH is working with AAFC on mitigation measures related to the use of Maple Drive for emergency vehicles to ensure the protection of heritage buildings:</p> <ul style="list-style-type: none"> <li>- Emergency vehicles must cease use of sirens when reaching the hospital lease boundary to reduce noise disruption within the heritage landscape.</li> <li>- Non-emergency trips must use Prince of Wales Drive (Road E) instead of Maple Drive to limit traffic intrusion into the historic circulation network.</li> </ul> |

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|   | <p>and an operational requirement for all non-emergency trips to/from the Hospital to use Prince of Wales Drive (Road E) access.</p> <p>The Hospital will not result in the isolation of any other heritage resource or part thereof from its surrounding environment, context or a significant relationship. As noted in the CHIS, while the Hospital is located between the Dominion Observatory Complex and the Rideau Canal NHSC/WHS, there is no historical evidence to suggest that these two places share a significant physical, visual or contextual relationship. Although the dome of the Dominion Observatory can be seen today from several vantage points on the east side of Dow's Lake, and from Commissioners Park and Prince of Wales Drive, there is no reference to the significance of these views in the Dominion Observatory Heritage Character Statement, which refers only to its environmental value as "visually prominent by virtue of its distinctive design, massing, materials and location" and "its visual prominence owing to its distinctive design, massing, materials and location." There is also no reference to the significance of distant views of the dome in the Heritage Character Statement for the Dominion Observatory Complex, the CEF NHSC Management Plan and CIS, the Rideau Canal Landscape Strategy, nor the Queen Elizabeth Driveway Statement of Significance (SOS).</p> <p>The Project will be located between the rear elevation of the William Saunders Building from the Dominion Observatory Campus, but here too there is no evidence in the heritage character statements of the William Saunders Building, Dominion Observatory, and Dominion Observatory Complex, as well as the CEF NHSC Management Plan and CIS, to suggest the buildings in these two locations share a significant relationship, nor that developing the area between them represents isolation of either building or the Campus from its surrounding environment or context.</p>   |   | <ul style="list-style-type: none"> <li>- Non-visually intrusive bollards installed along Maple Drive to manage emergency access while minimizing contemporary visual intrusion.</li> <li>- Salt Management Plan be developed specifically to prevent salt-related deterioration of heritage building materials adjacent to Maple Drive.</li> </ul> <p>No additional mitigation measures are recommended.</p>  |
| <p><b>Obstruction of significant identified views or vistas within, from heritage conservation districts and individual cultural heritage resources</b></p>   | <p>See below for discussion on the obstruction of identified views and vistas.</p>   | <p>N/A</p>  | <p>N/A</p>  |
| <ul style="list-style-type: none"> <li>- Views of the Dominion Observatory Dome as a landmark and View of the night sky from the Dominion Observatory Dome (<b>View 4</b> and <b>View 8</b>)</li> </ul> | <p>Views looking towards the Dominion Observatory Dome from the north and west will be unobscured by the Hospital, however views looking towards the Dominion Observatory from Carling Avenue will include the Hospital in the background. However, there is no evidence in the heritage character statements of the William Saunders Building, Dominion Observatory, and Dominion Observatory Complex, as well as the CEF NHSC Management Plan and CIS, to suggest the buildings in these two locations share a significant relationship, nor that developing the area between them represents isolation of either building or the Campus from its surrounding environment or context. Three-dimensional modelling and view analysis suggests impacts to views from the Dominion Observatory dome to the sky (should a telescope be reinstalled at some point in the future) will be irreversible and permanent once Tower A of the Hospital Building is realized, not just to views but also some effects from light spillover. Light spillover or pollution can diminish the number of stars and astrological features visible. Light pollution is mainly caused by lighting systems that are misdirected, excessive, inefficient or unnecessary, by light sources that are partly directed towards the sky or when downward directed light is reflected upward. The lighting plan for the Hospital complex has been designed to reduce light spill over as much as possible. It is also worth noting that development of residential towers on the north side of Carling Avenue will also have an impact on the night sky, but an understanding of this impact is outside of the scope of this CHIS addendum. As such, the overall magnitude of the Hospital's impact on the night sky is considered minor, indirect and site-specific since the dome will retain a considerable range of view of the night sky toward the south. Alternatives to further avoid or reduce this minor impact have not been considered since a project to reinstall a telescope has not been initiated and any negative effects to its views would be outweighed by the social benefits associated with establishing a new hospital.</p> <p>While views from the Rideau Canal NHSC/WHS from the east will be blocked by the Hospital, there is no historical evidence to suggest these two places share a significant physical, visual or contextual relationship. Although the dome of the Dominion Observatory can be seen today from several vantage points on the east side of Dow's Lake and from Commissioners Park and Prince of Wales Drive, there is no reference to the significance of these views in the Dominion Observatory Heritage Character Statement, which refers only to its environmental value as "visually prominent by virtue of its distinctive design, massing, materials and location" and "its visual prominence owing to its distinctive design, massing, materials and location." There is also no reference to the significance of distant views of the dome in the Heritage Character Statement for the Dominion Observatory Complex, CEF NHSC Management Plan and CIS, Rideau Canal Landscape Strategy, nor the Queen Elizabeth Driveway SOS.</p> | <p>Minor, reversible and indirect impact that is site-specific and will occur continually over a longer period of time.</p> | <p>Impacts to the night sky will be mitigated to some extent by the current plan to dim lights where possible over nighttime hours, use of electrochromic glass on the inpatient Hospital towers, and downward directed landscape lighting. Due to the function of the site as a Hospital which requires lighting 24/7, light impacts cannot be fully mitigated.</p> <p>The proposed lighting strategy includes full cut-off, downward-directed fixtures and controlled illumination levels to reduce light spill, glare, and sky glow. Lighting is designed to be consistent with dark-sky principles and to avoid direct illumination of the Dominion Observatory building and associated setting. As a result, no adverse impact to the heritage attributes of the Dominion Observatory is anticipated. No additional mitigation measures are recommended.</p> |

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|---|---|--|--|
| <p>- Views from Prince of Wales Scenic Entry (<b>View 1</b> and <b>View 2</b>)</p>  | <p>The Queen Elizabeth Cultural Landscape's SOS identifies the view facing east and then south when traveling east and southbound from Commissioners Park as significant. Views from the intersection of Prince of Wales Drive and Road B illustrate Tower B is visible, but that the parking and loading area is fully obscured by the existing and proposed plantings along Prince of Wales Drive. The Hospital will have an impact on the park-like space on the west side of Prince of Wales Drive. Impacts will be mitigated to the extent possible by maintaining existing mature trees and planting additional trees.</p>  | <p>Minor, reversible and indirect impact that is site-specific and permanent, and will occur continually over a longer period of time.</p> | <p>The current proposal to maintain existing trees and supplement with new trees where required, will help to maintain the park-like setting but will not completely mitigate the impact. No additional mitigation measures are recommended.</p> |
| <p>- Views from entrance to Queen Elizabeth Drive/Dows Lake (at Preston / Prince of Wales) (<b>View 3</b>)</p>  | <p>The Queen Elizabeth Cultural Landscape's SOS identifies the view facing east and then south when traveling east and southbound from Commissioners Park as significant. From the intersection of Prince of Wales Drive and Preston Street looking south, the upper stories of Tower B are visible and the lower levels are obscured by the existing and proposed plantings along Prince of Wales Drive. The proposed hospital will have an impact on the park-like space on the west side of Prince of Wales Drive. Impacts will be mitigated to the extent possible by maintaining existing mature trees and planting additional trees.</p>  | <p>Minor, reversible and indirect impact that is site-specific and permanent, and will occur continually over a longer period of time.</p> | <p>The current proposal to maintain existing trees, and supplement with new trees where required, will help maintain the park-like setting but will not completely mitigate the impact. No additional mitigation measures are recommended.</p>   |
| <p>- Views from Dows Lake to main hospital building (<b>View 6</b> and <b>View 7</b>)</p>   | <p>The CEF NHSC SOS identifies views towards the CEF from Dow's Lake as significant. The modeled views identify that Tower B, 13-storeys in height, will be visible above the tree canopy and above HMCS Carleton buildings. These longer views to the Hospital site from Dow's Lake are framed by an urban canopy of foreground trees and new mixed-use, high-density towers characteristic of the growth and densification of the Preston-Carling District. These new towers are significantly taller than the proposed Hospital. As such, the visual impact of the views toward this area from Dow's Lake are considered negligible.</p>   | <p>Negligible.</p>   | <p>No mitigation recommended.</p>  |
| <p>- Views from Carling Avenue both east and west of the main hospital building (<b>View 4</b> and <b>View 5</b>)</p>   | <p>The view from Carling Avenue west of the Hospital from the intersection of Maple Drive illustrates Tower A in the background of the Dominion Observatory complex. The view from Carling Avenue east of the Hospital depicts the Hospital's primary public entrance, flanked by the two towers and shows the landscape screening along Carling Avenue.</p> <p>Neither of these views are identified in the HCS for the Dominion Observatory Complex nor the CEF NHSC Management Plan and CIS; as such, no heritage attributes are impacted.</p>   | <p>No impact.</p>  | <p>No mitigation recommended.</p>  |
| <p>- Views identified in Commemorative Integrity Statement for Central Experimental Farm</p>  | <p>In summary, there will be minor impacts to the views of the William Saunders Building looking north from the front lawn.</p> <p>See<br/>Table 2 for full analysis.</p>   | <p>See<br/>Table 2 for full analysis.</p>  | <p>See<br/>Table 2 for full analysis.</p>  |
| <p>- Views from adjacent CEF heritage buildings (e.g., Dominion Observatory Complex, Saunders Building, along Commissioners Drive / and or Maple Drive) (<b>View 8</b> and <b>View 9</b>)</p> | <p>The view from the Dominion Observatory Complex toward the Hospital depict views of Tower A, the bottom portion of which is obscured by the existing and enhanced vegetation in the foreground.</p> <p>The view from the Saunders Building toward the Hospital illustrates views to the Hospital are largely obscured by existing vegetation, but views of Tower B extend beyond the tree canopy.</p> <p>Views from Maple Drive show the length of Tower A, the bottom of which is obscured by existing and proposed plantings.</p> <p>None of these views are identified as significant in the HCS for the Dominion Observatory Complex, the CEF NHSC Management Plan and CIS; as such, no heritage attributes will be impacted.</p> | <p>No impact.</p>  | <p>No mitigation recommended.</p>  |
| <p>- Views identified in NCC Visual Assessment Views Analysis (2009 and 2013)</p>   | <p>After consultation with the NCC, it was determined that views identified in the NCC visual assessment views analysis were already addressed by the identified views, with the exception of a view along the NCC Scenic Driveway west of Maple Drive. Upon further consideration, views toward the Hospital from this location along the NCC Scenic Driveway would be obscured by the buildings along the north side of the NCC Scenic Driveway and thus is not identified as a significant view in the CEF NHSC Management Plan and CIS.</p>   | <p>No impact.</p>  | <p>No mitigation recommended.</p>  |
| <p>- Views from/along the Rideau Canal including from Commissioner's Park, Hartwells Lockstation (<b>View 12</b>) and Colonel By Drive</p>  | <p>Views along the Rideau Canal from Commissioner's Park will be directed south to Dow's Lake, and as such will not be impacted by the proposed Hospital.</p> <p>Views from Hartwells Lockstation along the Rideau Canal NHSC/WHs will not include views of the Hospital in the west and distant periphery and thus will not be impacted by the proposed Hospital.</p>  | <p>Negligible.</p>   | <p>No mitigation recommended.</p>  |

|   |   |  |   |
|---|---|--|---|
| <p>(View 13) (that were assessed for the Campus Master Plan and parking garage applications)</p>  | <p>Views from Colonel By Drive along the Rideau Canal NHSC/WHS include the Hospital towers in the distant background. These longer views to the Hospital site are framed by an urban canopy of foreground trees and new mixed-use, high-density towers characteristic of the growth and densification of the Preston-Carling District. These new towers are significantly taller than the proposed Hospital. As such, the visual impact of the views toward this area from Colonel By Drive along the Rideau Canal are considered negligible.</p>   |  |   |
| <p><b>A change in land use where the change affects the property's cultural heritage value</b></p>  | <p>The Hospital will result in a change in land use on the Site by filling the greenfield and parkland areas surrounding the Annex and now-demolished Sir John Carling Building with new structures, parking areas, and infrastructure. Nevertheless, the use will remain institutional and overall the magnitude of impact is considered minor as the northeast portion of the CEF NHSC was historically peripheral to the operations of the CEF until it was selected as a "headquarters zone" for the Sir John Carling Building in 1967.</p> <p>A change in land use will also occur where the Hospital and CUP encroaches the open ground north of the William Saunders Building and the recreational grounds used by the DARA Tennis Club. However, this change will not affect the heritage values of the CEF NHSC, which are linked to the operation of the CEF and AAFC.</p> <p>While use of Maple Drive as a primary emergency vehicle route is not a change in land use, it is a change in functional use. Maple Drive is the primary access to the Dominion Observatory Campus and the proposed emergency vehicle route will travel directly past the South Azimuth Building, which is within 2 m of the curb. Upon entry to the Site, emergency vehicle drivers will be instructed to cease the use of sirens and slow down. While the speed limit along Maple Drive is 30 km/h, the short distance from the road, as well as the gradual curve in the road, puts the South Azimuth Building at risk of emergency vehicles losing control in wet or icy conditions. The effect of traffic vibrations on a building can be exacerbated when vehicles contact irregularities on the road surface (e.g., potholes, cracks, and uneven manhole covers). Notwithstanding this, vibrations are mainly caused by heavy vehicles such as buses and trucks. While emergency vehicles are heavier than the average passenger vehicle, the Project Development Team's engineers have indicated the vehicles will not cause vibration impacts. The weight of the emergency vehicles and the expected number of trips a day along Maple Drive (up to 75 trips) will not require any special pavement treatments as may be required for heavier vehicles, such as fire trucks. Notwithstanding that the new use of Maple Drive for an emergency vehicle route will not require more frequent repair than typical planned maintenance to the road and the existing use of de-icing salt on the road, the South Azimuth Building may be impacted by the use of more frequent de-icing salt as it may cause additional impact on its masonry construction. Without mitigation, the risk of emergency vehicles losing control and colliding with the buildings as well as the increased use of de-icing salt represents a risk of major impact.</p> | <p>Major, irreversible, direct and indirect impacts that are site-specific and permanent and will occur once and continually over a longer period of time.</p> | <ul style="list-style-type: none"> <li>- Prebuilding condition assessment for the South Azimuth Building's masonry.</li> <li>- Installation of bollards around the South Azimuth Building.</li> <li>- Develop a de-icing strategy for Maple Drive. Create a plan for future road repair and maintenance that protects the adjacent built heritage resources.</li> </ul> |
| <p><b>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource</b></p> | <p>As noted in the CHIS, the adjacent Federal Heritage Buildings within 60 m of the west and south boundaries of the site may be subject to major adverse impacts as a result of construction from fugitive dust or construction vibration. As noted above, there are no vehicle-induced vibration impacts anticipated from the use of Maple Drive as an emergency vehicle route.</p> <p>There will be limited risk of impact from construction vibration or fugitive dust emissions to the other features of the CEF NHSC outside the 60 m zone or adjacent areas of the Rideau Canal NHSC/WHS and the Prince of Wales Drive section of the Queen Elizabeth Cultural Landscape.</p>  | <p>Risk of major, irreversible and direct impact that is site-specific and permanent, and will occur once over a short period of time.</p>                     | <p>Complete a Heritage Protection Plan (see Section 6.2 Proposed Mitigation Measures for further details).</p>  |

**Table 2: Analysis of Impact on Views identified in the Commemorative Integrity Statement for the Central Experimental Farm**

| Views identified in the CIS for the CEF     |  | Analysis of Impact   | Summary of impact <i>without</i> mitigation | Mitigation Recommendation  |
|---|--|--|---|----------------------------|
| <b>The Arboretum and Ornamental Gardens</b> | The scenic outlooks from the Arboretum ring road to Dow's Lake, the Rideau Canal, Carleton University and towards downtown Ottawa  | Views from the Arboretum ring road to Dow's Lake, the Rideau Canal, Carleton University and downtown Ottawa will not be impacted by the Hospital.  | No impact                                   | No mitigation recommended. |
|   | The view from Prince of Wales Drive into the Arboretum and ornamental gardens  | The view from Prince of Wales Drive into the Arboretum will not be impacted by the Hospital. The view from Prince of Wales Drive looking north into the ornamental gardens will include the Hospital towers in the periphery. Notwithstanding that the Hospital towers will be visible in the background of the views to the ornamental gardens, they will not detract from the views of the ornamental gardens. | Negligible.                                 | No mitigation recommended. |
|   | The view south, sloping gradually downhill, within the ornamental gardens  | The view south looking downhill within the ornamental gardens will not be impacted by the proposed Hospital.   | No impact.                                  | No mitigation recommended. |
|   | Views west towards the CEF from the other side of the Rideau Canal, Colonel By Drive and Dow's Lake, as well as the views from below the arboretum terraces up the slope | See discussion above in Table 1 under "Obstruction of significant identified views or vistas within, from heritage conservation districts and individual cultural heritage resources/ Views from Dows Lake to main hospital building."   | N/A   | N/A                        |
|   | The view looking north from Prince of Wales Drive to the Green Barn (Building 82, formerly used for dehydrating plant samples) on the east side of the road              | This view may include the Hospital towers in the west periphery. Given the long distance between the Hospital and Building 82 as well as the peripheral nature of the impacted view, impacts are considered to be negligible.  | Negligible.                                 | No mitigation recommended. |
|   | The views from the Fletcher Wildlife Gardens to Hartwells Lockstation  | Views from the Fletcher Wildlife Gardens to the Hartwells Lockstation will not include the Hospital towers, as such, no impacts are anticipated.   | No impact.                                  | No mitigation recommended. |
|   | The view of the Macoun Memorial Garden from the Driveway   | Views of the Macoun Memorial Garden from the driveway will be directed south, as such, they will not be impacted by the Hospital.  | No impact.                                  | No mitigation recommended. |
|   | The view north from the bend on Prince of Wales Drive across the fields  | Views from the bend on Prince of Wales Drive toward the fields will be directed northwest; as such, they will not be impacted by the Hospital.   | No impact.                                  | No mitigation recommended. |

| Views identified in the CIS for the CEF            |   | Analysis of Impact  | Summary of impact <i>without</i> mitigation   | Mitigation Recommendation  |
|--|---|---|---|--|
| <b>Historic Values of the Cultural Landscape</b>   | The view of the Main Dairy Barn from the east and the west, emphasizing its landmark quality  | The view of the Main Dairy Barn will not be impacted by the Hospital.   | No impact.  | No mitigation recommended.   |
|  | The view west along the Driveway, with its closed canopy allée of trees   | The view west along the Driveway will not be impacted by the Hospital.  | No impact.  | No mitigation recommended.   |
|  | The view north across the lawn to the Saunders Building; and their associations with key figures in the development of Canadian agriculture, such as William Saunders, Charles Saunders, and Sir John Carling | The view north across the lawn to the William Saunders Building will be impacted. Views of the Hospital towers will be visible in the background of the William Saunders Building. Given the Hospital will not obstruct or block views to the William Saunders Building from the front lawn or Maple Drive, the impact is considered minor. | Minor, reversible and indirect impact that is site-specific and permanent, and will occur continually over a longer period of time. | The current proposal to maintain existing trees, and supplement with new trees where required, will help maintain the park-like setting between the Saunders Building and the Hospital, but will not completely mitigate the impact of the views of the towers in the background of the William Saunders Building. Given the general form and height of the Hospital was approved in the Master Site Plan application, a reduction in the height of the Hospital towers is not recommended. Additionally, the design approach to drop the CUP into the landscape was also considered to maintain the William Saunders Building's prominence from the main lawn to the Dominion Observatory Complex. No additional mitigation measures are recommended. |
| <b>Experimental fields, plots and shelterbelts</b> | The view from the corner of Baseline and Fisher, looking northeast to the central core, with the Booth Barn complex in the foreground   | The intersection of Baseline and Fisher are distant from the Hospital site so it is unlikely the view to the Booth Barn complex will be impacted.   | No impact.  | No mitigation recommended.   |
|  | The view southwest from Carling Avenue across the fields  | The view from Carling Avenue across the fields will be looking west of the Hospital; as such no impacts are anticipated.  | No impact.  | No mitigation recommended.   |
|  | The framed view looking east from Fisher along Cow Lane   | The framed view looking east from Fisher along Cow Lane will not include any views of the Hospital.   | No impact.  | No mitigation recommended.   |
|  | The view from any point along the periphery into the open fields  | The open fields in the CEF are located west and southwest of the Hospital; as such, views toward these fields will not be impacted by the Hospital.   | No impact.  | No mitigation recommended.   |

## 6.0 CONSERVATION AND MITIGATION RECOMMENDATIONS

### 6.1 Mitigation Measures Undertaken to Date

The CHIS was completed for the Master Site Plan and recommended that future Site Plan applications include further detailed study to address several impacts. As such, with the submission of the Site Plan application specific to the Hospital phases of development, the following mitigation measures have already been incorporated into the Site Plan submission:

#### 6.1.1 Building Design

- The design refinements developed to meet Ministry of Health program requirements focus on improving functionality, visibility, and site legibility without altering the established podium-and-tower massing or introducing impacts to the CEF NHSC character or adjacent heritage buildings. Adjustments such as shifting the west tower, recessing and reducing the Emergency Garage, refining pavilion geometry, and simplifying roof and façade elements collectively reduce visual bulk, restore clear sightlines, and increase landscaped open space, thereby reinforcing compatibility with the surrounding cultural landscape.
- Given the general form and height of the Hospital was approved in the Master Site Plan application, a reduction in the height of the Hospital towers is not recommended. In an effort to remain consistent with heritage best practices, the Developed design for the Hospital illustrates a structure that is distinguishable from the surrounding built heritage resources yet subordinate through its design and materials.
- The selection of materials that reference the granite cladding, copper fascia, warm light-grey concrete, and a warm grey stone base draws direct inspiration from the former West Annex west of the Sir John Carling Building. This palette is complementary to the CEF buildings, supporting visual continuity across the broader campus context. Additional materials introduced in service and staff-only areas are carefully controlled; the precast masonry base at the loading dock features beige tones and textures recalling the historic West Annex stone base, while the south façade adopts a quieter, more minimal expression to balance its complex functional massing. Here, restrained metal panels emphasize the horizontal emergency and surgical corridors, with warm copper accents applied at key pedestrian-level touchpoints such as the south staff entrance and Ambulance Garage vestibule. Together, these architectural and material refinements strengthen visual cohesion, moderate massing effects, and maintain a sensitive interface with the CEF landscape. They do not introduce any direct adverse impacts to the character, setting, or heritage attributes of the CEF NHSC or to the surrounding buildings.

#### 6.1.2 Landscape Treatments

##### Historical Overview

- The CEF NHSC, established in 1886, was envisioned as a North American hub for scientific and agricultural excellence, showcasing landscape designs and ideal farmstead layouts. According to the CEF NHS Management Plan, this cultural landscape should be preserved in its original form to honour the CEF's founding and historical significance. Future developments should respect the historic and unique cultural landscape patterns and features by applying recognized heritage conservation principles. This involves celebrating the remaining picturesque qualities of the landscape and acknowledging historical

planting patterns and layouts, integrating them into a new interpretation that blends urban and naturalistic ecological elements.

- The CEF NHSC's landscape character has largely remained intact over the years. Over time, tree-lined drives and formal gardens were added to reflect changes in urban landscape styles. The primary purpose of the CEF NHSC remains research. However, with more research now conducted indoors and out of public view, there is an opportunity for the CEF NHSC to highlight its role as a significant public open space for the City of Ottawa. This can be achieved while still facilitating experimental and investigational work on various landscape habitats within the urban matrix, including grasslands, forests, and wetlands. The architectural and landscape design are crucial in shaping the public realm, blending the Romantic and Picturesque elements of agrarian farmland with a modern interpretation. This approach emphasizes that exposure to nature enhances public health and wellness while also increasing opportunities for ecosystem services.
- The original plan of the CEF NHSC was divided into three distinct zones: (1) the Central Core, where functional science and administrative buildings resided; (2) the Arboretum, ornamental gardens and experimental hedges; and (3) the experimental fields and plots. Together, they provide an orderly visual character to the Central Core that reflects the original Picturesque landscape design.<sup>9</sup> Additionally, the CEF NHSC Management Plan notes that a character-defining element of the Core Zone is that it is "shared by the public and the research community," highlighting that the farm has played a dual role as both a significant public open space for the City of Ottawa and a hub for research activities. The main Hospital landscape plan and bordering landscape remain accessible to the public for continued enjoyment of these areas as open spaces.
- The CIS for the CEF NHS provides the following objectives for the Cultural Landscape<sup>10</sup>:

The cultural landscape will be unimpaired and not under threat when: any additions, repairs or other interventions to the listed level 1 buildings respect the historic character of the individual building, its setting, its design and its role in the designated place, and managed in accordance with recognized heritage conservation principles future uses, including development or activities, for the Farm respect the historic and distinctive cultural landscape patterns and features through the application of recognized heritage conservation principles; decisions on future development continue to respect the 1880s plan; any changes to the collection of support buildings respect the character of the collection and their general contribution to the historic character of the designated place, with particular sensitivity to incremental changes; prior to alteration or removal, buildings whose history is not fully known should be researched to determine their significance as measured against the commemorative intent of the Farm; additions and modifications to the landscape respect the surviving Picturesque character of the landscape; vegetation management respects the identified historic planting patterns and layout of open fields and views; the placement and design of operational facilities, roadways, parking lots, lighting and site furniture such as signs and fencing respect the character of the designated place, in accordance with recognized heritage conservation principles; the character and scale of Prince of Wales Drive and the Driveway through the Farm are maintained and safeguarded; the historic values of the cultural landscape are communicated to the public.

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<sup>9</sup> The Ottawa Hospital New Campus Development Central Utility Plant NCC Design Brief dated October 15, 2024, GRC Architects

<sup>10</sup> [Central Experimental Farm National Historic Site Management Plan \(20 of 20\) - agriculture.canada.ca](https://www.agriculture.canada.ca)

Considering the CIS, CEF NHS Management Plan and the approved Master Plan, the following landscape concepts utilized in the approved NCD Master Plan are applied to Phase 3 CUP development<sup>11</sup>:

### Respecting the Surviving Character of the Historic Landscape

- The proposed development will recognize, preserve and enhance the 1886 designed landscape of the CEF NHSC and its Romantic, Picturesque and agrarian landscape. The Hospital is located near the Central Core and will continue the landscape approach of the Central Core area by maintaining the pastoral elements of fields, wooded buffers, and a diversity of species of trees and shrubbery to define its boundaries and provide areas of nature for respite.

### Respecting Local Ecology

- The dominant species of the mixed forest along the southern stretches of the Ottawa River are Maples, White Pine, Red Pine, Eastern White Cedar, Tamarack, White Spruce, Red Oak, Basswood, Ash, Poplar, Yellow Birch, and White Birch. Along the northern stretches of the Rideau Canal, coniferous trees dominate, including Jack Pine, Black Spruce, White Spruce, Balsam Fir, Trembling Aspen, White Birch, and Balsam Poplar. Taking advantage of these species, incorporating ornamental and rare/endangered species (i.e., Butternut – *Juglans cinerea*) into the Site, provides opportunities to study how these species interact with urban matrixes over a long period of time and their potential for further landscape use throughout the City of Ottawa.
- A key recommendation was to take cues from the existing vegetation within the CEF NHSC to ensure the Hospital is screened from view where possible and enhances the “farm within the city” aesthetic of the CEF NHSC. In order to address this recommendation, the Project Development Team has incorporated a combination of existing and additional vegetation consisting of mixed woodland canopy trees, mixed woodland and middle story trees and alvar grassland trees to provide a natural buffer to shield views to the surface parking areas and the loading zone (Attachment 1). Some examples of deciduous trees include sugar maples, red oaks and white birches. Coniferous trees include eastern white pine, and eastern red cedar. Mixed wood understory species include bearberry and trillium, and co-dominant understory species include tufted hairgrass, and Mapleleaf Viburnum.
- The inclusion of predominantly native tree species and green space in front of the building mirrors the agricultural landscape character of the CEF NHSC, reinforcing a sense of visual and environmental continuity with the CEF NHSC (Plate 12). The hospital entrance is framed by a ceremonial landscape inspired by regenerative indigenous plantings. The emergency garage is fully underground, preserving the visual integrity of the landscape and enhancing instinctive wayfinding and calming views to the surrounding sites.

A combination of existing and additional landscaping consisting of mixed woodland canopy trees, mixed woodland and middle story trees and alvar grassland trees will provide a natural buffer to shield views to the surface parking areas and the loading zone.

The proposed planting along the southwest borders of the Hospital near Maple Drive/CUP and parking area include retention of selective existing trees, street trees species, parking lot trees (representative columnar

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<sup>11</sup> The Ottawa Hospital New Campus Development Central Utility Plant NCC Design Brief dated October 15, 2024, GRC Architects

species and broad species), and woodland deciduous trees. This will provide additional screening given its proximity to the core of the farm (View 10).

The proposed development will recognize, preserve and enhance the 1886 designed landscape of the CEF NHSC and its Romantic, Picturesque and agrarian landscape. The hospital is located near the Central Core and will continue the landscape approach of the Central Core area by maintaining the pastoral elements of fields, wooded buffers, and a diversity of trees and shrubbery to define its boundaries and provide areas of nature for respite. The main entrance plaza includes a mix of Shady Woodland (Zone 1), Woodland Edge (Zone 2), screening shrubs (Zone 3), open Woodland mix (Zone 4), Aspen understory (Zone 5) and Bird understory (Zone 6). Road A will be flanked by street planting with species that respect local ecology. Consideration of previously received feedback regarding “edible and medicinal Arctic plants” recommended at previous Inner Circle meetings was also taken into account. The following were included as part of the proposed landscaping plan:

- Evergreens
- Trees that provide medicines, sap
- Maples
- Shrubs that grow in Nunavut
- Cedars are healing, but also very flammable
- Sweetgrass
- Labrador tea
- Crowberry, Strawberry, Blueberry, Saskatoon Berries

For further details please refer to Landscape drawing L00-003 (Attachment 1).

- The use of species within the Old Hedge Collection of the CEF NHSC are not compatible with the landscape objectives of the site. Maintaining tree species as a hedge per the pruning style represented within the Old Hedge Collection reduces the potential for trees to reach full canopy sizes and therefore would limit contribution to the Canopy Plan. Canopy trees are the focus of the planting plan.
- The Picturesque landscape of the CEF NHSC is resource intensive and characterized by monocultures (including turf) and non-native and in some cases, invasive species. As described in the Design Brief, the landscape design is a current-day interpretation of the evolution of thought in science related to ecology, resiliency, regenerative and climate positive design. However, it is important to honour the picturesque landscape of the CEF NHSC. The public campus roadways will provide a picturesque framework of boulevards of stately trees and turf grass with the wooded escarpment, meanders and shelterbelts providing a more naturalistic aesthetic and plant communities to reduce maintenance, increase tree canopy cover, provide pollinator friendly plantings and incorporate best practices in Low Impact Development (LID).

The final Landscape Plan for areas adjacent and on the CEF NHSC will be discussed with agricultural/arborist specialists at AAFC and the CEF NHSC. To achieve the 40% target canopy cover, opportunities for additional plantings beyond the Hospital lease boundary on CEF NHSC lands (e.g., along Maple Drive and Birch Drive) are being coordinated with AAFC.

### 6.1.3 Site Lighting

While the Dominion Observatory Dome telescope is no longer in use and there are no known plans to reinstall the telescope at this time, the Hospital, which will require lighting at all times of the day, may have an impact on views to the night sky. The lighting plan has sought to reduce overspill as much as possible with the use of downward facing light fixtures on the landscape and electrochromic glass in the inpatient portion of the Hospital towers. The site security team will work with the Hospital to dim lights where safe to do so, to further reduce light pollution between midnight and 5 am. Landscape lighting was refined further during Developed Design. The proposed lighting fixtures are intended to create a new design language for the Main Hospital Campus that considers the context of the Rideau Canal but does not replicate similar fixtures (Electrical Site Plan E1-201). The light poles have been designed and selected to complement the character of the context and demonstrate a minimal, modern design (Plate 17).



**Plate 17: View of the proposed lighting fixtures at the short-term parking and The Overlook lawn.**

### 6.1.4 Maple Drive

The estimated number of emergency vehicles will be up to 100 per day or an average of three per hour. Based on experience on arrivals at the existing Civic Campus, it is estimated that 75% of these will use Maple Drive and 25% will use the Prince of Wales Drive access (increase of 2.6%). TOH has been working with AAFC on mitigation measures related to the use of Maple Drive for emergency vehicles to ensure protection of heritage buildings including a De-icing Strategy, use of non-visually intrusive bollards, the requirement for emergency vehicles to cease use of sirens when they reach the Hospital lease boundary, and an operational requirement for all non-emergency trips to/from the Hospital to use Prince of Wales Drive (Road E) access.

### 6.1.5 Indigenous Partnerships and Guidance

TOH's work to meaningfully engage First Nations, Inuit, and Métis people, leaders, organizations and health experts through the Indigenous Peoples Advisory Circle (the Circle) is ongoing. The Circle provides guidance on design elements of the new campus (indoor and outdoor), including healing spaces and identifying priorities for cultural safety, Indigenous partnerships and economic development opportunities. Design elements that seek to create culturally safe spaces for healing and ceremony include acknowledgement of the land and its offerings and the contributions of the First Peoples of the land, the integration of Indigenous languages, wayfinding and art, indoor smudging, etc. The project's Development Phase Agreement contains requirements for Indigenous Partnership and Engagement Plans detailing both short and long-term commitments over the life of the project.

### 6.2 Proposed Mitigation Measures

- Install non-visually intrusive bollards on the northwest, west and southwest side of the South Azimuth Building to remove the risk of collision by emergency vehicles. A stone bollard of a plain and robust design is recommended to reflect the limestone and sandstone construction of the South Azimuth Building (see Government of Ireland 2011:197).
- Work with the AAFC to develop a Salt Management Plan for Maple Drive that is appropriate for heritage masonry buildings. The plan should include appropriate chemicals that pose the least risk to historic masonry while achieving the de-icing objectives. It should include a precondition assessment of the South Azimuth building's masonry, periodic monitoring of the condition of these building's masonry and strategies for actions to take in the case of impacts as a result of salt damage.
- Completion of a Heritage Protection Plan to mitigate construction related impacts. The Heritage Protection Plan will provide a compilation of pre-construction mitigation plans completed by the contractors, which will include:
  - Completion of pre-condition surveys of all Federal Heritage Buildings adjacent to the Site.
  - Implementation of site control and communication.
    - Clearly mark on Project mapping the location of all adjacent Federal Heritage Buildings and communicate this to project personnel prior to mobilization.
  - Manage fugitive dust emissions.
    - Draft a fugitive dust emissions plan following practices outlined in the Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources (2017).
  - Monitor for vibration impact during adjacent construction.
    - Conduct ground vibration monitoring at the work area boundaries and/or adjacent Federal Heritage Buildings. The monitoring should use a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. This instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
    - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring (e.g.,

between 6-12 mm/s). The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

- If vibration has exceeded the guideline limits specified, a stop work order should be issued immediately and the adjacent Federal Heritage Buildings promptly inspected for any indication of disruption or damage. If identified, the evidence of disturbance or damage should be documented, then closely monitored during construction for further change in existing conditions. Once work is complete, a post-construction vibration monitoring report or technical memorandum should be prepared to document the condition of the heritage attributes of the properties listed above and recommend appropriate repairs, if necessary.
- Creation of a plan for future road repair and maintenance that protects the adjacent built heritage resources.
- Completion of periodic building monitoring reports and post-construction building conditions surveys.

## 7.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

Following applicable federal, provincial and municipal guidance as well as analysis of research, shadow studies, and three-dimensional view modeling, this HIA Addendum #5 provided an analysis of the proposed Hospital Design and assessed the potential impacts of the proposed Hospital on the CEF NHSC, adjacent Federal Heritage Buildings and cultural landscapes, and the Rideau Canal NHSC/WHS. These findings are summarized as:

- The introduction of the Hospital and associated roads and parking/loading areas will be mitigated by implementation of the proposed landscaping plan.
- Potential impacts to the night sky from the Dominion Observatory will be mitigated to the extent possible using electrochromic glass, appropriate light fixtures and dimming the lights at night where possible.
- Additional adverse impacts will range in magnitude from negligible to major without mitigation.
- In addition to the mitigation measures already incorporated into the applications for Site Plan Control and Federal Land Use Approval for the Hospital and CUP, WSP recommends the following additional mitigation strategies outlined in more detail in Section 6.2:
  - Install non-visually intrusive bollards around the South Azimuth building on Maple Drive.
  - Complete a Salt Management Plan for Maple Drive.
  - Complete a Heritage Protection Plan, as outlined above, to mitigate construction-related impacts.

## 8.0 SIGNATURE PAGE

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

### WSP Canada Inc.

Prepared By:



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Senior Cultural Heritage Specialist

Reviewed By:



Henry Cary, Ph.D., CAHP, RPA  
Senior Cultural Heritage Specialist

Attachments: 1 – TOH NCD Architectural – Site, Core and Shell: Site Plan Control Resubmission, 12 January 2026.  
TOH NCD Site Plan Control Resubmission R2: Overall Landscape Plan, 27 March 2026

2 – Modeled Views, TOH NCD Architectural – Site, Core and Shell: Site Plan Control Resubmission, 12 January 2026.

3 – Sun Shadow Study – Issued for 65% DD Submission, *prepared by bbb architects Ottawa inc.*, 05 May 2025.

## 9.0 REFERENCES

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**ATTACHMENT 1**

Site TOH NCD Architectural– Site, Core and Shell  
Site Plan Control Resubmission, 12 January 2026  
TOH NCD Site Plan Control Resubmission R2  
Landscape Drawings, 27 March 2026





10/16/2025 10:58:18 AM CUSTOMER SHEET 002



View 1: View of the overall facility as seen from the air over the intersection of Preston Street and Carling Avenue - Evening View



View 6: View of the Facility from the intersection of Prince of Wales Drive and Road B at grade - Winter View



View 2: Main Plaza, Concourse as viewed from the Overlook



View 1: Day View



View 5: View of the South West corner and extended facades as seen at grade from Road E



View 3: Main Plaza, Concourse, Towers B and Pavilion as viewed at grade from the Main Plaza

NOTE:  
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View 6: Summer View



View 4: View of the West Entrance as seen at grade from the approach on Road D

PROJECT  
**THE OTTAWA HOSPITAL  
NEW CAMPUS  
DEVELOPMENT -  
PHASE 4 MAIN HOSPITAL  
BUILDING**

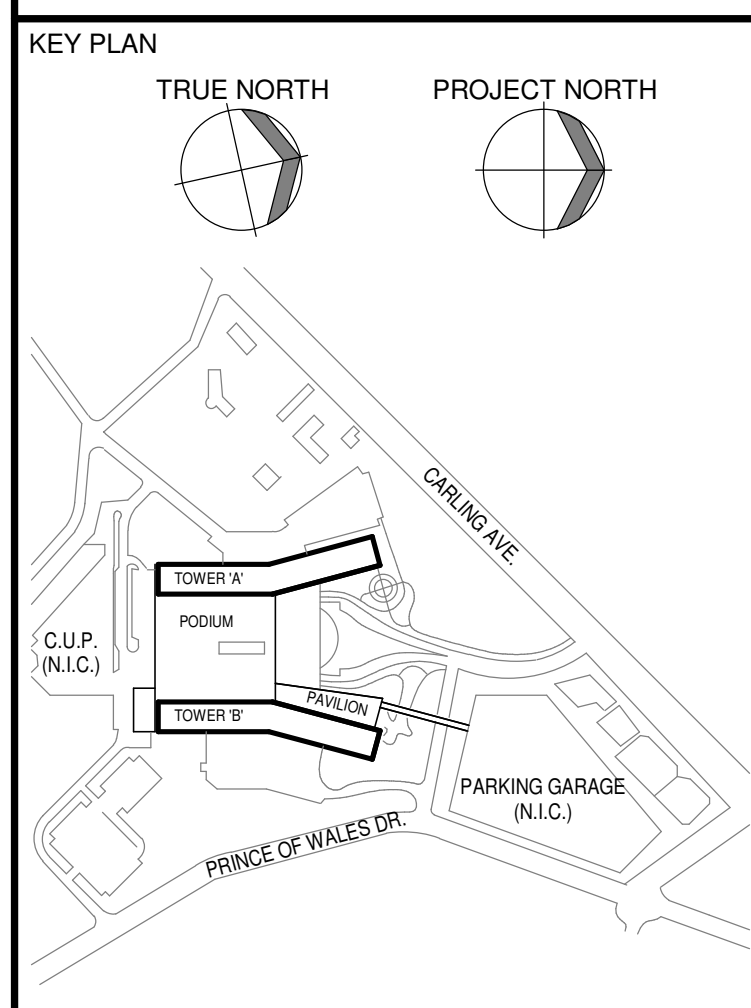
900 CARLING AVE. OTTAWA, ONTARIO

CLIENT  
The Ottawa Hospital | L'Hôpital d'Ottawa

Infrastructure Ontario

PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO. 1070002



02 SITE PLAN CONTROL RESUBMISSION 2020-01-13  
01 95% DD SUBMISSION 2020-09-19  
02 ISSUED DATE

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**adamson**  
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DESIGN-BUILDER POLIED A JOINT VENTURE

ARCHITECTURAL PARSON ARCHITECTS LIMITED  
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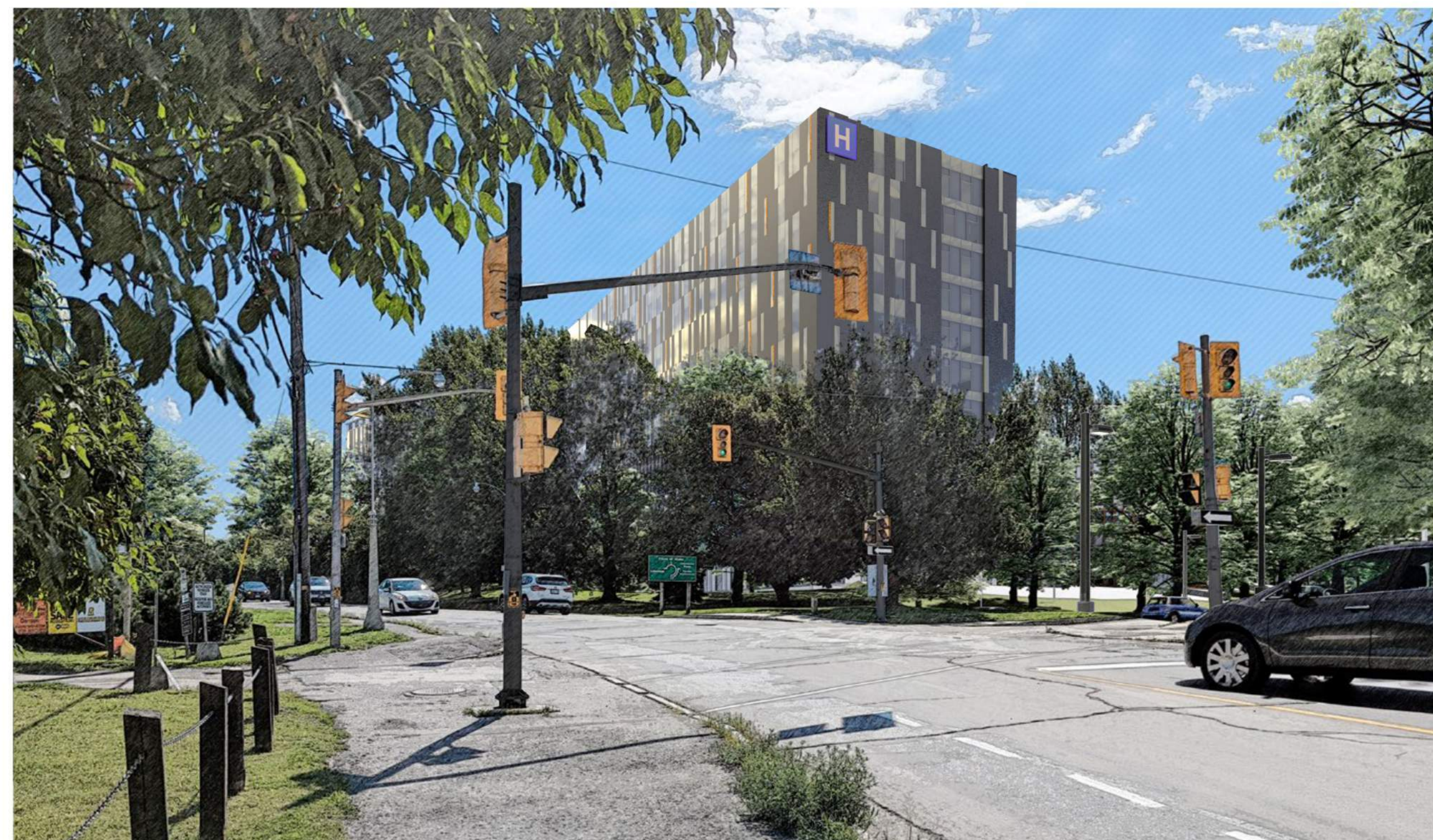
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FILED DATE: 2025-09-19 10:26:04 AM



Views Analysis - Referenced Views #1  
View from Prince of Wales Drive



Views Analysis - Referenced Views #2  
View from intersection of Prince of Wales Drive and Road B



Views Analysis - Referenced Views #3  
View from intersection of Prince of Wales Drive and Preston Street



Views Analysis - Referenced Views #4  
View South of the intersection of Carling Avenue and Maple Drive



Views Analysis - Referenced Views #5  
View from Queen Elizabeth Driveway looking West over Dow's Lake



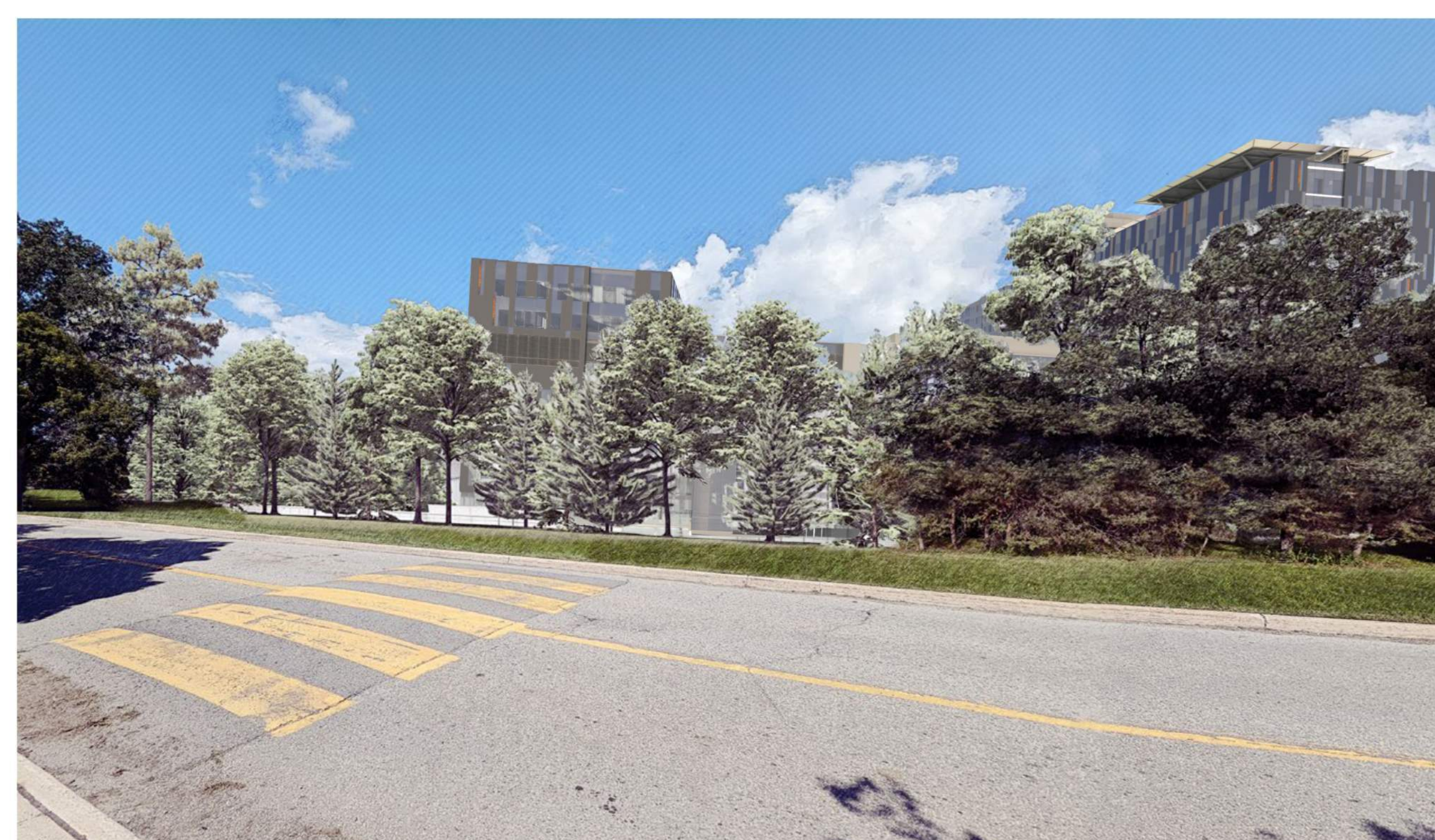
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View from Queen Elizabeth Driveway near Commissioners Park looking Southwest over Dow's Lake



Views Analysis - Referenced Views #7  
View from Maple Drive including the Photo Equatorial building as part of the Dominion Observatory in the foreground



Views Analysis - Referenced Views #8  
View from adjacent to the Saunders Building looking North



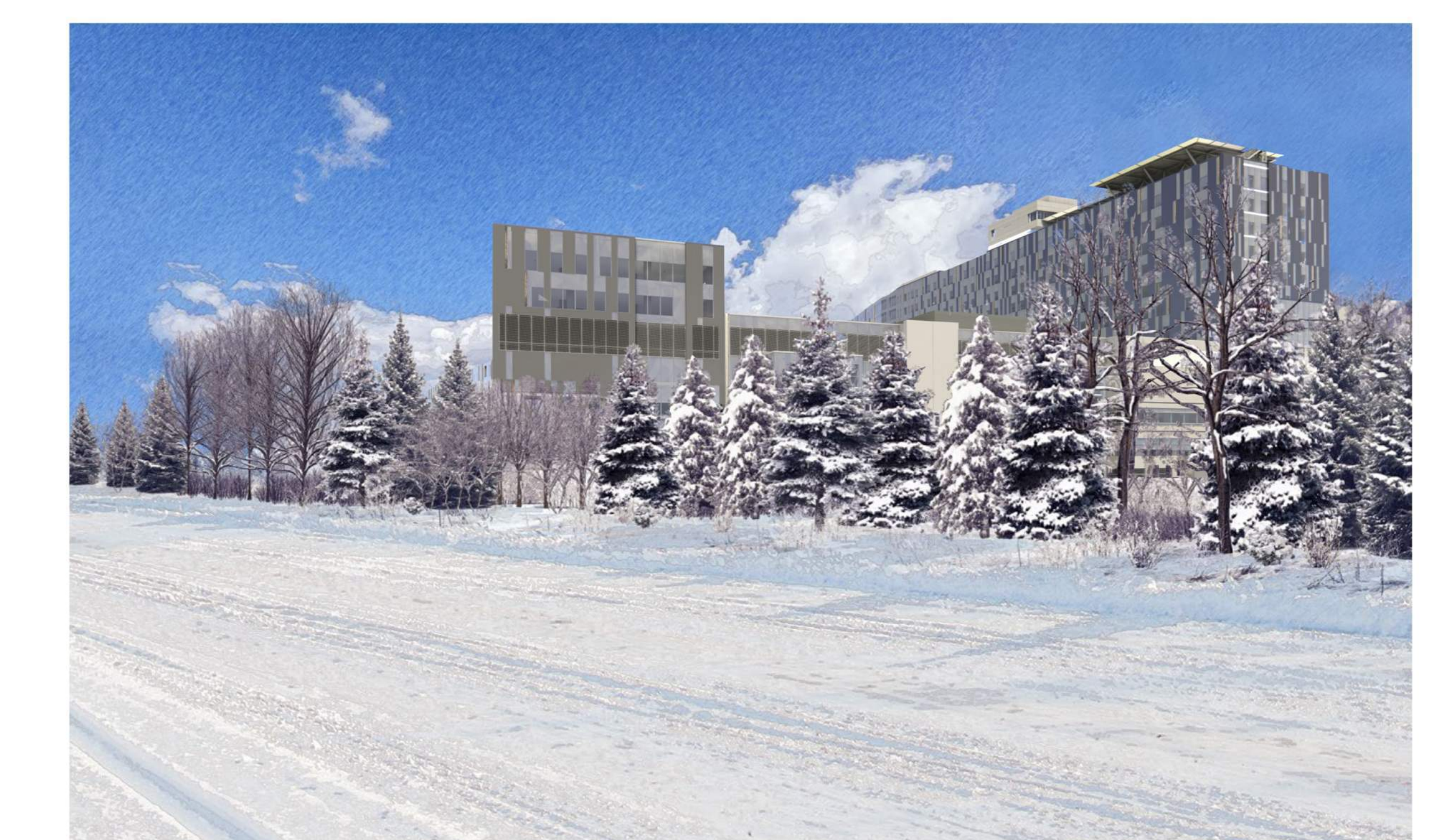
Views Analysis - Referenced Views #9  
View from Maple Drive North toward the Hospital



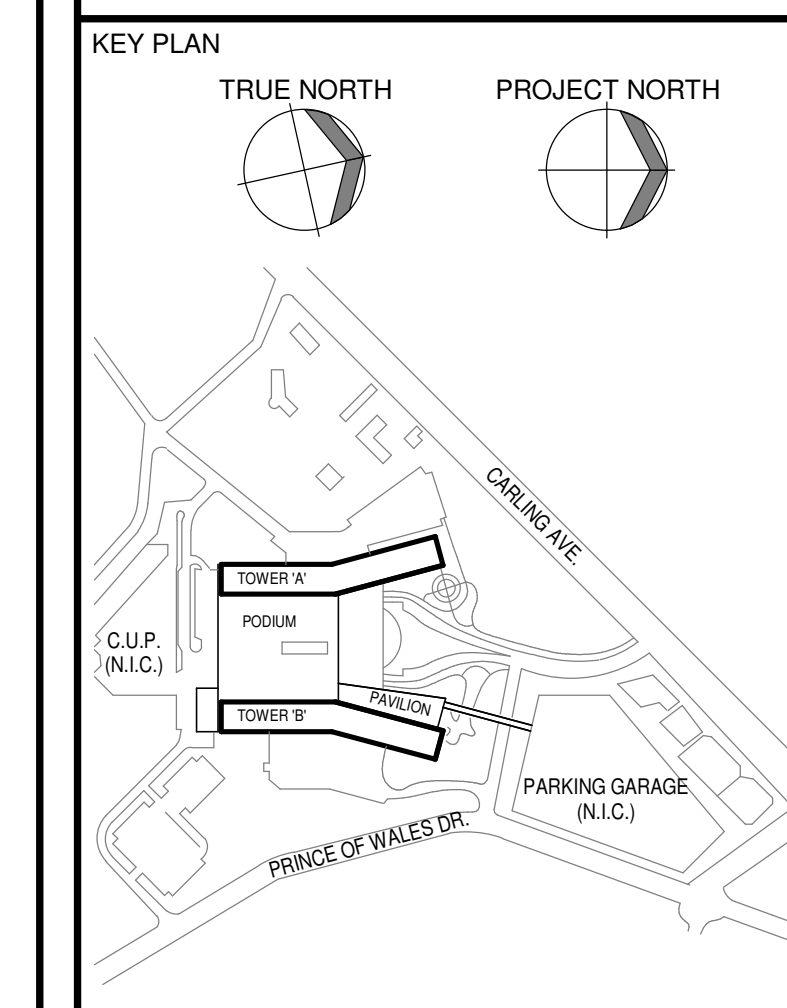
Views Analysis - Referenced Views #9  
View from Maple Drive North toward the Hospital in winter, showing approximate 10-year plant growth within the proposed shelter belt



Views Analysis - Referenced Views #9  
View from Maple Drive North toward the Hospital in winter, showing approximate 20-year plant growth within the proposed shelter belt



Views Analysis - Referenced Views #9  
View from Maple Drive North toward the Hospital in winter, showing approximate 30-year plant growth within the proposed shelter belt



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| 01 95% DD SUBMISSION              | 2020-09-10 |
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CIVIL: WSP | PARSONS INC.

LANDSCAPE: VERTICOS DESIGN INC., PWP LANDSCAPE ARCHITECTURE

BUILDING CODE: UMGG BUILDING CODE CONSULTANTS LTD.

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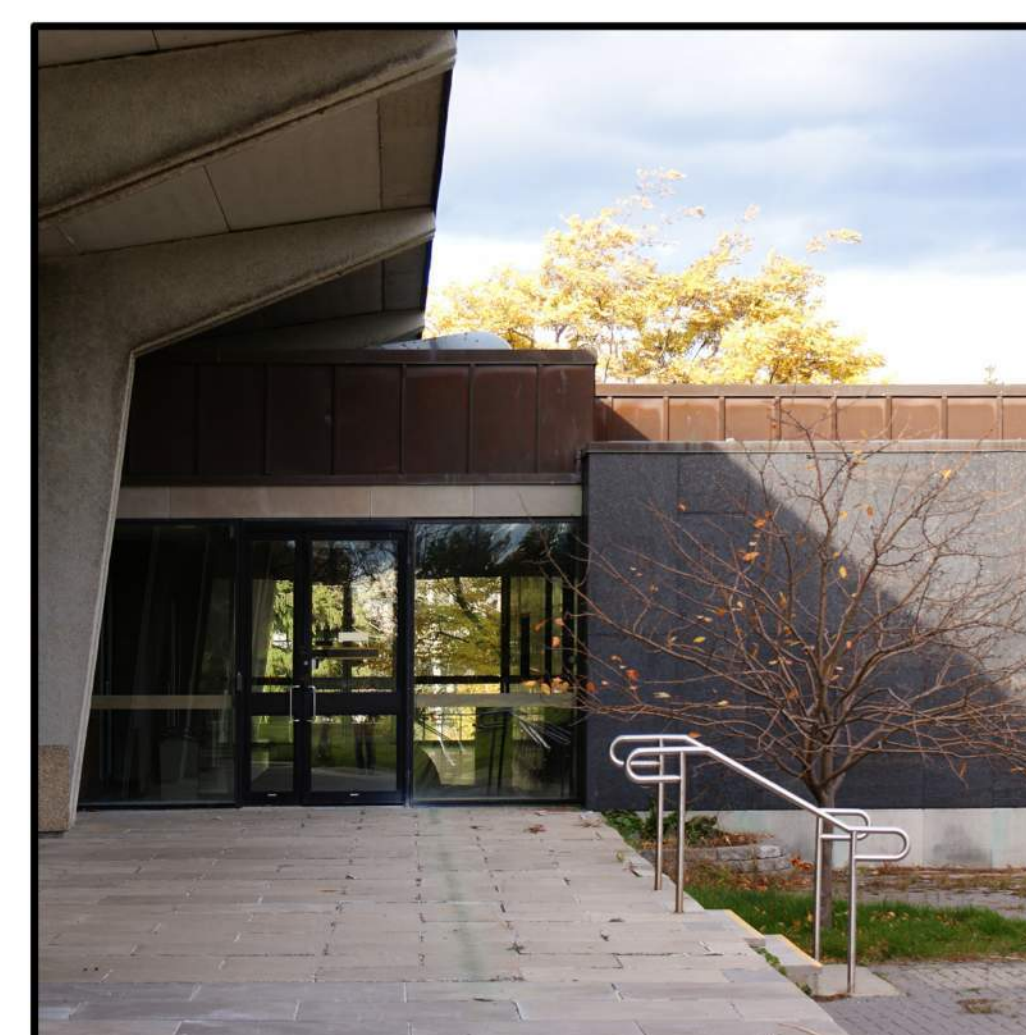
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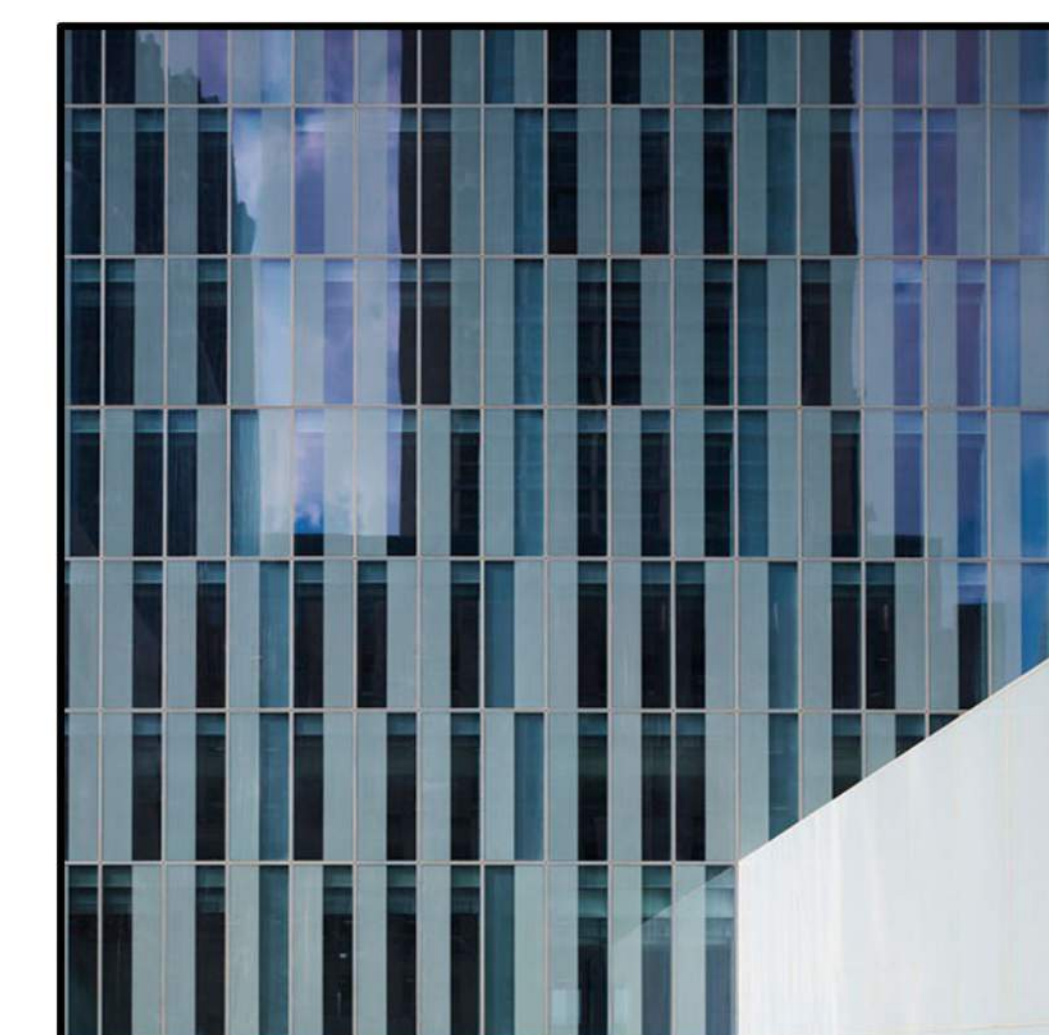
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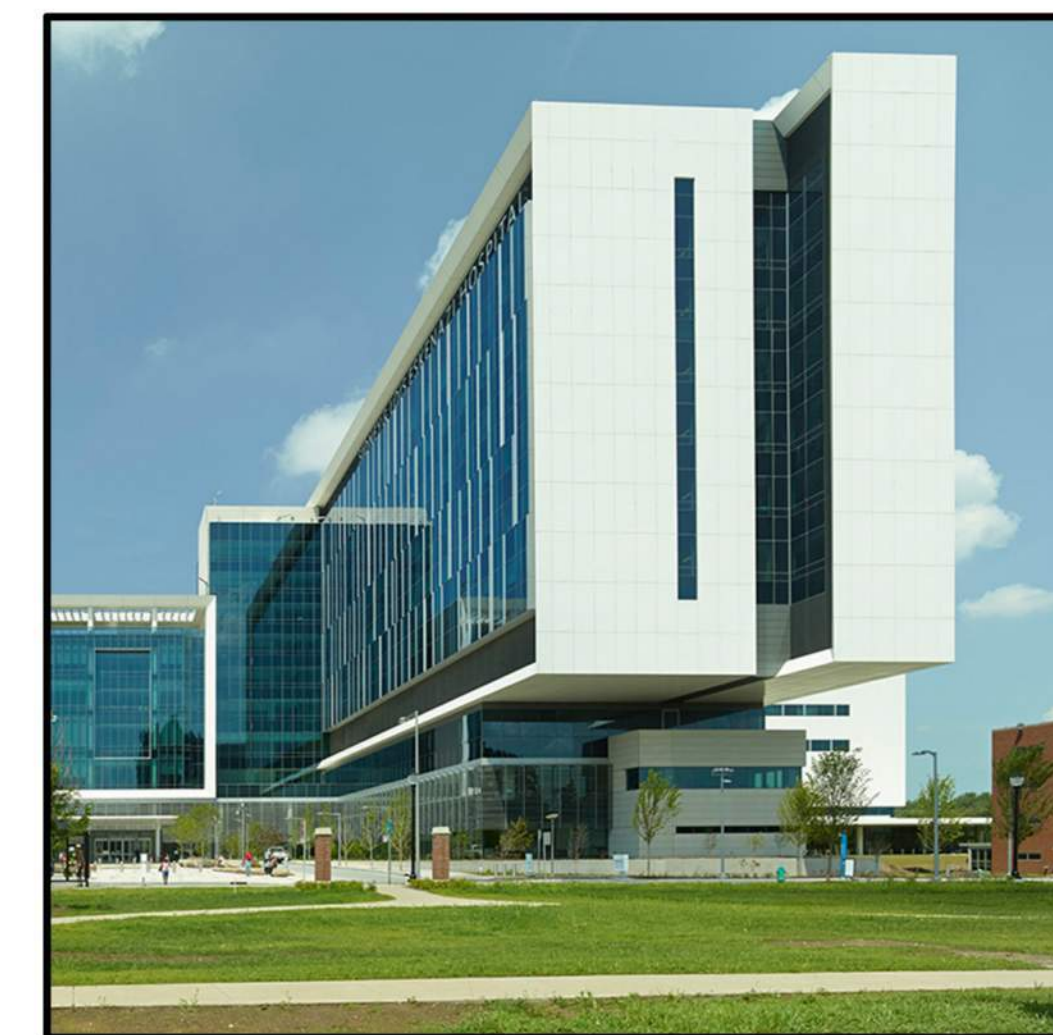
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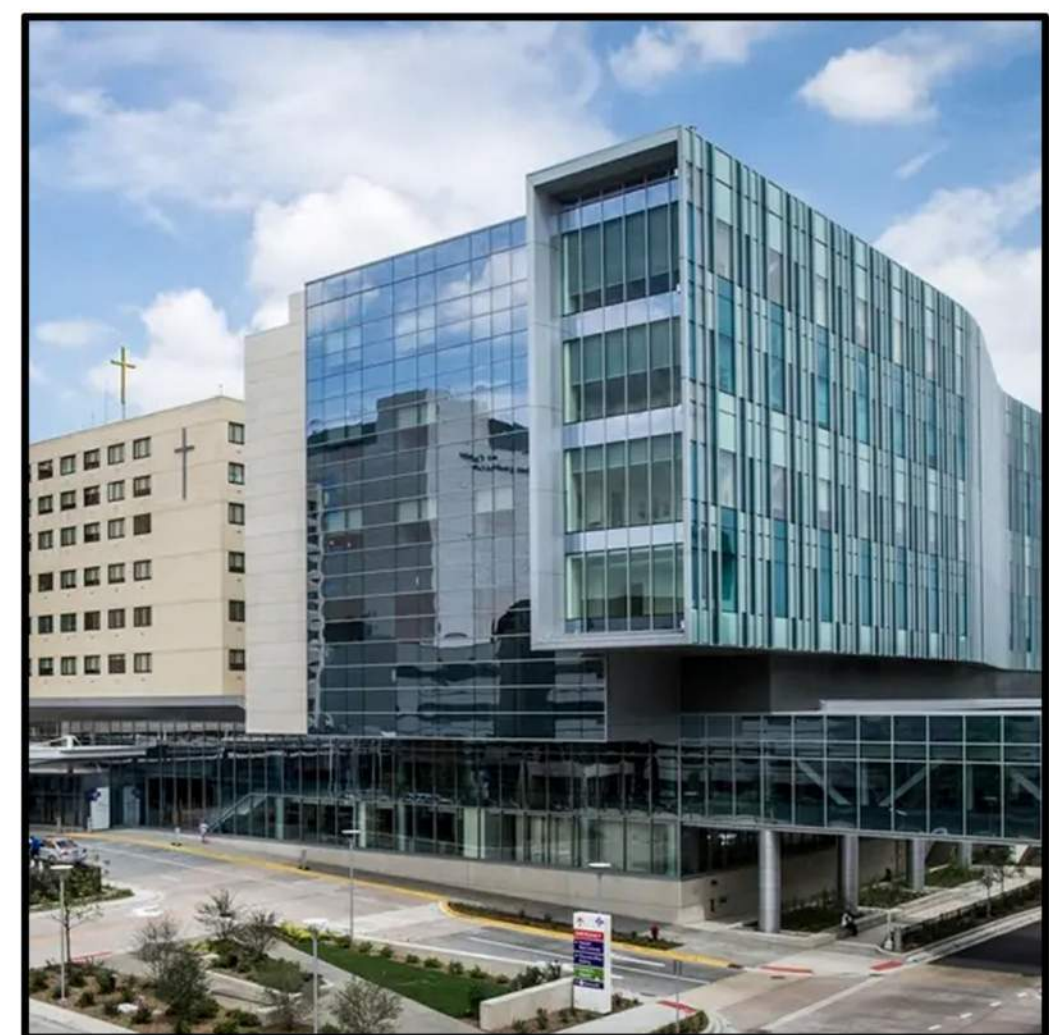
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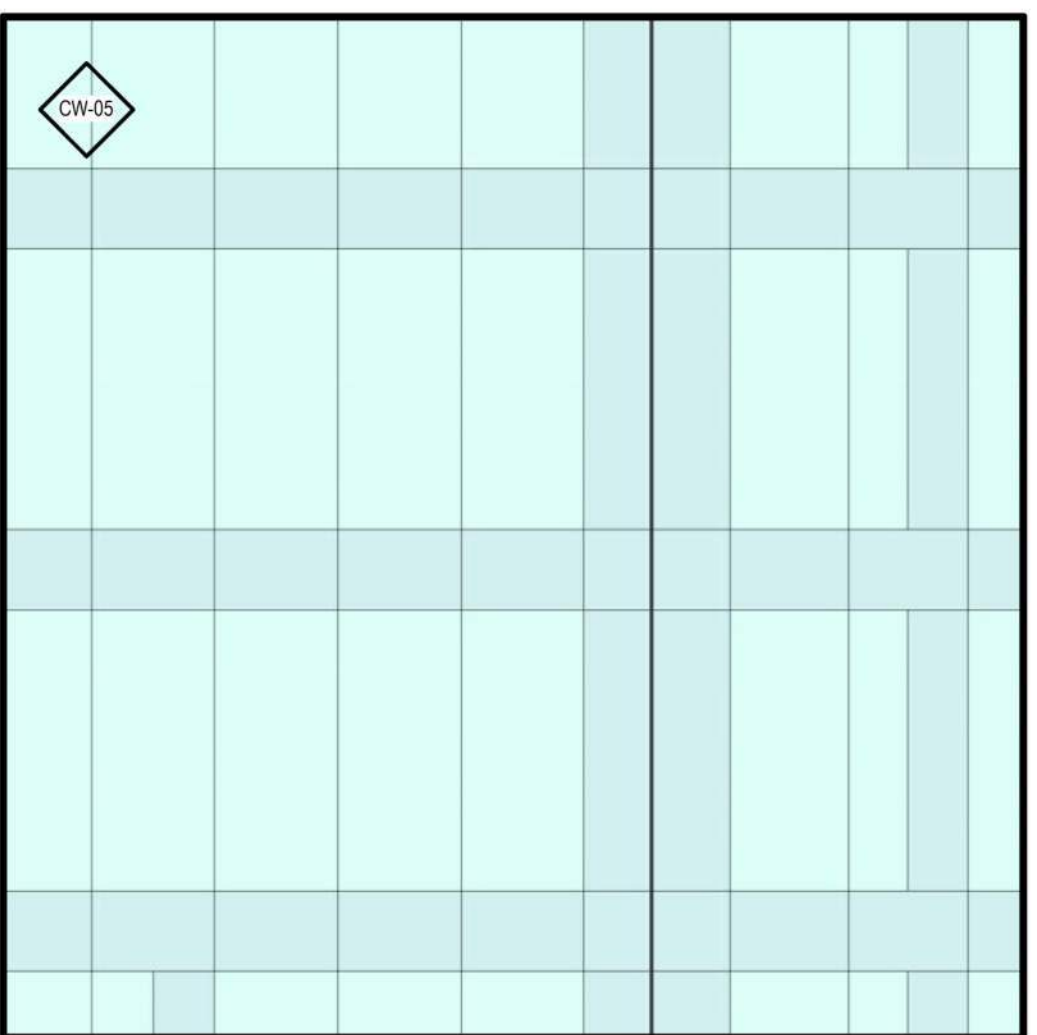
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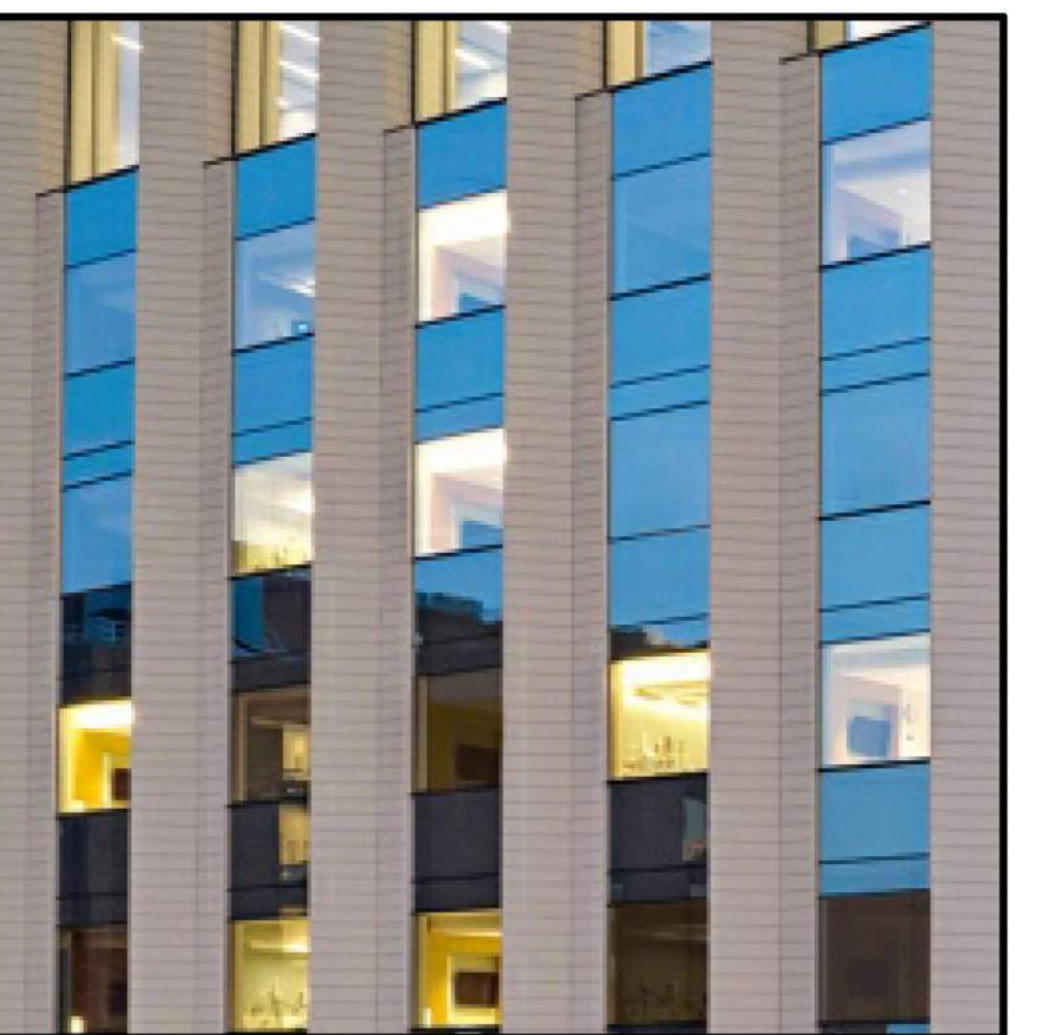
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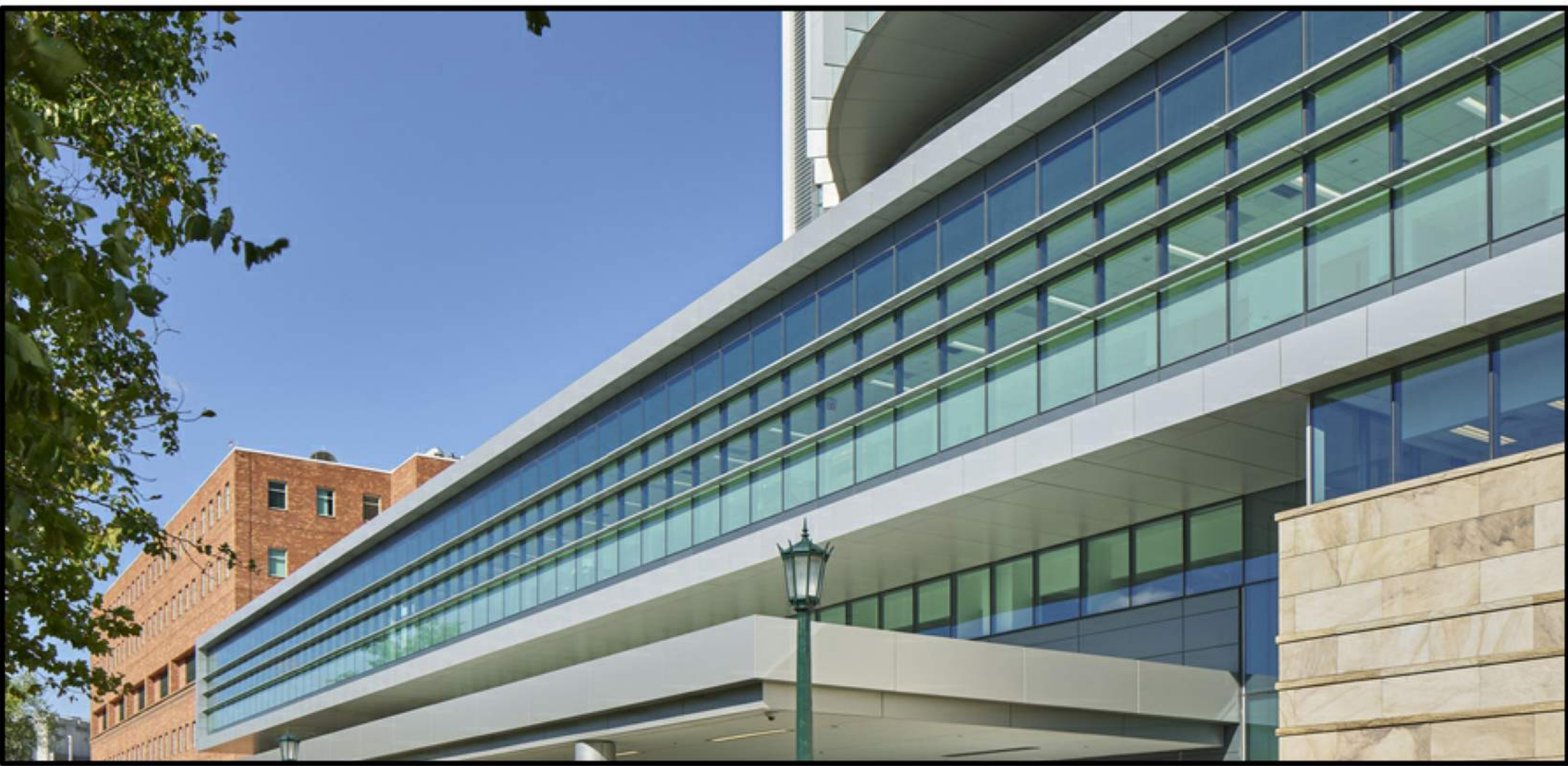
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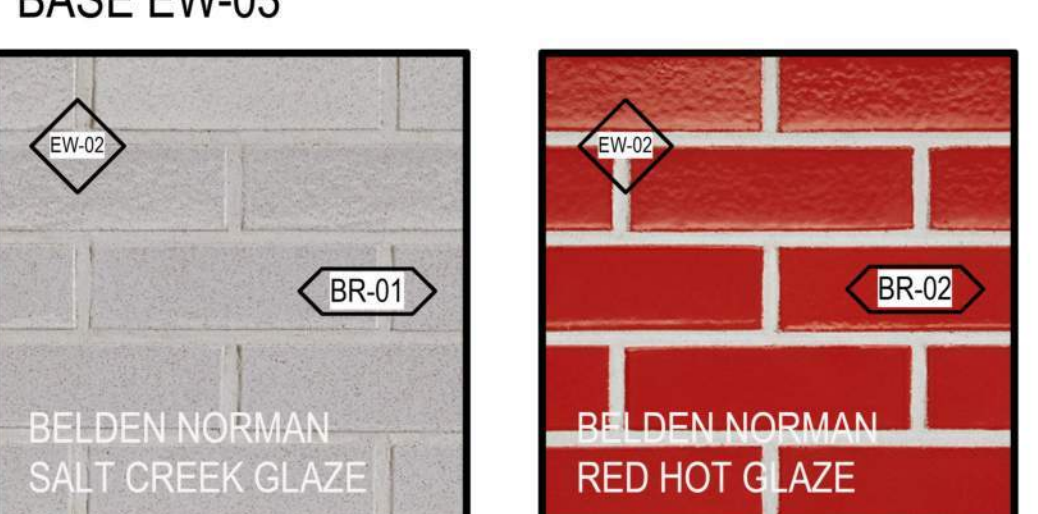
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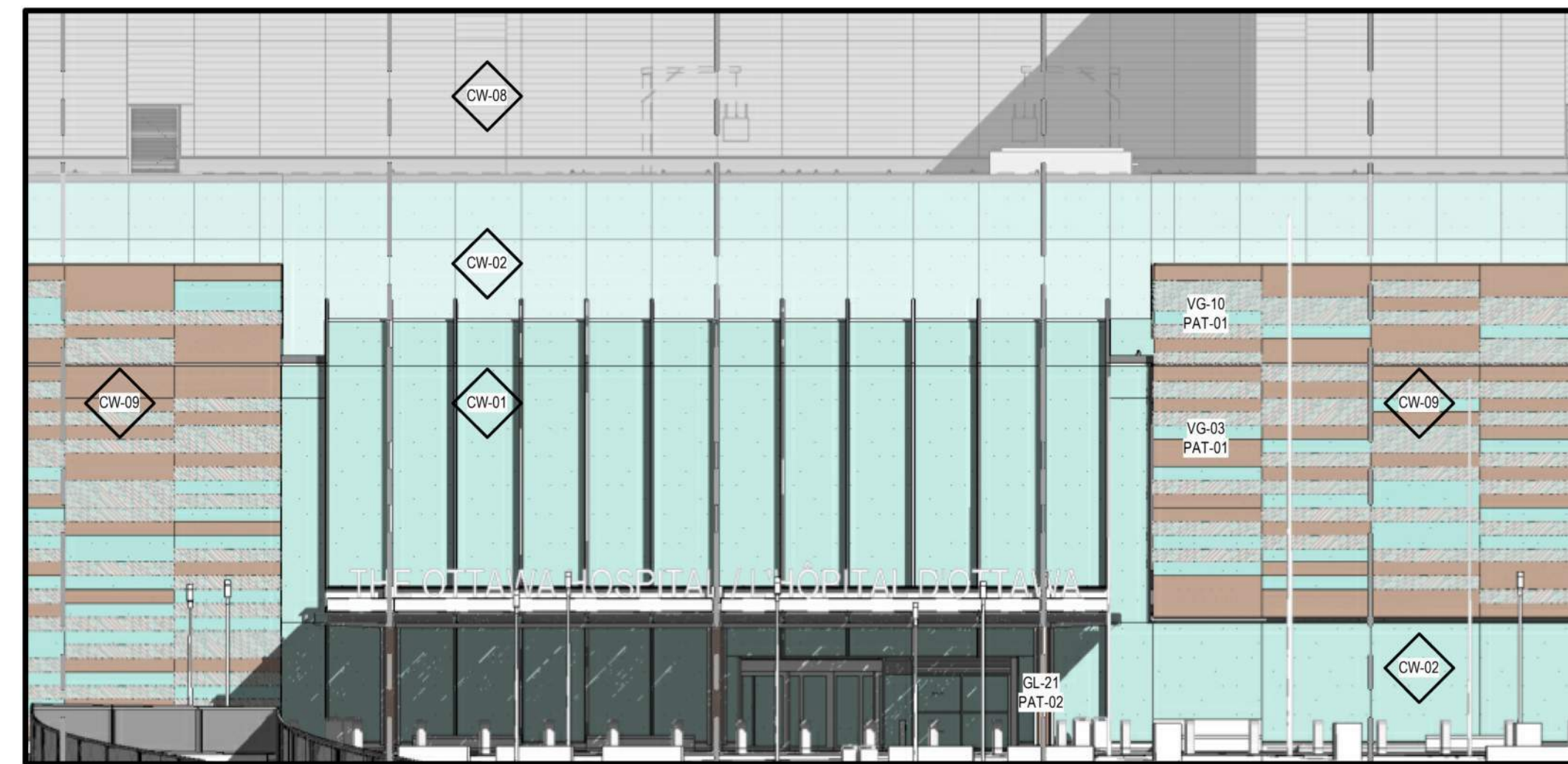
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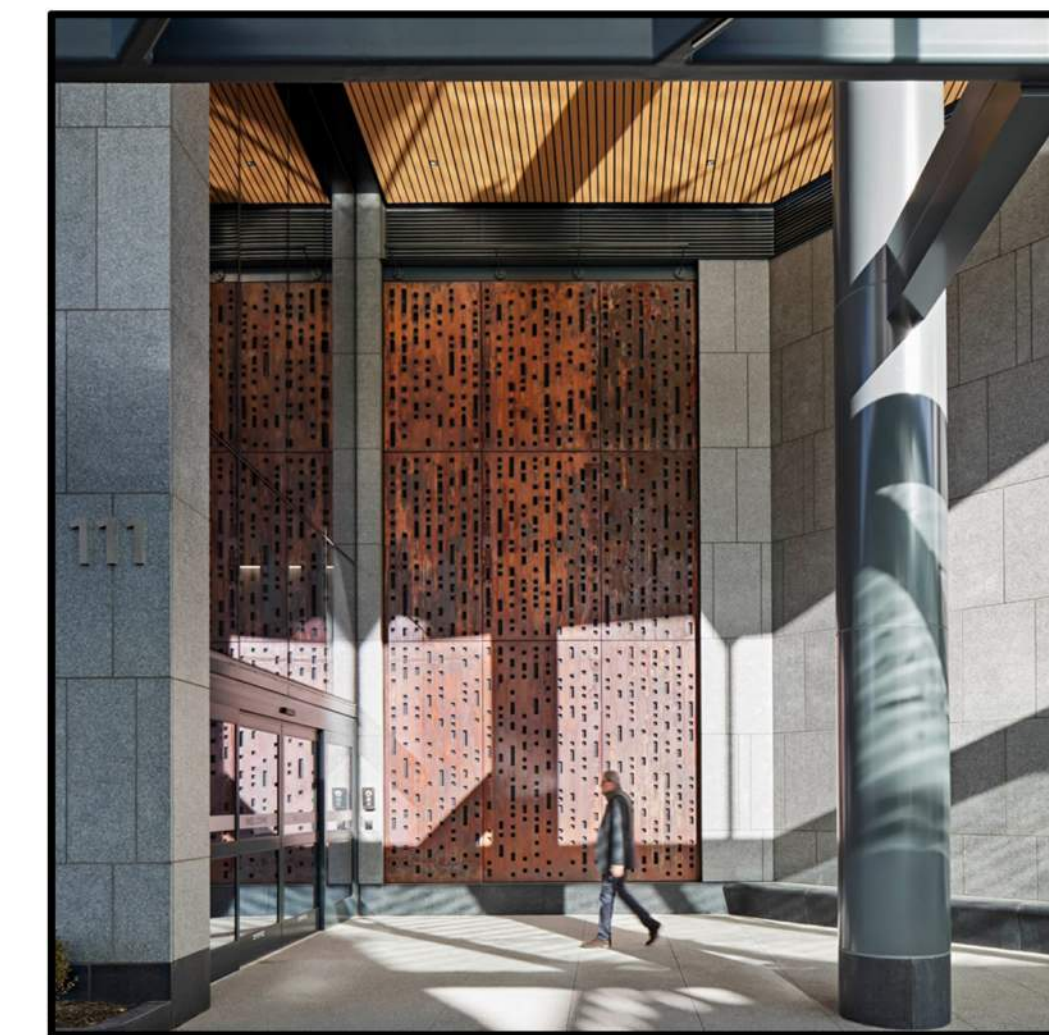
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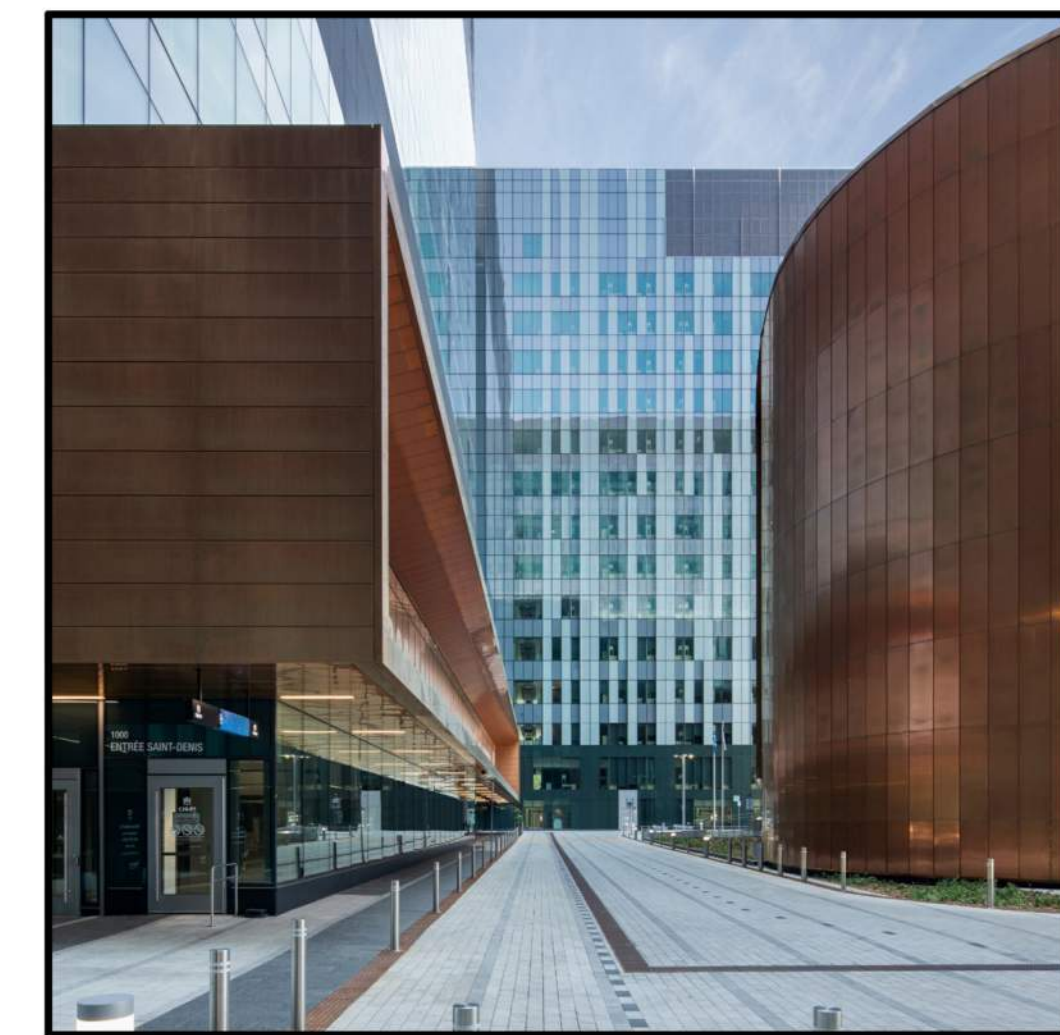
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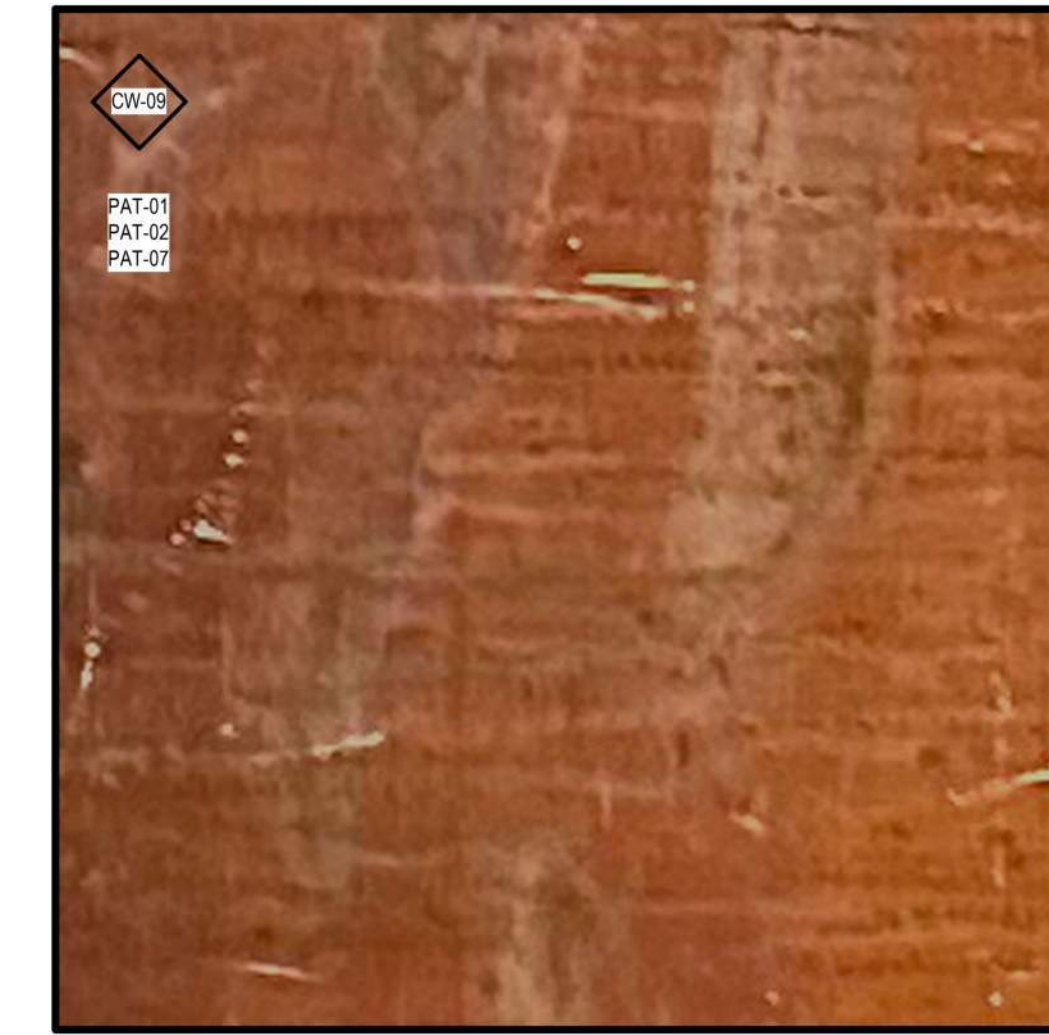
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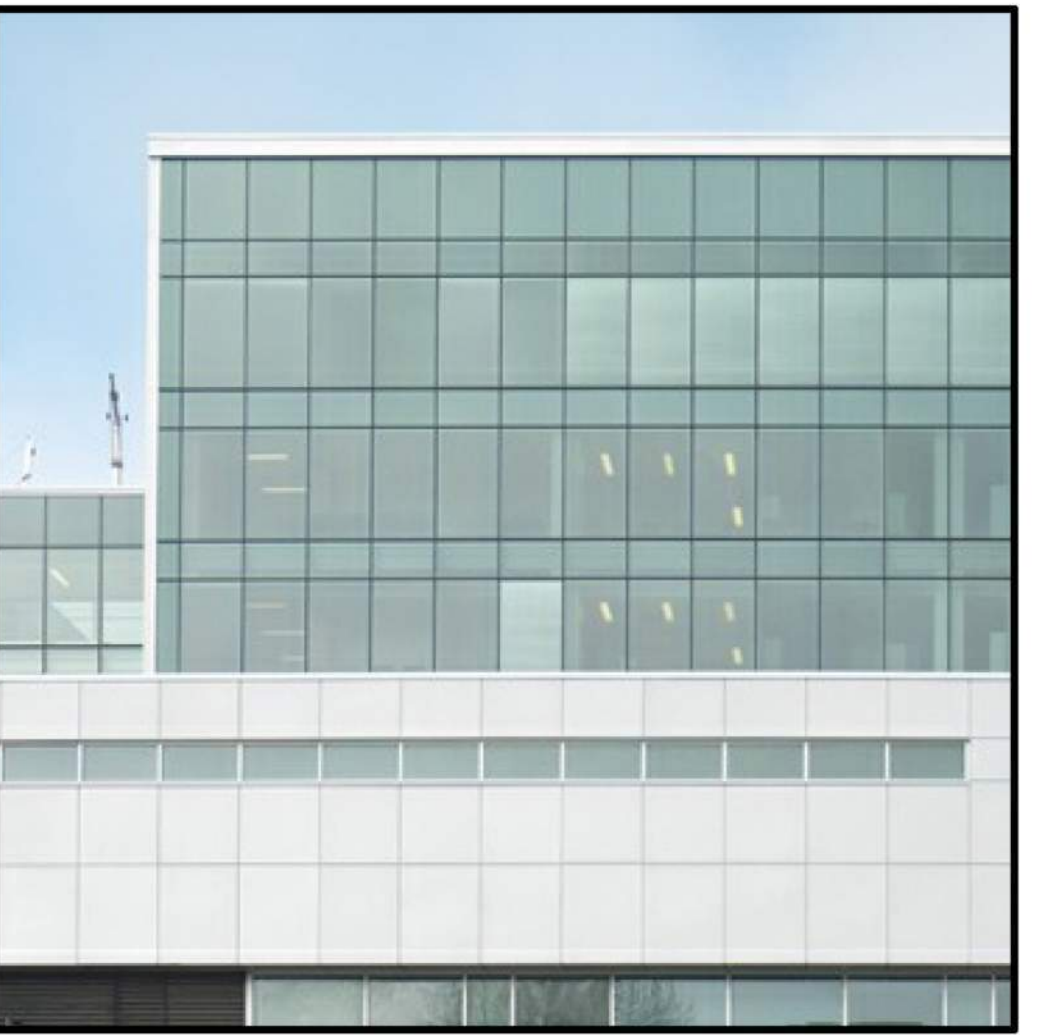
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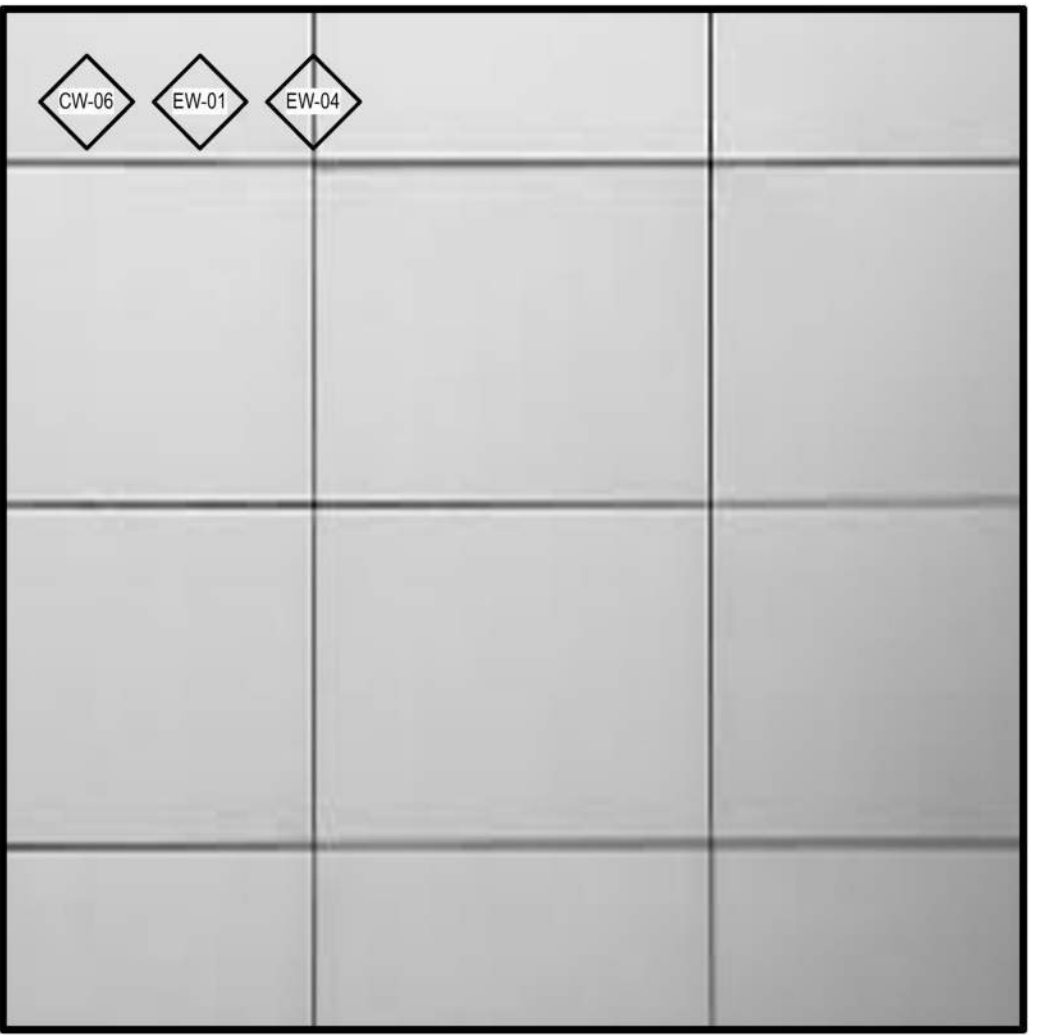
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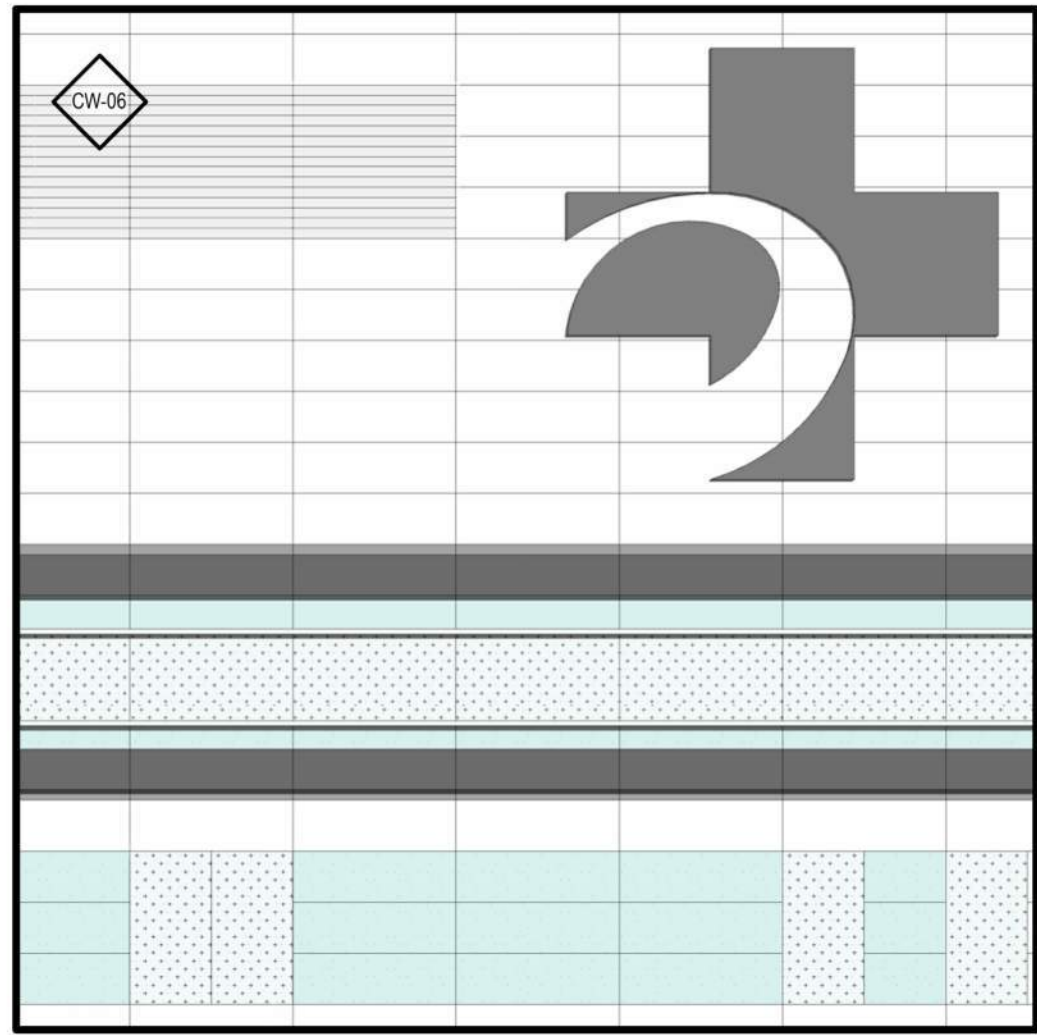
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**THE OTTAWA HOSPITAL  
NEW CAMPUS  
DEVELOPMENT -  
PHASE 4 MAIN HOSPITAL  
BUILDING**  
900 CARLING AVE. OTTAWA, ONTARIO

CLIENT  
The Ottawa Hospital | L'Hôpital d'Ottawa

Infrastructure Ontario

PCL | EllisDon

CONSTRUCTION  
CLIENT PROJECT NO.  
**1070002**

KEY PLAN  
TRUE NORTH PROJECT NORTH

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| 02  | ISSUED FOR CONSTRUCTION | 2020-09-10 |
| 03  | ISSUED FOR CONSTRUCTION | 2020-09-10 |
| 04  | ISSUED FOR CONSTRUCTION | 2020-09-10 |
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| 08  | ISSUED FOR CONSTRUCTION | 2020-09-10 |
| 09  | ISSUED FOR CONSTRUCTION | 2020-09-10 |
| 10  | ISSUED FOR CONSTRUCTION | 2020-09-10 |

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ASSOCIATES | ARCHITECTS  
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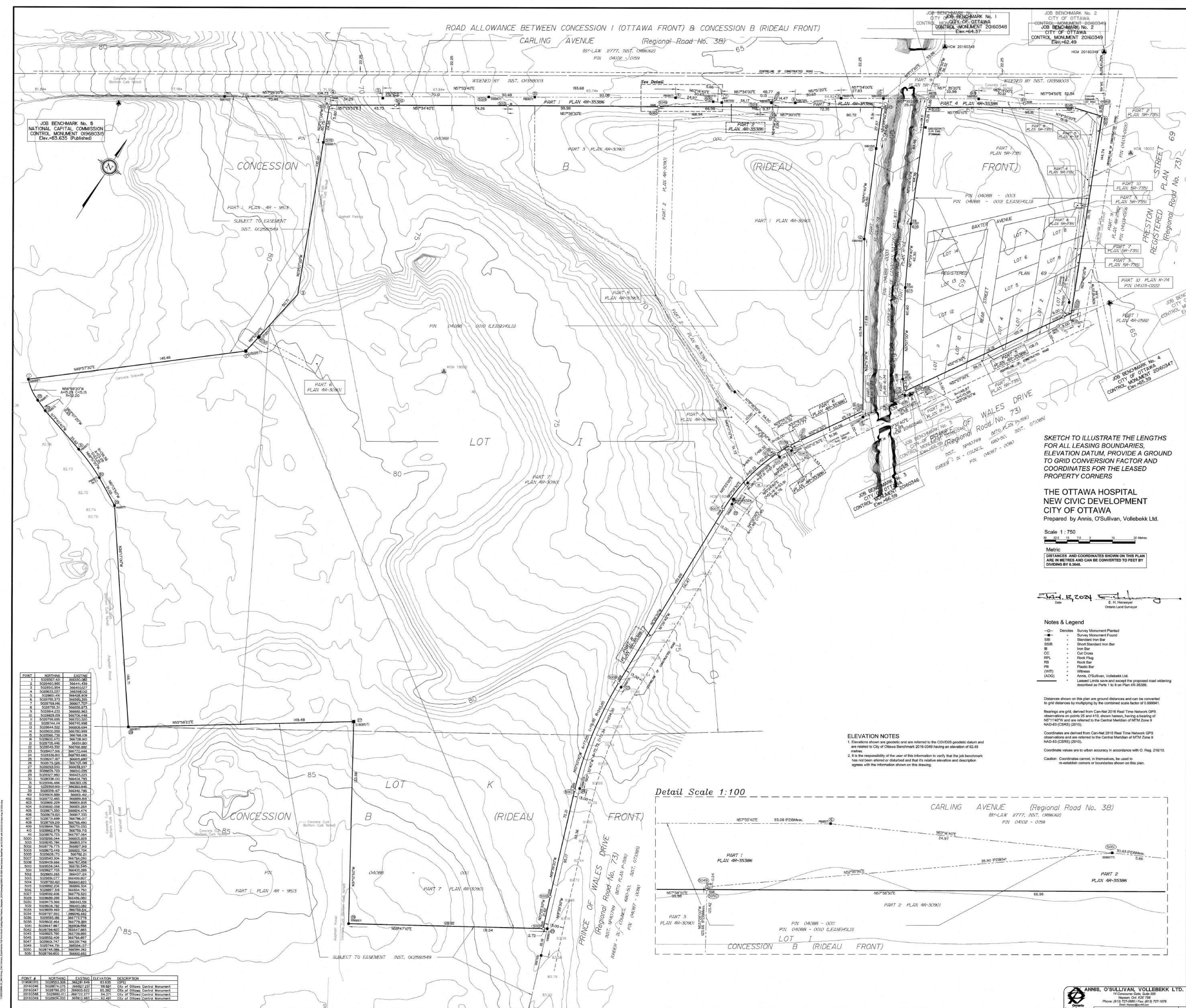
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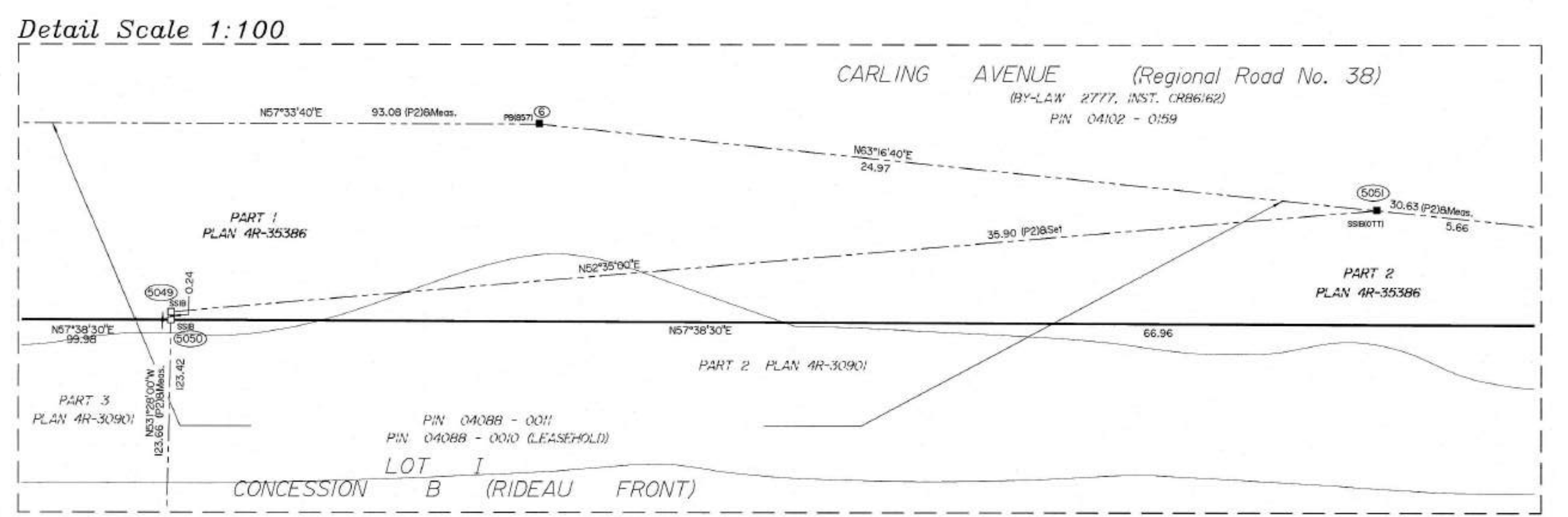
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| 62      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 63      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 64      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 65      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 66      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 67      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 68      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 69      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
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| 72      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 73      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 74      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 75      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 76      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
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| 79      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 80      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 81      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 82      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 83      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 84      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 85      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 86      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 87      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 88      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 89      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 90      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 91      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 92      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 93      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 94      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
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| 97      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
| 98      | 500000.000 | 500000.000 | 83.000    | Survey Monument |
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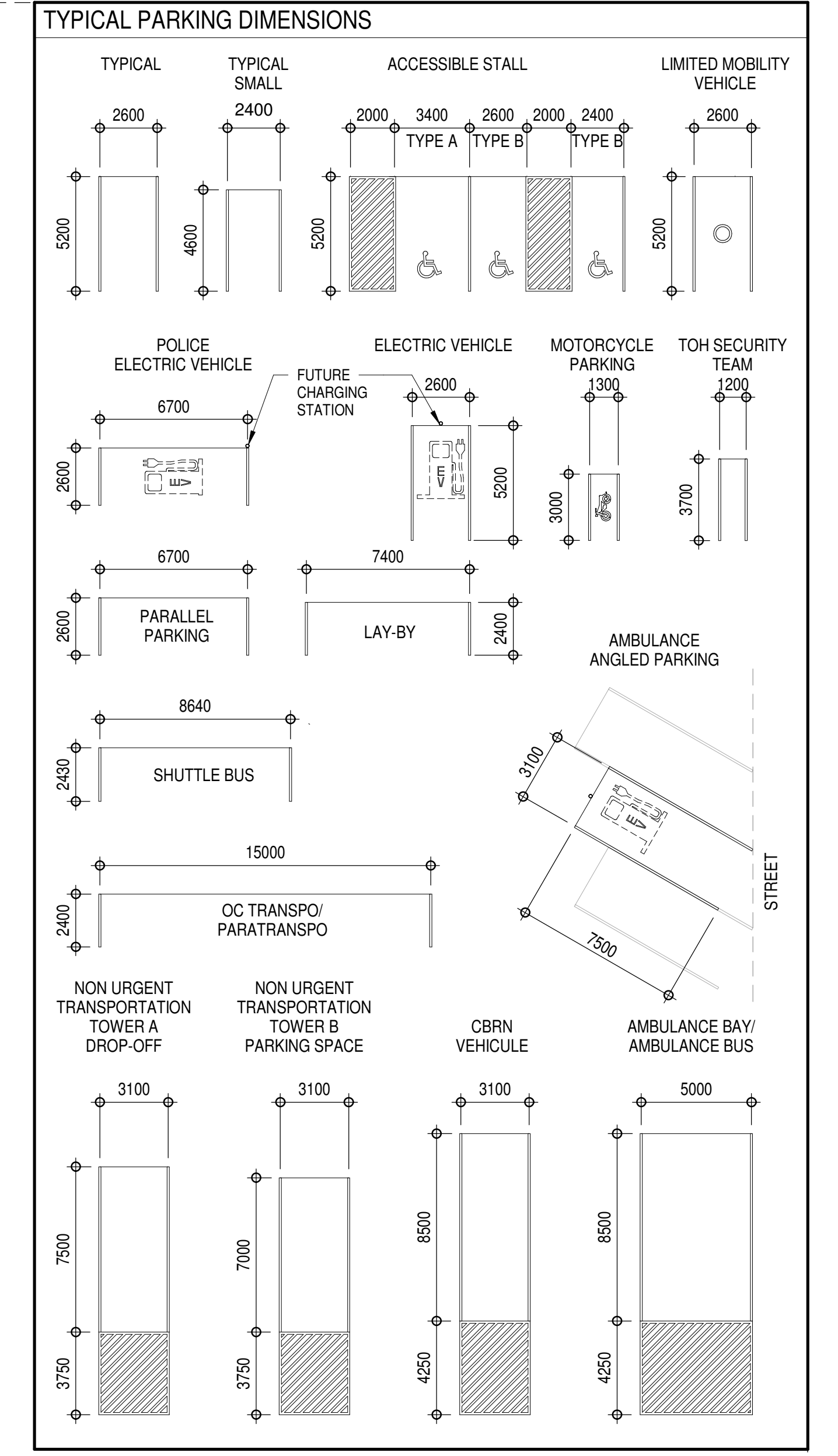
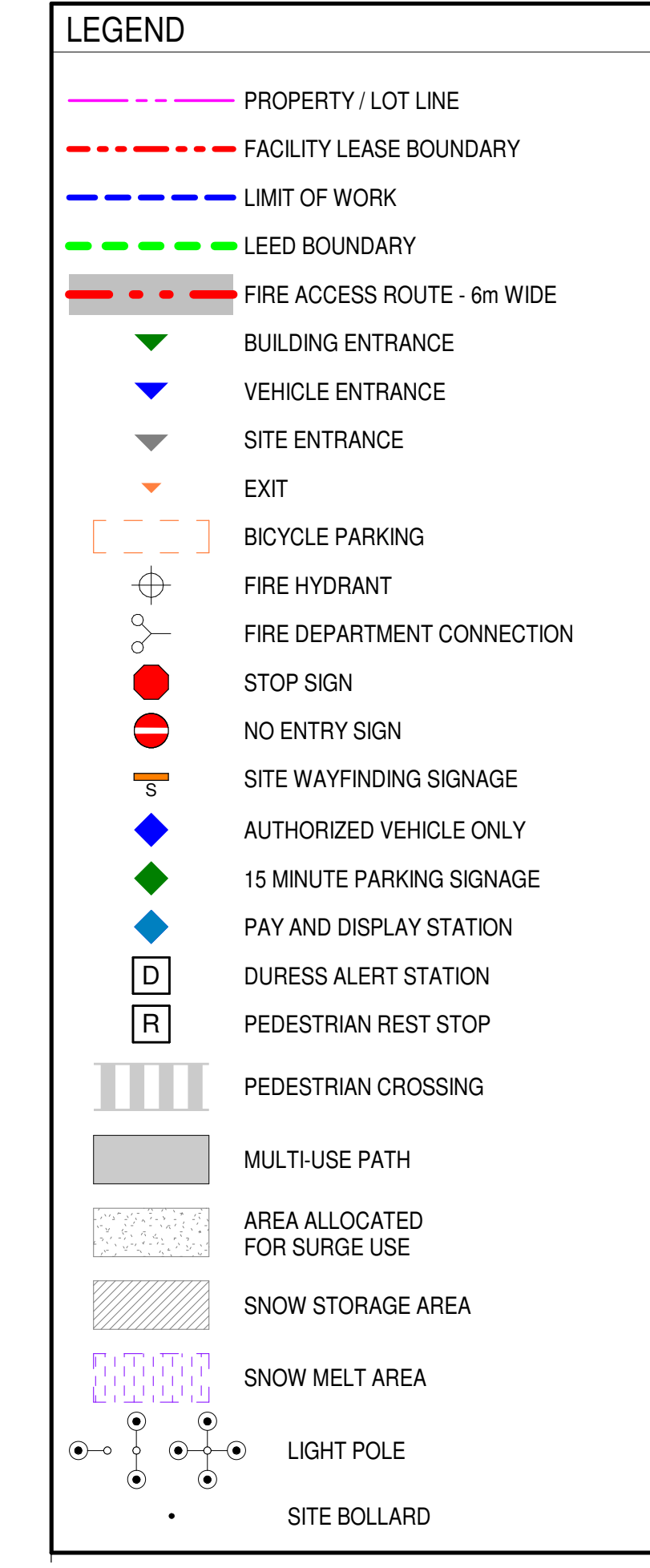


**SKETCH TO ILLUSTRATE THE LENGTHS FOR ALL LEASING BOUNDARIES, ELEVATION DATUM, PROVIDE A GRID TO GRID CONVERSION FACTOR AND COORDINATES FOR THE LEASED PROPERTY CORNERS**  
**THE OTTAWA HOSPITAL NEW CIVIC DEVELOPMENT CITY OF OTTAWA**  
 Prepared by Annis, O'Sullivan, Vollebek Ltd.  
 Scale 1 : 750  
 Metric  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 ELEVATION NOTES  
 1. Elevations shown are geoid and are related to the CGVD08 geoid datum and are related to City of Ottawa Benchmark 2016-026 having an elevation of 84.00 metres.  
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative situation and description agrees with the information shown on this drawing.  
 Notes & Legend  
 -D- Survey Monument Planted  
 SIB - Survey Monument of Iron  
 SIB - Standard Iron Bar  
 SIB - Steel Reinforced Iron Bar  
 SIB - Iron Bar  
 SIB - Cast Iron  
 SIB - Rock Plug  
 SIB - Rock Bar  
 SIB - Plastic Bar  
 SIB - Witness  
 SIB - Annis, O'Sullivan, Vollebek Ltd.  
 Legend: Lines were not used in proposed road widening described as Part 1 to 8 on Plan 4R-3838.  
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99941.  
 Bearings are given in degrees from Can-Nat 2016 Real Time Network GPS observations are given in degrees and minutes, bearing a heading of 0° 00' 00" and are related to the Central Meridian of NAD 83 Zone 9 NAD 83 (CSRS) (2011).  
 Coordinates are given from Can-Nat 2016 Real Time Network GPS observations and are related to the Central Meridian of NAD 83 Zone 9 NAD 83 (CSRS) (2011).  
 Coordinates are given to 6 decimal accuracy in accordance with O. Reg. 210/10.  
 Caution: Coordinates shown on this drawing are not to be used for the installation of corners or boundaries shown on this plan.

**PROJECT**  
 THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING  
 900 CARLING AVE. OTTAWA, ONTARIO  
**CLIENT**  
 The Ottawa Hospital | Hôpital d'Ottawa  
**Infrastructure Ontario**  
**PCL** | **EllisDon**  
**CONSTRUCTION**  
**CLIENT PROJECT NO.** 1070002  
**KEY PLAN**  
 TRUE NORTH PROJECT NORTH  
 07 SITE PLAN CONTROL RESUBMISSION 2026-01-10  
 08 50% DD SUBMISSION 2025-08-19  
 09 SITE PLAN CONTROL RESUBMISSION 2025-08-03  
 04 50% DD SUBMISSION 2025-08-03  
 03 50% DD SUBMISSION 2025-01-28  
 02 ISSUED FOR ACPOR READINESS 2023-01-09  
 01 80% DD SUBMISSION 2024-08-10  
 N/A ISSUED DATE  
**REVISIONS**  
**DRAWING STATUS**  
**NOT FOR CONSTRUCTION**  
 DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY PLOTTED DIMENSIONS ARE TO BE USED. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS PROTECTED BY COPYRIGHT.  
 ALL DIMENSIONS ARE SHOWN IN METRIC.  
**AUTHOR PROJECT NO.** 2233-00  
**STAMP**  
**DRAWING TITLE**  
 SITE TOPOGRAPHIC PLAN  
**DRAWN** AAA-PT **CHECKED** JM  
 SCALE AT 40' x 60' DATE 15 AUG 2024  
 GRAPHIC SCALE  
**DRAWING NO.** A0-125 **REV. NO.** 07



10/16/2025 10:58:18 AM CUSTOMER SHEET SIZE  
 PLOT DATE: 2025-09-19 10:25:57 AM



### SITE AND BUILDING STATISTICS

OWNER: THE OTTAWA HOSPITAL  
 ZONING CATEGORY: Q2 MAJOR INSTITUTIONAL ZONE (2491)  
 LOT AND PLAN NUMBER: 900 CARLING AVE  
 LOT AREA: 148,698 m<sup>2</sup> PER LOW AS PROVIDED BY TOH  
 SETBACKS: NA (REFER TO LOW AS PROVIDED BY TOH)  
 BUILDING HEIGHT: VARIES  
 PERMITTED: NO MAXIMUM  
 PROPOSED: TOWER A - 7 STOREYS  
 TOWER B - 14 STOREYS PLUS HELIPORT  
 PODIUM - 5 STOREYS  
 PARKING AREA - 2 STOREYS

PARKING AREA:  
 PERCENTAGE OF TOTAL SITE AREA: 16.72%  
 LANDSCAPE REQUIREMENTS: REFER TO LANDSCAPE DRAWING LND-019 FOR TREE CANOPY COVER  
 MUNICIPAL PARKING REQUIREMENTS:  
 BICYCLE PARKING REQUIRED: 276  
 BICYCLE PARKING PROVIDED: 276  
 TOTAL PARKING PROVIDED: 463  
 TOTAL ACCESSIBLE PARKING PROVIDED: 36  
 TOTAL ACCESSIBLE PARKING REQUIRED: 36  
 LOADING PROVIDED: 8

### GENERAL NOTES

- SURVEY INFORMATION TAKEN FROM LEGAL SURVEY REFER TO DRAWING A0-120.
- HELIPORT DESIGNED FOR VFR, NON-INSTRUMENT, DAY/NIGHT OPERATIONS, WITH ALL HELIPORT FLIGHT PATHS CLASSIFIED AS "H" AND A 0% SLOPE. IN ACCORDANCE WITH CANADIAN AVIATION REGULATIONS (CAR) STANDARD 324.
- REFER TO CIVIL FOR ALL EXISTING ROADBED INFRASTRUCTURE, EASEMENTS, EXISTING GRADES, WATERCOURSES, ROAD, SITE SERVICES, DRAINAGE, SEWER/WALK, ROAD LINE PAINTING AND SIGNAGE, CURB RAMP AND DETECTABLE WARNING SURFACE DETAILS AND GRADING INFORMATION.
- REFER TO LANDSCAPE FOR ALL PLANTING, WATER FEATURES, DECORATIVE SIDEWALKS, REST AREAS, BICYCLE STORAGE AREAS, AND ALL COURTYARD INFORMATION.
- REFER TO ELECTRICAL FOR ALL SITE LIGHTING, ELECTRICAL AND SECURITY DEVICES.
- REFER TO MECHANICAL FOR LOCATION OF SNOW MELTING AREAS AND ROOF MOUNTED EQUIPMENT.
- REFER TO WAYFINDING FOR BUILDING SIGNAGE. REFER TO CIVIL AND EXTERIOR SITE WAYFINDING FOR PEDESTRIAN AND VEHICULAR ROAD SIGNAGE.
- PARKING EQUIPMENT TO BE SUPPLIED AND INSTALLED BY THE PARKING OPERATOR (I.E. REVENUE CONTROL SYSTEMS, BARRIER GATES AND OTHER ASSOCIATED EQUIPMENT).
- ALL PICK-UP/DROP-OFF CANOPIES SHALL PROVIDE MINIMUM VERTICAL CLEARANCE.
- REFER LANDSCAPE FOR Pylon SIGN LOCATIONS.
- UNLESS NOTED OTHERWISE, ALL INTERNAL ROAD INTERSECTION RADI TO BE MINIMUM 6m.
- REFER TO HELIPORT REPORT FOR EMERGENCY LANDING AREAS.
- REST AREAS TO BE MAXIMUM 30m APART AS TRAVEL DISTANCE. REFER TO LANDSCAPE FOR INFORMATION.

### SITE PARKING DESCRIPTION OF ABBREVIATIONS

|          |  |                                   |                                   |
|----------|--|-----------------------------------|-----------------------------------|
| AMBUS    | AMBULANCE BAYS IN AMBULANCE GARAGE                   | OVIS                              | OVIS FILLING STATION              |
| AMBUS    | AMBULANCE BAYS IN AMBULANCE GARAGE                   | PARATRANSPO                       | PARATRANSPO                       |
| CSRN     | CSRN   | PHYSICIAN AND FELLOW STROKE LEADS | PHYSICIAN AND FELLOW STROKE LEADS |
| CSRN     | CSRN   | POLICE (ON ROAD E)                | POLICE (ON ROAD E)                |
| CHARGING | ELECTRIC VEHICLE CHARGING STATION                    | SECURITY                          | SECURITY                          |
| HADMAT   | HAZMAT TRUCK BAY FOR HELIPORT TANKS                  | SHARED TAXI                       | SHARED TAXI                       |
| MOQUE    | MORQUE VEHICLES PARKING SPACE                        | SHARED TAXI                       | SHARED TAXI                       |
| MOQUE    | MORQUE VEHICLES PARKING SPACE                        | TAXI STAND                        | TAXI STAND                        |
| NEPH     | NEPHROLOGY RESERVED PARKING                          | TOH SECURITY                      | TOH SECURITY                      |
| NUT TA   | NON-URGENT TRANSPORTATION TOWER A DROP-OFF SPACES    | TRAUMA LEAD                       | TRAUMA LEAD                       |
| NUT TB   | NON-URGENT TRANSPORTATION TOWER B PARKING SPACES     | VENDOR / LOGISTICS / CONTRACTORS  | VENDOR / LOGISTICS / CONTRACTORS  |
| OTHER    | OTHER EMERGENCY SERVICES STAFF                       | VISITOR                           | VISITOR                           |
| AMBUS    | OVERFLOW AMBULANCE / PARAMEDIC ONLY OVERFLOW PARKING | VISITOR                           | VISITOR                           |
| OVIS     | OVIS   | CONTAINER                         | CONTAINER                         |

### REQUIRED PARKING SUPPLY BY ZONE

| ZONE NO. AND DESCRIPTION  | TOTAL PARKING COUNT |      | INCLUDED IN TOTAL PARKING COUNT |                  |            |          | EXCLUDED FROM TOTAL PARKING COUNT |       |
|---|---------------------|------|---------------------------------|------------------|------------|----------|-----------------------------------|-------|
|   | REQD                | PROV | ACCESSIBLE                      | LIMITED MOBILITY | SHORT TERM | RESERVED | PASSENGER LAYBY / DROP-OFF SPACES | OTHER |
| <b>ZONE 1 WEST PARKING LOT</b>                                    | 130                 | 130  |                                 |                  |            |          |                                   |       |
| TOH INTERCAMPUS STAFF SHUTTLE BUS                                 |                     |      |                                 |                  |            |          |                                   |       |
| STAFF VEHICLES  | 112                 | 6    | 12                              |                  |            |          |                                   |       |
| PARATRANSPO   |                     |      |                                 |                  |            |          |                                   |       |
| MOTORCYCLE PARKING  |                     |      |                                 |                  |            |          |                                   |       |
| BICYCLE PARKING SHORT TERM  |                     |      |                                 |                  |            |          |                                   |       |
| BICYCLE PARKING LONG TERM   |                     |      |                                 |                  |            |          |                                   |       |
| PARKING SPACES DEDICATED TO SNOW STORAGE AND REMOVAL              |                     |      |                                 |                  |            |          |                                   |       |
| <b>ZONE 2A EMERGENCY &amp; NON-URGENT TRANSPORTATION LEVEL E1</b> | 64                  | 64   |                                 |                  |            |          |                                   |       |
| VISITOR   | 43                  | 9    | 12                              |                  |            |          |                                   |       |
| MOTORCYCLE PARKING  |                     |      |                                 |                  |            |          |                                   |       |
| NON-URGENT TRANSPORTATION, TOWER A DROP-OFF SPACES                |                     |      |                                 |                  |            |          |                                   |       |
| NON-URGENT TRANSPORTATION, TOWER B PARKING SPACES                 |                     |      |                                 |                  |            |          |                                   |       |
| SECURITY TEAM   |                     |      |                                 |                  |            |          |                                   |       |
| <b>ZONE 2B MAIN ENTRANCE PLAZA - LEVEL 1</b>                      | 39                  | 39   |                                 |                  |            |          |                                   |       |
| VISITOR   |                     |      |                                 |                  |            |          |                                   |       |
| PARATRANSPO   |                     |      |                                 |                  |            |          |                                   |       |
| TAXI STAND  |                     |      |                                 |                  |            |          |                                   |       |
| MOTORCYCLE PARKING  |                     |      |                                 |                  |            |          |                                   |       |
| BICYCLE PARKING SHORT TERM  |                     |      |                                 |                  |            |          |                                   |       |
| <b>ZONE 3 LOADING DOCK</b>  | 18                  | 18   |                                 |                  |            |          |                                   |       |
| VENDOR / LOGISTICS / CONTRACTORS                                  |                     |      |                                 |                  |            |          |                                   |       |
| WASTE / RECYCLING CONTAINER BAYS                                  |                     |      |                                 |                  |            |          |                                   |       |
| CHEMICAL STORAGE SHED   |                     |      |                                 |                  |            |          |                                   |       |
| MORQUE PARKING SPACE  |                     |      |                                 |                  |            |          |                                   |       |
| MORQUE PARKING SPACE  |                     |      |                                 |                  |            |          |                                   |       |
| OVIS FILLING STATION  |                     |      |                                 |                  |            |          |                                   |       |
| HADMAT TRUCK BAY FOR HELIPORT TANKS                               |                     |      |                                 |                  |            |          |                                   |       |
| <b>ZONE 4 EAST PARKING LOT</b>                                    | 128                 | 128  |                                 |                  |            |          |                                   |       |
| OVERFLOW PARKING  |                     |      |                                 |                  |            |          |                                   |       |
| PARKING SPACES DEDICATED TO SNOW STORAGE AND REMOVAL              |                     |      |                                 |                  |            |          |                                   |       |
| PARKING SPACES DEDICATED TO SURGE CAPACITY                        |                     |      |                                 |                  |            |          |                                   |       |
| <b>ZONE 5A EMERGENCY SERVICES PARKING (SOUTH)</b>                 | 27                  | 27   |                                 |                  |            |          |                                   |       |
| AMBULANCE BAYS IN AMBULANCE GARAGE                                |                     |      |                                 |                  |            |          |                                   |       |
| AMBULANCE BAYS IN AMBULANCE GARAGE                                |                     |      |                                 |                  |            |          |                                   |       |
| OVERFLOW AMBULANCE / PARAMEDIC ONLY                               |                     |      |                                 |                  |            |          |                                   |       |
| POLICE (ON ROAD E)  |                     |      |                                 |                  |            |          |                                   |       |
| CSRN  |                     |      |                                 |                  |            |          |                                   |       |
| ELECTRIC VEHICLE CHARGING STATION                                 |                     |      |                                 |                  |            |          |                                   |       |
| <b>ZONE 5B EMERGENCY SERVICES PARKING (EAST)</b>                  | 57                  | 57   |                                 |                  |            |          |                                   |       |
| TRAUMA LEAD   |                     |      |                                 |                  |            |          |                                   |       |
| PHYSICIAN AND FELLOW STROKE LEADS                                 |                     |      |                                 |                  |            |          |                                   |       |
| NRN / NRS ASSISTANT / TECH AND NURSE                              |                     |      |                                 |                  |            |          |                                   |       |
| NEPHROLOGY RESERVED PARKING                                       |                     |      |                                 |                  |            |          |                                   |       |
| OTHER EMERGENCY SERVICES STAFF                                    |                     |      |                                 |                  |            |          |                                   |       |
| ELECTRIC VEHICLE CHARGING STATION                                 |                     |      |                                 |                  |            |          |                                   |       |
| PARKING SPACES DEDICATED TO SURGE CAPACITY                        |                     |      |                                 |                  |            |          |                                   |       |
| <b>TOTAL</b>  | 296                 | 296  | 100                             | 100              | 100        | 100      | 100                               | 100   |

**SITE PLAN**  
1:750

**THE OTTAWA HOSPITAL  
NEW CAMPUS  
DEVELOPMENT -  
PHASE 4 MAIN HOSPITAL  
BUILDING**

900 CARLING AVE, OTTAWA, ONTARIO

CLIENT: The Ottawa Hospital | L'Hôpital d'Ottawa

Infrastructure Ontario

PCL | EllisDon

CONSTRUCTION

CLIENT PROJECT NO: 1070002

KEY PLAN: TRUE NORTH | PROJECT NORTH

02 SITE PLAN CONTROL RESUBMISSION 2026-01-31  
01 95% DD SUBMISSION 2025-09-19

DRAWING STATUS: REBID

**NOT FOR CONSTRUCTION**

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT. BEFORE PROCEEDING. ONLY POLYLINE DIMENSIONS ARE TO BE USED. CONTRACTORS MUST CHECK ALL DIMENSIONS ON THE THIS DRAWING IS PROTECTED BY COPYRIGHT.

ALL DIMENSIONS ARE SHOWN IN METRIC.

AUTHOR: adamson ASSOCIATES ARCHITECTS A Partnership of Corporations

PROJECT TEAM:  
 DESIGN-BUILDER: POLVED A JOINT VENTURE  
 ARCHITECTURAL: PARION ARCHITECTS LIMITED, JOSHUA LAMARIE PRATTE ARCHITECTS, ADAMSON ASSOCIATES ARCHITECTS, 888 ARCHITECT INC.  
 STRUCTURAL: STEPHENSON ENGINEERING LTD., BOUTHELLETTE PARIZEAU INC.  
 MECHANICAL: HR ANGUS & ASSOCIATES LTD., MUEYER SWANSON INTERNATIONAL INC., CROSBY ENGINEERING LTD.  
 CIVIL: WEST CANADA INC.  
 LANDSCAPE: VERDECO DESIGN INC., PWP LANDSCAPE ARCHITECTURE

BUILDING CODE: UMG BUILDING CODE CONSULTANTS LTD.  
 AUTHOR PROJECT NO: 2233-00

STAMP: STAMP

DRAWING TITLE: **SITE PLAN, SITE PLAN STATISTICS AND SITE DETAILS**

DRAWN: AAA-PT | CHECKED: SC  
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 AS NOTED: SCALE IN METERS

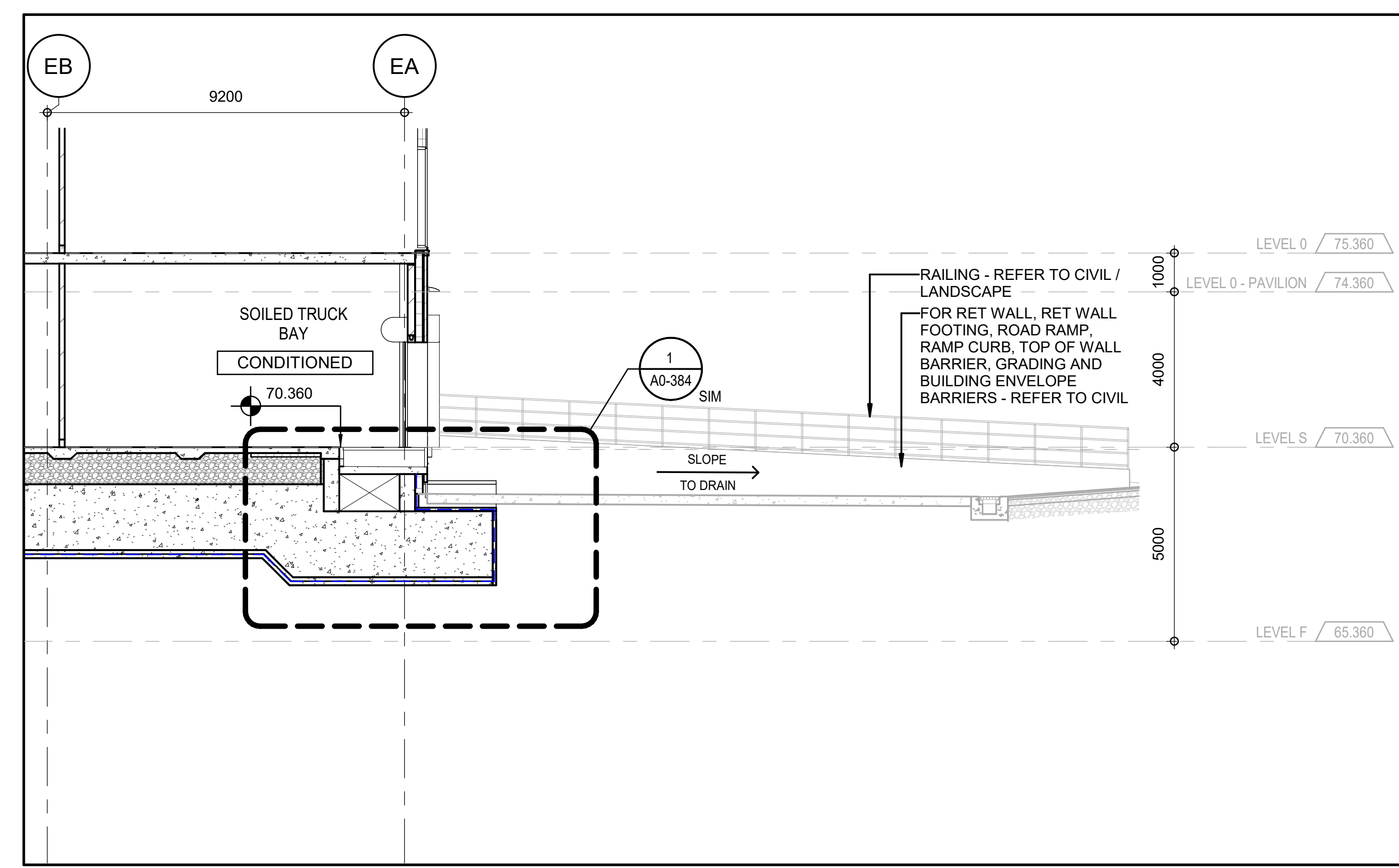
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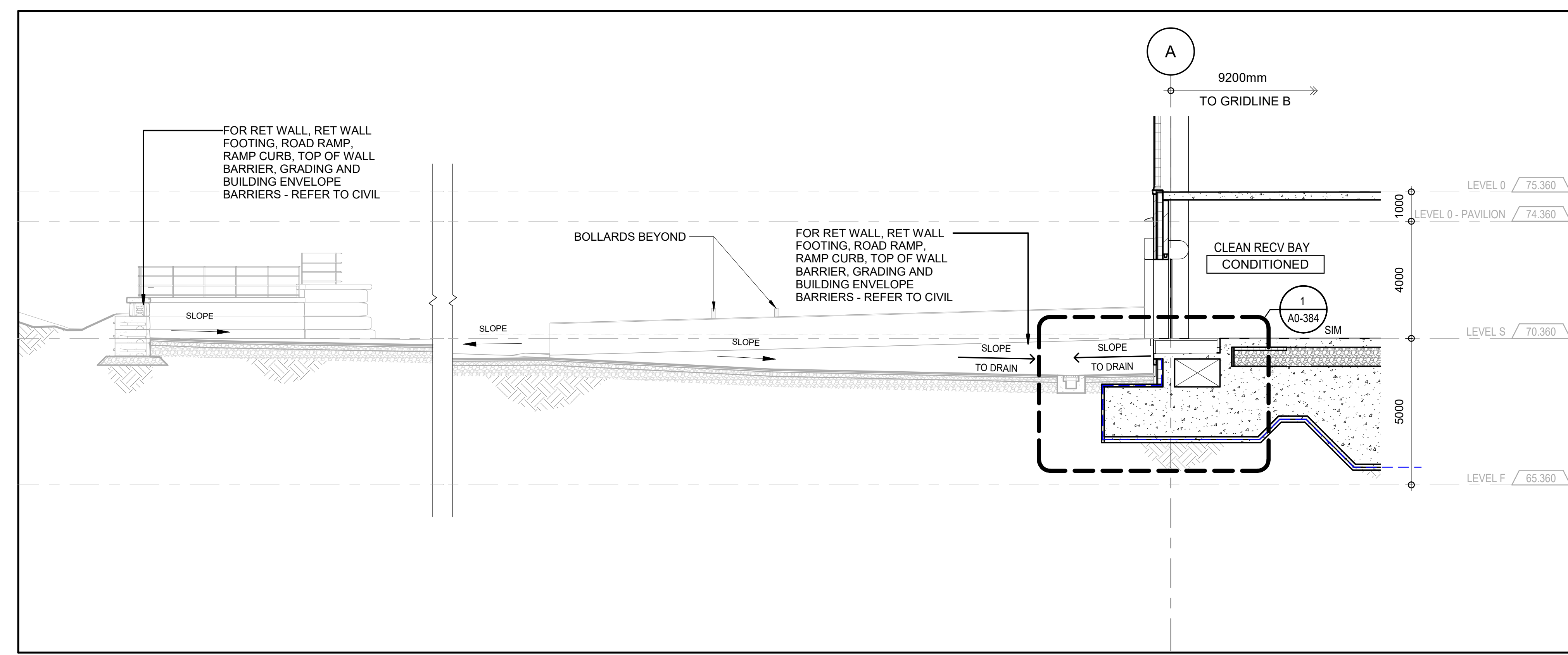




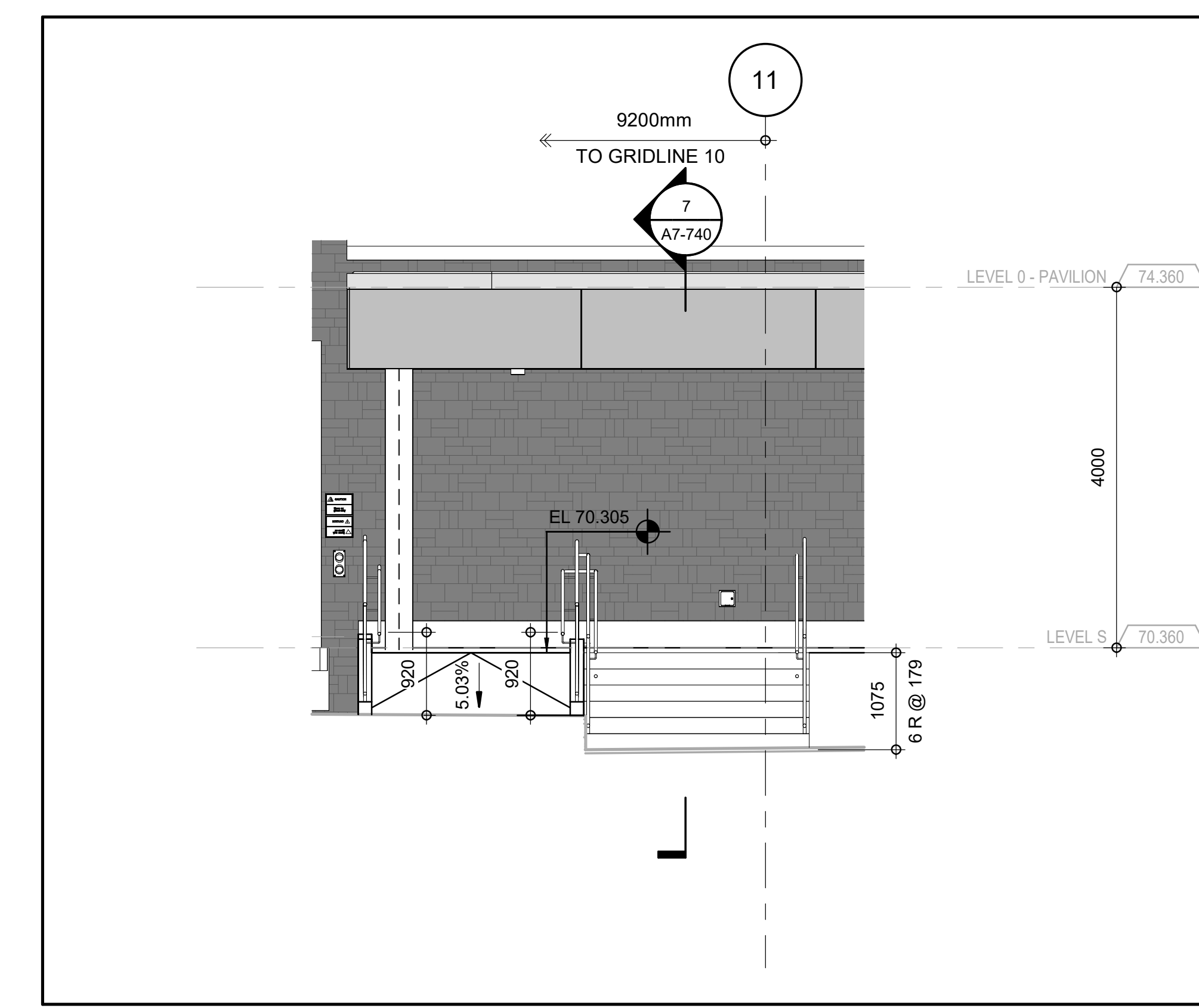
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 PLOT DATE: 2025-09-16 10:58 AM



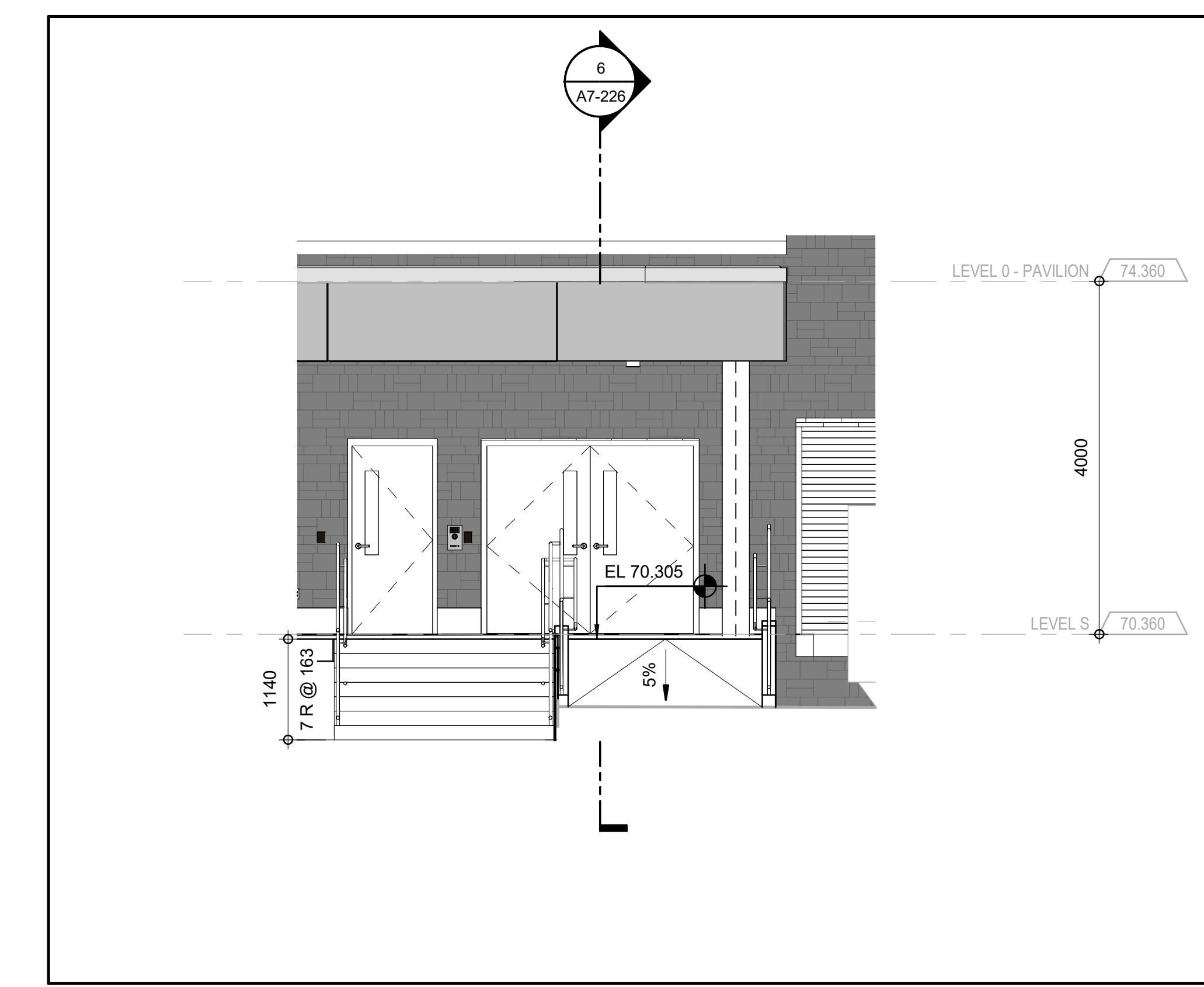
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 A0-225 1:100 6



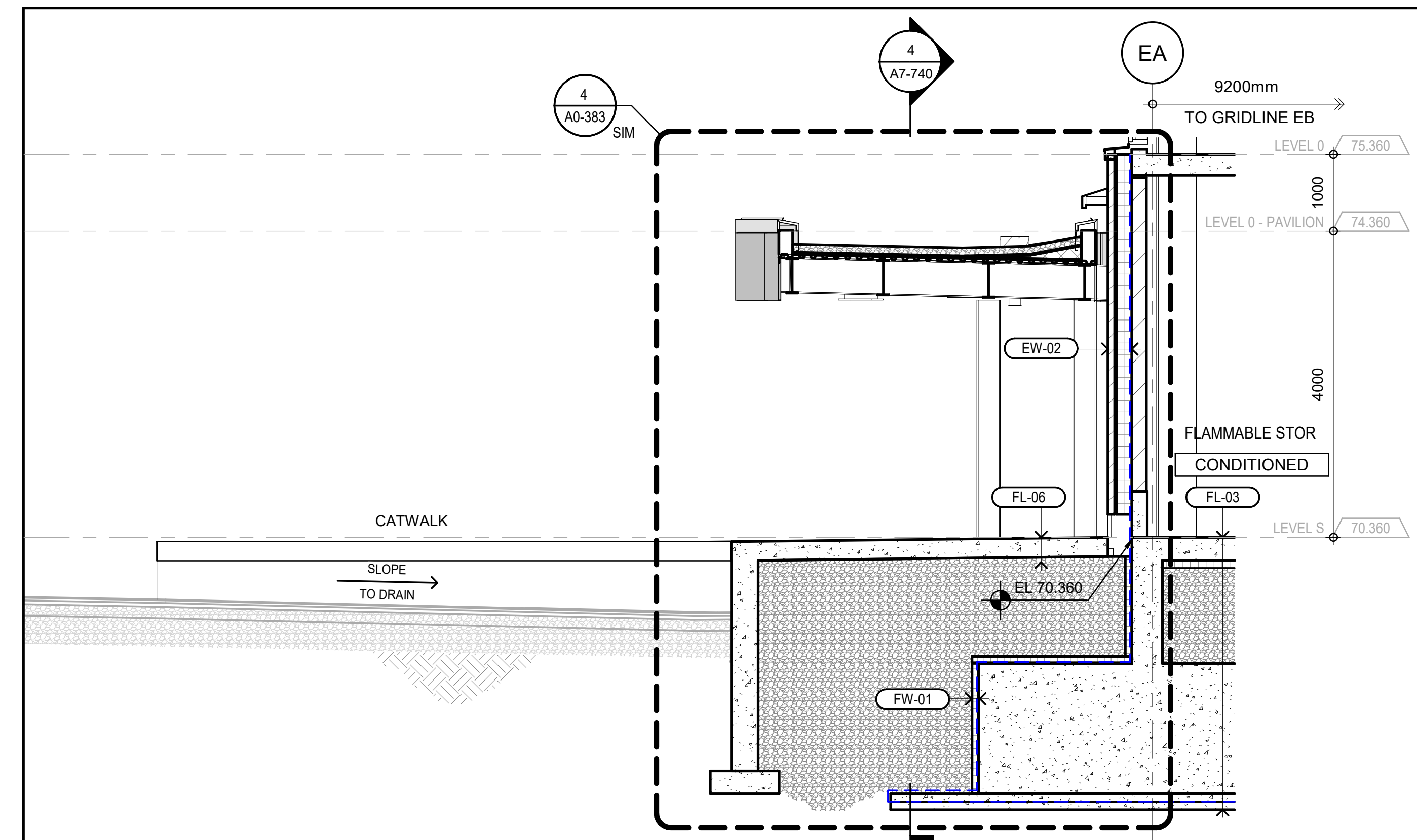
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 A0-225 1:100 5



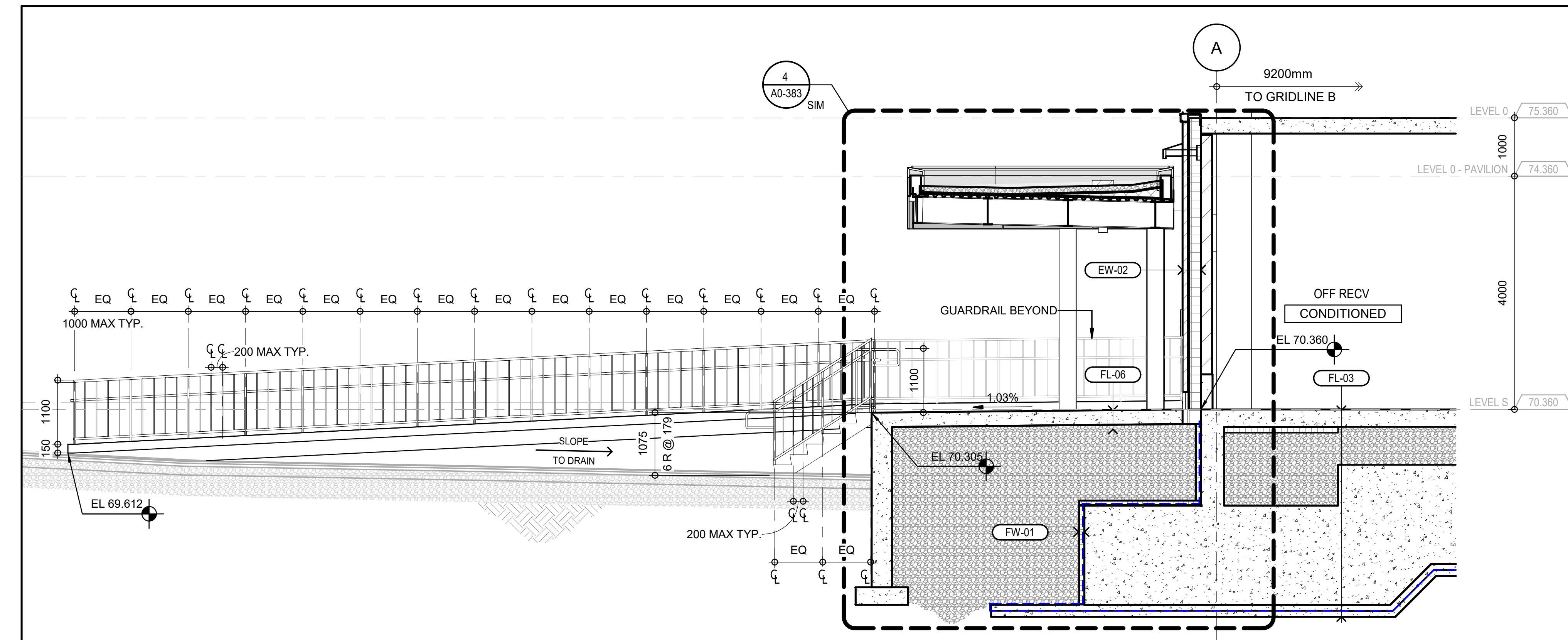
EAST ELEVATION - RECEIVING AREA SOUTH RAMP  
 A0-225 1:50 8



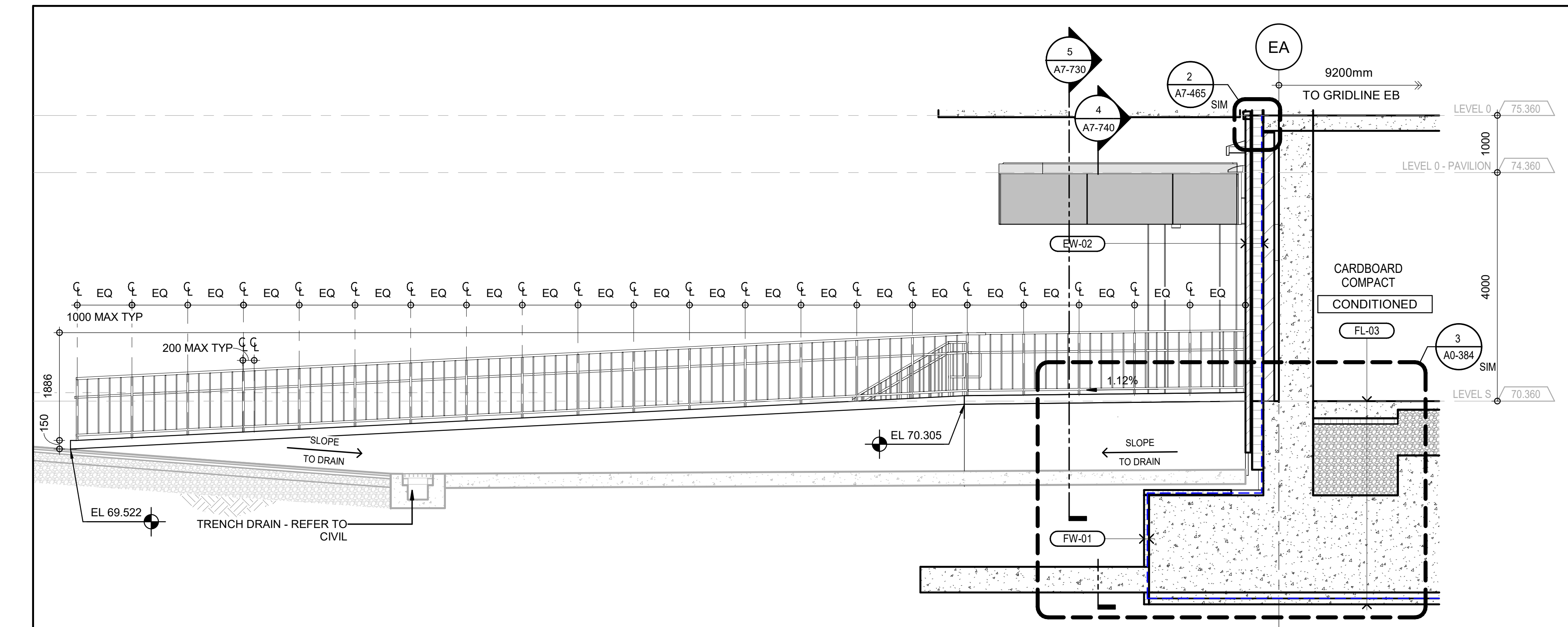
EAST ELEVATION - RECEIVING AREA NORTH RAMP  
 A0-225 1:50 7



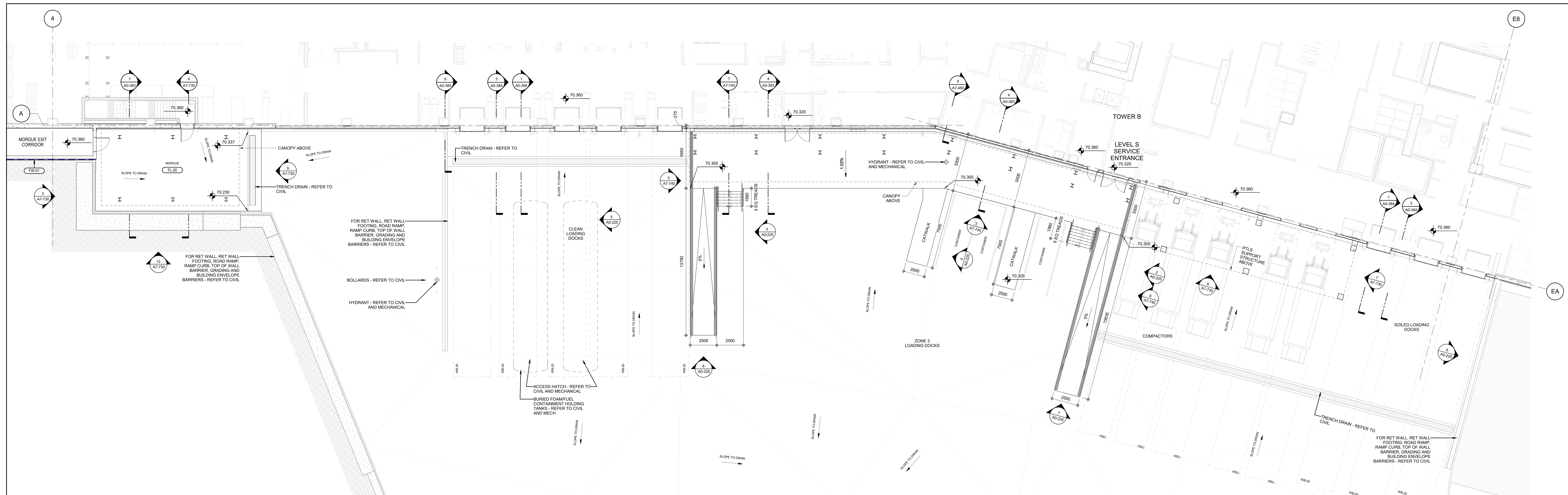
ELEVATION - RECEIVING AREA TYPICAL CATWALK  
 A0-225 1:50 4



NORTH ELEVATION - RECEIVING AREA SOUTH RAMP  
 A0-225 1:50 3



NORTH ELEVATION - RECEIVING AREA NORTH RAMP  
 A0-225 1:50 2



PLAN - LOADING DOCK  
 A0-225 1:100 1

**PROJECT**  
 THE OTTAWA HOSPITAL  
 NEW CAMPUS  
 DEVELOPMENT -  
 PHASE 4 MAIN HOSPITAL  
 BUILDING  
 900 CARLING AVE. OTTAWA, ONTARIO

**CLIENT**  
 The Ottawa Hospital | Hôpital d'Ottawa

**CONSTRUCTION**  
 PCL | EllisDon

**CLIENT PROJECT NO.**  
 1070002

**KEY PLAN**  
 TRUE NORTH | PROJECT NORTH

**REVISIONS**  
 02 SITE PLAN CONTROL RESUBMISSION 2020-01-10  
 01 95% DD SUBMISSION 2020-09-10  
 00 ISSUED DATE

**DRAWING STATUS**  
**NOT FOR CONSTRUCTION**  
 DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY PLOTTED DIMENSIONS ARE TO BE USED. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS PROTECTED BY COPYRIGHT.  
 ALL DIMENSIONS ARE SHOWN IN METRIC.

**AUTHOR**  
 adamson ASSOCIATES ARCHITECTS  
 A Partnership of Corporations

**PROJECT TEAM**  
**DESIGN-BUILDER** POLED A JOINT VENTURE  
 ARCHITECTURAL PARON ARCHITECTS LIMITED  
 2000 LAUREN PRATTE ARCHITECTS  
 ADAMSON ASSOCIATES ARCHITECTS  
 BRN ARCHITECTS INC.  
**STRUCTURAL** STEPHENSON ENGINEERING LTD.  
 BOUTHELLETTE PARIZEAU INC.  
**MECHANICAL** HR ANGUS & ASSOCIATES LTD.  
 CROSEY ENGINEERING LTD.  
**ELECTRICAL** MELVEY & BROWN INTERNATIONAL INC.  
 WSP SARGENT INC.  
**CIVIL** WSP SARGENT INC.  
**LANDSCAPE** VERTECOBS DESIGN INC.  
 PWP LANDSCAPE ARCHITECTURE

**BUILDING CODE** UMOG BUILDING CODE CONSULTANTS LTD.  
**AUTHOR PROJECT NO.** 2233-00

**STAMP** STAMP

**DRAWING TITLE**  
**LOADING DOCK**

**DRAWN** AAA-PT | **CHECKED** SC  
**SCALE** AT 40° x 60° | **DATE** 19 SEP 2025  
**AS NOTED** | **GRAPHIC SCALE**

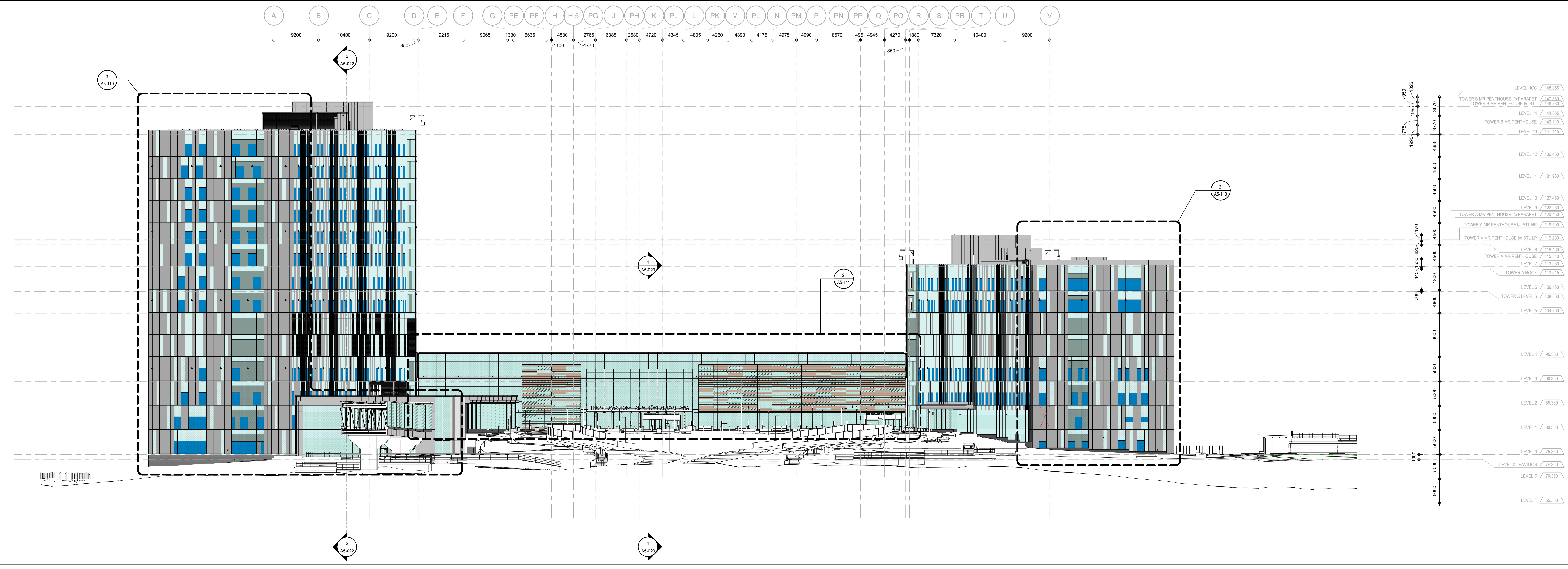
**DRAWING NO.** A0-225 | **REV. NO.** 02

10/16/2025 12:23:17 PM



ELEVATION - EAST ELEVATION TOWER B  
AS-100.5  
1:250

| WINDOW TO WALL RATIO (PER BUILDING) |                |                  |
|-------------------------------------|----------------|------------------|
| FACADE                              | VISION GLAZING | SOLID WALL/PANEL |
| AG EAST FACADE                      | 0%             | 100%             |
| AG SOUTH FACADE                     | 6%             | 92%              |
| AG WEST FACADE                      | 0%             | 100%             |
| PAVILION NORTH FACADE               | 55%            | 45%              |
| PAVILION WEST FACADE                | 79%            | 21%              |
| PODIUM NORTH LOWER FACADE           | 84%            | 16%              |
| PODIUM NORTH UPPER FACADE           | 79%            | 21%              |
| PODIUM SOUTH FACADE                 | 28%            | 72%              |
| TOWER A EAST FACADE                 | 21%            | 79%              |
| TOWER A NORTH FACADE                | 10%            | 90%              |
| TOWER A SOUTH FACADE                | 18%            | 82%              |
| TOWER A WEST FACADE                 | 13%            | 87%              |
| TOWER B EAST FACADE                 | 18%            | 84%              |
| TOWER B NORTH FACADE                | 11%            | 89%              |
| TOWER B SOUTH FACADE                | 13%            | 87%              |
| TOWER B WEST FACADE                 | 18%            | 82%              |
| UNKNOWN                             | 0%             | 100%             |



ELEVATION - NORTH ELEVATION TOWER A, TOWER B AND PODIUM  
AS-110.2  
1:250

**PROJECT**  
THE OTTAWA HOSPITAL  
NEW CAMPUS  
DEVELOPMENT -  
PHASE 4 MAIN HOSPITAL  
BUILDING  
900 CARLING AVE. OTTAWA, ONTARIO

**CLIENT**  
The Ottawa Hospital | L'Hôpital d'Ottawa

**CONSTRUCTION**  
PCL | EllisDon

**CLIENT PROJECT NO.**  
1070002

**KEY PLAN**  
TRUE NORTH | PROJECT NORTH

**REVISIONS**

|    |                                |            |
|----|--------------------------------|------------|
| 02 | SITE PLAN CONTROL RESUBMISSION | 2026-01-13 |
| 01 | 95% DD SUBMISSION              | 2025-09-19 |
| 00 | NOI                            | ISSUED     |

**NOT FOR CONSTRUCTION**  
DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS ARE TO BE USED. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS PROTECTED BY COPYRIGHT.

**AUTHOR**  
adamson ASSOCIATES ARCHITECTS  
A Partnership of Corporations

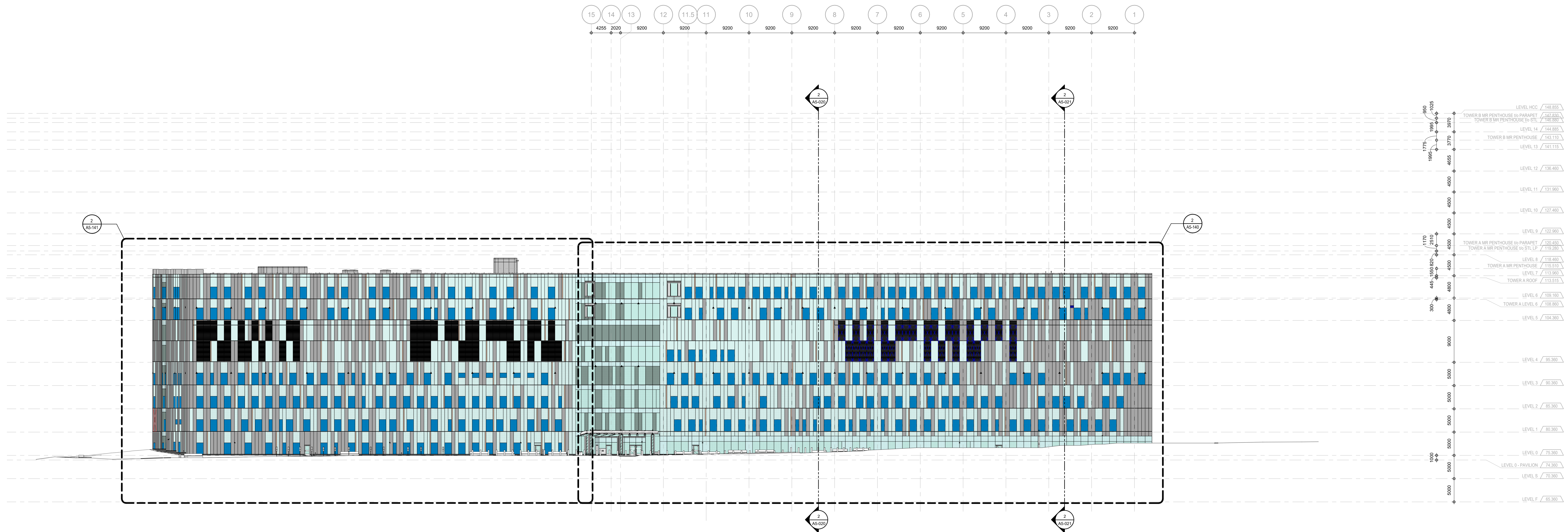
**PROJECT TEAM**  
DESIGN-BUILDER: PCL/AD A JOINT VENTURE  
ARCHITECTURAL: PARSON ARCHITECTS LIMITED, JORDAN LAMARIE PRATTE ARCHITECTS, ADAMSON ASSOCIATE ARCHITECTS, 888 ARCHITECTS INC.  
STRUCTURAL: STEPHENSON ENGINEERING LTD, BOUTHELLETT PARIZEAU INC.  
MECHANICAL: HR ANGUS & ASSOCIATES LTD, CROSBY ENGINEERING LTD.  
ELECTRICAL: MCELVEY & BROWN INTERNATIONAL INC.  
CIVIL: WSP CARLING INC.  
LANDSCAPE: VERTICOS DESIGN INC., PAR LANDSCAPE ARCHITECTURE

**BUILDING CODE** UMG BUILDING CODE CONSULTANTS LTD.  
**AUTHOR PROJECT NO.** 2233-00

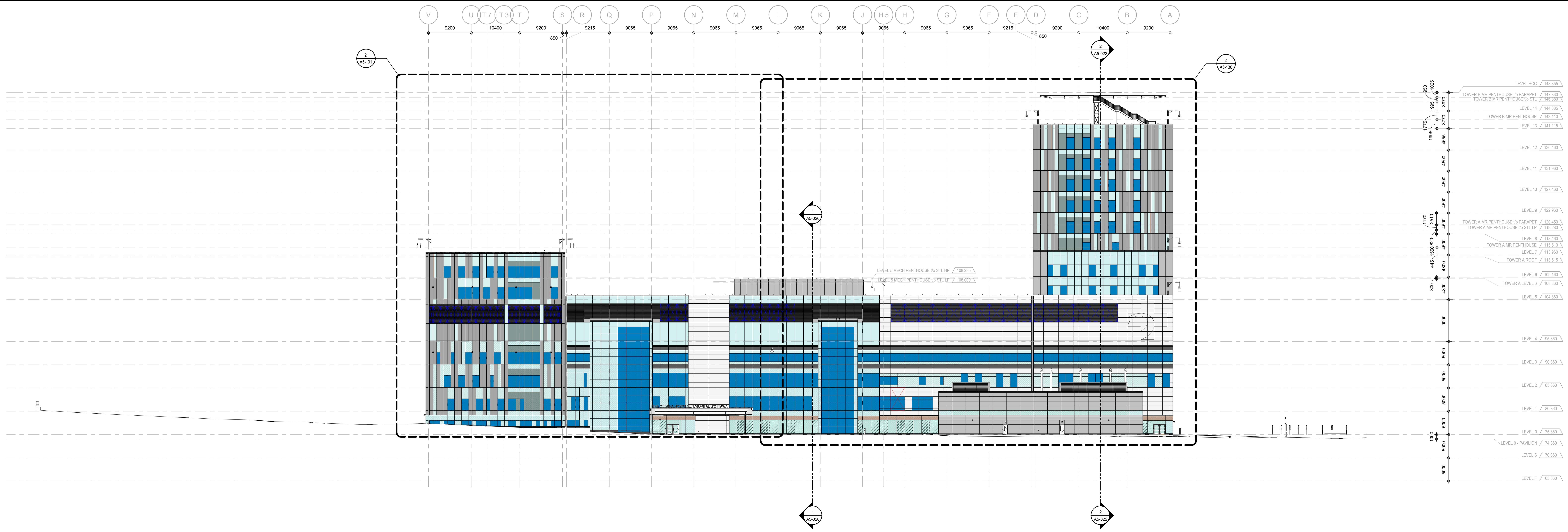
**DRAWING TITLE**  
BUILDING ELEVATION (NORTH & EAST)

**DRAWN** AAA-PT | **CHECKED** JM  
**SCALE** AT 40" x 60" | **DATE** 19 SEP 2025  
**GRAPHIC SCALE** 0 2.5 5 10 | **SCALE IN METERS**

**DRAWING NO.** A5-010 | **REV. NO.** 02



ELEVATION - WEST ELEVATION TOWER A  
A2-100.1  
1:250



ELEVATION - SOUTH ELEVATION TOWER A, TOWER B AND PODIUM  
A2-100.1  
1:250

**PROJECT**  
THE OTTAWA HOSPITAL  
NEW CAMPUS  
DEVELOPMENT -  
PHASE 4 MAIN HOSPITAL  
BUILDING  
900 CARLING AVE. OTTAWA, ONTARIO

**CLIENT**  
The Ottawa Hospital | L'Hôpital d'Ottawa

**Infrastructure Ontario**

**PCL CONSTRUCTION** | **EllisDon**

**CLIENT PROJECT NO.** 1070002

**KEY PLAN**  
TRUE NORTH | PROJECT NORTH

**REVISIONS**

| NO. | DESCRIPTION                    | DATE       |
|-----|--------------------------------|------------|
| 02  | SITE PLAN CONTROL RESUBMISSION | 2026-01-10 |
| 01  | 95% DD SUBMISSION              | 2025-09-10 |

**DRAWING STATUS**  
**NOT FOR CONSTRUCTION**

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**AUTHOR**  
**adamson ASSOCIATES ARCHITECTS**  
A Partnership of Corporations

**PROJECT TEAM**  
**DESIGN-BUILDER** PCL AN JOINT VENTURE  
**ARCHITECTURAL** PARSON ARCHITECTS LIMITED  
JOSHUA MARINE PRATTE ARCHITECTS  
ADAMSON ASSOCIATE ARCHITECTS  
888 ARCHITECTS INC.  
**STRUCTURAL** STEPHENSON ENGINEERING LTD.  
SOUTHLEITE PARCAUL INC.  
**MECHANICAL** HR ANGUS & ASSOCIATES LTD.  
CROSSEY ENGINEERING LTD.  
**ELECTRICAL** MCELVEY & BROWN INTERNATIONAL INC.  
WSP CANADA INC.  
**CIVIL** WSP CANADA INC.  
**LANDSCAPE** HERSCHELS DESIGN INC.  
PWP LANDSCAPE ARCHITECTURE

**BUILDING CODE** UMG BUILDING CODE CONSULTANTS LTD.  
**AUTHOR PROJECT NO.** 2233-00

**STAMP** | **STAMP**

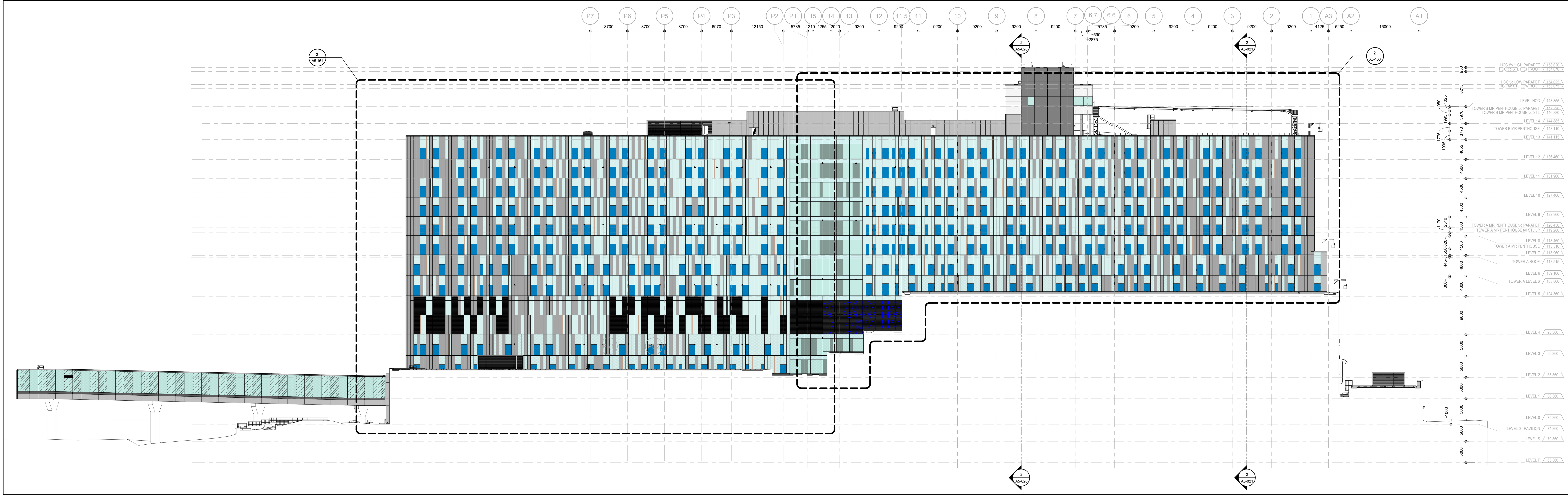
**DRAWING TITLE**  
**BUILDING ELEVATION (SOUTH & WEST)**

**DRAWN** AAA-PT | **CHECKED** JM  
**SCALE AT 40° x 60°** | **DATE** 19 SEP 2025  
**GRAPHIC SCALE** 0 2.5 5 7.5 10  
SCALE IN METERS

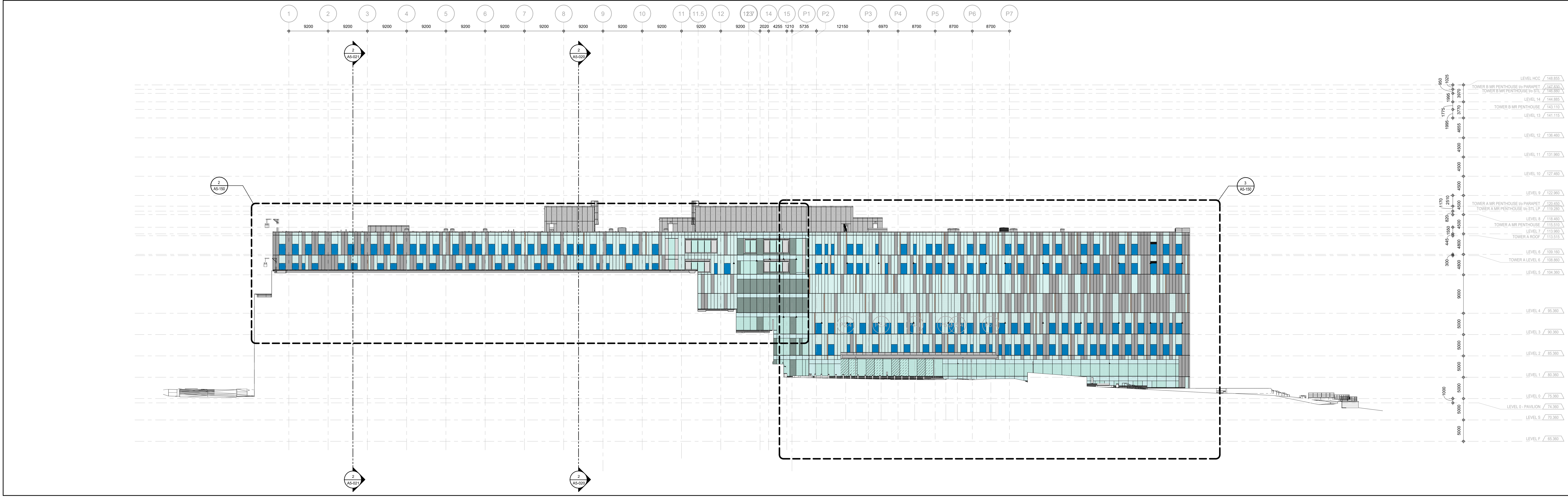
**DRAWING NO.** A5-011 | **REV. NO.** 02

PLOT DATE: 2025-09-10 12:33:04 PM

10/16/2025 12:24:31 PM  
 10/16/2025 12:24:31 PM  
 10/16/2025 12:24:31 PM



ELEVATION - WEST ELEVATION TOWER B  
 A2-108.5  
 1:250



ELEVATION - EAST ELEVATION TOWER B  
 A2-108.2  
 1:250

**PROJECT**  
 THE OTTAWA HOSPITAL  
 NEW CAMPUS  
 DEVELOPMENT -  
 PHASE 4 MAIN HOSPITAL  
 BUILDING  
 900 CARLING AVE. OTTAWA, ONTARIO

**CLIENT**  
 The Ottawa Hospital | L'Hôpital d'Ottawa

**CONSTRUCTION**  
 Infrastructure Ontario | PCL | EllisDon

**CLIENT PROJECT NO.**  
 1070002

**KEY PLAN**  
 TRUE NORTH | PROJECT NORTH

**REVISIONS**

| NO. | DESCRIPTION                    | DATE       |
|-----|--------------------------------|------------|
| 02  | SITE PLAN CONTROL RESUBMISSION | 2026-01-12 |
| 01  | 95% DD SUBMISSION              | 2025-09-19 |
| 00  | ISSUED                         |            |

**DRAWING STATUS**  
 NOT FOR CONSTRUCTION

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**AUTHOR**  
 adamson ASSOCIATES ARCHITECTS  
 A Partnership of Corporations

**PROJECT TEAM**  
**DESIGN-BUILDER** POLCO A JOINT VENTURE  
**ARCHITECTURAL** PARSON ARCHITECTS LIMITED  
 JOON LAMARIE PRATTE ARCHITECTS  
 ADAMSON ASSOCIATE ARCHITECTS  
 888 ARCH INC  
**STRUCTURAL** STEPHENSON ENGINEERING LTD  
 BOUTHILLETTE PARÉ/EAU INC.  
**MECHANICAL** HR ANGUS & ASSOCIATES LTD  
 CROSBY ENGINEERING LTD.  
**ELECTRICAL** MCELVEY & SWANN INTERNATIONAL INC.  
 HSP CANADA INC.  
**CIVIL** HSP CANADA INC.  
**LANDSCAPE** HERSCHELS DESIGN INC.  
 P&P LANDSCAPE ARCHITECTURE

**BUILDING CODE** UMG BUILDING CODE CONSULTANTS LTD.  
**AUTHOR PROJECT NO.** 2233-00

**STAMP**

**DRAWING TITLE**  
 BUILDING ELEVATION  
 (INTERIOR EAST & WEST)

| DRAWN  | CHECKED |
|--------|---------|
| AAA-PT | JM      |

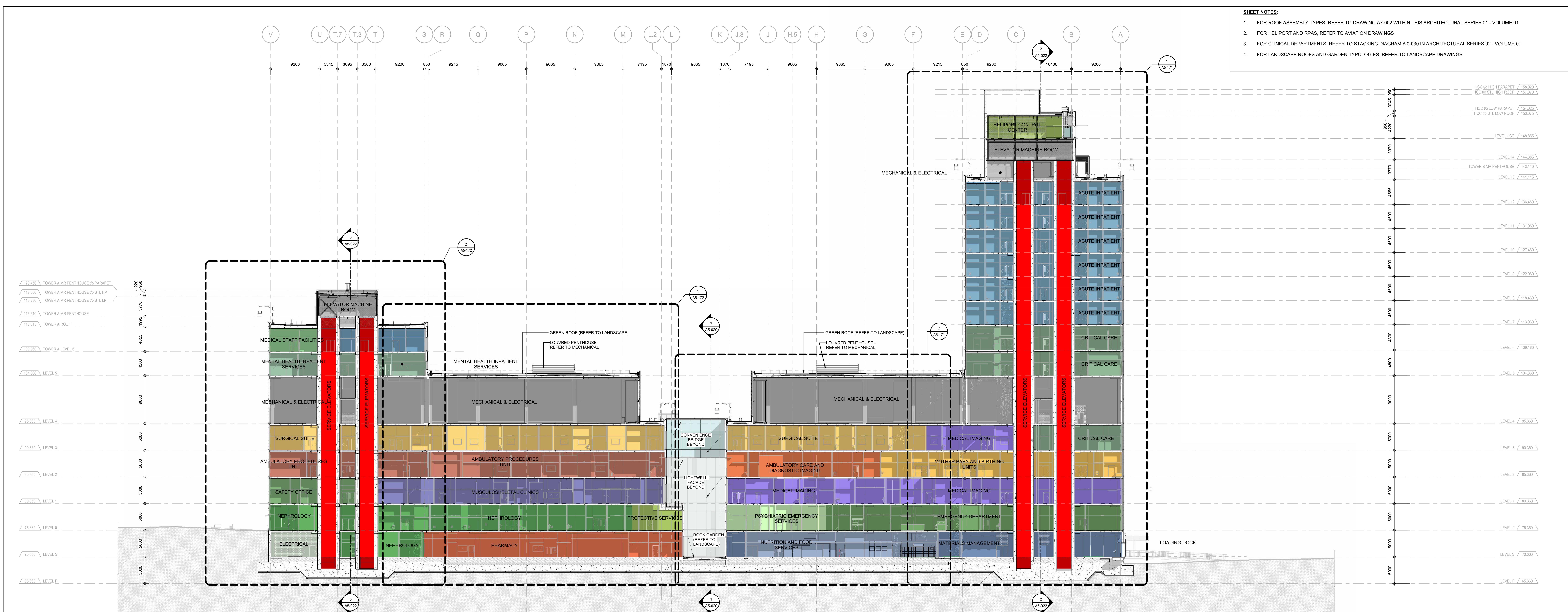
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 1:250  
 DATE 19 SEP 2025

**GRAPHIC SCALE**  
 0 2.5 5 7.5 10 M  
 SCALE IN METERS

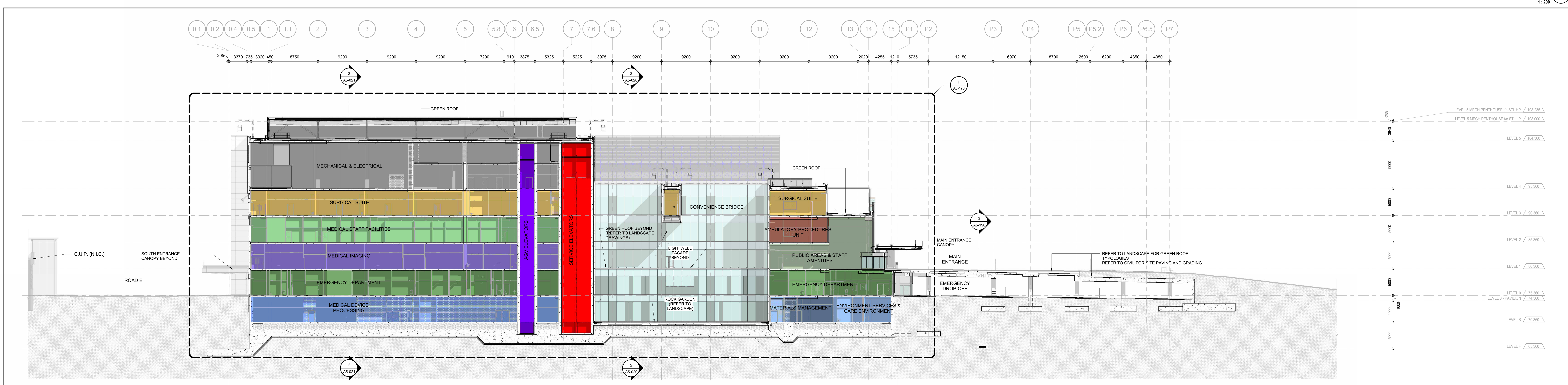
**DRAWING NO.** A5-012  
**REV NO.** 02

10/16/2024 10:28:07 PM

10/16/2024 10:28:07 PM



E-W BUILDING SECTION LOOKING NORTH  
A1-10F  
1:200



N-S BUILDING SECTION LOOKING WEST  
A1-10F  
1:200

- SHEET NOTES**
- FOR ROOF ASSEMBLY TYPES, REFER TO DRAWING A7-002 WITHIN THIS ARCHITECTURAL SERIES 01 - VOLUME 01
  - FOR HELIPORT AND RPAS, REFER TO AVIATION DRAWINGS
  - FOR CLINICAL DEPARTMENTS, REFER TO STACKING DIAGRAM A10-030 IN ARCHITECTURAL SERIES 02 - VOLUME 01
  - FOR LANDSCAPE ROOFS AND GARDEN TYPOLOGIES, REFER TO LANDSCAPE DRAWINGS

**PROJECT**  
THE OTTAWA HOSPITAL  
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1070002

**KEY PLAN**  
TRUE NORTH | PROJECT NORTH

|                                   |            |
|-----------------------------------|------------|
| 07 SITE PLAN CONTROL RESUBMISSION | 2026-01-12 |
| 06 10% DD SUBMISSION              | 2025-09-19 |
| 05 SITE PLAN CONTROL RESUBMISSION | 2025-09-03 |
| 04 10% DD SUBMISSION              | 2025-08-03 |
| 03 30% DD SUBMISSION              | 2025-07-28 |
| 02 ISSUED FOR ACPOR READINESS     | 2025-01-09 |
| 01 80% DD SUBMISSION              | 2024-08-15 |
| REVISED                           | DATE       |

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**PROJECT TEAM**  
DESIGN-BUILDER PCL/JA JOINT VENTURE  
ARCHITECTURAL PARSON ARCHITECTS LIMITED  
JODON LAMARIE PRATTE ARCHITECTES  
ADAMSON ASSOCIATE ARCHITECTS  
BBB ARCHITECTS INC.  
STRUCTURAL STEPHENSON ENGINEERING LTD.  
BOULHÉLLETTE PARIZEAU INC.  
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CROSSEY ENGINEERING LTD.  
ELECTRICAL MCELVEY & SWANN INTERNATIONAL INC.  
WSP CANADA INC.  
CIVIL WSP CANADA INC.  
LANDSCAPE HESTERSON DESIGN INC.  
PWP LANDSCAPE ARCHITECTURE

**BUILDING CODE** UMG BUILDING CODE CONSULTANTS LTD.

**AUTHOR PROJECT NO.** 2233-00

**STAMP**

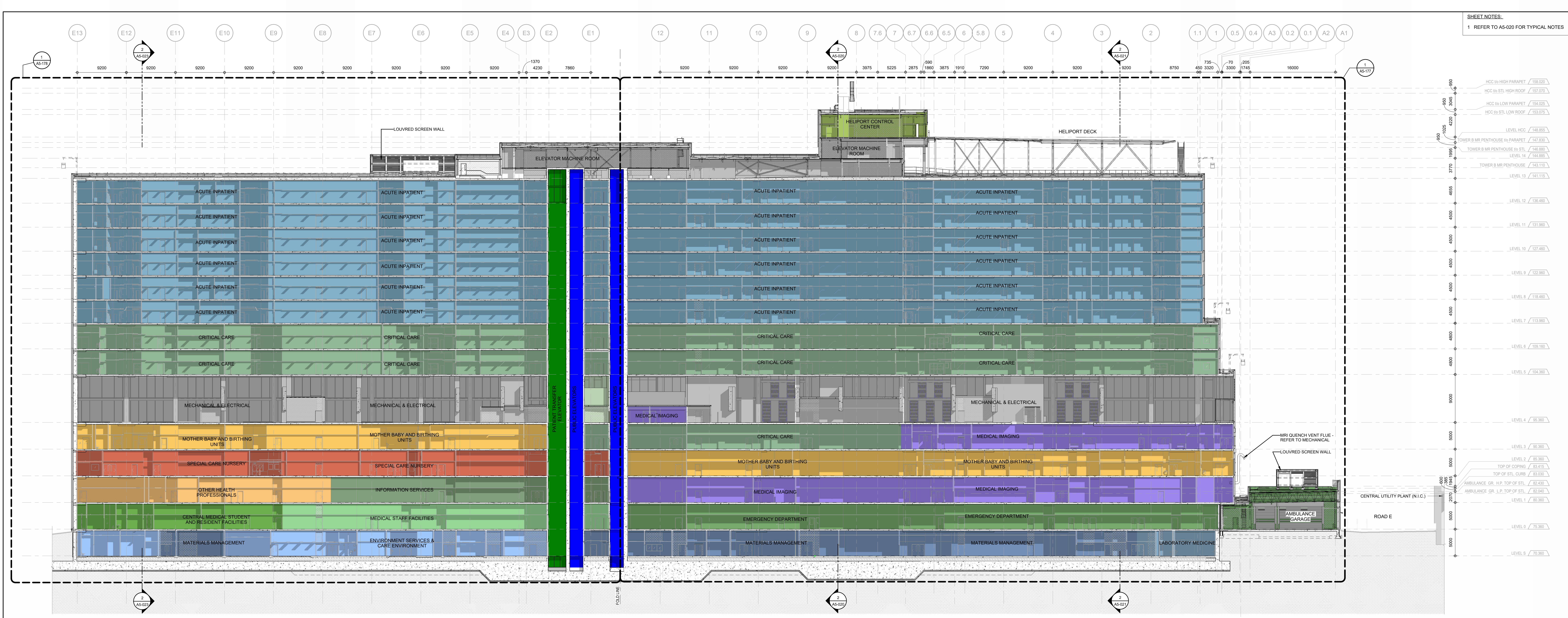
**DRAWING TITLE**  
OVERALL BUILDING SECTIONS

**DRAWN** AAA-PT | **CHECKED** JM  
SCALE AT 42" x 60" | DATE 15 AUG 2024  
GRAPHIC SCALE | SCALE IN METERS

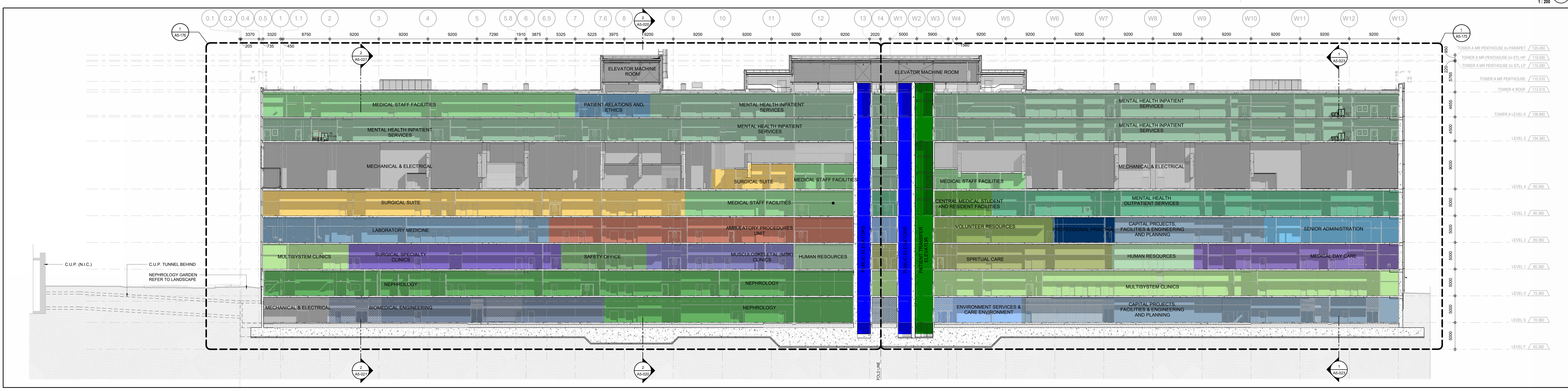
**DRAWING NO.** A5-020 | **REV. NO.** 07



THIS SHEET IS PART OF A CUSTOMER SHEET SET  
 PLOT DATE: 2024-08-15 09:04



N-S TOWER B UNFOLDED BUILDING SECTION LOOKING EAST  
 A1-100 1:200 2



N-S TOWER A UNFOLDED BUILDING SECTION LOOKING WEST  
 A1-100 1:200 1

SHEET NOTES:  
 1 REFER TO A5-020 FOR TYPICAL NOTES

|                                 |         |
|---------------------------------|---------|
| HCC TO HIGH PARAPET             | 138.450 |
| HCC TO STL HIGH ROOF            | 137.075 |
| HCC TO LOW PARAPET              | 134.625 |
| HCC TO STL LOW ROOF             | 133.250 |
| LEVEL HCC                       | 148.850 |
| TOWER B MR PENTHOUSE TO PARAPET | 147.800 |
| TOWER B MR PENTHOUSE TO STL     | 146.850 |
| LEVEL 14                        | 146.850 |
| TOWER B MR PENTHOUSE            | 143.110 |
| LEVEL 13                        | 141.110 |
| LEVEL 12                        | 138.450 |
| LEVEL 11                        | 131.900 |
| LEVEL 10                        | 127.450 |
| LEVEL 9                         | 122.900 |
| LEVEL 8                         | 118.400 |
| LEVEL 7                         | 113.900 |
| LEVEL 6                         | 109.150 |
| LEVEL 5                         | 104.300 |
| LEVEL 4                         | 95.300  |
| LEVEL 3                         | 86.300  |
| TOP OF COPING                   | 83.415  |
| TOP OF STL CURB                 | 83.000  |
| AMBULANCE GR. HP TOP OF STL     | 82.430  |
| AMBULANCE GR. LP TOP OF STL     | 82.000  |
| LEVEL 2                         | 80.300  |
| LEVEL 1                         | 75.300  |
| LEVEL 0                         | 70.300  |

**PROJECT**  
 THE OTTAWA HOSPITAL  
 NEW CAMPUS  
 DEVELOPMENT -  
 PHASE 4 MAIN HOSPITAL  
 BUILDING  
 900 CARLING AVE. OTTAWA, ONTARIO

**CLIENT**  
 The Ottawa Hospital | Hôpital d'Ottawa

**CONSTRUCTION**  
 Infrastructure Ontario | PCL | EllisDon

**CLIENT PROJECT NO.**  
 1070002

**KEY PLAN**  
 TRUE NORTH PROJECT NORTH

**REVISIONS**

|                                   |              |
|-----------------------------------|--------------|
| 07 SITE PLAN CONTROL RESUBMISSION | 2026-01-10   |
| 06 95% DD SUBMISSION              | 2025-09-19   |
| 05 SITE PLAN CONTROL RESUBMISSION | 2025-08-05   |
| 04 65% DD SUBMISSION              | 2025-06-03   |
| 03 50% DD SUBMISSION              | 2025-01-28   |
| 02 ISSUED FOR ACPDR READINESS     | 2025-01-09   |
| 01 80% DD SUBMISSION              | 2024-08-15   |
| NO                                | REVISED DATE |

**DRAWING STATUS**  
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**AUTHOR**  
 adamson ASSOCIATES ARCHITECTS  
 A Partnership of Corporations

**PROJECT TEAM**  
 DESIGN-BUILDER PCL/ED A JOINT VENTURE  
 ARCHITECTURAL PARSON ARCHITECTS LIMITED  
 3000 LAUREN PRATTE ARCHITECTS  
 ADAMSON ASSOCIATE ARCHITECTS  
 888 ARCHITECTS INC.  
 STRUCTURAL STEPHENSON ENGINEERING LTD.  
 BOUTHELLETTE PARÉ/EAU INC.  
 MECHANICAL HR ANGLUS & ASSOCIATES LTD.  
 CROSBY ENGINEERING LTD.  
 ELECTRICAL MCELVEY & BROWN INTERNATIONAL INC.  
 WSP CANADIAN INC.  
 CIVIL WSP CANADIAN INC.  
 LANDSCAPE VESTERDA DESIGN INC.  
 PWP LANDSCAPE ARCHITECTURE

**BUILDING CODE** UMG BUILDING CODE CONSULTANTS LTD.

**AUTHOR PROJECT NO.** 2233-00

**STAMP**

**DRAWING TITLE**  
 OVERALL BUILDING SECTIONS

**DRAWN** AAA-PT **CHECKED** JM  
 SCALE AT 47° x 69° DATE 15 AUG 2024  
 GRAPHIC SCALE 1:200 SCALE IN METERS

**DRAWING NO.** A5-022 **REV. NO.** 07



# UNDERSTORY PLANTING PLANS

| PALETTE                      | BOTANICAL NAME                      | BREAK DOWN (%)           | SIZE      | SPACING  |     |
|------------------------------|-------------------------------------|--------------------------|-----------|----------|-----|
| 1<br>L27-110                 | ZONE 1 SHADY WOODLAND MIX           |                          |           |          |     |
|                              | ASARUM CANADENSE                    | 5%                       | PLUG      | 9"       |     |
|                              | ATHYRIUM FILIX-FEMINA               | 8%                       | PLUG      | 18"      |     |
|                              | CAREX EBURNEA                       | 21%                      | PLUG      | 9"       |     |
|                              | CAREX PENNSYLVANICA                 | 21%                      | PLUG      | 9"       |     |
|                              | CAREX PLATYPHYLLA                   | 2%                       | PLUG      | 9"       |     |
|                              | DRYOPTERIS GOLDIANA                 | 5%                       | 1 GALLON  | 18"      |     |
|                              | DRYOPTERIS MARGINALIS               | 5%                       | 1 GALLON  | 18"      |     |
|                              | MAIANTHEMUM CANADENSE               | 5%                       | PLUG      | 9"       |     |
|                              | ONOCLEA SENSIBILIS                  | 4%                       | 1 GALLON  | 18"      |     |
|                              | POLYSTICHUM ACROSTICHOIDES          | 4%                       | 1 GALLON  | 18"      |     |
|                              | 2<br>L27-110                        | ZONE 2 WOODLAND EDGE MIX |           |          |     |
|                              |                                     | CAREX DIVULSA            | 3%        | 1 GALLON | 12" |
| CAREX PENNSYLVANICA          |                                     | 15%                      | 1 GALLON  | 12"      |     |
| CORNUS CANADENSIS            |                                     | 6%                       | 1 GALLON  | 12"      |     |
| CHRYSOSONUM VIRGINIANUM      |                                     | 6%                       | 1 GALLON  | 12"      |     |
| DIERVILLA IONICERA           |                                     | 5%                       | 3 GALLON  | 24"      |     |
| GERANIUM MACULATUM           |                                     | 8%                       | 3 GALLON  | 12"      |     |
| IRIS SIBIRICA                |                                     | 3%                       | BULBS     | 24"      |     |
| MAIANTHEMUM RACEMOSUM        |                                     | 12%                      | 3 GALLON  | 12"      |     |
| PHLOX DIVARICATA             |                                     | 3%                       | 1 GALLON  | 12"      |     |
| PTERIDIUM AQUILINUM          |                                     | 6%                       | 1 GALLON  | 24"      |     |
| STYLOPHORUM DIPHYLLUM        |                                     | 1%                       | 1 GALLON  | 12"      |     |
| TRADESCANTIA VIRGINIANA      |                                     | 6%                       | 1 GALLON  | 12"      |     |
| 3                            | ZONE 3 SCREENING SHRUBS             |                          |           |          |     |
|                              | CHAMAECYPARIS PISIFERA 'SUNGOLD'    | 8%                       | 15 GALLON | 48"      |     |
|                              | ILEX GLABRA                         | 12%                      | 15 GALLON | 48"      |     |
|                              | ILEX OPACA                          | 14%                      | 15 GALLON | 48"      |     |
|                              | ILEX X MESERVEAE 'BLUE PRINCESS'    | 16%                      | 15 GALLON | 48"      |     |
|                              | PHYSCARPUS OPULENSIS                | 8%                       | 15 GALLON | 48"      |     |
|                              | SAMBUCUS RACEMOSA                   | 8%                       | 15 GALLON | 48"      |     |
|                              | SYRINGA X PRESTONIAE                | 10%                      | 15 GALLON | 48"      |     |
|                              | VIBURNUM DENTATUM                   | 12%                      | 15 GALLON | 48"      |     |
|                              | VIBURNUM LENTAGO                    | 12%                      | 15 GALLON | 48"      |     |
|                              | 4                                   | ZONE 4 OPEN WOODLAND MIX |           |          |     |
|                              |                                     | ANEMONE CANADENSIS       | 5%        | SEED     | N/A |
|                              |                                     | AQUILEGIA CANADENSIS     | 5%        | SEED     | N/A |
| ARALIA NUDICAULIS            |                                     | 5%                       | SEED      | N/A      |     |
| ASTER ALPINUS                |                                     | 5%                       | SEED      | N/A      |     |
| CAREX ALBURSINA              |                                     | 11%                      | SEED      | N/A      |     |
| CAREX BREVIFLORA             |                                     | 11%                      | SEED      | N/A      |     |
| CAREX DIVULSA                |                                     | 11%                      | SEED      | N/A      |     |
| DESCHAMPSIA CESPIIOSA        |                                     | 11%                      | SEED      | N/A      |     |
| ELYMUS HYSTRIX               |                                     | 11%                      | SEED      | N/A      |     |
| GALIUM BOREALE               |                                     | 5%                       | SEED      | N/A      |     |
| GERANIUM MACULATUM           |                                     | 5%                       | SEED      | N/A      |     |
| PACKERA AUREA                |                                     | 5%                       | SEED      | N/A      |     |
| PENSTEMON DIGITALIS          | 5%                                  | SEED                     | N/A       |          |     |
| ZIZIA AUREA                  | 5%                                  | SEED                     | N/A       |          |     |
| 1<br>L27-111                 | ZONE 5 YELLOW FALL HIGHLIGHT SHRUBS |                          |           |          |     |
|                              | AESCULUS PARVIFLORA                 | 2%                       | 3 GALLON  | 72"      |     |
|                              | HAMAMELIS VIRGINIANA                | 1%                       | 3 GALLON  | 72"      |     |
|                              | LINDERA BENZON                      | 2%                       | 3 GALLON  | 72"      |     |
|                              | PTERIDIUM AQUILINUM                 | 17%                      | 1 GALLON  | 36"      |     |
| VACCINIUM ANGUSTIFOLIUM      | 78%                                 | 1 GALLON                 | 18"       |          |     |
| 1<br>L27-112                 | ZONE 6 RED FALL HIGHLIGHT SHRUBS    |                          |           |          |     |
|                              | ARONIA ARBUTIFOLIA                  | 4%                       | 3 GALLON  | 60"      |     |
|                              | ARONIA MELANOCARPA                  | 6%                       | 3 GALLON  | 60"      |     |
|                              | COMPANIA PEREGRINA                  | 8%                       | 1 GALLON  | 30"      |     |
|                              | CORNUS SERICEA 'KELSEY'             | 8%                       | 1 GALLON  | 30"      |     |
| VIBURNUM DENTATUM            | 8%                                  | 3 GALLON                 | 60"       |          |     |
| VIBURNUM NUDDUM              | 12%                                 | 3 GALLON                 | 60"       |          |     |
| 1<br>L27-113                 | ZONE 7 LID MIX                      |                          |           |          |     |
|                              | CAREX ALBURSINA                     | 16%                      | PLUG      | 8"       |     |
|                              | CAREX EBURNEA                       | 12%                      | PLUG      | 8"       |     |
|                              | CAREX PLATYPHYLLA                   | 17%                      | PLUG      | 8"       |     |
|                              | CAREX VULPINOIDEA                   | 21%                      | PLUG      | 8"       |     |
|                              | JUNCUS EFFUSUS PYLAEI               | 17%                      | PLUG      | 8"       |     |
|                              | MIMULUS RINGENS                     | 16%                      | PLUG      | 8"       |     |
|                              | 8                                   | ZONE 8 SWALE MIX         |           |          |     |
| ARONIA ARBUTIFOLIA           |                                     | 10%                      | 1 GALLON  | 36"      |     |
| CALAMAGROSTIS CANADENSIS     |                                     | 10%                      | PLUG      | 12"      |     |
| CHASMANTHUM LATIFOLIUM       |                                     | 15%                      | PLUG      | 12"      |     |
| CHELONE GLABRA               |                                     | 5%                       | 4" POT    | 12"      |     |
| EUTROCHUM MACULATUM          |                                     | 15%                      | 4" POT    | 12"      |     |
| ITEA VIRGINICA 'SMINVDFC' TM |                                     | 10%                      | 1 GALLON  | 24"      |     |
| PANICUM VIRGATUM             |                                     | 15%                      | PLUG      | 12"      |     |
| SPARTINA PECTINATA           | 15%                                 | PLUG                     | 12"       |          |     |
| ZIZIA AUREA                  | 5%                                  | 4" POT                   | 12"       |          |     |
| 9                            | ZONE 9 GRASS MEADOW                 |                          |           |          |     |
|                              | ASTER ALPINUS                       | 15%                      | SEED      | N/A      |     |
|                              | BOUTELOUA CERTIFENDULA              | 25%                      | SEED      | N/A      |     |
|                              | DESCHAMPSIA CESPIIOSA               | 20%                      | SEED      | N/A      |     |
|                              | SCHIZACHYRIUM SCOPARIUM             | 20%                      | SEED      | N/A      |     |
|                              | SPOROBOLUS HETEROLEPIS              | 10%                      | SEED      | N/A      |     |
|                              | ELYMUS HYSTRIX                      | 10%                      | SEED      | N/A      |     |

| PALETTE                          | BOTANICAL NAME              | BREAK DOWN (%)               | SIZE                    | SPACING   |     |
|----------------------------------|-----------------------------|------------------------------|-------------------------|-----------|-----|
| 10                               | ZONE 10 POLLINATOR MEADOW   |                              |                         |           |     |
|                                  | ANDROPOGON GERARDII         | 5%                           | SEED                    | N/A       |     |
|                                  | ASTER ALPINUS               | 3%                           | SEED                    | N/A       |     |
|                                  | BOUTELOUA CURTIPENDULA      | 5%                           | SEED                    | N/A       |     |
|                                  | COREOPSIS LANCEOLATA        | 5%                           | SEED                    | N/A       |     |
|                                  | DOELLINGERIA LIMBELATA      | 7%                           | SEED                    | N/A       |     |
|                                  | ECHINACEA PURPUREA          | 8%                           | SEED                    | N/A       |     |
|                                  | EUPHORBIA COROLLATA         | 7%                           | SEED                    | N/A       |     |
|                                  | EUTROCHUM MACULATUM         | 5%                           | SEED                    | N/A       |     |
|                                  | MONARDA PUNCTATA            | 6%                           | SEED                    | N/A       |     |
|                                  | PANICUM VIRGATUM            | 5%                           | SEED                    | N/A       |     |
|                                  | PENSTEMON DIGITALIS         | 5%                           | SEED                    | N/A       |     |
|                                  | RUDBECKIA HIRTA             | 8%                           | SEED                    | N/A       |     |
| SCHIZACHYRIUM SCOPARIUM          | 9%                          | SEED                         | N/A                     |           |     |
| SOLIDAGO CANADENSIS              | 8%                          | SEED                         | N/A                     |           |     |
| SORGHASTRUM NUTANS               | 5%                          | SEED                         | N/A                     |           |     |
| SPOROBOLUS HETEROLEPIS           | 3%                          | SEED                         | N/A                     |           |     |
| TRIDENS FLAVUS                   | 8%                          | SEED                         | N/A                     |           |     |
| 2<br>L27-113                     | ZONE 11 STREET PLANTING     |                              |                         |           |     |
|                                  | BOUTELOUA CURTIPENDULA      | 20%                          | 1 GALLON                | 12"       |     |
|                                  | BOUTELOUA GRACILIS          | 18%                          | 1 GALLON                | 12"       |     |
|                                  | HYSSOPUS OFFICINALIS        | 8%                           | 1 GALLON                | 12"       |     |
|                                  | RUDBECKIA HIRTA             | 14%                          | 1 GALLON                | 12"       |     |
| 12                               | ZONE 12 HEDGE               |                              |                         |           |     |
|                                  | ILEX GLABRA 'DENSE'         | 100%                         | 5 GALLON                | 24"       |     |
|                                  | 13                          | ZONE 13 LAWN                 |                         |           |     |
|                                  |                             | FESTUCA RUBRA SSP. COMMUTATA | 100%                    | SOD       | N/A |
|                                  |                             | 14                           | ZONE 14 MOW LESS FESCUE |           |     |
| SINGLE SOD MIX CONTAINING:       |                             |                              |                         |           |     |
| FESTUCA BREVIFLORA TRACEY        | 33.33%                      |                              | N/A                     | N/A       |     |
| FESTUCA RUBRA SSP. COMMUTATA     | 33.33%                      |                              | N/A                     | N/A       |     |
| FESTUCA RUBRA SSP. RUBRA GAUDIN  | 33.33%                      | N/A                          | N/A                     |           |     |
| 15                               | ZONE 15 GRASS BORDER        |                              |                         |           |     |
|                                  | SPOROPOLUS HETEROLEPIS      | 100%                         | SEED                    | N/A       |     |
| 1<br>L27-114                     | ZONE 16 PERENNIAL BORDER    |                              |                         |           |     |
|                                  | AMSONIA HUBERTII            | 24%                          | 1 GALLON                | 12"       |     |
|                                  | CEANOTHUS AMERICANUS        | 8%                           | 5 GALLON                | 24"       |     |
|                                  | DAURICUM 'YUKI KABUKI'      | 4%                           | 5 GALLON                | 24"       |     |
|                                  | GERANIUM MACULATUM          | 1%                           | 1 GALLON                | 12"       |     |
|                                  | ILEX GLABRA 'COMPACTA'      | 9%                           | 5 GALLON                | 24"       |     |
| MONARDA FISTULOSA                | 23%                         | 1 GALLON                     | 12"                     |           |     |
| SCHIZACHYRIUM SCOPARIUM          | 20%                         | 1 GALLON                     | 12"                     |           |     |
| 1<br>L27-115                     | ZONE 17 ARRIVAL PLANTING    |                              |                         |           |     |
|                                  | ANEMONE CANADENSIS          | 40%                          | 1 GALLON                | 12"       |     |
|                                  | CORNUS SERICEA 'KELSEY'     | 10%                          | 5 GALLON                | 24"       |     |
|                                  | PHLOX DIVARICATA            | 50%                          | 1 GALLON                | 12"       |     |
| 2<br>L27-115                     | ZONE 18 FACADE PLANTING     |                              |                         |           |     |
|                                  | ADIANTUM PEDATUM            | 25%                          | 1 GALLON                | 12"       |     |
|                                  | ASARUM CANADENSE            | 35%                          | 1 GALLON                | 12"       |     |
|                                  | ASPLENIUM SCOLOPENDRIUM     | 24%                          | 1 GALLON                | 12"       |     |
|                                  | ATHYRIUM FILIX-FEMINA       | 5%                           | 1 GALLON                | 24"       |     |
|                                  | DRYOPTERIS INTERMEDIA       | 4%                           | 1 GALLON                | 24"       |     |
|                                  | DIPHYLLEIA CYMOSEA          | 7%                           | 5 GALLON                | 24"       |     |
|                                  | 19                          | ZONE 19 NEPHROLOGY GARDEN    |                         |           |     |
|                                  |                             | ACANTHUS SPINOSUS            | 10%                     | 5 GALLON  | 18" |
|                                  |                             | ARALIA RACEMOSA              | 10%                     | 5 GALLON  | 18" |
|                                  |                             | ASCLEPIAS SYRIACA            | 3%                      | 1 GALLON  | 12" |
|                                  |                             | BAPTISIA 'BLUEBERRY 'SUNDAE' | 10%                     | 5 GALLON  | 18" |
|                                  |                             | CORNUS SERICEA 'KELSEY'      | 8%                      | 15 GALLON | 24" |
| GERANIUM MACULATUM               |                             | 10%                          | 1 GALLON                | 18"       |     |
| HYDRANGEA QUERCIFOLIA 'MUNCHKIN' |                             | 8%                           | 15 GALLON               | 36"       |     |
| ILEX VERTICILLATA                |                             | 3%                           | 15 GALLON               | 36"       |     |
| ITEA VIRGINICA 'SMINVDFC' TM     |                             | 6%                           | 15 GALLON               | 24"       |     |
| KALMIA LATIFOLIA                 |                             | 3%                           | 15 GALLON               | 36"       |     |
| MERTENSIA VIRGINICA              |                             | 8%                           | 1 GALLON                | 12"       |     |
| RHODODENDRON VISCOSUM            |                             | 6%                           | 15 GALLON               | 36"       |     |
| SCHIZACHYRIUM SCOPARIUM          | 4%                          | 1 GALLON                     | 18"                     |           |     |
| TIARELLA CORDIFOLIA              | 8%                          | 1 GALLON                     | 18"                     |           |     |
| VIOLA SORORIA                    | 3%                          | 4" POT                       | 8"                      |           |     |
| 20                               | ZONE 20 PAVILION GARDEN     |                              |                         |           |     |
|                                  | AQUILEGIA CANADENSIS        | 4%                           | 1 GALLON                | 12"       |     |
|                                  | ASARUM CANADENSE            | 7%                           | 1 GALLON                | 12"       |     |
|                                  | ASTILBOIDES TABULARIS       | 9%                           | 3 GALLON                | 24"       |     |
|                                  | ATHYRIUM FILIX-FEMINA       | 4%                           | 5 GALLON                | 18"       |     |
|                                  | CAREX PENNSYLVANICA         | 1%                           | 1 GALLON                | 12"       |     |
|                                  | DENNSTAEDIA PUNCTLOBULA     | 4%                           | 5 GALLON                | 18"       |     |
|                                  | DICENTRA EXIMIA 'SNOWDRIFT' | 4%                           | 1 GALLON                | 18"       |     |
|                                  | DIPHYLLEIA CYMOSEA          | 9%                           | 3 GALLON                | 36"       |     |
|                                  | DRYOPTERIS GOLDIANA         | 3%                           | 5 GALLON                | 36"       |     |
|                                  | DRYOPTERIS MARGINALIS       | 5%                           | 5 GALLON                | 18"       |     |
|                                  | EURYBIA MACROPHYLLA         | 8%                           | 3 GALLON                | 18"       |     |
|                                  | HELLEBORIS FOETIDUS         | 3%                           | 3 GALLON                | 18"       |     |
| HEUCHERA VILLOSA                 | 3%                          | 3 GALLON                     | 18"                     |           |     |
| HOSTA 'HALCYON'                  | 8%                          | 3 GALLON                     | 18"                     |           |     |
| MERTENSIA VIRGINICA              | 4%                          | 1 GALLON                     | 12"                     |           |     |
| ONOCLEA SENSIBILIS               | 5%                          | 5 GALLON                     | 18"                     |           |     |
| POLYSTICHUM ACROSTICHOIDES       | 5%                          | 5 GALLON                     | 18"                     |           |     |
| SYMPHORICARPOS ALBUS             | 4%                          | 5 GALLON                     | 36"                     |           |     |
| THELYPTERIS NOVEBORACENSIS       | 3%                          | 5 GALLON                     | 18"                     |           |     |
| TIARELLA CORDIFOLIA              | 4%                          | 1 GALLON                     | 18"                     |           |     |

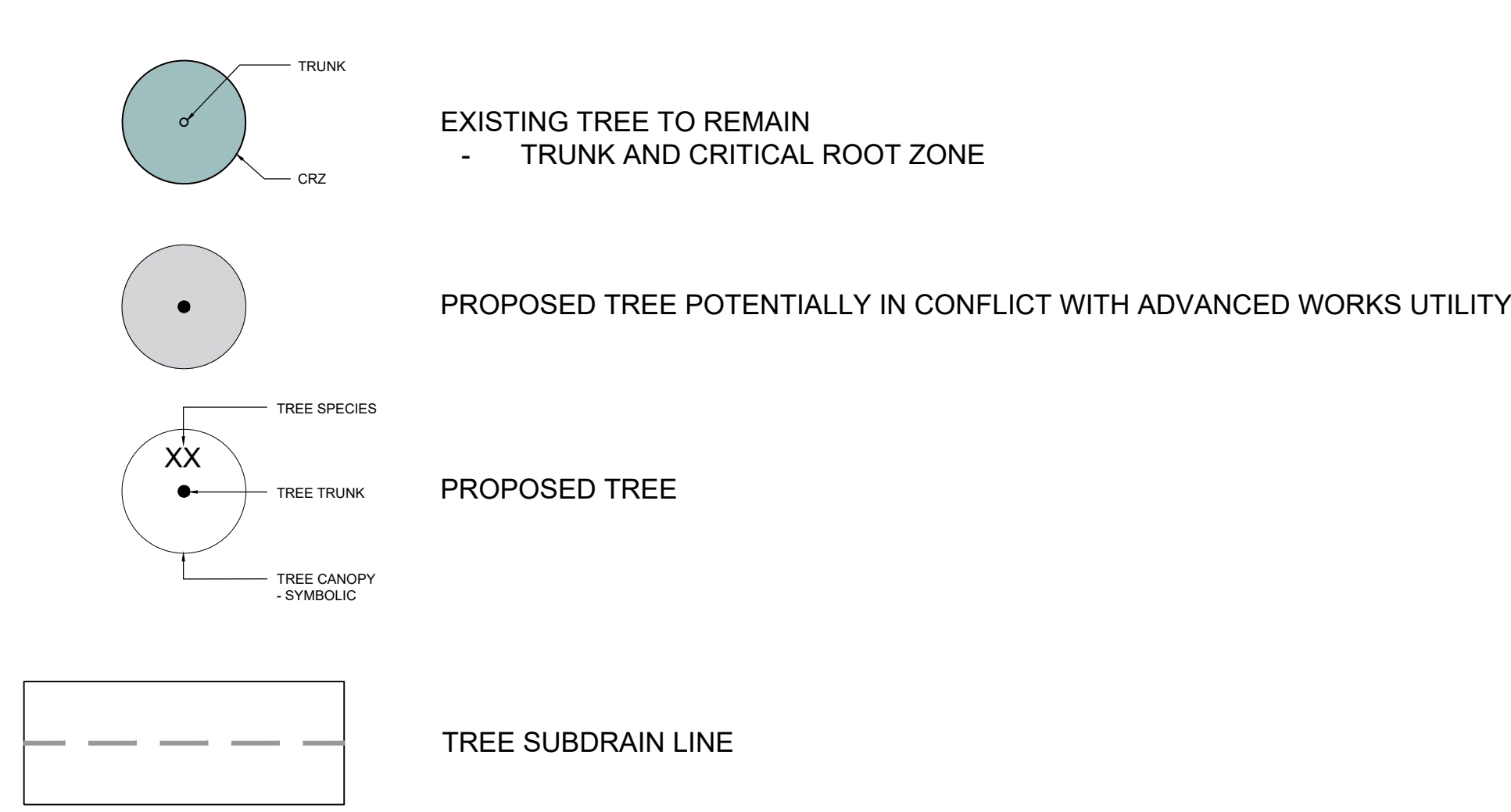
| PALETTE                 | BOTANICAL NAME                | BREAK DOWN (%) | SIZE     | SPACING |
|-------------------------|-------------------------------|----------------|----------|---------|
| 21A                     | ZONE 21 HEALING GARDEN        |                |          |         |
|                         | INNER ZONE SPECIES:           |                |          |         |
|                         | ANAPHALIS MARGARITACEA        | 10%            | 5 GALLON | 18"     |
|                         | ARCTOSTAPHYLOS UVA URSI       | 8%             | 1 GALLON | 18"     |
|                         | ARTEMISIA LUDOVICIANA         | 10%            | 5 GALLON | 18"     |
|                         | ERYTHRONIUM AMERICANUM        | 3%             | 4" POT   | 8"      |
|                         | FRAGARIA VESCA                | 5%             | 1 GALLON | 12"     |
|                         | GAULTHERIA PROCUMBENS         | 8%             | 1 GALLON | 18"     |
|                         | HEROCHLOE OOOORATA            | 10%            | 1 GALLON | 18"     |
|                         | LINNAEA BOREALIS              | 6%             | 1 GALLON | 18"     |
|                         | MENTHA CANADENSIS             | 8%             | 1 GALLON | 18"     |
|                         | MONARDA DIDYMA                | 8%             | 1 GALLON | 12"     |
|                         | POTENTILLA ANSERINA           | 8%             | 1 GALLON | 12"     |
| SANGUINARIA CANADENSIS  | 8%                            | 5 GALLON       | 24"      |         |
| VACCINIUM ANGUSTIFOLIUM | 8%                            | 5 GALLON       | 24"      |         |
| 21B                     | EAST QUADRANT YELLOW SPECIES: |                |          |         |
|                         | DRYAS OCTOPETALA              | 8%             | 1 GALLON | 12"     |
|                         | ERYTHRONIUM AMERICANUM        | 4%             | 4" POT   | 8"      |
|                         | ILEX VERTICILLATA             | 10%            | 5 GALLON | 36"     |
|                         | RUDBECKIA HIRTA               | 20%            | 5 GALLON | 18"     |
| 21C                     | SOUTH QUADRANT RED SPECIES:   |                |          |         |
|                         | ANDROPOGON GERARDII           | 10%            | 1 GALLON | 18"     |
|                         | ADIANTUM PEDATUM              | 15%            | 1 GALLON | 12"     |
|                         | ASCLEPIAS TUBEROSA            | 10%            | 1 GALLON | 18"     |
|                         | GAULTHERIA PROCUMBENS         | 10%            | 5 GALLON | 18"     |
| 21D                     | WEST QUADRANT BLACK SPECIES:  |                |          |         |
|                         | ADIANTUM PEDATUM              | 15%            | 5 GALLON | 18"     |
|                         | AGASTACHE FOENICULUM          | 15%            | 5 GALLON | 36"     |
|                         | ILEX GLABRA                   | 15%            | 1 GALLON | 12"     |
|                         | SAKIFRAGA OPOSITIFOLIA        | 12%            | 1 GALLON | 12"     |
| 21E                     | NORTH QUADRANT WHITE SPECIES: |                |          |         |
|                         | ACHILLEA MILEFOLIUM           | 20%            | 5 GALLON | 18"     |
|                         | ANAPHALIS MARGARITACEA        | 10%            | 5 GALLON | 18"     |
|                         | ANEMONE CANADENSIS            | 15%            | 1 GALLON | 12"     |
|                         | CHELONE GLABRA                | 15%            | 1 GALLON | 12"     |
| ERIOPHORUM CALLITRIX    | 15%                           | 5 GALLON       | 36"      |         |
| LEDUM GROENLANDICUM     | 15%                           | 1 GALLON       | 12"      |         |
| MAIANTHEMUM CANADENSE   | 15%                           | 1 GALLON       | 12"      |         |

| PALETTE                  | BOTANICAL NAME          | BREAK DOWN (%) | SIZE      | SPACING |
|--------------------------|-------------------------|----------------|-----------|---------|
| 1<br>L27-116             | 101 LIGHTWELL           |                |           |         |
|                          | CORNUS FLORIDA          | 10%            | 15 GALLON | 84"     |
|                          | DENNSTAEDIA PUNCTLOBULA | 68%            | 1 GALLON  | 18"     |
| OSMUNDASTRUM CINNAMOMEUM | 22%                     | 5 GALLON       | 36"       |         |

# ROOF UNDERSTORY

NOTES:  
1. REFER TO DETAIL 4/L27-100 FOR TRIANGULAR SPACING DIAGRAM  
2. REFER TO L27-11X SERIES FOR ENLARGEMENTS

# TREE PLANTING PLANS



NOTES:  
1. REFER TO L00-005 FOR SPECIES LIST AND SIZE  
2. TREE PLANTING OVER STORMWATER TANKS TO BE COORDINATED.

**PROJECT**  
THE OTTAWA HOSPITAL  
NEW CAMPUS  
DEVELOPMENT -  
PHASE 4 MAIN HOSPITAL  
BUILDING  
900 CARLING AVE. OTTAWA ONTARIO

**CLIENT**  
The Ottawa Hospital | L'Hôpital d'Ottawa

**Infrastructure Ontario**

**PCL CONSTRUCTION** | **EllisDon**

**CLIENT PROJECT NO.** 1070002

**KEY PLAN**

THIS DRAWING TO BE PRINTED IN COLOUR

|    |                                |            |
|----|--------------------------------|------------|
| 07 | SITE PLAN CONTROL RESUBMISSION | 2026-01-10 |
| 06 | 90% DD SUBMISSION              | 2025-06-19 |
| 05 | SITE PLAN CONTROL RESUBMISSION | 2025-06-19 |
| 04 | 65% DD SUBMISSION              | 2025-06-05 |
| 03 | 35% DD SUBMISSION              | 2025-01-28 |
| 02 | ACFDR READINESS                | 2025-01-08 |
| 01 | 80% SD SUBMISSION              | 2024-09-15 |
| 00 | ISSUED                         | DATE       |

**REVISIONS**

**DRAWING STATUS**

**NOT FOR CONSTRUCTION**

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING.  
ONLY FIGURED DIMENSIONS ARE TO BE USED. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS PROTECTED BY COPYRIGHT.

ALL DIMENSIONS ARE SHOWN IN METRIC.

**AUTHOR**

**PWP**

**PROJECT TEAM**

**DESIGN/BUILDER** POLED A JOINT VENTURE  
ZOOPLANSERE PRATTE ARCHITECTS  
ADAMSON ASSOCIATE ARCHITECTS  
885 WICHITA ST. INC.

**STRUCTURAL** STEPHENSON ENGINEERING LTD.  
BOUTHILLETTE PARIZEAU INC.

**MECHANICAL** HH ANGIS & ASSOCIATES LTD.  
CROSSEY ENGINEERING LTD.

**ELECTRICAL** MCELVEY & BIRNAN INTERNATIONAL INC.  
RFP CANADA INC.

**CIVIL** HERTELDES DESIGN INC.  
PWP LANDSCAPE ARCHITECTURE

**BUILDING CODE** UMCG BUILDING CODE CONSULTANTS LTD.

**AUTHOR PROJECT NO.** PCL2301\_C

**STAMP**

|                    |             |
|--------------------|-------------|
| DRAWN              | CHECKED     |
| SCALE AT 40' x 60' | DATE        |
| NTS                | 15-AUG-2024 |
| GRAPHIC SCALE      |             |
| DRAWING NO.        | REV NO.     |
| L00-003            | 07          |



**PROJECT**  
 THE OTTAWA HOSPITAL  
 NEW CAMPUS  
 DEVELOPMENT -  
 PHASE 4 MAIN HOSPITAL  
 BUILDING  
 900 CARLING AVE. OTTAWA, ONTARIO

**CLIENT**  
 The Ottawa Hospital | L'Hôpital d'Ottawa

**CONSTRUCTION**  
 Infrastructure Ontario | PCL | EllisDon

**CLIENT PROJECT NO.**  
 1070002

**KEY PLAN**  
 TRUE NORTH | PROJECT NORTH

THIS DRAWING TO BE PRINTED IN COLOUR.

|    |                                   |            |
|----|-----------------------------------|------------|
| 09 | SITE PLAN CONTROL RESUBMISSION R2 | 2026-03-27 |
| 08 | DESIGN-BUILD BASELINE SUBMISSION  | 2026-03-03 |
| 07 | SITE PLAN CONTROL RESUBMISSION    | 2026-01-19 |
| 06 | 90% DD SUBMISSION                 | 2025-06-19 |
| 05 | SITE PLAN CONTROL RESUBMISSION    | 2025-06-09 |
| 04 | 65% DD SUBMISSION                 | 2025-06-05 |
| 03 | 35% DD SUBMISSION                 | 2025-01-29 |
| 02 | ACFOR READINESS                   | 2024-01-09 |
| 01 | 80% SD SUBMISSION                 | 2024-08-15 |
| 00 | ISSUED                            | DATE       |

**REVISIONS**

**DRAWING STATUS**  
**NOT FOR CONSTRUCTION**  
 COORDINANCES MUST BE REPERTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. ONLY FIGURED DIMENSIONS ARE TO BE USED. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS PROTECTED BY COPYRIGHT.  
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**AUTHOR**  
 PWP

**VERTECHS DESIGN**  
 landscape architects

**PROJECT TEAM**  
**DESIGN-BUILDER:** POLED, A JOINT VENTURE  
**ARCHITECTURAL:** PARON ARCHITECTS LIMITED, JODIN LAMARIE PRATTE ARCHITECTES, ADAMSON ASSOCIATE ARCHITECTS, 888 WICHITA ST. INC.  
**STRUCTURAL:** STEPHENSON ENGINEERING LTD., SOUTHLETTÉ PARÉ/EAU INC.  
**MECHANICAL:** HJ ANGLIS & ASSOCIATES LTD., CROSBY ENGINEERING LTD.  
**ELECTRICAL:** MELVEY & SWANN INTERNATIONAL INC., HEP SWANN INC.  
**CIVIL:** HEP SWANN INC.  
**LANDSCAPE:** VERTECHS DESIGN INC., PWP LANDSCAPE ARCHITECTURE  
**BUILDING CODE:** UMG BUILDING CODE CONSULTANTS LTD.  
**AUTHOR PROJECT NO.:** PCL2301\_C

**STAMP**

**DRAWING TITLE**  
 OVERALL LANDSCAPE PLAN

|                    |                 |
|--------------------|-----------------|
| DRAWN              | CHECKED         |
| SCALE AT 40" x 60" | DATE            |
| 1:600              | 15-AUG-2024     |
| GRAPHIC SCALE      | SCALE IN METERS |

**DRAWING NO.:** L00-011 **REV NO.:** 09

REFER TO L00-001-L00-005 FOR NOTES AND LEGENDS

**ATTACHMENT 2**

Modeled Views  
TOH NCD Architectural– Site, Core and Shell  
Site Plan Control Resubmission  
12 January 2026



View 1: View from Prince of Wales Drive (Midway)



View 2: View from Prince of Wales Drive and Road B



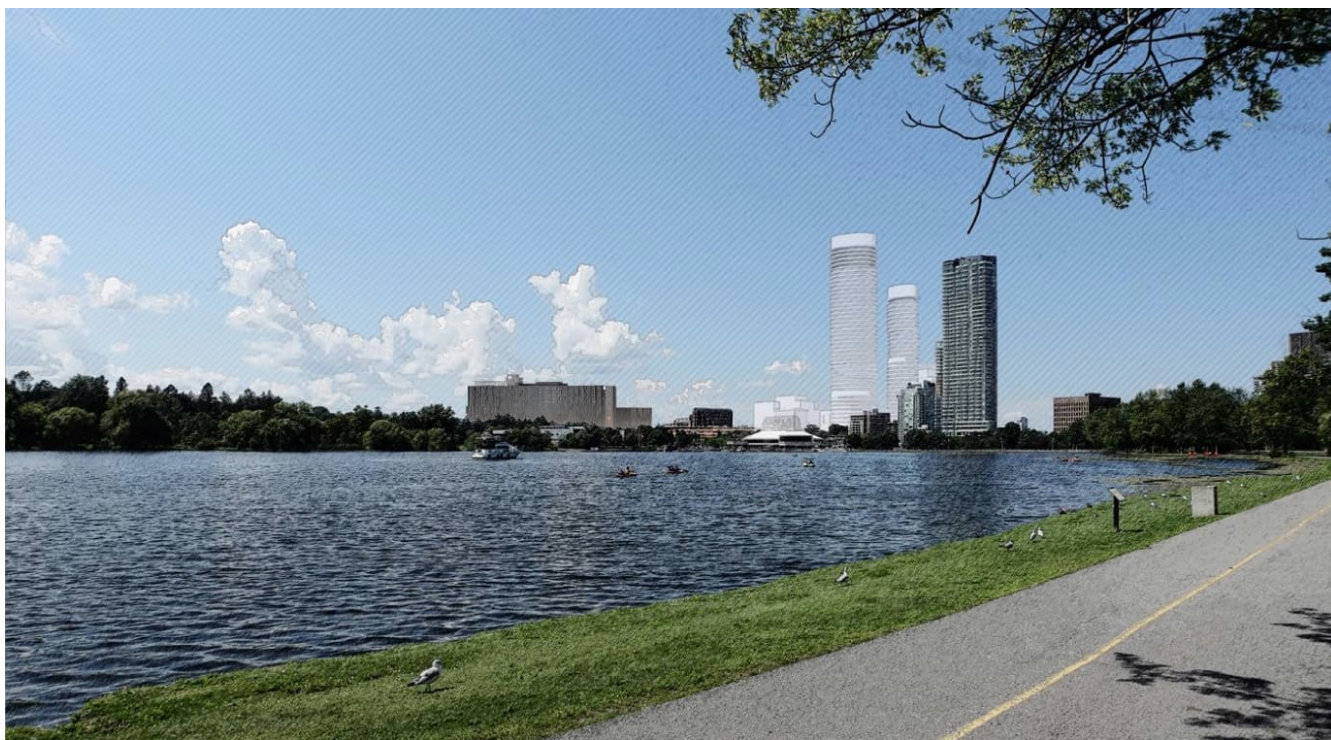
**View 3: View from Prince of Wales Drive and Preston Street**



**View 4: View South of the intersection of Carling Avenue and Maple Drive, east of the Dominion Observatory Complex**



View 5: View from Carling Avenue, east of the Hospital (the Hospital shown is for massing purposes only)



View 6: View from Queen Elizabeth Driveway looking west over Dow's Lake



**View 7: View from Queen Elizabeth Driveway near Commissioners Park looking southwest over Dow's Lake (2)**



**View 8: View from Maple Drive including the Photo Equatorial Building as part of the Dominion Observatory in the foreground.**



**View 9: View to William Saunders Building from Maple Drive. Hospital Tower B is visible behind the mature tree cover with the podium westward.**



**View 10: View from Maple Drive looking north toward the proposed Hospital with the proposed shelterbelt plantings along the north edge of Maple Drive.**



**View 11: View from Maple Drive North toward the Hospital in Winter, showing approximate 10-year plant growth within the proposed shelter belt.**



**View 12: View from Hartwells Lockstation (the Hospital location is shaded in this winter scene to illustrate it will not be visible from this location)**



**View 13: View from Bronson Bridge/ Colonel by Drive**

**ATTACHMENT 3**

**Sun-Shadow Study**

**Issued for 65% DD Submission  
prepared by bbb architects Ottawa Inc.  
05 May 2025**

