



Planning Committee

Minutes

Meeting #: 56
Date: February 10, 2022
Time: 9:30 am
Location: Electronic Participation

Present: Co-Chair: Councillor G. Gower, Co-Chair: Councillor S. Moffatt, Councillor R. Brockington, Councillor J. Cloutier, Councillor C. Curry, Councillor L. Dudas, Councillor A. Hubley, Councillor C. Kitts, Councillor J. Leiper, Councillor S. Menard, Councillor T. Tierney

1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on February 23, 2022 in Planning Committee Report 56.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on February 9, and the deadline to register to speak by email is 8:30 am on February 10.

Motion No. PLC 2021-56/1

Moved by Co-Chair: Councillor S. Moffatt

WHEREAS City Council resolved at its meeting of February 9, 2022 “that all committees be cancelled until the 18th of February, 2022, with the

exception of proceeding with the Planning Committee meeting on February 10, 2022 to consider only the matter related to the Ottawa Hospital (Site Plan Control – 930 Carling Avenue, 850 Carling Avenue and 520 Preston Street)”;

THEREFORE BE IT RESOLVED THAT all items on this agenda, other than item 2 (Site Plan Control – 930 Carling Avenue, 850 Carling Avenue and 520 Preston Street), be deferred to the next Planning Committee meeting.

Carried

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 Minutes 55 – January 27, 2022

Carried

4. Planning, Real Estate and Economic Development

4.1 Zoning By-law Amendment – Part of 6015, 6021 and 6041 Fernbank Road
File ACS2022-PIE-PS-0013 – Stittsville (Ward 6)

Report recommendations

1. **That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 6015, 6021 and 6041 Fernbank Road to permit townhouses as detailed in Document 2.**
2. **That Planning Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of February 23, 2022 subject to submissions received between the publication of this report and the time of Council’s decision.**

4.2 Site Plan Control – 930 Carling Avenue, 850 Carling Avenue and 520 Preston Street

File ACS2022-PIE-PS-0007 – River (Ward 16) and Capital (Ward 17)

Sean Moore, Acting Manager, Planning Services, Planning, Real Estate and Economic Development (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present and responded to questions:

- PRED: Stephen Willis, General Manager; Vivi Chi, Associate General Manager; Xu, Lily, Director, Planning Services;
- Innovative Client Services Department: Christine Enta, Legal Counsel
- Finance Services Department: Wendy Stephanson, Chief Financial Officer

The Applicant/Owner provided an overview of the Application and responded to questions from Committee. Their slide presentation is on file with the City Clerk. They were represented by the following:

- The Ottawa Hospital: Joanne Read (EVP and Chief Planning and Development Officer), Karen Stockton (Planning and Development), Serge Falardeau (Accessibility Coordinator)
- HDR Inc.: Jason-Emery Groen, Jeff Fahs
- GBA: Graham Bird, John Moser
- Parsons: Mark Baker, Austin Shih, Pam Whyte
- Accessibility Simplified: Marnie Peters

The following speakers addressed the Committee to speak to the Application, and where visual aids are referenced, they are on file with the City Clerk:

- Dows Lake Residents Association (slides on file): Paul Saurette, Barbara Popel, Jason Vallis, and Monica Olney, opposed. They raised concerns regarding consultation with impacted neighbourhoods and community groups, traffic congestion and parking problems, lack of a Transportation Demand Management plan and project and risk management strategy; timing, feasibility and nature of the 'green roof'; and, accessibility issues.

- Jodi Warman (The Ottawa Hospital) spoke to the importance of the hospital for attracting cutting-edge research, including neurology, and that hospital funding should go to research rather than parking.
- Kwadwo Kyeremanteng (The Ottawa Hospital) spoke to the variety of life situations of patients, many of whom need to drive to attend the hospital.
- Diane McIntyre (slide on file), raised concerns regarding the loss of mature trees, the accuracy of the landscaping plans, climate change, and the allocation of funding of components of the development.
- Jerry Fiori (Ottawa Disability Coalition) spoke to accessibility concerns regarding the connection between the transit station and the hospital, causing additional stress to disabled persons who are ill.
- Edith D. Gardell spoke to the need to complete the light rail transit inquiry to re-establish public trust and transparency before proceeding with the development. Ms. Gardell listed several questions as noted in her written submission.
- William van Geest spoke to increasing multimodal access to the hospital, and to improvements to the plans and outstanding issues. He supported consulting the Accessibility Advisory Committee on the project.
- Chris White spoke to concerns that the development process was undertaken without representation from indigenous groups, disability community, or people of low income. He spoke to systemic issues affecting the outcome of the development.
- Noel Lomer, opposed, spoke to traffic congestion, and impact on ambulance access to the hospital.
- Joan Kinnie was concerned about building the garage before the hospital, and the impact on tourism and the local economy of reducing greenspace.
- Linda Paul spoke to her experience attending the hospital, and the need for accessible parking. There hospital is not currently meeting accessibility standards.
- Jennifer Humphries (Glebe Community Association) spoke to the need for an independent environmental assessment, the need to achieve

40% canopy with the loss of about 500 trees, and the need for integration with transit.

- ReImagine Ottawa, opposed: Christophe Elie, Richard Moon (video on file), Hilda Bleyer (slide on file), Jane Keeler (video on file), and Jake Morrison (slides on file) spoke to being pro-health care but in a different location. They had concerns regarding the procedural irregularity of proceeding with the meeting. They had concerns regarding sewage easements, the size and location of the new buildings.
- Deborah Ironside, opposed, spoke to concerns regarding increased traffic, loss of tree canopy and impact on shade and health. She had traffic concerns, including achieving multi-modal goals in the Official Plan.
- Sharon Odell (Royal Astronomical Society of Canada) spoke to concerns regarding lighting, including that the development follow the Dark Sky Guidelines. The City and patients benefit from these guidelines.
- Karen Wright (Civic Hospital Neighbourhood Association) spoke to concerns regarding accessibility, above-ground parking, the need to consult the Accessibility Advisory Committee, the need for a long-term landscape maintenance plan and funding, and winter safety.
- Christopher McIntosh (Pinecrest-Queensway Community Health Centre) was supportive of the Site Plan and the need for parking spaces for patients.
- Catherine Ridout (DARA Tennis Club) in support of the development, spoke to the partnership with the Ottawa Hospital so that they DARA Tennis Club may keep its current location and remain independent.
- Richard Hayter (Unionized Building and Construction Trades Council), representing all affiliates in support, spoke to the positive impact of the development for local industry, trades and economy.
- Marion Crowe (First Nations Health Managers Association and The Ottawa Hospital Board of Governors), spoke to the parking requirements being reflective of a board community, and in balance with natural space, accessibility.

- Natasha Tyner-Lewis spoke to scarce parking at the current hospital, leading to her husband missing the delivery of their baby. She noted that driving to the hospital for treatment is already stressful even with access to parking.
- Deb Chapman (on behalf of Sustainable Youth Canada) presented a video, on file, stating the importance of the environment for all youths. On behalf of ReImagine Ottawa, she spoke to the need for an inquiry.
- Wendy Muckle (Ottawa Inner City Health) spoke to the stress of finding parking when giving birth. Access to greenspace will improve quality of care for patients.
- Marcie Stevens spoke to the sadness felt in realizing that cars driving around could be people who are ill and can't find parking. Patients come from the region, not just the city center.
- Paul Johanis (Greenspace Alliance of Canada's Capital) spoke to concerns regarding the configuration of the design not being optimal for preserving greenspace. There is a need for political will to close the distance between the transit station and the hospital entrance.
- Doreen Stevens, in support, spoke to the need for a consultation protocol with the host nation as part of the development, that the trees are the lungs of the earth, and that some trees are medicinal.
- Mary Crawford spoke to trees providing ecological support, that new trees take decades to mature, and that removing mature trees is self-sabotaging.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Dows Lake Residents Association written submission, opposed
- Karen Aston email dated February 7, opposed
- Jerry Fiori (Ottawa Disability Coalition) email dated February 7, opposed
- Bessa Whitmore email dated February 8, opposed
- Rebecca Last-Guenette email dated February 8, opposed
- Josie Pazdzior email dated February 8, opposed
- Lukas Stodola email dated February 8, with comments

- Civic Hospital Neighbourhood Association letter, post-dated to February 10, with concerns
- Edith Gardell list of questions received February 9
- Christine Earnshaw (Tree Fest Ottawa) letter dated February 9, opposed
- Jason Dunkerley letter dated February 9, with comments
- Béatrice Boutilier email dated February 9, opposed
- Chris White speaking notes, dated February 9, opposed
- Deborah Ironside speaking notes received February 9, opposed
- Royal Astronomical Society of Canada letter dated February 9 with comments

DIRECTIONS TO STAFF

From Councillor J. Leiper Re: Construction Management

That Staff:

1. Work with TOH on a Construction Management Plan that addresses on-site contractor parking, including limiting off-site parking impacts from the first day of construction.
2. Work with TOH on having the Construction Management Plan address enforcement of on-site parking standard as well as the urban truck route by-law.
3. Work with TOH on having the Construction Management Plan form part of the contractors construction site orientation.

From Councillor J. Leiper Re: Greenspace Conditions

That Staff be directed work with the owner to add these as conditions to the Delegated Authority Report:

1. The owner acknowledges and agrees to commit to adequately fund a Long- Term Landscape Maintenance plan that ensures the ongoing health of the vegetation throughout the entire lifecycle of the proposal.
2. The owner agrees to provide a Landscape Architect's (licensed in Ontario) review and approval of the proposed plantings (species, soil depths, and space provided at each location for the chosen species),

to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

3. The owner agrees to provide to City Staff Winter Maintenance Guidelines and Safety Plans for the rooftop and the pedestrian and cycling access to the rooftop to ensure year-round safe access, prior to opening of those facilities to the public.

From Councillor R. Brockington Re: Raised Intersection at Prince of Wales at Preston Avenue

That Committee direct Staff to investigate the feasibility of a raised cross-walk and cross-ride at the south-west leg of the Prince of Wales Drive and Preston Street intersection, which connects to the NCC pathway on the south side of Prince of Wales Drive.

From Councillor S. Menard Re: UDRP Concerns Along the Corner of Preston and Carling

That staff be directed to work with the Ottawa Hospital and the National Capital Commission, in consultation with the area Councillors to review the placement of buildings along the corner of Preston and Carling for future consideration.

The Committee considered the following motions:

Report recommendations

1. **That Planning Committee endorse a Site Plan Control application for 930 Carling Avenue, 850 Carling Avenue and 520 Preston Street, to permit the development of a four storey, 2,500 space parking garage which includes roof top amenity space as a component of the overall Ottawa Hospital Master Plan, as detailed in Document 2.**
2. **That Planning Committee return Delegated Authority to staff for further changes to the approved plans, conditions, reports, and for the Site Plan Control Agreement.**

Amendment:

Motion No. PLC 2021-56/2

Moved by Councillor R. Brockington

BE IT RESOLVED that Staff work with The Ottawa Hospital and Bike Ottawa to investigate options to improve cycling connections

between the Trillium Line Station, the internal Road A bi-directional cycling facility, and the Hospital's main entrance.

Carried

Amendment:

Motion No. PLC 2021-56/3

Moved by Councillor S. Menard

WHEREAS accessibility advocacy groups, community associations and individual residents have identified significant accessibility issues pertaining to the proposed design of the parking garage for the new Civic campus, as well as how the proposed plan for the parking garage creates accessibility challenges for the hospital proper; and

WHEREAS the report reads, “[a] south side LRT ‘portal’ is being contemplated for providing access to pedestrian connections underneath Carling Avenue to the Station on the north side. Furthermore, the possibility of a pedestrian overpass to connect the Station to the fourth-floor of the parking garage is also an option of consideration”; and

WHEREAS the report reads, “[a] weather protected, enclosed walkway on the roof of the parking structure will link the LRT station to the main hospital building with opportunities for ‘moving sidewalks’ to lessen the distance travelled”; and

WHEREAS The distance of travel from the LRT station to the main entrance is ~500 metres using the “Highline” and 540 metres outside on the sidewalks, with the means of access yet to be finalized, and for a person who may have physical limitations due to poor health or some degree of disability, and who are able to only travel at 2 kilometers per hour, that is a 15-minute journey;

BE IT RESOLVED THAT staff be directed to engage in discussions with the Ottawa Hospital to address the resolution of key issues in respect of accessibility including, but not limited to:

- **Reviewing and publicly disclosing the distance of travel for all modes of access including public transit which is meant to be the main means of access to the hospital in the future;**

- The provision of rest areas, such as benches, are appropriately spaced along the path of travel from the accessible parking spaces to the hospital entrance;
- The provision of outdoor public washroom(s) on the hospital site;
- Ensuring all sidewalks on and around the site meet the city's minimum standards for width of 1.8 meters;
- Construction of a weather-protected, enclosed walkway on the roof of the parking structure which will link the LRT station to the main hospital building with 'moving sidewalks';

FURTHER BE IT RESOLVED THAT as part of the 2023 work program, and subject to availability of funds that staff undertake a study to improve connections between the Dow's Lake LRT Station and the Hospital.

FURTHER that Staff be directed to start pre-consultations in mid-2022 on the design and provide an update to the Accessibility Advisory Committee as the design progresses and before the City considers final approval.

Carried

Amendment:

Motion No. PLC 2021-56/4

Moved by Councillor S. Menard

WHEREAS the construction of the proposed parking garage at Dow's Lake will disrupt and eliminate multiple active transportation routes, including the Trillium Multi-Use Pathway and the current Multi-Use Pathway through Queen Juliana Park; and

WHEREAS this location is an important active transportation, connecting such active transportation routes as Sherwood Drive, the Trillium MUP, the Arboretum MUP, the Rideau Canal Western MUP and the Madawaska-Fifth-Flora Footbridge-Clegg bicycling route; and

WHEREAS a transformation of Carling Avenue that will provide more space and protection for active transportation is planned for the coming decade; and

WHEREAS the communities around the Dow's Lake site for the parking garage have high active transportation modal shares; and

WHEREAS the City of Ottawa seeks to increase the overall modal share of active transportation in our city; and

WHEREAS the success of any transportation plans to and around the proposed Civic campus is predicated on increased levels of active transportation; and

WHEREAS Preston Avenue between Carling Avenue and Prince of Wales Drive currently offers no infrastructure for bicyclists; and

WHEREAS Preston Avenue between Carling Avenue and Prince of Wales Drive currently offers no buffer between the sidewalk and the roadway; and

WHEREAS Preston Avenue between Carling Avenue and Prince of Wales Drive currently has sufficient space for five lanes of traffic, a painted median, a cement media and a slip lane; and

WHEREAS the construction of the proposed parking garage will necessitate the re-design and re-construction of elements of Preston Avenue between Carling Avenue and Prince of Wales Drive; and

WHEREAS this re-construction presents the appropriate opportunity to re-design the roadway to improve active transportation; therefore

BE IT RESOLVED THAT the Staff, in consultation with the ward councillors, work with The Ottawa Hospital prior to final approval of the site plan to determine the most appropriate use of the western side of the Preston Street right-of-way between the curb and the proposed parking garage development, to ensure a complete street design is achieved and review the feasibility of reducing road lane widths to provide more space for walking and the bi-directional bike lane.

Carried

Amendment:

Motion No. PLC 2021-56/5

Moved by Councillor S. Menard

WHEREAS the proposed development of the new Civic campus of The Ottawa Hospital, including the development of the parking garage, is expected to cost at least \$2.8 billion; and

WHEREAS analysis of other hospitals recently constructed have yielded much higher costs; and

WHEREAS the Province of Ontario has indicated potential commitment of \$2.1 billion in funding, which may not meet new costs for hospital construction and even under the best scenario leaves \$700 million to be raised locally; and

WHEREAS parking revenues are projected to provide \$300 million; and

WHEREAS construction costs have been increasing at much high rates than when the hospital was first contemplated; and

WHEREAS it is expected that The Ottawa Hospital will be asking for funding from the City of Ottawa, but, as of now, that request has not been made and the city does not know how much will be requested; and

WHEREAS healthcare is a matter of provincial jurisdiction and the City of Ottawa does not want to end up with a massive parking garage without a future hospital;

THEREFORE BE IT RESOLVED THAT the City of Ottawa request the Mayor to write to the Ontario Minister of Health and Long-Term Care to request an assurance of provincial financing for the hospital and to further request assurance that construction of the hospital parking garage is backed by a guarantee to finance the building of the hospital so that Ottawa is not left with a garage without a hospital.

For (2): Councillor R. Brockington, and Councillor S. Menard

Against (9): Co-Chair: Councillor G. Gower, Co-Chair: Councillor S. Moffatt, Councillor J. Cloutier, Councillor C. Curry, Councillor L. Dudas, Councillor A. Hubley, Councillor C. Kitts, Councillor J. Leiper, and Councillor T. Tierney

Lost (2 to 9)

Amendment:

AND BE IT FURTHER RESOLVED THAT approval of the garage site plan be deferred until such time that the answers from the Ministry or the Applicant on financing have been received by the City.

Withdrawn

Amendment:

Motion No. PLC 2021-56/6

Moved by Councillor S. Menard

WHEREAS Motion No PLC 2021-50/7 was carried at the October 01, 2021 Special Meeting of the Built Heritage and Planning Committee and

WHEREAS Motion No PLC 2021-50/7 directed staff to work with The Ottawa Hospital on encouraging them to set up a Community Transportation Advisory Group, and ask adjacent Ward Councillors to recommend community representatives, to inform the required Neighbourhood Traffic Study and off-site parking.

THEREFORE BE IT RESOLVED THAT Staff be directed to ensure that, in addition to consultation on the Neighbourhood Traffic Study, staff shall work with The Ottawa Hospital to effectively engage with local communities, local community associations and appropriate citizen advocacy groups on the Transportation Demand Management Study, which engagement shall be initiated prior to site plan submission of the main hospital building site plan.

Carried

Report recommendations, as amended by motions No PLC 2022-56/2, No PLC 2022-56/3, No PLC 2022-56/4, and No PLC 2022-56/6:

1. That Planning Committee endorse a Site Plan Control application for 930 Carling Avenue, 850 Carling Avenue and 520 Preston Street, to permit the development of a four storey, 2,500 space parking garage which includes roof top amenity space as a component of the overall Ottawa Hospital Master Plan, as detailed in Document 2.

For (11): Co-Chair: Councillor G. Gower, Co-Chair: Councillor S. Moffatt, Councillor R. Brockington, Councillor J. Cloutier, Councillor C. Curry, Councillor L. Dudas, Councillor A. Hubley, Councillor C. Kitts, Councillor T. Tierney, Councillor E. El-Chantiry, and Mayor J. Watson

Against (2): Councillor J. Leiper, and Councillor S. Menard

Carried (11 to 2)

2. That Planning Committee return Delegated Authority to staff for further changes to the approved plans, conditions, reports, and for the Site Plan Control Agreement.

Carried

5. Office of the City Clerk

5.1 Status Update – Planning Committee Inquiries and Motions for the period ending January 28, 2022

File ACS2022-OCC-GEN-0001 – City-wide

Report recommendation

That the Planning Committee receive this report for information.

6. In Camera Items

7. Motions of Which Notice has been Previously Given

7.1 Councillor J. Leiper (on behalf of Councillor C. McKenney)

7.1.a Process for Refinements to Development Agreement for World Exchange Plaza, 45 O'Connor Street

File ACS2022-OCC-GEN-0005 – Somerset (Ward 14)

Report recommendation

That Planning Committee recommend that Council authorize the General Manager, Planning, Real Estate and Economic Development to negotiate and enter into an amendment to “sunset” the historic development agreement and enable future refinements to the site to be determined through the City’s standard Site Plan revision process and future site plan

agreements rather than through negotiations of amendments to the historic agreement.

7.2 Councillor S. Menard

The following motion of which notice has been previously given will be considered as part of Item 2 (Site Plan Control – 930 Carling Avenue, 850 Carling Avenue and 520 Preston Street).

Moved by Councillor S. Menard

WHEREAS the new Civic Campus for the Ottawa Hospital will be developed along major transit routes, and along significant active transportation routes; and

WHEREAS many residents require accessible transportation links to healthcare services; and

WHEREAS at recent stakeholder consultations, serious accessibility concerns with the proposed design of the parking garage at the new Civic Campus site were identified; and

WHEREAS these concerns relate to movement to the site and through the site; and

WHEREAS the Accessibility Advisory Committee has expressed an interest in reviewing this item; and

WHEREAS staff have confirmed that this item is expected to come before the Planning Committee on the 10th of February, before the Accessibility Advisory Committee will have had a chance to provide feedback and advice from an accessibility perspective; and

BE IT THEREFORE RESOLVED THAT this item is deferred to the Planning Committee meeting of February 24, 2022 and that staff is directed to consult with the Accessibility Advisory Committee at its meeting of February 15, 2022 so that it may provide its feedback and advice to the Planning Committee on this significant item.

Withdrawn

8. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Thursday, February 24, 2022.

The meeting adjourned at 5:37 pm.

Original signed by E. Pelot, Interim
Committee Coordinator

Original signed by Councillor G.
Gower, Acting Chair