



**Special Joint Meeting of the
Planning Committee and Built Heritage Sub-committee**

Minutes 2

Friday, October 1, 2021

9:00 AM

Electronic Participation

This Meeting was held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

- Notes:**
1. *Underlining indicates a new or amended recommendation approved by Committee.*
 2. *Except where otherwise indicated, reports requiring Council consideration will be presented to Ottawa City Council on October 13, 2021.*

Present:

Planning Committee Co-Chairs: Councillor G. Gower, Councillor S. Moffatt
Built Heritage Sub-Committee Chair: Councillor R. King
Built Heritage Sub-Committee Vice-Chair: C. Quinn
Planning Committee and Built Heritage Sub-Committee Members:
Councillors R. Brockington, J. Cloutier, L. Dudas, A. Hublely, C. Kitts, J. Leiper, C. McKenney, S. Menard, T. Tierney
Public Members: A. Conforti, B. Padolsky

Absent: Member J. Halsall (as advised)

DECLARATIONS OF INTEREST

Chair R. King indicated that Member J. Halsall wished to declare a potential,

deemed indirect pecuniary interest on both agenda items listed below, as her employer, the National Capital Commission, is an approval body on the proposed development through the Federal Land Use and Design Approval process and holds real estate agreements in relation to the subject property. Member Halsall was not present for this meeting to participate in discussion or vote on this item. She will formally provide her Declaration statement at the next Built Heritage Sub-committee meeting.

Member B. Padolsky submitted the following Declaration of Interest:

I, Barry Padolsky, declare a potential, deemed indirect pecuniary interest on:

Items 1 and 2 on the Joint Planning Committee and the Built Heritage Sub-Committee Agenda 2 for the special meeting of October 1, 2021:

- **Heritage Considerations – Master Site Plan Control, Ottawa Hospital, 930 Carling Avenue and 520 Preston Street**
- **Receipt of Public Submissions on the Master Site Plan Approval and Lifting of the Holding Provision – Part of 930 Carling Avenue and 520 Preston Street**

I was retained by Parsons, a consultant for the Applicant, to peer review the Cultural Heritage Impact Statement.

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT

1. [HERITAGE CONSIDERATIONS – MASTER SITE PLAN CONTROL, OTTAWA HOSPITAL, 930 CARLING AVENUE AND 520 PRESTON STREET](#)

ACS2021-PIE-RHU-0021

RIVER (16); CAPITAL (17)

Report recommendation

That the Joint Meeting of Planning Committee and Built Heritage Sub-Committee receive this report for information.

The Planning Committee and Built Heritage Sub-Committee held a special joint meeting on October 1, 2021 for the purpose of receiving report ACS2021-PIE-RHU-0021 and receiving public submissions on report ASC2021-PIE-PS-0093. The Joint Committee received public submissions on both items concurrently.

Having declared interests, Members J. Halsall and B. Padolsky did not participate in the discussion or vote on the items.

The Applicant provided a slide presentation, a copy of which is on file with the City Clerk. The Applicant provided an overview of the Application and responded to questions from the Joint Committee. They were represented by the following:

- The Ottawa Hospital (“TOH”): Cameron Love, Virginia Roth, Joanne Reid, Karen Stockton
- HDR, Inc.: Jason-Emery Groen
- Graham Bird and Associates: Graham Bird
- Parsons: Pam Whyte, Mark Baker
- WSP Global Inc.: Joel Konrad

The Joint Committee heard the following public delegations on the two reports, and a summary of their respective comments are as follows:

- Noel Lomer expressed concerns about the site selection, as it was a higher cost than Tunney’s Pasture, and about site challenges such as the fault line and slope. Mr. Lomer would like to see more information on the cost of each location and funding.
- Marcie Stevens, in support, spoke to the accessibility of the proposed state-of-the-art-facility.
- Neil Cruickshank expressed concerns about the size of the footprint, as comparable facilities operate without as big a footprint. Urban parkland is priceless. The sprawl impacts the environmental crisis. The facility should be more compact.

- Dr. Guy Hebert (TOH), in support, spoke to providing world class care at TOH. Regional hospitals treat the most complex injuries and precarious patients. The emergency facilities are overcapacity at the Civic. Separate rooms will ensure patient comfort. The new trauma base would allow adequate space. TOH is home to the best research in the country.
- Stephanie Strudwick spoke to concerns about site selection. Tunney's Pasture, Lebreton Flats or Booth Street Complex would be preferred given the City's growth and the site's future expansion. Office space demands are changing and can be re-evaluated.
- Karen Wright, Civic Hospital Neighbourhood Association, expressed concerns regarding funding, traffic impact mitigations, requiring a peer-reviewed neighbourhood traffic study, including a transportation mode analysis, and traffic signage. The applicant should commit to a light rail connection. Parking should be below-ground to preserve green space. There should be community oversight of traffic issues.
- Paul Saurette, Dow's Lake Residents Association, provided a slide presentation, a copy of which is on file with the City Clerk. Mr. Saurette expressed concerns about impact on adjacent communities, traffic impacts, driving violations, and cut-through traffic. Mr. Saurette was opposed to lifting the holding provision.
- Monica Olney, Dow's Lake Residents Association, provided a slide presentation, a copy of which is on file with the City Clerk. Ms. Olney expressed concerns about financial risk for the City and requiring more funding information. There are challenges such as topography, flooding risks, gridlock requiring road modifications, and these lead to financial uncertainty. Ms. Olney is opposed to lifting the holding provision.
- Carmen Sanchez and Joseph Federico, Dow's Lake Residents Association, provided a slide presentation, a copy of which is on file with the City Clerk. They expressed concerns about environmental impact. Green open spaces distinguish Ottawa. There is a climate emergency. The vegetation and mature trees improve quality of water flowing into Dow's Lake. They commented on consultation and

providing predictability and transparency.

- Christina Robbins, Botanica Residents' Committee, spoke to green space being important to health. TOH rejected the National Capital Commission's (NCC's) recommendation to build at Tunney's Pasture. It will not be possible to replace 50 acres of mature trees. Ms. Robbins expressed concern about traffic, and light rail not bringing patients to the front door. Ms. Robbins opposed the lifting of the holding provision.
- Eric Schiller, Ottawa Water Study/Action Group, expressed the need for a thorough environmental impact assessment. With the environmental crisis, severe drought, wild fires, hurricanes causing flooding. There is a need to change course and reduce emissions. Loss of mature trees is impactful because it will take decades for replacement trees to grow to similar carbon capturing capacity. Mr. Schiller opposed the lifting of the holding provision.
- Niko Fleming is a patient at TOH, and expressed concern that a significant delay may end the project. TOH needs expanded facilities for its operations. Hospitals are for everyone in the City, including lower income residents outside of the Dow's Lake community. Comments should lead to feasible improvements but not stall the project.
- Debbie Grisdale, opposed, expressed concerns about the site selection. Ms. Grisdale recounted her family's history on the Experimental Farm, including her grandfather's and father's residence there in the 1900's, in the superintendent's house. She visited the Farm regularly, and planted trees there. It is a National Historic Site. She referenced the Climate Change Master Plan and the need for green spaces and tree canopy.
- Diane McIntyre, opposed, expressed concerns about design and site selection. The NCC recommended Tunney's Pasture. Ms. McIntyre expressed concerns about traffic and gridlock, with large buildings planned for in the area, destruction of mature trees, tree canopy, environmental regulations, the seismic fault line, the site's clay soil, heritage impacts, and the need for public consultation. Ms. McIntyre was opposed to the lifting of the holding provision.

- Jane Keeler, opposed, expressed concerns about clearing of mature trees, traffic, parking, and the footprint of the facility.
- Rob Samulack, Christian Climate Observers Program, raised concerns about site selection. The parking need would be less at Tunney's Pasture. Climate change is here, resulting in wildfires and premature deaths from heat.
- Clive Doucet, opposed to lifting the holding provision, noted the public desire for an inquiry into how the site selection was made. The NCC's six-month study concluded that Tunney's Pasture was the better site, and is on bedrock.
- Laura Stone, opposed, spoke to concerns regarding the facility footprint given the need for intensification, and regarding the above-ground parking. Ms. Stone compared the proposal to the McGill Center in Montreal with a smaller footprint.
- Sharon Odell (Royal Astronomical Society of Canada) expressed concerns regarding the lighting of the new facility. A lighting plan and consultation should be required, including for parking and the roads leading into campus. The lighting should comply with Dark Sky Guidelines.
- Matt Lebreton, in support, shared examples of how the new campus would provide better care opportunities, and modernized infrastructure. Events such as the tornado of 2018, and the bus crash of 2019, require trauma care and surgical suites. TOH is a community hub.
- Michael C. Wolfson (Dominion Observatory Appreciation Society) expressed concerns about preserving the ability of the observatory to be used for astronomy, and buildings taller than 11 storeys being zoned, which may impact sightlines. Mr. Wolfson noted that trees could be preserved if the road was moved.
- Dr. Jeff Turnbull, in support, noted the need for a sophisticated, world-class facility that attracts the brightest and best, with research and education. TOH is a hub, and this is reflected in the proposed structure. The site will provide sufficient access.

- Dr. Jamie Fullerton, in support, spoke to the need for a regional hospital. Patients will attend from outside of Ottawa, and many rural residents may only access TOH by car.
- Marion Crowe, in support, spoke to the indigenous influences in the project's considerations, the importance of this consultation process, the importance of being stewards of the land, and the importance of making indigenous nations feel at home.
- Jeannette Cheng, in support, spoke to the world-class care provided by TOH. She received compassionate care at TOH after a car accident near Renfrew, and then decided to become a nurse at TOH. She spoke to the benefits of having individual rooms for patients.
- Casey Delaney, in support, commented on quality of care she received at TOH following a traumatic brain injury. TOH was the only hospital in the region that could help. Ms. Delaney continues to rely on TOH for care. TOH carries out innovative research, and the new site should be transit-oriented and accessible for those who cannot drive.
- Jamie McCracken, in support, commented on the similarities of the debate, following the 1918 pandemic, about the current location of TOH Civic campus. No one likes where hospitals get placed. The TOH is a regional hospital and responds to regional needs.
- Cheryl Crozier commented on the impact of compassionate care at TOH when receiving care for her heart.
- Trevor Harrison, in support, commented on the care he received for a brain tumor, and the work of health and support staff. The Civic has been showing its age for some time. A new facility will attract talent.
- Carol McDonald was supportive of a new hospital but had concerns about preserving the national historic site. The truck traffic, medical and food supplies, and venting will be disruptive. The green space will be lost forever.
- Colleen Glass raised concerns about the site selection process. There should be an inquiry, an independent environmental assessment and a fulsome parking survey. The heritage and legacy of the park should be

protected. The Experimental Farm is a refuge for urban residents, and trees are a health facility. Ms. Glass opposed the lifting of the holding provision.

- Jake Morrison expressed concern about the adequacy and accuracy of the environmental impact assessment. It should not be accepted by Committee and Council.
- Wendy Muckle (Ottawa Inner City Health), in support, stated that the TOH facilities are critical to her organization's work. Some patients do not have a home. The Civic campus resembles a jail or residential school. The proposed facility focuses on the health needs of today. Invest in a world-class facility.
- David Gibson, in support, spoke to the importance of the site for physical and emotional health. TOH fulfills the need for public space to be asserted. There is a need for modern infrastructure such as building controls and HVAC compatibility to manage future outbreaks. The facility will be LEED certified.
- Suzy Juneau (Royal Astronomical Society of Canada) spoke to the conservation of the observatory structures, the challenges of replacing historical materials, and the site's location on a fault line.
- Matilda Samuel, opposed, spoke against the site selection and the selection process. There are concerns over unanticipated costs because of the site. Construction at Tunney's Pasture would be faster.
- Doug McLarty (Civic Action Ottawa), in support, spoke to the need to make the City economically viable. The new facility will offer complex care. This can be done while honouring the land, providing pedestrian and cycling routes. Putting parking underground is very costly and could cause years of delay. Needs can be carefully balanced.
- Maggie Asher Biesterfeld (Save the Farm), opposed, feels the campaign to save the Experimental Farm fell on deaf ears. Committee should listen to public concerns. The plan does not address future needs. TOH is taking away green space.
- Richard Hayter (Unionized Building and Construction Trades Council of

Eastern Ontario and Western Quebec) spoke in favour of the development. The pandemic reminded us of the importance of health care. Mr. Hayter spoke to job creation, stimulus for the local economy, and the benefits of a teaching hospital for the community.

- George Laing provided a slide presentation, a copy of which is on file with the City Clerk. Mr. Laing spoke to the timeline of the project, pandemic-related delays, the delay of restarting the process for a different site. Mr. Laing described the process that hospital development and design must follow. He noted that Committee may reject the proposal and preserve the Experimental Farm and trees.
- Maryanne MacDonald spoke to the impact of removing trees and replacing them with a parking lot, including impact on local temperature, water retention, climate change, healing effect of urban forests, and attracting competitive industry.
- Paul Johanis (Greenspace Alliance of Canada's Capital) expressed concern about the extent of the footprint of parking, inaccuracies of the conservation report, budget constraints limiting the ability to mitigate, disruption of green space.
- David Flemming (Heritage Ottawa) spoke to participating in the Community Engagement Group of TOH. A major challenge of the group has been integrating the hospital with the surrounding community. Considerations include impact on the national historic site, the scientific research capacity of the farm, and the proximity to the Rideau Canal. Mitigation measures will allow for integration.
- Laura Shantz (Ottawa Transit Riders) spoke to the importance of transit to access the hospital for equitable access. Para Transpo riders should be consulted. The benefit of light rail connection is lost if the end destination is not accessible. Accessibility and equity should align with the new Official Plan.
- William van Geest (Bike Ottawa) spoke to the hospital being a model for mobility. The proposal speaks to 65% of those accessing the hospital accessing it by car. The biking share is 2% by 2028. The Transportation Master Plan calls for a 5% bike share. Active

transportation should be promoted.

- Neil Saravanamuttoo spoke to concerns about above-ground parking, the need for cycling facilities and a full transportation plan, and community upset.
- Elizabeth O'Driscoll, opposed, spoke to Tunney's Pasture being a preferred site. The Experimental Farm should be preserved for future generations. Traffic issues at Tunney's Pasture could be resolved. The proposed development is the first step in subdividing the farm.
- Salma Al-Shehabi, opposed, spoke to concerns about the future expansion of the urban boundary and ensuring that the hospital is accessible to all. The location should be central to future growth. Ms. Al-Shehabi further noted that other sites could have all the features of the proposed site.

The Joint Committee received the following correspondence submitted to the Office of the City Clerk prior to the deadline for written submissions. A copy of each is held on file:

- David Flemming (Heritage Ottawa) email dated August 10, with comments
- Stephanie Strudwick email dated September 11, opposed
- Jacinthe Lampron email dated September 19, opposed
- Peter Fox email dated September 19, opposed
- Herschell Sax email dated September 22, opposed
- Dow's Lake Residents Association three written submissions (1. transportation issues, 2. environment issues, and 3. financial issues), dated September 26, opposed
- Gillian Cooper email dated September 27, opposed
- Royal Astronomical Society of Canada letter dated September 27, with comments

- Suzanne Tellier email dated September 28, opposed
- Nelson Coyle, Carlington Community Association, email dated September 28, in support
- Jason Malinowski letter dated September 28, in support
- Debbie Grisdale speaking notes, received September 29, opposed
- Jan Andrews email dated September 29, opposed
- Maggie Asher Biesterfeld email dated September 29, opposed
- Diane McIntyre emails, both dated September 29, with concerns

Following discussions on this item, the Joint Committee RECEIVED report ACS2021-PIE-RHU-0021 (Heritage Considerations).

2. [RECEIPT OF PUBLIC SUBMISSIONS ON THE MASTER SITE PLAN APPROVAL AND LIFTING OF THE HOLDING PROVISION – PART OF 930 CARLING AVENUE AND 520 PRESTON STREET](#)

ASC2021-PIE-PS-0093

RIVER (16); CAPITAL (17)

Report recommendations

1. **That Planning Committee recommend Council:**
 - a) **Endorse the Master Site Plan Approval of The Ottawa Hospital as shown in Document 2, and as conditioned and described Documents 5 and 6;**
 - b) **Reinstate Delegated Authority to staff to finalize the details of the Master Site Plan and Agreement in accordance with this report;**
 - c) **Approve an Amendment to Zoning Map of Zoning By-law 2008-250 to remove the holding symbol over 930 Carling Avenue and 520 Preston Street as detailed in Document 7;**

and

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 October 13, 2021”, subject to submissions received between the publication of this report and the time of Council’s decision.**

The report ASC2021-PIE-PS-0093 was considered by Planning Committee at its special meeting on October 1. The decisions taken by the Planning Committee are found in the Minutes of that meeting.

Motion N° PLC-BHSC 2021-2/1

Moved by Chair R. King

BE IT RESOLVED that the Joint Meeting of Planning Committee and Built Heritage Sub-Committee approve that the meeting time be extended past 7:00 p.m. pursuant to Subsection 8.(1)(c) of *Procedure By-law* (No. 2021-24).

CARRIED

ADJOURNMENT

The meeting was adjourned at 7:40 PM.

Committee Coordinator

Chair