

**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.**

At the Special Joint Meeting of the Planning Committee and Built Heritage Sub-Committee on October 1, 2021, the Joint Committee received a staff presentation and heard public delegations on this report (ASC2021-PIE-PS-0093) and the associated heritage considerations report (ACS2021-PIE-RHU-0021 – Heritage Considerations – Master Site Plan Control, Ottawa Hospital, 930 Carling Avenue and 520 Preston Street), as noted in the Minutes of that meeting.

The recommendations of report ACS2021-PIE-RHU-0021 were considered by the Joint Committee and were RECEIVED on October 1, 2021.

The Planning Committee also considered the recommendation of report ASC2021-PIE-PS-0093 on October 1 and 4, as outlined below.

Motion N° PLC 2021-50/1

Moved by Councillor R. Brockington

WHEREAS the Central Experimental Farm is an important historic, cultural and scientific institution in the heart of the City;

WHEREAS the Central Experimental Farm has been an important part of Ottawa's greenspace system since 1886;

WHEREAS the residents of Ottawa would like assurances for the long-term protection of the remainder of the lands and the institution outside of those leased to the Ottawa Hospital, and those required for transit improvements on Baseline Road;

WHEREAS the Central Experimental Farm is under the operating jurisdiction of Agriculture Canada and the federal land use planning jurisdiction of the National Capital Commission;

THEREFORE BE IT RESOLVED THAT Planning Committee recommend that Council direct the Mayor, on behalf of Council, to write to the Minister of Agriculture and AgriFood Canada, the Minister of Environment and Climate Change Canada, the Member of Parliament for Ottawa Centre and the Chair of the Board of Directors of the National Capital Commission requesting that the Government of Canada ensure the long term protection of the remainder of the lands outside of those leased to the Ottawa Hospital and

those required for transit improvements on Baseline Road and the institution by pursuing the following steps:

- 1. Introducing federal legislation to ensure long term protection; and**
- 2. Developing a new Master Plan for the Farm, seeking local input, and the input of expert scientists.**

CARRIED

Motion N° PLC 2021-50/2

Moved by Councillor J. Leiper

WHEREAS there is significant potential for localized traffic impacts that increase the volume of cut-through traffic on local, residential streets; and,

WHEREAS an influx of cut-through traffic to formerly quiet streets would constitute an undue adverse impact on the quality of life on those residents; and,

WHEREAS further study is required to fully understand those impacts that have not been adequately addressed in the Traffic Impact Assessment; and,

WHEREAS traffic mitigations to discourage cut-through traffic may require an unknown level funding that would be required to be funded by the City; and,

WHEREAS a key mitigation will be to encourage eastbound Hospital-bound vehicles to exit the 417 at Carling/Kirkwood and proceed to the site on Carling Avenue, bypassing residential neighbourhoods for a faster trip time;

THEREFORE BE IT RESOLVED THAT the Planning Committee:

- a) Amend Document 5 – Conditions of Master Plan Approval item 14(c) to read **“The owner acknowledges and agrees that a Neighbourhood Traffic Study is require prior to registration of The Hospital Building Site Plan Agreement. The study will include within its terms of reference the expected traffic patterns and impacts to volume, speed and parking within 1500m of the Hospital site and mitigation options.”**

The study shall be to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development”;

- b) **Amend Document 5 – Conditions of Master Plan Approval to add a new requirement 14(d) to read: “The owner acknowledges and agrees that it bears responsibility for funding mitigations identified in the Neighbourhood Traffic Study where those are recommended for implementation by the City”; and,**
- c) **Recommend that Council direct staff to work with the applicant to make an application to the Ministry of Transportation to re-locate the highway 417 directional signage from the eastbound Parkdale off-ramp.**

CARRIED

Motion N° PLC 2021-50/3

Moved by Councillor J. Leiper

WHEREAS the location for the new Ottawa Civic Hospital is serviced by the Trillium Bike Path, and the portion of this bike path from Carling Avenue to Prince of Wales Drive is planned to be eliminated at the site of the Phase 1 above ground Parking Garage; and,

WHEREAS the Trillium Bike Path will be re-routed around the proposed Phase 1 Parking Garage along Preston Street to the east and through the internal road network to the west, back to Prince of Wales Drive, on separate bike facilities; and,

WHEREAS the main hospital building is shown on the Master Site Plan as setback from Carling Avenue with an internal road network leading through the site from Carling Avenue to Prince of Wales Drive, and to the main entrance;

THEREFORE BE IT RESOLVED that Planning Committee direct staff to work with The Ottawa Hospital on linking the proposed cycling facility through the internal road network of the site, separated safely from the main road, to the main entrance of the hospital building.

CARRIED

Motion N° PLC 2021-50/4

Moved by Councillor J. Leiper (*on behalf of Councillor C. McKenney*)

WHEREAS the Tree Conservation Report supporting the new Hospital Master Site Plan identifies 523 trees measuring 10 DBH or more to be removed; and,

WHEREAS the conditions of the Master Site Plan approval require a target of 40% canopy coverage over the entire site to be implemented through the individual site plan control applications, with preference for on site tree planting but allowances for both on and off site tree planting; and,

WHEREAS the early implementation of tree planting on the property to compensate for tree loss in the early phases of development will aid in expediting the overall long term tree canopy coverage;

THEREFORE BE IT RESOLVED that Planning Committee direct staff to work with The Ottawa Hospital to identify tree planting areas that can be planted outside of any impacts of future development phases, thus allowing significant upfront tree planting compensation to occur on the site.

CARRIED

Motion N° PLC 2021-50/5

Moved by Councillor S. Menard

WHEREAS the location for the new Ottawa Civic Hospital is in proximity to transit facilities, including the Light Rail Transit O-Train Line 2 crossing the northeast portion of the site and the Dow's Lake Station, but is located 235 metres away, the equivalent of 2 full football fields, from the main entrance of the Hospital; and,

WHEREAS Carling Avenue is a priority transit street with frequent bus service servicing this corridor and existing bus stops at Sherwood Drive and Champagne Avenue within 200 metres and 300 metres of the site respectively; and,

WHEREAS the main hospital building as shown on the Master Site Plan as setback from Carling Avenue with an internal road network leading through the site from Carling Avenue to Prince of Wales Drive, and to the main entrance;

THEREFORE BE IT RESOLVED that Planning Committee direct staff to ensure that the proposed internal road network is capable of accommodating local transit services from a road design perspective, and also to assess, as part of the transit service plan for the hospital, whether local transit services should utilize these local roads and enter into the site to complement the other transit facilities surrounding the site.

CARRIED

Motion N° PLC 2021-50/6

Moved by Councillor S. Menard

WHEREAS the master site plan for the new Ottawa Civic Hospital illustrates a total of 3,099 parking spaces identified on the plan within various parking zones; and,

WHEREAS The report highlights 2,400 parking spaces to be located within the proposed Phase 1 above ground Parking Garage and 699 parking spaces forming surface parking spaces around the site in other parking zones; and,

WHEREAS at the Planning Committee meeting of May 22, 2018, Committee and Council approved Councillor Brockington's motion directing staff to 'work with The Ottawa Hospital and the Community Engagement Group on the delivery of open space, and in particular, open space adjacent to the Central Experimental Farm'.

WHEREAS surface parking takes away from areas where existing trees could be preserved, and areas where new compensation planting could be proposed;

THEREFORE BE IT RESOLVED that Planning Committee direct staff to work with The Ottawa Hospital on substantially reducing the amount of surface parking around the site, during future implementing site plan control applications.

CARRIED

Motion N° PLC 2021-50/7

Moved by Councillor S. Menard

WHEREAS the new campus for The Ottawa Hospital will be in proximity to several residential neighbourhoods, within Wards 14, 15, 16 and 17; and,

WHEREAS the community associations representing the neighbourhoods have concerns about how new traffic patterns and off site parking may impact their neighbourhood streets; and

WHEREAS the conditions of Master Site Plan approval in Document 5 requires a Neighbourhood Traffic Calming Study prior to registration of the main hospital building,

THEREFORE BE IT RESOLVED that Planning Committee direct 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 Calming Study and off site parking.

CARRIED

Planning, Infrastructure and Economic Development Department (PIED) staff provided an overview of the application at the Special Joint Meeting of the Planning Committee and Built Heritage Sub-Committee on October 1, 2021, as noted in the Minutes for that meeting.

The following staff were present at Planning Committee at its October 4, 2021 meeting, and responded to questions:

- PIED: Stephen Willis, General Manager, Planning, Infrastructure & Economic Development; Lee Ann Snedden, Director, Planning Services; Sean Moore, Planner III; Lesley Collins, Program Manager, Heritage Planning; Martha Copestake, Forester – Planning; Mike Giampa, Senior Engineer, Infrastructure Applications; and,

- Innovative Client Services Department: Wendy Stephanson, Chief Financial Officer.

Following discussion on this item, the Committee CARRIED the report recommendations as amended by Motion N° PLC 2021-50/1, Motion N° PLC 2021-50/2, Motion N° PLC 2021-50/3, Motion N° PLC 2021-50/4, Motion N° PLC 2021-50/5, Motion N° PLC 2021-50/6 and Motion N° PLC 2021-50/7 on a division of 6 years and 2 nays, as follows:

YEAS (6): Councillors R. Brockington, J. Cloutier, C. Kitts, T. Tierney, Co-Chair G. Gower, Co-Chair S. Moffatt

NAYS (2): Councillors J. Leiper, S. Menard

PIED staff agreed to the following DIRECTIONS:

Introduced by Councillor S. Menard

That Planning Committee direct staff to review site lighting for the future implementing site plan for the main hospital building. The site lighting shall be in accordance with Council approved lighting conditions, that include designing with only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America; and meeting minimal light spillage onto adjacent properties. That Planning Committee further direct staff to ensure that potential impacts of the site lighting on the Dominion Observatory Complex are considered through addendums to the Cultural Heritage Impact Statement, with consideration of guidelines prepared by the International Dark Sky Association and with direct/open communication with the Royal Astronomical Society of Canada.

Introduced by Councillor R. Brockington

That staff be directed to develop a monitoring plan for tree planting in conjunction with the Ottawa Hospital prior to the main hospital building Site Plan.