



**Ottawa City Council**

**23 February 2022**

**Disposition of Items Approved by Committees under Delegated Authority**

---

---

**Planning Committee**

For the information of Council, the following item was approved by the Planning Committee under Delegated Authority, at its meeting of February 10, 2022:

2. SITE PLAN CONTROL - 930 CARLING AVENUE, 850 CARLING AVENUE AND 520 PRESTON STREET
- ACS2022-PIE-PS-0007 RIVER (16); CAPITAL (17)
- 

**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.

**Motion No PLC 2022-56/2**

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

**Motion No PLC 2022-56/3**

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

**Motion No PLC 2022-56/4**

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

**Motion No PLC 2022-56/5**

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.**

LOST on a division of 2 yeas and 9 nays, as follows:

YEAS (2): Councillors R. Brockington and S. Menard

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

**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

**Motion No PLC 2022-56/6**

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.**

CARRIED on a division of 9 yeas and 2 nays, as follows:

YEAS (9): Councillors L. Dudas, C. Curry, T. Tierney, R. Brockington, J. Cloutier, C. Kitts, A. Hubley, Co-Chair G. Gower, and Co-Chair S. Moffatt

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

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

#### 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.