

# **Civic Hospital Neighbourhood Association**

*Comments regarding  
The Ottawa Hospital Site Plan  
Phases 3/Main Building and 4/Central Utility Plant  
February 23, 2023*

**Further to our comments of January 20, 2023**, the Civic Hospital Neighbourhood Association (CHNA) has participated in The Ottawa Hospital Site Plan Control Public Information Session on February 9, 2023, regarding Phases 3 and 4 (Central Utility Plant & Main Hospital Building). Additionally, we reviewed the comments of the Urban Design Review Panel (UDRP) from their January 9, 2023 project review.

This document provides additional observations and recommendations from the CHNA regarding TOH Phase 3 and 4 Site Plan Application [File No. D07-12-22-0168](#).

***Karen Wright*** – President Civic Hospital Neighbourhood Association

***Alison Taylor*** – Board Member

c.c. Councillor Jeff Leiper  
Councillor Riley Brockington  
Yasvir Naqvi, M.P. Ottawa Centre  
Joel Harden, M.P.P. Ottawa Centre  
Tobi Nussbaum, CEO National Capital Commission

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## **Transparency and Accountability**

On page 14 of the presentation, given as part of The Ottawa Hospital Site Plan Control Public Information Session on February 9, 2023, was a summary of the Public Comments received to date regarding the project. We note that our concern regarding process transparency and accountability was not listed. We maintain that additional focus on transparency is needed.

- For example, it is up to the public to contact the NCC via an email address to determine details of it's parallel approval process.
- Ideally, the Site Plan Control Process on Page 13 of the same presentation should have listed target dates.

**CHNA Position:** *A copy of any resulting reports prepared as a result of public consultations should be shared with the public in a timely manner. Long detailed technical documents should provide an executive summary in layman's terms. There should be a clear map to all the documentation to plainly show what information is found where. An Integrated 3D model is needed for clarity on the relationship between the new buildings and the surrounding landscape and buildings. A clear project roadmap with key past, as well as future, milestones and target dates is required. The NCC decision making process, performance criteria and the NCC's responsibilities should be outlined and the interrelationships with the City's processes and responsibilities should be made clear. Ongoing monitoring reports are required and should be shared with the Ottawa Hospital Community Advisory Council and other community based groups, as well as the City.*

## **Transportation**

### ***Transportation Monitoring Strategy and Program***

CHNA had requested, that as a condition for approval, a Transportation Monitoring Operations Committee be created, with community representation, which is nimble and flexible enough to address ongoing and emergent issues related to the development.

CHNA was informed that the conditions of the Master Site Plan approval would speak to the requirement for a **Transportation Monitoring Program**, including phasing and reporting mechanisms prior to the registration of the main hospital building. CHNA was further advised that City staff do not have the authority

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under the Planning Act to require TOH to form a community committee on this matter. Rather, TOH was advised by the City that such a committee would form *'a valuable component to monitoring and finding community-based solutions to potential future neighbourhood impacts'*.

The Terms of Reference for the Transportation Monitoring Strategy currently state that TOH will make decisions on how to mitigate the transportation related impacts that are caused by the NCD. CHNA argues that since the decision-making authority for any address rests solely with TOH, this creates a potential conflict of interest paradigm. Further, CHNA is concerned that since there is no oversight authority beyond that of the applicant, a Transportation Monitoring Strategy could be vulnerable to lack of funding and available resources.

**CHNA Position:** *The Transportation Monitoring Strategy decision making and oversight authority cannot solely rest with the proponent.*

## ***Arrivals and Inter-Campus Movement***

The UDRP, in their report, focused on the Arrivals area and requested the project *"Identify and address how people will arrive in the space differently (driving, transit, walking, cycling). Currently the cycling infrastructure is not to scale with the scale of the building."*

**CHNA Position:** *We request the project consider more than the cycling infrastructure scale. The project needs to fully describe how people will arrive by all modes: Transit (LRT and Para Transpo) and driving (taxi and personal vehicles), as well as walking and cycling. Also, more information is needed on how people move from one building to another. Will there be accessible shuttle buses available across the new Civic Campus, especially for people with mobility issues?*

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## **Environmental**

### ***Tree Canopy***

During the Public Information Session of February 9<sup>th</sup>, the proponent confirmed they would not be able to meet their commitment to plant an overall 40% tree canopy coverage over the NCD site over forty years, only 28% will be achieved due to space limitations. The remaining 12% will be planted off-site.

**CHNA Position:** *We request that the off-site 12% tree coverage be planted as close to the NCD site as possible. Detailed clarification of the intended planting area is required.*

### ***Site Assessment***

During the public information session of February 9<sup>th</sup>, it was noted that soil remediation was done in 2022. The Phase 3 Environmental Site Assessment – D07-12-22-0168.PDF presents an environmental assessment with data from 2021 and August 2022 post the remediation. However, the assessment was not performed by an independent expert as required and there remain concerns regarding the post remediation soil conditions.

**CHNA Position:** *We request the soil and groundwater be retested by an independent contractor, as required.*