

Berezny, Susan

From: Love, Cameron
Sent: March-30-14 7:46 AM
To: Gaspar, Fred
Subject: Land Criteria
Attachments: Land Matrix memo - resource committee.doc; Master Planning Land Matrix Grid.doc

Hi Fred, for each of the questions we discussed I thought I would send you individual emails with the information. The first one was the land criteria and "why this piece of land"? Attached is a memo to our board that provides a quick snapshot of the process we took. The second attachment is a land "matrix" we used. It provides a summary at the top and then all the criteria we used to assess which land option was the best to build a new hospital. You will note that the top two options were tied. Since that time one other element that has factored in is phasing of services as it is apparent that we will be moving in phases. This criteria is what tips the balance to across the street as the hospital programs are integrated and moving across the street is manageable but moving to Woodroffe and Baseline site has a series of significant challenges with phasing. That is why across the street is the preferred and recommended option. If you have any questions on this let me know but believe it provides the background you were looking for. Thanks, Cam

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Memo

To: Resource Committee Members of the Board

From: Mr. Cameron Love
VP, Facilities Planning and Support Services

Date: May 28, 2007

Re: Land Planning Matrix

The Ottawa Hospital (TOH) has developed a Master Plan, which provides options and scenarios for the future expansion and/or redevelopment of the Civic, General and Riverside Campuses. The Civic Campus is a focal point to the Master Planning as its current building infrastructure requires significant upgrading and redevelopment to create a state of the art, safe and enabling environment for patients, visitors and staff. Consequently, the preferred option being recommended for the Civic Campus is to build a new site on a new land area in the future.

Understanding that land planning requires a number of community stakeholders to identify and move forward with possible "land" options, TOH organized a preliminary meeting with the City of Ottawa, Public Works, Canada Lands Company and the National Capital Commission in the spring of 2007. The purpose of the meeting was to discuss and explore all possible land options for the development of a new Civic site in the future.

The meeting identified 9 possible land options that could be considered as future opportunities for a Civic site. To further assess the options a "Land Assessment" matrix was developed that evaluated each option against a series of criteria. These criteria are the first series that were applied to the options and it is anticipated that further criteria will be raised during our discussion or during the next evaluation phase, which will further validate the preferred options.

The City of Ottawa and NCC in conjunction with TOH developed the land matrix which provided a scoring system to prioritize the land options (based on these initial criteria). The attached matrix provides this summary overview of the nine options, which will be presented at the Resource Committee on May 28, 2007 for discussion and feedback on the options and criteria.

Subsequent to feedback from Resource Committee members, TOH will continue to work with the NCC, City of Ottawa and Public Works to further evaluate and explore the feasibility of the top three options. Both the NCC and City of Ottawa have supported this process and agreed to provide the required time and resource to explore and review the top land options for which to consider building a new Civic Campus on in the future.

The Ottawa Hospital Civic Campus Land Planning Matrix

Criteria

The following criteria provide the evaluation parameters for the land options identified below. The criteria are explained below and are provided in the table below (as identified by the “bolded words” outlined below). Criteria scoring are as follows:

- “1” – Land option meets criterion
- “.5” – Land option partially meets criterion
- “0” – Land option does not meet criterion

1. **Land Area:** Land area required is approximately 50-60 acres
2. **Land Location:** Land area is located in the centre of the city (in proximity to the existing Civic Campus) or towards the west or South West of the City.
3. **Land Access:** Land area allows for multiple (i.e. 2 or more) road access points to the campus to allow public versus industry (i.e. supply vehicles, ambulances etc) traffic/vehicles to access a new campus at defined/dedicated intersections.
4. **Transportation**
 - a. **416/417:** Accessibility to/from 416 and/or 417 is efficient/effective
 - i. For public access
 - ii. For industry access (i.e. supply vehicles, medical companies etc).
 - b. **Public Transportation:** Public transportation (i.e. bus and future city mass transit systems plan – light-rail etc) can be integrated into campus.
5. **Future Expansion:** Flexibility for future expansion over and above what is currently planned.
6. **Community Impact:** No or minimal impact on nearby communities and/or community associations.
7. **Land Preparation:** Land does not require significant amount of preparation to allow new campus to be constructed (i.e. soil contamination, demolition of existing structures/buildings etc).
8. **Infrastructure:** Infrastructure (i.e. Hydro, sewer, gas etc) can be nearby and can be effectively connected/integrated to new campus location.
9. **Phasing:** Impact of phasing the transition from the current Civic location to the new location on the operations.
10. **Patient Accessibility:** Civic is currently centrally located in close proximity to the downtown population. This criterion assesses access of downtown population to new site options. (Note: this would only apply to general acute services as the Tertiary/Quaternary services are single sited at either the Civic and/or General for the entire region).
11. **Agriculture Canada Impact:** impact of site development on agriculture Canada’s research mandate (To be confirmed by Agriculture Canada and NCC).
12. **Hospital Proximity and Access:** location of new site in relation to existing hospital sites across Ottawa (i.e. effective distribution of hospitals across Ottawa and access to core services).

Land Matrix

Land Option	Criteria					
	Land Area	Land Location	Land Access	416 - 417	Public Transportation	Future Expansion
1. NCC Options						
a. Experimental Farm – Across From Existing Civic	1	1	1	1	1	1
b. Experimental Farm – Across from Nepean Sports-plex	1	1	1	1	1	1
c. Experimental Farm – Baseline and Fisher (Cross Road)	1	1	1	.5	1	1
d. Experimental Farm – Sir John Carling Building	1	1	1	1	1	.5
e. Herdman Station	1	0	.5	1	1	0
2. Bayview Yards – Adjacent to Lebretton Flats	0	1	.5	.5	1	0
3. Woodroffe at Baseline (Beside Algonquin College)	0	1	1	1	1	0
4. Nortel Site – Carling and Moodie	1	.5	1	1	1	1
5. Confederation Heights – Riverside/Heron – Canada Post	0	1	.5	.5	1	0
6. Tunney's Pasteur	.5	1	.5	.5	1	.5
7. Booth Street	0	1	.5	1	1	0
8. Hunt Club South Corridor	1	.5	0	.5	0	1

*Continued Table/Matrix on next page.

Land Option	Criteria							
	Community Impact	Land Prep	Infrast.	Phasing	Patient Access	Ag. Canada Impact	Hospital Proximity & Access	Total
1. NCC Options								
a. Experimental Farm – Across From Existing Civic	.5	1	.5	1	1	.5	1	11.5
b. Experimental Farm – Across from Nepean Sports-plex	1	1	.5	.5	.5	1	1	11.5
c. Experimental Farm – Baseline and Fisher (Cross Road)	.5	1	.5	1	1	.5	1	11
d. Experimental Farm – Sir John Carling Building	.5	.5	.5	1	1	0	1	10
e. Herdman Station	1	0	.5	.5	.5	1	0	7
2. Bayview Yards – Adjacent to Lebreton Flats	1	0	.5	.5	1	1	1	8
3. Woodroffe at Baseline (Beside Algonquin College)	.5	.5	.5	.5	.5	1	.5	8
4. Nortel Site – Carling and Moodie	1	.5	.5	0	0	1	.5	9
5. Confederation Heights – Riverside/Heron – Canada Post	1	0	.5	.5	.5	1	0	6.5
6. Tunney's Pasture	.5	0	.5	.5	1	1	1	8.5
7. Booth Street	0	0	.5	.5	1	1	1	7.5
8. Hunt Club South Corridor	.5	1	.5	0	.5	1	0	7.5