

Question for the Annual Public Meeting of the NCC, October 4 2021

Over the last year, plans have been finalized for the New Campus Development Project of the Ottawa Hospital, which will be built on land leased to the hospital by the NCC. A Master Site Plan control application has been submitted to the City of Ottawa which calls for extensive surface parking, including a large four story parking structure, mostly above ground. These features are strongly opposed by community members and by members of the Campus Engagement Group, a consultative and deliberative body established by the hospital, of which the NCC was an institutional member. At the outset of the project, the CEG laid out a series of principles to guide site design from the point of view of each of the major stakeholders.

In the case of the NCC, the Capital Planning Framework called for the design of the new facility to enhance the Capital's symbolism, dignity and prestige, to enhance and protect nearby capital landscapes including Dows Lake and UNESCO Rideau Canal World Heritage Site, Commissioners Park, Prince of Wales scenic entry and the Central Experimental Farm National Historic Site.

Key principles included:

Design Excellence: Maintain a high level of quality, innovation, and design appropriate to the location and that reflect best practices in urban planning, architecture, landscape architecture, urban design, sustainability, universal accessibility and heritage conservation. Achieve design excellence through a landscape design that is in keeping with the cultural significance of the existing context and be commensurate with the location.

Built Footprint/ Layout: Ensure that the location of the building(s) contributes positively to and improves interactions with the surrounding urban and natural context. The facility's layout should take advantage of the site's varied topography and existing mature greenspace, and complement the farm experiences.

Building Orientation: The facility should take advantage of its close proximity to existing rapid transit infrastructure (Carling Trillium Line Station) and major pathway connections and views towards adjacent Capital landscapes.

Parking. Reduce surface parking wherever possible and consider stacked parking options. Minimize the extent of paved areas. Develop creative transportation demand management strategies to minimize on-site parking requirements and to limit the extent of modifications required on adjacent routes of importance to the Capital (Prince of Wales, Queen Elizabeth Driveway):

- i. Minimize visibility of parking from adjacent Capital landscapes and routes including Queen Elizabeth Driveway and Prince of Wales Drive.
- ii. Organize parking lots to provide consolidated soft landscaped areas and opportunities for managing storm water quality and quantity on-site.

Environmental Sustainability: Ensure that best efforts are made to protect mature healthy trees of non-invasive species located in and around the site.

It is our view that the proposed site plan fails to meet the requirements of several of these principles. In most cases, the builder acknowledges this but cites budget and site constraints as reasons for falling short.

Will the NCC uphold the principles it set forth for this new facility built on NCC land? If necessary, will the NCC propose that federal-provincial negotiations be undertaken to ensure funding is available to truly fulfill the expectations of the community, the hospital and the Crown for this exceptional site?

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Community chair, former Campus Engagement Group