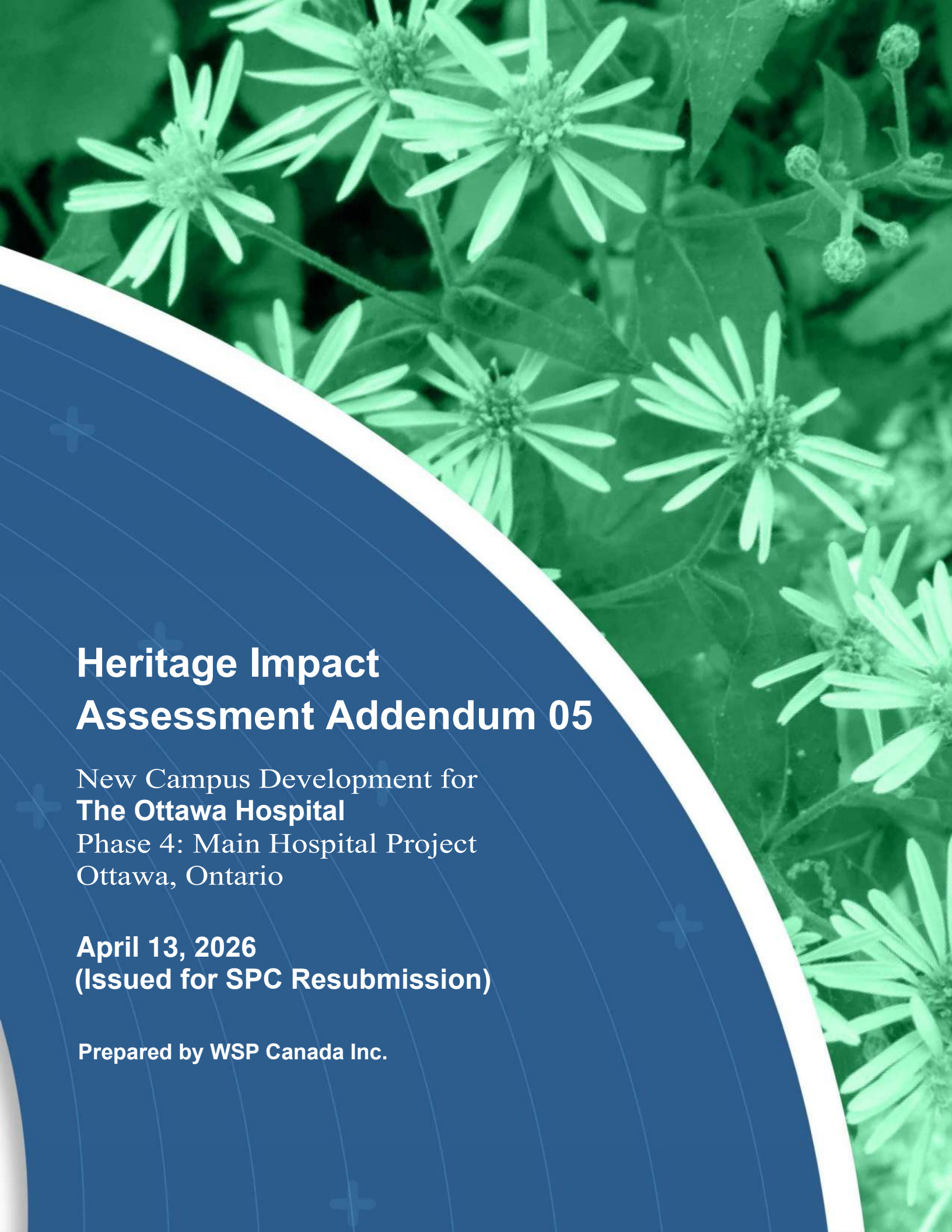

Heritage Impact Assessment Addendum 05

New Campus Development for
The Ottawa Hospital
Phase 4: Main Hospital Project
Ottawa, Ontario

April 13, 2026
(Issued for SPC Resubmission)

Prepared by WSP Canada Inc.

TECHNICAL MEMORANDUM

DATE April 13, 2026 **Project No.** CA0027758.0-51

TO Cian Blake, BEng, MSc, MPM, LEED Green Associate
Design Manager, PCL/ED, a Joint Venture cblake@pcl-ed.com

FROM Kanika Kaushal, B.Arch., M.Arch., CAHP, APT, MRAIC
Senior Cultural Heritage Specialist, WSP Canada Inc. Kanika.Kaushal@wsp.com

Henry Cary, Ph.D., CAHP, RPA
Senior Cultural Heritage Specialist, WSP E&I Canada Ltd henry.c.cary@wsp.com

ADDENDUM #5: HERITAGE IMPACT ASSESSMENT (HIA) FOR NEW CAMPUS DEVELOPMENT FOR THE OTTAWA HOSPITAL (900 CARLING AVENUE, CITY OF OTTAWA, ONTARIO)

1.0 PROJECT UNDERSTANDING

In September 2022, Golder Associates Ltd. (Golder; now WSP Canada Inc. [WSP]) was retained by Parsons Inc. (Parsons) on behalf of The Ottawa Hospital (TOH) to prepare a second addendum to the Cultural Heritage Impact Statement (now Heritage Impact Assessment [HIA]) that Golder had produced in May 2021, revised in July 2021 (the CHIS), and which was accepted by the approval authorities as part of the New Campus Development for The Ottawa Hospital (the Hospital) Master Site Plan application.

In 2023, WSP prepared CHIS Addendum #2 and CHIS Addendum #3 to assess the potential impacts of the proposed main Hospital building and Central Utility Plant (CUP) on the Central Experimental Farm National Historic Site of Canada (CEF NHSC), adjacent Federal Heritage Buildings and cultural landscapes, and Rideau Canal NHSC and provided mitigation measures and recommendations to avoid or reduce adverse impacts. The recommendations of the CHIS Addendum #3 were specific to the main Hospital building and CUP phases of development (Phases 3 and 4). In May 2025, CHIS Addendum #4 was issued, which was specific to CUP Phase 1 – Core and Shell. Most recently, WSP submitted HIA Addendum 05 Memo (the memo), dated January 12, 2026, for National Capital Commission (NCC) and City of Ottawa Heritage staff (Staff) review; comments were received from the NCC in 2025 and from Staff on February 27, 2026.

For the Site Plan Control (SPC) Application, tied to the Foundation Permits for the Hospital, the design concept (Attachment 1) was further refined from the 2023 CHIS. Any recommendations resulting from this HIA Addendum #5 are specific to the main Hospital building (Phase 4). As such, this HIA Addendum #5 will:

- Describe how the proposed Hospital design has evolved.
- Address potential impacts (and degree of impact) to the cultural heritage value or interest of the Rideau Canal NHSC/ World Heritage Site (WHS) and CEF NHSC and the federally designated buildings within the CEF NHSC and provide mitigation measures and recommendations where appropriate.
- Respond to the December 2025/2026 NCC and Staff comments, and
- Support the Environmental Effects Evaluation /Environmental Impact Statement and Tree Conservation Report (February 2024, prepared by Parsons) for the New Campus Development (NCD) Project (Phase 3 and 4), which is intended to meet the requirements for a federal Environmental Effects Evaluation (EEE) under Section 82 of the *Impact Assessment Act* (IAA) of Canada.

2.0 PROJECT BACKGROUND

On December 22, 2023, Public Services and Procurement Canada (PSPC), on behalf of the Federal Heritage Buildings Review Office (FHBRO), provided comments on the NCD 66% construction document phase. These comments focussed on the retaining walls at Observatory Campus and Williams Saunders Building, servicing, the potential widening of Maple Drive (as part of a study undertaken by Agriculture and AgriFood Canada [AAFC]), the Prince of Wales Intersection, and overall NCD works.

On February 29, 2024, the Environmental Effects Evaluation and Environmental Impact Statement and Tree Conservation Update (EEE/EIS and TCR Update – Parsons, 2024a) for the Phases 3 and 4 Project received approval from the relevant federal authorities (NCC, PSPC, AAFC, and Transport Canada) and was endorsed by the City of Ottawa. Following this, a Federal Land Use and Design Approval (FLUDA) was issued on March 18, 2024, allowing early works for the CUP and Main Hospital Building to commence. This included targeted tree removal, relocation of water, sanitary, and storm services, construction of peripheral retaining walls along on-site Roads D and E, and the creation of a temporary access from Prince of Wales Drive to facilitate construction activities[1].

This CHIS Addendum #5 supplements the information requested by Staff as follows:

1. Original Submission: Cultural Heritage Impact Statement, Golder, 2021-May-08 (Phase 1 Site Plan Control -Master D-7-12-21-005 & Holding Zone D07-07-21-007 Applications)
2. Addendum 01 Cultural Heritage Impact Statement, Golder, 2021-July-22 (Phase 1 Master Site Plan/ Lifting of Holding Zone, Phase 2 Parking Garage)
3. Addendum 01 (Revised): Cultural Heritage Impact Statement, Golder, 2021-November-16 (Phase 1 Site Plan Control and FLUDA)
4. Addendum 02 Cultural Heritage Impact Statement, WSP-Golder, 2022-November-10 (Hospital & CUP Phase of Development Phases 3 & 4)
5. Addendum 02 (Revised): Cultural Heritage Impact Statement, WSP, 2023-April-14 (Hospital & CUP Phase of Development Phases 3 & 4).
6. Addendum 03 Cultural Heritage Impact Statement, WSP, 2023-November-30 (Hospital & CUP Phase of Development Phases 3 & 4).
7. Addendum 04 Cultural Heritage Impact Statement, WSP, 2025-May-5 CUP Phase of Development Phases 3 & 4).
8. Memo Heritage Impact Assessment Addendum#5, WSP, 2026-January-1 Hospital Phase of Development 4).

The responses are based on the following input documents:

1. City of Ottawa Comments: 2025-02-10 and 2026-02-27
2. City of Ottawa SPC Revision Preliminary Review Comments: 2026-02-27
3. NCC Comments: 2025-06-25
4. DevCO 65DD Submission Documents: 2025-06-05
5. AHJ Presentations:

[1] New Campus Development Hospital and Central Utility Plant (Phase 3 & 4)

Environmental Effects Evaluation/ Environmental Impact Statement and Tree Conservation Report ~ Addendum #1 Early Works 3,4,5 Revision 1 - November 2024, Parsons.

a) Initial DevCO Meeting: 2024-06-25
b) DevCO Developed Design Meeting 02: 2024-12-05
c) DevCO Plantings and Trees Meeting: 2024-12-12
d) DevCO ACPDR Presentation: 2025-03-20
e) DevCO Developed Design Meeting 03: 2025-05-08

6. Ottawa Heritage Staff Meeting: 2026-03-12
7. TOH NCD Architectural Site, Core and Shell -Site Plan Control Resubmission: 2026-01-12 (Attachment 1)
8. TOH NCD Site Plan Control Resubmission R2: Overall Landscape Plan, 27 March 2026

In addition to the CHIS addendum, the City, NCC and Parks Canada also requested that a Heritage Protection Plan be prepared to ensure appropriate conservation of the adjacent heritage buildings during construction. WSP concurs that a Heritage Protection Plan should be completed but recommends it be a compilation of pre-construction mitigation plans prepared by the contractor and that this be undertaken as a condition of Site Plan Control and Federal Land Use Approval prior to construction. Any recommendations resulting from this HIA Addendum #5 are specific to the Hospital development (Phase 4).

3.0 HERITAGE CHARACTER

For the purposes of this HIA Addendum#5, the term *heritage attribute* is used to describe the attributes of the property, buildings and structures that contribute to the cultural heritage value or interest of a property, consistent with the *Provincial Policy Statement (PPS 2024)* and the City of Ottawa Official Plan (OP). Heritage attributes are identified in Statements of Cultural Heritage Value (SCHV) and are the features that must be conserved when development or site alteration is proposed, in accordance with OP heritage policies and the City's HIA Terms of Reference (ToR).

The term *character-defining element* (CDE) is used in federal heritage practice and in other provinces and territories that have adopted the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Character-defining elements include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value. While the two terms are conceptually equivalent and refer to the same types of heritage features, this report uses the term *heritage attribute* throughout to align with City of Ottawa and provincial policy frameworks, with the understanding that heritage attributes and character-defining elements are interchangeable in intent and meaning.

There are no classified or recognized Federal Heritage Buildings on the Phase 4 Project site; however, it is recognized that there are Classified and Recognized buildings offsite and nearby. The federally recognized heritage buildings located to the south and west of the Phase 4 project site are the William Saunders Building (south side of Birch Drive), the Arc Biotech Building (west side of Maple Drive), and the Dominion Observatory Building and Complex (north of the Hospital Land Lease site) (Figure 1).

This HIA Addendum #5 assesses potential impacts to the heritage character of the CEF NHS, as identified in the Commemorative Integrity Statement (CIS), and on the heritage character of the following heritage buildings:

Cultural Heritage Resources located within the NCD Site:

- Portion of the CEF NHS

Cultural Heritage Resources located adjacent to the NCD Site:

- Rideau Canal NHSC/WHS
- Dominion Observatory, Building #1 (Classified Federal Heritage Building)
- Observatory House, Building #2 (Recognized Federal Heritage Building)
- Geophysical Laboratory, Building #3 (Recognized Federal Heritage Building)
- Machine Shop, Building #4 (Recognized Federal Heritage Building)
- Seismology Survey Building, Building #7 (Recognized Federal Heritage Building)
- South Azimuth Building, Building #8 (Classified Federal Heritage Building)
- Photo Equatorial Building, Building #9 (Classified Federal Heritage Building)
- Arc Biotech Building, Building #34 (Recognized Federal Heritage Building)
- William Saunders Building, Building #49 (Recognized Federal Heritage Building)
- Main Greenhouse, Building #50 (Recognized Federal Heritage Building)
- CEF Nutrition Building, Building #59 (Recognized Federal Heritage Building)
- Heritage House, Building #60 (Recognized Federal Heritage Building); and
- CEF Horticultural Building, Building #74 (Recognized Federal Heritage Building)

Per the CIS, the elements of the CEF NHSC cultural landscape that are directly related to the reasons for designation include:

- the expanse of lawn south of the Saunders Building;
- the effective use of topography, such as the siting of the Main Dairy Barn on a central knoll, and the use of the wooded escarpment along the east of the property to distinguish the boundary and frame the approach;
- shady, tree-lined roads and lanes;
- the relative density and variety of buildings, and apparent informal building placement;
- the intimate scale of the interior of the zone, and the campus-like atmosphere;
- the placement and diversity of species of trees and shrubbery;
- the traffic circle at the junction of Prince of Wales and the Driveway which, though not established until the 1930s, serves as a distinctive landmark and entrance to the Farm and maintains the link with and harmony between the evolved landscape and the original design; and
- the compatible scale and design of both Prince of Wales Drive and the Driveway, which have evolved from the main north-south and east-west roads in the original 1880s plan and which link the Farm to the city.

Furthermore, per the CIS, most of the buildings on the CEF NHSC related to the reasons for designation are concentrated in the central core in accordance with the design intention of the 1880s plan: "*these buildings are those which both collectively and individually make an important contribution to the character of the nationally*

significant cultural landscape and, in addition, have a prominent association with the research and administrative function of the Farm."

To protect the heritage character of the CEF NHSC and adjacent Federal Heritage Buildings, it is critical to mitigate visual and physical impacts on the picturesque character of the cultural heritage landscape and its integrity. The following section will reference the *Standards and Guidelines for the Conservation of Historic Places in Canada* to assess if the proposed development conforms to heritage conservation best practices.

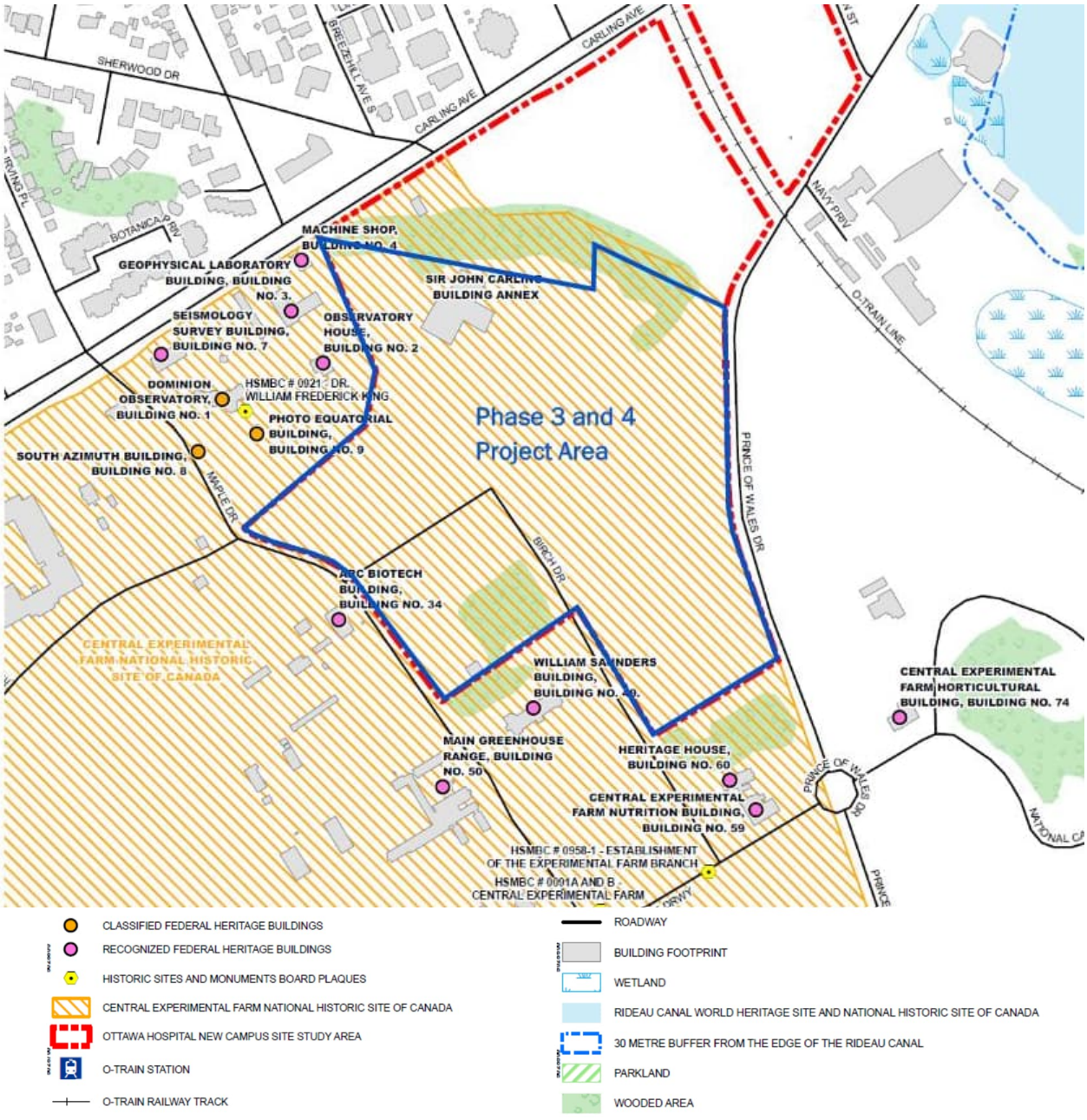

Figure 1: Portion of the CEF NHSC located within the NCD Phase 4 site and the Federal Heritage Buildings surrounding Hospital Land Lease site, Cultural Heritage Impact Statement (Master Site Plan) 2022.

4.0 DESCRIPTION OF THE PROPOSED MAIN HOSPITAL DEVELOPMENT (PHASE 4)

4.1 Introduction to Development Site

The NCD is located at the corner of Carling Avenue and Prince of Wales Drive (Figure 2) with the site referred to as the Hospital Lease Lands (lands leased from Public Service and Procurement Canada). The NCD Master Site Plan comprises several components, including the main hospital building, a parking garage capped with a publicly accessible green roof, a below-grade central utility plant, and a research tower and mixed-use development along Carling Avenue that will accommodate ancillary uses. The Master Site Plan also provides a connection to the Dows Lake O-Train Station south of Carling Avenue to improve transit access to the new hospital and its related developments.

The main Hospital Building and CUP have received Federal Land Use Approval and Site Plan Control Approval for the Schematic Design of the CUP in June 2024 and August 2023 respectively. Design refinements were reviewed with the NCC and City of Ottawa on June 25, 2024, and December 5, 2024, followed by presentations to Urban Design Review Panel (UDRP) on March 7, 2025, and Advisory Committee on Planning, Design and Realty (ACPDR) on March 20, 2025. Feedback from this meeting was incorporated into the 65% Design Development drawing submission that was the basis for the NCC Board Approval on September 23, 2025. Sections 4.2, 4.3 and 4.4 of the addendum describe the proposed Hospital design and present an analysis of design evolution since November 2023.

Figure 2: Aerial View of the subject site showing proposed Hospital site boundaries and the extents of the CUP Site to the southwest of the Hospital.

4.2 Hospital Design Concept (Site Plan Control Resubmission January 2026)

The new hospital building will include outpatient, inpatient, diagnostic and treatment facilities in addition to research and education. The initial phase, currently scheduled to open in 2030 is an approximately 230,000-square-metre inpatient and ambulatory care facility with 6,600 staff on site, 641 inpatient beds, projected to accommodate 3,933 patient visits per day. A Site Plan application has been submitted for phases 3 and 4 of the Hospital, which consists of the Hospital and the CUP. With a 12.44-hectare footprint, the Hospital requires multi-level access around its perimeter.

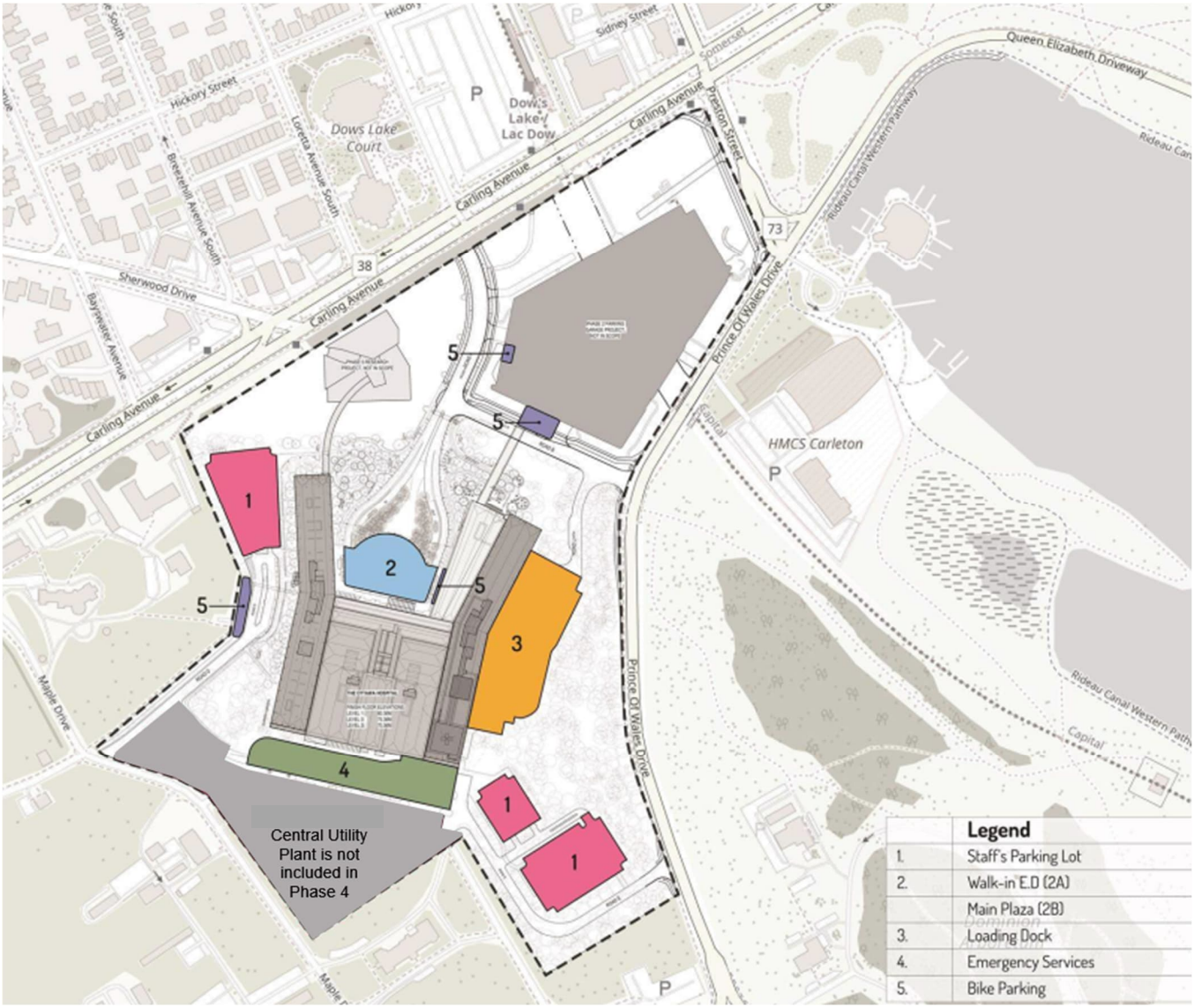

Figure 3: Conceptual Site Plan showing the Hospital Phase 4 project and area boundary and the site elements. Source: Architectural Narrative, TOH NCD 65% DD Submission

4.2.1 Location & Setting

The location of the Hospital building was approved and is bounded by the Dominion Observatory campus lands to the west, the Central Experimental Farmlands to the south, Prince of Wales Drive to the East and mature trees of the natural escarpment to the North (Figure 3). The Hospital is positioned at the top of the hill, west of the escarpment, facing mature trees. Set at 80.36 m in elevation, the main entrance to the Hospital is located at the Hospital Level 1. Below Hospital Level 1, Level E1 at 75.36 metres in elevation is the floor for the Emergency Department, is an entrance at the north side of the Hospital, as well as the emergency vehicle entrance to the south. The building consists of a four-storey central podium with two patient care towers, seven storeys to the west and 12 storeys to the east, organized around the main entrance plaza. Two below-grade floors accommodate the emergency department and materials management functions, with the lowest level served by the depressed loading docks on the south side of the building.

The proposed development responds appropriately to its site boundaries. Several existing trees will be protected, and new plantings along the boundaries of the Hospital leased lands and edge of the CEF NHSC will help integrate the Hospital into the surrounding farm landscape. Along Prince of Wales Drive, a dense vegetated buffer will reinforce the scenic entry and screen the loading area.

4.2.2 Building Massing, Façade Expression and Materiality

The proposed Hospital's façade expression and materiality are organized into three primary zones that articulate building function, scale and circulation within the overall composition (Plate 1 & Plate 2). The Primary Circulation areas include the largest areas of clear-vision glazing and help to explain the circulation of the building at an urban scale. These transparent elements help visually communicate circulation routes and enhance legibility within the broader campus context. The Primary Public areas are distinguished by glazing incorporating a digital ceramic frit in a warm copper tone. This frit features a custom cedar pattern developed specifically for TOH, introducing warmth, texture, and a human-scaled layer to key public-facing façades.

The inpatient room façade, which wraps both the tower elements, is composed of porcelain panels, electrochromic glazing and spandrel glazing in a fading pattern. This composition transitions from clear glazing at the tower hinge to a more solid expression toward the perimeter, creating a subtle fading effect that reduces perceived bulk while reinforcing tower articulation.

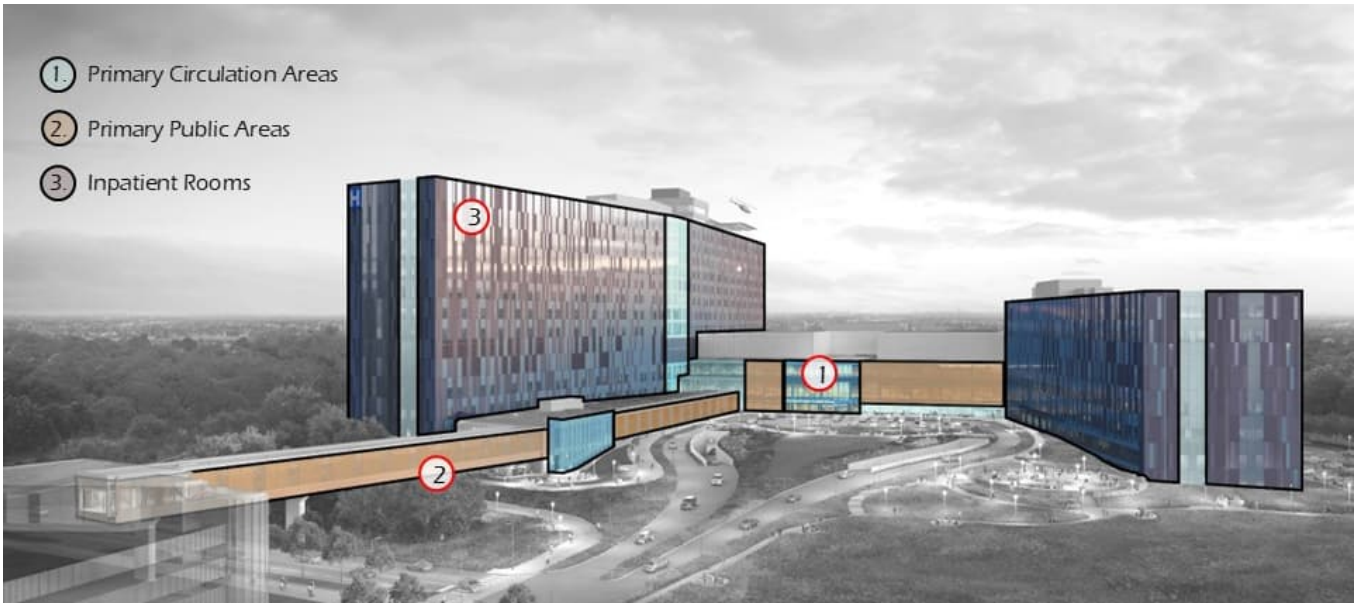

Plate 1: Façade composition and zones.

Additional materials are introduced at the service and staff-only areas of the building. A highly durable precast masonry base is employed at the loading dock, featuring beige tones and surface textures that recall the stone base of the former West Annex west of the Sir John Carling Building (Plate 3). This reference reinforces material continuity with adjacent heritage structures.

The south façade adopts a quieter and more restrained material palette to respond to the complex massing of the clinical program accommodated within this elevation, including the Emergency Corridor and Ambulance Garage at Level 0, the Surgical Corridor at Level 3, emergency exit stairs, Medical Device Reprocessing Department (MDRD) elevator, tower ends, and mechanical penthouse. The massing is visually moderated through the use of minimal metal panels that emphasize the horizontal expression of the Emergency and Surgical corridors as primary elements within the composition. The warm copper tones introduced at the main entrance and public facades are carried over to the South Façade in the pedestrian zone at the South staff entrance and Ambulance Garage vestibule (Plate 7).

The massing of the South elevation is further broken down through the Tower A extended to grade and with the volumetric expressions of the vertical elements such as the emergency stairs and MDRD elevator shaft. These volumetric expressions subdivide the façade and reduce the perceived scale of this large, clinically intensive portion of the building.

Overall, the expression of the building as a whole has evolved from a composition made up of large segments of angled, white aluminum panels and vision windows with a prominent mechanical floor band of louvres to a softer more refined composition. The current design employs porcelain panels and glass that transitions from a more opaque expression at the perimeter to a more translucent expression at the centre hinges, resulting in a more cohesive and visually balanced form.

Plate 2: Proposed aerial view of the overall facility looking south from Road A.

Although the south façade is visible from public areas within the CEF NHSC, it is located approximately two storeys below adjacent grades and is largely screened by site grading and perimeter planting beds (Plate 6). Public access is not provided along this elevation, which is reserved exclusively for ambulances, police, and staff functions; both the south and east entrances are staff-only.

The proposed south façade of the Hospital demonstrates compatibility with the heritage buildings at the CEF NHSC through several key design strategies. The use of neutral tones such as shades of gray, and beige tones in the south façade reflects the muted hues commonly found in the CEF NHSC's heritage buildings, which feature stone, brick and stucco finishes. The material and colour strategy derived from the former West Annex includes materials that reference the granite cladding, copper fascia, warm light-grey concrete, and a warm grey stone base (Plate 3), all of which complement the established architectural language of the CEF NHSC (Plate 4).

The cedar-pattern frit is strategically applied at grade along the Emergency Corridor, while the Surgical Corridor is legible at Level 3, allowing the building's clinical functions to be expressed without visually overpowering the heritage context. Detailed graphics have been provided in the Dev Co AHJ Session – Developed Design#3 presentation (slides 16-19). The south façade is articulated into sections of varying heights, creating rhythm and scale modulation that enables the building to recede into the landscape rather than dominate it (Plate 6).

The louvres are required to accommodate air handling units that provide hospital-grade fresh air and air change standards and must therefore maintain a minimum percentage of open area to function effectively. Increasing additional screening would necessitate a corresponding increase in louvre area. Accordingly, the louvres have been carefully designed to integrate with the overall composition through compatible colour and materiality, resulting in a quiet and recessive expression. Visual screening is primarily achieved through at-grade planting, as illustrated in the urban design views included in the Architectural Narrative (Section 3.6.2 View Analysis, View 9 / Drawing A0-011 - Attachment 1).

The graphics referenced herein have been prepared by bbb architects Ottawa Inc. and should be read in conjunction with the latest Design Package – Site Plan Control Resubmission (Attachment 1).

Plate 3: Materials and Colour Palette of the former West Annex West of the former Sir John Carling Building. Source: Architectural Design Team, TOH, bbb architects Ottawa Inc.

Plate 4: Material Palette – CEF NHSC Federal Heritage Buildings. Source: Architectural Design Team, TOH, bbb architects Ottawa Inc.

Plate 5: Cedar pattern used in primary public spaces and at-grade: in the Pedestrian Bridge, Pavilion, Main Entrance glazing and canopies.

Plate 6: View of the proposed southwest corner facades as seen at grade from Road E looking north.

Plate 7: View of the proposed south staff entrance and Ambulance Garage vestibule with warm copper material palette extended from the main entrance.

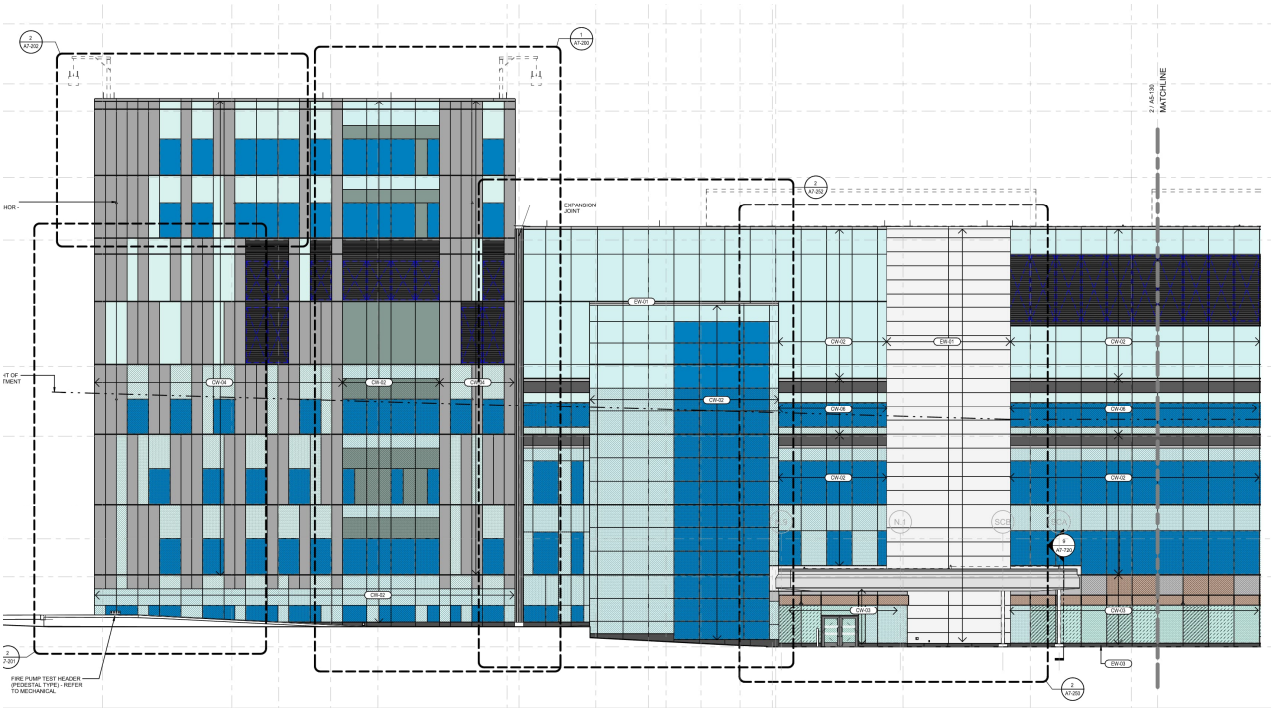

Plate 8: Partial south elevation showing the proposed louvers positioned at the fifth floor (see Plate 6 for reference)

Plate 9: View of the proposed west façade and entrance.

Plate 10: View of the proposed east façade looking west from Prince of Wales Drive and Road B intersection.

Plate 11: View of the proposed north façade and main plaza looking south from Road A.

For additional proposed hospital views and renderings, please refer to Attachment 1 and Attachment 2.

4.2.3 Access and Circulation

Public and private Hospital functions are clearly separated: visitors and patients will use the main northeast-facing entrance, while staff, ambulance transfers, and first responders will access the southwest entrance. The main public entry is reached from the Carling Avenue–Champagne Avenue intersection via a new internal street that also leads to the covered emergency drop-off and short-term parking beneath the entrance plaza.

Emergency vehicles will primarily access the Hospital from Carling Avenue via Maple Drive, enabled through a proposed real estate agreement between TOH and AAFC. A secondary emergency access is provided from Prince of Wales Drive, with dedicated parking for authorized staff and first responders near the southwest staff entrance.

The primary new public realm developments of phases 3 and 4 consist of a public entrance to the Hospital, a main entry plaza, stone contemplation garden, woodland walk around the Hospital and the associated streetscapes of Roads A and B. The Project Development Team has been working with the Indigenous Peoples Advisory Circle (IPAC) to advise on commemoration / interpretation opportunities both inside and outside the Hospital.

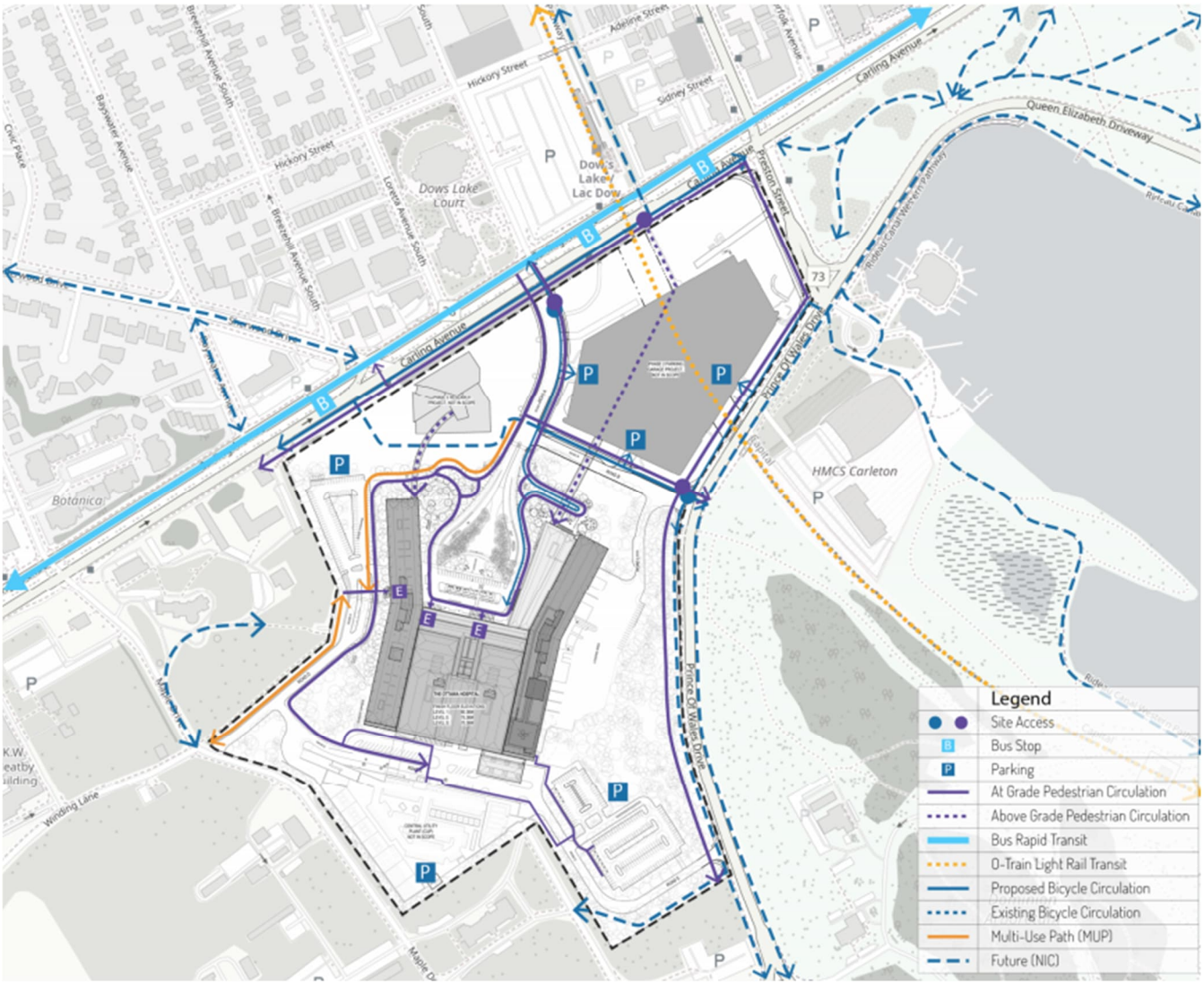

Figure 4: Conceptual Site Plan showing the Hospital Phase 4 primary circulation routes. Source: Architectural Narrative, TOH NCD 65% DD Submission

New roads will be introduced around the Hospital and CUP to allow for internal circulation as well as public, staff and ambulatory access. Road B will be accessed off of Prince of Wales Drive between the Parking Garage and the Hospital providing public access to the Parking Garage and connect to Road A, which exits from Carling Avenue and leads to the Hospital's main public entrance. Road E is located south of the Hospital building and connects to Prince of Wales Drive to provide secondary emergency vehicle access. The primary emergency vehicle route will be along Maple Drive, accessed from Carling Avenue. The Project Development Team identified that separate accesses were a key design decision for emergency vehicle access to minimize public interaction with the vehicles. An average of 100 emergency vehicle trips is expected per day, with 75% taking Maple Drive and 25% Prince of Wales Drive.

4.2.4 Parking

The NCD is adjacent to the Dows Lake O-Train Station, and as such TOH has committed to an aggressive Transportation Demand Management Plan. The total number of parking spaces proposed for the NCD is 3,108, most of which are located within the Parking Garage (Phase 2). Phase 4 includes a total of 420 surface parking spaces:

- 105 spaces for public use: 68 spaces at the emergency level (10 accessible, and 12 for limited mobility) and 37 at the main entry plaza (11 accessible, 6 for limited mobility and 21 short term parking); and
- 315 dedicated to staff:185 spaces in the area reserved for the future Heart Institute (10 accessible and 16 for limited mobility) and 130 at the West wing lot (6 accessible and 12 for limited mobility).

The exact number and location of bicycle parking spaces will be confirmed as part of the developed design of each construction phase. The total provided is expected to meet or exceed the minimum 630 spaces required under the municipal zoning by-law and to support the mode share targets in the Transportation Demand Management Plan. There will also be a mix of short and long term, as well as indoor and outdoor bicycle parking spaces.

There will also be small surface parking areas between Tower A and the Dominion Observatory Complex, at the main public entry, at the south end of the site bordered by Road E (generally within the footprint of the future Heart Institute) as well as a loading zone south of Tower B.

4.2.5 Utilities and Servicing

Existing federal underground infrastructure on site (watermains, storm and sanitary sewers) will largely be replaced under the proposed Master Servicing Plan to support the proposed development. Existing service to adjacent federal facilities on the CEF NHSC will be maintained. Detailed servicing plans integrating stormwater management best practices will be provided as part of each phase of development.

A covered ambulance garage is identified for the southeast side of the Hospital building. A depressed loading area is located on the south side of the Hospital building with visual screening provided by existing trees and new plantings along Prince of Wales Drive.

Previously approved Early Works Parts 1 - 4 have permitted tree removals, relocation existing services, provisioning of select granular roadways, sanitary, water and storm utility services located below the roadway footprint. The approved work will support site development (Civil) in advance of the final Phase 4 Developed Design of the TOH.

4.2.6 Landscape Strategy

The site is adjacent to historical, cultural and physical attributes of the Preston-Carling District, the CEF NHSC and the Dow's Lake and the Rideau Canal NHSC/WHS. The original plan for the CEF NHSC divided the landscape into three key zones: (1) Central Core of function, scientific and administrative buildings; (2) the Arboretum, ornamental gardens and experimental hedges; and (3) the experimental fields and plots. The dominant species of the mixed forest along the southern stretches of the Ottawa River are Maples, White Pine, Red Pine, Eastern White Cedar, Tamarack, White Spruce, Red Oak, Basswood, Ash, Poplar, Yellow Birch, and White Birch. Along the northern stretches of the Rideau Canal, coniferous trees dominate, including Jack Pine, Black Spruce, White Spruce, Balsam Fir, Trembling Aspen, White Birch, and Balsam Poplar. Taking advantage of these species, incorporating ornamental and rare/endangered species (i.e., Butternut – *Juglans cinerea*) into the

Site, provides opportunities to study how these species interact with urban matrixes over a long period of time and their potential for further landscape use throughout the City of Ottawa.

The inclusion of predominantly native tree species and green space in front of the building mirrors the agricultural landscape character of the CEF NHSC, reinforcing a sense of visual and environmental continuity with the CEF NHSC (Plate 12). The Hospital entrance is framed by a ceremonial landscape inspired by regenerative indigenous plantings. The emergency garage is fully underground, preserving the visual integrity of the landscape and enhancing instinctive wayfinding and calming views to the surrounding sites.

Plate 12: View of the center landscape with open lawn. Road A is flanked by two stately groves of evergreen trees that leads the visitor from Carling Avenue to the main front door.

A combination of existing and additional landscaping consisting of mixed woodland canopy trees, mixed woodland and middle story trees and alvar grassland trees will provide a natural buffer to shield views to the surface parking areas and the loading zone. The proposed planting along the southwest borders of the Hospital near Maple Drive/CUP and parking area include retention of selective existing trees, street trees species, parking lot trees (representative columnar species and broad species), and woodland deciduous trees. This will provide additional screening given its proximity to the core of the CEF NHSC (View 10).

A condition of approval of Site Plan Control and Federal Land Use Approval in regard to the proposed tree removals will be addressed through the NCD's compensation strategy of targeting a 40% canopy cover in 40 years through on and off-site plantings. The maturation of species is dependent on many factors, and for trees a minimum of 10 years is anticipated. Appropriate maintenance and healthy soils can support healthy growth; however, speeding up growth significantly is not feasible. For this reason, a mixture of coniferous and deciduous trees is proposed to ensure an ever-green appearance in four seasons. The Hospital development acknowledges the dual role of the CEF NHSC as a public space and research hub by preserving green space and enhancing public access, particularly along Prince of Wales Drive and offering research opportunities as part of the proposed Hospital design program. For more details, please refer to Landscape Drawing no. L00-011 (Attachment 1).

4.2.7 Lighting Strategy

The lighting strategy for the Hospital plan has been intentionally designed to limit light pollution to the surrounding CEF NHSC property and adjacent Federal Heritage Buildings, notably the Dominion Observatory Complex, while supporting safety and enhancing intuitive way finding, encouraging exploration of pathways, interaction with the natural environmental and cultural artwork displays. Proper placement and control of site lighting (e.g., colour, temperature) will enhance evening visibility outside while limiting light contribution to patients sleeping at night. Lighting fixtures will cast light downward in accordance with dark sky friendly protocols and dimming protocols during nighttime hours will be coordinated and approved by site security. The location of lighting and proposed light fixtures are outlined in the Electrical Site Plan. In addition, the proposed use of electrochromic glass for the tower inpatient rooms of the Hospital will also reduce light spillage and is preferred over the use of curtains or blinds due to infection control and maintenance issues. Electrochromic glass is a dark sky-friendly lighting technology controlled via electrical power. The coating within an electrochromic glass unit changes the appearance and performance of the glass when power is applied. The resulting tinted glass creates a solution for solar shading in highly glazed spaces. As the colour of the glass units slowly change from transparent to dark blue, the light transmission and G factor (a measure of solar shading) change to provide a full light and solar shading solution from within the glass unit itself, negating the need for additional shading solutions like curtains and blinds (IQ Projects 2023). Although light can be controlled, views from within the Hospital to the surrounding landscape will be preserved and enjoyed by those inside the Hospital.

4.2.8 Commemoration Strategy

The following commemorative strategies are recommended and incorporated in the latest design of the Hospital:

1. **Commemorative Courtyard / Sculpture Garden & Healing Garden** presents an opportunity to reflect the CEF NHSC's agrarian heritage and create a contemplative space for patients and visitors while reinforcing the site's identity and incorporate native plantings, interpretive panels in collaboration with AAFC of the Friends of the Farm. The center landscape is an open lawn space, flanked by two stately groves of evergreen trees that are pruned high to allow filtered views through the trunks. A rich, layered understory grows in height towards the emergency entrance and exit ramps, softening and screening their length. In the distance, the hospital entrance is clearly defined by a line of columnar deciduous trees and flagpoles, working in concert with the architectural façade and signage to encourage instinctive wayfinding. To the west flank of the approach garden, the Indigenous Healing Garden is an important node of the overall campus landscape. Not only is it carefully designed to capture key Indigenous principles, but this crafted, natural, tactile garden is an idyllic moment of reflection, recovery and repose in the campus.
2. **The Lightwell:** The lightwell will be a dedicated space to acknowledge Algonquin peoples and Algonquin land as well Indigenous peoples living in Ottawa and region and the many Treaty and non-Treaty lands in the TOH service region, which includes Mohawks of Akwesasne and the Baffin region of Nunavut. The space will include an art installation representing the three recognized Indigenous groups (First Nations, Inuit and Métis) as well as living plants, rock, and (rain) water.

Light Well as location of Land Acknowledgment:

- Is at the heart of the site
- Highly visible from Main Entrance and adjacent corridors on multiple levels
- Opportunity for Land Acknowledgment to be spatial and exposed to the elements: land, sky, sun, shadow, rain and snow.

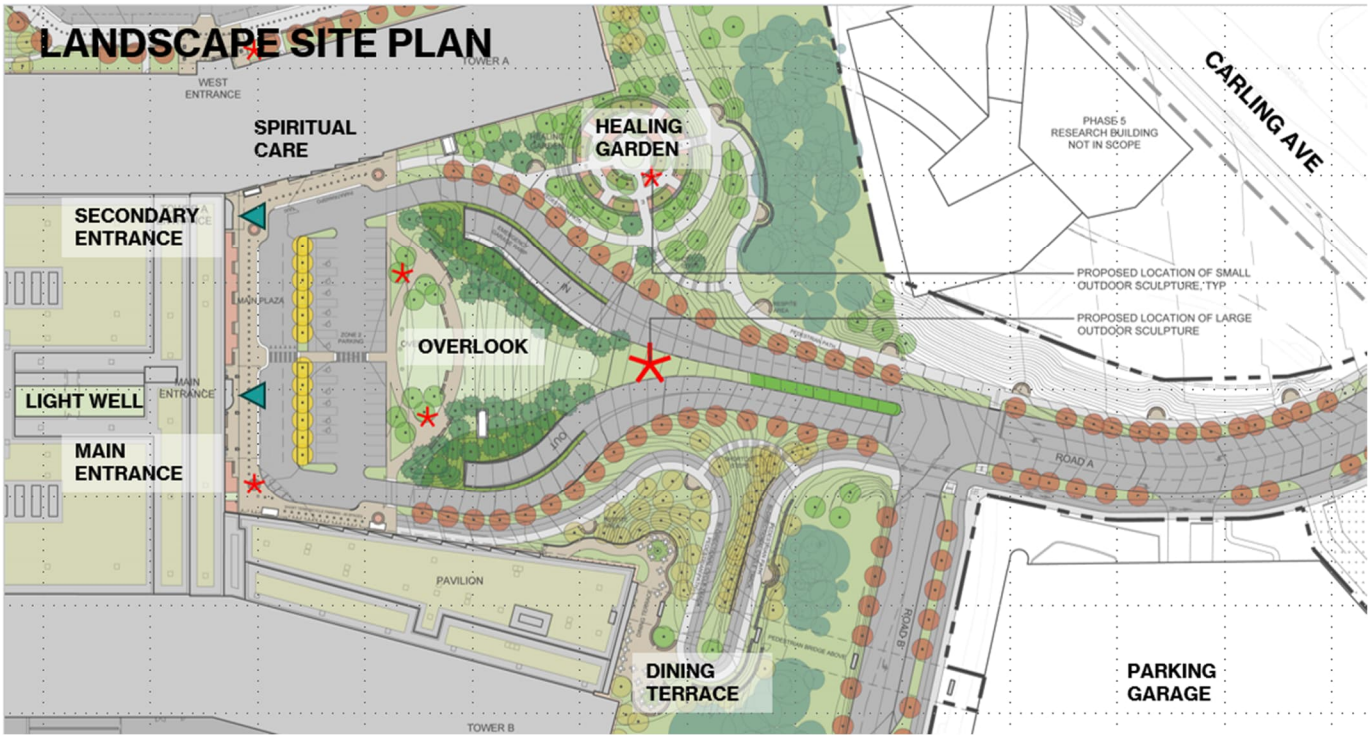

Figure 5: Proposed Landscape Site Plan illustrating the proposed locations for the Healing Garden and the Light Well

Plate 13: View of the proposed Healing Garden on the west side of the main entrance, south of Tower A.

4.3 Views of CEF NHSC from Patient Rooms

As part of the design development process, view analyses were completed from representative patient rooms in Towers A and B. These views include outward sightlines to the CEF NHSC as well as toward the newly proposed main entrance courtyard. The simulations demonstrate that the existing landscape character of the CEF remains visible from upper-level patient rooms, with no significant obstructions or alterations to significant views.

From a plan perspective - the context plan on A0-150 (Attachment 1) shows the relationship of the towers and the adjacent CEF NHSC buildings.

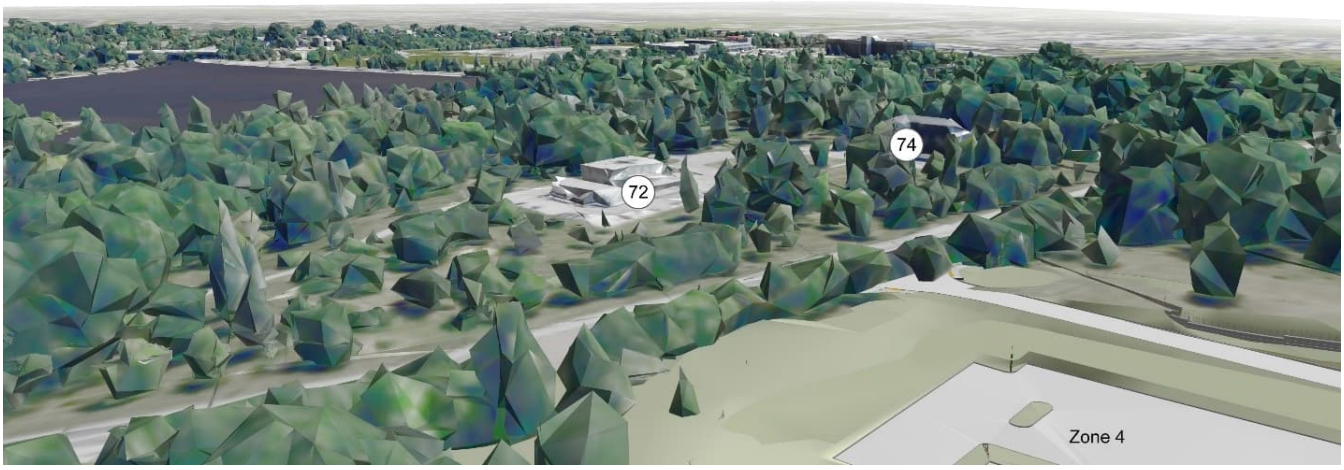

Plate 14: View from patient room in Tower B on Level 12 looking south-east, CEF NHSC Horticultural Building (#74) and Friends of the Farm (#72) identified.

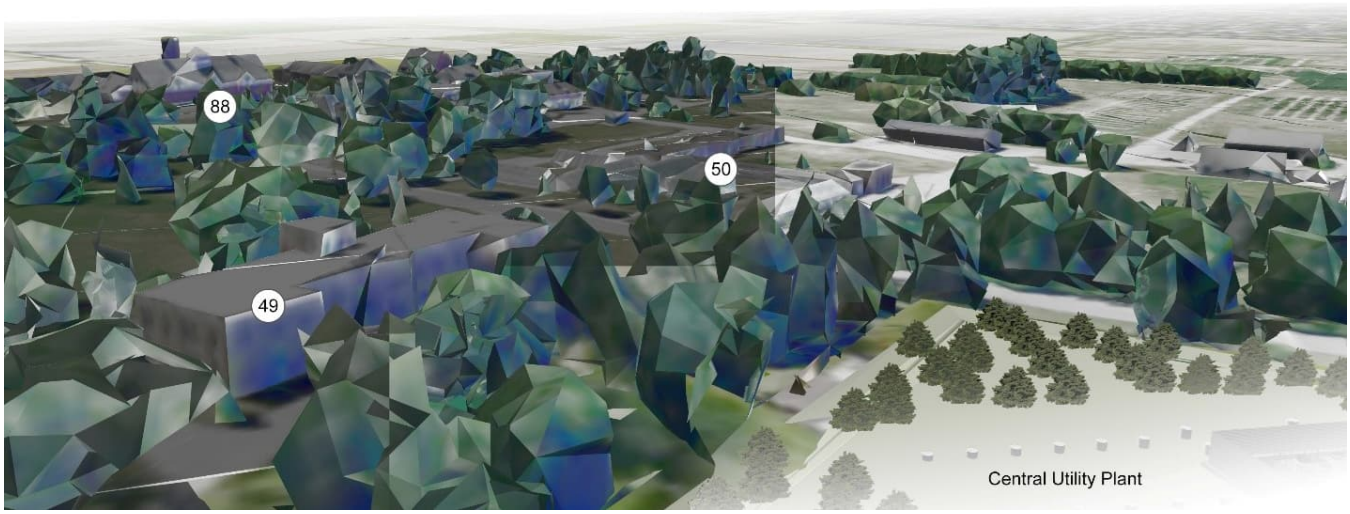

Plate 15: View from patient room in Tower B on Level 12 looking south-west, CEF NHSC William Saunders Building (#49), Main Greenhouse Building (#50) and Canada Agriculture and Food Museum (#88) identified.

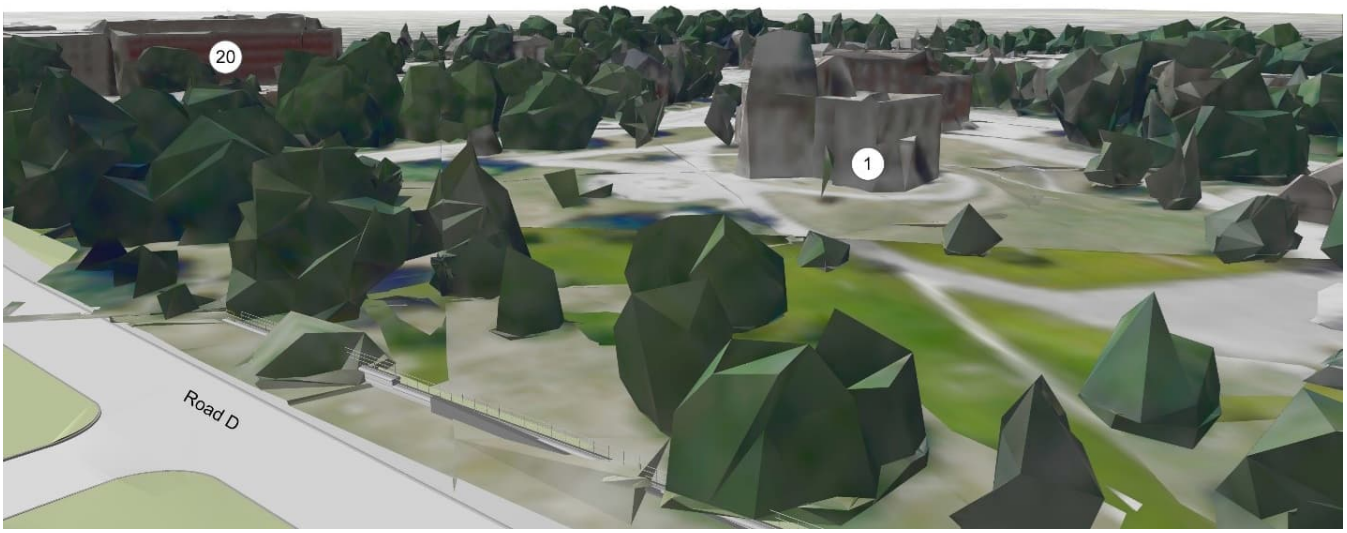

Plate 16: View from patient room in Tower A on Level 6 looking west, CEF Dominion Observatory Building (#1) and K.W. Neatby Building – Eastern Cereal and Oilseed Research Centre (#20) identified.

4.4 Analysis of Design Evolution

The design evolved through targeted area adjustments to meet Ministry of Health program requirements and incorporate feedback received from the City and NCC. These refinements included:

- Shifting the west tower 8 m east to reduce building area and making minor modifications to tower lengths.
- The Main Entrance approach roadway was redesigned to eliminate the protruding Emergency Garage structure that previously obstructed sightlines.
- The Emergency Garage was reduced in size and fully recessed below the landscape, taking advantage of the gentle northward slope to restore clear views to the entrance.
- Pavilion geometry was streamlined to improve visibility and intuitive wayfinding, opening views from the entrance toward the parking garage. This redesign also created space for a new landscape amenity: a north-facing dining terrace accessed from the cafeteria by public stairs and elevators.
- Extensive revisions to the South Façade have taken place since 35DD, as illustrated further in the meeting from May 8, 2025. The massing of the south elevation was reviewed in the City and NCC meetings on June 25, 2024 and December 5, 2024 with discussions on options and limitations. The south façade has complex functional requirements for emergency, staff and police access as well as programmatic requirements for exit stairs, MDRD elevators, Ambulance Garage and a mechanical floor, which need to be maintained. Options to increase the mass were reviewed; however, there are no functions that benefit from being placed south of the corridors so the added area would add cost without programmatic benefit. For further details please refer to the 2026 March 12 NCD Phase 4 – Urban Design Review Panel Report by bbb architects.
- Revisions to the south façade included lowering roof elements at exit stairs to remain subordinate to the podium parapet and expanding building area at the southeast to accommodate internal mechanical shaft additions, eliminating the need for external duct shafts.
- The selection of materials that reference the granite cladding, copper fascia, warm light-grey concrete, and a warm grey stone base draws direct inspiration from the former West Annex west of the Sir John

Carling Building. This palette is complementary to the CEF NHSC buildings, supporting visual continuity across the broader campus context. Additional materials introduced in service and staff-only areas are carefully controlled; the precast masonry base at the loading dock features beige tones and textures recalling the historic West Annex stone base, while the south façade adopts a quieter, more minimal expression to balance its complex functional massing. Here, restrained metal panels emphasize the horizontal emergency and surgical corridors, with warm copper-coloured accents applied at key pedestrian-level touchpoints such as the south staff entrance and Ambulance Garage vestibule.

These changes maintained the fundamental podium-and-tower massing while reducing overall building area and increasing soft landscaping and outdoor amenity space. Design refinements were reviewed with the NCC and City of Ottawa on June 25, 2024, and December 5, 2024, followed by presentations to Urban Design Review Panel (UDRP) on March 7, 2025, and Advisory Committee on Planning, Design and Realty (ACPDR) on March 20, 2025.

Consolidated feedback was subsequently addressed in a joint meeting with NCC and City staff on May 8, 2025 and incorporated into the 65% Design Development submission, which formed the basis for NCC Board approval on September 23, 2025.

The Site Plan Control Resubmission (Dated 12 January 2026) (Attachment 1) further advances the design, including detailed elevations, façade materials, exterior signage and lighting, and proposed views of the Hospital (Attachment 1).

5.0 Impact of Proposed Hospital and Central Utility Plant

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the City of Ottawa's *A guide to preparing cultural heritage impact statements* and the HIA ToR advises the following "adverse impacts" be considered:

- ***Demolition*** of any, or part of any, heritage attributes or features[2]
- ***Alteration*** that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building[3]
- ***Shadows*** created that obscure heritage attributes or change the viability of the associated cultural heritage landscape[4]
- ***Isolation*** of a heritage resource from its surrounding environment, context or a significant relationship[5]
- ***Obstruction*** of significant identified views or vistas within, from heritage conservation districts
- ***Obstruction*** of significant identified views or vistas within, from individual cultural heritage resources[6]

[2] This is referred to as "destruction" in the MCM *Heritage Resources in the Land Use Planning Process* and used as an example of a *direct* impact in the MCM *Info Bulletin 3*.

[3] The example in the MCM *Heritage Resources in the Land Use Planning Process* does not include the work "building" and is a *direct* impact in the MCM *Info Bulletin 3*.

[4] In the MCM *Heritage Resources in the Land Use Planning Process* the shadow impact references altering "the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden". It is an *indirect* impact in the MCM *Info Bulletin 3*.

[5] In the MCM *Heritage Resources in the Land Use Planning Process* this refers to isolation of a heritage attribute and is an *indirect* impact in the MCM *Info Bulletin 3*.

[6] In the MCM *Heritage Resources in the Land Use Planning Process* the impact example for "obstruction" is combined to "Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features. It is an example of a *direct* and *indirect* impact in

- ***A change in land use*** where the change affects the property's cultural heritage value [7]
- ***Land disturbances*** such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource[8]

Other potential impacts may also be considered such as encroachment or construction vibration. Historic structures, particularly those built of masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery, subsidence from utility line failures, or excessive dust.

Although the City's *A guide to preparing cultural heritage impact statements* and Ministry of Citizenship and Multiculturalism's (MCM; formerly Ministry of Heritage, Tourism, Culture and Sport) *Heritage Resources in the Land Use Planning Process* identify types of impact, they do not advise on how to describe their nature or extent. For this the MCM *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

- ***Magnitude*** - amount of physical alteration or destruction that can be expected.
- ***Severity*** - the irreversibility or reversibility of an impact.
- ***Duration*** - the length of time an adverse impact persists.
- ***Frequency*** - the number of times an impact can be expected.
- ***Range*** - the spatial distribution, widespread or site specific, of an adverse impact.
- ***Diversity*** - the number of different kinds of activities to affect a heritage resource.

Since neither the MCM *Guideline* nor any other Canadian source of guidance include advice to describe magnitude, the ranking provided in the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011) is adapted here. Though developed specifically for World Heritage Sites, it is based on a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts developed for the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]*: Volume 11*, HA 208/07 (2007: A6/11) (Bond & Worthing 2016:166-167) and aligns with approaches developed by other national agencies such as the Irish Environmental Protection Agency (reproduced in Kalman & Létourneau 2020:390) and New Zealand Transport Agency (2015).

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the MCM *Info Bulletin 3*. It is a direct impact when significant views or vistas within, from or of built and natural features are obstructed, and an indirect impact when "a significant view of or from the property from a key vantage point is obstructed".

[7] A change in land use in the MCM *Heritage Resources in the Land Use Planning Process* uses the examples of "such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces". A *direct* impact in the MCM *Info Bulletin 3*.

[8] No change from the MCM *Heritage Resources in the Land Use Planning Process*, although in the latter this refers only to archaeological resources. In the MCM *Info Bulletin 3* this is an example of a *direct* impact to "provincial heritage property, including archaeological resources".

The ICOMOS impact assessment ranking is:

- **Major**
  - Change to key historic building elements, such that the resource is totally altered.
  - Comprehensive changes to the setting.
- **Moderate**
  - Changes to many key historic building elements, such that the resource is significantly modified.
  - Changes to the setting of an historic building, such that it is significantly modified.
- **Minor**
  - Change to key historic building elements, such that the asset is slightly different.
  - Change to the setting of an historic building, such that it is noticeably changed.
- **Negligible**
  - Slight changes to historic building elements or setting that hardly affect it.
- **No impact**
  - No change to fabric or setting.

Unlike the MCM's guidance, the City of Ottawa's *A guide to preparing cultural heritage impact statements* also provides the examples of "positive impacts" but these appear to be limited to assessments for "cultural heritage resources districts".

Table 1 addresses impacts of the refined design for the Hospital and must be read in conjunction with the CHIS to understand the full extent of impacts the Hospital will have on identified cultural heritage resources. Detailed explanation of each recommended conservation or mitigation measure is provided in Section 6.0.

Table 1: Impact Assessment and Recommended Conservation / Mitigation Measures for the Hospital Design Concept, January 2026

Demolition of any, or part of any, heritage attributes or feature	As outlined in the CHIS and this HIA Addendum#5, the construction of the Hospital will involve demolition of the courts and clubhouse of the DARA Tennis Club, but these are not considered to be heritage attributes of the CEF NHSC. As such, the project will not involve demolition of any, or part of any, significant heritage attributes of the property including the William Saunders Building, structures within the Dominion Observatory Campus or features associated with the CEF NHSC. Neither will it demolish any part of the Rideau Canal NHSC/WHS as the Site is outside the 30-m buffer zone.	No impact	No mitigation recommended.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building	As outlined in the CHIS and this HIA Addendum#5, the construction of the Hospital will not result in the alteration of the adjacent built heritage resources including the Federal Buildings in the CEF NHSC (See Site Context Plan Drawing A0-150 - Attachment 1. While not an alteration to a building, the construction of the Hospital will alter the appearance of the cultural landscape of the CEF NHSC. Construction of the Hospital with its towers will change the currently open and treed area of the informal park at the northeast portion of the CEF NHSC; however, the original landscape character in this area was altered by construction of the 11-storey Sir John Carling Building and associated annexes in 1967 (demolished in 2014) and parking areas. The design refinements developed to meet Ministry of Health program requirements focus on improving functionality, visibility, and site legibility without altering the established podium-and-tower massing or introducing impacts to the CEF NHSC character or adjacent heritage buildings. Adjustments such as shifting the west tower, recessing and reducing the Emergency Garage, refining pavilion geometry, and simplifying roof and façade elements collectively reduce visual bulk, restore clear sightlines, and increase landscaped open space, thereby reinforcing compatibility with the surrounding cultural landscape. Material and colour palette refinements further support this compatibility. The selection of materials inspired by granite cladding, copper fascia, warm light-grey concrete, and a warm grey stone base draws direct inspiration from the former West Annex west of the Sir John Carling Building. This palette is complementary to the CEF NHSC buildings, supporting visual continuity across the broader campus context. Additional materials introduced in service and staff-only areas are carefully controlled; the precast masonry base at the loading dock features beige tones and textures recalling the historic West Annex stone base, while the south façade adopts a quieter, more minimal expression to balance its complex functional massing. Here, restrained metal panels emphasize the horizontal emergency and surgical corridors, with warm copper-coloured accents applied at key pedestrian-level touchpoints such as the south staff entrance and Ambulance Garage vestibule. Together, these architectural and material refinements strengthen visual cohesion, moderate massing effects, and maintain a sensitive interface with the CEF NHSC landscape. They do not introduce any direct adverse impacts to the character, setting, or heritage attributes of the CEF NHSC or to the surrounding buildings. The design evolution was reviewed extensively with the NCC, City of Ottawa, UDRP, and ACPDR through multiple sessions and feedback was incorporated in the latest Design Submission (See Elevation Drawings A5-010, 011, 012 - Attachment 1). These design considerations will help ensure the Hospital design is more compatible and subordinate to the character of the CEF NHSC and adjacent built heritage resources, such as the Dominion Observatory Complex and other Federal Heritage Buildings. Maintenance of the CEF NHSC's rural picturesque character and value as a "farm within the city" was identified as a recommendation in the CHIS. The landscape plan (See Overall Landscape Plan Drawing L00-011) includes large planting areas with native wood plain species in combination with lawn, plaza and paths to maintain the rural picturesque character of the area. TOH is committed to achieving a 40% tree canopy over 40 years and will work with surrounding landowners if a 40% tree canopy cover is not possible on the Hospital site. Efforts will also be made to save as many of the existing trees as possible through surveys and inventories, especially trees between the Hospital and surrounding streets, such as Birch and Maple Drives.	Moderate, irreversible and direct impact that is site-specific and permanent, and will occur continually over a long period of time.	During the Developed Design phase, further refinements to the Hospital tower massing, materiality and colour palette were explored and incorporated to ensure the Hospital design is more compatible and subordinate to the character of the CEF and adjacent built heritage resources. The proposed landscape treatment has taken cues from the existing vegetation within the CEF NHSC and Arboretum and reflects and protects the CEF NHSC's rural picturesque character to enhance the "farm in the city". No additional mitigation measures are recommended.

	As part of the Hospital development, there will be two new intersections along Prince of Wales Drive to connect Road B and Road E. Prince of Wales Drive is included in the Queen Elizabeth Driveway Cultural Landscape and its two primary values are its capital place-making and urban beautification. Road B replaces a road that historically connected to the John Carling Building. It will move the intersection slightly south, but the overall impact of the shifted intersection on the Queen Elizabeth Driveway Cultural Landscape is considered negligible. The overall spatial structure of Prince of Wales Drive, including the park-like spaces on either side of the road is included as a heritage attribute. Road E will require creating a curb cut along Prince of Wales Drive and removing some of the park-like vegetation to accommodate the new road. The overall magnitude of the impact is considered to be minor as it will only impact a small part of the drive, and the park-like setting will be maintained by the retention and enhancement of vegetation along Prince of Wales Drive. The proposed planting along the southwest borders of the Hospital near Maple Drive/CUP and parking area include retention of selective existing trees, street trees species, parking lot trees (representative columnar species and broad species), woodland deciduous trees. This will provide additional screening given its proximity to the core of the farm (View 10). The Hospital site lighting has been consciously designed to limit light pollution in keeping with dark sky and bird friendly practices. Where possible, exterior lights will be dimmed between midnight and 5 am to as much as 50%. In addition, electrochromic lighting is proposed for use in the inpatient towers of the Hospital to further mitigate light spillage while maintaining views from inside the Hospital to the surrounding landscape. The lighting plan will not impact any heritage attributes of the CEF NHSC, Rideau Canal NHSC/WHS, Prince of Wales Cultural Landscape or surrounding Federal Heritage Buildings; however, consideration of the lighting plan on the Dominion Observatory Dome views is discussed under ‘Obstruction’ below. For further details, please refer to Electrical Site Plan that shows the locations and proposed light fixtures on the Hospital site.		
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape	The Sun and Shadow Study for the Hospital Building illustrate the expected shadows on March 1, June 1, September 1 and December 1 during morning, noon and evening (Attachment 3). Shadows are minimal in June and September, but they do extend to cover an east portion of the Dominion Observatory Complex on March 1 at 9 am, and December 1 at 9 am. Nevertheless, the west portion of the Dominion Observatory including the sundial designed by astronomer and Dominion Surveyor Otto Klotz will not be impacted by shadows from the Hospital building and the shadow will not impact use of the building nor obscure its heritage attributes. Shadows will be cast on Prince of Wales Drive between 3 pm and beyond 6 pm on December 1 and around 6 pm on March 1 by Tower B and the plantings along Prince of Wales Drive. Shadows noted for the Winter (December 1) are considered negligible given the sun typically sets by 4:30 pm at this time of year. Shadows noted for the Spring (March 1) around 6 pm are similarly considered negligible as the sun typically sets shortly after 6 pm at this time of year. Furthermore, the shadows will not obscure the heritage attributes along Prince of Wales Drive that consist of park-like spaces on either side of the road. Shadows will not extend to the Rideau Canal NHSC/WHS.	No impact.	No mitigation recommended
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship	The proposed development will result in partial isolation of the Dominion Observatory Complex from the CEF NHSC due to the presence of the Hospital building towers, as well as the use of Maple Drive for emergency vehicles. Section 4.1 of the CEF NHSC CIS identifies the significance of Federal Heritage Buildings within the CEF NHSC, noting “the Observatory Complex at the north end of the property…reflects the historic character of its surroundings as a ‘scientific campus’ and contributes to the character of the Central Experimental Farm.” Additionally, in the “Reasons for Designation” in its Heritage Character Statement, the Dominion Observatory Complex (Dominion Observatory, South Azimuth Building and Photo Equatorial Building) is noted to have intrinsic value enhanced by the integrity of the campus-like setting and harmonious relationship with the surrounding CEF NHSC. Although the Dominion Observatory Complex is not proposed to be directly impacted by the development, its connection to the CEF will be impacted moderately. The impact is considered reversible because there is no direct impact through destruction or alteration to the Observatory, and like the Sir John Carling Building the Hospital could be demolished in the future with no physical or material change to the Observatory. TOH has been working with AAFC on mitigation measures related to the use of Maple Drive for emergency vehicles to ensure protection of heritage buildings including a De-icing Strategy, use of non-visually intrusive bollards, the requirement for emergency vehicles to cease use of sirens when they reach the Hospital lease boundary,	Moderate and indirect impact that is site-specific and permanent, and will occur continually over a long period of time	TOH is working with AAFC on mitigation measures related to the use of Maple Drive for emergency vehicles to ensure the protection of heritage buildings: - Emergency vehicles must cease use of sirens when reaching the hospital lease boundary to reduce noise disruption within the heritage landscape. - Non-emergency trips must use Prince of Wales Drive (Road E) instead of Maple Drive to limit traffic intrusion into the historic circulation network.

	and an operational requirement for all non-emergency trips to/from the Hospital to use Prince of Wales Drive (Road E) access. The Hospital will not result in the isolation of any other heritage resource or part thereof from its surrounding environment, context or a significant relationship. As noted in the CHIS, while the Hospital is located between the Dominion Observatory Complex and the Rideau Canal NHSC/WHS, there is no historical evidence to suggest that these two places share a significant physical, visual or contextual relationship. Although the dome of the Dominion Observatory can be seen today from several vantage points on the east side of Dow's Lake, and from Commissioners Park and Prince of Wales Drive, there is no reference to the significance of these views in the Dominion Observatory Heritage Character Statement, which refers only to its environmental value as "visually prominent by virtue of its distinctive design, massing, materials and location" and "its visual prominence owing to its distinctive design, massing, materials and location." There is also no reference to the significance of distant views of the dome in the Heritage Character Statement for the Dominion Observatory Complex, the CEF NHSC Management Plan and CIS, the Rideau Canal Landscape Strategy, nor the Queen Elizabeth Driveway Statement of Significance (SOS). The Project will be located between the rear elevation of the William Saunders Building from the Dominion Observatory Campus, but here too there is no evidence in the heritage character statements of the William Saunders Building, Dominion Observatory, and Dominion Observatory Complex, as well as the CEF NHSC Management Plan and CIS, to suggest the buildings in these two locations share a significant relationship, nor that developing the area between them represents isolation of either building or the Campus from its surrounding environment or context.		- Non-visually intrusive bollards installed along Maple Drive to manage emergency access while minimizing contemporary visual intrusion. - Salt Management Plan be developed specifically to prevent salt-related deterioration of heritage building materials adjacent to Maple Drive. No additional mitigation measures are recommended.
Obstruction of significant identified views or vistas within, from heritage conservation districts and individual cultural heritage resources	See below for discussion on the obstruction of identified views and vistas.	N/A	N/A
- Views of the Dominion Observatory Dome as a landmark and View of the night sky from the Dominion Observatory Dome (**View 4** and **View 8**)	Views looking towards the Dominion Observatory Dome from the north and west will be unobscured by the Hospital, however views looking towards the Dominion Observatory from Carling Avenue will include the Hospital in the background. However, there is no evidence in the heritage character statements of the William Saunders Building, Dominion Observatory, and Dominion Observatory Complex, as well as the CEF NHSC Management Plan and CIS, to suggest the buildings in these two locations share a significant relationship, nor that developing the area between them represents isolation of either building or the Campus from its surrounding environment or context. Three-dimensional modelling and view analysis suggests impacts to views from the Dominion Observatory dome to the sky (should a telescope be reinstalled at some point in the future) will be irreversible and permanent once Tower A of the Hospital Building is realized, not just to views but also some effects from light spillover. Light spillover or pollution can diminish the number of stars and astrological features visible. Light pollution is mainly caused by lighting systems that are misdirected, excessive, inefficient or unnecessary, by light sources that are partly directed towards the sky or when downward directed light is reflected upward. The lighting plan for the Hospital complex has been designed to reduce light spill over as much as possible. It is also worth noting that development of residential towers on the north side of Carling Avenue will also have an impact on the night sky, but an understanding of this impact is outside of the scope of this CHIS addendum. As such, the overall magnitude of the Hospital's impact on the night sky is considered minor, indirect and site-specific since the dome will retain a considerable range of view of the night sky toward the south. Alternatives to further avoid or reduce this minor impact have not been considered since a project to reinstall a telescope has not been initiated and any negative effects to its views would be outweighed by the social benefits associated with establishing a new hospital. While views from the Rideau Canal NHSC/WHS from the east will be blocked by the Hospital, there is no historical evidence to suggest these two places share a significant physical, visual or contextual relationship. Although the dome of the Dominion Observatory can be seen today from several vantage points on the east side of Dow's Lake and from Commissioners Park and Prince of Wales Drive, there is no reference to the significance of these views in the Dominion Observatory Heritage Character Statement, which refers only to its environmental value as "visually prominent by virtue of its distinctive design, massing, materials and location" and "its visual prominence owing to its distinctive design, massing, materials and location." There is also no reference to the significance of distant views of the dome in the Heritage Character Statement for the Dominion Observatory Complex, CEF NHSC Management Plan and CIS, Rideau Canal Landscape Strategy, nor the Queen Elizabeth Driveway SOS.	Minor, reversible and indirect impact that is site-specific and will occur continually over a longer period of time.	Impacts to the night sky will be mitigated to some extent by the current plan to dim lights where possible over nighttime hours, use of electrochromic glass on the inpatient Hospital towers, and downward directed landscape lighting. Due to the function of the site as a Hospital which requires lighting 24/7, light impacts cannot be fully mitigated. The proposed lighting strategy includes full cut-off, downward-directed fixtures and controlled illumination levels to reduce light spill, glare, and sky glow. Lighting is designed to be consistent with dark-sky principles and to avoid direct illumination of the Dominion Observatory building and associated setting. As a result, no adverse impact to the heritage attributes of the Dominion Observatory is anticipated. No additional mitigation measures are recommended.

- Views from Prince of Wales Scenic Entry (**View 1** and **View 2**)	The Queen Elizabeth Cultural Landscape's SOS identifies the view facing east and then south when traveling east and southbound from Commissioners Park as significant. Views from the intersection of Prince of Wales Drive and Road B illustrate Tower B is visible, but that the parking and loading area is fully obscured by the existing and proposed plantings along Prince of Wales Drive. The Hospital will have an impact on the park-like space on the west side of Prince of Wales Drive. Impacts will be mitigated to the extent possible by maintaining existing mature trees and planting additional trees.	Minor, reversible and indirect impact that is site-specific and permanent, and will occur continually over a longer period of time.	The current proposal to maintain existing trees and supplement with new trees where required, will help to maintain the park-like setting but will not completely mitigate the impact. No additional mitigation measures are recommended.
- Views from entrance to Queen Elizabeth Drive/Dows Lake (at Preston / Prince of Wales) (**View 3**)	The Queen Elizabeth Cultural Landscape's SOS identifies the view facing east and then south when traveling east and southbound from Commissioners Park as significant. From the intersection of Prince of Wales Drive and Preston Street looking south, the upper stories of Tower B are visible and the lower levels are obscured by the existing and proposed plantings along Prince of Wales Drive. The proposed hospital will have an impact on the park-like space on the west side of Prince of Wales Drive. Impacts will be mitigated to the extent possible by maintaining existing mature trees and planting additional trees.	Minor, reversible and indirect impact that is site-specific and permanent, and will occur continually over a longer period of time.	The current proposal to maintain existing trees, and supplement with new trees where required, will help maintain the park-like setting but will not completely mitigate the impact. No additional mitigation measures are recommended.
- Views from Dows Lake to main hospital building (**View 6** and **View 7**)	The CEF NHSC SOS identifies views towards the CEF from Dow's Lake as significant. The modeled views identify that Tower B, 13-storeys in height, will be visible above the tree canopy and above HMCS Carleton buildings. These longer views to the Hospital site from Dow's Lake are framed by an urban canopy of foreground trees and new mixed-use, high-density towers characteristic of the growth and densification of the Preston-Carling District. These new towers are significantly taller than the proposed Hospital. As such, the visual impact of the views toward this area from Dow's Lake are considered negligible.	Negligible.	No mitigation recommended.
- Views from Carling Avenue both east and west of the main hospital building (**View 4** and **View 5**)	The view from Carling Avenue west of the Hospital from the intersection of Maple Drive illustrates Tower A in the background of the Dominion Observatory complex. The view from Carling Avenue east of the Hospital depicts the Hospital's primary public entrance, flanked by the two towers and shows the landscape screening along Carling Avenue. Neither of these views are identified in the HCS for the Dominion Observatory Complex nor the CEF NHSC Management Plan and CIS; as such, no heritage attributes are impacted.	No impact.	No mitigation recommended.
- Views identified in Commemorative Integrity Statement for Central Experimental Farm	In summary, there will be minor impacts to the views of the William Saunders Building looking north from the font lawn. See Table 2 for full analysis.	See Table 2 for full analysis.	See Table 2 for full analysis.
- Views from adjacent CEF heritage buildings (e.g., Dominion Observatory Complex, Saunders Building, along Commissioners Drive / and or Maple Drive) (**View 8** and **View 9**)	The view from the Dominion Observatory Complex toward the Hospital depict views of Tower A, the bottom portion of which is obscured by the existing and enhanced vegetation in the foreground. The view from the Saunders Building toward the Hospital illustrates views to the Hospital are largely obscured by existing vegetation, but views of Tower B extend beyond the tree canopy. Views from Maple Drive show the length of Tower A, the bottom of which is obscured by existing and proposed plantings. None of these views are identified as significant in the HCS for the Dominion Observatory Complex, the CEF NHSC Management Plan and CIS; as such, no heritage attributes will be impacted.	No impact.	No mitigation recommended.
- Views identified in NCC Visual Assessment Views Analysis (2009 and 2013)	After consultation with the NCC, it was determined that views identified in the NCC visual assessment views analysis were already addressed by the identified views, with the exception of a view along the NCC Scenic Driveway west of Maple Drive. Upon further consideration, views toward the Hospital from this location along the NCC Scenic Driveway would be obscured by the buildings along the north side of the NCC Scenic Driveway and thus is not identified as a significant view in the CEF NHSC Management Plan and CIS.	No impact.	No mitigation recommended.
- Views from/along the Rideau Canal including from Commissioner's Park, Hartwells Lockstation (**View 12**) and Colonel By Drive	Views along the Rideau Canal from Commissioner's Park will be directed south to Dow's Lake, and as such will not be impacted by the proposed Hospital. Views from Hartwells Lockstation along the Rideau Canal NHSC/WHS will not include views of the Hospital in the west and distant periphery and thus will not be impacted by the proposed Hospital.	Negligible.	No mitigation recommended.

(**View 13**) (that were assessed for the Campus Master Plan and parking garage applications)	Views from Colonel By Drive along the Rideau Canal NHSC/WHS include the Hospital towers in the distant background. These longer views to the Hospital site are framed by an urban canopy of foreground trees and new mixed-use, high-density towers characteristic of the growth and densification of the Preston-Carling District. These new towers are significantly taller than the proposed Hospital. As such, the visual impact of the views toward this area from Colonel By Drive along the Rideau Canal are considered negligible.		
A change in land use where the change affects the property's cultural heritage value	The Hospital will result in a change in land use on the Site by filling the greenfield and parkland areas surrounding the Annex and now-demolished Sir John Carling Building with new structures, parking areas, and infrastructure. Nevertheless, the use will remain institutional and overall the magnitude of impact is considered minor as the northeast portion of the CEF NHSC was historically peripheral to the operations of the CEF until it was selected as a “headquarters zone” for the Sir John Carling Building in 1967. A change in land use will also occur where the Hospital and CUP encroaches the open ground north of the William Saunders Building and the recreational grounds used by the DARA Tennis Club. However, this change will not affect the heritage values of the CEF NHSC, which are linked to the operation of the CEF and AAFC. While use of Maple Drive as a primary emergency vehicle route is not a change in land use, it is a change in functional use. Maple Drive is the primary access to the Dominion Observatory Campus and the proposed emergency vehicle route will travel directly past the South Azimuth Building, which is within 2 m of the curb. Upon entry to the Site, emergency vehicle drivers will be instructed to cease the use of sirens and slow down. While the speed limit along Maple Drive is 30 km/h, the short distance from the road, as well as the gradual curve in the road, puts the South Azimuth Building at risk of emergency vehicles losing control in wet or icy conditions. The effect of traffic vibrations on a building can be exacerbated when vehicles contact irregularities on the road surface (e.g., potholes, cracks, and uneven manhole covers). Notwithstanding this, vibrations are mainly caused by heavy vehicles such as buses and trucks. While emergency vehicles are heavier than the average passenger vehicle, the Project Development Team’s engineers have indicated the vehicles will not cause vibration impacts. The weight of the emergency vehicles and the expected number of trips a day along Maple Drive (up to 75 trips) will not require any special pavement treatments as may be required for heavier vehicles, such as fire trucks. Notwithstanding that the new use of Maple Drive for an emergency vehicle route will not require more frequent repair than typical planned maintenance to the road and the existing use of de-icing salt on the road, the South Azimuth Building may be impacted by the use of more frequent de-icing salt as it may cause additional impact on its masonry construction. Without mitigation, the risk of emergency vehicles losing control and colliding with the buildings as well as the increased use of de-icing salt represents a risk of major impact.	Major, irreversible, direct and indirect impacts that are site-specific and permanent and will occur once and continually over a longer period of time.	- Prebuilding condition assessment for the South Azimuth Building’s masonry. - Installation of bollards around the South Azimuth Building. - Develop a de-icing strategy for Maple Drive. Create a plan for future road repair and maintenance that protects the adjacent built heritage resources.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource	As noted in the CHIS, the adjacent Federal Heritage Buildings within 60 m of the west and south boundaries of the site may be subject to major adverse impacts as a result of construction from fugitive dust or construction vibration. As noted above, there are no vehicle-induced vibration impacts anticipated from the use of Maple Drive as an emergency vehicle route. There will be limited risk of impact from construction vibration or fugitive dust emissions to the other features of the CEF NHSC outside the 60 m zone or adjacent areas of the Rideau Canal NHSC/WHS and the Prince of Wales Drive section of the Queen Elizabeth Cultural Landscape.	Risk of major, irreversible and direct impact that is site-specific and permanent, and will occur once over a short period of time.	Complete a Heritage Protection Plan (see Section 6.2 Proposed Mitigation Measures for further details).

Table 2: Analysis of Impact on Views identified in the Commemorative Integrity Statement for the Central Experimental Farm

Views identified in the CIS for the CEF		Analysis of Impact	Summary of impact ***without*** mitigation	Mitigation Recommendation
The Arboretum and Ornamental Gardens	The scenic outlooks from the Arboretum ring road to Dow's Lake, the Rideau Canal, Carleton University and towards downtown Ottawa	Views from the Arboretum ring road to Dow's Lake, the Rideau Canal, Carleton University and downtown Ottawa will not be impacted by the Hospital.	No impact	No mitigation recommended.
	The view from Prince of Wales Drive into the Arboretum and ornamental gardens	The view from Prince of Wales Drive into the Arboretum will not be impacted by the Hospital. The view from Prince of Wales Drive looking north into the ornamental gardens will include the Hospital towers in the periphery. Notwithstanding that the Hospital towers will be visible in the background of the views to the ornamental gardens, they will not detract from the views of the ornamental gardens.	Negligible.	No mitigation recommended.
	The view south, sloping gradually downhill, within the ornamental gardens	The view south looking downhill within the ornamental gardens will not be impacted by the proposed Hospital.	No impact.	No mitigation recommended.
	Views west towards the CEF from the other side of the Rideau Canal, Colonel By Drive and Dow's Lake, as well as the views from below the arboretum terraces up the slope	See discussion above in Table 1 under "Obstruction of significant identified views or vistas within, from heritage conservation districts and individual cultural heritage resources/ Views from Dows Lake to main hospital building."	N/A	N/A
	The view looking north from Prince of Wales Drive to the Green Barn (Building 82, formerly used for dehydrating plant samples) on the east side of the road	This view may include the Hospital towers in the west periphery. Given the long distance between the Hospital and Building 82 as well as the peripheral nature of the impacted view, impacts are considered to be negligible.	Negligible.	No mitigation recommended.
	The views from the Fletcher Wildlife Gardens to Hartwells Lockstation	Views from the Fletcher Wildlife Gardens to the Hartwells Lockstation will not include the Hospital towers, as such, no impacts are anticipated.	No impact.	No mitigation recommended.
	The view of the Macoun Memorial Garden from the Driveway	Views of the Macoun Memorial Garden from the driveway will be directed south, as such, they will not be impacted by the Hospital.	No impact.	No mitigation recommended.
	The view north from the bend on Prince of Wales Drive across the fields	Views from the bend on Prince of Wales Drive toward the fields will be directed northwest; as such, they will not be impacted by the Hospital.	No impact.	No mitigation recommended.

Views identified in the CIS for the CEF		Analysis of Impact	Summary of impact ***without*** mitigation	Mitigation Recommendation
Historic Values of the Cultural Landscape	The view of the Main Dairy Barn from the east and the west, emphasizing its landmark quality	The view of the Main Dairy Barn will not be impacted by the Hospital.	No impact.	No mitigation recommended.
	The view west along the Driveway, with its closed canopy allée of trees	The view west along the Driveway will not be impacted by the Hospital.	No impact.	No mitigation recommended.
	The view north across the lawn to the Saunders Building; and their associations with key figures in the development of Canadian agriculture, such as William Saunders, Charles Saunders, and Sir John Carling	The view north across the lawn to the William Saunders Building will be impacted. Views of the Hospital towers will be visible in the background of the William Saunders Building. Given the Hospital will not obstruct or block views to the William Saunders Building from the front lawn or Maple Drive, the impact is considered minor.	Minor, reversible and indirect impact that is site-specific and permanent, and will occur continually over a longer period of time.	The current proposal to maintain existing trees, and supplement with new trees where required, will help maintain the park-like setting between the Saunders Building and the Hospital, but will not completely mitigate the impact of the views of the towers in the background of the William Saunders Building. Given the general form and height of the Hospital was approved in the Master Site Plan application, a reduction in the height of the Hospital towers is not recommended. Additionally, the design approach to drop the CUP into the landscape was also considered to maintain the William Saunders Building's prominence from the main lawn to the Dominion Observatory Complex. No additional mitigation measures are recommended.
Experimental fields, plots and shelterbelts	The view from the comer of Baseline and Fisher, looking northeast to the central core, with the Booth Barn complex in the foreground	The intersection of Baseline and Fisher are distant from the Hospital site so it is unlikely the view to the Booth Barn complex will be impacted.	No impact.	No mitigation recommended.
	The view southwest from Carling Avenue across the fields	The view from Carling Avenue across the fields will be looking west of the Hospital; as such no impacts are anticipated.	No impact.	No mitigation recommended.
	The framed view looking east from Fisher along Cow Lane	The framed view looking east from Fisher along Cow Lane will not include any views of the Hospital.	No impact.	No mitigation recommended.
	The view from any point along the periphery into the open fields	The open fields in the CEF are located west and southwest of the Hospital; as such, views toward these fields will not be impacted by the Hospital.	No impact.	No mitigation recommended.

6.0 CONSERVATION AND MITIGATION RECOMMENDATIONS

6.1 Mitigation Measures Undertaken to Date

The CHIS was completed for the Master Site Plan and recommended that future Site Plan applications include further detailed study to address several impacts. As such, with the submission of the Site Plan application specific to the Hospital phases of development, the following mitigation measures have already been incorporated into the Site Plan submission:

6.1.1 Building Design

- The design refinements developed to meet Ministry of Health program requirements focus on improving functionality, visibility, and site legibility without altering the established podium-and-tower massing or introducing impacts to the CEF NHSC character or adjacent heritage buildings. Adjustments such as shifting the west tower, recessing and reducing the Emergency Garage, refining pavilion geometry, and simplifying roof and façade elements collectively reduce visual bulk, restore clear sightlines, and increase landscaped open space, thereby reinforcing compatibility with the surrounding cultural landscape.
- Given the general form and height of the Hospital was approved in the Master Site Plan application, a reduction in the height of the Hospital towers is not recommended. In an effort to remain consistent with heritage best practices, the Developed design for the Hospital illustrates a structure that is distinguishable from the surrounding built heritage resources yet subordinate through its design and materials.
- The selection of materials that reference the granite cladding, copper fascia, warm light-grey concrete, and a warm grey stone base draws direct inspiration from the former West Annex west of the Sir John Carling Building. This palette is complementary to the CEF buildings, supporting visual continuity across the broader campus context. Additional materials introduced in service and staff-only areas are carefully controlled; the precast masonry base at the loading dock features beige tones and textures recalling the historic West Annex stone base, while the south façade adopts a quieter, more minimal expression to balance its complex functional massing. Here, restrained metal panels emphasize the horizontal emergency and surgical corridors, with warm copper accents applied at key pedestrian-level touchpoints such as the south staff entrance and Ambulance Garage vestibule. Together, these architectural and material refinements strengthen visual cohesion, moderate massing effects, and maintain a sensitive interface with the CEF landscape. They do not introduce any direct adverse impacts to the character, setting, or heritage attributes of the CEF NHSC or to the surrounding buildings.

6.1.2 Landscape Treatments

Historical Overview

- The CEF NHSC, established in 1886, was envisioned as a North American hub for scientific and agricultural excellence, showcasing landscape designs and ideal farmstead layouts. According to the CEF NHS Management Plan, this cultural landscape should be preserved in its original form to honour the CEF's founding and historical significance. Future developments should respect the historic and unique cultural landscape patterns and features by applying recognized heritage conservation principles. This involves celebrating the remaining picturesque qualities of the landscape and acknowledging historical

planting patterns and layouts, integrating them into a new interpretation that blends urban and naturalistic ecological elements.

- The CEF NHSC's landscape character has largely remained intact over the years. Over time, tree-lined drives and formal gardens were added to reflect changes in urban landscape styles. The primary purpose of the CEF NHSC remains research. However, with more research now conducted indoors and out of public view, there is an opportunity for the CEF NHSC to highlight its role as a significant public open space for the City of Ottawa. This can be achieved while still facilitating experimental and investigational work on various landscape habitats within the urban matrix, including grasslands, forests, and wetlands. The architectural and landscape design are crucial in shaping the public realm, blending the Romantic and Picturesque elements of agrarian farmland with a modern interpretation. This approach emphasizes that exposure to nature enhances public health and wellness while also increasing opportunities for ecosystem services.
- The original plan of the CEF NHSC was divided into three distinct zones: (1) the Central Core, where functional science and administrative buildings resided; (2) the Arboretum, ornamental gardens and experimental hedges; and (3) the experimental fields and plots. Together, they provide an orderly visual character to the Central Core that reflects the original Picturesque landscape design.[9] Additionally, the CEF NHSC Management Plan notes that a character-defining element of the Core Zone is that it is "shared by the public and the research community," highlighting that the farm has played a dual role as both a significant public open space for the City of Ottawa and a hub for research activities. The main Hospital landscape plan and bordering landscape remain accessible to the public for continued enjoyment of these areas as open spaces.
- The CIS for the CEF NHS provides the following objectives for the Cultural Landscape[10]:

  The cultural landscape will be unimpaired and not under threat when: any additions, repairs or other interventions to the listed level 1 buildings respect the historic character of the individual building, its setting, its design and its role in the designated place, and managed in accordance with recognized heritage conservation principles future uses, including development or activities, for the Farm respect the historic and distinctive cultural landscape patterns and features through the application of recognized heritage conservation principles; decisions on future development continue to respect the 1880s plan; any changes to the collection of support buildings respect the character of the collection and their general contribution to the historic character of the designated place, with particular sensitivity to incremental changes; prior to alteration or removal, buildings whose history is not fully known should be researched to determine their significance as measured against the commemorative intent of the Farm; additions and modifications to the landscape respect the surviving Picturesque character of the landscape; vegetation management respects the identified historic planting patterns and layout of open fields and views; the placement and design of operational facilities, roadways, parking lots, lighting and site furniture such as signs and fencing respect the character of the designated place, in accordance with recognized heritage conservation principles; the character and scale of Prince of Wales Drive and the Driveway through the Farm are maintained and safeguarded; the historic values of the cultural landscape are communicated to the public.

[9] The Ottawa Hospital New Campus Development Central Utility Plant NCC Design Brief dated October 15, 2024, GRC Architects

[10] Central Experimental Farm National Historic Site Management Plan (20 of 20) - agriculture.canada.ca

Considering the CIS, CEF NHS Management Plan and the approved Master Plan, the following landscape concepts utilized in the approved NCD Master Plan are applied to Phase 3 CUP development[11]:

Respecting the Surviving Character of the Historic Landscape

- The proposed development will recognize, preserve and enhance the 1886 designed landscape of the CEF NHSC and its Romantic, Picturesque and agrarian landscape. The Hospital is located near the Central Core and will continue the landscape approach of the Central Core area by maintaining the pastoral elements of fields, wooded buffers, and a diversity of species of trees and shrubbery to define its boundaries and provide areas of nature for respite.

Respecting Local Ecology

- The dominant species of the mixed forest along the southern stretches of the Ottawa River are Maples, White Pine, Red Pine, Eastern White Cedar, Tamarack, White Spruce, Red Oak, Basswood, Ash, Poplar, Yellow Birch, and White Birch. Along the northern stretches of the Rideau Canal, coniferous trees dominate, including Jack Pine, Black Spruce, White Spruce, Balsam Fir, Trembling Aspen, White Birch, and Balsam Poplar. Taking advantage of these species, incorporating ornamental and rare/endangered species (i.e., Butternut – *Juglans cinerea*) into the Site, provides opportunities to study how these species interact with urban matrixes over a long period of time and their potential for further landscape use throughout the City of Ottawa.
- A key recommendation was to take cues from the existing vegetation within the CEF NHSC to ensure the Hospital is screened from view where possible and enhances the “farm within the city” aesthetic of the CEF NHSC. In order to address this recommendation, the Project Development Team has incorporated a combination of existing and additional vegetation consisting of mixed woodland canopy trees, mixed woodland and middle story trees and alvar grassland trees to provide a natural buffer to shield views to the surface parking areas and the loading zone (Attachment 1). Some examples of deciduous trees include sugar maples, red oaks and white birches. Coniferous trees include eastern white pine, and eastern red cedar. Mixed wood understory species include bearberry and trillium, and co-dominant understory species include tufted hairgrass, and Mapleleaf Viburnum.
- The inclusion of predominantly native tree species and green space in front of the building mirrors the agricultural landscape character of the CEF NHSC, reinforcing a sense of visual and environmental continuity with the CEF NHSC (Plate 12). The hospital entrance is framed by a ceremonial landscape inspired by regenerative indigenous plantings. The emergency garage is fully underground, preserving the visual integrity of the landscape and enhancing instinctive wayfinding and calming views to the surrounding sites.

  A combination of existing and additional landscaping consisting of mixed woodland canopy trees, mixed woodland and middle story trees and alvar grassland trees will provide a natural buffer to shield views to the surface parking areas and the loading zone.

  The proposed planting along the southwest borders of the Hospital near Maple Drive/CUP and parking area include retention of selective existing trees, street trees species, parking lot trees (representative columnar

[11] The Ottawa Hospital New Campus Development Central Utility Plant NCC Design Brief dated October 15, 2024, GRC Architects

species and broad species), and woodland deciduous trees. This will provide additional screening given its proximity to the core of the farm (View 10).

The proposed development will recognize, preserve and enhance the 1886 designed landscape of the CEF NHSC and its Romantic, Picturesque and agrarian landscape. The hospital is located near the Central Core and will continue the landscape approach of the Central Core area by maintaining the pastoral elements of fields, wooded buffers, and a diversity of trees and shrubbery to define its boundaries and provide areas of nature for respite. The main entrance plaza includes a mix of Shady Woodland (Zone 1), Woodland Edge (Zone 2), screening shrubs (Zone 3), open Woodland mix (Zone 4), Aspen understory (Zone 5) and Bird understory (Zone 6). Road A will be flanked by street planting with species that respect local ecology. Consideration of previously received feedback regarding “edible and medicinal Arctic plants” recommended at previous Inner Circle meetings was also taken into account. The following were included as part of the proposed landscaping plan:

- Evergreens
- Trees that provide medicines, sap
- Maples
- Shrubs that grow in Nunavut
- Cedars are healing, but also very flammable
- Sweetgrass
- Labrador tea
- Crowberry, Strawberry, Blueberry, Saskatoon Berries

For further details please refer to Landscape drawing L00-003 (Attachment 1).

- The use of species within the Old Hedge Collection of the CEF NHSC are not compatible with the landscape objectives of the site. Maintaining tree species as a hedge per the pruning style represented within the Old Hedge Collection reduces the potential for trees to reach full canopy sizes and therefore would limit contribution to the Canopy Plan. Canopy trees are the focus of the planting plan.

- The Picturesque landscape of the CEF NHSC is resource intensive and characterized by monocultures (including turf) and non-native and in some cases, invasive species. As described in the Design Brief, the landscape design is a current-day interpretation of the evolution of thought in science related to ecology, resiliency, regenerative and climate positive design. However, it is important to honour the picturesque landscape of the CEF NHSC. The public campus roadways will provide a picturesque framework of boulevards of stately trees and turf grass with the wooded escarpment, meanders and shelterbelts providing a more naturalistic aesthetic and plant communities to reduce maintenance, increase tree canopy cover, provide pollinator friendly plantings and incorporate best practices in Low Impact Development (LID).

The final Landscape Plan for areas adjacent and on the CEF NHSC will be discussed with agricultural/arborist specialists at AAFC and the CEF NHSC. To achieve the 40% target canopy cover, opportunities for additional plantings beyond the Hospital lease boundary on CEF NHSC lands (e.g., along Maple Drive and Birch Drive) are being coordinated with AAFC.

6.1.3 Site Lighting

While the Dominion Observatory Dome telescope is no longer in use and there are no known plans to reinstall the telescope at this time, the Hospital, which will require lighting at all times of the day, may have an impact on views to the night sky. The lighting plan has sought to reduce overspill as much as possible with the use of downward facing light fixtures on the landscape and electrochromic glass in the inpatient portion of the Hospital towers. The site security team will work with the Hospital to dim lights where safe to do so, to further reduce light pollution between midnight and 5 am. Landscape lighting was refined further during Developed Design. The proposed lighting fixtures are intended to create a new design language for the Main Hospital Campus that considers the context of the Rideau Canal but does not replicate similar fixtures (Electrical Site Plan E1-201). The light poles have been designed and selected to complement the character of the context and demonstrate a minimal, modern design (Plate 17).

Plate 17: View of the proposed lighting fixtures at the short-term parking and The Overlook lawn.

6.1.4 Maple Drive

The estimated number of emergency vehicles will be up to 100 per day or an average of three per hour. Based on experience on arrivals at the existing Civic Campus, it is estimated that 75% of these will use Maple Drive and 25% will use the Prince of Wales Drive access (increase of 2.6%). TOH has been working with AAFC on mitigation measures related to the use of Maple Drive for emergency vehicles to ensure protection of heritage buildings including a De-icing Strategy, use of non-visually intrusive bollards, the requirement for emergency vehicles to cease use of sirens when they reach the Hospital lease boundary, and an operational requirement for all non-emergency trips to/from the Hospital to use Prince of Wales Drive (Road E) access.

6.1.5 Indigenous Partnerships and Guidance

TOH's work to meaningfully engage First Nations, Inuit, and Métis people, leaders, organizations and health experts through the Indigenous Peoples Advisory Circle (the Circle) is ongoing. The Circle provides guidance on design elements of the new campus (indoor and outdoor), including healing spaces and identifying priorities for cultural safety, Indigenous partnerships and economic development opportunities. Design elements that seek to create culturally safe spaces for healing and ceremony include acknowledgement of the land and its offerings and the contributions of the First Peoples of the land, the integration of Indigenous languages, wayfinding and art, indoor smudging, etc. The project's Development Phase Agreement contains requirements for Indigenous Partnership and Engagement Plans detailing both short and long-term commitments over the life of the project.

6.2 Proposed Mitigation Measures

- Install non-visually intrusive bollards on the northwest, west and southwest side of the South Azimuth Building to remove the risk of collision by emergency vehicles. A stone bollard of a plain and robust design is recommended to reflect the limestone and sandstone construction of the South Azimuth Building (see Government of Ireland 2011:197).
- Work with the AAFC to develop a Salt Management Plan for Maple Drive that is appropriate for heritage masonry buildings. The plan should include appropriate chemicals that pose the least risk to historic masonry while achieving the de-icing objectives. It should include a precondition assessment of the South Azimuth building's masonry, periodic monitoring of the condition of these building's masonry and strategies for actions to take in the case of impacts as a result of salt damage.
- Completion of a Heritage Protection Plan to mitigate construction related impacts. The Heritage Protection Plan will provide a compilation of pre-construction mitigation plans completed by the contractors, which will include:
  - Completion of pre-condition surveys of all Federal Heritage Buildings adjacent to the Site.
  - Implementation of site control and communication.
    - Clearly mark on Project mapping the location of all adjacent Federal Heritage Buildings and communicate this to project personnel prior to mobilization.
  - Manage fugitive dust emissions.
    - Draft a fugitive dust emissions plan following practices outlined in the Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources (2017).
  - Monitor for vibration impact during adjacent construction.
    - Conduct ground vibration monitoring at the work area boundaries and/or adjacent Federal Heritage Buildings. The monitoring should use a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. This instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
    - The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring (e.g.,

between 6-12 mm/s). The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

  - If vibration has exceeded the guideline limits specified, a stop work order should be issued immediately and the adjacent Federal Heritage Buildings promptly inspected for any indication of disruption or damage. If identified, the evidence of disturbance or damage should be documented, then closely monitored during construction for further change in existing conditions. Once work is complete, a post-construction vibration monitoring report or technical memorandum should be prepared to document the condition of the heritage attributes of the properties listed above and recommend appropriate repairs, if necessary.

- Creation of a plan for future road repair and maintenance that protects the adjacent built heritage resources.
- Completion of periodic building monitoring reports and post-construction building conditions surveys.

7.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

Following applicable federal, provincial and municipal guidance as well as analysis of research, shadow studies, and three-dimensional view modeling, this HIA Addendum #5 provided an analysis of the proposed Hospital Design and assessed the potential impacts of the proposed Hospital on the CEF NHSC, adjacent Federal Heritage Buildings and cultural landscapes, and the Rideau Canal NHSC/WHS. These findings are summarized as:

- The introduction of the Hospital and associated roads and parking/loading areas will be mitigated by implementation of the proposed landscaping plan.
- Potential impacts to the night sky from the Dominion Observatory will be mitigated to the extent possible using electrochromic glass, appropriate light fixtures and dimming the lights at night where possible.
- Additional adverse impacts will range in magnitude from negligible to major without mitigation.
- In addition to the mitigation measures already incorporated into the applications for Site Plan Control and Federal Land Use Approval for the Hospital and CUP, WSP recommends the following additional mitigation strategies outlined in more detail in Section 6.2:
    - Install non-visually intrusive bollards around the South Azimuth building on Maple Drive.
    - Complete a Salt Management Plan for Maple Drive.
    - Complete a Heritage Protection Plan, as outlined above, to mitigate construction-related impacts.

8.0 SIGNATURE PAGE

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

WSP Canada Inc.

Prepared By:

Kanika Kaushal, B.Arch., M.Arch., CAHP, APT, CAHP
Senior Cultural Heritage Specialist

Reviewed By:

Henry Cary, Ph.D., CAHP, RPA
Senior Cultural Heritage Specialist

Attachments: 1 – TOH NCD Architectural – Site, Core and Shell: Site Plan Control Resubmission, 12 January 2026. TOH NCD Site Plan Control Resubmission R2: Overall Landscape Plan, 27 March 2026

2 – Modeled Views, TOH NCD Architectural – Site, Core and Shell: Site Plan Control Resubmission, 12 January 2026.

3 – Sun Shadow Study – Issued for 65% DD Submission, *prepared by bbb architects Ottawa inc.,* 05 May 2025.

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ATTACHMENT 1

Site TOH NCD Architectural– Site, Core and Shell Site Plan Control Resubmission, 12 January 2026

TOH NCD Site Plan Control Resubmission R2 Landscape Drawings, 27 March 2026

1016 (40") x 1581 (65") CUSTOM SHEET SIZE

THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT

900 CARLING AVE. OTTAWA, ON K1A 0Z2

ARCHITECTURAL

SITE, CORE & SHELL

SERIES 1 - VOLUME 1 OF 1

SITE PLAN CONTROL RESUBMISSION - 2026-01-12

PROJECT

THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

900 CARLING AVE. OTTAWA, ONTARIO

CLIENT

The Ottawa Hospital | L'Hôpital d'Ottawa

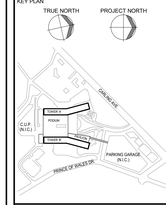
Infrastructure Ontario

PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.

1070002

KEY PLAN



NO.	ISSUED	DATE
05	SITE PLAN CONTROL RESUBMISSION	2026-01-12
04	99% DD SUBMISSION	2025-09-19
03	65% DD SUBMISSION	2025-06-05
02	35% DD SUBMISSION	2025-01-28
01	80%SD SUBMISSION	2024-08-15

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CONSULTANTS BEFORE PROCEEDING.
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AUTHOR

adamson ASSOCIATES | ARCHITECTS
A Partnership of Corporations

PROJECT TEAM

DESIGN-BUILDER	PCL/ED, A JOINT VENTURE
ARCHITECTURAL	PARKIN ARCHITECTS LIMITED JODOIN LAMARRE PRATTE ARCHITECTES ADAMSON ASSOCIATE ARCHITECTS bbb ARCHITECTS OTTAWA INC.
STRUCTURAL	STEPHENSON ENGINEERING LTD. BOUTHILLETTE PARIZEAU INC.
MECHANICAL	HH ANGUS & ASSOCIATES LTD. CROSSEY ENGINEERING LTD.
ELECTRICAL	MULVEY & BANANI INTERNATIONAL INC.
CIVIL	WSP CANADA INC.
LANDSCAPE	VERTECHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.

2233-00

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COVER SHEET

DRAWN	CHECKED
AAA-PT	JM
SCALE AT 40" x 65"	DATE
NTS	15 AUG 2024

GRAPHIC SCALE

DRAWING NO. **A0-000** | REV NO. **05**

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SERIES 1 - VOLUME 1 - SITE, CORE & SHELL DRAWING LIST

SHEET NUMBER	SHEET NAME
A0-SERIES - GENERAL & SITE INFORMATION	
A0-000	COVER SHEET
A0-005	DRAWING LIST
A0-010	PRIMARY ARCHITECTURAL RENDERINGS
A0-011	SECONDARY ARCHITECTURAL RENDERINGS
A0-020	MATERIAL SAMPLE BOARD
A0-125	SITE TOPOGRAPHIC PLAN
A0-150	SITE CONTEXT PLAN
A0-200	SITE PLAN, SITE PLAN STATISTICS AND SITE DETAILS
A0-210	SITE SECTIONS
A0-220	PARKING LOTS ZONE 1 ZONE 3 - LOADING DOCK ZONE 5A
A0-221	PARKING LOTS ZONES 2A & ZONE 2B ZONE 4 ZONE 5B
A0-225	LOADING DOCK
A5-SERIES - BUILDING ELEVATIONS & SECTIONS	
A5-010	BUILDING ELEVATION (NORTH & EAST)
A5-011	BUILDING ELEVATION (SOUTH & WEST)
A5-012	BUILDING ELEVATION (INTERIOR EAST & WEST)
A5-020	OVERALL BUILDING SECTIONS
A5-021	OVERALL BUILDING SECTIONS
A5-022	OVERALL BUILDING SECTIONS
A5-023	OVERALL BUILDING SECTIONS
TOTAL: 19	

PROJECT

THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

900 CARLING AVE. OTTAWA, ONTARIO

CLIENT

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PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.

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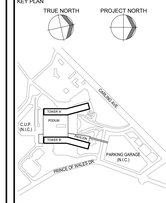
KEY PLAN



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05	SITE PLAN CONTROL RESUBMISSION	2026-01-12
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CIVIL WSP CANADA INC.

LANDSCAPE VERTECHS DESIGN INC.
PWP LANDSCAPE ARCHITECTURE

BUILDING CODE LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.

2233-00

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NTS	15 AUG 2024

GRAPHIC SCALE

DRAWING NO.

A0-005

REV NO.

05

PLOT DATE: 2025-12-18 4:06:06 PM

10.16 (40") x 1.651 (65") CUSTOM SHEET SIZE

View 1: View of the overall facility as seen from the air over the intersection of Preston Street and Carling Avenue - Evening View

View 1: Day View

View 2: Main Plaza, Concourse as viewed from the Overlook

View 5: View of the South West corner and extended facades as seen at grade from Road E

View 3: Main Plaza, Concourse, Towers B and Pavilion as viewed at grade from the Main Plaza

View 6: View of the Facility from the intersection of Prince of Wales Drive and Road B at grade - Winter View

NOTE:
1. RENDERINGS EXHIBIT THE EXPECTED OVERALL QUALITY OF DESIGN RELATED TO ARCHITECTURAL LANGUAGE, MATERIAL USAGE, SPATIAL DESIGN AND LANDSCAPE. RENDERINGS ARE NOT INDICATIVE OF ALL REQUIRED ELEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCING, SIGNAGE, PASSENGER AMENITIES, BIRD FRIENDLY DESIGN REQUIREMENTS, FURNITURE ETC.
2. RENDERINGS SHOW PLANTING AT MATURING, NOT SHOWING SIZE AT INSTALLATION.

View 6: Summer View

View 4: View of the West Entrance as seen at grade from the approach on Road D

PROJECT
THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

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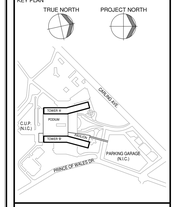
PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN



NO.	ISSUED	DATE
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01	90% DD SUBMISSION	2025-09-19

REVISIONS

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AUTHOR
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A Partnership of Corporations

PROJECT TEAM
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ADAMSON ASSOCIATE ARCHITECTS
bbb ARCHITECTS INC.
STRUCTURAL STEPHENSON ENGINEERING LTD.
BOUTHILLETTE PARIZEAU INC.
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CIVIL WSP CANADA INC.
LANDSCAPE VERTICHS DESIGN INC.
PWP LANDSCAPE ARCHITECTURE
BUILDING CODE LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

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PRIMARY ARCHITECTURAL RENDERINGS

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NTS	19 SEP 2025

GRAPHIC SCALE

DRAWING NO.	REV NO.
A0-010	02

PLOT DATE: 2026-09-19 12:29:26 PM

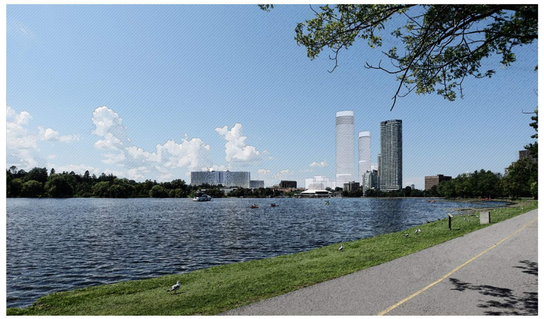
1016 (40") x 1581 (65") CUSTOM SHEET SIZE

Views Analysis - Referenced Views #1
View from Prince of Wales Drive

Views Analysis - Referenced Views #2
View from intersection of Prince of Wales Drive and Road B

Views Analysis - Referenced Views #3
View from intersection of Prince of Wales Drive and Preston Street

Views Analysis - Referenced Views #4
View South of the intersection of Carling Avenue and Maple Drive

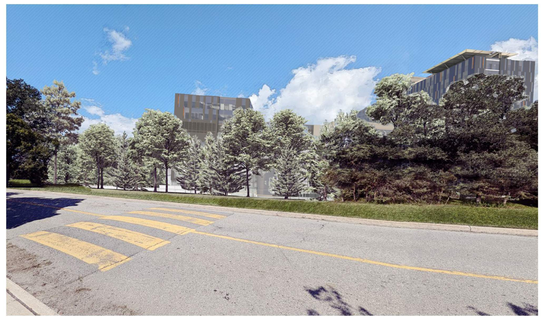


Views Analysis - Referenced Views #5
View from Queen Elizabeth Driveway looking West over Dow's Lake

Views Analysis - Referenced Views #6
View from Queen Elizabeth Driveway near Commissioners Park looking Southwest over Dow's Lake

Views Analysis - Referenced Views #7
View from Maple Drive including the Photo Equatorial building as part of the Dominion Observatory in the foreground

Views Analysis - Referenced Views #8
View from adjacent to the Saunders Building looking North



Views Analysis - Referenced Views #9
View from Maple Drive North toward the Hospital

Views Analysis - Referenced Views #9
View from Maple Drive North toward the Hospital in winter, showing approximate 10-year plant growth within the proposed shelter belt

Views Analysis - Referenced Views #9
View from Maple Drive North toward the Hospital in winter, showing approximate 20-year plant growth within the proposed shelter belt

Views Analysis - Referenced Views #9
View from Maple Drive North toward the Hospital in winter, showing approximate 30-year plant growth within the proposed shelter belt

NOTE:
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PROJECT
THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING
900 CARLING AVE. OTTAWA, ONTARIO

CLIENT
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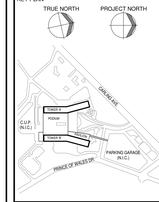
Infrastructure Ontario
PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN
TRUE NORTH | PROJECT NORTH


NO.	ISSUED	DATE
02	SITE PLAN CONTROL RESUBMISSION	2026-01-12
01	95% DD SUBMISSION	2025-09-19

REVISIONS

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AUTHOR
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A Partnership of Corporations

PROJECT TEAM

DESIGN-BUILDER	PCL/ED, A JOINT VENTURE
ARCHITECTURAL	PARKIN ARCHITECTS LIMITED JODOIN LAMARRE PRATTE ARCHITECTES ADAMSON ASSOCIATE ARCHITECTS bbb ARCHITECTS INC.
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MECHANICAL	HH ANGUS & ASSOCIATES LTD. CROSSEY ENGINEERING LTD.
ELECTRICAL	MULVEY & BANANI INTERNATIONAL INC.
CIVIL	WSP CANADA INC.
LANDSCAPE	VERTECHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

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SECONDARY ARCHITECTURAL RENDERINGS

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SCALE AT 40" x 65"	DATE
NTS	19 SEP 2025

GRAPHIC SCALE

DRAWING NO.
A0-011
REV NO.
02

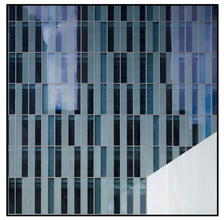
PLOT DATE: 2025-09-18 12:30:21 PM

10.16 (40") x 1.651 (65") (CUSTOM SHEET SIZE)

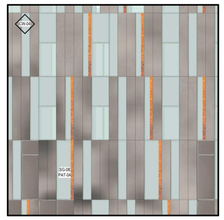
FADE FACADE

WEST ANNEX: SIR JOHN CARLING BLDG, ON

PORCELAIN PANELS

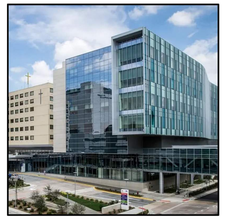


ROLEX TOWER; EXTERIOR FACADE

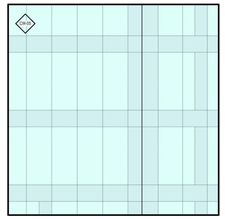


SPANDREL, VISION GLASS, PORCELAIN PANELS AND LOUVRES

ESKENAZI HOSPITAL, IN



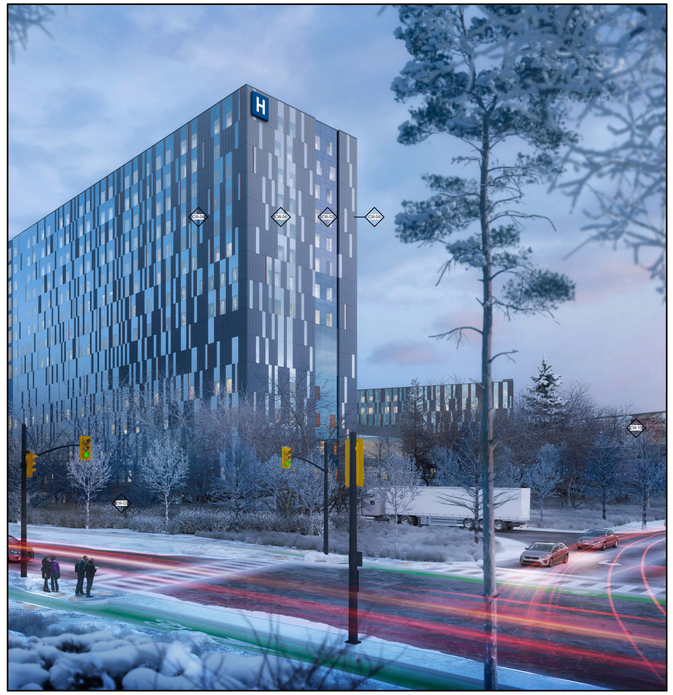
ADVOCATE CHRIST MEDICAL CENTRE, IL



WALL TYPE - CW-05 "HINGE"

MECHANICAL LOUVRES

ELECTROCHROMIC GLAZING (ECG)



END FACADE

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2. RENDERINGS SHOW PLANTING AT MATURING, NOT SHOWING SIZE AT INSTALLATION.
3. FOR FURTHER INFORMATION, VARIATIONS OF DIGITAL CERAMIC INK FRIT PATTERNS - REFER TO A0-021

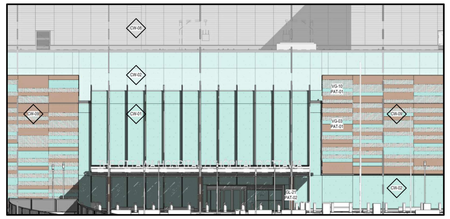
WEST ANNEX: SIR JOHN CARLING BLDG, ON

UNIVERSITY OF VIRGINIA HOSPITAL EXPANSION, VA

ARCHITECTURAL CONCRETE MASONRY EW-02
BASE EW-03

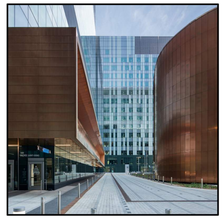
SOUTH FACADE

ARCHITECTURAL BRICK - NORMAN
IN EMERGENCY GARAGE



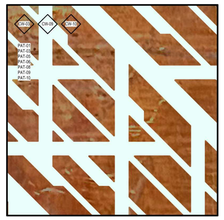
MAIN ENTRANCE FACADE

THE KLARMAN BUILDING AT BIDMC, MA



CHUM, QC

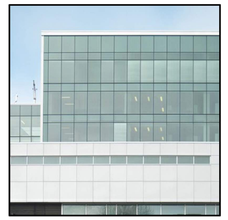
SACRE COEUR DE MONTREAL, QC



CEDAR PATTERN - DIGITAL CERAMIC INK

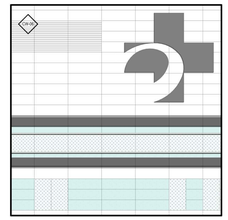
DIGITAL CERAMIC INK

MAIN ENTRANCE & PAVILION



CHU SAINTE-JUSTINE, QC

ALUMINUM PANELS



WALL TYPE CW-06

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CLIENT
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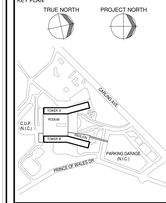
CLIENT PROJECT NO.
1070002

KEY PLAN
TRUE NORTH | PROJECT NORTH



NO.	ISSUED	DATE
02	SITE PLAN CONTROL RESUBMISSION	2026-01-12
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REVISIONS

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CIVIL	WSP CANADA INC.
LANDSCAPE	VERTECHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

STAMP | STAMP

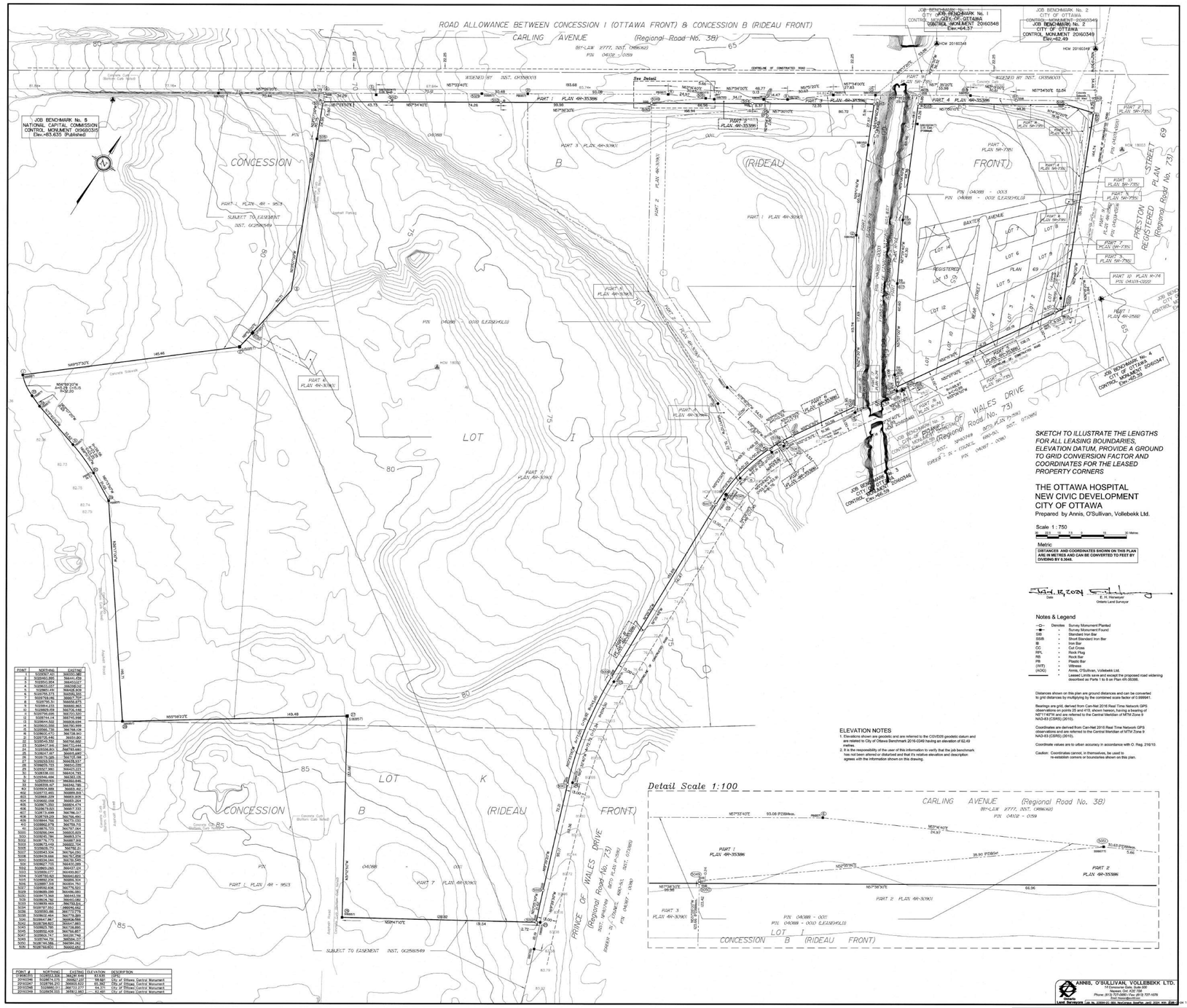
DRAWING TITLE
MATERIAL SAMPLE BOARD

DRAWN	CHECKED
AAA-PT	DK
SCALE AT 40" x 65"	DATE
NTS	19 SEP 2025

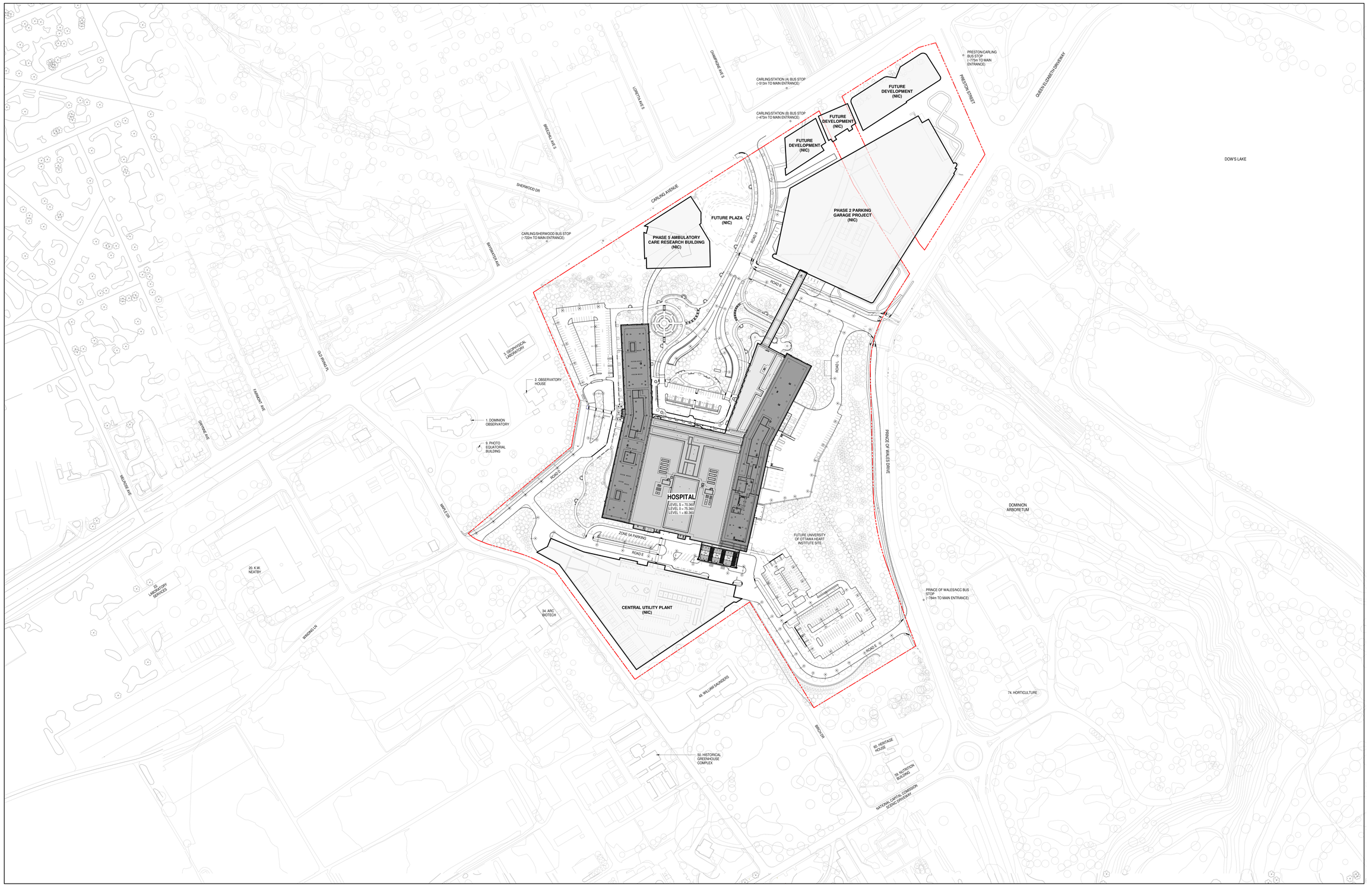
GRAPHIC SCALE

DRAWING NO.
A0-020
REV NO.
02

PLOT DATE: 2025-09-16 12:31:16 PM


ROAD ALLOWANCE BETWEEN CONCESSION I (OTTAWA FRONT) & CONCESSION B (RIDEAU FRONT)
CARLING AVENUE (Regional Road No. 38)
CONCESSION B (RIDEAU FRONT)
LOT K
LOT I
PRINCE OF WALES DRIVE (Regional Road No. 73)
PRESTON STREET (Regional Road No. 73)
BAXTER AVENUE
REGISTERED PLAN 69
JOB BENCHMARK No. 1 CITY OF OTTAWA CONTROL MONUMENT 20160348 Elev.=64.57
JOB BENCHMARK No. 2 CITY OF OTTAWA CONTROL MONUMENT 20160349 Elev.=62.49
JOB BENCHMARK No. 3 CITY OF OTTAWA CONTROL MONUMENT 20160346 Elev.=58.59
JOB BENCHMARK No. 4 CITY OF OTTAWA CONTROL MONUMENT 20160347 Elev.=59.39
JOB BENCHMARK No. 5 NATIONAL CAPITAL COMMISSION CONTROL MONUMENT 0398/2005 Elev.=63.635 (Published)
SUBJECT TO EASEMENT INST. OC2585549
PART 1 PLAN 4R - 9513
PART 2 PLAN 4R-30901
PART 3 PLAN 4R-30901
PART 4 PLAN 4R-30901
PART 5 PLAN 4R-30901
PART 6 PLAN 4R-30901
PART 7 PLAN 4R-30901
PART 1 PLAN 4R-35386
PART 2 PLAN 4R-35386
PART 3 PLAN 4R-35386
PART 4 PLAN 4R-35386
PART 5 PLAN 4R-35386
PART 6 PLAN 4R-35386
PART 7 PLAN 4R-35386
PART 8 PLAN 4R-35386
PART 9 PLAN 5M-7351
PART 10 PLAN 4R-715
PART 11 PLAN 5M-7351
PART 12 PLAN 5M-7351
PART 13 PLAN 5M-7351
PART 14 PLAN 5M-7351
PART 15 PLAN 5M-7351
PART 16 PLAN 5M-7351
PART 17 PLAN 5M-7351
PART 18 PLAN 5M-7351
PART 19 PLAN 5M-7351
PART 20 PLAN 5M-7351
PART

10.16 (40") x 1.651 (65") CUSTOM SHEET SIZE



PLOT DATE: 2025-09-16 12:26:05 PM

PROJECT

THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

900 CARLING AVE. OTTAWA, ONTARIO

CLIENT

The Ottawa Hospital | L'Hôpital d'Ottawa

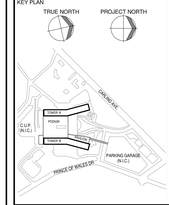
Infrastructure Ontario

PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.

1070002

KEY PLAN



NO.	ISSUED	DATE
02	SITE PLAN CONTROL RESUBMISSION	2026-01-12
01	95% DD SUBMISSION	2025-09-19

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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AUTHOR

adamson ASSOCIATES | ARCHITECTS
A Partnership of Corporations

PROJECT TEAM

DESIGN-BUILDER PCL/ED, A JOINT VENTURE

ARCHITECTURAL PARKIN ARCHITECTS LIMITED
JODOIN LAMARRE PRATTE ARCHITECTES
ADAMSON ASSOCIATE ARCHITECTS
590 ARCHITECTS INC.

STRUCTURAL STEPHENSON ENGINEERING LTD.
BOUTHILLETTE PARIZEAU INC.

MECHANICAL HH ANGUS & ASSOCIATES LTD.
CROSSEY ENGINEERING LTD.

ELECTRICAL MULVEY & BANANI INTERNATIONAL INC.

CIVIL WSP CANADA INC.

LANDSCAPE VERTECHS DESIGN INC.
PWP LANDSCAPE ARCHITECTURE

BUILDING CODE LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.

2233-00

STAMP | STAMP

DRAWING TITLE

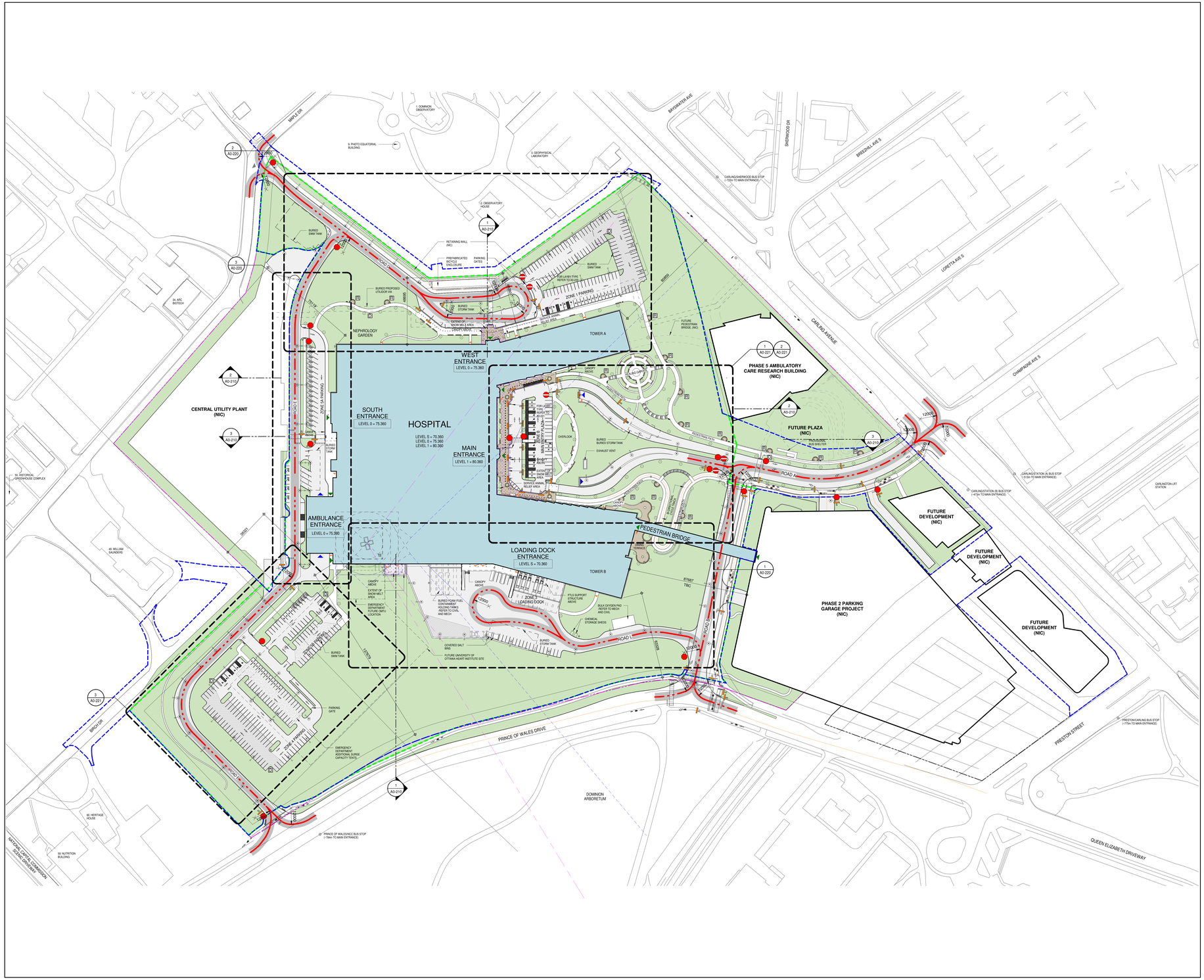
SITE CONTEXT PLAN

DRAWN	CHECKED
AAA-PT	SC
SCALE AT 40" x 65"	DATE
1 : 1000	19 SEP 2025

GRAPHIC SCALE

DRAWING NO. **A0-150** | REV NO. **02**

10116 (40") x 1581 (63") CUSTOM SHEET SIZE



SITE PLAN 1
1 : 750

LEGEND

- PROPERTY / LOT LINE
- FACILITY LEASE BOUNDARY
- LIMIT OF WORK
- LEED BOUNDARY
- FIRE ACCESS ROUTE - 6m WIDE
- BUILDING ENTRANCE
- VEHICLE ENTRANCE
- SITE ENTRANCE
- EXIT
- BICYCLE PARKING
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- STOP SIGN
- NO ENTRY SIGN
- SITE WAYFINDING SIGNAGE
- AUTHORIZED VEHICLE ONLY
- 15 MINUTE PARKING SIGNAGE
- PAY AND DISPLAY STATION
- D DURESS ALERT STATION
- R PEDESTRIAN REST STOP
- PEDESTRIAN CROSSING
- MULTI-USE PATH
- AREA ALLOCATED FOR SURGE USE
- SNOW STORAGE AREA
- SNOW MELT AREA
- LIGHT POLE
- SITE BOLLARD

SITE AND BUILDING STATISTICS

OWNER:	PER THE NCC FLEETA APPROVALS, THE LAND WITHIN THE SITE BOUNDARIES IS OWNED PUBLIC SERVICES AND PROCUREMENT CANADA (PSPC) AND THE PROJECT SITE IS LEASED TO THE OTTAWA HOSPITAL
ZONING CATEGORY:	☑ MAJOR INSTITUTIONAL ZONE [I4(91)]
LOT AND PLAN NUMBER:	900 CARLING AVE
LOT AREA:	148, 698m²AS PER LOW PROVIDED BY TOH
SETBACKS:	N/A (REFER TO LOW AS PROVIDED BY TOH)
BUILDING HEIGHT	
PERMITTED:	NO MAXIMUM
PROPOSED:	VARIES: TOWER A - 7 STOREYS TOWER B - 14 STOREYS PLUS HELIPORT PODIUM - 5 STOREYS PAVILION - 2 STOREYS
PARKING AREA	
PERCENTAGE OF TOTAL SITE AREA:	16.72%
LANDSCAPE REQUIREMENTS	
REFER TO LANDSCAPE DRAWING L00-019 FOR TREE CANOPY COVER	
MUNICIPAL PARKING REQUIREMENTS	
BICYCLE PARKING REQUIRED:	276
BICYCLE PARKING PROVIDED:	276 SHORT TERM 88 LONG TERM 188
TOTAL PARKING REQUIRED:	463
TOTAL PARKING PROVIDED:	463
TOTAL ACCESSIBLE PARKING REQUIRED:	36
TOTAL ACCESSIBLE PARKING PROVIDED:	36
LOADING REQUIRED:	8
LOADING PROVIDED:	8

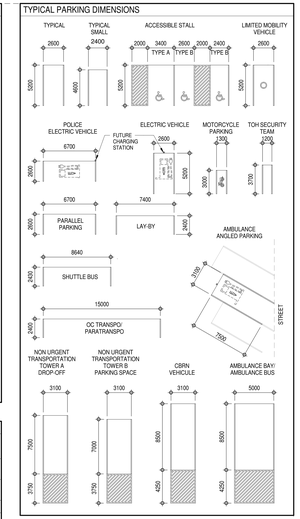
SITE PARKING DESCRIPTION OF ABREVIATIONS

AMBU	AMBULANCE BAYS IN AMBULANCE GARAGE	GXYG	OXYGEN FILLING STATION
AMBU BUS	AMBULANCE BUS IN AMBULANCE GARAGE	PARATRANSPO	PARATRANSPO
CBRN	CBRN	PHYS	PHYSICIAN AND FELLOW STROKE LEADS
CHEM	CHEMICAL STORAGE SHED	POLICE	POLICE (ON ROAD E)
E V	ELECTRIC VEHICLE CHARGING STATIONS	SEC	SECURITY TEAM
HAZMAT	HAZMAT TRUCK BAY FOR HELIPORT TANKS	SHARED TAV/PARA	SHARED OC TRANSPO BUS AND PARATRANSPO
INR	INR ASSISTANT, TECH AND NURSE	TAV	TAXI / SHUTTLES
MORGUE	MORGUE PARKING SPACE	TAXI	TAXI STAND
MOT	MOTORCYCLE PARKING	SHUTTLE	TOH INTERCAMPUS STAFF SHUTTLE BUS
NEPH	NEPHROLOGY RESERVED PARKING	TRAUMA	TRAUMA LEAD
NUT TA	NON-URGENT TRANSPORTATION, TOWER A DROP-OFF SPACES	VLC	VENDOR / LOGISTICS / CONTRACTORS
NUT TB	NON-URGENT TRANSPORTATION, TOWER B PARKING SPACES	VISITOR	VISITOR
OTHER	OTHER EMERGENCY SERVICES STAFF	CONTAINER	WASTE / RECYCLING CONTAINER BAYS
AMB/PAR	OVERFLOW AMBULANCE / PARAMEDIC ONLY		
OFLOW	OVERFLOW PARKING		

REQUIRED PARKING SUPPLY BY ZONE

ZONE NO. AND DESCRIPTION	TOTAL PARKING COUNT		INCLUDED IN TOTAL PARKING COUNT				EXCLUDED FROM TOTAL PARKING COUNT	
			ACCESSIBLE	LIMITED MOBILITY	SHORT TERM	RESERVED	PASSENGER LAYBY, DROP-OFF SPACES	OTHER
ZONE 1 WEST PARKING LOT	REQD 130	PROV 130						
TOH INTERCAMPUS STAFF SHUTTLE BUS							2	
STAFF VEHICLES		112	6	12			4	
PARATRANSPO							2	
MOTORCYCLE PARKING								4
BICYCLE PARKING SHORT TERM								88
BICYCLE PARKING LONG TERM								188
PARKING SPACES DEDICATED TO SNOW STORAGE AND REMOVAL								50
ZONE 2A EMERGENCY & NON-URGENT TRANSPORTATION LEVEL E1	REQD 64	PROV 64						
VISITOR		43	9	12			7	
MOTORCYCLE PARKING								2
NON-URGENT TRANSPORTATION, TOWER A DROP-OFF SPACES								3
NON-URGENT TRANSPORTATION, TOWER B PARKING SPACES								10
SECURITY TEAM								2
ZONE 2B MAIN ENTRANCE PLAZA - LEVEL 1	REQD 39	PROV 39						
VISITOR			11	6	22		6	
PARATRANSPO							1	
TAXI STAND							1	
MOTORCYCLE PARKING								1
BICYCLE PARKING SHORT TERM								48
ZONE 3 LOADING DOCK	REQD 18	PROV 18						
VENDOR / LOGISTICS / CONTRACTORS		18						
WASTE / RECYCLING CONTAINER BAYS								3
CHEMICLE STORAGE SHED								1
MORGUE PARKING SPACE								1
OXYGEN FILLING STATION								1
HAZMAT TRUCK BAY FOR HELIPORT TANKS								1
ZONE 4 EAST PARKING LOT	REQD 128	PROV 128						
OVERFLOW PARKING		110	6	12				
PARKING SPACES DEDICATED TO SNOW STORAGE AND REMOVAL								50
PARKING SPACES DEDICATED TO SURGE CAPACITY								38
ZONE 5A EMERGENCY SERVICES PARKING (SOUTH)	REQD 27	PROV 27						
AMBULANCE BAYS IN AMBULANCE GARAGE								6
AMBULANCE BUS IN AMBULANCE GARAGE								1
OVERFLOW AMBULANCE / PARAMEDIC ONLY						21		
POLICE (ON ROAD E)						4		
CBRN						2		
ELECTRIC VEHICLE CHARGING STATION								21
ZONE 5B EMERGENCY SERVICES PARKING (EAST)	REQD 57	PROV 57						
TRAUMA LEAD						1		
PHYSICIAN AND FELLOW STROKE LEADS						2		
INR, INR ASSISTANT, TECH AND NURSE						4		
NEPHROLOGY RESERVED PARKING						6		
OTHER EMERGENCY SERVICES STAFF		35	4	4		1		
ELECTRIC VEHICLE CHARGING STATION								6
PARKING SPACES DEDICATED TO SURGE CAPACITY								32
TOTAL 296 TOTAL UNENCUMBERED SPACES REQUIRED	REQD 463	PROV 463	100 SPACES DEDICATED TO SNOW STORAGE AND REMOVAL; 70 SPACES DEDICATED TO SURGE CAPACITY					

TYPICAL PARKING DIMENSIONS



GENERAL NOTES

1.- SURVEY INFORMATION TAKEN FROM LEGAL SURVEY REFER TO DRAWING A0-120.

2.- HELIPORT DESIGNED FOR VFR, NON-INSTRUMENT, DAYNIGHT OPERATIONS, WITH ALL HELIPORT FLIGHT PATHS CLASSIFIED AS "H1" AND A 0% SLOPE, IN ACCORDANCE WITH CANADIAN AVIATION REGULATIONS (CAR) STANDARD 325.

3.- REFER TO CIVIL FOR ALL EXISTING ROADBED INFRASTRUCTURE, EASEMENTS, EXISTING GRADES, WATERCOURSES, ROAD, SITE SERVICES, DRAINAGE, SIDEWALK, ROAD LINE PAINTING AND SIGNAGE CURB RAMP AND DETECTABLE WARNING SURFACE DETAILS AND GRADING INFORMATION.

4.- REFER TO LANDSCAPE FOR ALL PLANTING, WATER FEATURES, DECORATIVE SIDEWALKS, REST AREAS, BYCYCLE STORAGE AREAS, AND ALL COURTYARD INFORMATION.

5.- REFER TO ELECTRICAL FOR ALL SITE LIGHTING, ELECTRICAL AND SECURITY DEVICES.

6.- REFER TO MECHANICAL FOR LOCATION OF SNOW MELTING AREAS AND ROOF MOUNTED EQUIPMENT.

7.- REFER TO WAYFINDING FOR BUILDING SIGNAGE; REFER TO C/VIL AND EXTERIOR SITE WAYFINDING FOR PEDESTRIAN AND VEHICULAR ROAD SITE SIGNAGE.

8.- PARKING EQUIPMENT TO BE SUPPLIED AND INSTALLED BY THE PARKING OPERATOR (I.E REVENUE CONTROL SYSTEMS, BARRIER GATES AND OTHER ASSOCIATED EQUIPMENT).

9.- ALL PICK-UP/DROP-OFF CANOPIES SHALL PROVIDE MINIMUM 5m VERTICAL CLEARANCE.

10.- REFER LANDSCAPE FOR PYLON SIGN LOCATIONS.

11.- UNLESS NOTED OTHERWISE, ALL INTERNAL ROAD INTERSECTION RADII TO BE MINIMUM 6m.

12.- REFER TO HELIPORT REPORT FOR EMERGENCY LANDING AREAS.

13.- REST AREAS TO BE MAXIMUM 30m APART AS TRAVEL DISTANCE, REFER TO LANDSCAPE FOR INFORMATION.

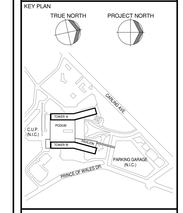
PROJECT
THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

900 CARLING AVE. OTTAWA, ONTARIO

CLIENT
The Ottawa Hospital | L'Hôpital d'Ottawa
Infrastructure Ontario
PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN



NO.	ISSUED	DATE
02	SITE PLAN CONTROL RESUBMISSION	2026-01-12
01	95% DD SUBMISSION	2025-09-19

REVISIONS

DRAWING STATUS
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AUTHOR
adamson ASSOCIATES | ARCHITECTS
A Partnership of Corporations

PROJECT TEAM

DESIGN-BUILDER	POLIS3, A JOINT VENTURE
ARCHITECTURAL	PARKIN ARCHITECTS LIMITED JODOIN LAMARRE PRATTE ARCHITECTES ADAMSON ASSOCIATE ARCHITECTS bbb ARCHITECTS INC.
STRUCTURAL	STEPHENSON ENGINEERING LTD. BOUTHILLETTE PARIZEAU INC.
MECHANICAL	HH ANGUS & ASSOCIATES LTD. CROSSEY ENGINEERING LTD.
ELECTRICAL	MILLITY & BAHAN INTERNATIONAL INC.
CIVIL	WSP CANADA INC.
LANDSCAPE	VERTECHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

STAMP | STAMP

DRAWING TITLE
SITE PLAN, SITE PLAN STATISTICS AND SITE DETAILS

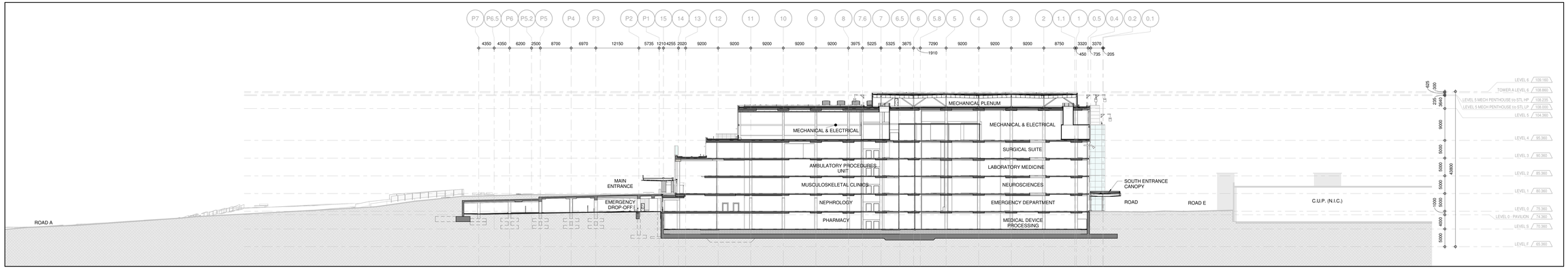
DRAWN	CHECKED
AAA-PT	SC
SCALE AT 40" x 65"	DATE
AS NOTED	19 SEP 2025

GRAPHIC SCALE 0 15 30 45m
SCALE IN METERS

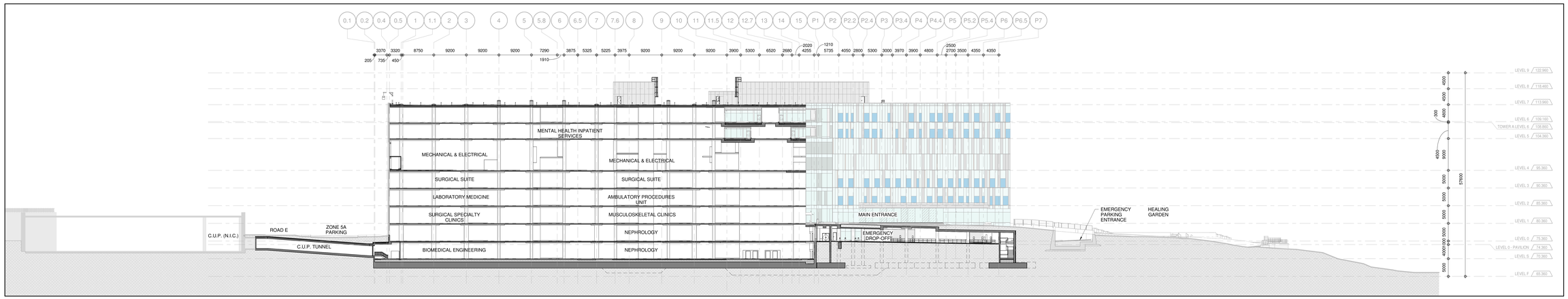
DRAWING NO. **A0-200** REV NO. **02**

PLOT DATE: 2025-09-16 12:24:57 PM

1016 (40") x 1581 (65") CUSTOM SHEET SIZE



N-S SITE SECTION SECTION LOOKING EAST 3
1 : 300



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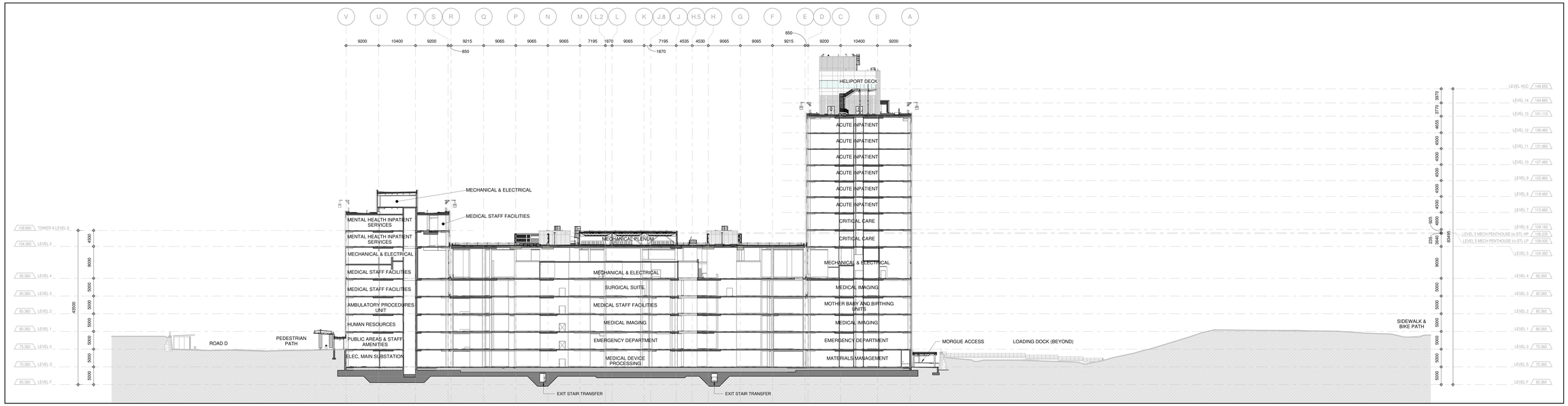
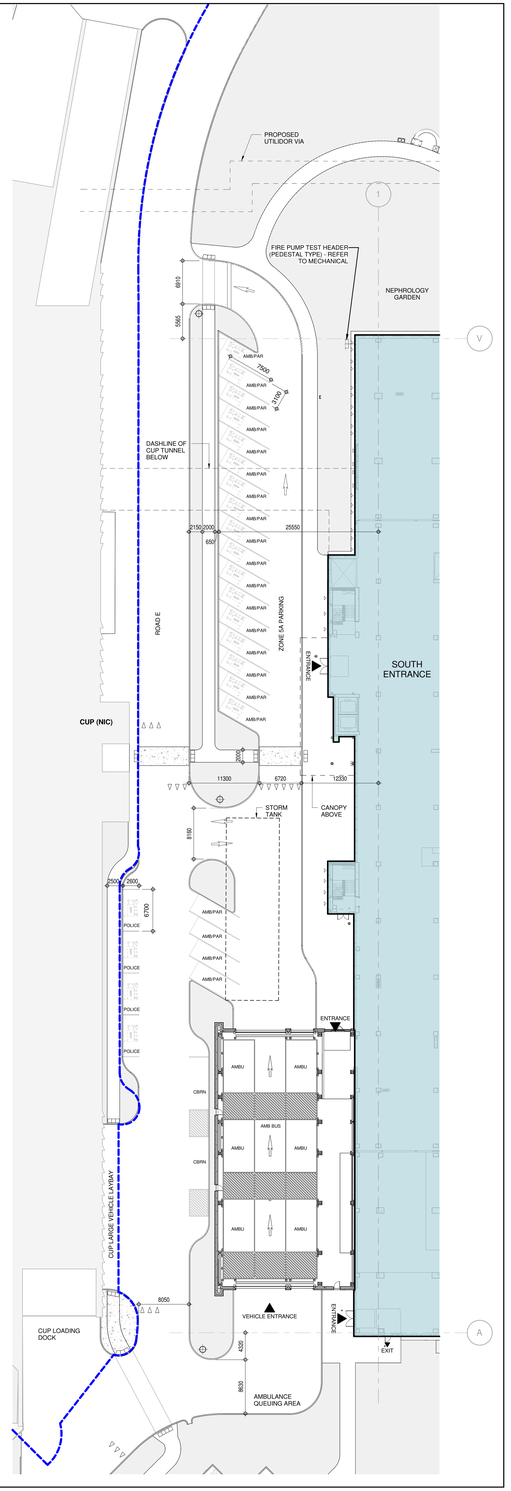
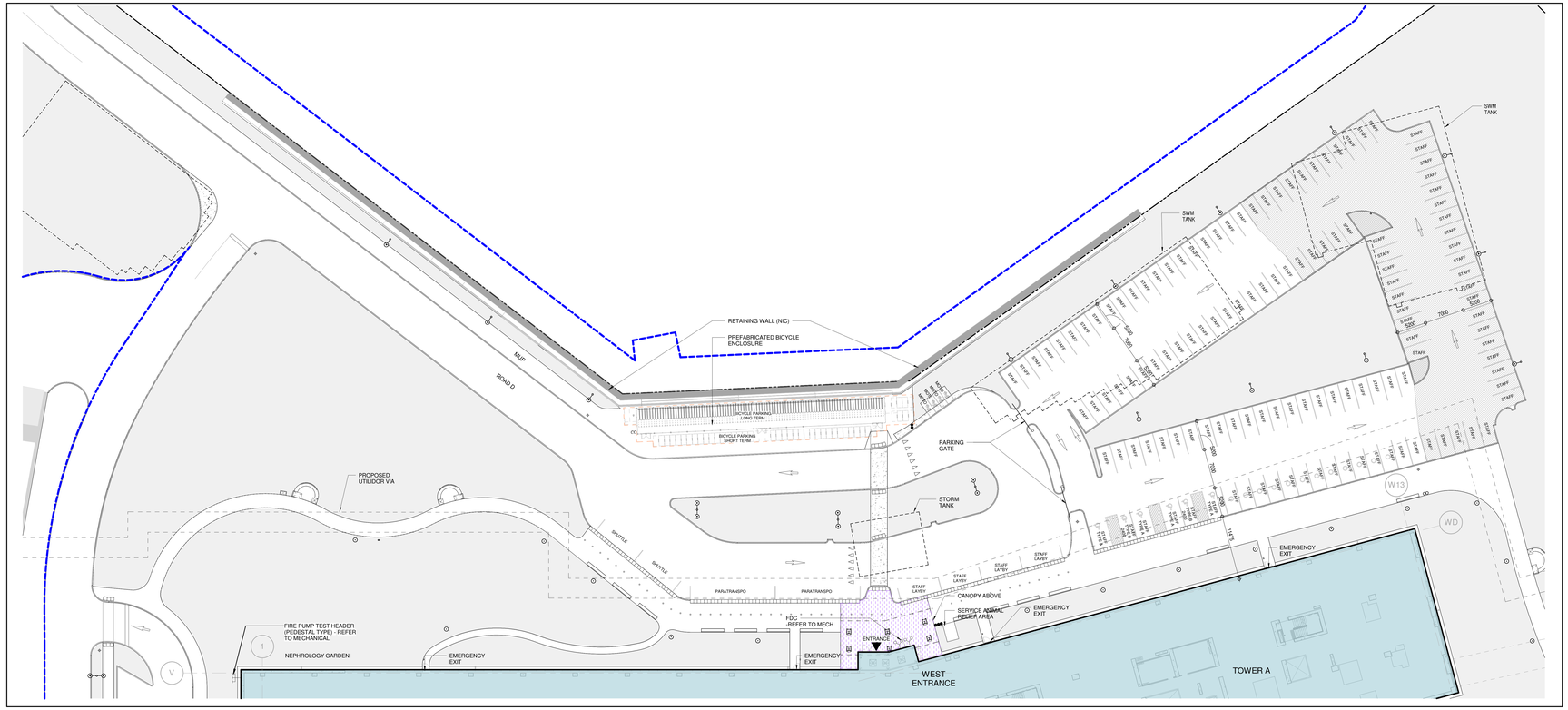
1 : 300


V U T S R Q P N M L2 L J8 J H5 H G F E D C B A
9200 10400 9200 9215 9065 9065 9065 7195 1870 9065 7195 4535 4530 9065 9065 9215 9200 10400 9200
850 850 1870
HELIPORT DECK
ACUTE INPATIENT
ACUTE INPATIENT
ACUTE INPATIENT
ACUTE INPATIENT
ACUTE INPATIENT
ACUTE INPATIENT
CRITICAL CARE
CRITICAL CARE
MECHANICAL & ELECTRICAL
MEDICAL STAFF FACILITIES
MENTAL HEALTH INPATIENT SERVICES
MENTAL HEALTH INPATIENT SERVICES
MECHANICAL & ELECTRICAL
MEDICAL STAFF FACILITIES
MEDICAL STAFF FACILITIES
AMBULATORY PROCEDURES UNIT
HUMAN RESOURCES
PUBLIC AREAS & STAFF AMENITIES
ELEC. MAIN SUBSTATION
MECHANICAL PLENUM
MECHANICAL & ELECTRICAL
SURGICAL SUITE
MEDICAL STAFF FACILITIES
MEDICAL IMAGING
EMERGENCY DEPARTMENT
MEDICAL DEVICE PROCESSING
MECHANICAL & ELECTRICAL
MEDICAL IMAGING
MOTHER BABY AND BIRTHING UNITS
MEDICAL IMAGING
EMERGENCY DEPARTMENT
MATERIALS MANAGEMENT
MORGUE ACCESS
LOADING DOCK (BEYOND)
SIDEWALK & BIKE PATH
ROAD D
PEDESTRIAN PATH
EXIT STAIR TRANSFER
EXIT STAIR TRANSFER
LEVEL HCC 148.555
LEVEL 14 144.885
LEVEL 13 141.115
LEVEL 12 136.460
LEVEL 11 131.960
LEVEL 10 127.460
LEVEL 9 122.960
LEVEL 8 118.460
LEVEL 7 113.960
LEVEL 6 109.160
LEVEL 5 MECH PENTHOUSE to STL HP 108.235
LEVEL 5 MECH PENTHOUSE to STL LP 108.000
LEVEL 5 104.360
LEVEL 4 95.360
LEVEL 3 90.360
LEVEL 2 85.360
LEVEL 1 80.360
LEVEL 0 75.360
LEVEL S 70.360
LEVEL F 65.360
108.860 TOWER A LEVEL 6
104.360 LEVEL 5
95.360 LEVEL 4
90.360 LEVEL 3
85.360 LEVEL 2
80.360 LEVEL 1
75.360 LEVEL 0
70.360 LEVEL S
65.360 LEVEL F
4000 9000 5000 5000 5000 5000 5000 42500
3970 3770 4655 4500 4500 4500 4500 4500 4500 4500 4500 4500 4500 4500 4500 4500 4500 4500 4625 4000 235 3640 9000 5000 5000 5000 5000 5000 5000 5

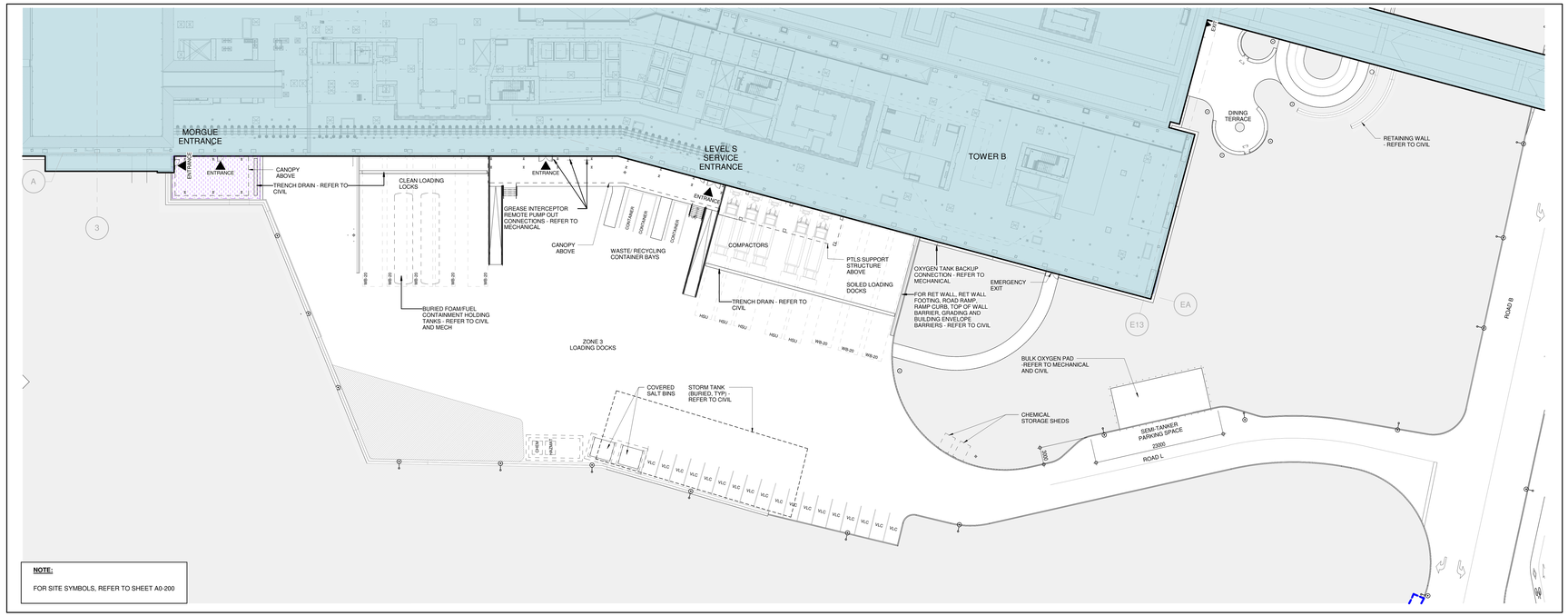
10116 (40") x 1681 (65") CUSTOM SHEET SIZE



ZONE 5A LEVEL 0 - EMERGENCY SERVICES PARKING (SOUTH) 3
A0-200
1 : 250



ZONE 1 LEVEL 0 - WEST PARKING LOT 2
A0-200
1 : 250



NOTE:

FOR SITE SYMBOLS, REFER TO SHEET A0-200

ZONE 3 LEVEL S - LOADING DOCK 1
A0-200
1 : 250

PROJECT

THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

900 CARLING AVE. OTTAWA, ONTARIO

CLIENT

The Ottawa Hospital | L'Hôpital d'Ottawa

Infrastructure Ontario

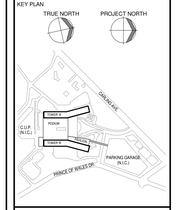
PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.

1070002

KEY PLAN

TRUE NORTH | PROJECT NORTH



NO.	ISSUED	DATE
	REVISIONS	
02	SITE PLAN CONTROL RESUBMISSION	2026-01-12
01	90% DD SUBMISSION	2025-09-19

DRAWING STATUS

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LANDSCAPE	VERTITCHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.

2233-00

STAMP | STAMP

DRAWING TITLE

PARKING LOTS ZONE 1 ZONE 3 - LOADING DOCK ZONE 5A

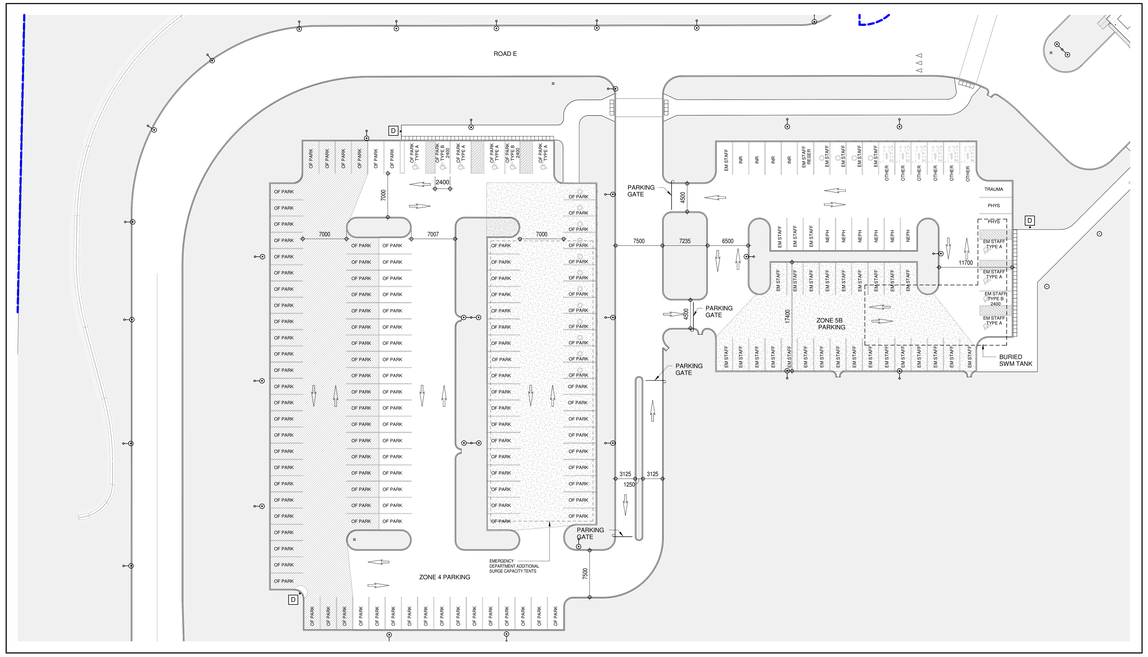
DRAWN	CHECKED
AAA-PT	SC
SCALE AT 40" x 65"	DATE
1 : 250	19 SEP 2025

GRAPHIC SCALE 0 2.5 5 10 15 20 SCALE IN METERS

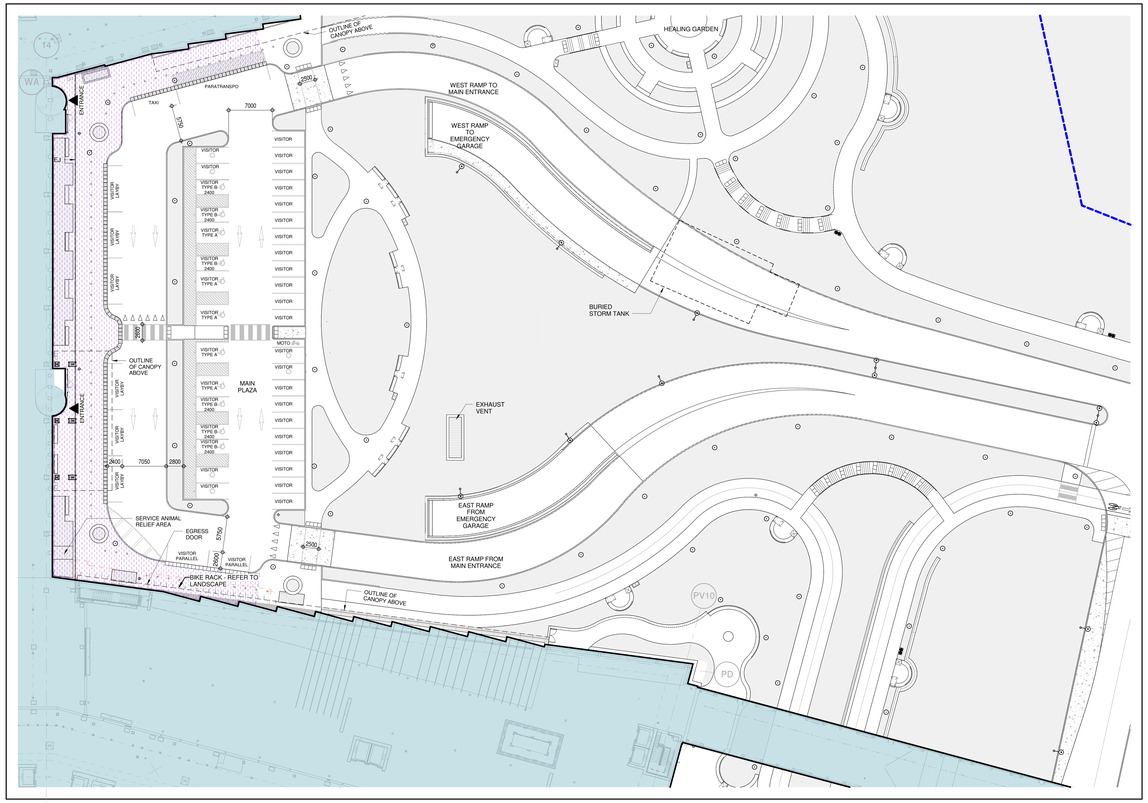
DRAWING NO. **A0-220** REV NO. **02**

PLOT DATE: 2026-01-19 12:17:41 PM

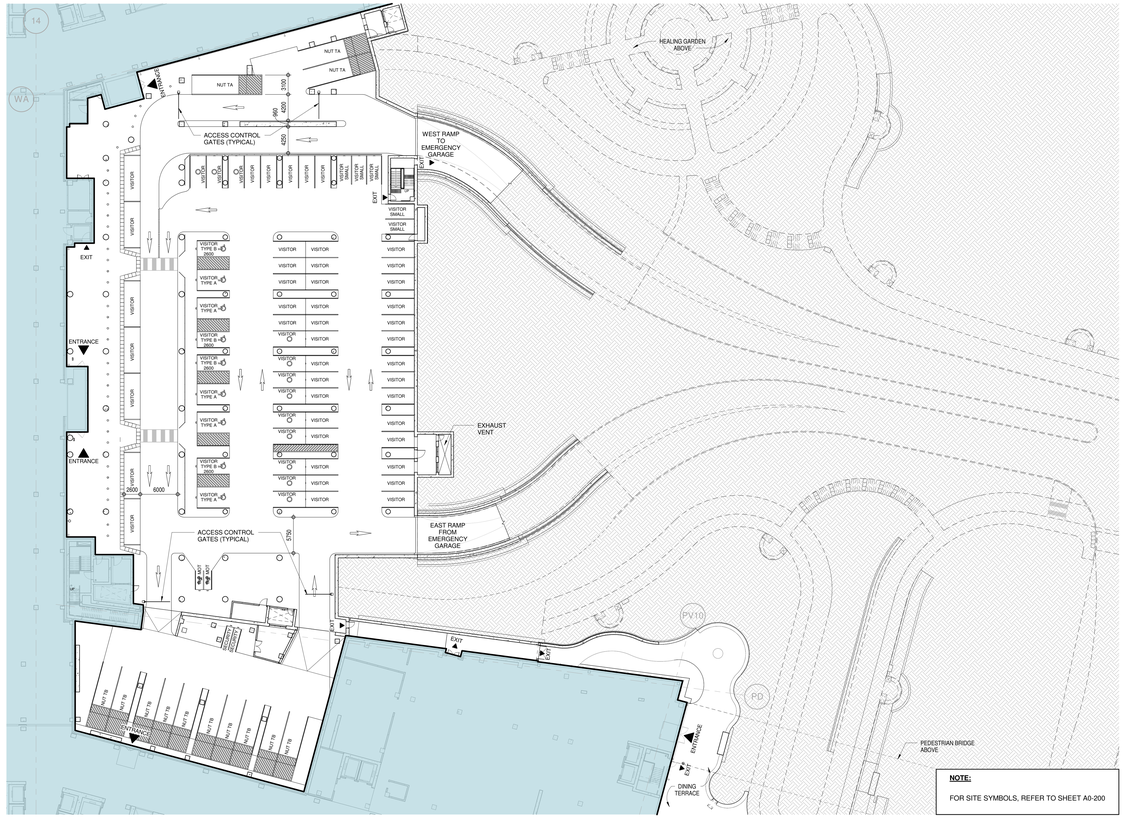
1016 (40") x 1581 (65") CUSTOM SHEET SIZE



ZONE 4 - EAST PARKING LOT & ZONE 5B - EMERGENCY SERVICES PARKING (EAST) 3
A0-200
1 : 250



ZONE 2B LEVEL 1 - MAIN ENTRY PLAZA 2
A0-200
1 : 250



ZONE 2A LEVEL 0 - EMERGENCY AND NON URGENT TRANSPORTATION 1
1 : 250

NOTE:
FOR SITE SYMBOLS, REFER TO SHEET A0-200

PROJECT
THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

900 CARLING AVE. OTTAWA, ONTARIO

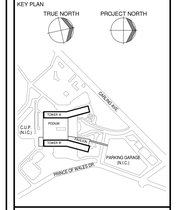
CLIENT
The Ottawa Hospital | L'Hôpital d'Ottawa

Infrastructure Ontario

PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN
TRUE NORTH | PROJECT NORTH



NO.	ISSUED	DATE
02	SITE PLAN CONTROL RESUBMISSION	2026-01-12
01	95% DD SUBMISSION	2025-09-19

REVISIONS

DRAWING STATUS
NOT FOR CONSTRUCTION

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ALL DIMENSIONS ARE SHOWN IN METRIC.

AUTHOR

adamson ASSOCIATES | ARCHITECTS
A Partnership of Corporations

PROJECT TEAM

DESIGN-BUILDER	PCL/ED, A JOINT VENTURE
ARCHITECTURAL	PARKIN ARCHITECTS LIMITED JODOIN LAMARRE PRATTE ARCHITECTES ADAMSON ASSOCIATE ARCHITECTS bbb ARCHITECTS INC.
STRUCTURAL	STEPHENSON ENGINEERING LTD. BOUTHILLETTE PARIZEAU INC.
MECHANICAL	HH ANGUS & ASSOCIATES LTD. CROSSEY ENGINEERING LTD.
ELECTRICAL	MULVEY & BANANI INTERNATIONAL INC.
CIVIL	WSP CANADA INC.
LANDSCAPE	VERTECHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

STAMP | STAMP

DRAWING TITLE
PARKING LOTS ZONES 2A & ZONE 2B ZONE 4 ZONE 5B

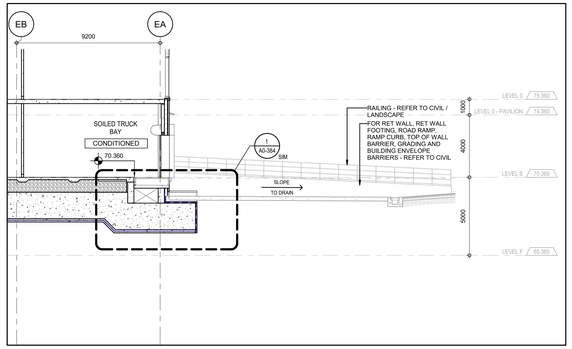
DRAWN	CHECKED
AAA-PT	SC
SCALE AT 40" x 65"	DATE
1 : 250	19 SEP 2025

GRAPHIC SCALE 0 2.5 5 10 15 20 SCALE IN METERS

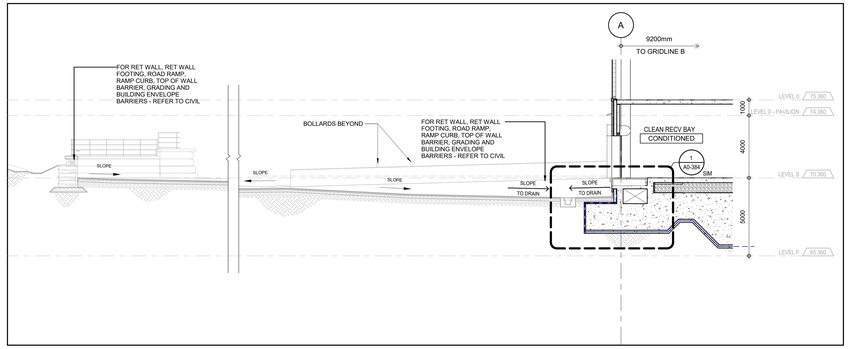
DRAWING NO. **A0-221** REV NO. **02**

PLOT DATE: 2026-09-18 12:16:29 PM

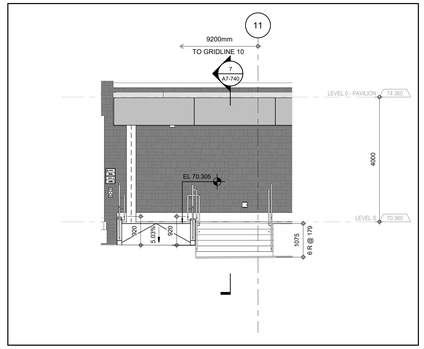
10:16 (40") x 100:1 (857) (CUSTOM SHEET SIZE)



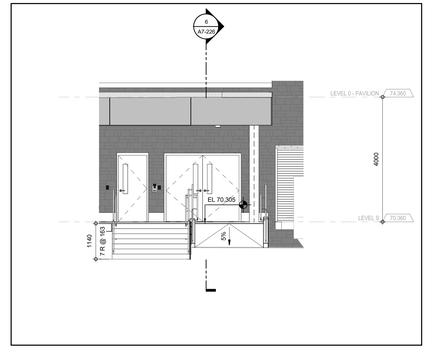
ELEVATION - RETAINING WALL NORTH ELEVATION 6
A0-225
1 : 100



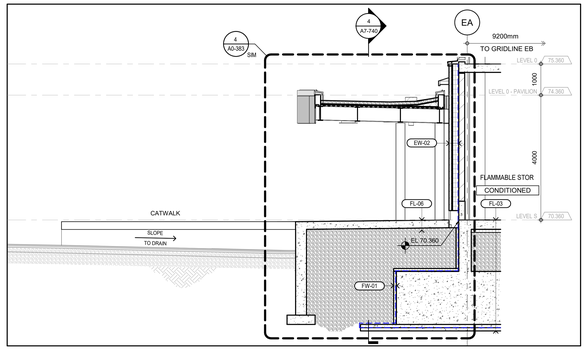
ELEVATION - RETAINING WALL SOUTH ELEVATION 5
A0-225
1 : 100



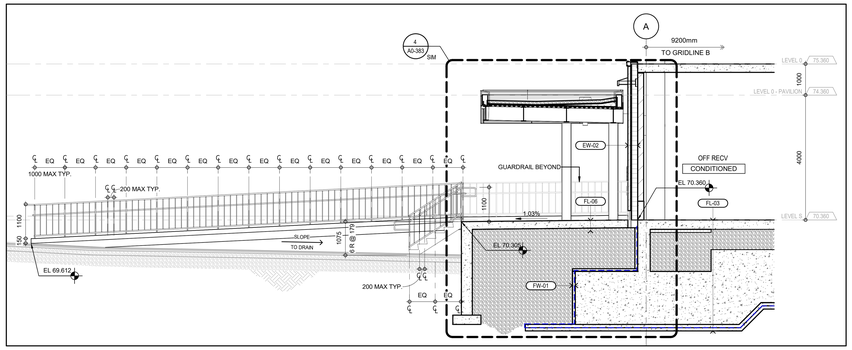
EAST ELEVATION - RECEIVING AREA SOUTH RAMP 8
A0-225
1 : 50



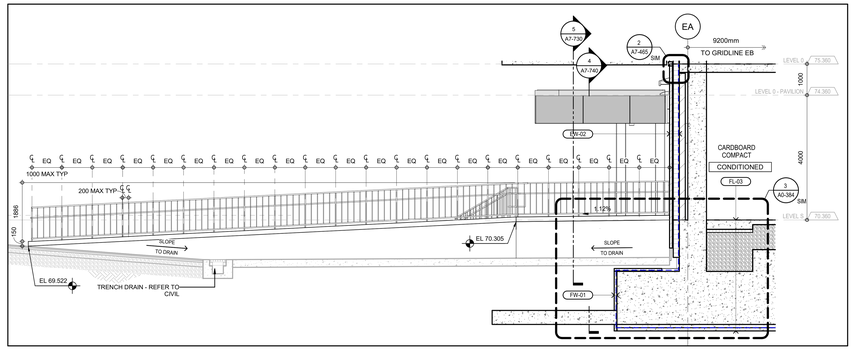
EAST ELEVATION - RECEIVING AREA NORTH RAMP 7
A0-225
1 : 50



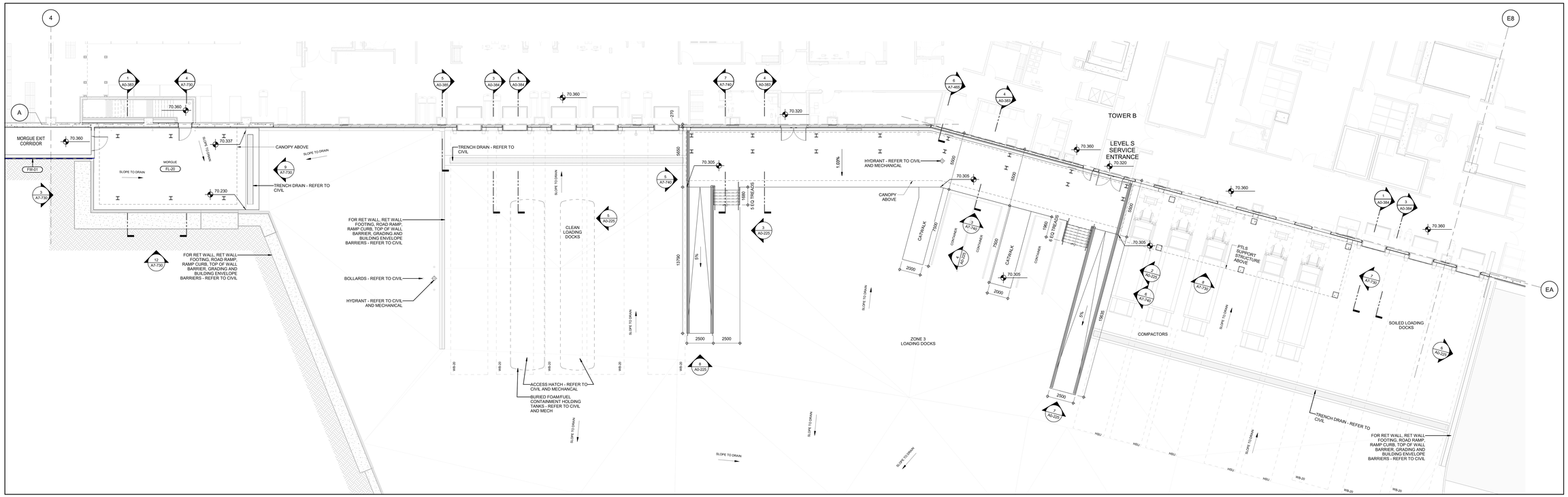
ELEVATION - RECEIVING AREA TYPICAL CATWALK 4
A0-225
1 : 50



NORTH ELEVATION - RECEIVING AREA SOUTH RAMP 3
A0-225
1 : 50



NORTH ELEVATION - RECEIVING AREA NORTH RAMP 2
A0-225
1 : 50



PLAN - LOADING DOCK 1
A0-225
1 : 100

PLOT DATE: 2025-09-16 1:08:19 PM

PROJECT
THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

900 CARLING AVE. OTTAWA, ONTARIO

CLIENT

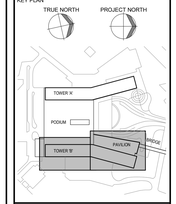
The Ottawa Hospital | L'Hôpital d'Ottawa

Infrastructure Ontario

PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN



NO.	ISSUED	DATE
02	SITE PLAN CONTROL RESUBMISSION	2026-01-12
01	90% DD SUBMISSION	2025-09-19

REVISIONS

DRAWING STATUS
NOT FOR CONSTRUCTION

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CONSULTANT BEFORE PROCEEDING.
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AUTHOR

adamson ASSOCIATES | ARCHITECTS
A Partnership of Corporations

PROJECT TEAM	
DESIGN-BUILDER	PCL/ED. A JOINT VENTURE
ARCHITECTURAL	PARKIN ARCHITECTS LIMITED JODOIN LAMARRE PRATTE ARCHITECTES ADAMSON ASSOCIATE ARCHITECTS tdm ARCHITECTS INC.
STRUCTURAL	STEPHENSON ENGINEERING LTD. BOUTHILLETTE PARIZEAU INC.
MECHANICAL	HH ANGUS & ASSOCIATES LTD. CROSSEY ENGINEERING LTD.
ELECTRICAL	MULVEY & BANANI INTERNATIONAL INC.
CIVIL	WSP CANADA INC.
LANDSCAPE	VERTECHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

STAMP | STAMP

DRAWING TITLE
LOADING DOCK

DRAWN	CHECKED
AAA-PT	SC
SCALE AT 40" x 60"	DATE
AS NOTED	19 SEP 2025

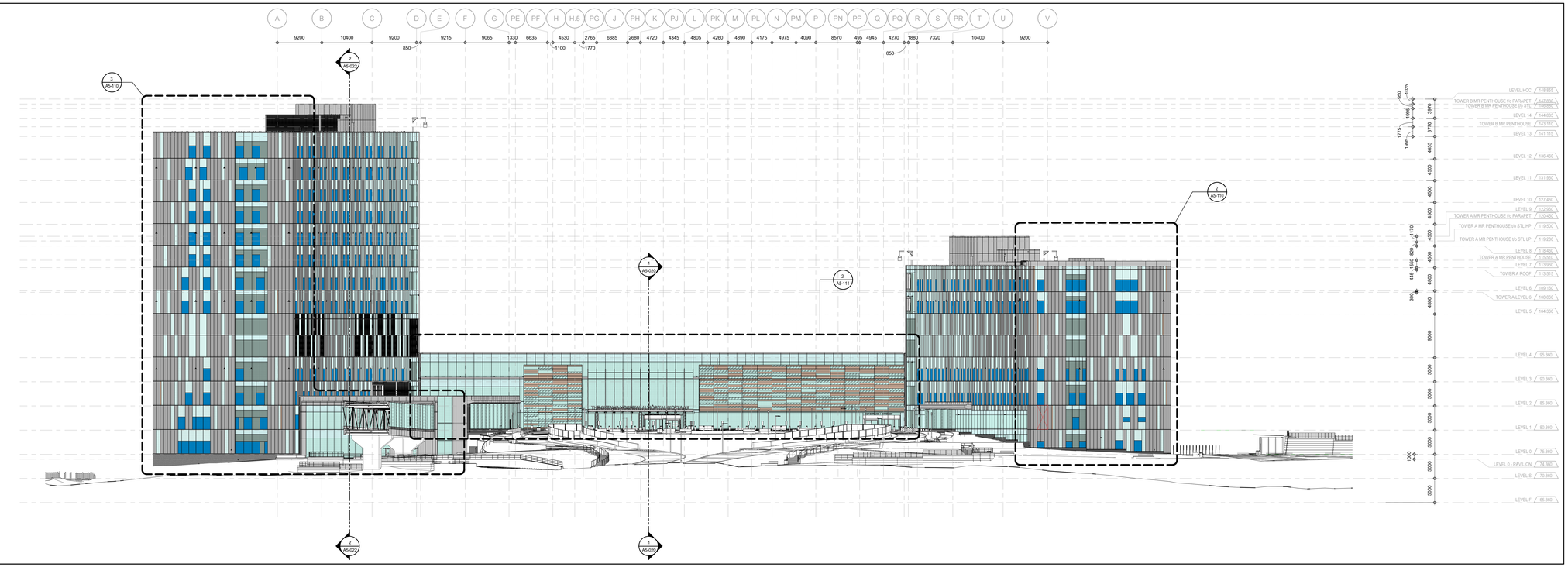
GRAPHIC SCALE

DRAWING NO. **A0-225** | REV NO. **02**

9516 (40") x 1951 (80") CUSTOM SHEET SIZE

ELEVATION - EAST ELEVATION TOWER B 2
A2-100.2
1 : 200

WINDOW TO WALL RATIO (PER BUILDING)		
FACADE	VISION GLAZING	SOLID WALL/PANEL
AG EAST FACADE	0%	100%
AG SOUTH FACADE	8%	92%
AG WEST FACADE	0%	100%
PAVILION NORTH FACADE	55%	45%
PAVILION WEST FACADE	79%	21%
PODIUM NORTH LOWER FACADE	84%	16%
PODIUM NORTH UPPER FACADE	79%	21%
PODIUM SOUTH FACADE	28%	72%
TOWER A EAST FACADE	21%	79%
TOWER A NORTH FACADE	10%	90%
TOWER A SOUTH FACADE	18%	82%
TOWER A WEST FACADE	18%	82%
TOWER B EAST FACADE	16%	84%
TOWER B NORTH FACADE	11%	89%
TOWER B SOUTH FACADE	13%	87%
TOWER B WEST FACADE	18%	82%
UNKNOWN	0%	100%



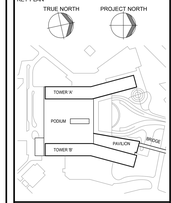
ELEVATION - NORTH ELEVATION TOWER A, TOWER B AND PODIUM 1
A2-100.2
1 : 200

PLOT DATE: 9/19/2025 12:33:17 PM

PROJECT
THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING
900 CARLING AVE. OTTAWA, ONTARIO

CLIENT
The Ottawa Hospital | L'Hôpital d'Ottawa
Infrastructure Ontario
PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN
TRUE NORTH PROJECT NORTH


NO.	ISSUED	DATE
02	SITE PLAN CONTROL RESUBMISSION	2026-01-12
01	95% DD SUBMISSION	2025-09-19
	REVISIONS	

DRAWING STATUS
NOT FOR CONSTRUCTION

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AUTHOR
adamson ASSOCIATES | ARCHITECTS
A Partnership of Corporations

PROJECT TEAM
DESIGN-BUILDER PCLED, A JOINT VENTURE
ARCHITECTURAL PARKIN ARCHITECTS LIMITED
JODOIN LAMARRE PRATTE ARCHITECTES
ADAMSON ASSOCIATE ARCHITECTS
bbb ARCHITECTS INC.
STRUCTURAL STEPHENSON ENGINEERING LTD.
BOUTHILLETTE PARIZEAU INC.
MECHANICAL HH ANGUS & ASSOCIATES LTD.
CROSSEY ENGINEERING LTD.
ELECTRICAL MULVEY & BANANI INTERNATIONAL INC.
CIVIL WSP CANADA INC.
LANDSCAPE VERTECHS DESIGN INC.
PWP LANDSCAPE ARCHITECTURE
BUILDING CODE LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

STAMP STAMP

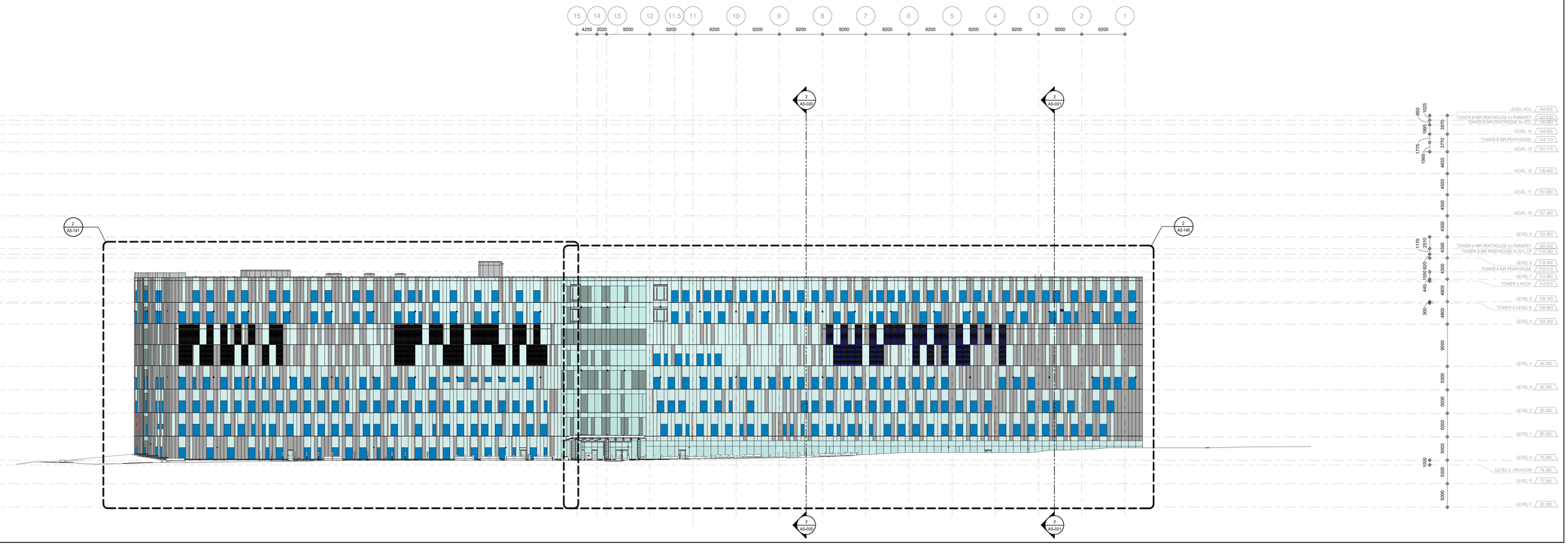
DRAWING TITLE
BUILDING ELEVATION (NORTH & EAST)

DRAWN	CHECKED
AAA-PT	JM
SCALE AT 40" x 65"	DATE
1 : 250	19 SEP 2025

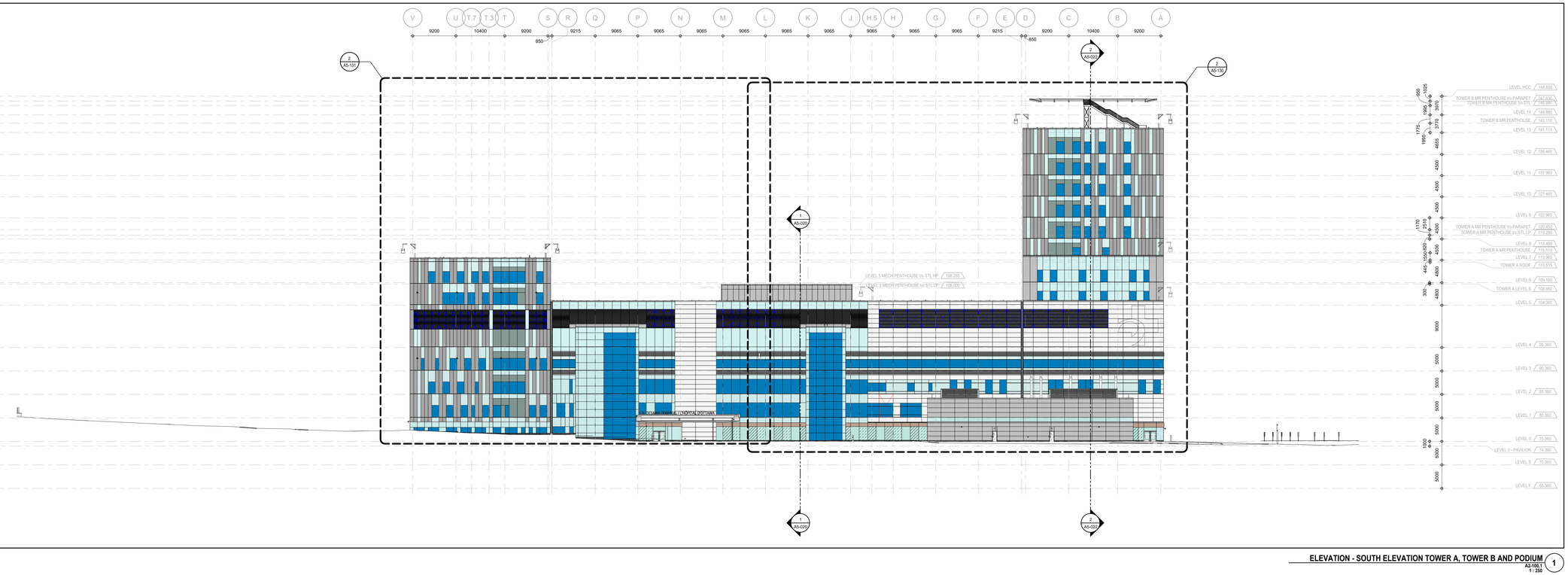
GRAPHIC SCALE 0 2.5 5 10 15 20
SCALE IN METERS

DRAWING NO. **A5-010** REV NO. **02**

1016 (40") x 1581 (62") CUSTOM SHEET SIZE



ELEVATION - WEST ELEVATION TOWER A 2
A3-100.1
1 : 200

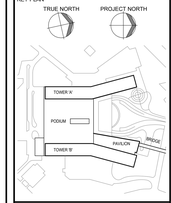


ELEVATION - SOUTH ELEVATION TOWER A, TOWER B AND PODIUM 1
A3-100.1
1 : 200

PROJECT
THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING
900 CARLING AVE, OTTAWA, ONTARIO

CLIENT
The Ottawa Hospital | L'Hôpital d'Ottawa
Infrastructure Ontario
PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN


NO.	ISSUED	DATE
02	SITE PLAN CONTROL RESUBMISSION	2026-01-12
01	95% DD SUBMISSION	2025-09-19

REVISIONS

DRAWING STATUS
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AUTHOR
adamson ASSOCIATES | ARCHITECTS
A Partnership of Corporations

PROJECT TEAM
DESIGN-BUILDER PCLED, A JOINT VENTURE
ARCHITECTURAL PARKIN ARCHITECTS LIMITED
JODOIN LAMARRE PRATTE ARCHITECTES
ADAMSON ASSOCIATE ARCHITECTS
fdm ARCHITECTS INC.
STRUCTURAL STEPHENSON ENGINEERING LTD.
BOUTHILLETTE PARIZEAU INC.
MECHANICAL HH ANGUS & ASSOCIATES LTD.
CROSSEY ENGINEERING LTD.
ELECTRICAL MULVEY & BANANI INTERNATIONAL INC.
CIVIL WSP CANADA INC.
LANDSCAPE VERTECHS DESIGN INC.
PWP LANDSCAPE ARCHITECTURE
BUILDING CODE LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

STAMP | STAMP

DRAWING TITLE
BUILDING ELEVATION (SOUTH & WEST)

DRAWN	CHECKED
AAA-PT	JM
SCALE AT 40" x 66"	DATE
1 : 250	19 SEP 2025

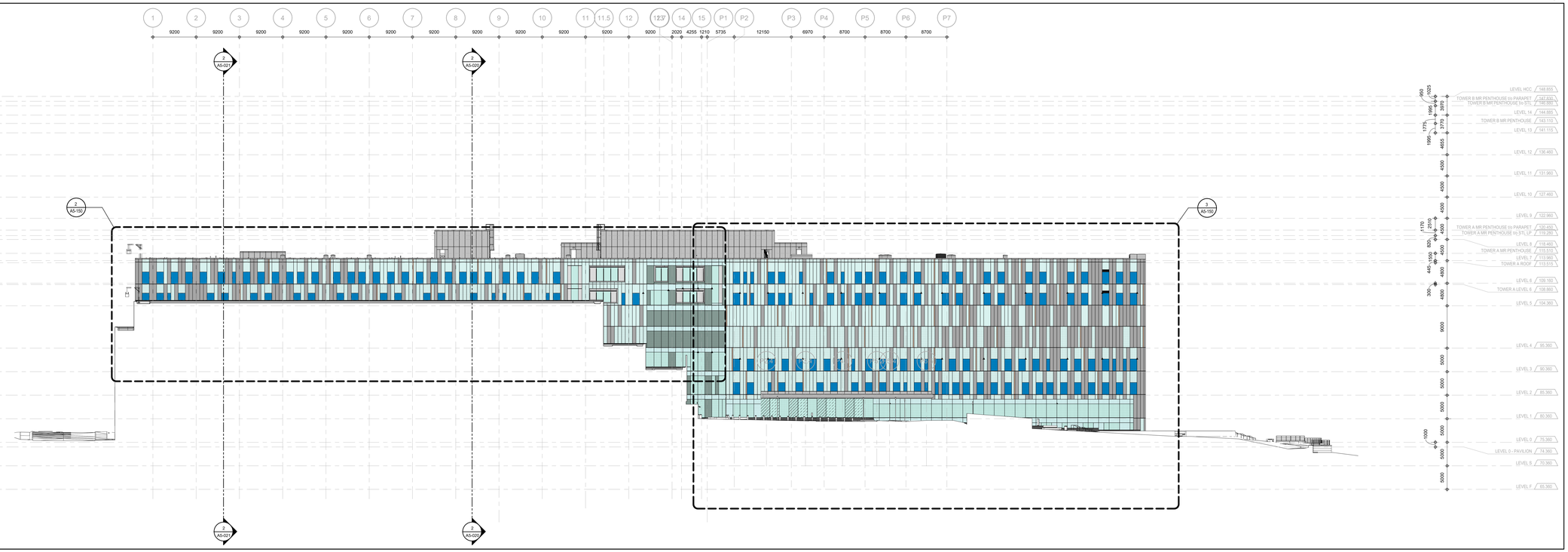
GRAPHIC SCALE 0 2.5 5 10 20
SCALE IN METERS

DRAWING NO. **A5-011** REV NO. **02**

PLOT DATE: 9/10/2025 12:33:34 PM

9516 (40") x 1651 (65") CUSTOM SHEET SIZE

ELEVATION - WEST ELEVATION TOWER B 2
A3-100.6
1 : 250

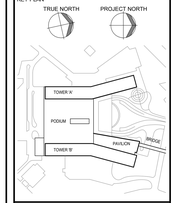


ELEVATION - EAST ELEVATION TOWER A 1
A3-100.2
1 : 250

PROJECT
THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING
900 CARLING AVE. OTTAWA, ONTARIO

CLIENT
The Ottawa Hospital | L'Hôpital d'Ottawa
Infrastructure Ontario
PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN
TRUE NORTH | PROJECT NORTH


NO.	ISSUED	DATE
02	SITE PLAN CONTROL RESUBMISSION	2026-01-12
01	95% DD SUBMISSION	2025-09-19

REVISIONS

DRAWING STATUS
NOT FOR CONSTRUCTION

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AUTHOR
adamson ASSOCIATES | ARCHITECTS
A Partnership of Corporations

PROJECT TEAM
DESIGN-BUILDER PCLED, A JOINT VENTURE
ARCHITECTURAL PARKIN ARCHITECTS LIMITED
JODOIN LAMARRE PRATTE ARCHITECTES
ADAMSON ASSOCIATE ARCHITECTS
IBI ARCHITECTS INC.
STRUCTURAL STEPHENSON ENGINEERING LTD.
BOUTHILLETTE PARIZEAU INC.
MECHANICAL HH ANGUS & ASSOCIATES LTD.
CROSSEY ENGINEERING LTD.
ELECTRICAL MULVEY & BANANI INTERNATIONAL INC.
CIVIL WSP CANADA INC.
LANDSCAPE VERTECHS DESIGN INC.
PWP LANDSCAPE ARCHITECTURE
BUILDING CODE LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

STAMP | STAMP

DRAWING TITLE
BUILDING ELEVATION (INTERIOR EAST & WEST)

DRAWN	CHECKED
AAA-PT	JM
SCALE AT 40" x 65"	DATE
1 : 250	19 SEP 2025

GRAPHIC SCALE 0 2.5 5 10 20+ SCALE IN METERS

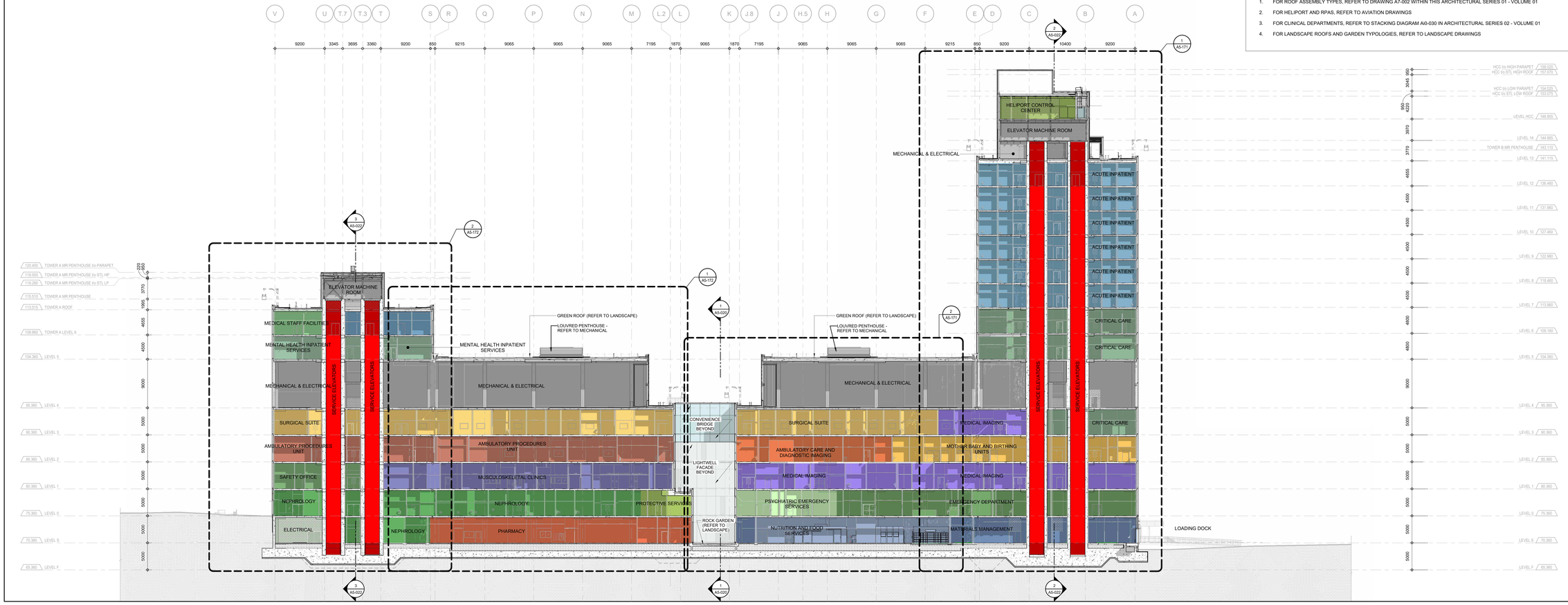
DRAWING NO. **A5-012** | REV NO. **02**

PLOT DATE: 9/10/2025 12:34:31 PM

1016 (40") x 1581 (62") CUSTOM SHEET SIZE

SHEET NOTES:

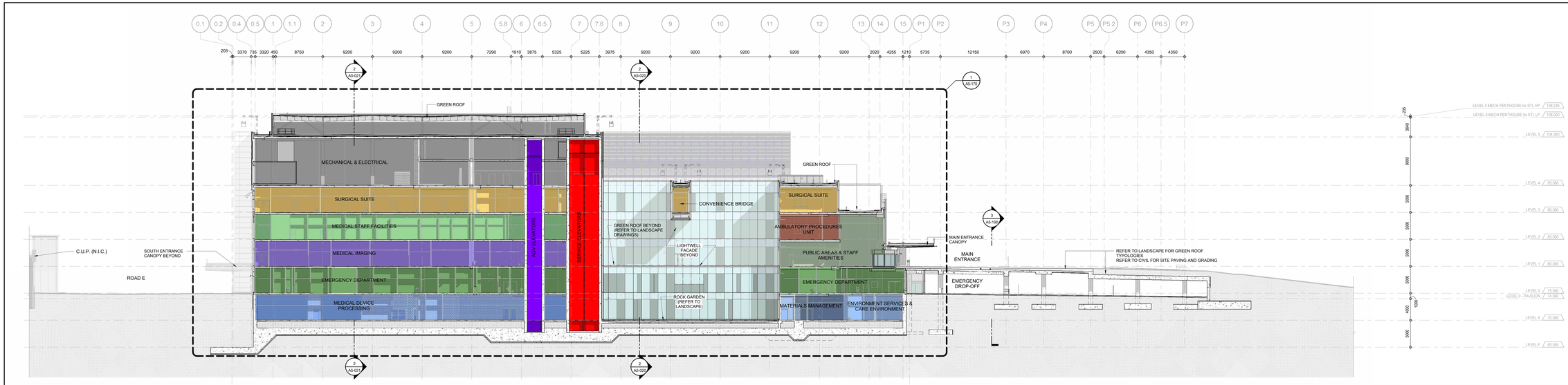
1. FOR ROOF ASSEMBLY TYPES, REFER TO DRAWING A7-002 WITHIN THIS ARCHITECTURAL SERIES 01 - VOLUME 01
2. FOR HELIPORT AND RPAS, REFER TO AVIATION DRAWINGS
3. FOR CLINICAL DEPARTMENTS, REFER TO STACKING DIAGRAM AI0-030 IN ARCHITECTURAL SERIES 02 - VOLUME 01
4. FOR LANDSCAPE ROOFS AND GARDEN TYPOLOGIES, REFER TO LANDSCAPE DRAWINGS



E-W BUILDING SECTION LOOKING NORTH

A1-15F
1 : 200

2



N-S BUILDING SECTION LOOKING WEST

A1-15F
1 : 200

1

PROJECT

THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

900 CARLING AVE. OTTAWA, ONTARIO

CLIENT

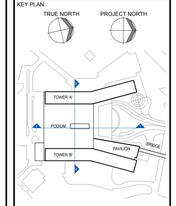
The Ottawa Hospital | L'Hôpital d'Ottawa

Infrastructure Ontario

PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN



NO.	ISSUED	DATE
07	SITE PLAN CONTROL RESUBMISSION	2026-01-12
06	90% DD SUBMISSION	2025-09-19
05	SITE PLAN CONTROL RESUBMISSION	2025-06-05
04	65% DD SUBMISSION	2025-04-04
03	35% DD SUBMISSION	2025-01-28
02	ISSUED FOR ACPOR READINESS	2025-01-06
01	80%SD SUBMISSION	2024-08-15

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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AUTHOR

adamson ASSOCIATES | ARCHITECTS
A Partnership of Corporations

PROJECT TEAM

DESIGN-BUILDER	PCL/ED, A JOINT VENTURE
ARCHITECTURAL	PARKIN ARCHITECTS LIMITED JODOIN LAMARRE PRATTE ARCHITECTES ADAMSON ASSOCIATE ARCHITECTS bbb ARCHITECTS INC.
STRUCTURAL	STEPHENSON ENGINEERING LTD. BOUTHILLETTE PARIZEAU INC.
MECHANICAL	HH ANGUS & ASSOCIATES LTD. CROSSEY ENGINEERING LTD.
ELECTRICAL	MULVEY & BANANI INTERNATIONAL INC.
CIVIL	WSP CANADA INC.
LANDSCAPE	VERTECHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

STAMP | STAMP

DRAWING TITLE

OVERALL BUILDING SECTIONS

DRAWN	CHECKED
AAA-PT	JM
SCALE AT 40" x 65"	DATE
1 : 200	15 AUG 2024

GRAPHIC SCALE 0 1 2 3 4 5 10m
SCALE IN METERS

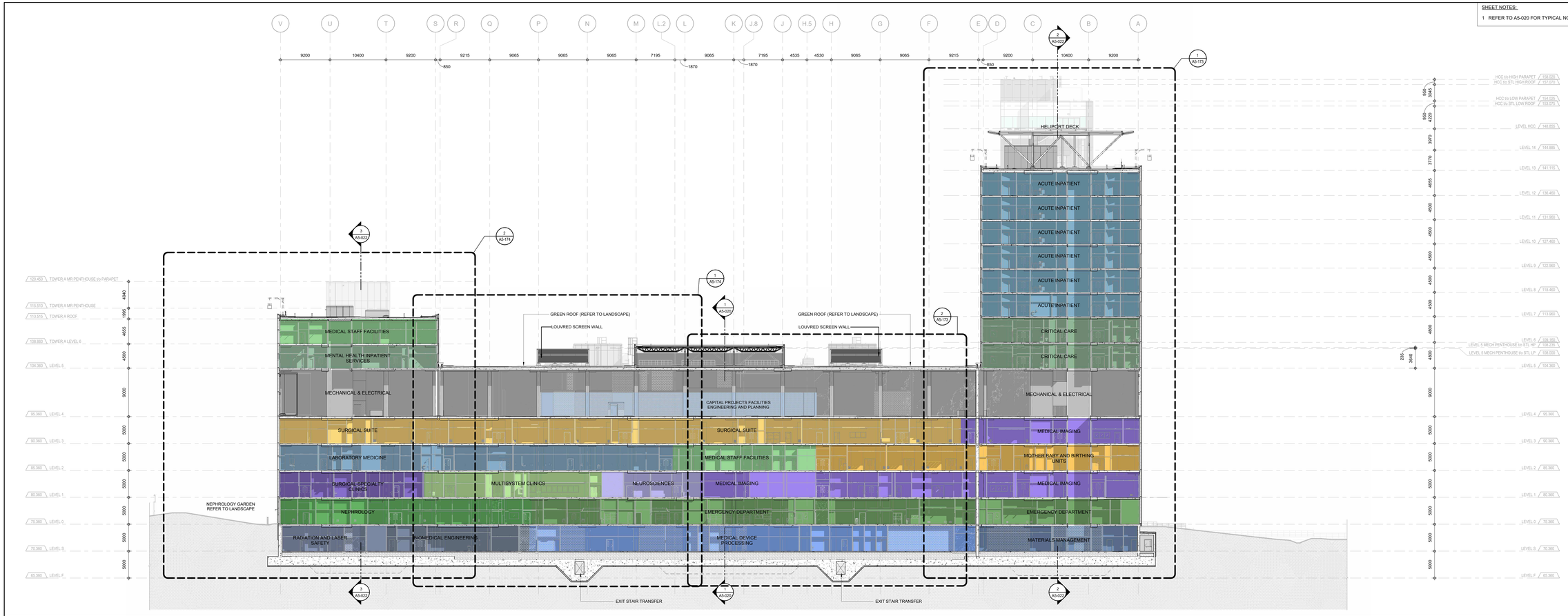
DRAWING NO. **A5-020** | REV NO. **07**

PLOT DATE: 9/16/2025 12:36:07 PM

918 (40") x 1841 (80") CUSTOM SHEET SIZE

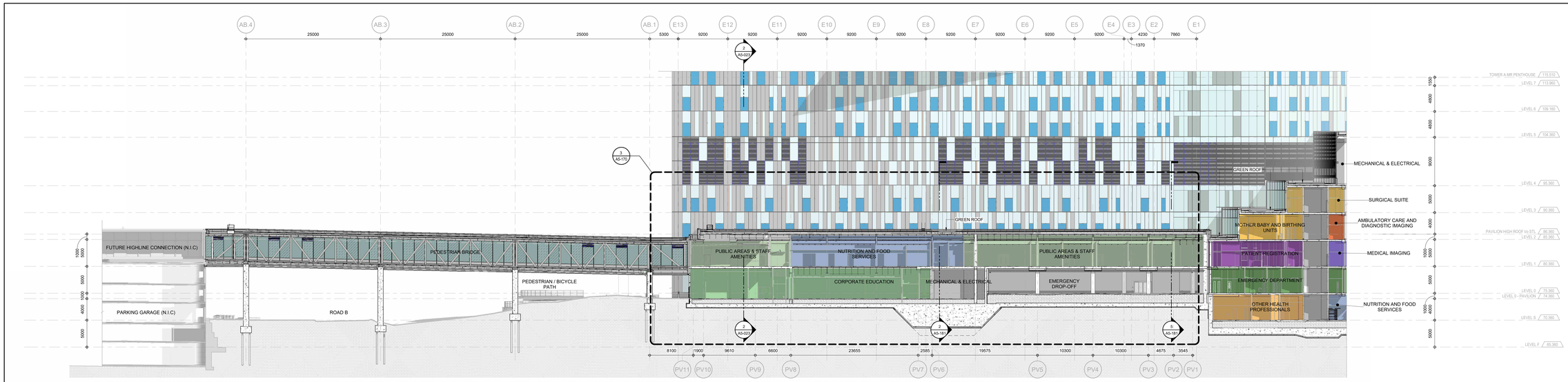
SHEET NOTES:

1. REFER TO A5-020 FOR TYPICAL NOTES



E-W BUILDING SECTION LOOKING NORTH 2

A1-100
1 : 200



PAVILION BUILDING SECTION LOOKING SOUTH EAST 1

A1-100
1 : 200

PLOT DATE: 9/16/2025 12:38:17 PM

PROJECT

THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

900 CARLING AVE. OTTAWA, ONTARIO

CLIENT

The Ottawa Hospital | L'Hôpital d'Ottawa

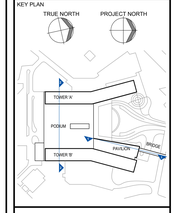
Infrastructure Ontario

PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.

1070002

KEY PLAN



NO.	REVISIONS	DATE
07	SITE PLAN CONTROL RESUBMISSION	2025-01-12
06	90% DD SUBMISSION	2025-09-19
05	SITE PLAN CONTROL RESUBMISSION	2025-06-05
04	65% DD SUBMISSION	2025-04-04
03	35% DD SUBMISSION	2025-01-28
02	ISSUED FOR ACPOR READINESS	2025-01-08
01	80%SD SUBMISSION	2024-08-15

DRAWING STATUS

NOT FOR CONSTRUCTION

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING.
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ALL DIMENSIONS ARE SHOWN IN METRIC.

AUTHOR

adamson ASSOCIATES | ARCHITECTS
A Partnership of Corporations

PROJECT TEAM

DESIGN-BUILDER PCLIED, A JOINT VENTURE

ARCHITECTURAL PARKIN ARCHITECTS LIMITED
JODOIN LAMARRE PRATTE ARCHITECTES
ADAMSON ASSOCIATE ARCHITECTS
bbb ARCHITECTS INC.

STRUCTURAL STEIN MONOX ENGINEERING LTD.
BOUTHILLETTE PARIZEAU INC.

MECHANICAL HH ANGUS & ASSOCIATES LTD.
CROSSEY ENGINEERING LTD.

ELECTRICAL MULVEY & BANANI INTERNATIONAL INC.

CIVIL WSP CANADA INC.

LANDSCAPE VERTECHS DESIGN INC.
PWP LANDSCAPE ARCHITECTURE

BUILDING CODE LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.

2233-00

STAMP | STAMP

DRAWING TITLE

OVERALL BUILDING SECTIONS

DRAWN	CHECKED
AAA-PT	JM
SCALE AT 40" x 65"	DATE
1 : 200	15 AUG 2024

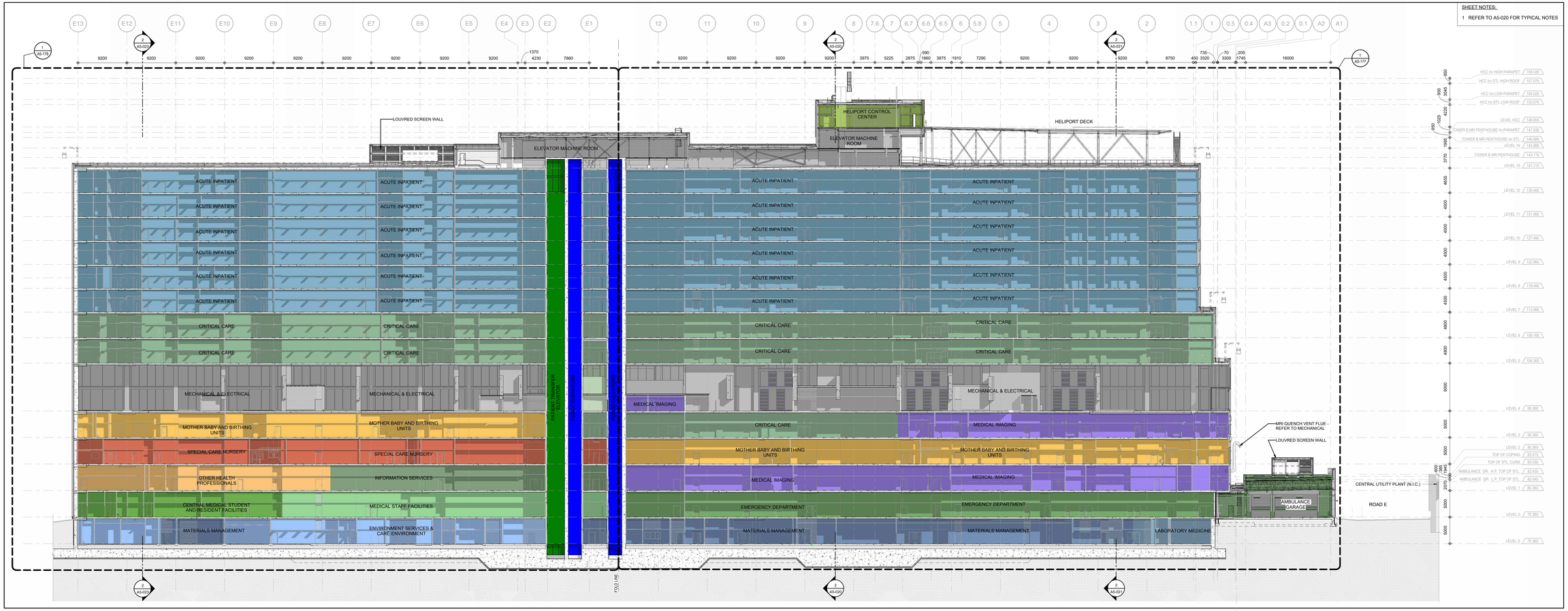
GRAPHIC SCALE 0 1 2 4 6 8 10m
SCALE IN METERS

DRAWING NO. **A5-021** REV NO. **07**

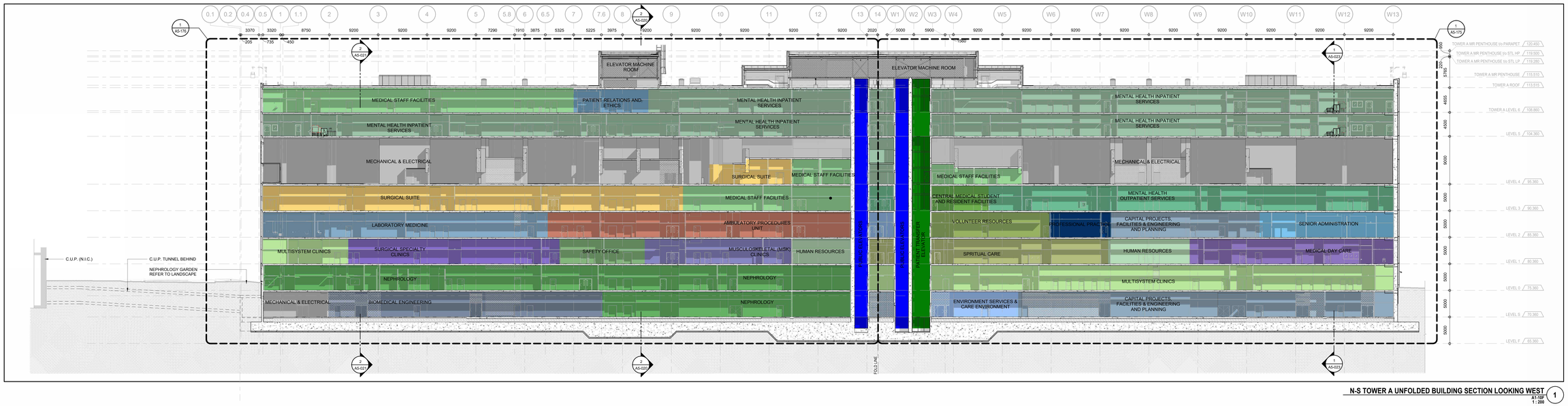
914 (40") x 1651 (65") CUSTOM SHEET SIZE

SHEET NOTES:

1. REFER TO A5-020 FOR TYPICAL NOTES



N-S TOWER B UNFOLDED BUILDING SECTION LOOKING EAST (2)
A1-10F
1 : 200



N-S TOWER A UNFOLDED BUILDING SECTION LOOKING WEST (1)
A1-10F
1 : 200

PROJECT
THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING
900 CARLING AVE. OTTAWA, ONTARIO

CLIENT
The Ottawa Hospital | L'Hôpital d'Ottawa
Infrastructure Ontario
PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN
TRUE NORTH | PROJECT NORTH
TOWER A | PODIUM | PAVILION | BRIDGE | TOWER B

NO	REVISIONS	DATE
07	SITE PLAN CONTROL RESUBMISSION	2026-01-12
06	95% DD SUBMISSION	2025-09-19
05	SITE PLAN CONTROL RESUBMISSION	2025-06-05
04	65% DD SUBMISSION	2025-04-04
03	35% DD SUBMISSION	2025-01-24
02	ISSUED FOR ACPOR READINESS	2025-01-08
01	80%SD SUBMISSION	2024-08-15

DRAWING STATUS
NOT FOR CONSTRUCTION

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AUTHOR
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A Partnership of Corporations

PROJECT TEAM

DESIGN-BUILDER	PCLED, A JOINT VENTURE
ARCHITECTURAL	PARKIN ARCHITECTS LIMITED JODOIN LAMARRE PRATTE ARCHITECTES ADAMSON ASSOCIATE ARCHITECTS bbb ARCHITECTS INC.
STRUCTURAL	STEVENSON ENGINEERING LTD. BOUTHILLETTE PARIZEAU INC.
MECHANICAL	HH ANGUS & ASSOCIATES LTD. CROSSEY ENGINEERING LTD.
ELECTRICAL	MULVEY & BANANI INTERNATIONAL INC.
CIVIL	WSP CANADA INC.
LANDSCAPE	VERTECHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
2233-00

STAMP | STAMP

DRAWING TITLE
OVERALL BUILDING SECTIONS

DRAWN	CHECKED
AAA-PT	JM
SCALE AT 40" x 65"	DATE
1 : 200	15 AUG 2024

GRAPHIC SCALE 0 1 2 3 4 5 10 SCALE IN METERS

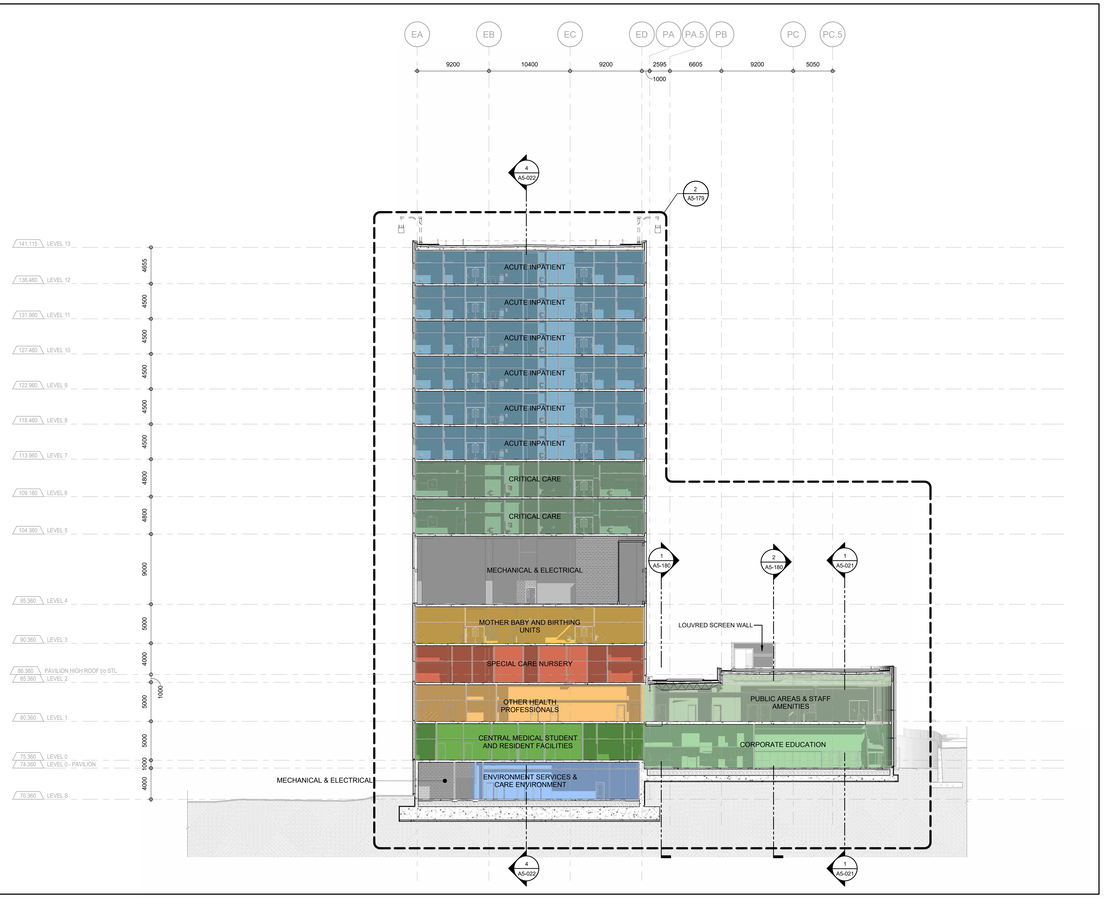
DRAWING NO. **A5-022** | REV NO. **07**

PLOT DATE: 9/16/2025 12:45:19 PM

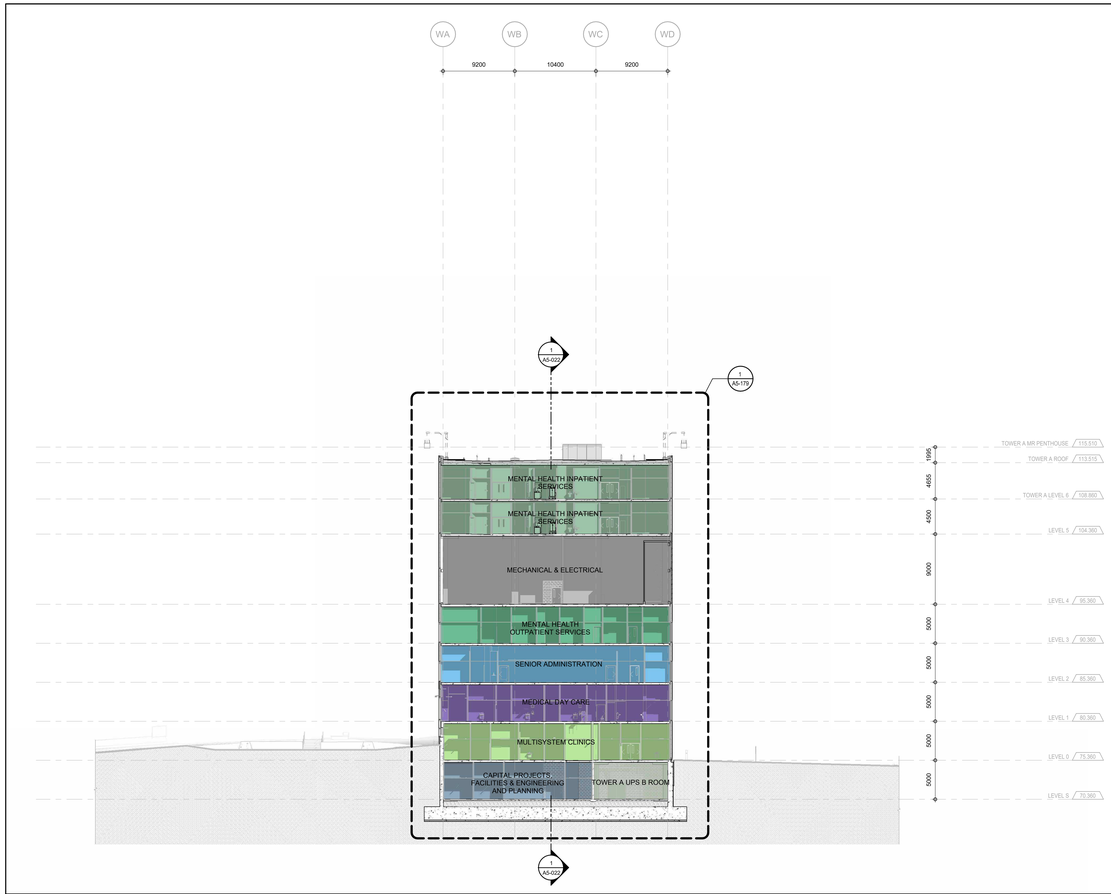
9146 (40") x 1800 (60") CUSTOM SHEET SIZE

SHEET NOTES:

1 REFER TO A5-020 FOR TYPICAL NOTES



TOWER B & PAVILION SECTION FACING SOUTH 2
A1-10F
1 : 200



TOWER A BUILDING SECTION FACING SOUTH 1
A1-10F
1 : 200

PROJECT

THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING

900 CARLING AVE. OTTAWA, ONTARIO

CLIENT

The Ottawa Hospital | L'Hôpital d'Ottawa

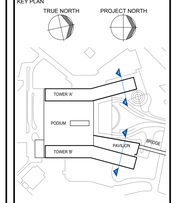
Infrastructure Ontario

PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.

1070002

KEY PLAN



NO.	ISSUED	DATE
06	SITE PLAN CONTROL RESUBMISSION	2026-01-12
05	95% DD SUBMISSION	2025-09-10
04	SITE PLAN CONTROL RESUBMISSION	2025-06-05
03	65% DD SUBMISSION	2025-06-05
02	35% DD SUBMISSION	2025-01-28
01	80%SD SUBMISSION	2024-08-15

REVISIONS

DRAWING STATUS

NOT FOR CONSTRUCTION

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CROSSEY ENGINEERING LTD.

ELECTRICAL MULVEY & BANANI INTERNATIONAL INC.

CIVIL WSP CANADA INC.

LANDSCAPE VERTECHS DESIGN INC.
PWP LANDSCAPE ARCHITECTURE

BUILDING CODE LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.

2233-00

STAMP | STAMP

DRAWING TITLE

OVERALL BUILDING SECTIONS

DRAWN	CHECKED
AAA-PT	JM
SCALE AT 40" x 65"	DATE
1 : 200	15 AUG 2024

GRAPHIC SCALE 0 2 4 6 10m
SCALE IN METERS

DRAWING NO. **A5-023**

REV NO. **06**

PLOT DATE: 8/16/2023 12:47:06 PM

1016 (40") x 1581 (65") CUSTOM SHEET SIZE

UNDERSTORY PLANTING PLANS

	PALETTE	BOTANICAL NAME	BREAK DOWN (%)	SIZE	SPACING
1 / L27-110	1	ZONE 1 SHADY WOODLAND MIX			
		ASARUM CANADENSE	5%	PLUG	9"
		ATHYRIUM FILIX-FEMINA	5%	1 GALLON	18"
		CAREX EBURNEA	21%	PLUG	9"
		CAREX PENSYLVANICA	21%	PLUG	9"
		CAREX PLATYPHYLLA	25%	PLUG	9"
		DRYOPTERIS GOLDIANA	5%	1 GALLON	18"
		DRYOPTERIS MARGINALIS	5%	1 GALLON	18"
		MAIANTHEMUM CANADENSE	5%	PLUG	9"
		ONOCLEA SENSIBILIS	4%	1 GALLON	18"
		POLYSTICHUM ACROSTICHOIDES	4%	1 GALLON	18"
2 / L27-110	2	ZONE 2 WOODLAND EDGE MIX			
		CAREX DIVULSA	3%	1 GALLON	12"
		CAREX PENSYLVANICA	15%	1 GALLON	12"
		CORNUS CANADENSIS	6%	1 GALLON	12"
		CHRYSOGONUM VIRGINIANUM	8%	1 GALLON	12"
		DIERVILLA IONICERA	5%	3 GALLON	24"
		GERANIUM MACULATUM	8%	3 GALLON	12"
		IRIS SIBIRICA	3%	BULBS	24"
		MAIANTHEMUM RACEMOSUM	12%	3 GALLON	12"
		PHLOX DIVARICATA	3%	1 GALLON	12"
		PTERIDIUM AQUILINUM	8%	1 GALLON	24"
		STYLOPHORUM DIPHYLLUM	10%	1 GALLON	12"
		TRADESCANTIA VIRGINIANA	6%	1 GALLON	12"
	3	ZONE 3 SCREENING SHRUBS			
		CHAMAECYPARIS PISIFERA 'SUNGOLD'	8%	15 GALLON	48"
		ILEX GLABRA	12%	15 GALLON	48"
		ILEX OPACA	14%	15 GALLON	48"
		ILEX X MESERVEAE 'BLUE PRINCESS'	16%	15 GALLON	48"
		PHYSOCARPUS OPULIFOLIUS	8%	15 GALLON	48"
		SAMBUCUS RACEMOSA	8%	15 GALLON	48"
		SYRINGA X PRESTONIAE	10%	15 GALLON	48"
		VIBURNUM DENTATUM	12%	15 GALLON	48"
		VIBURNUM LENTAGO	12%	15 GALLON	48"
	4	ZONE 4 OPEN WOODLAND MIX			
		ANEMONE CANADENSIS	5%	SEED	N/A
		AQUILEGIA CANADENSIS	5%	SEED	N/A
		ARALIA NUDICAULIS	5%	SEED	N/A
		ASTER ALPINUS	5%	SEED	N/A
		CAREX ALBURSINA	11%	SEED	N/A
		CAREX BREVIOR	11%	SEED	N/A
		CAREX DIVULSA	11%	SEED	N/A
		DESCHAMPSIA CESPITOSA	11%	SEED	N/A
		ELYMUS HYSTRIX	11%	SEED	N/A
		GALIUM BOREALE	5%	SEED	N/A
		GERANIUM MACULATUM	5%	SEED	N/A
		PACKERA AUREA	5%	SEED	N/A
		PENSTEMON DIGITALIS	5%	SEED	N/A
		ZIZIA AUREA	5%	SEED	N/A
1 / L27-111	5	ZONE 5 YELLOW FALL HIGHLIGHT SHRUBS			
		AESCULUS PARVIFLORA	2%	3 GALLON	72"
		HAMAMELIS VIRGINIANA	1%	3 GALLON	72"
		LINDERA BENZOIN	2%	3 GALLON	72"
		PTERIDIUM AQUILINUM	17%	1 GALLON	36"
		VACCINIUM ANGUSTIFOLIUM	78%	1 GALLON	18"
1 / L27-112	6	ZONE 6 RED FALL HIGHLIGHT SHRUBS			
		ARONIA ARBUTIFOLIA	4%	3 GALLON	60"
		ARONIA MELANOCARPA	6%	3 GALLON	60"
		COMPTONIA PEREGRINA	8%	1 GALLON	30"
		CORNUS SERICEA 'KELSEYI'	6%	1 GALLON	30"
		VIBURNUM DENTATUM	8%	3 GALLON	60"
		VIBURNUM NUDUM	12%	3 GALLON	60"
1 / L27-113	7	ZONE 7 LID MIX			
		CAREX ALBURSINA	16%	PLUG	8"
		CAREX EBURNEA	12%	PLUG	8"
		CAREX PLATYPHYLLA	17%	PLUG	8"
		CAREX VULPINOIDEA	21%	PLUG	8"
		JUNCUS EFFUSUS PYLAEI	17%	PLUG	8"
		MIMULUS RINGENS	16%	PLUG	8"
	8	ZONE 8 SWALE MIX			
		ARONIA ARBUTIFOLIA	10%	1 GALLON	36"
		CALAMAGROSTIS CANADENSIS	10%	PLUG	12"
		CHASMANTHIUM LATIFOLIUM	15%	PLUG	12"
		CHELONE GLABRA	5%	4" POT	12"
		EUTROCHIUM MACULATUM	15%	4" POT	12"
		ITEA VIRGINICA 'SMNIVDFC' TM	10%	1 GALLON	24"
		PANICUM VIRGATUM	15%	PLUG	12"
		SPARTINA PECTINATA	15%	PLUG	12"
		ZIZIA AUREA	5%	4" POT	12"
	9	ZONE 9 GRASS MEADOW			
		ASTER ALPINUS	15%	SEED	N/A
		BOUTELOUA CERTIPENDULA	25%	SEED	N/A
		DESCHAMPSIA CESPITOSA	20%	SEED	N/A
		SCHIZACHYRIUM SCOPARIUM	20%	SEED	N/A
		SPOROBOLUS HETEROLEPIS	10%	SEED	N/A
		ELYMUS HYSTRIX	10%	SEED	N/A

	PALETTE	BOTANICAL NAME	BREAK DOWN (%)	SIZE	SPACING
	10	ZONE 10 POLLINATOR MEADOW			
		ANDROPOGON GERARDII	5%	SEED	N/A
		ASTER ALPINUS	3%	SEED	N/A
		BOUTELOUA CURTIPENDULA	5%	SEED	N/A
		COREOPSIS LANCEOLATA	5%	SEED	N/A
		DOELLINGERIA UMBELLATA	7%	SEED	N/A
		ECHINACEA PURPUREA	8%	SEED	N/A
		EUPHORBIA COROLLATA	7%	SEED	N/A
		EUTROCHIUM MACULATUM	5%	SEED	N/A
		MONARDA PUNCTATA	6%	SEED	N/A
		PANICUM VIRGATUM	5%	SEED	N/A
		PENSTEMON DIGITALIS	5%	SEED	N/A
		RUDBECKIA HIRTA	8%	SEED	N/A
		SCHIZACHYRIUM SCOPARIUM	9%	SEED	N/A
		SOLIDAGO CANADENSIS	6%	SEED	N/A
		SORGHASTRUM NUTANS	5%	SEED	N/A
		SPOROBOLUS HETEROLEPIS	3%	SEED	N/A
		TRIDENS FLAVUS	8%	SEED	N/A
2 / L27-113	11	ZONE 11 STREET PLANTING			
		BOUTELOUA CURTIPENDULA	20%	1 GALLON	12"
		BOUTELOUA GRACILIS	18%	1 GALLON	12"
		HYSSOPUS OFFICINALIS	8%	1 GALLON	12"
		RUDBECKIA HIRTA	14%	1 GALLON	12"
		SALVIA NEMOROSA	12%	1 GALLON	12"
		SCHIZACHYRIUM SCOPARIUM	20%	1 GALLON	12"
		SOLIDAGO NEMORALIS	8%	1 GALLON	12"
	12	ZONE 12 HEDGE			
		ILEX GLABRA 'DENSA'	100%	5 GALLON	24"
	13	ZONE 13 LAWN			
		FESTUCA RUBRA SSP. COMMUTATA	100%	SOD	N/A
	14	ZONE 14 MOW LESS FESCUE			
		SINGLE SOD MIX CONTAINING:			
		FESTUCA BREVIPILA TRACEY	33.33%	N/A	N/A
		FESTUCA RUBRA SSP. COMMUTATA	33.33%	N/A	N/A
		FESTUCA RUBRA SSP. RUBRA GAUDIN	33.33%	N/A	N/A
	15	ZONE 15 GRASS BORDER			
		SPOROPOLUS HETEROLEPIS	100%	SEED	N/A
1 / L27-114	16	ZONE 16 PERENNIAL BORDER			
		AMSONIA HUBRICHTII	24%	1 GALLON	12"
		CEANOTHUS AMERICANUS	8%	5 GALLON	24"
		DAUTZIA 'YUKI KABUKI'	4%	5 GALLON	24"
		GERANIUM MACULATUM	12%	1 GALLON	12"
		ILEX GLABRA 'COMPACTA'	9%	5 GALLON	24"
		MONARDA FISTULOSA	23%	1 GALLON	12"
		SCHIZACHYRIUM SCOPARIUM	20%	1 GALLON	12"
1 / L27-115	17	ZONE 17 ARRIVAL PLANTING			
		ANEMONE CANADENSIS	40%	1 GALLON	12"
		CORNUS SERICEA 'KELSEYI'	10%	5 GALLON	24"
		PHLOX DIVARICATA	50%	1 GALLON	12"
2 / L27-115	18	ZONE 18 FACADE PLANTING			
		ADIANTUM PEDATUM	25%	1 GALLON	12"
		ASARUM CANADENSE	35%	1 GALLON	12"
		ASPLENIUM SCOLOPENDRIUM	24%	1 GALLON	12"
		ATHYRIUM FILIX-FEMINA	5%	1 GALLON	24"
		DRYOPTERIS INTERMEDIA	4%	1 GALLON	24"
		DIPHYLLEIA CYMOSA	7%	5 GALLON	24"
	19	ZONE 19 NEPHROLOGY GARDEN			
		ACANTHUS SPINOSUS	10%	5 GALLON	18"
		ARALIA RACEMOSA	10%	5 GALLON	18"
		ASCLEPIAS SYRIACA	3%	1 GALLON	12"
		BAPTISIA 'BLUEBERRY SUNDAE'	10%	5 GALLON	18"
		CORNUS SERICEA 'KELSEYI'	8%	15 GALLON	24"
		GERANIUM MACULATUM	10%	1 GALLON	18"
		HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	8%	15 GALLON	36"
		ILEX VERTICILLATA	3%	15 GALLON	36"
		ITEA VIRGINICA 'SMNIVDFC' TM	6%	15 GALLON	24"
		KALMIA LATIFOLIA	3%	15 GALLON	36"
		MERTENSIA VIRGINICA	8%	1 GALLON	12"
		RHODODENDRON VISCOSUM	6%	15 GALLON	36"
		SCHIZACHYRIUM SCOPARIUM	4%	1 GALLON	18"
		TIARELLA CORDIFOLIA	8%	1 GALLON	18"
		VIOLA SORORIA	3%	4" POT	8"
	20	ZONE 20 PAVILION GARDEN			
		AQUILEGIA CANADENSIS	4%	1 GALLON	12"
		ASARUM CANADENSE	7%	1 GALLON	12"
		ASTILBOIDES TABULARIS	9%	3 GALLON	24"
		ATHYRIUM FILIX-FEMINA	4%	5 GALLON	18"
		CAREX PENSYLVANICA	4%	1 GALLON	12"
		DENNSTAEDTIA PUNTILOBULA	4%	5 GALLON	18"
		DICENTRA EXIMIA 'SNOWDRIFT'	4%	1 GALLON	18"
		DIPHYLLEIA CYMOSA	9%	3 GALLON	36"
		DRYOPTERIS GOLDIANA	3%	5 GALLON	36"
		DRYOPTERIS MARGINALIS	5%	5 GALLON	18"
		EURYBIA MACROPHYLLA	8%	3 GALLON	18"
		HELLEBORUS FOETIDUS	3%	3 GALLON	18"
		HEUCHERA VILLOSA	3%	3 GALLON	18"
		HOSTA 'HALCYON'	8%	3 GALLON	18"
		MERTENSIA VIRGINICA	4%	1 GALLON	12"
		ONOCLEA SENSIBILIS	5%	5 GALLON	18"
		POLYSTICHUM ACROSTICHOIDES	5%	5 GALLON	18"
		SYMPHORICARPOS ALBUS	4%	5 GALLON	36"
		THELYPTERIS NOVEBORACENSIS	3%	5 GALLON	18"
		TIARELLA CORDIFOLIA	4%	1 GALLON	18"

	PALETTE	BOTANICAL NAME	BREAK DOWN (%)	SIZE	SPACING
	21A	ZONE 21 HEALING GARDEN			
		- INNER ZONE SPECIES:	10%	5 GALLON	18"
		ANAPHALIS MARGARITACEA	8%	1 GALLON	18"
		ARCTOSTAPHYLOS UVA URSI	10%	5 GALLON	18"
		ARTEMESIA LUDOVICIANA	3%	4" POT	8"
		ERYTHRONIUM AMERICANUM	5%	1 GALLON	12"
		FRAGARIA VESCA	8%	1 GALLON	12"
		GAULTHERIA PROCUMBENS	10%	1 GALLON	18"
		HIEROCHLOE ODORATA	6%	1 GALLON	18"
		LINNAEA BOREALIS	8%	5 GALLON	18"
		MENTHA CANADENSIS	8%	1 GALLON	18"
		MONARDA DIDYMA	8%	1 GALLON	12"
		POTENTILLA ANSERINA	8%	1 GALLON	12"
		SANGUINARIA CANADENSIS	8%	5 GALLON	24"
		VACCINIUM ANGUSTIFOLIUM			
	21B	- EAST QUADRANT YELLOW SPECIES:	8%	1 GALLON	12"
		DRYAS OCTOPETALA	4%	4" POT	8"
		ERYTHRONIUM AMERICANUM	10%	5 GALLON	36'
		ILEX VERTICILLATA	20%	5 GALLON	12"
		RUDBECKIA HIRTA	20%	1 GALLON	18"
		SOLIDAGO CAESIA	18%	1 GALLON	18"
		SORGHASTRUM NUTANS	20%	1 GALLON	12"
		STYLOPHORUM DIPHYLLUM			
	21C	- SOUTH QUADRANT RED SPECIES	10%	1 GALLON	18"
		ANDROPOGON GERARDII	15%	1 GALLON	12"
		AQUILEGIA CANADENSIS	10%	1 GALLON	18"
		ASCLEPIAS TUBEROSA	20%	1 GALLON	12"
		GAULTHERIA PROCUMBENS	10%	5 GALLON	18"
		LOBELIA CARDINALIS	20%	1 GALLON	18"
		MONARDA DIDYMA	15%	5 GALLON	24"
		VACCINIUM ANGUSTIFOLIUM			
	21D	- WEST QUADRANT BLACK SPECIES:	15%	5 GALLON	18"
		ADIANTUM PEDATUM	15%	5 GALLON	18"
		AGASTACHE FOENICULUM	10%	5 GALLON	36"
		ILEX GLABRA	15%	1 GALLON	12"
		SAXIFRAGA OPPOSITIFOLIA	12%	1 GALLON	12"
		SISYRINCHIUM MONTANUM	15%	5 GALLON	18"
		VERBENA SIMPLEX	18%	1 GALLON	12"
		VIOLA LABRADORICA			
	21E	- NORTH QUADRANT WHITE SPECIES:	20%	5 GALLON	18"
		ACHILLEA MILLEFOLIUM	10%	5 GALLON	18"
		ANAPHALIS MARGARITACEA	15%	1 GALLON	12"
		ANEMONE CANADENSIS	15%	1 GALLON	12"
		CHELONE GLABRA	10%	1 GALLON	12"
		EROPHORUM CALLITRIX	15%	5 GALLON	36"
		LEDUM GROENLANDICUM	15%	1 GALLON	12"
		MAIANTHEMUM CANADENSE			

ROOF UNDERSTORY

	PALETTE	BOTANICAL NAME	BREAK DOWN (%)	SIZE	SPACING
1 / L27-116	101	101 LIGHTWELL			
		CORNUS FLORIDA	10%	15 GALLON	84"
		DENNSTAEDTIA PUNCTILOBULA	68%	1 GALLON	18"
		OSMUNDASTRUM CINNAMOMEUM	22%	5 GALLON	36"

NOTES:
1. REFER TO DETAIL 4/L27-100 FOR TRIANGULAR SPACING DIAGRAM
2. REFER TO L27-11X SERIES FOR ENLARGEMENTS

TREE PLANTING PLANS

EXISTING TREE TO REMAIN
- TRUNK AND CRITICAL ROOT ZONE

PROPOSED TREE POTENTIALLY IN CONFLICT WITH ADVANCED WORKS UTILITY

PROPOSED TREE

TREE SUBDRAIN LINE

NOTES:
1. REFER TO L00-005 FOR SPECIES LIST AND SIZE.
2. TREE PLANTING OVER STORMWATER TANKS TO BE COORDINATED.

PROJECT
THE OTTAWA HOSPITAL NEW CAMPUS DEVELOPMENT - PHASE 4 MAIN HOSPITAL BUILDING
900 CARLING AVE. OTTAWA, ONTARIO

CLIENT
The Ottawa Hospital | L'Hôpital d'Ottawa
Infrastructure Ontario
PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.
1070002

KEY PLAN

THIS DRAWING TO BE PRINTED IN COLOUR

NO.	REVISIONS	DATE
07	SITE PLAN CONTROL RESUBMISSION	2026-01-12
06	95% DD SUBMISSION	2025-09-19
05	SITE PLAN CONTROL RESUBMISSION	2025-08-05
04	65% DD SUBMISSION	2025-06-05
03	35% DD SUBMISSION	2025-01-24
02	ACPOR READINESS	2025-01-09
01	80% SD SUBMISSION	2024-08-15

DRAWING STATUS
NOT FOR CONSTRUCTION

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AUTHOR
PWP

PROJECT TEAM

DESIGN-BUILDER	PCL/ED, A JOINT VENTURE
ARCHITECTURAL	PARKIN ARCHITECTS LIMITED JODOIN LAMARRE PRATTE ARCHITECTES ADAMSON ASSOCIATE ARCHITECTS fdm ARCHITECTS INC.
STRUCTURAL	STEPHENSON ENGINEERING LTD. BOUTHILLETTE PARIZEAU INC.
MECHANICAL	HH ANGUS & ASSOCIATES LTD. CROSSEY ENGINEERING LTD.
ELECTRICAL	MULVEY & BANANI INTERNATIONAL INC.
CIVIL	IRISP CANADA INC.
LANDSCAPE	VERTICHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.
PCL2301_C

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LANDSCAPE LEGEND

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SCALE AT 40" x 66"
NTS

DATE
15-AUG-2024

GRAPHIC SCALE

DRAWING NO.
L00-003

REV NO.
07

PLOT DATE

1016 (40") x 1651 (65") CUSTOM SHEET SIZE

PROJECT

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900 CARLING AVE. OTTAWA, ONTARIO

CLIENT

The Ottawa Hospital | L'Hôpital d'Ottawa

Infrastructure Ontario

PCL CONSTRUCTION | EllisDon

CLIENT PROJECT NO.

1070002

KEY PLAN

TRUE NORTH | PROJECT NORTH

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NO.	ISSUED	DATE
09	SITE PLAN CONTROL RESUBMISSION R2	2026-03-27
08	DESIGN-BUILD BASELINE SUBMISSION	2026-03-05
07	SITE PLAN CONTROL RESUBMISSION	2026-01-12
06	95% DD SUBMISSION	2025-09-19
05	SITE PLAN CONTROL RESUBMISSION	2025-06-05
04	65% DD SUBMISSION	2025-05-05
03	35% DD SUBMISSION	2025-01-28
02	ACPOR READINESS	2025-01-08
01	80% SD SUBMISSION	2024-08-15

REVISIONS

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AUTHOR

PWP

VERTECHS DESIGN landscape architects

PROJECT TEAM

DESIGN-BUILDER	PCL/ED, A JOINT VENTURE
ARCHITECTURAL	PARKIN ARCHITECTS LIMITED JODOIN LAMARRE PRATTE ARCHITECTES ADAMSON ASSOCIATE ARCHITECTS bbb ARCHITECTS INC.
STRUCTURAL	STEPHENSON ENGINEERING LTD. BOUTHILLETTE PAROZEAU INC.
MECHANICAL	HH ANGUS & ASSOCIATES LTD. CROSSEY ENGINEERING LTD.
ELECTRICAL	MULVEY & BANANI INTERNATIONAL INC.
CIVIL	WSP CANADA INC.
LANDSCAPE	VERTECHS DESIGN INC. PWP LANDSCAPE ARCHITECTURE
BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

AUTHOR PROJECT NO.

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OVERALL LANDSCAPE PLAN

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SCALE AT 40" x 65"	DATE
1:600	15-AUG-2024

GRAPHIC SCALE 0 6 12 24 36 SCALE IN METERS

DRAWING NO. **L00-011** REV NO. **09**

PLOT DATE:

ATTACHMENT 2

Modeled Views

TOH NCD Architectural– Site, Core and Shell
Site Plan Control Resubmission
12 January 2026

View 1: View from Prince of Wales Drive (Midway)

View 2: View from Prince of Wales Drive and Road B

View 3: View from Prince of Wales Drive and Preston Street

View 4: View South of the intersection of Carling Avenue and Maple Drive, east of the Dominion Observatory Complex

View 5: View from Carling Avenue, east of the Hospital (the Hospital shown is for massing purposes only)

View 6: View from Queen Elizabeth Driveway looking west over Dow's Lake

View 7: View from Queen Elizabeth Driveway near Commissioners Park looking southwest over Dow's Lake (2)

View 8: View from Maple Drive including the Photo Equatorial Building as part of the Dominion Observatory in the foreground.

View 9: View to William Saunders Building from Maple Drive. Hospital Tower B is visible behind the mature tree cover with the podium westward.

View 10: View from Maple Drive looking north toward the proposed Hospital with the proposed shelterbelt plantings along the north edge of Maple Drive.

View 11: View from Maple Drive North toward the Hospital in Winter, showing approximate 10-year plant growth within the proposed shelter belt.

View 12: View from Hartwells Lockstation (the Hospital location is shaded in this winter scene to illustrate it will not be visible from this location)

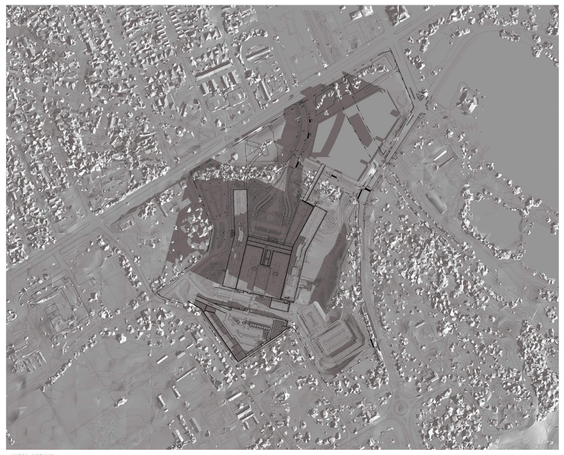
View 13: View from Bronson Bridge/ Colonel by Drive

ATTACHMENT 3

Sun-Shadow Study

Issued for 65% DD Submission
prepared by bbb architects Ottawa Inc.
05 May 2025

1016 (40") x 1651 (65") CUSTOM SHEET SIZE



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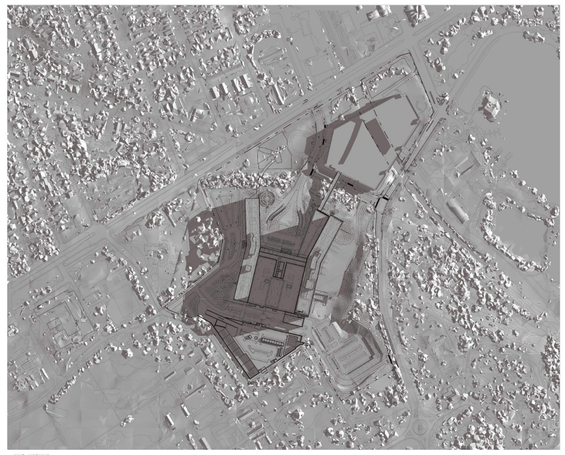
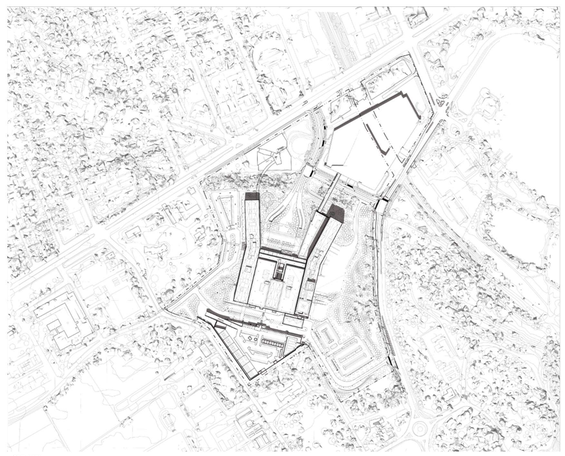


JUNE - MORNING

SEPTEMBER - MORNING

DECEMBER - MORNING

MARCH - NOON



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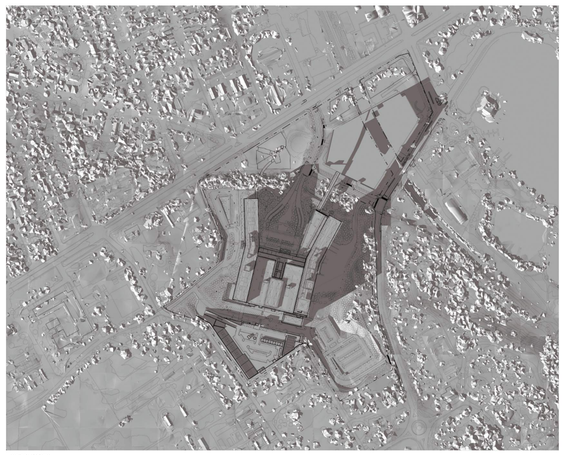
SEPTEMBER - NOON

DECEMBER - NOON



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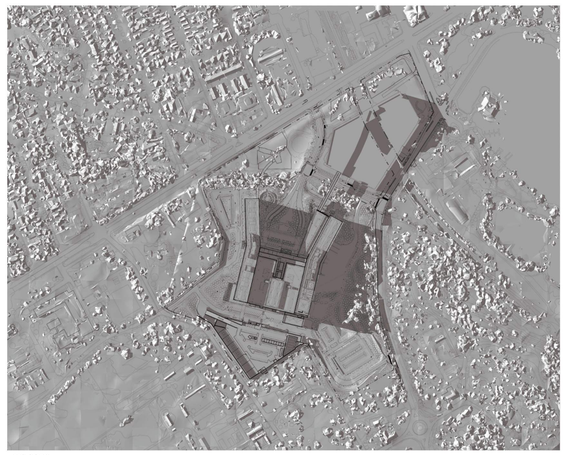

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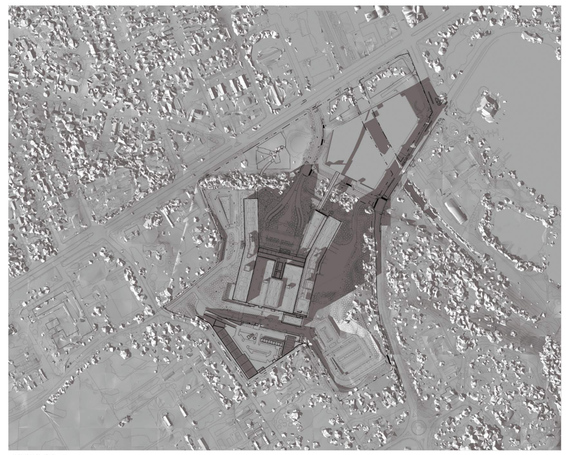

SEPTEMBER - EVENING

DECEMBER - EVENING

PROJECT

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1070002

KEY PLAN

NO.	ISSUED	DATE
03	65% CD SUBMISSION	2025/06/05
02	35% CD SUBMISSION	2025/01/21
01	ISSUED FOR ACPOR READINESS	2025/01/09

REVISIONS

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AUTHOR

bbb architects ottawa inc.

47 Clarence Street . Suite 400 . Ottawa . ON . K1N 9K1

PROJECT TEAM

DESIGN-BUILDER	PCLED, A JOINT VENTURE
ARCHITECTURAL	PARKIN ARCHITECTS LIMITED JODOIN LAMARRE PRATTE ARCHITECTES ADAMSON ASSOCIATE ARCHITECTS bbb ARCHITECTS INC.
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BUILDING CODE	LMDG BUILDING CODE CONSULTANTS LTD.

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SUN & SHADOW STUDY

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