

**Table of Contents**

Quick Facts..... 1

What is ReImagine Ottawa?..... 2

What do you mean by developer influence? ..... 2

What will it cost, who pays, and how is it being financed? ..... 3

Why do you oppose the hospital? ..... 3

What was the process for choosing a site for the hospital?..... 3

Why are you dissatisfied with the process? ..... 3

In the NCC’s public consultation, issues were not as important as accessibility to the hospital. Why don’t you accept that result? ..... 4

Why did the NCC prefer Tunney’s? ..... 4

What is wrong with the Experimental Farm site? ..... 5

Why such a fuss about the loss of 750 trees when the Arboretum has many more? ..... 9

Why does the tree count keep changing? ..... 9

Aren’t you holding things up?..... 10

But isn’t it a done deal? Hasn’t it been decided? ..... 10

Who can stop the hospital on the Farm? ..... 10

What do you want citizens to do? ..... 10

**Quick Facts**

<b>Site Location</b>	West side of Dow’s Lake, bounded by Preston, Carling, Maple Drive and Prince of Wales.
<b>Site size</b>	53 acres (40 on Experimental Farm and 13 from Queen Juliana Park and the Dow’s Lake parking lot). This is about half the size of the original Disneyland. Montreal’s downtown McGill University Heath Centre has more beds on half the footprint.
<b>Central Experimental Farm</b>	Established in 1886 and designated a National Historic Site in 1998
<b>Slope</b>	30 metres difference in elevation from Carling to the south boundary of the site; 20 from the LRT to the hospital main entrance
<b>Hospital size</b>	2.5 million square feet with 1,246 beds
<b>Staff</b>	10,439
<b>Cost</b>	\$2.8 billion (25% to be paid by the Hospital, 75% by the provincial government). This figure is out of date and the final cost expected to be at least double.
<b>Daily visits</b>	Estimated to be 2,740 (staff, patients, visitors)

<b>Distance to front door from the LRT station</b>	520 metres (i.e. more than half a kilometre and approximately the length of five football fields), uphill
<b>Parking</b>	Garage: four storeys on a footprint first thought to be 5 acres, but our measurement indicates it will be at least 2 acres larger. It will have 2,500 spots. Land devoted to parking: 16.7 acres of 53 acres (31.5%) Total number of parking spaces: 3,099
<b>Intensification &amp; Traffic</b>	Traffic study makes assumption that vehicle traffic to the hospital will reduce from its current 85% to 35% by the time the campus is complete in 2048. No major changes to road access are planned. 34 highrises with 9,000 new dwelling units are planned in the vicinity of the hospital, most within 600 metres. Estimated 8,000 additional vehicles from these.
<b>Trees lost</b>	750. That's 36,000 lbs/year of CO2 not absorbed. The replacement seedlings will not compensate.

### **What is ReImagine Ottawa?**

ReImagine Ottawa is a growing group of citizens concerned about developer influence in the City of Ottawa. Right now, we are campaigning to save 53 acres of green and forested land of the Central Experimental Farm and Queen Juliana Park for the planned Ottawa Hospital Civic campus development.

### **What do you mean by developer influence?**

The development of Lansdowne Park put developer interests before the best interest of the public. Developer promises made to gain approval were discarded by the end of the project. The city's disastrous Light Rail Transit development chose a scenic route along the Ottawa River where condo builders will have a development heyday rather than along Carling Avenue where there are existing businesses and population. A provincial inquiry was called into the LRT to uncover how and why the contract was issued to Rideau Transit Group when they didn't meet minimum requirements.

These are but a few developer-friendly decisions that plague our city.

A citizens' group called Horizon Ottawa did a study after the last municipal election into funding of political campaigns. Since 2018, over 250 donors connected to the development industry gave over \$500,000 to Ottawa municipal candidates. Almost half of Ottawa city councillors elected in 2018, including our mayor, received a majority of their campaign contributions from people connected to the development industry.<sup>1</sup> Only a few of our city councillors refuse to take donations from the development industry.

The decision to swap Tunney's Pasture, the NCC recommended site, for federal lands at the Central Experimental Farm and Queen Juliana Park, is tainted by the possibility of political interference and developer influence due to the approximately \$2.5 billion in development potential that would have been lost at Tunney's. This needs investigation and explanation.

---

<sup>1</sup> Horizon Ottawa. <https://development.money>, accessed December 12, 2021

### **What will it cost, who pays, and how is it being financed?**

- \$2.8 billion is the published cost estimate. This figure is out of date and the final cost expected to be at least double. Cost comparisons<sup>2</sup> with other recently built hospitals, combined with changes in the plan, suggest there will be substantial additional cost. Joanne Read, Chief Planning and Development Officer of the hospital, ignored our questions about costs and financing, as did project manager Graham Bird of GBA Group.
- 25% is to be paid by the hospital, 75% by the provincial government. The province does not pay for the construction of parking facilities; the hospital must come up with those funds.
- Our understanding of the financing is that it is covered under a Design, Build, Finance and Maintain arrangement. This permits the provincial government to delay budgeting for the cost. At present there is nothing in the provincial budget for the hospital.
- The hospital will raise its \$700M through fundraising, parking fees, retail, and restaurant rents.

### **Why do you oppose the hospital?**

We don't. We look forward to a world-class hospital. We can have a hospital AND keep our urban greenspace. We oppose the location that was chosen and the manner by which it was selected. This is the biggest capital project in the city's history. The repercussions of choosing the wrong site will be with us forever.

### **What was the process for choosing a site for the hospital?**

The National Capital Commission (NCC) undertook a six-month study. In consultation with the hospital and its consultants, affected federal departments and agencies, targeted stakeholder groups, and the general public, 21 evaluation criteria were developed for rating 12 sites. More than 500 people attended the in-person consultation or viewed the webcast, while 7,695 completed a survey. After assessing all of the sites on all criteria, Tunney's Pasture came out on top.

### **Why are you dissatisfied with the process?**

The selection of the Experimental Farm site was arbitrary and opaque. After a very thorough and transparent process, the NCC recommended Tunney's Pasture in late November 2016. On hearing the news, the hospital board was summoned to a special meeting three days later and, after a brief discussion, rejected the NCC's recommendation. No one from the NCC was invited to field questions or defend the report. A few days later, on December 2, an announcement was made by Mayor Watson and 17 federal and provincial politicians that the hospital would be built on the Central Experimental Farm.<sup>3</sup> No satisfactory reasons were provided about why and how this change was deemed necessary. Debate over the location was shut down. Mayor Watson's explanation quoted in the Ottawa Citizen was, "We have our reasons."

---

<sup>2</sup> Oakville's new hospital, built six years ago, cost \$2.7 billion and is 900,000 square feet smaller.

<sup>3</sup> Statement by the Federal National Capital Region Government Caucus, the Ottawa Provincial Government Caucus and the Mayor of the City of Ottawa, December 2, 2016.

At a ReImagine Ottawa press conference on January 17, 2018, retired Ontario Superior Court Judge Monique Métivier, speaking as a concerned citizen and supporter of the Ottawa Hospital, called for an inquiry: "I think questions need to be answered," she said. ([Video of Mme. Métivier's comments to the media](#))

ReImagine Ottawa has a petition with almost 8,000 signatures calling for just such an inquiry about this last-minute switch. The Master Site Plan and its supporting documents were not made available to the public until May and June of 2021. It was not until then that the public could assess the implications. A very short turnaround time during summer holidays was provided for response. This was not a fair public consultation process.

When the Master Plan studies were released, it became evident that promises made during the earlier consultations had been broken.

- Underground parking was promised, but a five-acre, four-storey above-ground parking garage was substituted because the cost was too high.
- The hospital said the LRT station would be moved to the south side of Carling Ave., but that proved impossible because of the existing slope and curve of the track. The city must have known years ago that they couldn't relocate the LRT station south of Carling, but it was included in the master plans and drawings.
- The hospital says its main building can't be closer to the LRT because vibrations from the trains will affect sensitive instrumentation such as MRI machines. Along Toronto's University Avenue, a heavily travelled street with a subway line, there are three hospitals: Toronto General, Princess Margaret, and the Hospital for Sick Children. The CBC Headquarters in downtown Toronto, where recording studios have extreme vibration and noise intolerance, resides in very close proximity to rail and subway lines. An architect we consulted reports that there are many mitigating strategies that have been widely employed and tested in similar circumstances.

### **In the NCC's public consultation, environmental issues were not as important as accessibility to the hospital. Why don't you accept that result?**

Although accessibility was rated higher, a clear majority (57%) of respondents said the environment was very important. That's a strong endorsement of environmental concerns with the site.

### **Why did the NCC prefer Tunney's?**

The NCC provided this summary of their reasons for recommending Tunney's Pasture:

#### **Functional and operational hospital interests**

- The site's area of 20 hectares (50 acres) meets the projected land requirements.
- The configuration is well suited to accommodate the anticipated hospital layout.
- The location optimizes the distribution of existing hospitals across the urban community.
- It is located in closest proximity to the region's urban core.

- The site provides good roadway access for patient and emergency access (e.g. Scott Street, Sir John A. Macdonald Parkway, Holland Avenue).

**Regional and local interests**

- The site provides the best access to the expanding light rail transit (LRT) system. (Confederation Line, Tunney’s Station in 2018, westward extension projected in 2023).
- The site is well served by existing municipal infrastructure.
- It offers a positive contribution to the population intensification and mixed-use urban development expected along the western LRT corridor.
- The location will support planned developments at LeBreton Flats, the islands and Bayview Station.
- It is well integrated into the urban fabric, and affords opportunities to mitigate impacts on adjacent properties.
- The site features several access points, and offers benefits from an emergency preparedness perspective.

**Capital interests**

- The site is associated with the least impact on natural, public recreational and agricultural functions, and is occupied by many surface parking areas.
- Any potential impacts to the heritage character of the site could be mitigated through design.
- Selection of this site avoids impacts to the Central Experimental Farm National Historic Site.
- Selection of this site may displace some existing federal facilities; however, the NCC-approved Tunney’s Pasture Master Plan already envisions the divestiture of the western half of the site for non-federal mixed-use development.
- It may offer opportunities for partnerships or adaptive reuse, given the presence of Health Canada’s existing facilities on-site.

**What is wrong with the Experimental Farm site?**

So many things! Here are ten reasons why the hospital should not be built at the planned Farm site:

- 1. It’s a National Heritage Site** belonging to all Canadians. Established in 1896, the Central Experimental Farm was designated a National Heritage Site in 1998.
- 2. Failure to properly consult the Algonquin people on whose unceded territory the hospital is being built.** On June 21, 2021, the United Nations Declaration on the Rights of Indigenous Peoples came into force. There is no evidence of any “free, prior and informed consent” given.
- 3. Queen Juliana Park, a greenspace of about 10 acres, will be lost.** This Park commemorates a long friendship between Canada and the Netherlands: Dutch Royal Princess’ years as a refugee in Ottawa during the

war, the birth of her daughter at the Civic Hospital, the liberation of the Netherlands by Canadian soldiers, and the 7,600 Canadians who died in that conflict.<sup>4</sup> Her gift to Ottawa of hundreds of thousands of tulips since 1945 inspired our Canadian Tulip Festival. More than half of Queen Juliana Park will be paved over with a massive five-acre parking garage.

**4. The Rideau Canal, of which Dow's Lake is a part, is a UNESCO World Heritage Site** and Ontario's only such site. Massive buildings at its western edge will do nothing to enhance this significant heritage site.

**5. The environmental and climate change effects have been largely disregarded.**

- The Farm site requires the destruction of more than 750 trees (our count), some of which are unique, some more than 100 years old.
- Destroying an urban forest is irresponsible during a climate crisis, and especially considering Canada's COP26 commitments. Prime Minister Trudeau has committed to stop deforestation, to plant two billion seedlings, and establish more urban parks, while a mature and historic forest is to be wiped out. These trees are Ottawa's lungs.
- The City of Ottawa has declared a climate crisis.
- The UN's Intergovernmental Panel on Climate Change says planting and preserving trees is our best solution to climate change.
- In October of 2021, the U.N. Human Rights Council recognised that having a clean, healthy and sustainable environment is a human right.
- The Farm is Ottawa's only large urban park, our equivalent of Central Park in New York, Hyde Park in London and Stanley Park in Vancouver. Would those cities give away 53 acres of their parks?
- A promise to plant five saplings for every lost tree does not nearly compensate for the loss of a single mature tree. It takes decades for a tree to mature and perform the "climate services" we need -- and have already with these trees.
- Urban forests play an important role in human physical and emotional health. Dr. Melissa Lem, the President-Elect of the Canadian Association of Physicians for the Environment (CAPE) and Director of PaRX advises: "We have the potential to improve patients' health status, reduce costs to the health care system ... Replacing more than 50 acres of urban parkland with bricks, mortar and pavement is not a prescription for a healthy city."
- The Environmental Impact Study done by the proponent (the Hospital's contractor) is insufficient and naturally subject to bias. This forested, heritage urban area deserved a full and proper Environmental Impact Assessment (EIA) by the Impact Assessment Agency, but it was denied because the federal government had already signed a lease with the hospital.
- An Environmental Assessment Agency Impact Assessment for the West Annex says: "The West Annex is on the future site of The Ottawa Hospital and it has been determined that it cannot be used in the development of the new hospital. . . . The building contains asbestos, mould, and phenol-containing water. Prior to, and throughout the demolition activities, the West Annex must undergo a full dewatering plan." Is this work included in the remediation cost estimate? Assessments for the demolition of the main building and East Annex are not in the Environmental Assessment Agency's registry. Was an assessment

---

<sup>4</sup> <https://www.veterans.gc.ca/eng/remembrance/battles-and-stages/liberation-of-netherlands>

done prior to demolition, what were the results, and is the Master Plan for the hospital in compliance with those results?

- There is concern about “turbidity” of Dow’s Lake and the canal during construction and afterward. Turbidity involves matter suspended in water that obscures vision for fish and birds, holds viruses and bacteria, and when the particles that are suspended sink, can smother the life on the bottom of the lake.

#### **6. It is a Taj Mahal of hospitals.**

• Smaller is possible. In recent years, state-of-the-art hospitals of similar capacity have been built around the world on far smaller footprints. For example, the University of Montreal’s Health Centre has the same number of beds on just 10 acres.

• Physicians are questioning the need for such a massive hospital. There is excellent evidence that large hospitals are significantly more inefficient. The optimal size is thought to be 200 to 300 beds, with efficiencies lost when the number exceeds 600. The Civic plan is for 1,246 beds. Dr. Barry Bruce, former chief of staff, Queensway-Carleton Hospital, says distributing different levels of care to different locations has proven to be a far more effective model. He maintains it is a “mistake to put so many health-care eggs in one basket.”<sup>5</sup> In November 2014, Dr. Jack Kitts, then CEO of the Ottawa Hospital described the plan for a new hospital as smaller and more efficient. “Many of the services now provided at the hospital will be offered elsewhere, Kitts said, at community hospitals, at facilities not yet built, and at patients’ homes. . . We have to move from the bricks and mortar out into the community where we can provide integrated care.”<sup>6</sup> The research has not changed, so why has the hospital’s vision?

• Other options. Why wasn’t the surplus land at the Queensway Carleton Hospital and General campus of the Ottawa Hospital considered?

**7. Accessibility.** The distance to the front door from the LRT is a 520-metre walk (more than the length of five football fields), uphill. The average person can walk it in four or five minutes, but many hospital visitors (20% of the Canadian population) will be disabled and others elderly or ill.

**8. The site is sloped.** There is a 20 metre slope from the LRT trench at Carling and a 30 metre slope from Carling to the southern boundary. This degree of slop creates accessibility as well as expensive site design challenges.

**9. It’s on a fault line.** A recent McMaster University study<sup>7</sup> cites Ottawa as an earthquake danger zone. The hospital site has a fault line running through it, apparently dormant. Among many tremors in the region, a 1944 midnight earthquake in Cornwall damaged buildings. In 2010; a 5.0 quake shook the earth in Orléans. Apparently, this region could have an earthquake of magnitude 6.5.<sup>8</sup> Yes, we can build to required earthquake standards, but isn’t it unwise to approve a site that is directly on top of a fault line?

---

<sup>5</sup> Bruce: Ottawa’s new hospital — Will bigger really be better? <https://ottawacitizen.com/opinion/bruce-ottawas-new-hospital-will-bigger-really-be-better>. Accessed Dec. 12, 2021

<sup>6</sup> Ottawa Citizen, November 6, 2014. “The Civic of the Future” by Elizabeth Payne. <https://ottawacitizen.com/news/local-news/the-civic-of-the-future-kitts-turnbull-describe-vision-of-super-hospital>

<sup>7</sup> <https://brighterworld.mcmaster.ca/articles/contrary-to-popular-belief-eastern-canada-is-more-at-risk-of-earthquakes-than-perceived/>

<sup>8</sup> <https://ottawacitizen.com/feature/a-major-earthquake-could-hit-ottawa-are-we-prepared>

**10. Traffic!** Every day thousands of additional vehicles will be driven into an area that is largely residential and a tourist destination of world renown.

- New Civic hospital traffic. There will be an estimated 1 million visits a year or 2,740 daily visits to the hospital by staff, patients, and visitors.
- Old Civic hospital traffic. Traffic to the new Hospital will be in addition to traffic to the existing Civic Hospital, which will be retained.
- 34 high-rise buildings up to 60 stories are going up in the vicinity of the hospital<sup>9</sup> and there are likely more to come. These high-rises total 9,000 units by our count and there is an additional 517,000 square feet of commercial/retail space. The apartment and condo units alone will bring an increase of approximately 8,000 additional cars into the hospital area. Traffic that will be generated by the commercial/retail space is unknown. In Canada as a whole, about 60% of road emissions are from private passenger transport.<sup>10</sup>
- Unrealistic assumption that vehicle traffic to the hospital will be reduced from 85% to 35%.<sup>11</sup> At present there is no concrete plan to get to 35%. Population growth is in suburban and rural communities making public transport an unlikely choice. The ill and the elderly are more likely to be driven to the hospital than to take public transit. Since the LRT station is more than half a kilometre from the hospital entrance, the O-Train is unlikely to be a popular option.
- Regulations skirted? The Ontario Ministry of Transport requires a permit process for projects of this size if the construction site is closer than 800 metres from a provincial highway ramp. The closest Queensway exit ramp (Exit 121 at Rochester) is 730 meters from the construction site. However, the hospital appears to have satisfied the MOT.
- Conclusion: It is clear that hospital traffic and the densification planned for the area will create traffic gridlock, impede access to the hospital, and have a significant and harmful effect on surrounding neighbourhoods.

## **11. Parking.**

- 31.5% or almost 17 acres of the site is devoted to parking. There are 3,099 parking spaces planned in seven lots: 2,500 in a five-acre, four-storey parking garage and 599 in six other surface parking lots.
- We need more public investment in healthcare so hospitals aren't dependent on parking fees.
- As climate change looms larger, many cities are rethinking the old model of providing parking for every arriving vehicle and encouraging greater use of public transit.

---

<sup>9</sup> City of Ottawa. [Preston-Carling District Secondary Plan](https://ottawa.ca/en/planningdevelopment-and-construction/official-plan-and-master-plans/official-plan/volume-2a-secondary-plans/prestoncarling-district-secondary-plan), March 14, 2016. <https://ottawa.ca/en/planningdevelopment-and-construction/official-plan-and-master-plans/official-plan/volume-2a-secondary-plans/prestoncarling-district-secondary-plan>

<sup>10</sup> OECD Environmental Performance Reviews: Canada 2017

<sup>11</sup> Parsons. Transportation Impact Assessment and Mobility Study. July 2021. p.33



- The existence of the Civic campus will make it very difficult for Ottawans and visitors to enjoy the rest of the Farm because there will be little, if any, parking available to them. This situation will also discourage the many volunteers in Friends of the Farm from continuing their valuable volunteer work.

### **Why such a fuss about the loss of 750 trees when the Arboretum has many more?**

Ottawa likes to call itself a green city and has declared a climate emergency. The Experimental Farm is an essential urban greenspace providing innumerable health benefits and is extremely important as a defence against climate impacts. We must stop carving up urban parks for development. Trees are the lungs of the city and we must preserve them.

- In one year, a mature tree absorbs more than 48 pounds of carbon dioxide from the atmosphere. The loss of 750 trees results in 36,000 lbs of carbon dioxide not absorbed.
- Not only do old-growth forests store vast amounts of carbon, they cool the earth by creating shade and releasing water into the atmosphere from their leaves via transpiration.<sup>12</sup>
- Canada is warming at twice the speed of the planet.<sup>13</sup> We can't afford to lose these trees.
- The benefits urban greening provides include “improved water quality and a reduction in flood risk, energy costs, noise and air pollution – and the health and wellbeing of their inhabitants. Studies have shown blood pressure, respiratory illnesses, depression and anxiety are lower in neighbourhoods with more nature.”<sup>14</sup>
- Statistics Canada reported recently that cities across Canada are losing their urban parkland.<sup>15</sup>
- Cutting down forests at a time when the city and the world have acknowledged that we are in an undeniable climate crisis does not make sense.
- An Environmental Impact Assessment was requested by ReImagine Ottawa but denied on the grounds of prior “physical activity” meaning the signing of a 99-year lease. The merits of the case were not considered.

### **Why does the tree count keep changing?**

- The contractor missed trees and did not count certain species and sizes.
- The contractor refuses to count the 90+ trees that OCTranspo will have to cut to make way for New Civic Development buildings.

---

<sup>12</sup> <https://www.usda.gov/media/blog/2015/03/17/power-one-tree-very-air-we-breathe> <https://www.thoughtco.com/how-much-oxygen-does-one-tree-produce-606785> <https://www.cbc.ca/news/canada/how-old-trees-help-climate-1.4252888> <https://trees-energy-conservation.extension.org/how-do-trees-cool-the-air/>

<sup>13</sup> Canada warming twice as fast as the rest of the world, report says. <https://www.bbc.com/news/world-us-canada-47754189>. April 3, 2019.

<sup>14</sup> <https://www.theguardian.com/world/commentisfree/2021/dec/14/mature-trees-are-key-to-liveable-cities-housing-intensification-plans-must-ensure-they-survive>

<sup>15</sup> Statistics Canada. Urban greenness, 2001, 2011 and 2019. <https://www150.statcan.gc.ca/n1/pub/16-002-x/2021001/article/00002-eng.htm>

### **Aren't you holding things up?**

We certainly hope so. It's more important to get this right that to meet a schedule. Look what happened with the LRT project. This hospital is the biggest project undertaken in Ottawa's history. An estimate of \$2.8 billion is a serious underestimation of the final cost. Taking old-growth forest off a National Historic Site and building a monument of a hospital with one of the largest footprints of any hospital in the world certainly deserves second sober thought.

### **But isn't it a done deal? Hasn't it been decided?**

For the sake of the people of Ottawa, of Canada, and the thousands of tourists who come to the Canadian Tulip Festival and Winterlude, we sure hope not. If enough public pressure can be applied and if the provincial government can be convinced that a mega hospital of this type is not in line with current health delivery policy, or that the final a price tag is going to be excessively over budget, we believe we can save this city's historic greenspace for its citizens AND have a better located, more effective hospital system.

### **Who can stop the hospital on the Farm?**

- Federal and provincial politicians
- Citizen action

### **What do you want citizens to do?**

- Sign the petition (<https://www.change.org/InvestigateTheHospitalSiteChange>)
- Tell your friends
- Visit our website and [Facebook](#) pages, follow us on Twitter
- Ask to be on our [mailing list](#)
- Write or call your MP and MPP and the provincial ministers of Environment, Health, Infrastructure, Housing, Disabilities, and Public Services and Procurement Canada and Environment Canada.
- Elect city councillors who are not funded by developers