

---

*Ottawa Hospital Civic Campus Decision Timeline*

**The Central Experimental Farm is a National Interest Land Mass and, as such, is “to be held in trust for future generations.”**

*From: National Capital Commission Summary of the Corporate Plan" 2006-2007 to 2010-2011.*

**“The National Capital Commission is the federal Crown corporation dedicated to ensuring that Canada’s Capital is a dynamic and inspiring source of pride for all Canadians, and a legacy for generations to come.”**

*From NCC website*

**A 1954 Privy Council document states that the Experimental Farm will be an open area "in perpetuity."**

**2007**

The Ottawa Hospital convened a Steering Committee to develop a Master Plan which concluded the current Civic Campus is too old and would be too difficult and costly to rebuild. (<https://engage.ottawa.ca/the-ottawa-hospital-master-plan>)

**2008**

The hospital was to go on 60 acres at West Hunt Club and Woodroffe Avenue. This made sense in terms of serving a city of a million that was expanding dramatically to the south. The hospital’s 2008 study resulted in their preference to build on Experimental Farm land opposite the existing hospital. The study ranked the Dow’s Lake / Carling Ave. location as the worst of the four options on the farm.

**2009 – 2013**

The Ottawa Hospital (TOH) was in discussions with the Government of Canada related to master planning for a new Ottawa Hospital campus and land requirements. (<https://engage.ottawa.ca/the-ottawa-hospital-master-plan>)

**Sept. 16, 2014**

NCC approves Tunney's Pasture master plan. The plan was announced by Pierre Poilievre.

*“The National Capital Commission Tuesday approved a 25-year master plan to turn Tunney’s Pasture into a “vibrant mixed-use urban community” with new office and retail space for an*

***ReImagine Ottawa is a group of volunteers devoted to freeing the city from developer-funded politics and planning.***

***Ottawa Hospital Civic Campus Decision Timeline***

*additional 12,000 to 15,000 employees, up to 3,700 housing units and a public park. Under the plan, the existing three million square feet of government office space at the site will remain. The plan also calls for an additional two and half million to three million square feet of office space to be built, along with a minimum of 90,000 square feet of commercial space.”*

For comparison’s sake, the Claridge Icon, which will be the tallest building in Ottawa at 45 storeys, will have 320 suites. This would be about 11.5 buildings of similar size.

**Nov. 3, 2014**

Plans to transfer experimental farm property to the Ottawa Hospital were announced by Dr. Kitts of the Board of Governors of the hospital and Conservative MP and cabinet minister John Baird. This 60-acre property was across Carling Avenue from the existing campus. There was strong, even international, opposition about the loss of research fields.

**Dec. 2015**

The new Liberal government requested a further review of the land options for the new campus and four sites were examined.

**Nov. 26, 2015**

Cameron Love, COO of the Hospital, indicates that the hospital is ready to proceed with consultations on the new hospital on the lands provided by John Baird. They talk of finalizing RFPs for someone to do the consultations. This is despite the fact that there is considerable push back from the public concerning loss of land designated as a National Historic Site.

**May 20, 2016**

Mélanie Joly, new Liberal Minister of Canadian Heritage, provided a mandate letter to the NCC to review federally-owned sites in the national capital region to determine a location for the Ottawa Hospital Civic Campus.

**May 20 – Nov. 2016 – NCC Public Consultation**

The NCC’s process was to 1) validate the hospital’s requirements; 2) Develop evaluation criteria; 3) Confirm a list of possible sites; 4) Compare the sites; 5) Rank the sites and target a site recommendation.

The evaluation criteria were developed with significant input from the hospital. Twelve sites were identified and twenty-one evaluation criteria were developed.

***ReImagine Ottawa is a group of volunteers devoted to freeing the city from developer-funded politics and planning.***

*Ottawa Hospital Civic Campus Decision Timeline*

The evaluation team consisted of specialist in architecture, planning, transportation, urban design, heritage, archeology agriculture/agronomy and engineering.

**Sept. 22, 2016**

NCC Consultation Open House, 3:00 pm – 9:30 pm. Presentations followed by Q&A. Presentation and Q&A was moderated by NCC CEO Dr. Mark Kristmanson. Speakers included NCC subject matter experts.

Those who spoke against the use of the Experimental Farm, dominated the Q&A.

More than 400 attended the session. The session initiates the online consultation survey to which 7,695 people respond by its conclusion on October 6, 2016.

**Oct. 7, 2016**

Sometime during the lead-up to the consultations, the Hospital says it needed 50 to 60 acres for its site. They sell that idea based on the ease for evacuating air from each individual room rather than mixing contaminated air from inside the hospital. It is easier to do that in a flat one- or two-storey building. (However, more recent consultations talk about a 12-storey limit and there was no discussion of the low-rise approach during the Civic Hospital consultation meeting on Nov 29, 2017.)

The Hospital also says it needed 15-20 acres for surface parking. As the designated land is public land, there is concern expressed about the wasteful use of public land when a parking garage could work with a smaller footprint. Architect Barry Padolsky publicly complains about the parking plans. In the end, the Hospital is granted all the land it asks for.

**Oct. 20, 2016**

Jim Durrell and Jacquelin Holzman write an open letter to the NCC where they argue that sites #9 and #10 (Experimental Farm Central and West sites) are the best sites. They consider only three sites in their discussion. All three sites are on the Farm. They ignore the Tunney's site and any of the other sites being considered by the NCC.

**Nov. 23, 2016**

6 p.m. -TOH CEO Jack Kitts gets a heads-up on the NCC recommendation.

**Nov. 24, 2016**

***Ottawa Hospital Civic Campus Decision Timeline***

The NCC Board approves the selection of Tunney's Pasture as the new Civic site. Mayor Jim Watson, a member of the NCC board, is not present when the NCC board votes to recommend the Tunney's Pasture site. That night the hospital is advised of the NCC recommendation.

**Nov. 25, 2016**

Pierre Poilievre on radio claims political interference by the Liberals led to the Tunney's selection. He argues against Tunney's saying it is more costly to demolish buildings and says it is farther from the highway.

Note that at this time they are still saying 15 to 20 years before the new site would be operational.

Leslie Maitland of the Coalition to Protect the Central Experimental Farm says on CBC radio that the Tunney's selection is a "win-win" – for the hospital because Tunney's was a fine site, and a win for the people of Canada because the Farm was protected.

*"Former Ottawa mayor Jim Durrell, who has publicly pushed for the hospital to be built across the street from the existing Civic, on the site promised by former Conservative cabinet Minister John Baird in 2014, said he is hearing from people from across the city "who can't believe this is happening". Durrell criticized the way the decision was made and said he doubts that the hospital will ever be built at Tunney's Pasture. Conservative MP Pierre Poilievre said he believes a "growing list of community leaders" are talking about how they can oppose the decision in the hopes of reversing it."*

Media blitz in full swing. Durrell and Holzman's opinion piece is published in the Citizen.

**Nov. 28, 2016**

Hospital board holds a special meeting from 5:15 to 6:30 p.m. to discuss the issue. No one from the NCC is there to field questions or defend the report. The board votes it "cannot in good faith, support Tunney's Pasture as the future location for the Civic Campus of The Ottawa Hospital."

**Nov. 29, 2016**

Ottawa Hospital Board of Governors announces rejection of Tunney's Pasture site. James McCracken of the Board of Governors says "Board members have been hearing from people over the past several days who were surprised and outraged by the choice of Tunney's Pasture."

Tunney's could not have been a complete surprise because nine months earlier, the CBC reported as part of an interview with the hospital president, Dr. Jack Kitts, that Tunney's was one of four sites then being researched.

***ReImagine Ottawa is a group of volunteers devoted to freeing the city from developer-funded politics and planning.***

*Ottawa Hospital Civic Campus Decision Timeline*

The reasons given for the rejection were:

- o Difficulty of access by car
- o Potential delay because of buildings that would have to be demolished
- o Costs of demolishing buildings

Catherine McKenna, Minister of Environment and Climate Change, releases a statement supporting the NCC choice.

Conservative MPP Lisa MacLeod asked provincial Health Minister Eric Hoskins to intervene in the site selection process, but he declined. (date uncertain)

**Nov. 29 – Dec 1, 2016**

NCC offers to meet with hospital to discuss the recommendation and receives no response. The hospital board does not ask to meet with Joly's office to make its case.

Tunney's decision rejected and reversed. Politicians from three levels of government are involved and, in private, reach an agreement that the new building will go on the Queen Juliana Park/Dow's Lake Parking Lot/Experimental Farm site.

local Liberal MPPs added their dissent, releasing a statement that called for the recommendation to be "reconsidered."

**Nov. 30, 2016**

Media blitz continues. News comes out that the preferred parcel of land directly across from the Hospital is contaminated by salt.

**Nov. 30, 2016**

Pierre Poilievre launches petition to stop 'political interference' in Civic Hospital relocation and accept the hospital's 2014 decision to relocate in the big open field across the street from its current campus.

Mayor Jim Watson announces he will attempt to broker a deal to get a hospital somewhere by inviting NNCC reps to his office today and TOH reps to his office tomorrow.

**Dec 2016**

Canadian Heritage requested that the Federal government make the Sir John Carling site available as the future location of the new campus of TOH. Implication is that it is a disused

---

## *Ottawa Hospital Civic Campus Decision Timeline*

building site and will have “minimal impact on agricultural lands or recreational greenspace.”  
(<https://engage.ottawa.ca/the-ottawa-hospital-master-plan>)

### **Dec 1, 2016**

Watson announces that he and local Liberal MPs and MPPs are holding a news conference Friday morning to "provide input on the future site of the new Ottawa Hospital." He says the Sir John Carling site would be a better location than Tunney's Pasture

### **Dec. 2, 2016**

Sir John Carling/Dow's Lake/Experimental Farm decision is announced.

Catherine McKenna, in a reversal of her previous statement, says this is the right spot for the hospital.

Leslie Maitland of the Coalition to Protect the Central Experimental Farm also changes her mind, calling the change of site a “win-win.”

There is consensus by politicians from all three levels of government. They stand with Ottawa Hospital officials at a press conference at city hall. In attendance are MP Catherine McKenna and MPP Yasir Naqvi, along with MPs David McGuinty and Anita Vandenberg, MPPs Marie-France Lalonde, John Fraser, Bob Chiarelli and Nathalie Des Rosiers, and city councillors Jan Harder, Jeff Leiper, Riley Brockington, Marianne Wilkinson, Stephen Blais and Keith Egli.



*Ottawa Hospital Civic Campus Decision Timeline*

Minutes after the press conference, Heritage Minister Melanie Joly puts her stamp of approval on the site. She requests federal officials “make all the necessary preparations to make this land available as the future location” of the new Ottawa Hospital Civic Campus.

Conservative MP Pierre Poilievre said: "The previous Conservative government simply accepted the hospital decision of the hospital. Then the federal Liberals interfered, delayed, tried to strongarm the hospital into the wrong location, and now today they're trying to save face."

**Dec. 12, 2016**

Catherine McKenna says “The NCC identified two centrally located areas that did meet the criteria, Tunney’s Pasture and the Sir John Carling site. Following the NCC board recommendation of the Tunney’s Pasture site, it was apparent that there was not consensus on their preferred option and that the second option of the Sir John Carling site had broad support. All levels of government needed to be involved at arriving at a final decision, and I was very pleased to work with my federal caucus colleagues, the Honourable [Ottawa Centre MPP] Yasir Naqvi and his provincial colleagues, Mayor Jim Watson, along with the Ottawa Hospital for approaching this matter in a positive, thoughtful, and solutions-oriented way.”

MPPs announce that they will shortly kick off planning for the hospital with \$3M for preliminary planning.

**Dec. 13, 2016**

Catherine McKenna, Minister of Environment and Climate Change says that the NCC “blew it” although earlier she fully supported the NCC selection of Tunney’s.

**2017**

NCC’s Capital Urban Lands Plan 2017-2067 changes the hospital parcel to Non-Federal Facility land in order for the hospital to be built.

**Late Jan., 2017**

Bird Holdings is awarded a \$6.7M contract to prepare a “phasing strategy” to guide the redevelopment process for Tunney’s Pasture. Buyer: PWGSC; \$6,713,736.

**April 5, 2017**

Ottawa Citizen - From an exit interview with Russell Mills, retiring chair of NCC:

“I still think, if you look long term, I think (Tunney’s) is the best site for a hospital, partly because it’s on the main rapid transit route” and because personal transportation is

*ReImagine Ottawa is a group of volunteers devoted to freeing the city from developer-funded politics and planning.*



***Ottawa Hospital Civic Campus Decision Timeline***

possibly on the verge of a major upheaval in the next generation. (And the site is flat, rectangular, already developed and serviced.)

On the pressure on him, as a 30-year newsman with deep local connections, to give the Civic the Central Experimental Farm site it coveted:

“I had some calls before the decision was made, powerful local people, who wanted to come to see me to tell me to make sure I understood what the hospital’s view was. I said okay, but I’ll have to disclose that we’ve met and what we discussed.” (The meetings, with unnamed “powerful” people, never happened.)

**May 9, 2017**

Councillor Jan Harder (Chair of Planning Committee) “walks-on” a motion at Planning Committee to direct staff to start the City-initiated Official Plan Amendment. Motion was passed. (“Walks-on” refers to adding an agenda item at the last minute, after the agenda is already set).

**May 2017**

The City’s Planning Committee recommended that staff initiate Official Plan and Zoning By-law amendment applications for this federal land use decision.  
(<https://engage.ottawa.ca/the-ottawa-hospital-master-plan>)

**Aug. 18, 2017**

Application for rezoning process begins.

Official Plan Amendment and Zoning Amendment proposed. City file numbers D02-02-17-0075 and D01-01-17-0016.

Application includes an unusual “H” (Hold) provision on all zoning for the site. This allows passing of the zoning in the public sphere without all of the usual impact research. The “removal” of the “H” must be done by a City Planning Committee vote and a City Council Vote. These are generally considered a formality, with private discussions of any importance occurring before the vote.

Application also has two areas zoned “Mixed Use” instead of the normal for hospitals of “Institutional.” The areas in question are the Queen Juliana Park, and the Dow’s Lake parking lot. Mixed Use allows for building of offices and residential units.



***Ottawa Hospital Civic Campus Decision Timeline***

This decision, involving the current hospital site, Tunney's Pasture and the newly chosen site, results in one of the largest and richest transfers of land from public to private in the history of Ottawa.

**September 2017 to January 2018**

Public engagement strategy with nine open houses.  
(<https://engage.ottawa.ca/the-ottawa-hospital-master-plan>)

**December 2017**

Design session with the Urban Design Review Panel.  
(<https://engage.ottawa.ca/the-ottawa-hospital-master-plan>)

**Dec. 7, 2017**

Ottawa Hospital COO Cameron Love informs a ReImagine Ottawa member that he had no idea about why the zoning was Mixed-Use, and was willing to work to change the zoning application to completely Institutional.

**Dec. 11, 2017**

Ottawa Hospital COO Cameron Love says he has spoken to Steven Willis, the City's General Manager of Planning, Infrastructure and Economic Development, who is now on board to have the whole property zoned as Institutional.

**Jan. 2018**

ReImagine Ottawa convenes distinguished panel at City Hall, Judge Metivier, Ontario, Superior Court Judge, (ret.) Dr. David W.O. Rogers, medical physicist, (cancer), Dr. Frank Johnson, environmental engineer; (founder General Instrumentation) Dr. Declan Hill, author of 'The Fix' and international investigative reporter. Panel calls for public inquiry into Dow's Lake for Tunney's Deal.

**February 2018**

PSPC announced a 99-year lease between the Federal Government and TOH for the development of a new campus.  
(<https://engage.ottawa.ca/the-ottawa-hospital-master-plan>)

**March 2018**

Second design session with the Urban Design Review Panel.  
(<https://engage.ottawa.ca/the-ottawa-hospital-master-plan>)

***ReImagine Ottawa is a group of volunteers devoted to freeing the city from developer-funded politics and planning.***

*Ottawa Hospital Civic Campus Decision Timeline*

**Jan 2018**

ReImagine Ottawa applied to the Ombudsman of Ontario and the federal Parliament's ombudsman requesting an inquiry. Both declined citing that the request did not fit into their terms of reference or mandate.

**May - June 2018**

Official Plan and Zoning By-law amendments approved by Planning Committee and City Council through By-law 2018-198 to a new Institutional I2 Zone.

A holding provision, (D07-12-21-20-TOH(External link)) was established to ensure a master plan, transportation study, cultural heritage study and master servicing study will be approved by Planning Committee and Council. The holding provision can be lifted once Planning Committee and Council approve the subject Master Plan and its related supporting studies.

(<https://engage.ottawa.ca/the-ottawa-hospital-master-plan>)

**May-June 2021**

In the spring of 2021, the application to seek Master Site Plan approval from Planning Committee and Council was posted on the City's web site with 19 supporting documents. The environmental study indicates 680 trees must be cut. The traffic study does not take into account the construction of 13 high-rise building sites in the Carling-Preston area that are pending approval. It relies on reducing the percentage of people arriving at the hospital by car from the current 85% to 50% by 2028 and 35% by 2048.

**June, 2021**

Robert Marleau, the City's Integrity Commissioner, in a 101-page report to City Council, recommends that Jan Harder, the Chair of the City Planning Committee, due to a serious conflict of interest with a developer, be removed as chair of the city's planning committee, removed from the committee, lose 15 day's pay, and reimburse the city for any legal costs she charged to defend herself. She resigns as chair and as a committee member. Other recommended penalties are not imposed.

**Oct 1, 2021**

Joint meeting of Heritage and Planning Committees approve TOH Master Plan. More than 50 speakers address the meeting, most with objections to the plan.

**Oct 4, 2021**

NCC AGM. Public was unable to participate due to NCC technical issues.

**Oct 5, 2021**

NCC approves Master Site Plan but demands covered access from LRT to hospital.

*ReImagine Ottawa is a group of volunteers devoted to freeing the city from developer-funded politics and planning.*

*Ottawa Hospital Civic Campus Decision Timeline*

**Oct 13, 2021**

City Council approves TOH Master Site Plan.

**Nov 24, 2021**

Public meeting on the Phase 1 Garage Site Plan. Over 100 people attend by Zoom.