



NATIONAL CAPITAL COMMISSION
COMMISSION DE LA CAPITALE NATIONALE

Annual Public Meeting

4 OCTOBER 2021

SUMMARY REPORT

Canada



I – Description

Context

As part of government-wide efforts to increase accountability and transparency over the past 18 years, the National Capital Commission (NCC) has organized an annual public meeting (APM) with the chief executive officer (CEO) and chair.

Due to the ongoing COVID-19 pandemic, the format of the meeting was modified to follow public health directives. The 2021 APM was held exclusively online to ensure the health and safety of participants and the public. In the context of sharing information related to the NCC's strategic directions, the meeting included an introduction by the moderator and brief presentations by the Chair and CEO on the year in review and the priority projects for the remainder of the year. This was followed by a question period, where the CEO responded to questions that had been provided ahead of the event by interested members of the public.

Objectives

The objectives of the APM were as follows:

- Provide the public with an overview of the NCC's accomplishments in the past year.
- Provide the public with an outline of the NCC's current activities and priorities for the year to come.
- Offer the public an opportunity to ask questions or provide comments on corporate priorities.
- Provide an opportunity for the Board to respond to the public's questions and consider their views as part of the NCC's planning and decision-making processes.
- Provide the public with an overview of adapted measures and uses of NCC assets during the pandemic.
- Enhance the public's awareness and understanding of the NCC's mandate.

II – Process

Overview

Date and location: Monday, October 4, 2021, live-streamed from the NCC YouTube channel, and available on the NCC's YouTube channel following the event.

Time: 6 pm

Meeting proceedings

- Introduction by Luc Fournier, Director, Public and Corporate Affairs
- Presentation by the Chair, Marc Seaman: Strategic directions and governance
- Presentation by the CEO, Tobi Nussbaum: Year in review, priority projects
- Public question and comment period

Invitations and promotion

- An invitation was sent by email to the following:
 - the Public Affairs distribution list (members of the public and interest groups)
 - elected officials
- Facebook and Twitter messages promoted the APM.

Participants

Speakers

- Marc Seaman, Chair, NCC
- Tobi Nussbaum, CEO, NCC

Guests

- Members of the public, 155 total views on YouTube.

NCC Board members attending

- Mireille Apollon
- Larry Beasley
- Lise Bernier
- Victor Brunette
- Michael Foderick
- Tanya Gracie
- Caroline Lajoie
- Lisa M. MacDonald
- Deborah Lynn Morrison
- Norm Odjick

- Sara Jane O'Neill
- Lou Ragagnin
- Denis B. Vaillancourt
- Mayor Maxime Pedneaud-Jobin, Gatineau
- Mayor Jim Watson, Ottawa

NCC staff attending

- Luc Fournier, Director, Public Affairs (emcee)

III – Question and Comment Period

The following is an overview of questions received from members of the public, and the answers provided. Similar questions have been combined to ensure clarity in both the question and response. The full versions of the questions submitted are available in Appendix A.

Question 1

When will the NCC next update its cycling map? Is there any thought toward developing an interactive map/app? An app can show more than the printed map, and can be updated more frequently. Finally, will private sector partners help in the cost of production for a map or app, if the NCC allows them to put their names or advertisements on them?

Answer 1

- Yes, we are very interested in moving to an app or a web-based platform for our maps. We are currently looking at different options, and are open to partnerships with others.
- Partnerships are central to the work we do, and have helped subsidize some programs like NCC Weekend Bikedays.
- In the meantime, we are continuing with the hard copy paper map. In 2022, we will be updating the actual map network and working closely with our partners the City of Ottawa and Ville de Gatineau, with plans to have a new updated map available in print in 2023 — hopefully, accompanied with an app version.

Question 2

- A. With respect to the Greenbelt, will the NCC commit to working with groups like CPAWS-OV to take a firm stand against new roads, including the proposed Brian Coburn expansion? The Greenbelt is already very fragmented with roads and cannot support any more. A new road in proximity to Mer Bleue will have significant environmental impacts. We also call upon the NCC to work to mitigate the impact of other roads in the Mer Bleue area.
- B. Regarding Gatineau Park, can the NCC confirm which set of boundaries are in fact the legal and official boundaries of the Park and the mechanism by which these were made “official”?

- C. Will the NCC Board commit to working with groups like CPAWS-OV and others to promote amendments to the *National Capital Act* to grant Gatineau Park the same protections as those afforded our national parks?

Answer 2

- A. In 2013, the NCC and City of Ottawa partnered to develop a cumulative effects study to anticipate future transportation requirements throughout the Greenbelt. The study included an agreed alignment for the Brian Coburn extension, which was formalized in an agreement and included in both the city's Transportation Master Plan and the NCC's Greenbelt Master Plan.

However, in 2017, the City of Ottawa chose to initiate a new study which contemplated other options. Of the four short-listed options (options 1, 4, 5 and 7), the NCC indicated that, in the spirit of compromise, there was willingness to work through how options 1 and 4 could be reworked to meet the NCC's ecological conservation mandate.

Unfortunately, the City has indicated that its preferred option for the extension is option 7. In August 2020, the Board took a strong stance, and indicated that NCC land would not be made available for option 5 or 7.

- B. The authority for establishing the boundaries for the Park belongs to the NCC Board of Directors. Since 1997, the Board has been very clear about what the boundaries are, in the establishment of the Gatineau Park Master Plan.

In January 2021, a new and updated Gatineau Park Master Plan adjusted the boundaries of Gatineau Park. There was an increase of 130 hectares to include NCC lands that were outside the Park, bringing the total area of the park to 36,261 hectares.

- C. We have signalled in the updated Gatineau Park Master Plan that we are keen on strengthening legislative provisions which will clarify our strong stewardship and regulatory mandate in the Park, while giving greater weight to the boundaries and the status of the Park itself.

The federal government has indicated its interest in speaking to us about how we can move forward. We look forward to engaging with CPAWS and other partners in that process.

Question 3

Over 80 percent of Canadians 12 and older have now been fully vaccinated, and the NCC COVID-19 protocols in Gatineau Park have been suspended. In summer 2020, in response to COVID-19, the Gatineau Park parkway system was closed to motor vehicles in favour of active users. People with disabilities, young families and senior citizens who are unable to bike and hike long distances, were not provided equal access in 2020 or again in 2021. Now that most Canadians have been vaccinated, can we expect the NCC to restore Gatineau Park roadway access in the spring of 2022 to pre-COVID-19 levels?

Answer 3

- In the spring of 2020, after the closure of recreational facilities, the NCC opened its roadway system to active users across the region. This was a much-appreciated way for the region's residents to stay mentally and physically well, while physically distancing. This 2020 initiative saw 750,000 people using the NCC parkways.
- With COVID-19 still a concern, the NCC made a few adjustments for the 2021 season. An online survey was conducted to obtain feedback from those who were interested in the Gatineau Park parkways pilot project. Nearly 75 percent of those who took part in the survey expressed support for the closures.
- However, we wanted to improve on areas of equity and accessibility and, for 2021, made the following changes:
 - The time that the parkways were open to private vehicles has tripled, from Sunday afternoons to Wednesday, Saturday and Sunday afternoons.
 - The NCC introduced e-bike rentals, and is working closely with the Relais plein air to expand offerings to potentially include electronic wheelchairs and mobility scooters.
 - To ensure that the parkways are accessible to everyone, we are currently working on sustainable transportation systems on the Gatineau Park pathways, which includes a draft pilot on a shuttle system proposed for 2022.

Question 4

We received several questions from residents and the Mechanicsville Community Association with regard to the NCC's plans to set aside lands for a potential future diplomatic precinct along the Sir John A. Macdonald Parkway. These letters and submissions outlined their concerns related to the following issues:

- The loss of habitat and tree canopy, as well as green space in the area.

- The negative environmental impact on Lazy Bay Commons.
- The fact that we are in a climate change emergency and experiencing a loss of biodiversity.
- The socio-economic and health impacts on local communities.
- The site selection, including why this site was chosen, and why there is a need for a diplomatic land base.
- A call to put the project on hold until other sites are considered.
- The security risk to surrounding communities, and why embassies are being clustered, despite RCMP recommendations.

Answer 4

- As a federal Crown corporation, the NCC has the responsibility of ensuring that we can host foreign nations that wish to have a diplomatic presence here in the National Capital Region. The NCC retains a land bank to ensure that we have space for countries to place or establish embassy space in the future.
- In 2015, the Capital Urban Lands Plan was updated. The site off Burnside Road was identified as a place where a few additional embassies could be placed, next to the current Indonesian Embassy.
- There were public consultations conducted as a part of the Capital Urban Lands Plan which identified the site. This was reaffirmed by the 2018 Ottawa River South Shore Riverfront Park Plan, which also identified that as a site, and was also subject to public consultation.
- In addition, the updated Plan for Canada's Capital, indicates the importance of maintaining an inventory of lands suitable for the development of new embassies.
- From our original submission, we nearly doubled the green space to about 6,600 square metres, to allow for a sizable public and open green space in that area. It is important for the NCC to align our own land use plans with municipal land use plans. Currently, the issue is before the City of Ottawa council.

Question 5

We received several questions from residents and the Dows Lake Residents Association regarding the NCC's role in the construction of The Ottawa Hospital's new Civic Campus. These letters and submissions outlined their concerns related to several issues, including the following:

- The NCC's role with respect to the 2016 site selection process and if the NCC can influence the government's final decision.

- Whether or not the NCC conducted public consultations during the site selection process.
- The NCC mandate regarding The Ottawa Hospital construction project on rural lands.
- Sustainability and environmental assessments.
- The impact that the construction of a 21st century hospital will have on adjoining properties and land.
- The proposed design for The Ottawa Hospital Civic Campus, including parking accessibility and building heights.
- The federal design principles applied by the NCC on the new Civic Campus project.

Answer 5

- In May 2016, the government directed the NCC to review 12 federal sites within the National Capital Region to evaluate what the ranking of those sites would be for possible transfer for the construction of the new Civic Campus. That work was undertaken by an evaluation committee set up by the NCC, and a ranking was done recommending the Tunney's Pasture site, which was then approved by the Board in November.
- The Chair of the Board at that time received a letter from the Minister of Canadian Heritage on December 21, 2016, directing the NCC to initiate the federal transfer of the Sir John Carling site.
- The NCC established Capital realm principles to help guide inputs, comments and suggestions for the site. These have been ongoing with hundreds of meetings between the NCC, the hospital and City staff. In 2016, the public consultations received over 8,000 comments. Since then, the hospital has undertaken more extensive consultations.
- This is an ongoing project, and there will be many opportunities in the years ahead to look at more detailed parts of this project and further federal land use approvals as the project proceeds.

Question 6

Since the Chaudières Falls and the three islands — Chaudières, Victoria and Albert — are an internationally known Indigenous site and, bearing in mind that Articles 11 and 12 of the UN Declaration on Indigenous Rights are now enshrined in Canadian law, will the NCC support the creation of the site as a UNESCO-designated site and a national historic site?

Answer 6

- The Plan for Canada's Capital is a 50-year plan that sets out our long-term direction and aspirations for the National Capital Region. A key principle in the latest iteration of the plan is the recognition of Victoria Island as a place of special significance for the Algonquin Nation, and a commitment on the part of the NCC to co-create a long-term plan for the island with them.
- Currently, on Victoria Island, the NCC is engaged in an extensive remediation project, where decontamination of the soil on the island is necessary before moving on to advancing a positive vision for that site.
- On Chaudières Island, the NCC recently opened Pangishimo Park. With beautiful viewpoints over the Ottawa River and a link to the Chaudières Falls.
- There are two other NCC parks that are planned for that area: Mokaham and Terasini.

V – Next Steps

The questions and comments shared by the public were discussed during the NCC's strategic planning exercises with the Board of Directors.

Appendix A – Email Questions and Comments

Question 1

Climate change and loss of biodiversity are widely recognized as the foremost environmental challenges of our time. The City of Ottawa has declared a Climate Emergency, as has much of the world. There are urgent calls for all levels of governments to work together to mitigate the effects of climate change. Forests naturally sequester large quantities of atmospheric carbon dioxide (CO₂), and store carbon for long periods of time. Intact forests—largely free from human intervention - are the most carbon-dense and biodiverse terrestrial ecosystems, with additional benefits to society and the economy. Urban Forests are essential for carbon dioxide removal (CDR), and to help mitigate the heat island effect in cities.

Mechanicsville is under unprecedented intensification and losing greenspace and tree canopy due to development. The neighbourhood is expected to double or triple in density over the next few years with no plan for additional greenspace. How can the NCC justify building 5 embassies on what is half the greenspace in this urban neighbourhood? This will only add to the heat island effect and cause other detrimental effects on the living conditions of the neighbourhood. This completely contradicts the NCC's commitment to maintaining urban forests as part of its Forest Strategy. The residents of Mechanicsville propose a shares stewardship of the land we know as Lazy Bay Commons to protect existing canopy and plant more trees to enhance this as a healthy urban forest.

Why this site? What other sites did the NCC consider for embassies? Why do the embassies all have to be on one site? The NCC has not demonstrated the need an embassy row nor have they shown that they looked at other possible sites when assessing the best location for embassies. I am wondering why the NCC did not consider federal and NCC lands which are already being re-developed for new purposes? There are over 200 hectares of federal and NCC sites being re-developed in the city of Ottawa. 3 – 4 hectares from those sites would hardly have a negative impact on the greenspace in Ottawa. There are also many sites along the many parkways which would have less of a negative impact on the adjacent neighbourhood. Or why does the NCC not consider multiple sites with fewer embassies each (1-2 embassies per site)? This has many

advantages since it will have less of a negative impact on each neighbourhood and it gives foreign countries more options when looking for sites for embassies.

Some sites that come to mind are the CFB Rockcliffe Base which I believe is 131 Hectares. Developing 4 Ha of that site for embassies would have very little impact on the development. The same goes for Lebreton Flats (29 Ha) and Tunney's Pasture (49 Ha). There is also the site near the RCMP stables (Rockcliffe & Manor Park area) which was considered for the American Embassy and Embassy Mile in 1986. Was this site revisited? This site is 21 Ha which means 4 Ha for Embassy row would still leave 17 Ha of greenspace. This neighbourhood is also predominantly single-family homes with large yards, compared to Mechanicsville and Hintonburg North which is densely built with multi-unit properties (highrises and R4) with minimal or no backyards. In 1986, the NCC looked at 16 different sites before selecting this site near the RCMP stables on the Sir George-Étienne Cartier Parkway. Why Mechanicsville?

Question 2

With regard to the 2018-2019 Annual Report on Sustainable Development Strategy: Mapping Socio-Economic Status, the NCC appears to be sympathetic towards communities experiencing social and economic challenges.

This NCC document says: "The NCC believes that, in addition to environmental factors, social and health factors are integral to creating sustainable, livable cities. That is why one of the underlying principles of the Sustainable Development Strategy is social equity. This means considering the social and health impacts of NCC assets and services to ensure that benefits are shared equally among communities."

There is a note at the bottom which records that no progress was made regarding this pledge in 2018- 2019.

My question is, regarding the removal of a natural urban green space bordered by Slidell Street, Burnside Avenue and Forward Avenue and south of Parkway X (an area known locally as Lazy Bay Commons).

Many of the residents of Mechanicsville are financially stressed. Taking away their greenspace feels like losing \$10,000. They are also mentally stressed particularly considering the increasing population density, heat island effect and tree desert. When people

don't have much, having adequate access to a significant green space helps with mental and physical health.

The section of Lazy Bay Commons that is an eastern park is not in a location where most residents live, which is along the western edge of the park. The park that has been established on the east side is too far away to be readily available for them. It does not meet the City of Ottawa's target for parks and open space of 4.0 ha of total green space/1000 residents and the residents don't have any other parks or natural urban green space that is close and has space for spontaneous gatherings or a safe, leisurely stroll.

Given your stated goal of “taking into account the social and health impacts of NCC assets and services to ensure that benefits are shared equally among communities”, how can you reconcile taking away green space cherished by economically challenged residents of Mechanicsville for the development of 5 embassies for the use by privileged diplomats as giving social equity to the residents of Mechanicsville? They do not have any other natural urban open space.

Question 3

The NCC is struggling to find enough places to plant all the trees it has committed to planting. At the same time, it will be allowing over 200 trees to be taken down for an embassy precinct.

The NCC says that there has been no request by foreign countries for any help finding land for embassies. There are many office buildings downtown that are and will remain vacant. Many embassies are in office buildings.

The 5 embassies proposed on Lazy Bay Commons (Ottawa) will have a huge environmental footprint and negative impact on tree canopy/carbon capture.

Will the NCC commit to keeping these 3.7 hectares of greenspace and encouraging embassies to locate in empty office buildings.

Question 4

NCC staff has submitted an application to the City of Ottawa to rezone a 3.7-hectare greenspace Mechanicsville to create a dedicated land base for an Embassy Precinct. This application is in contravention of several established NCC policies as articulate in the Capital Urban Lands Plan (CULP) and elsewhere (See Appendices 1 and 2).

Will the Board of the NCC direct its staff to:

1. Put a hold its application to the City of Ottawa to create an Embassy Precinct in Mechanicsville until the NCC Board can ensure the consistency of this application with established Board policies, and the wisdom of creating an Embassy Precinct in this densely packed working class community that is in dire, and increasing, need of greenspace.
2. Direct the staff of the NCC correct the following deficiencies in the Embassy Precinct planning process and report back to the Board on each of the following matters:
 - Conduct a study to determine whether there is a need for a “dedicated land base” for a future diplomatic precinct anywhere in the National Capital Region, and
 - If there is an established need for a dedicated land base for a diplomatic precinct, assess whether that land base should be adjacent to any of the 52 kilometers of NCC parkways, and
 - If it is established that an Embassy Precinct is warranted along a NCC Parkway, ensure an effective and rationale assessment to identify alternate possible sites along the Parkways including but not limited to, Tunney’s Pasture, Lebreton Flats and Mile Circle, and
 - Use the “public interest” principle to assess the relative suitability of alternate sites including, inter alia, the following criteria:
 - The NCC’s established priorities for the preservation and enhancement of urban greenspace and the urban forest, and
 - The contribution potential Precinct sites could make to addressing the NCC’s acknowledged inability to meet its commitment in its Sustainable Development Strategy (SDS) to plant 100,000 trees. (Staff reports to the NCC Board attribute this failure to lack of land and resources. These constraints, if true, ensure that every one of the 200 mature trees slated to be removed from the Mechanicsville site is a net loss to the National Capital Region. An additional 200 - 300 trees could be planted on the site.)

- The principle of social equity that the NCC stated is an underpinning of its Sustainable Development Strategy (SDS). The SDS states, “this means taking into account the social and health impacts of NCC assets and services to ensure its benefits are shared equally among communities.”
- The security risks to each host neighbourhood arising from a cluster of Embassies on their midst, and how those risks can be mitigated (e.g. by providing for sufficient separation between the Embassy Precinct and the community to protect against blast damage from a terrorist bomb).
- Consult with the potential host communities the suitability of the potential sites and how to best meet the principle of social equity and security of each site.

Appendix 1: NCC Policies Relevant to the Creation and Location of an Embassy Precinct

The Capital Urban Lands Plan (the “CULP”) provides:

“In the future, certain parkway corridor lands may be redesignated in support of a future diplomatic precinct or other political land uses within the Urban Lands, should additional study identify the need for a dedicated land base” (p. 40, section 4.2.1)

The CULP states when establishing a political lands use regard should be had to the following:

“Policies: Balance visibility, access and security.

Installations should achieve design excellence in accordance with symbolic importance. New sites proposed to support a political function will be reviewed through a plan amendment process” (p. 40)

With respect to the process of redesignation / plan amendment, Section 5.7 of the CULP provides:

“All amendment requests are subject to a thorough review carried out through the Federal Approvals process... Any amendment must be justified that it is in the public interest, consistent with the Plan for Canada’s Capital and the general

objectives of this Plan, and results in a land use that is compatible to its context. ... Depending of the scope of the proposed amendment, public consultation activity may be required.”

In determining the public interest under CULP it is submitted that the current greenspace designation of the Burnside site meets the public interest standards and that in assessing any amendment to convert the site to diplomatic missions a major weight must be given to the environmental priorities as established by the NCC Board in its CULP relative to the potential benefit of creating a separate land base of Embassies:

- Section 4.2.2 “The Capital’s urban greenspaces must be conserved for the future. The NCC’s stewardship of these sites will require achieving a balance between the conservation of ecological features and the creation of picturesque and scenic landscapes”,
- Section 4.7 NCC’s commitment to “conserve and protect trees within the Urban Area because it recognizes the value of trees and the positive role they play in improving air and water quality and mitigating climate change ...and the positive impact vegetation cover has in relation to physical and mental health of citizens and their contribution to quality of life in the region; and,
- Section 5.3 high priority projects include “Conserve the Capital’s urban greenspaces, natural features and cultural assets”;

Further with regard to the priority given to the environment, climate change and the urgent need to conserve and enhance forest cover and in particular urban forests the Federal Government’s green priorities include those set out in the 2019 and 2021 Speeches from the Throne and mandate letters to the Ministers of Natural Resources; Environment, Infrastructure and Communities; and Agriculture and Agri-food to:

- Expanding urban parks, so that everyone has access to green space,
- Help cities expand and diversify urban forests,
- Plant 2 billion trees

Consideration should also be given to:

- the mandate given to the Minister of Public Services and Procurement to work with the NCC in its core functions of federal lands planning, stewardship of nationally significant public places, and creative partner for development and conservation. (Source: The 2019 and 2021 Speeches From the Throne and the Prime Minister’s mandate letters)
- The contribution of the Burnside site to the fulfillment of the NCC Sustainable Development commitment to plant 100,000 trees, in the NCR, which the NCC claims it cannot meet due to lack of land and resources (Source: NCC’s Sustainable Development Strategy 2019-2020 Annual Report page 13)
- The value of returning the Burnside site to the ORSSRP, as envisioned in the 2014 Public Consultation on the ORSSRP, where it would be connected to the SJAM Pathway for the enjoyment of all Canadians.

NCC staff has not presented any evidence that “a thorough review has been carried out through the Federal Approvals process”. It is submitted that in the light of the Federal Government and NCC green priorities it is questionable as to whether the Government would approve an NCC proposal to convert this existing treed green space into a walled and largely treeless Embassy Precinct.

The CULP statement on the potential need for a separate land base for an Embassy Precinct appears in Section 4.3 Capital Parkways:

“Study the need for the identification of a new land base for a diplomatic precinct or other similar uses. Explore select federal properties along the urbanized edge of Parkway Corridors.”

It is noted that this is a statement of the need for a study. The statement:

- Does not presume that the study will confirm the need for a new land base for a diplomatic precinct,
- The Mechanicsville Community Association has committed to working with the NCC and the City to secure the resources needed to plant and maintain trees on the site, which it identifies as the Lazy Bay Commons.
- Applies equally to multiple sites along any of the 52 kilometers of NCC parkways in Ottawa which include the Sir John A. McDonald Parkway, the Sir George-Étienne Cartier Parkway, the Queen Elizabeth Driveway, Colonel Bye Drive, Island

Park/National Capital Commission Drive, and the Aviation Parkway

- Does not ensure that the NCC Board, given an opportunity to consider the issues and options, would assign a higher priority to the establishment of a particular land base for an Embassy Precinct where it is in conflict with its established “high priority” to “conserve the Capital’s urban greenspaces”, taking into account for each potential site the visibility of the embassy and the security implications of the Embassy and the hosts community. That determination should be addressed by the NCC Board. Given the environmental priorities of the NCC and the Federal Government, the low visibility and security risks of the Burnside site it is unlikely the NCC Board would give preference to an Embassy Precinct that sacrificed badly needed urban greenspace connected to the National Pathway.

The NCC staff has not released for public examination or conducted a consultation on the results of the required study of the need for a new land base for a diplomatic precinct anywhere in the National Capital Region, nor has it released any studies that identify potentially suitable sites for the Embassy Precinct along NCC Parkways, nor has it released any studies establishing the Burnside site as a preferred location for an Embassy Precinct.

It is submitted that until the NCC Board formally overrides its established environmental priorities to “conserve the Capital’s urban greenspaces”, these greenspace priorities should be presumed to prevail in any consideration of the public interest in any proposal to amend CULP’s and the NILM’s urban greenspace designation for land use to permit an Embassy Precinct.

The study under the CULP of the need for a separate land base for an Embassy Precinct, the identification of potential sites, and an assessment of the impact on potential host sites are critical to both the NCC and the City’s planning processes and to the credibility of the NCC’s Board and its planning processes. Further these matters should be examined by both the City’s planners and the public before any individual application from the NCC for an Embassy Precinct is submitted to the City.

Threat, Risk and Security of the Community

The CULP establishes security as one of 3 criteria for assessing the location of an Embassy along with visibility and access.

It is well established that the risks of terrorist attacks increase with the creation of a cluster of Embassies in a Precinct. In 2015 the RCMP blocked the rezoning of two additional sites on Sussex Avenue (at Alexander and John) in part due to concerns about this cluster effect. The same year the NCC declared that it had the legal authority to create such a precinct in Mechanicsville, if there is a need. With this action the NCC is seeking to transfer the risks of a terrorist attack from one community to another, rather than working to identify a site for the Precinct that would minimize the risks for all citizens of Ottawa.

The risk of damage and loss of life is particularly acute in Mechanicsville due the presence of multiple mid and high rise buildings that are vulnerable to pancaking in the event of a terrorist bomb. The attached report (Appendix 2) by Vivian Walsworth, retired Chief Architect for the Department of National Defence and for Parliament, identified the security risks and other weakness in the NCC's planning for the Embassy Precinct. Mr. Walworth's report was submitted to the City and the NCC.

During the written aspects of City planning process the NCC responded that the City does not have the authority to block the NCC's application for an Embassy Precinct. Notably it did not state that it had conducted a Threat and Risk Assessment of creating a cluster of Embassies in Mechanicsville.

The NCC response also stated that Ottawa as a long history of having embassies woven into the fabric of residential communities. This statement, while true, fails to acknowledge that times change and the risks of a terrorist bombing of an Embassy or Precinct is much greater on 2021 than in the past when these Embassies were built. It also failed to acknowledge that the risks associated with creating an Embassy Precinct with a cluster of 6 embassies is greater than the sum of the risks associated with the 6 individual embassies.

During the City of Ottawa's public meeting of the Planning Committee on the NCC application, the NCC representatives and City staff repeated in different ways the statements regarding the City's authority to impose security conditions on the NCC's proposed

Embassy Precinct. The implication is clear: the NCC and the Federal Government have the sole responsibility for assessing and planning for the security and safety of the communities where a Precinct is planned.

When asked directly about whether a Threat and Risk Assessment had been conducted on the creation of an Embassy Cluster/Precinct, the NCC representatives again did not confirm or deny that the NCC had security a Threat and Risk Assessment of the Precinct. Instead he indicated that separate security assessments of individual national requests would be done as part of the Federal review process, if and when they are received. This piece meal approach fails to address the risk to the community of creating a cluster. Equally important it fails to take advantage the expertise in the RCMP and CSIS to establish, in advance, planning criteria that could be used to limit or mitigate the threats to any community hosting one or more Embassies. These security planning criteria could include matters such as:

- minimum distance between embassies and the community residential buildings;
- which of the 5 plots on the NCC site present the greatest and least security risks and hence which sites should be deferred as long as possible for development;
- the maximum total number of embassies that can be allowed safely on the site;
- the spacing between embassies; and,
- the risk profile of acceptable and unacceptable embassies in the context of the proposed Embassy Precinct

Appendix 2: Security and Parkland Analysis and Commentary on Embassy Row

1. Potential Deficiencies in Planning Arguments

The major deficiency inherent in the planning analysis is the complete lack of any "Security Threat and Risk Assessment/ Analysis." In these times of ever escalating asymmetric and terrorist threats, foreign missions/ embassies located in liberal democratic countries like Canada are now, and will almost certainly in future, represent very obvious "soft targets" [defined as a person or thing whose level of protection is low, thus making them vulnerable to military or terrorist attacks]. The NCC planning premise for creating

this "embassy precinct" is predicated on reinforcing the "Capital role". The Capital role, if a bit nebulous, seems in this instance to derive from symbolism evoked by the visibility of foreign embassies/missions along the Ottawa River Parkway. Unfortunately, the symbolism that creates high visibility in support of the "Capital role" also brings with it high visibility as a "soft target". This is particularly worrisome considering the type of high-rise structures planned for the residential neighbourhood (buildings vulnerable to progressive collapse) and location in a zone planned for high human density. In short, the embassy precinct plan poses an unacceptably high level of security risk to residents.

Description of Risk

- Situating "embassies/missions" in close proximity to high density residential land use, as proposed in the NCC's documents, creates considerable potential risk of collateral damage to the current and future residential unit occupants. This can only be exacerbated as a result of residential intensification on the scale currently proposed for Mechanicsville neighbourhood.
- Flat slab concrete construction typical of high-rise residential buildings can be particularly prone to progressive collapse in the event of relatively small street level blasts as might characterize the attack mode upon foreign embassies/missions. Mass casualties resulting from progressive collapse would fit well into the goals of hostile entities wanting "to send a message" to foreign governments located on Canadian soil.
- The site being proposed by the NCC for embassies/missions is highly vulnerable in terms of physical, acoustic and electronic surveillance deriving from "overlook" by hundreds, if not thousands, of residential units immediately proximate to the proposed embassy sites.
- The proponent depicts the embassy precinct development as a series of pavilions set in a landscaped park.

Analysis/ Recommendation for Mitigation of risk

- In planning of "capital" cities, "embassy precincts" would preferably be isolated or buffered from intensive residential land use.

- NCC/federal government should endeavour to select embassy sites that obviate or mitigate collateral risks, rather than creating and/or exacerbating risks as is the case with the proposed embassy precinct at the riverfront location next to a dense residential neighbourhood.
- Robust risk analysis undertaken by many foreign governments would likely disqualify the proposed site from serious consideration for their embassies/missions. Purpose-designed embassies in any kind of enclave are typically neither community friendly nor open-space oriented. More often than not, they are hardened, walled, fenced, gated installations with barren highly monitored perimeter security exclusion zones.
- Any form of landscaping must be minimal due to security considerations including the integrity of sight lines. Inclusion of landscaping of a scale to achieve any form of vegetative buffering as described in the NCC's Riverfront Park Plan within the proposed embassy precinct lands may be completely impractical.

2. Lack of Coordination with NCC's own Riverfront Park Planning Objectives

The "Ottawa River South Shorefront Park Plan" issued June 21, 2018 and the currently applicable "Capital Urban Lands Plan" prepared by the NCC are referenced in the Planning Proposal submitted to the City of Ottawa by the NCC. Site specific and general planning provisions embodied in both these approved NCC Plans are highly relevant in the context of the re-zoning proposal for Embassy Row and must be reconciled if the NCC is to maintain credibility as a planning organization, as relates to federal land use in the national capital region.

Description of Disconnect

- Based on available documentation, it is fair to conclude the NCC engaged in exhaustive public consultation and substantially met transparency obligations with respect to the lands constituted within the "Ottawa River South Shore Riverfront Park Plan" (the Riverfront Park Plan), as approved in June 2018.

- All the lands delineated within the Riverfront Park Plan appear to have been subject of public interest consultation, intensive planning analysis and are categorized environmentally based on well rationalized criteria.
- Some aspects of the proposed embassy development on the "NCC land" are in fact neither coordinated nor consistent with the provisions embodied in the Riverfront Park Plan. In particular, the Riverfront Park Plan delineates enhancements to both the "Landscape Buffer Background" and the "Landscape Foreground Buffer" to be located "on" the subject embassy sites.
- NCC documentation of the initial community consultation phase relative to the Riverfront Park Plan specifically identified the easterly part (25%+ of the land area subject of re-zoning) as open landscape space linking to, and aligned with, Laroche Park to accentuate the community/ Parkland connection designated as a "secondary corridor" in the re-zoning proposal. The delineation indicated on the NCC drawings shared with the community is aligned with an extension of Stonehurst Avenue on the west side of Laroche Park.

Analysis

- The NCC site where an embassy precinct is proposed is designated as "NCC land." It was not and is not an integral part of or within the boundaries of the NCC Riverfront Park Plan and/ or part of the process resulting in that Plan.
- Transparency in relation to planning decisions and contextual impacts of the proposed embassy precinct appear to have been largely obscured or ignored
- The Background Buffer, designed "to diminish the visual impact of adjacent buildings" is not adequately accommodated at the scale required to provide any effective buffer in the land use proposal. Inclusion of an effective vegetative buffer would supplant much if not all of the surface parking and negate requisite risk mitigation site security provisions along the south perimeter of the embassy sites.
- The Landscape Foreground Buffer proposed in the Riverfront Park Plan along the north boundary of the embassy sites

would probably be deemed incompatible with the physical security and sight line requirements typical of embassy sites.

- The area of site allocated to the community/ Parkland connection called for in the Riverfront Park Plan has been whittled down by the embassy proposal to approximately 1/3 of the size as originally proposed (per 2014 consultation record and subsequent site schematics). This reduction in green space and/ or compromise to community/ parkland connection has not been rationalized in the proposal. Importantly, the change has not been coordinated with the community.

In effect, the NCC's planning proposal for the site would result in (embassy) buildings being constructed closer to the Riverfront Parkland than at any other location along the entire Parkway. This would undermine the established pattern of building/ landscape interface on an important segment of a crucial NCC roadway in the national capital, with no effective separation between the Riverfront Parkland/ Parkway and the built-up area

3.Negative Impacts of the NCC Proposal on the Riverfront Park/Parkway

The NCC's Planning Analysis for the embassy precinct as submitted to the City of Ottawa does not mention or elaborate on negative impacts related to the NCC Riverfront Park/ Parkway. Given the sensitivity to context evident in the 2018 NCC Riverfront Park Plan, it is incumbent on the NCC to address, if it can, the impending impacts of residential intensification on the NCC lands it wants to set aside as an embassy precinct.

The re-purposing of this currently open green space to accommodate embassy land use results in a massive diminution in the width of the landscaped open space on the south side of the Parkway. The reduction is between 300% and 500% along 1200 ft/ 365m segment of the land in question. In fact, the repurposing of open space for embassies/missions effectively eliminates an existing vegetative buffer the NCC intended "to diminish the visual impact of adjacent buildings" at this location (as per the Riverfront Park Plan). This undermines strategies established through the Riverfront Park Plan, a situation that will only get worse as intensification ramps up in Mechanicsville and the nearby Tunney's Pasture complex.

What the Riverfront Park Plan Intends

- As alluded to in the NCC Riverfront Park Plan, building massing associated with both Bayview and Tunney's LRT stations intensification zones will result in major alterations to the view planes impacting at least (1.6km diameter x 2) 3.2 km of the sky-scape immediately south of the NCC Shorefront Park/ Parkway in this location.

Negative Impacts

- The experience of users of the Parklands/ Parkway will be strongly impacted by the scale of residential intensification planned for this area (a "wall" of tall buildings). This cannot be mitigated to any meaningful degree by the proposed vegetative buffer at the proposed embassy site, especially when clearing for security exclusion zones is also put in place.
- The only planning strategy that could effectively mitigate the view-plane, massing and sky-scape effects of intensification on the Parklands/ Parkway in this area is a massive enhancement of the vegetative buffer on the NCC lands in question, not elimination of the vegetative buffer as proposed by the embassy precinct proposal.
- Elimination of the vegetative buffer will fundamentally alter the character and sensibility of the river experience along this stretch of the Riverfront Park/ Parkway.

General Considerations

Description

- The lands in question are legally designated "Federal Crown Real Property" so the Constitution Acts establish legal precedence such that land use and development thereon are "not" subject to applicability of Provincial Statutes, Municipal By-laws etc. In essence, the Provincial Planning Act and the City's Official Plan provisions deriving therefrom do not have any "legally" prescribed application on Federal Crown Land.
- It must be observed that Federal Crown lands are held in the name of Her Majesty "on behalf of the people of Canada". The NCC only has the custodial, stewardship and managerial responsibility for these lands.
- Like every other Federal Department or Agency, the NCC is subject to Federal Real Property policy obligating the

Corporation to acquire/ retain maintain, improve and operate lands to support “mission-related” and/ or “operational” requirements. However, there doesn’t appear to be a specific mandate for the NCC to retain or bank land for “possible” future use to accommodate the development of foreign embassies.

Analysis

- The City of Ottawa Planning Office has no jurisdictional authority over development of these Crown Lands.
- On the other hand, the NCC, like other Federal Departments and Agencies, typically engages with other levels of government with respect to such endeavours “as a courtesy” rather than as a legal requirement. As well, constructive collaboration with other levels of government "on Capital planning matters" is an inherent part of the NCC mission statement and policy framework.
- NCC plans for future use of these Crown lands and the rationale for proposed land use should, as a matter of policy, be transparent and publicly disseminated.
- The “Capital role” as alluded to in order to justify this particular planning initiative is probably justifiable in the context of lands abutting the Confederation Boulevard but it seems a bit of a stretch for lands abutting a Parkway. It is unclear why the NCC is mandated to hold/ re-zone land at considerable taxpayer expense for some foreign governments whereas other governments simply acquire land for embassy development in the private marketplace.

Question 5

Mechanicsville Community Association

In reading the NCC 2018-2019 Annual Report on its Sustainable Development Strategy, we have questions related to this subject below

Mapping Socio-Economic Status

It is understood that the NCC is very excited to have partnered with the Ottawa Neighbourhood Study at the University of Ottawa to embark on a project to improve our understanding of how NCC lands and assets correlate with the socio-economic status of surrounding communities. The goal of this project is to map the socio-economic

status of communities in the National Capital Region to gain a better understanding of the communities adjacent to NCC lands. The results of this study can be considered by the NCC in its planning, decision making, and prioritization of projects and services, as well as help inform partnerships with our municipal partners regarding their projects and priorities.

- Did the NCC consult the current Ottawa Neighborhood Study to understand the economic status of the community of Mechanicsville immediately adjacent to the proposed Diplomatic Precinct?
- Did the NCC consider that the community of Mechanicsville may not have understood that the consultation on a document called the Ottawa River South Shore Riverfront Park also included consultation on a Diplomatic Precinct? Do you have regrets not consulting personally with the community of Mechanicsville on the proposed Diplomatic Precinct?
- Does the NCC feel working with the University of Ottawa on the next Ottawa Neighborhood Study will help the NCC develop sensitivity to the economic status of adjacent neighborhoods and consult accordingly?
- In 2015, RCMP recommended no further "clustering" of embassies on Sussex Drive. Was this decision considered for the proposed Diplomatic Precinct in Mechanicsville and if no, why not?

Question 6

Should the national capital region not be demonstrating leadership to the rest of Canada (and globally) in implementing progressive solutions to climate change and mature tree preservation on federally owned urban greenspaces? And should their priorities in land use not reflect the priorities of a climate emergency? (i.e) a moratorium on destroying mature trees in the urban canopy unless absolutely necessary?

Is the NCC aware that the park they are creating ' just south' of Laroche park, is not within walking distance of most residents of Mechanicsville and therefore cannot be considered as replacing easily accessible community greenspace for us?

Question 7

I'm just appalled at what has happened around Dow's lake recently with Queen Juliana and the CEF park being taken for a hospital. I'd like to know if the NCC Board has Is going to accept the towers

proposed by the hospital master plan on the southwest corner of Preston & Carling? They've gone to some trouble to hide the parking structure but then they stick those spikes up into the park zone!

Question 8

Firstly, I want to thank the NCC for the extensive Public consultations that were undertaken in considering site selection for the new Civic Hospital. The NCC listened to thousands who participated and made a well considered decision in recommending Tunney's Pasture as the location for a new TOH. Unfortunately the recommendation was ignored and the location choice was "flipped" in a process which has not been made public and we are left wondering why we are sacrificing important green space at a time when climate change should be a primary consideration in preserving green spaces.

So, I ask that you answer the following questions:

- Was anyone at the NCC privy to the decision making that changed the site decision and led to the release of Central Experimental Farm and NCC land (Queen Juliana Park) for this major development?
- Canada has had a long standing bond with the Netherlands as symbolized by the man with two Hats statue and every year Holland sends us thousands of tulip bulbs that beautify the Capital and that are the centrepiece of the annual Tulip Festival. Canada named the Queen Juliana Park in honour of this friendship between our countries. How will the NCC address the travesty of using the Queen Juliana park for a parking garage? (will it become known as the Queen Juliana Parkade?)
- How will Canada welcome tourists to the UNESCO world heritage site and tulip festival when the backdrop will be construction for the next 20 years?
- The Plan for Canada's Capital 2017-2067 begins with a message from NCC CEO Dr. Mark Kristmanson that states "the NCC Board members reaffirmed their commitment to the Capital's planning heritage and to preserving key landmarks and features... Together we can build a beautiful and vital capital for all Canadians" How can the Board members stand by and let this important sector of urban land which falls under your stewardship be developed when other preferable options are available? Will the Board stand behind the thousands of Citizens who took time to participate in consultations and the

thousands who have signed a petition for an inquiry into the process?

Question 9

Botanica Residents' Committee on the New Civic Development

After much analysis, the NCC originally recommended Tunney's Pasture as the choice for the new hospital in Ottawa. This recommendation was accepted in 2016 but within 3 days the decision was overturned without further explanation.

Questions:

- Why did the NCC accept this change after such a fulsome study that argued for an alternate site?
- What are the factors that now make this site better than the NCC's original choice?

Many significant difficulties have been identified with the current site in numerous submissions to the City Heritage and Planning Committees as well as to elected officials at all levels of government. This combined with the historic nature of this land for all Canadians should be paramount in reviewing the current development plan before you.

On behalf of the federal government and the citizens of Canada, you have the opportunity to save the Central Experimental Farm from development. The NCC has been the guardian of this land to date. Yet today you are faced with approving a development plan that will see the amputation of over 40 acres of the Farm and the destruction of hundreds of mature trees and green space that are protecting the city's air quality and combatting the climate crises. The City of Ottawa's own study of heat islands exemplifies the importance of the Farm in cooling the city. The use of this green space for recreational purposes has a profound impact on our well-being and health and will be no less important than our healthcare institutions as we face the most severe environmental challenges ever. We critically need both; it shouldn't be one at the cost of the other.

Question 10

Our Health/Our Future -A Coalition of Community Groups for a New Hospital.

A Tale of Two Ontario Cities: How Ottawa and Windsor Chose a Site for Their New Hospital

Are Ottawa-area taxpayers aware that Windsor, Ontario, like Ottawa, is planning a new hospital and, like Ottawa, they are in Stage 2 of the 5-Stage Planning Process?

Surprisingly, there are stark differences in the approach each city adopted to choose a new site and Ottawa residents should question and demand answers as to why they were not accorded the same respect and involvement as their Windsor counterparts.

Site Selection Committee

To start with, Windsor set up a site selection sub-committee made up of eleven members. Six of the eleven were chosen from past and present members of the hospital Board. Four positions were left open for the community and the hospital called for applications. Seventy-five applications were received from the public and were of such high quality that five, not four, community members were selected for the site sub-committee. Not one of the eleven members was a real estate developer, and one member was selected from the area's youth as it was understood that youth would be using the hospital for the longest period of time. All were asked to sign an agreement that they were not in a conflict of interest.

In Ottawa, spending money to buy the land was not in the equation because the hospital was to be "given" land by the federal government. The NCC received a mandate to review eligible federal lands and come up with a recommendation and justification for the best site suited for a new hospital. It seems that the NCC committee that reviewed the available sites consisted of six people: three NCC Board members and three from the NCC's Advisory Committee of Planning, Design and Realty. There seems to have been no direct community representation, no youth contingent. Understandable, one might claim, given that the NCC represented the owner of all the sites but imagine the goodwill that would have been created if the NCC had opened two spots for community representatives.

Community Involvement

In Windsor, Stantec was hired to help establish the criteria used to rank the sites that were available. They also hired a "fairness" advisor, representing the eyes and ears of the public. As well, Windsor held over 70 town halls and discussion events giving the community opportunities to ask questions, give feedback and provide input for the criteria. The groups they reached out to included:

various ethnic communities including Italian, Muslim, Indian and Chinese associations, French speaking groups, The Rotary, Kiwanis and Probus Clubs, CARP, seniors, retirees, women's groups etc. Radio and television call- in shows were also used to communicate and engage with the community. The site selection took over a year.

In Ottawa, the NCC reached out to major stakeholders. They held an open house at the War Museum on September 22, 2016 where they made a presentation and entertained questions from 500 members of the public. They hired Environics to help with public engagement via an online survey and during a 15-day period about 7700 surveys were completed. The survey period closed October 6, 2016 and the NCC Board was advised that Tunney's Pasture was the chosen location on November 23, 2016. The site selection took about 5 months.

Site Selection

In choosing their site, Windsor applied 32 detailed criteria based on Ministry of Health requirements, expert advice and community feedback. The NCC developed 21 less - detailed criteria and received input from the open house and completed surveys.

Windsor Hospital had emphasized that the hospital is the steward of public money and were conscious of the costs: a) to acquire a site b) to bring the site up to the standards required and c) to add needed infrastructure. For example, Criteria 24 called for the site to be relatively flat without too many grade changes in order to reduce the amount of cut and fill during construction. Windsor's chosen site is flat. (In Ottawa, the Dow's Lake site is far from flat and there is a difference of 20 metres from high point to low point.)

Some of the criteria used to evaluate the Windsor sites included:

- The site must have more than one main entrance in case a secondary access route is required. (In Ottawa, planning officials have stated there is no intention to widen Prince of Wales, but much more importance should be given to that entrance than the hospital allots. It will certainly be just a matter of time before Prince of Wales is widened and the Dominion Arboretum and the Ornamental Gardens are encroached upon.)
- The site should have no heritage or environmental features unless the site exceeds the minimum size requirement. (The

Dow's Lake site has heritage value, is very close to a UNESCO site, and is in an environmentally sensitive area.)

- Two feeds for electrical and water services should be available to the site.
- The site must be free from adjacent tall buildings greater than 30 metres in height within ½ km. Windsor, like Ottawa, is locating a helipad on the hospital rooftop. (In Ottawa, the Claridge Icon is 143 metres, Soho Italia will be 96 metres and Richcraft will have 3 towers measuring 178 metres, 140 metres and 60 metres. All of these are thought to be within ½ km of the new hospital.)
- The site must have the ability to provide for storm water retention on site or in a nearby storm pond or in municipal storm water-pipes. (Fish in Dow's Lake could be affected if the winter run off of salt enters Dow's Lake.)
- The site should not impinge on native wooded areas. (Hundreds of trees to be cut down in Ottawa)
- The user access should be free of downward draft from adjacent buildings or structures. Avoidance of north entrances which offer little winter sunlight and exposure to cold northern winds. (In Ottawa, the main entrance will be north-facing and who knows what wind effect the very high towers at Preston and Carling will have.)

The NCC recommended Tunney's because it received the highest rating compared to the other potential sites. Despite reports stating that hospital CEO Dr. Jack Kitts had said he was surprised but not disappointed at the choice of Tunney's and that the Ottawa Paramedic Service had said they didn't anticipate major problems for emergency vehicles needing access to Tunney's, the hospital Board rejected Tunney's outright.

Political Influence

After decrying the backdoor, closed-room politics of Conservative John Baird when he offered a parcel of the Farm to the hospital, and espousing full transparency after their election win, the Liberals resorted to back-room politics again when local politicians and hospital officials got together and declared the Sir John Carling site in the Dow's Lake area the new location for the hospital. No community consultations were involved. Were the costs dealing with the earthquake fault, the LRT trench, the Mooney's Bay Sanitary

Sewer, the irregular shaped lot and the topography ever considered? Were the costs relating to infrastructure additions and improvements ever considered? The answer is no, because even now, in 2021, we do not know these costs.

In 2016, five years ago, Windsor's city council agreed to a 1% levy on taxpayers for 14 years to help pay for the community's \$108 million share of the costs. Ottawa has yet to announce how it will raise its \$700 million share of costs, excluding additional infrastructure costs.

Conclusion

Windsor's public engagement and transparency have been viewed as exemplary. Ottawa has unique circumstances as the Nation's Capital with its strong federal presence, but Ottawa taxpayers certainly deserved more public engagement opportunities than they received, and transparency remains elusive. City planners cancel community meetings with no explanation and no make-up date is proposed; community concerns go unacknowledged and unaddressed; cost issues are dismissed and the tax-paying public is left in the dark.

This capital-intensive project will impact the city and its residents for more than half a century. It is imperative that this project is done right. There have been too many cases of projects not going right in Ottawa: the LRT, LeBreton Flats, Strandherd Bridge, the Chateau Laurier, the airport pedestrian bridge. The hospital Board and municipal, provincial and federal politicians need to understand that ignoring calls for fairness, transparency, accountability and cost management will lead to a weak foundation on which to build the hospital. Railroading the public is certainly not the Canadian way, especially in the Nation's Capital!

Given the information released about the hospital's plans over the last three months, we are compelled to ask, "Is this the right location for a new hospital?"

We are convinced better options exist.

Question 11

The master Site Plan for the new Ottawa Civic Hospital as submitted late May of this year is not at all what residents expected.

The hospital will have a 12 storey and 8 storey building joined by a 5-storey podium. There will be 4 towers along Carling Ave ranging

from 10-12 storeys high. Queen Juliana Park is to be replaced by a 4-storey garage for 2500 cars. Over 600 trees will be cut and about 50 acres of beautiful greenspace will be bulldozed-this in a time of serious climate change.

Recall that this is happening right next to Ontario's only UNESCO site- the Rideau Canal. This area will see an influx of patients, workers equivalent to the population of Whitehorse!

Back in 2017, when the NCC Board of Directors met to transfer land to the hospital, Directors Hotson and MacDonald voted against the motion stating that the request for 20 hectares was arbitrary and they feared much of the land would be used for parking. They were right- there will be the 2500 car garage and 8 surface parking lots.

Questions:

- That was the Board then. What about today's Board? Given they are from across the country, has each Board Member toured the property that is in the heart of Ottawa which will be destroyed to build a mega hospital? Surely this should be a pre-requisite before any more Motions dealing with the property are heard. Will the NCC commit to ensuring ALL Board Members have toured the site as well as the NCC recommended site of Tunney's Pasture?
- Back about 25 years ago, the NCC Board declined the donation of a 50 ft high windmill from the Netherlands-in gratitude for the Canadians that liberated Holland for the Nazis in WWII. The reason was that it would detract from the natural beauty of Dow's Lake. The mega-hospital will detract 100 times more than the windmill- what has changed in the NCC's mandate over 25 years that now allows it to disregard totally not only the natural beauty of the Lake but also destine the area for traffic gridlock, air pollution and possibly more destruction of the Farm, the Arboretum and the Ornamental Gardens?
- Given that the lands transferred to the hospital were federal lands, the lands belonged to ALL of Canadians, not just the people of Ottawa. There was NO public consultation. I consider the NCC to be in breach of its fiduciary duty to all Canadians having affected this transfer. Given this, will the NCC reconsider its actions taking into consideration all the serious concerns, voiced by the residents of Ottawa and

beyond, regarding the inappropriateness of locating the hospital in the Dow's Lake area?

Question 12

Given that:

- There are public concerns with the circumvention of the site selection process for the new hospital: that the site change was announced bypassing any consultation process
- The new site allocates green space that is in short supply in Ottawa. This choice sacrifices the environment and livability over the original selection and contradicts federal initiatives on climate change.
- Should the NCC demand clarity, transparency, and preservation of green space as criteria to be met before any approvals of putting a parking garage in a space reserved for all Canadians?

Question 13

I treasure the NCC for its role as the “main federal urban planner for the National Capital Region” and its mandate to “prepare plans for and assist in the development, conservation and improvement of the National Capital Region in order that the nature and character of the seat of the Government of Canada may be in accordance with its national significance.” Given its critical role to protect our nation’s capital, I’d like to know why and how the NCC’s recommendation of Tunney’s Pasture for the new Ottawa Hospital (after a comprehensive six-month study) was overturned in favour of a site that puts buildings and parking lots on more than 50 acres of greenspace, including the Central Experimental Farm, a National Historic Site, and a four-storey parking garage on the corner of Dow’s Lake and the Rideau Canal, a UNESCO World Heritage Site and the central location for our Tulip Festival and Winterlude festivals. It appears that the NCC is not being allowed to execute its responsibilities.

Question 14

I would like to congratulate the NCC for its excellent Ottawa Hospital Site Review. This public consultation conducted in 2016 was a model of how public consultations should be done, using a number of criteria and input from many stakeholders to select an old federal office site - Tunney’s Pasture - for the location of a new Ottawa Hospital campus. What a shame then that the NCC reversed its

decision only days after its own announcement of the selection of the Tunney's Pasture site.

Instead the hospital campus will be built on 43 acres of the Central Experimental Farm, a precious urban greenspace with national and international cultural significance. The Farm is on the National Heritage list and directly adjacent to a UNESCO World Heritage Site, the Rideau Canal. Building on the Tunney's Pasture site would not be a loss of anything precious, as it has no environmental or cultural value. Tunney's is already a massive parking lot, which is exactly what these acres of the Farm will soon become. The NCC has totally failed to fulfill its mandate as a steward of federal lands in the national capital region.

Why did the NCC switch from its chosen site at Tunney's Pasture?

Question 15 Opposition to changing of the site of the Hospital to the Farm/Dow's Lake site has grown exponentially. The excellent consultation done by the NCC in 2016 to find the best site, selected Tunney's Pasture. This selection was overturned in the space of 72 hours in a completely opaque, "back-room" deal. This switch was never tabled in Federal Parliament, Queen's Park or Ottawa City Council. The outrage grew when it was learned that this switch will result in over 500 mature trees being cut down during what Ottawa City Council has declared to be a "climate emergency".

My questions:

- Are the NCC Board members aware that over 5,000 people have signed a petition asking for an investigation into the switch?
- And are you aware that a 2nd Formal Request to Investigate is pending with the City of Ottawa's Integrity Commissioner in this regard?
- And do you think the NCC should be approving projects when investigations are needed and pending?

Question 16 I would like to have more information about the environmental impact assessment on the decision to place the new hospital on experimental farmland.

Question 17 Greenspace Alliance of Canada's Capital

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

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

Key principles included:

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

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

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

Parking: Reduce surface parking wherever possible and consider stacked parking options. Minimize the extent of paved areas. Develop creative transportation demand management strategies to

minimize on-site parking requirements and to limit the extent of modifications required on adjacent routes of importance to the Capital (Prince of Wales, Queen Elizabeth Driveway):

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

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

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

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

Question 18 Dow's Lake Residents' Association

The mandate of the National Capital Commission (NCC) is as follows:

"Building on more than a century of experience, the NCC provides unique value in the Capital Region by fulfilling three specific roles: long-term planner of federal lands; principal steward of nationally significant public places; creative partner committed to excellence in development and conservation." (<https://ncc-ccn.gc.ca/> Accessed September 27, 2021)

The Ottawa Hospital has entered into a 99 year Lease Agreement with Public Services and Procurement Canada to lease, develop, and occupy federal lands at Dow's Lake for the purposes of building a new Civic Hospital campus. Beyond the environmental concerns which are thoroughly discussed below under "SUPPORTING DOCUMENTS," are the heritage concerns.

A new hospital campus will have significant impacts on buildings and lands in the immediate vicinity that are deemed to have both heritage value and national historical significance. These include but are not limited to the Dominion Observatory, the Photo Equatorial Building, the South Azimuth Building, and the Seismology Survey Building. Indeed, the Central Experimental Farm, the actual land being developed and built upon, is in itself a National Historic Site. In addition to this land, the new Civic Campus is sure to have impacts on the Dominion Arboretum and Commissioner's Park.

As an association, we are deeply concerned about the message conveyed when lands deemed to have national historic value are negotiated away for development. What is the precedent that is set? What does this say about us as a People and how we value a shared history and heritage?

It is said that to know who we are as a People and to know where we are going, we must know where we are from.

In our time, as part of a process of healing our relationship with Indigenous Peoples, we acknowledge that the lands we currently stand on, live on, and use are unceded territories. Up to this point there has been very little, and in our observation no consultation, with Indigenous Peoples regarding development of over 50 acres of urban green space in the heart of Ottawa at Dow's Lake, despite the fact that this new facility will also serve Inuit communities. Arguably, this kind of approach may be seen as an extension of a colonial past rather than a path towards Truth and Reconciliation.

When major projects are undertaken on federal lands, an Environmental Impact Assessment (EIA) is undertaken by the Impact Assessment Agency of Canada. We believe that a \$2.8B hospital, on federal lands, with obvious and known impacts on green spaces, waterways, and fish bearing waters would be consistent with the definition of a major development. The EIA is guided by 5 important principles, including Partnership and Reconciliation and using Scientific and Indigenous Knowledge, with the goal of maximizing positive benefits and reducing negative ones.

Up to this point in time, the only reports that have been made available to the public are those that have been commissioned and paid for by the developer – the Ottawa Hospital. Stakeholders are seemingly content with this, seemingly in the interests of expediency.

However, we believe that this does not satisfy the threshold for major development on federal lands. Moreover, none of the reports submitted by the hospital elaborate on Reconciliation of Indigenous Knowledge as part of the development process.

We know that hospitals emit potent and harmful greenhouse gases in the form anaesthetic gases directly into the environment. Yet this has not been addressed. Stormwaters from much of the site currently drain into Dow's Lake. Of the more than 50 acres used for the hospital, approximately 40% of the surface will be hardscaped and sloped. This phenomenon contributed to toxic chemicals leaching into Dow's Lake following the demolition of the Sir John Carling Building. It is expected that stormwaters will continue to drain into Dow's Lake. Through the Rideau Canal system, Dow's Lake eventually drains into the Ottawa River, the main source of drinking water for the majority of Ottawa's residents.

We are concerned about the impacts of a new Civic Campus on our area, but also much more broadly when one considers the tremendous benefits urban green spaces have on cities, people, and urban flora and fauna.

Questions for the Annual Public Meeting

- In consideration of both environmental and heritage concerns, will the NCC support the 99 year Lease Agreement between the Ottawa Hospital and Public Services and Procurement Canada that will allow for major development on federal lands for the purpose of building a new Civic Hospital Campus considering the known and potential impacts this development will have on the environmental and heritage elements within and surrounding the more than 50 acre site?
- Known, potential, major, and irreversible impacts of a new Civic Campus at Dow's Lake have been put forward in reports supplied by the Ottawa Hospital's agents, including impacts on waterways and fish bearing waters i.e. the Rideau Canal, Dow's Lake, the Ottawa River. Does this information not achieve a threshold that would trigger an Environmental Impact Assessment under the Impact Assessment Act?
- If the NCC is supportive of an estimated \$2.8B new Civic Campus at the Dow's Lake site, a major development project on federal lands, will the NCC act in a manner that is consistent with its stated mission and Canadian values,

including Partnership and Reconciliation, and require that an Environmental Impact Assessment be undertaken by the Impact Assessment Agency of Canada with the goal of maximizing positive impacts and minimizing negative ones for all people?

It is our hope that the NCC will remain cognizant of its stated role and mission. We urge you to further deliberate on the suitability of the Dow's Lake site and carefully consider both the short and long term impacts on the environment and the heritage elements of this nationally significant place.

What we are building is much more than a new hospital. We are always building the future, and what we want is the best outcome for all people, today and tomorrow.

Supporting Documents:

Presentation to the Planning Committee, City of Ottawa, October 1, 2021:

Thank you for the opportunity to present today on behalf of the Dow's Lake Residents' Association – the DLRA.

The DLRA is fully supportive of a new Civic Campus for the Ottawa Hospital and welcomes a world class Centre of Excellence in Ottawa.

However, we believe this project will test our values as both a city and a nation. The DLRA has concerns about the environmental impacts on the area and on people.

The Official Plan, a guiding document, clearly states that what residents value most about our city are its distinctly liveable communities, its green and open character, and the unique characteristics that distinguish Ottawa from all other places.

Many discussions and debates which shape our collective values as a nation and as global partners take place in Ottawa. This, too, is reflected in our Official plan which states that Ottawa is "Canada's symbolic focal point."

What we say in Ottawa matters. What we do in Ottawa matters even more.

Climate change. In Ottawa, we have experienced floods, hurricanes, and heat waves. Events that were once generational have become perennial.

Our city and our Federal Government have declared a Climate Emergency. This has joined us in purpose with many others around the globe through a shared commitment to climate action.

But how can we save the planet when we are prepared to sacrifice over 50 acres of urban green space in the centre of Ottawa?

Hospital Reports clearly state that a new Civic Campus at Dow's Lake will impact on wildlife, birds, vegetation, mature trees, fish habitats, and waterways. Storm waters from the new Civic Campus site will drain into Dow's Lake, and eventually into the Ottawa River – Ottawa's main source of drinking water.

According to the city's posted data, rain on September 15 of this month saw 1.66 million liters of combined storm and sewer water flow into the Ottawa River.

And, suggested strategies like keeping construction equipment in good working order and refuelling off site are common sense practices, not mitigation.

Evidence Based Practice. Hospitals and Centres of Excellence value evidence. What does the evidence tell us?

In 2019, researchers from Carleton University found that the Central Experimental Farm helped reduce the city's temperature and air pollution.

Is it reasonable to pursue a policy of intensification and regeneration in the core, while at the same time reducing urban green space by more than 50 acres?

In 2015, the David Suzuki Foundation reported that heat and air pollution related health burdens disproportionately affect the elderly, those living in higher density areas, and in particular, those in high density areas who are socioeconomically disadvantaged.

How does this inform our decision making in terms of making our cities more just and inclusive?

In 2017, The Lancet reported that a modern anaesthetic machine running for 1 hour was the same as 230 cars running for the same period.

In 2019, the Journal of the American Medical Association reported that the healthcare sector was a significant source of greenhouse gases and other deadly environmental emissions. What has been suggested is a “green print” for healthcare.

Green cities are healthy cities.

Does it make sense to use more than 50 acres of green space in the heart of Ottawa for a hospital? And if we do, does it not make sense that we do it in the very best way possible?

According to the Impact Assessment Agency of Canada, Environmental Impact Assessments maximize positive impacts and minimize negative ones on the environment and nearby communities.

An Environmental Impact Assessment is guided by 5 principles:

1. Reconciliation and Partnership with Indigenous Peoples,
2. Cooperating closely with other jurisdictions.
3. Basing decisions on Scientific evidence and Indigenous knowledge,
4. Providing predictability, transparency, and timeliness,
5. And engaging meaningfully with the public.

We must be “Measure twice. Cut once.” people. If we are instead driven by haste, we will find ourselves to be “penny wise and pound foolish.”

Almost every issue relating to a new Civic Campus, be it cost, traffic, infrastructure, and environmental impacts relate to the chosen location.

We must ask with both good conscience and sound judgment – Is this the right location?

A new Civic Campus at Dow’s Lake – on federal lands, beside the Dominion Arboretum, within the Central Experimental Farm – a National Historic site, and next to the Rideau Canal – Ontario’s only UNESCO World Heritage Site.

Building a new hospital and a centre of excellence should be transformational, not be transactional. A new hospital should add to the community and not be the difference between what we need to destroy and what we need to build.

The environment, air quality, rising temperatures; the impact of climate change on people – the elderly, those living in high density areas, the socioeconomically disadvantaged; the sincerity of land acknowledgements, reconciling with our past, building a future; healthier cities; happier people.

Planning Committee, you can choose to do what is expedient. But we know from lived experience with other ongoing major infrastructure projects that expediency can also be the path to delays and cost overruns.

Or, you can choose to make decisions based on important societal values set out in the Official Plan and embodied by an Environmental Impact Assessment.

You can choose to make a decision based on evidence, science and data. You can demand best practices and actively seek the answers we need to achieve the best outcomes for all.

You can choose to do what is right and what is necessary.

Dow's Lake. Environmentally sensitive. Ecologically rich. An urban green space in the middle of our city.

The hospital will be a major development on federal lands. An Independent Environmental Impact Assessment should be the minimum requirement.

Please do not lift the Holding Provisions.

Environmental Stewardship and Responsibility: A New Civic Campus At Dow's Lake

Preamble

Ottawa is poised to use over 50 acres of urban green space for the Ottawa Hospital's new Civic Campus. The Dow's Lake community stands at the sea wall of urban growth, tremendous change, and massive development – from a "village" of towers soaring as high as 190 meters or 55 storeys, to a new Civic Campus that will see 10000 staff ebb and flow each day to work, another 10000 ancillary jobs, and 1 million visitors per year – or an additional 2740 visitors each day.

While we fully recognize the many benefits of a new hospital, we also fully understand the need for managing growth while mitigating negative impacts with the goal of achieving the best outcome.

The Dow's Lake Residents' Association is supportive of respectful, thoughtful, and measured development that integrates with and adds to the surrounding communities.

The DLRA supports a new, state of the art hospital and centre of excellence. But, we are deeply concerned about the lasting and irreversible impacts the new Civic Campus will have on the surrounding areas. We cannot ignore that at the root of every question is the concern about Dow's Lake as the site for a new hospital campus.

If a new hospital is to be built at Dow's Lake, at the heart of Canada's capital city, then it is absolutely imperative that we get it right – for our children, for our city, and for the future.

There are many questions that remain unanswered.

In our social contract there is a moral obligation for decision makers Planning Committee, Ottawa's City Council, the NCC and the Government of Canada, to ensure that the interests of the people and future generations are looked after. This is the paramount duty of office.

Government of the People and by the People must be for the People. This is the social contract.

The Dow's Lake Residents' Association implores you to NOT lift Holding Provisions that will allow the new Civic Campus to bulldoze ahead until important questions are answered.

Necessary Action

An Independent Environmental Impact Assessment must be undertaken by the Impact Assessment Agency.

- The Hospital's own Environmental Impact Statement clearly states that there will be a wide array of impacts on the natural environment that supports a plethora of wildlife habitats, including impacts on aquatic habitats and fish bearing waterways at Dow's Lake and the Rideau Canal.
- All residents in the Ottawa area, regardless of where they live, enjoy clean water. Dow's Lake and the Rideau Canal empty into the Ottawa River – Ottawa's main source of drinking water.
- Public Services and Procurement Canada have entered into a lease agreement with the Ottawa Hospital to lease federal

lands, unceded Indigenous territories, to build a new Civic Campus. To be clear, the ownership of these lands under the lease remains with the Federal Government.

- The report submitted to the Planning Committee and Built Heritage Sub-Committee by the Planning Department on September 19, 2021 (Report Number: ACS2021-PIE-PS-0093) cites a past Environmental Assessment. This Assessment is old. It is outdated. It is irrelevant. The scope of this Assessment looked at the demolition of the Sir John Carling Building. It is not specific to the hospital project.

Request

We know that urban green spaces are good for cities. They reduce air pollution. They keep cities cooler. They naturally manage storm water. They keep people healthy. They keep people happy.

There is currently around the world a collective climate conscience, a concerted effort to tackle climate change, and a desire to leave a healthy planet to our children. But, how can we save the planet when we can't even look after our own backyard?

The Dow's Lake Residents' Association formally requests, under Section 9 and Section 82 of the Impact Assessment Act, that an Independent Environmental Impact Assessment be undertaken. It is imperative that the Minister of the Environment and Climate Change undertake this important action in the interests of all people and the environment we share.

We implore the Planning Committee to not lift the Holding Provisions until an Environmental Impact Assessment has been completed.

Supporting Facts

Impact Assessment Act (2019):

1. 9 (1) The Minister may, on request or on his or her own initiative, by order, designate a physical activity that is not prescribed by regulations made under paragraph 109(b) if, in his or her opinion, either the carrying out of that physical activity may cause adverse effects within federal jurisdiction or adverse direct or incidental effects, or public concerns related to those effects warrant the designation.
2. 82 An authority must not carry out a project on federal lands, exercise any power or perform any duty or function conferred

on it under any Act of Parliament other than this Act that could permit a project to be carried out, in whole or in part, on federal lands or provide financial assistance to any person for the purpose of enabling that project to be carried out, in whole or in part, on federal lands, unless

- a. the authority determines that the carrying out of the project is not likely to cause significant adverse environmental effects; or
- b. the authority determines that the carrying out of the project is likely to cause significant adverse environmental effects and the Governor in Council decides, under subsection 90(3), that those effects are justified in the circumstances.

The Hospital's Environmental Impact Statement states in Section 5.1:

- "This report has documented the existing conditions in the vicinity the New Civic Development. Detailed impact assessments and mitigation strategies should be developed, if required, at a later stage in the project."
- It goes on to list impacts to trees – including endangered and threatened species, to fish habitat in waterways including Dow's Lake and the Rideau Canal – both of which empty into the Ottawa River – the main source of our drinking water, to wildlife habitats, natural features, vegetation, and consequently bird activity.
- The Hospital's Environmental Impact Statement is unclear. Table 3 in the May 2021 report lists felling 680 trees with a stem diameter > 10cm. Table 3 of the Revised August 2021 reports lists felling 523 trees with a stem diameter > 10cm. It is unclear how many trees existing and mature trees will be cut down.
- The Hospital's Environmental Impact Statement goes on to list mitigation in the form of fencing, managing garbage during construction, refuelling off site, ensuring that construction equipment is well maintained and in good working order. These actions would be in line with good, expected, everyday practices. Respectfully, they do not constitute mitigation that is commensurate to the broad and significant environmental impacts listed in Section 5.1 of the report.

- The Hospital's Environmental Impact Statement studied an area that extends 120m beyond the actual delineated new campus location (Figure 3). This overlaps with the required 30m buffer zone required by UNESCO and the Historic Sites and Monuments Act. As these two areas overlap, it is unclear if building a hospital in this location will impact on the UNESCO World Heritage status of the Rideau Canal – the only UNESCO World Heritage status in the entire Province of Ontario.
- Dr. Paul Villeneuve of Carleton University specifically looked at the impact of the Central Experimental Farm on air quality. The study states:
 - “Results suggest that this unique urban green space has important beneficial impacts on ambient air pollution concentrations and for mitigating extreme heat events for which a large portion of Ottawa's populace is exposed.”
- The CBC reported on Dr. Villeneuve's study. The article states:
 - “It [Central Experimental Farm] plays important roles in terms of increasing physical activity, it's been shown to reduce mortality rates, it's been shown to be associated with lower rates of diabetes. It has a lot of health benefits, as well as the environmental benefits.”
 - Considering what we know, what is proven, it is paradoxical to destroy 50+ acres of urban green space and disregard the positive health benefits that come with it to build a hospital to treat metabolic syndromes, heat related illness, and respiratory conditions caused by air pollution.
- We know from emerging data as recent as 2020, from The Lancet and Yale University, that the healthcare sector is a major contributor of harmful emissions.
 - “The healthcare industry is responsible for responding to the many of the most dangerous effects of pollution and climate change, and yet it is a significant source of greenhouse gases and other deadly environmental emissions itself ... The healthcare sectors of the United States, Australia, Canada, and England combined emit an estimated 748 million metric tons of greenhouse

gases each year, an output greater than the carbon emissions of all but six nations worldwide.” - Dr. Jodi Sherman

- “The use of desflurane or sevoflurane from a modern anaesthetic machine for 1 h is the same as 230 or 30 miles travelled in a modern car, respectively.” - The Lancet Planetary Health
- We know that hospitals contribute significantly to greenhouse gas emissions. Some of this is inevitable in the provision of modern health care. However, we are using a double-sided axe if we destroy 50+ acres of green space and build a new hospital.
- In 2015 the David Suzuki Foundation published “The impact of greenspace on heat and air pollution in urban communities: a meta-narrative review,” which looked at 102 peer-reviewed studies published in the preceding 5 years. That is to say, current data. It states:
 - “Not surprisingly, the report found that urban green spaces — from trees and parkettes to green roofs and large natural spaces —generally provide significant health benefits for residents and the community. It also found that these ecological benefits are directly related to the size, quality and density of the greenspace. Why is it important to reduce urban heat effects and air pollution? It is estimated that tens of thousands of Canadians die prematurely each year due to acute air pollution and that high summer temperatures lead to increased illnesses, hospitalizations and deaths, especially among older adults.” (p.4)
 - Destroying green spaces contributes to higher health care costs.
- The Hospital’s Master Servicing Plan states,
 - “The existing PSPC private underground stormwater sewer system conveys flows from the federal lands (Experimental Farm), located to the west and south of the NCD (New Civic Development), through the NCD towards Prince of Wales Drive and eventually to Dow’s Lake. The overland flow from these areas is divided between Dows Lake and the major tributary drainage area for the Nepean Bay Trunk.” (p. 51) The reports

goes on to describe that the performance of the Nepean Bay Trunk is very poor. This poses “significant flooding risk in the vicinity of the sewer during surcharge conditions.” (p.53)

- To be clear, known and predicted Environmental Impacts and Property Damage.
 - The Ottawa Citizen reported in 2016 that toxins from the demolition of the Sir John Carling Building leached into Dow’s Lake. This was with an Environmental Assessment. Is there a potential for further drainage of harmful, unwanted, and dangerous substances to drain into Dow’s Lake and eventually into Ottawa’s main source of drinking water, the Ottawa River?