



Civic Hospital Neighbourhood Association

Backgrounder: Change in City Policy Regarding 45 Ruskin St

City owned 45 Ruskin St. is currently a 270 parking spot ground lot used by the Ottawa Hospital (TOH). It is primarily for University of Ottawa Heart Institute patients and their visitors. Effective in 1995, a 30 year agreement was approved by the City, TOH and the local residents placing a moratorium on development of this lot. This was a concession made by the residents to defer the parking lot closure for continued use by TOH.

Over the years, the city has made alterations to the parking lot to help it fit within the residential community with the building of a berm, to shield the noise and light disturbances, and reductions in parking volume. It is a 9-5, Monday to Friday use facility with low traffic in the evenings. Direct access to the Queensway is via Parkdale Ave.

Timeline

1966

The City of Ottawa restricted the use of the property by the Ottawa Civic Hospital to a surface lot only in By-Law Number 111-66

“a public parking area may be provided for the use of the Ottawa Civic Hospital provided that the land is used only for a surface parking lot and the only buildings erected thereon shall be incidental to the operation of the said surface parking lot”.

1974

May 6, 1974 Community Planning Branch Report 15 recommended to Council the complete closure of the Ruskin Street lot by May 1985.

1976

City Council, under then Mayor Lorry Greenberg, endorsed the recommendation of the Ottawa West Development Plan that the Ruskin lot ultimately revert back to the neighbourhood as a park (see 1977 Ottawa West Development Plan Final Report).

1980

Commitment to phase out parking on the Ruskin lot was reaffirmed by Planning Committee, 7 March 1980, and resulted in a joint agreement between the City and the Hospital in Site Plan 122, dated 26 March 1980, signed by Mayor Dewar and the Executive Director of the Hospital.

“...upon completion of the parking structure (ie the P1 Parking garage) the Hospital covenants and agrees that the present Ruskin Street parking lot and its use shall be controlled by City council for the implementation of the Ottawa West Development Plan”

1981

The first step towards phasing out parking was undertaken. The parking lot was reduced in size by 1/3 and a berm with trees was added to the perimeter of the land.

1991

The City of Ottawa's Comprehensive Official Plan required parking to be removed from the Ruskin Street parking lot, by 1996 at the latest.

"the temporary parking on the land on the north side of the Civic Hospital (bounded by Ruskin, Reid, Hutchison and MacFarlane) is to end no later than 1996 when the land will revert to its former status as a City park

The current use of the land as temporary parking is to be reduced incrementally, year-by-year beginning in 1991, so that parking is entirely removed from the land no later than 1996. A schedule showing the successive annual reductions in parking spaces will be implemented to achieve the required elimination of parking from the land by no later than the required date."

1995:

After consideration of TOH's need for parking, the residents and TOH reached an agreement to allow restricted use of the property by TOH for parking for an additional 30 years. This was a significant concession by the neighbourhood to keep the lot operational. This agreement was mediated by the city, approved by City Council and was made part of the 1996 Official Plan.

"To ensure that the use of the City-owned lands on the north side of the Civic Hospital (bounded by Ruskin, Reid, Hutchison and MacFarlane) which was originally taken over by the City of Ottawa as open space, is limited to a surface parking lot of not more than 270 parking stalls and the adjoining green space, all in existence as of 1995. The lot is primarily for the use of Civic Hospital patients and visitors;

The period of the usage is for not less than 30 years, beginning in 1995. The Hospital will continue to monitor its parking operations and will assess all other options for the supply of parking facilities appropriate to the demands which it faces during this time period. Subsequent to this time period, the use of these lands as a park will be re-evaluated. Area residents, the local community association, the City and the Civic Hospital are to be included as participants in the re-evaluation."

February 2012

TOH presented to Community Advisory Council that 45 Ruskin option is last choice and there are other preferred options.

November 2012

TOH reported to Civic Hospital Neighbourhood Association (CHNA) that there is no change in view towards 45 Ruskin.

April 2013

At CHNA Spring Meeting, Councillor Hobbs' report indicated discussions between TOH and City for 45 Ruskin lease and potential development for UOHI requirements.

June 24, 2013

Public Information meeting by TOH to tell Civic Hospital Neighbourhood about the plans to build the 4 storey parking garage. With short notice of a meeting 100 neighbours attend and ask many questions about traffic, structure and present information about 30 year moratorium. TOH committed to discussions with representatives of neighbourhood.

July 9, 2013

Finance and Economic Committee reviewed and approved a lease agreement with TOH for 45 Ruskin St contingent upon construction of a multistory parking garage. CHNA learned of the agreement indirectly and had little time to prepare, but was given 5 minutes to present “public comments”. The lease included the following:

- \$12.2M Construction
- \$660,000/yr lease for 15yrs+3x5
- \$4.8M (2/3rd) forgiven to pay for capital costs (40% of construction costs)

July 17, 2013

Final approval of lease by City Council

July 29, 2013

TOH submits rezoning application

August 12, 2013

Rezoning notice posted and public consultation opens

August 21 , 2013

After much delay, CHNA committee meets with TOH representatives to discuss neighbourhood position, 30 year moratorium and alternative parking options.

August 28, 2013

CHNA hosts community meeting to answer questions from neighbours regarding the rezoning application.

September 10, 2013

28 day public comments period for development application ends.

November 22, 2013 (TBC)

Development application and review submitted to City of Ottawa Planning and Development Committee