

From H.A. Bambrough, 11 Hutchison Av., Ottawa 3 April 1990

SUBMISSION TO PLANNING COMMITTEE

(Completed by Consultant, Dec 89, available to citizens Jan. 90)  
re CIVIC HOSPITAL PARKING STUDY

CONCLUSIONS/RECOMMENDATIONS:

- a) Planning Committee is requested to instruct the Civic Hospital to omit any reference to expansion of the Ruskin St. lot (area P2) in all present and future deliberations on resolving the supply of parking space, building additions or expansions.
- b) The Board is further asked to instruct the city planning staff to devise a schedule of reducing the parking thereon to zero by 1993, and to recommend the endorsement of such a policy by Council in 1990.
- c) These actions will reaffirm:
- the validity of the OMB decision of 1965, limiting the use of the Ruskin lot to surface parking.
  - the 1966 Council action on the subsequent by-law confirming the limitation to surface parking.
  - the acceptance by the 1976 Council of the Ottawa West Development Study conclusions respecting the future reversion of the site to a park,
  - the 1978 DeLeuw Cather Hospital- related Traffic Report recommending parking only on the main site
  - the 1979 Physical Environment Dept. Report on Hospital Traffic endorsing "DeLeuw", parking on main site only.
  - the 1980 Council/Hospital Joint Site Plan Agreement 122, whereby the Ruskin lot is to revert to a park
  - the December 1983 Council position that the Ottawa West Development Plan remains in force respecting the reversion of the lot to a park.
  - the January 1990 letter from Planning Dept. to neighbours confirming that reversion to park status remains part of the Official Plan for the lot.

Thus, for almost 20 years, we have had repeated confirmation that the wishes of successive Councils, endorsed by every alderman for Elmdale since 1973 and supported by the planning staff, are the same as those of the residents - that this lot shall revert to its former status as a local park for the benefit of both patients and residents.

## INTRODUCTION

The environs of Ottawa Civic Hospital have again been the subject of another study on Hospital-generated parking, commissioned by the City Council, commenced in 1988 and reported by the consultant in late 1989 for consideration by Planning Staff and Planning Committee in 1990. Phase 1 dealt with "Inventory and Issues", Phase 2 with "Supply Options".

## PARKING DEMAND

The 1989 Parking Study recommends the addition of parking to the existing supply to cater for a calculated increase of several hundred spaces. At this time, an analysis of the validity of the consultants' opinions on the parking requirements has not been done.

## PARKING SUPPLY

However, it must be strongly urged on the Planning Committee that one of the options proposed for expanded parking should surely be dismissed from any further consideration - that is, the consultants' inclusion of the Ruskin Street lot (P2). The consultants have evidently chosen to ignore the decisions and intentions of all city administrations on the future use of this piece of City property since 1973. The report (Phase 1, page 11) quotes the existing supply of parking to be 1422 spaces - but this includes 270 spaces (Phase 1 page 12) in Parking Area "P2", the Ruskin Street lot immediately north of the hospital. These cannot be counted as part of the future supply, since the Ruskin St. site has never belonged to the Hospital and has repeatedly been scheduled for return to the community as a park.

## BACKGROUND

1) This land was acquired by the city in 1936. Attempts by the Hospital to own this land go back to at least 1943 and have been rebuffed by every Council approached on the matter since then. This lot was a park used by the neighbours until 1959, when it was paved by the hospital. At a subsequent OMB hearing demanded by the adjacent residents, the area was zoned "P(x), surface parking only" by OMB decision N-9287-65 : "...in the case of the P(x) zone, a public parking area may be provided for the use of the Civic Hospital, provided the land is used only for surface parking and the only buildings erected thereon shall be incidental to the operation of the said lot." This decision by the OMB was confirmed by Ottawa City By-law 111-66.

- 2) In October 1973, the Hospital proposed the construction of a parking facility on the Ruskin St. lot and requested an amendment to the "P(x)" zoning. Following a public meeting, chaired by Alderman Walter Ryan and attended by nearly 400 residents opposing this scheme, the request for rezoning was withdrawn.
- 3) In 1973, a three year study was begun to plan the future development of Ottawa West, jointly guided by the City planning department and six area committees composed of volunteer area residents; the writer of this submission was Chairman of Area Six in whose boundaries the hospital neighbourhood is located. This multi-year project culminated in a joint report to Council, which on 25 Nov. 1976 under Mayor Lorry Greenberg, endorsed the recommendation that the Ruskin lot ultimately revert to the neighbourhood as a park. See "Final Report on Ottawa West Development Plan", (1977) paragraph 6.6.1, page 39. Council later also endorsed the intention that a phased withdrawal of the hospital from the site was appropriate.
- 4) In 1978, a study of hospital traffic by the firm of DeLeuw Cather produced three options for the hospital. Option B, the provision of a structure on the main site, was accepted by the Neighbourhood Association and by the hospital executive in their letter of 2 May 1978 to Mr. D.K. Donaldson of the Department of Physical Environment.
- 5) Community Planning Branch Report 15 dated 6 May, 1974 to Council recommends the complete closure of the Ruskin St. lot by May 1985.
- 6) In April 1979, the Dept of Physical Environment produced the final report after two years' work on hospital-related traffic and parking, incorporating consultation with the hospital, commercial interests and the neighbours. It concluded unequivocally that "...the hospital be required within 10 years to abandon the Ruskin Street lot." (paragraph 8, page 34).
- 7) In Mayor Dewar's term of office, this commitment 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. Paragraph 19, page 7 of that agreement says that "... upon completion of the parking structure (P1 on the main site) 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" i.e. the reversion to a park.