

Project Newsletter

SOUTH NIAGARA HOSPITAL

December 2025
Issue 9

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**Final Superstructure
Concrete Pour**

Construction Update

**Welland Hospital
Announcement**

And More!

Photo: Co-op students from EllisDon, Krish-Marc Michel (left) and Greg Omokanye at an appreciation event for workers celebrating the last superstructure concrete pour.



Final Structural Concrete Pour Marks Major Milestone for South Niagara Hospital Project

The South Niagara Hospital Project continues to achieve another major milestone. Crews have completed the final structural concrete pour- a significant step towards completion of the superstructure work on the 12-storey building. We are now only a few months away from raising the final structural beam.

As a defining moment, this milestone celebrates the progress, precision and teamwork behind bringing one of Ontario's most advanced hospitals to life. It acknowledges the hard work of more than 900 tradespeople, engineers, architects and project staff who have played a role in advancing the project to where it is today.



“Being local, I’m really proud to work on this hospital. I like being part of a large project like this and working with a builder like EllisDon.”
-Adam Bazeley, Hoist Operator

“We are proud of the progress we have made to date, with each step bringing us closer to opening a modern, state-of-the-art healthcare facility.”

“Completing the last superstructure concrete pour is a significant milestone for our project and coincides with crossing the midway point of the project timeline,” says Patrick Topping, Director Transaction and Construction on the South Niagara Hospital Redevelopment Team. “The progress we’re seeing on the project reflects years of collaboration, careful planning and tremendous effort from all our teams and the hundreds of construction workers bringing it to life. We are proud of the progress we have made to date, with each step bringing us closer to opening a modern, state-of-the-art healthcare facility.”

With design development work complete, we are seeing steady advancements in construction activities and operational planning.

Since breaking ground in summer 2023, work on the 1.3-million-square-foot facility has advanced significantly. While crews are forming the top floor of the building, work is underway on the mechanical and electrical systems, interior partitions and exterior cladding. Inside, activity continues from the ground floor to the upper levels.

The South Niagara Hospital is on track to open in 2028, supporting Niagara Health’s commitment to connected, patient-centred care across the region. ■

A special **THANK YOU** to the 900+ workers on site each day who are building the South Niagara Hospital. We are grateful for your contributions and all the work that you do.



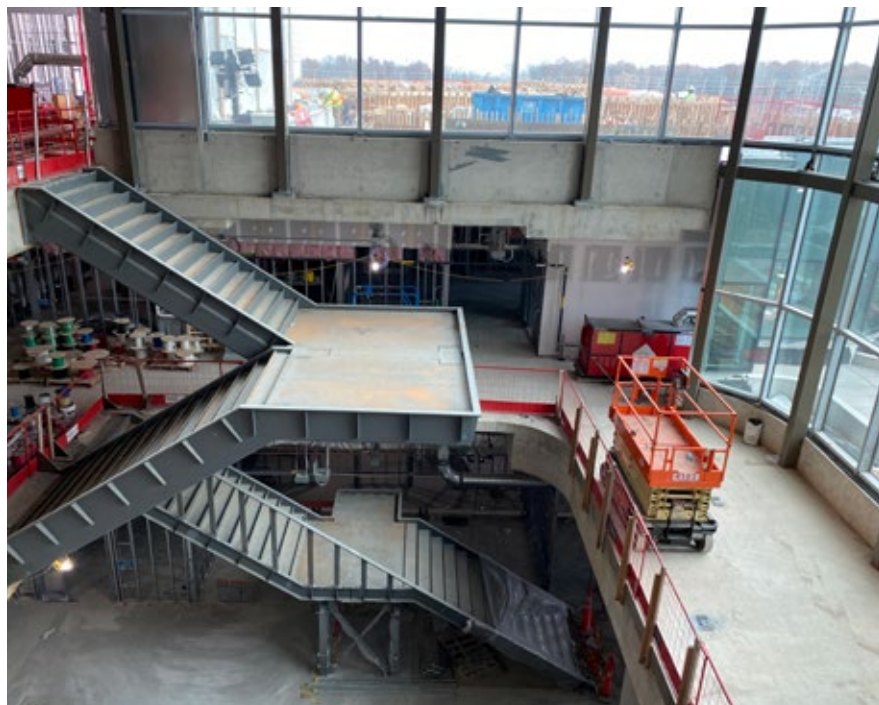
To celebrate the final structural concrete pour, EllisDon held an appreciation lunch for workers on site.

CONSTRUCTION ZONE

Construction reached the top floor of the hospital earlier this fall, with the final structural concrete pour completed in November.

On the building exterior, installation of the glass curtainwall system is underway on levels 1 to 5, and precast panels are being installed from levels 5 to 8. Exterior brick and stonework has begun on the main level. Roofing works up to level 6 is nearly complete and some of the green roofs and gardens are also beginning to take shape.

There's also significant activity taking place inside the building from levels 0 to 8. Mechanical and electrical rough-ins are ongoing, and the major electrical switchgear for the substation has now been activated. Crews continue to build block walls and frame drywall partitions throughout various areas, with bulk drywall installation progressing on the lower levels. *Photos November 2025* ■





There were 67,000 cubic metres of concrete used to build the South Niagara Hospital, which is the equivalent to 300 kilometres of sidewalk. This is also enough concrete to fill up 23 Olympic-size swimming pools. Nine million kilos of rebar was used to support this amount of concrete.

The Power of a Central Mechanical Floor

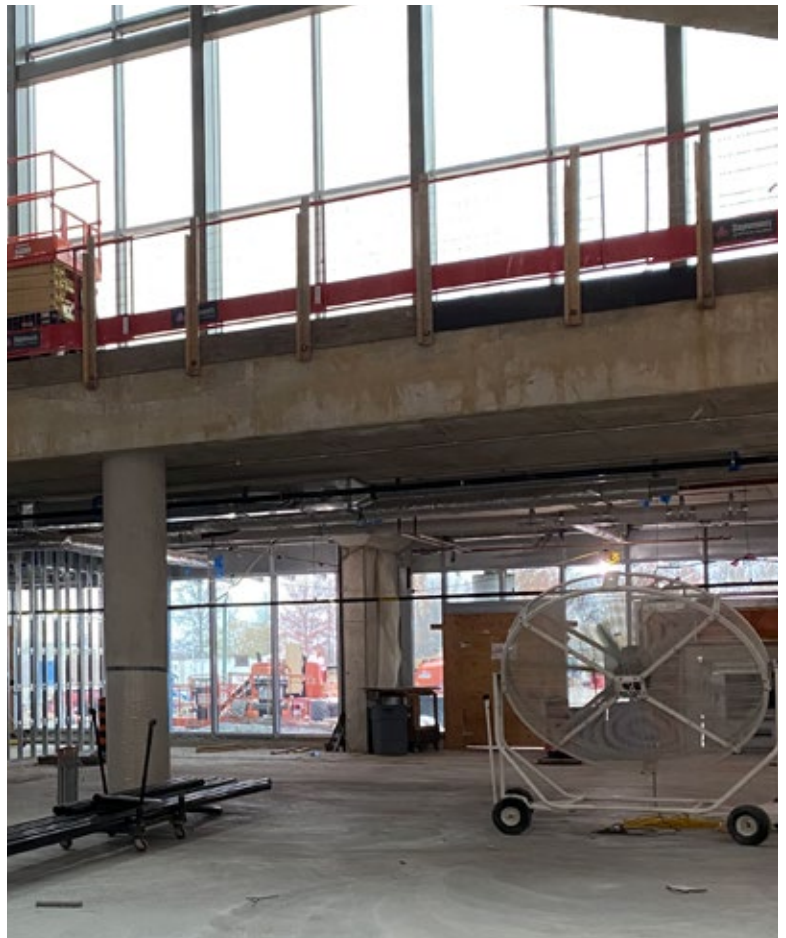


The fourth floor of the South Niagara Hospital is dedicated entirely to mechanical systems, and houses 26 air handling units that will condition the air circulated through the 1.3-million-square-foot structure. It took a team of 12 skilled workers about six weeks to carefully position the units, which were brought into the building using a tower crane through an exterior wall opening before the façade cladding was installed.

Locating the mechanical floor in the centre of the building isn't just a construction convenience — it significantly improves the hospital's overall efficiency. By placing air handling units in a central location, a more balanced and consistent flow of conditioned air flows to all floors, reducing the distance of travel and ensuring more reliable temperature control, ventilation and energy performance throughout the hospital. This design approach also results in simplified maintenance access and helps support long-term operational reliability. ■

Temporary Heating

As the temperature starts to drop, EllisDon is heating things up. Temporary heating has been installed on the first four floors of the building. This provides essential climate control, protecting materials and systems from freezing temperatures, and creates a more comfortable environment for workers.



On the Road to Readiness

Operational readiness work for the South Niagara Hospital is well underway, with the first project initiation milestone now complete.

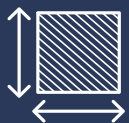
Members from Stantec and the South Niagara Operational Readiness team led 20 Operational Workflow Validation sessions with Niagara Health's clinical and support service teams. These collaborative workshops allowed our staff and physicians to review the hospital design, looking at patient and family journeys, provider workflows, medication and supply processes, equipment and technology use, and information flows.

This is important work that allows us to identify the changes from current operations to future state, and forms a critical foundation for the tools, plans and strategies that will guide us into implementation. ■



Members from Stantec and Niagara Health's South Niagara Hospital Operational Readiness Team. From left: Barb Evans, Carmen Cernusca, Nathalie Stewart, Nicole Bindoo, Andrea Nguyen, Donna Rothwell, Anastasia Adriyanta and Helena Margiotta.

South Niagara Hospital By the Numbers



1.3-million-square-feet
300,000-square-feet larger than the Marotta Family Hospital



12-storey building
plus a basement level.
Compact building footprint of 250,000-square-feet



475 single-patient bedrooms
an increase of 162 beds for our region



2,400+ parking spaces
including 100+ accessible parking spaces



42,000 pieces of equipment
including 2 MRI machines and 3 CT scanners



8 operating suites
as well as 17 procedure rooms



Increased Emergency Department capacity
3x the size of the current Niagara Falls Hospital ED and able to accommodate twice as many patients



80 examination rooms
located throughout the hospital



14 gardens and terraces
a wellness feature, helping people get closer to nature



788 washrooms
including patient and staff washrooms

Province Invests in the Future of the Welland Hospital



Niagara Health is working to transition to a three-site hospital model that includes the Marotta Family Hospital, the South Niagara Hospital opening in 2028 and the Welland Hospital.

To support this transition to a hospital system in our region with three flagship sites, the Ontario government recently announced it has approved a renovation plan for the Welland Hospital to prepare for the opening of the South Niagara Hospital in 2028.

Renovation work includes improvements to infrastructure, including upgrades to the chiller and boiler plant, as well as the addition of an emergency generator. There will be refreshed rooms for residential treatment patients equipped with necessary safety and security measures, as well as refreshed single and double occupancy patient rooms to support the complex continuing care program. There will be a significant reduction in triple occupancy patient rooms, and an elimination of quad rooms.

Through this investment from the Ontario government, Niagara Health will be able to create a safer, more comfortable space for people and their families to connect to the care and services they need. It sets the stage to maintain the Welland Hospital as a cornerstone facility in Niagara.

“This announcement is an important milestone in our journey to transform care across Niagara,” says Lynn Guerriero, President and CEO, Niagara Health. “The Welland Hospital plays a vital role in our three-site model, and this investment from the province signals strong confidence in that vision. It ensures Welland will continue to provide high-quality, accessible care for years to come while supporting a seamless system across all our sites.”

“The Welland Hospital plays a vital role in our three-site model, and this investment from the province signals strong confidence in that vision.”

The Welland Hospital and its redevelopment is a key part of Niagara Health’s long-term healthcare delivery plans. The approved renovation is a step in the commitment from the government and Niagara Health to deliver safe, modern and efficient care close to home.

“We are grateful to the Ontario government for its continued partnership and investment in Niagara,” Guerriero says. ■

NIAGARA HEALTH FOUNDATION PROUDLY WELCOMES THREE NEW FUTURE BUILDER DONORS

Desjardins Ontario Credit Union

Gift Amount: \$500,000

Area of Recognition: The Desjardins Complex
Care Terrace

A longtime partner of the Foundation, Desjardins continues to invest in the future of health care in Niagara. "Supporting the South Niagara Hospital is about creating a space for healing, hope and compassion," said Billy Boucher, CEO of Desjardins Ontario Credit Union. "We're honoured to contribute to a healthier future for generations to come."



Walker Industries

Gift Amount: \$2,000,000

This major gift highlights Walker's longstanding commitment to community health. For more than 138 years, the family-owned company has supported healthcare in Niagara. "Walker has grown alongside Niagara for five generations," said Geordie Walker, President and CEO. "As our region expands, so does the need for elder and critical care. This new hospital aligns with our values and will provide essential care for our neighbours, employees, and families."

Haj-Ahmad Family Foundation

Gift Amount: \$2,000,000

"Any one of us - our family, friends, or neighbours - may one day need this hospital," said Dr. Yousef Haj-Ahmad. "This is about ensuring people receive compassionate, high-quality care close to home." Inspired by their grandchildren and a longstanding commitment to giving back, the Foundation hopes their support will help create a healthier future for families across Niagara.



Wearing Many Hats

Jessica Mottola wears a lot of different hats for her role on Niagara Health's Redevelopment Team, but a hard hat isn't always one of them.

As the South Niagara Hospital Project moves closer to opening its doors and the Welland Hospital Project is beginning to pick up speed, one leader is at the helm of several essential workstreams — each one key to delivering a smooth and successful transition to the new hospital and Niagara Health's transition to a three-site model.

Jessica Mottola joined Niagara Health (NH) in 2012 as a project coordinator, putting her engineering degree to work. She looked after numerous renovation projects throughout the hospital sites and supported administration of the facilities management contract for the Marotta Family Hospital. She joined the Redevelopment Team in 2020 as a project manager, initially looking after the facilities management scope of the project, however her responsibilities quickly grew. Today, as a director, she oversees and manages many key areas in relation to South Niagara Hospital project.

"I was born and raised in Niagara, so this project is really special to me. I've been given the chance to bring my experience to this role, but also learn from it and grow," says Mottola. "Being part of a project of this scale is incredibly rewarding, and I feel so fortunate to contribute to something that will have such a lasting impact on our community."

Automated Transport Systems (ATS)

Mottola is leading the planning, design, installation and general management efforts for the incorporation of automated guided vehicles and autonomous mobile robots, collectively called an Automated Transport System (ATS), into the South Niagara Project. The ATS will be used to transport linens, meals, waste, supplies, equipment and medication within South Niagara Hospital.

Facilities Management

The South Niagara Hospital is being delivered using a Design, Build, Finance and Maintain (DBFM) model



Jessica Mottola, Director on Niagara Health's Redevelopment Team

(the same model used for Marotta Family Hospital in St. Catharines), meaning the team at EllisDon Infrastructure Healthcare (EDIH) is not only designing and building the hospital, but will also be maintaining the facility for a 30-year service period following the completion of construction. This involves EDIH undertaking building maintenance, seasonal landscaping, snow removal, implementing lifecycle replacements on major building components and energy management, to name a few responsibilities.

One of the key benefits of this model is that maintenance and long-term stability are taken into consideration from the start of the design process, leading to smarter, more efficient decisions. At the end of the 30-year service period, the building will be turned back to Niagara Health in good operating condition, helping to ensure continued longer-term physical quality and value.

Mottola is responsible for overseeing that EDIH fulfills its facilities management-related obligations, and that they are implemented in a complete and timely manner. This ensures a smooth transition once the construction is completed and the service period commences.

Third Party Contracts and Retail Planning

Another key area of Mottola's role involves third-party contracts and retail planning. Retail planning is a big part of third-party contracts. Early in the project, several reports were developed to identify what types of retail services would best support patients, visitors and staff at the new hospital. The findings and recommendations from these reports had to be closely integrated with the hospital's design to ensure that appropriate spaces were built.

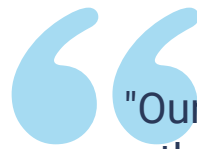
The South Niagara Hospital will feature spaces such as a food court, pharmacy, café and gift shop. The hospital will also offer improved 24-hour vending options — a priority identified through staff and public feedback. Survey results emphasized the importance of round-the-clock access to healthier food, highlighting the need for modern vending solutions that offer fresh, convenient and nutritious choices.

Transition and Move

Mottola is also overseeing and managing the complex transition and move to the South Niagara Hospital, as well as decanting the existing sites after the moves are completed - work which has already begun. Her focus is planning and overseeing the implementation of the consolidation of the three existing sites into the new South Niagara Hospital and Welland Hospital. This process requires meticulous planning and close coordination with the ongoing construction and operational readiness work, as well as ongoing services at the existing sites.

"Our understanding is that this is one of the most complex hospital moves ever in the province, so it requires a lot of early planning and coordination to determine the best approach for seamless execution," Mottola explains. "This is a part of the project that I am really excited about, because I've always been good at taking something big and complicated, like our move and transition, and breaking it down in a way that can be more easily managed."

Once the transition to the South Niagara Hospital is complete, the next significant step in her portfolio will be overseeing and managing the decanting of the sites that are being vacated. While the actual decanting process will begin immediately after the moves, and is expected to take about six months, the



"Our understanding is that this is one of the most complex hospital moves in the province, so it requires a lot of early planning and coordination to determine the best approach for seamless execution."

planning and organizational tasks will begin much earlier.

Decanting involves close coordination with the organizations taking over each of the vacated sites to align with the agreed-to transfer conditions and requirements. Mottola will also work closely with various groups in Niagara Health, such as environmental services, facilities management, security teams and others to ensure that the existing sites are fully vacated and are handed over appropriately. The process includes proper handling of records, proper decontamination and the safe removal of any hazardous substances. It also involves moving old artifacts and ensuring items of historical or cultural importance are relocated and preserved.

Welland Redevelopment

In addition to her work on the South Niagara Hospital, Mottola is also leading the efforts associated with the Welland Hospital Project, which includes renovation of the current site in time for the opening of the South Niagara Hospital in 2028, as well as commencement of the planning for an eventual redevelopment in the future. In early November, the Ontario government approved both the renovation project as well as the planning grant for the redevelopment project, showing their support for Niagara Health's transition to a three-site hospital model. ■

Read more about the Welland Hospital Project on page 8.

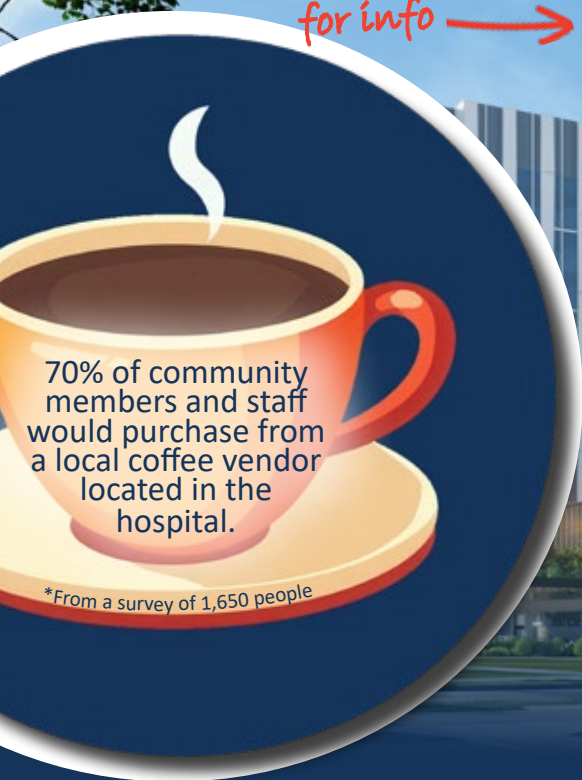
Something's Brewing with the South Niagara Hospital Project

Coming Soon! Retail Opportunity for Local Vendors

Niagara Health is excited to announce an upcoming opportunity for a local vendor. We will soon be seeking a local vendor for the café space within the new South Niagara Hospital. This is an exciting opportunity to become the daily go-to spot for patients, visitors and staff at Niagara's newest state-of-the-art hospital.

Request for Proposals anticipated to be released in December 2025.

Click or Scan
for info →



1.3-million-square-feet



475 private bedrooms



8 Operating Suites

Currently under construction with opening planned for **2028**, the South Niagara Hospital will be located in Niagara Falls at the corner of **Montrose and Biggar roads**. It will offer a full scope of services, including emergency, critical care, diagnostic, therapeutic and surgical services, as well as Centres of Excellence in **complex care, wellness in aging and stroke**.

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Extraordinary Caring. Every Person. Every Time.

Private Rooms, Healthier Patients

How the South Niagara Hospital Design Supports Infection Prevention and Control

As flu and respiratory illness season ramps up across the region, hospitals are once again seeing the impact of contagious viruses on patients and staff. Once completed, the new South Niagara Hospital will help improve infection prevention and control, making these seasonal surges safer for its occupants and visitors.

All 475 patient rooms in the South Niagara Hospital will be single occupancy, a design decision that goes far beyond comfort and privacy. While it's not the only feature of the South Niagara Hospital that will help reduce the spread of infections, single-occupancy rooms play a role in helping to improve infection prevention and control.

Each patient room in the new hospital will have its own washroom and space for family members. This approach will reduce the person-to-person contact spread and help lower airborne transmission.

The South Niagara Hospital's all-private-room model represents the next generation of hospital care. Beyond infection control, research shows that private rooms can improve recovery and patient satisfaction. Patients rest better, experience fewer interruptions and can receive care and family visits in a more peaceful environment, all of which contribute to healing.

Thoughtful consideration was also given to pandemic, outbreak and disaster planning, which often puts an increased demand on hospital resources. Features such as decontamination areas, double door vestibules that can create negative pressure or anterooms, and segregated traffic routes are some examples of outbreak and pandemic planning that have been incorporated in the building. ■

Flu Season Tips

When it comes to respiratory viruses, prevention is the best medicine. You can help stop the spread of illnesses by taking a few simple precautions. Every action makes a difference.

Stay home if you're sick

Even mild symptoms like a sore throat or cough can spread illness to others. Rest and recover before returning to work, school or social activities.

Get your annual flu and COVID-19 vaccines

Vaccines are your best protection against serious illness and help reduce spread in the community.

Wash or sanitize your hands often

Use soap and water for at least 20 seconds, or hand sanitizer if soap isn't available — especially after coughing, sneezing or being in public spaces.

Cover your coughs and sneezes

Use a tissue or your elbow, and wash your hands right after. This helps stop germs from travelling.

Wear a mask in crowded or indoor spaces

Masks add an extra layer of protection — especially if you're in a busy area or around people who are at higher risk.

Keep some distance from others when possible

Give yourself space in crowded settings to help reduce person-to-person spread.

Clean and disinfect frequently touched surfaces

Wipe down doorknobs, phones, keyboards and other high-touch items regularly.

Increase ventilation

Open a window or use an air purifier to help clear the air and reduce virus particles indoors.

Take care of yourself

Get enough sleep, eat nutritious foods and stay hydrated — your immune system works best when you're healthy and rested. ■

SOUTH NIAGARA HOSPITAL

Coming Summer 2028



We are transforming the way healthcare is delivered in Niagara, and the South Niagara Hospital is going to play a significant role in these positive changes.

Located in Niagara Falls at the corner of **Montrose and Biggar roads**, the **1.3-million-square-foot facility** will offer a full scope of hospital services, including emergency, critical care, diagnostic, therapeutic and surgical services, as well as **Centres of Excellence in complex care, wellness in aging and stroke.**

We are working towards building the **first WELL-certified hospital in Canada**, with features that focus on the health and well-being of staff, volunteers, patients, families, caregivers and all hospital users.

The hospital will also feature an **Indigenous healing space and garden** that was designed with Indigenous partners to create culturally safe and welcoming areas for Indigenous Peoples.

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Extraordinary Caring. Every Person. Every Time.

Infrastructure Ontario

EllisDon
INFRASTRUCTURE Healthcare

CONNECT WITH US

- For questions about the project: southniagaraproject@niagarahealth.on.ca
- For business opportunities and community involvement: snh@ellisdon.com
- Visit our website: www.niagarahealth.on.ca/SouthNiagaraHospital

Approximately
1.3 Million square feet.

Featuring Centres of
Excellence in **complex**
care, **wellness in aging**
and **stroke.**



74% increase
in MRI diagnostic capacity



Accommodate 7,400
more senior wellness visits



475 single patient bedrooms
162 more beds for the region



Accommodate 20,000
more emergency visits



45 hemodialysis stations
12 additional for the region



Reduce
wait times