

Project Newsletter

# SOUTH NIAGARA HOSPITAL

October 2023  
Issue 1



On July 18, Niagara Health and the Niagara Health Foundation hosted the groundbreaking ceremony for the South Niagara Hospital and officially kicked off construction on this much-anticipated project. Niagara Health is launching this quarterly project newsletter to keep patients, staff and the community updated through this exciting journey.

*Photo from left: Lynn Guerriero, Niagara Health President and CEO, Sylvia Jones, Deputy Premier and Minister of Health, Premier Doug Ford, Sam Oosterhoff, Niagara West MPP, Kinga Surma, Minister of Infrastructure, and Andrea Scott, Niagara Health Foundation President and CEO*





# Breaking Ground for our Future

After more than a decade of planning, construction on the new South Niagara Hospital is underway. On July 18, Niagara Health and the Niagara Health Foundation were joined by Premier Doug Ford, Sylvia Jones, Deputy Premier and Minister of Health, Kinga Surma, Minister of Infrastructure, and close to 300 guests to break ground on the 1.3-million-square-foot hospital. The event officially launched the start of construction and the five-year journey towards building a new state-of-the-art hospital that is going to transform the way healthcare is delivered in Niagara.

Located in Niagara Falls at the corner of Montrose and Biggar roads, the South Niagara Hospital will increase regional healthcare capacity. The facility has been

designed to meet the growing needs of Niagara's aging population. It will offer a full scope of hospital services, including emergency, critical care, diagnostic, therapeutic and surgical services, and feature centres of excellence in complex care, wellness in aging and stroke.

“The hard work, planning, fundraising, and dedication from our teams and the community is making this dream a reality.”

“I am thrilled that we have officially broken ground on this exciting new facility,” said Lynn Guerriero, President and CEO of Niagara Health. “The hard work, planning, fundraising, and dedication from our teams and the community is making this dream a reality. We are one step closer to building a state-of-the-art hospital that will transform how we deliver healthcare in the region and allow Niagara residents to get the care they need right in our own community.”

In February 2023, EllisDon Infrastructure Healthcare (EDIH) was awarded the \$3.6-billion contract to





design, build, finance and maintain the hospital. Teams have been busy working with Niagara Health staff, physicians, and patient and community partners on design development, ensuring the hospital design meets the complex needs of this state-of-the-art healthcare facility that will serve Niagara for years to come.

The hospital will take approximately five years to build, with opening planned for summer 2028. ■



## WHAT WE'RE BUILDING



Artistic renderings are subject to change.





# How It Started

For over a decade, Niagara has been working to bring a new hospital to serve the southern region. As with any project worth doing, it was not an easy task and many hands were involved in getting the project off the ground and to where it is today.

It all started in 2011 when Niagara Health (NH) appointed a supervisor to undergo a widespread consultation process with internal and external interested and affected parties, including more than 250 in-person meetings. It was suggested that a single hospital be built to replace the aging infrastructure of hospitals in Niagara Falls, Fort Erie, Port Colborne and Welland. NH would later evolve to a three-site hospital system model that would include sites in St. Catharines, South Niagara, and an eventual redevelopment at the Welland hospital.

Two locations were determined as suitable options for a South Niagara hospital that would best fulfill the needs of the region. With input from local mayors and the regional chair, a location near Lyons Creek Road was chosen as the most suitable option. Thanks to the support of the City of Niagara Falls, the Grassl family generously donated 30 acres of land for the new build, at the corner of Montrose and Biggar roads.

The City of Niagara Falls later learned that more land was needed for the hospital, and purchased the additional 20 acres. New hospitals are typically built with extra land so that there is room to accommodate future growth and expansion.

All of this happened before there was a commitment from the Province of Ontario to bring a new hospital to south Niagara. Initial support came in May 2017, when the province announced funding for redevelopment plans for the new South Niagara Hospital. This was exciting news for NH, which was awaiting formal

approvals from the Ministry of Health for redevelopment plans that had been submitted in 2015 and 2016.

The project really took off in September 2019, when Infrastructure Ontario (IO) listed the South Niagara Hospital in their Market Update for Projects in Pre-Production. In November of that year, the South Niagara Project Team, in partnership with IO, released the Request for Proposals (RFP) for the Planning Design and Conformance (PDC) consultants. The PDC consultant's role would be to work with NH and IO to prepare the planning and design documents. These documents would be used in the final RFP stage, and act as a guide for the project company that would eventually design and build the new hospital.

It was during this time that NH, along with the PDC team, dove deep into the planning stage for the South Niagara Hospital. More than 600 hours of planning meetings were held with NH staff, physicians and volunteers, along with patients, Indigenous groups, partner organizations and community members to seek input and help set the standards for the state-of-the-art hospital that NH wanted to bring to Niagara. Input



More than 600 hours of meetings and workshops with staff, physicians, Indigenous partners, patients and community members took place early in the development phase to collect input and help establish the design for the South Niagara Hospital.





Input collected through workshops helped establish a 15,000-page project specific output specification (PSOS), which would help guide the design for the new hospital.

from these sessions helped to create the 15,000-page project specific output specifications (PSOS), a contractually binding document that would be given to the bid teams to help guide their designs.

To prepare for the new hospital, NH partnered with local community members and took extensive steps to preserve the natural elements of the South Niagara site property. In fall 2020, volunteers harvested pin oak acorns from the thicket at the southeast portion of the property. Suitable trees were also selected and repurposed to use at the site.

In consultation and partnership with Indigenous community members, Indigenous Knowledge Keepers spoke to the land to pay respect and explain the new purpose of the area, both its past and its future, connect with Mother Earth, and take time to recognize that the site will be a place of healing for many. Members from the Indigenous community were also invited to harvest materials from the thicket for their use.



Indigenous Knowledge Keepers spoke to the land to explain the new purpose.

In partnership and in consultation with the City of Niagara Falls, Niagara Region, and Niagara Peninsula Conservation Association, NH completed site assessments and reports on the site, including Archeological Reports, Environmental Site Assessment Reports, a Natural Heritage Assessment, and a Tree Inventory Report.

In February 2021, the Request for Qualifications (RFQ) was issued for teams to design, build, finance and maintain the South Niagara Hospital. The RFQ was the first step in the process to select a qualified team with the experience and financial capacity to deliver on a project of this scope and size. Following a fair, open and transparent RFQ process, submissions were reviewed and three teams were shortlisted and invited to respond with a request for proposals (RFP). Two of those teams decided to move ahead in the RFP stage and submit their bids by the October 2022 deadline. These proposals were evaluated, and in February 2023 EllisDon Infrastructure Healthcare (EDIH) was awarded the \$3.6-billion contract to design, build, finance and maintain the new South Niagara Hospital.



Niagara Health was joined by former MPP and Minister of Health Christine Elliot, Minister of Infrastructure Kinga Surma, and MPP Sam Oosterhoff in October 2021 for the Request for Proposals announcement for the South Niagara Hospital.

Since then, NH and EDIH have been working closely together to finalize the design of the hospital. Early site work began in the spring of 2023, in preparation for construction, which officially began this summer. The 1.3-million-square-foot hospital will take approximately five years to build, with opening planned for summer 2028.

Bringing a new hospital to south Niagara has been a long and winding road, but we are well on our way to transforming the way healthcare is delivered in Niagara. ■

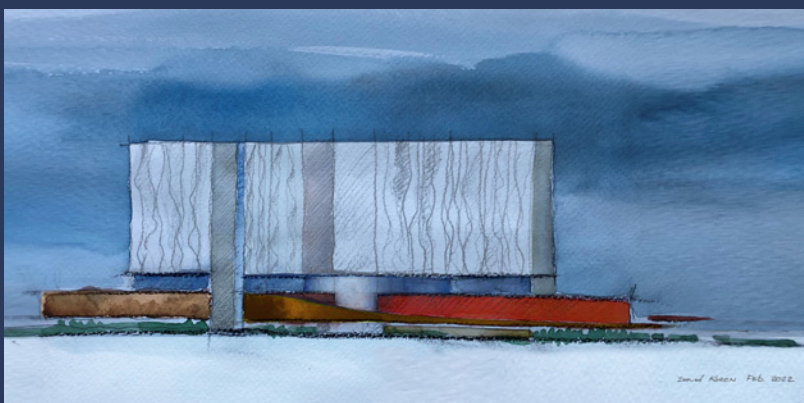
# Laying It All Out

Building a 1.3-million-square-foot hospital is no easy task. There are a lot of different rooms and spaces to plan, and you want each one to be just right. Room mock-ups are one of the tools we use to help those who will be working in and using the spaces to get a preview

of how they will actually look and feel when the hospital is built. Lights, beds, monitors, operating equipment and more are all mapped out, replicating to scale the actual space. Mock-up rounds are important in a project of this scope and size as they reduce the

need for future changes, helping to keep the project on time and budget.

During the design process for the new South Niagara Hospital, there will be three different rounds of mock-ups, including paper, low-fidelity and high-fidelity versions. This summer staff and physicians had an opportunity to view the paper mock-ups of eight different rooms, helping teams get a sense of the physical space and layout so any concerns can be addressed early in the design process. Low-fidelity mock-up reviews will begin in late 2023, with construction of high-fidelity versions to follow. Complete with drywall, fixtures and furniture, these rooms will be exact replicas of the spaces we will see in our future hospital. ■



## The Inspiration

When teams from EllisDon Infrastructure Healthcare set out to design a hospital for south Niagara, they knew they wanted to create a building with distinct architecture that was reflective of the Niagara region. They turned to the environment, and drew their inspiration from the natural beauty that is Niagara. From the majestic Niagara Escarpment to the flowing rapids of the Niagara Falls, the building design pays tribute to the natural landscape of the region. It features elements that highlight the area's Indigenous roots, and represents the region's natural, agricultural and industrial history. ■



# CONSTRUCTION ZONE

## Project Timeline

**July 2023**  
Construction  
begins

**Dec. 2023**  
First concrete  
pour

**Oct. 2025**  
Halfway point  
50% completion

**April 2026**  
Structure  
complete

**June 2026**  
Exterior finish  
complete

**March 2028**  
Substantial  
completion

**Summer 2028**  
Grand  
Opening

### APRIL & MAY

The South Niagara Hospital property and surrounding area started to see some action in the spring. Early site work began on the property, and the City of Niagara Falls and the Niagara Region began roadwork and the necessary infrastructure to support the new hospital and growth in the surrounding area.



### JUNE

Fencing was installed around the property and site clearing began. Roadways started to take shape.

### JULY & AUGUST

Gravel was laid on roadways and for the construction trailer complex. Excavation officially began in August.



### Watch Live!

See construction as it happens.  
Live feed camera is coming soon.



### SEPTEMBER

Excavation is well underway. The project is on track for the first concrete pour scheduled for later this year.



# 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.

**niagarahealth**  
Extraordinary Caring. Every Person. Every Time.

**Infrastructure Ontario**

**EllisDon**  
INFRASTRUCTURE Healthcare

## CONNECT WITH US

- For questions about the project: [southniagaraproject@niagarahealth.on.ca](mailto:southniagaraproject@niagarahealth.on.ca)
- For business opportunities and community involvement: [snh@ellisdon.com](mailto:snh@ellisdon.com)

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



**469 single patient bedrooms**  
156 more beds for the region



**Accommodate 20,000**  
more emergency visits



**45 hemodialysis stations**  
12 additional for the region



**Reduce**  
wait times