



**REFERENCE SURVEY:**  
1) 2023-11-25 REF. NO. 105 - 15 (JIG) GR\*  
2) 2022-11-22 FILE NO. 623-22\*\*

**MUNICIPAL ADDRESS:**  
451 SMYTH ROAD, OTTAWA, ON  
K1H 8M5, CANADA  
04258-0412

**PIN:**  
12 0202 F1 (S) S144

**ZONE:**  
SCHEDULE 1A:  
AREA B - INNER URBAN  
SCHEDULE 1B:  
AREA B

**AREA OF WORK:**  
COMPLETE SITE AREA:  
24,076.02 M<sup>2</sup>  
204,834,211 M<sup>2</sup>

**GFA\*\* OF PROPOSED AMRC:**  
13,726.17 M<sup>2</sup>

**GFA\*\* OF EXISTING BUILDINGS ON SITE:**  
128,023 M<sup>2</sup>

**GFA\*\* OF PROPOSED EXIST. BUILDINGS ON SITE:**  
141,749.17 M<sup>2</sup>

**BUILDING HEIGHT:**  
40.3M (6 STOREYS + MECH. PENTHOUSE AND ATRIUM ROOF)

**ZONING PROVISION**

	REQUIRED	PROVIDED
MIN. LOT WIDTH	NO MINIMUM	257.13 M
MIN. LOT AREA	NO MINIMUM	204834.211 M <sup>2</sup>
MIN. FRONT YARD SETBACK	4.6M	YES - 364.54M
MIN. REAR YARD SETBACK****	7.5M	YES - 117.79M
MIN. INTERIOR YARD SETBACK	7.5M	YES - 34.79M
MAX. HEIGHT	NO MAXIMUM	39.1 M
LANDSCAPED AREA (AREA OF WORK)	15%	22.8% (5902.69 M <sup>2</sup> )
LANDSCAPED AREA (SITE)	15%	29% (5972.75 M <sup>2</sup> )

**PARKING QUEUING + LOADING**

	REQUIRED	PROVIDED
EXISTING PARKING SPACES	1617	2079
EXISTING SPACES TO BE ELIMINATED	N/A	361
PROPOSED PARKING SPACES	N/A	120
PROPOSED SERVICE SPACES	N/A	6
PROPOSED ACCESSIBLE SPACES	3	6
PROPOSED TOTAL SPACES	103	126
TOTAL PARKING (EXIST + PROPOSED)	1720	1863
BY USE: AMRC (POST-SEC. FACTOR)	103	126
BY USE: RGN (POST-SEC. FACTOR)	206	191
BY USE: TOTAL POST-SEC. FACTOR	308	317
BY USE: DAYCARE FACTOR	13	11
BY USE: HOSPITAL FACTOR	1399	1535

**EXISTING BICYCLE PARKING**

	REQUIRED	PROVIDED
PROPOSED BICYCLE PARKING (AMRC)	55	222
TOTAL BICYCLE PARKING (PRO + EXIST)	322	699
BY USE: AMRC (POST-SEC. FACTOR)	55	222
BY USE: RGN (POST-SEC. FACTOR)	109	199
BY USE: TOTAL POST-SEC. FACTOR	164	412
BY USE: DAYCARE FACTOR	3	0
BY USE: HOSPITAL FACTOR	100	287

**EXISTING LOADING DOCKS**  
2 2  
NEW LOADING DOCKS  
2 2  
TOTAL LOADING DOCKS  
2 3

**SITE PLAN GENERAL NOTES:**  
1. ALL SITE INFORMATION GATHERED FROM SURVEYS 2022-11-22  
FILE NO. 623-22 AND 2023-11-25 REF. NO. 101 - 15 (JIG) GR  
2. NO EXISTING TREES TO BE RETAINED - ALL TREES  
IN PLAN WILL BE PLANTED.  
3. SNOW STORAGE WILL OCCUR OFF SITE. AN INTERIM SNOW  
STORAGE LOCATION HAS BEEN OUTLINED AS PER THE  
RELEVANT HATCH (SEE LEGEND).

**PARKING CALCULATIONS:**  
VEHICLE:  
GFA OF BUILDINGS ON SITE (PER  
CITY OF OTTAWA DEFINITION):  
AMRC = 13,726.17 m<sup>2</sup>  
RGN = 27,387 m<sup>2</sup>  
TOH = 99,988 m<sup>2</sup>  
OASIS = 648 m<sup>2</sup>  
POST-SECONDARY FACTOR (AMRC + RGN)  
= 0.75 \* (13,726.17 + 27,387/100)  
= 0.75 \* (411,137)  
= 308 SPOTS  
HOSPITAL FACTOR (TOH)  
= 1.4 \* (99,988/100)  
= 1,399.83 SPOTS  
DAYCARE FACTOR (OASIS)  
= 2 \* (648/100)  
= 12.96 SPOTS  
TOTAL = (308 + 1399.83 + 12.96) = 1720.79 SPOTS REQ.  
= 1720 SPOTS (ROUNDED)  
\*BUILDING AREAS AS PER PLANNING RATIONALE

**BICYCLE:**  
GFA OF BUILDINGS ON SITE (PER  
CITY OF OTTAWA DEFINITION):  
AMRC = 13,726.17 m<sup>2</sup>  
RGN = 27,387 m<sup>2</sup>  
TOH = 99,988 m<sup>2</sup>  
OASIS = 648 m<sup>2</sup>  
POST-SECONDARY FACTOR (AMRC + RGN)  
= 1 \* (13,726.17 + 27,387/250)  
= 164.45 SPOTS  
HOSPITAL FACTOR (TOH)  
= 1 \* (99,988/1000)  
= 99.99 SPOTS  
DAYCARE FACTOR (OASIS)  
= 1 \* (648/250)  
= 2.59 SPOTS  
TOTAL = (164.45 + 99.99 + 2.59) = 267.03 SPOTS REQ.  
= 267 SPOTS TOTAL

**LEGEND**

		EV	ELECTRIC VEHICLE PARKING SPOT
		FR	FIRE ACCESS ROUTE SIGN
		CR	CURB RAMP
			STANDARD EXT. LIGHT FIXTURE
			STANDARD EXT. POST LIGHT
			ACCESSIBLE PARKING SPOT

**SCALE BAR 1:500**

**PLAN**

**DETAIL - TYPICAL CURB RAMP / DEPRESSED CURB**

**SECTION**

**DETAIL - TYPICAL BICYCLE RACK**

**PLAN**

**DETAIL - TYPICAL EV CHARGER**

**DETAIL - ACCESSIBLE PARKING PAVEMENT MARKING**

**DETAIL - TYPICAL WASTE ENCLOSURE**

4 ISSUED FOR ZBLA AND SPC SUBMISSION 04/18/24

3 ISSUED FOR SPA PHASE 3 RESUBMISSION 04/10/24

2 ISSUED FOR SPA PHASE 3 RESUBMISSION 02/28/24

1 ISSUED FOR REVISED SITE PLAN APPL. 01/22/24

ONTARIO ASSOCIATION OF ARCHITECTS

RICHARD WILSON HUOT  
LICENCE 7932

All measurements are to be checked and verified on site by the contractor before proceeding with the work. Do not scale the drawings.

**PARKIN**

Owner: uOttawa

UNIVERSITY OF OTTAWA  
451 SMYTH ROAD  
OTTAWA, ONTARIO, K1H 8M5  
TEL: 613-229-7104

Applicant:

PCL CONSTRUCTORS CANADA INC.  
49 AVIGNON DRIVE  
NEPEAN, ONTARIO, K2E 8A1  
TEL: 613-229-7104

Consultants:

WSP  
5611 QUEENSWAY DRIVE, SUITE 300  
OTTAWA, ONTARIO, K2B 9K2  
TEL: 613-509-3300

FAIRHALL MOFFATT & WOODLAND LTD.  
600 TERRY FOX DRIVE, SUITE 100  
OTTAWA, ONTARIO, K2L 4B9  
TEL: 613-591-1495

CLEVELAND JARDINE  
590 TERRY FOX DRIVE  
KANATA, ONTARIO, K2L 4B9  
TEL: 613-591-1495

MERRICK CANADA  
590 TERRY FOX DRIVE  
KANATA, ONTARIO, K2L 4B9  
TEL: 613-592-5289

Project: **ADVANCED MEDICAL RESEARCH CENTRE**

Address: **451 SMYTH ROAD OTTAWA, ON K1H 8M5**

Drawn By: \_\_\_\_\_ Date: **04/18/2024**

Checked By: \_\_\_\_\_ Scale: **1:500**

Sheet Title: **SITE PLAN - PROPOSED**

Sheet Number: **A100D**