



**SITE PLAN CONTROL APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Location: 401 Smyth Road

File No.: D07-12-22-0170

Date of Application: December 13, 2022

This SITE PLAN CONTROL application submitted by Simon Branch, BTY Group, on behalf of CHEO, is APPROVED as shown on the following plan(s):

1. **Parking Statistics & Details**, AP0401, prepared by WalterFedy, revision 2 dated 2023-08-16.
2. **Site Plan**, AP0601, prepared by WalterFedy, revision 6 dated 2023-10-13.
3. **Enlarged Elevations**, AP0603, prepared by WalterFedy, revision 1 dated 2023-08-16.
4. **Site Perspectives**, AP0801, prepared by WalterFedy, revision 2 dated 2023-08-16.
5. **Vehicle Tracking Diagram**, AP0602, prepared by WalterFedy, revision 1 dated 2023-08-16.
6. **Vehicle Tracking Diagram – Accessible Parking**, AP0602A, prepared by WalterFedy, revision 0 dated 2023-08-16.
7. **Vehicle Tracking Diagram – Light Pickup Truck**, AP0602B, prepared by WalterFedy, revision 0 dated 2023-08-16.
8. **Level 1 – Overall Plan**, AP1401, prepared by WalterFedy, revision 2 dated 2023-08-16.
9. **Level 2 – Overall Plan**, AP1402, prepared by WalterFedy, revision 2 dated 2023-08-16.
10. **Level 3 – Overall Plan**, AP1403, prepared by WalterFedy, revision 2 dated 2023-08-16.
11. **Level 4 – Overall Plan**, AP1404, prepared by WalterFedy, revision 2 dated 2023-08-16.
12. **Level 5 – Overall Plan**, AP1405, prepared by WalterFedy, revision 2 dated 2023-08-16.
13. **Level 6 – Overall Plan**, AP1406, prepared by WalterFedy, revision 2 dated 2023-08-16.
14. **Level 7 – Overall Plan**, AP1407, prepared by WalterFedy, revision 2 dated 2023-08-16.
15. **Building Elevations**, AP2201, prepared by WalterFedy, revision 2 dated 2023-08-16.

16. **Building Elevations**, AP2202, prepared by WalterFedy, revision 2 dated 2023-08-16.
17. **Building Sections**, AP3201, prepared by WalterFedy, revision 2 dated 2023-08-16.
18. **Building Sections**, AP3202, prepared by WalterFedy, revision 2 dated 2023-08-16.
19. **Parkade Landscape Layout Plan**, LP0101, prepared by Vertechs Design landscape architects, revision 9 dated 2023-10-13.
20. **Existing Conditions and Removals Plan at North Side of Parkade**, LP0101E, prepared by Vertechs Design landscape architects, revision 9 dated 2023-10-13.
21. **Parkade Tree Preservation & Removals Plan**, LP0101T, prepared by Vertechs Design landscape architects, revision 9 dated 2023-10-13.
22. **Parkade Landscape Utility Plan**, LP0101U, prepared by Vertechs Design landscape architects, revision 9 dated 2023-10-13.
23. **Landscape Details**, LP0200, prepared by Vertechs Design landscape architects, revision 9 dated 2023-10-13.
24. **Typical Details and Notes Plan (Sheet 1 of 3)**, C0002, prepared by WalterFedy, revision 6 dated 2023-10-13.
25. **Typical Details and Notes Plan (Sheet 2 of 3)**, C0003, prepared by WalterFedy, revision 6 dated 2023-10-13.
26. **Typical Details and Notes Plan (Sheet 3 of 3)**, C0004, prepared by WalterFedy, revision 6 dated 2023-10-13.
27. **Existing Conditions and Removals Plan – Parking Garage**, CP0501, prepared by WalterFedy, revision 6 dated 2023-10-13.
28. **Erosion and Sediment Control – Parking Garage**, CP0601, prepared by WalterFedy, revision 6 dated 2023-10-13.
29. **Proposed Grading Plan – Parking Garage**, CP1101, prepared by WalterFedy, revision 6 dated 2023-10-13.
30. **Proposed Servicing Plan – Parking Garage**, CP1201, prepared by WalterFedy, revision 6 dated 2023-10-13.
31. **West MUP and Duct Bank Connection – Parking Garage**, CP1202, prepared by WalterFedy, revision 6 dated 2023-10-13.
32. **Existing Pavement Markings & Signage**, 122210-PVMK1, prepared by Novatech, revision 4 dated OCT 05/23.
33. **Proposed Pavement Markings & Signage**, 122210-PVMK2, prepared by Novatech, revision 4 dated OCT 05/23.

And as detailed in the following report(s):

1. **Geotechnical Design Report for Building Permit Application, CHEO 1Door4Care Parking Garage**, prepared by Thurber Engineering Ltd., dated September 21, 2023.
2. **Children’s Hospital of Eastern Ontario (CHEO) 1Door4Care Phase 1A - Parking Garage Traffic Impact Assessment**, prepared by exp., dated 2023-09-22.
3. **Children’s Hospital of Eastern Ontario (CHEO) 1Door4Care Phase 1A - Parking Garage Traffic Impact Assessment (TIA) Addendum 1**, prepared by Novatech, dated October 12, 2023.
4. **1Door4Care CHEO Integrated Treatment Centre, Servicing and Stormwater Management Report**, prepared by WalterFedy, dated September 18, 2023.

5. **Tree Conservation Report for 401 Smyth Road, City of Ottawa, Ontario,**
prepared by Colville Consulting Inc., dated September 26, 2023.

And subject to the following Requirements, General and Special Conditions:

Requirements

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

General Conditions

1. **Execution of Agreement Within One Year**

The Owner shall enter into this Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

2. **Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreement between:

- (i) Childrens Hospital of Eastern Ontario and The Corporation of the City of Ottawa, registered as Instrument No. CT186188 on January 9, 1974 (Site Plan Agreement);
- (ii) Her Majesty the Queen in Right of Ontario as Represented by the Minister of Government Services, registered September 8, 1977 as Instrument No. CT254853, Amending Site Plan Agreement (the "First Amendment");
- (iii) Her Majesty the Queen in Right of Ontario as Represented by the Minister of Government Services and The Corporation of the City of Ottawa, registered September 28, 1979 as Instrument No. NS68563, Amending Site Plan Agreement (the "Second Amendment");
- (iv) Children's Hospital of Eastern Ontario and Her Majesty the Queen in Right of Ontario as Represented by the Minister of Government Services, registered on January 10, 1980 as Instrument No. NS77460, Amending Site Plan Agreement (the "Third Amendment");
- (v) Children's Hospital of Eastern Ontario and The Corporation of the City of Ottawa registered on the 27th day of May, 1982 as Instrument Number NS151317, Amending Site Plan Agreement (the "Fourth Amendment");

- (vi) Children's Hospital of Eastern Ontario and The Corporation of the City of Ottawa registered on the 5th day of January, 1983 as Instrument Number NS174910, Amending Site Plan Agreement (the "Fifth Amendment");
- (vii) Her Majesty the Queen in Right of Ontario as Represented by the Minister of Government Services and The Corporation of the City of Ottawa registered on the 11th day of February, 1983 as Instrument Number NS179094, Amending Site Plan Agreement (the "Sixth Amendment");
- (viii) Children's Hospital of Eastern Ontario and The City of Ottawa registered on the 8th day of December, 1983 as Instrument Number NS221933, Amending Site Plan Agreement (the "Seventh Amendment");
- (ix) Children's Hospital of Eastern Ontario and The City of Ottawa registered on the 28th day of December, 1983 as Instrument Number NS223960, Amending Site Plan Agreement (the "Eighth Amendment");
- (x) Her Majesty the Queen in Right of Ontario as Represented by the Minister of Government Services and the City of Ottawa registered on the 21st day of October, 1985 as Instrument Number N310154, Amending Site Plan Amendment (the "Ninth Amendment");
- (xi) Her Majesty the Queen in Right of Ontario as Represented by the Minister of Government Services and the City of Ottawa registered on the 9th day of September, 1986 as Instrument Number N354322, Amending Site Plan Agreement (the "Tenth Amendment");
- (xii) Childrens Hospital of Eastern Ontario and City of Ottawa registered on the 12th day of December, 2001 as Instrument Number OC26462, Amending Site Plan Agreement (the "Eleventh Amendment");
- (xiii) Childrens Hospital of Eastern Ontario and City of Ottawa registered on the 25th day of September, 2006 as Instrument Number OC642658, Amending Site Plan Agreement (the "Twelfth Amendment");
- (xiv) Childrens Hospital of Eastern Ontario and City of Ottawa registered on the 22nd day of October, 2007 as Instrument Number OC787165, Amending Site Plan Agreement (the "Thirteenth Amendment");
- (xv) Childrens Hospital of Eastern Ontario and City of Ottawa registered on the 5th day of July, 2016 as Instrument Number OC1802493, Amending Site Plan Agreement (the "Fourteenth Amendment"); and
- (xvi) Childrens Hospital of Eastern Ontario and City of Ottawa registered on the 5th day of September, 2023 as Instrument Number OC2630952, Amending Site Plan Agreement (the "Fifteenth Amendment")

are reconfirmed and are in full force and effect except as otherwise varied or amended in this Agreement. The Owner further acknowledges and agrees that the relevant portion of the Approved Plans referenced in Schedule "E" hereto shall supercede and replace and/or be in addition to, as the case may be, the relevant sections of the corresponding Plans contained in the previous Site Plan Agreement(s).

3. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Real Estate and Economic Development.

4. **Water Supply for Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

5. **Reinstatement of City Property**

The Owner shall reinstate, at its expense and to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, any property of the City, including, but not limited to, sidewalks, curbs and boulevards, which is damaged as a result of the subject development.

6. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Real Estate and Economic Development.

7. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Real Estate and Economic Development. Such sidewalk(s) shall be constructed to City Standards.

8. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

9. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the

General Manager, Planning, Real Estate and Economic Development, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets. Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Real Estate and Economic Development for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Real Estate and Economic Development, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

10. Development Charges

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

Special Conditions

11. Professional Engineering Inspection

The Owner shall have competent Professional Engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

12. Private Approach Detail

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Real Estate and Economic Development.

13. Private Access

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

14. Transit Pads and Shelters

The Owner shall locate, design and construct, at no cost to the City, paved transit passenger standing areas/shelter pads and shelters to the specifications of the City.

15. Relocate/ Adjust Lay-by/ Bus Stop

The Owner shall relocate/adjust those OC-Transpo's bus stops which will be impacted by the proposed new roadwork and private approaches to the site.

16. Geotechnical Investigation

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the Geotechnical Investigation Report(the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Real Estate and Economic Development with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

17. Stormwater Management Memorandum

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, and all associated costs shall be the Owner's responsibility.

18. Stormwater Works Certification

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager, Planning, Real Estate and Economic Development with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming

that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule “E” herein.

19. Inlet Control Devices (ICDs)

The Owner acknowledges and agrees to install and maintain in good working order the required in-ground stormwater inlet control devices, as recommended in the approved Servicing and Stormwater Management Report, referenced in Schedule “E” herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

20. Water Demand for Fire Fighting

The Owner acknowledges and agrees that the City’s boundary conditions were provided for the subject development site setting out the available municipal water supply. The Owner further acknowledges and agrees that prior to building permit issuance, a letter shall be prepared by a qualified Building Code professional, licensed in the Province of Ontario, and provided to the General Manager, Planning, Real Estate and Economic Development confirming the plans submitted for building permit issuance have incorporated any and all requirements of the Fire Underwriters Survey, 2020, or as amended, to achieve the low construction coefficient used within the proposed building design.

21. Water Plant

The Owner acknowledges and agrees that the water plant within the lands is a private watermain. The Owner further acknowledges and agrees that the private watermain and appurtenances thereto are to be maintained by the Owner at its own expense, in perpetuity. The Owner performing maintenance on critical infrastructure, such as private watermains and private fire hydrants, shall maintain adequate records as proof of having done so in accordance with applicable regulations, and that the records shall be retained for review by the City and or the Ottawa Fire Services when requested.

22. Municipal Responsibility Agreement

- (a) Prior to the execution of this Agreement by the City, the Owner shall enter into and register on title to the subject lands, a Responsibility Agreement with the City with respect to the private communal water system and the private communal wastewater system servicing the subject lands, such agreement shall be to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.
- (b) The Owner further acknowledges and agrees that the communal services shall at all times be operated under a valid Ministry of the Environment, Conservation and Parks Certificate of Approval.

23. Private Storm Sewer Connection to City Sewer System

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Real Estate and Economic Development.

24. Leak Survey

The Owner acknowledges and agrees that the Water Plant and sewer service within the lands is a private system, including Private Services and sewer services and appurtenances, and the Owner acknowledges and agrees that it is responsible for the operation, maintenance and/or replacement, in perpetuity, of the Private Services and sewer system, including the Private Watermains, private hydrants, private sanitary and storm sewer infrastructure (collectively the "private system") which are located on the lands and that the Owner will retain copies of all the associated Work and maintenance contracts, and make said contracts available for inspection upon demand by the City.

Further, the Owner acknowledges and agrees to have a Professional Engineer, licensed in the Province of Ontario, conduct regular inspections of the water system and sewer system, which includes a leak detection survey at least every five (5) years and a video of the sanitary sewer system to check for major water infiltration into the private system. Copies of the inspection reports and videos shall be provided to the General Manager, Infrastructure and Water Services and Fire Services. The Owner further acknowledges and agrees that as part of the Owner's ongoing maintenance responsibility for the private system, repairs to the system must be completed immediately to correct any deficiencies which contribute to water loss or leakage of infiltration within the private system. Any deficiencies shall be immediately reported to the City. The Owner acknowledges and agrees to notify the General Manager, Infrastructure and Water Services when such repairs have been completed.

25. Use of Explosives and Pre-Blast Survey

The Owner acknowledges and agrees that all blasting activities will conform to the City's Standard S.P. No. F-1201 entitled Use of Explosives, as amended. Prior to any blasting activities, a pre-blast survey shall be prepared as per S.P. No. F-1201, at the Owner's expense, for all buildings, utilities, structures, water wells

and facilities likely to be affected by the blast based on the location where explosives are to be used. In particular, a pre-blast survey shall be completed in accordance with Table 1 of S.P. No. F-1201. The standard inspection procedure shall include the provision of an explanatory letter to the owner or occupant and owner with a formal request for permission to carry out an inspection.

26. Site Lighting Certificate

- (a) In addition to the requirements contained in Clause 19 of Schedule “C” hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:
 - (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES);
 - (ii) and it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Real Estate and Economic Development, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner’s approved design plan.

27. Waste Collection

The Owner acknowledges and agrees that garbage, recycling, and organic waste collection will not be provided by the City and it shall make appropriate arrangements with a private contractor for garbage, recycling, and organic waste collection at the Owner’s sole expense. The Owner shall consult a private contractor regarding any access requirements for garbage and/or recycling and organic waste collection.

28. Road Widening

Prior to registration of this Agreement, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete Smyth Road frontage of the lands, measuring 15 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner acknowledges and agrees to provide an electronic copy of the Transfer and a copy of the deposited reference

plan to the City Solicitor prior to the execution of this Agreement by the City. All costs shall be borne by the Owner.

29. Access Easement to City

The Owner acknowledges and agrees it shall grant to the City, at the Owner's expense, a Blanket Easement over the lands, with the right and licence of free, uninterrupted, unimpeded and unobstructed access to the City to enter on and to pass at any and all times, on, over, along and upon the lands with or without vehicles, supplies, machinery and equipment for all purposes necessary or convenient to construct, maintain, repair and replace the Private Watermains, Private Service Posts and fire hydrants at the Owner's expense. The Owner acknowledges and agrees that notwithstanding the rights granted to the City under the grant of easement, the Owner remains responsible at all times for the maintenance, inspection, alteration, repair, replacement and reconstruction of the utility in the said lands during their term of use. The Owner acknowledges and agrees to provide an electronic copy of the Transfer of Easement prior to the execution of this Agreement by the City, to the satisfaction of the City Solicitor. All costs shall be borne by the Owner.

October 26, 2023



Date

Lily Xu
Manager, Development Review, South
Planning, Real Estate and Economic
Development Department

Enclosure: Site Plan Control Application approval – Supporting Information

SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

File Number: D07-12-22-0170

SITE LOCATION

401 Smyth Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located on the southeast corner of the property parcel, on the corner of Ring Road and a hospital entrance.

The site is currently a part of the existent visitor parking Lot 'E'. The subject site is surrounded by vegetation to the north, an existing visitors parking lot to the west, the Ring Rd to the south along with vegetation and Smyth Road further south and the Ottawa Hospital General Campus to the east.

The application has been submitted to accommodate the new development of a 7-storey parking garage with 1050 parking spaces. Entry and exit access to the parking garage will be provided via Ring Road with an emergency exit to the north of the proposed building exiting onto a private drive aisle. A dedicated left turn lane will be implemented on Ring Road to enter the parking garage.

This application is Phase 1A of CHEO's 1Door4Care Expansion.

Related Applications

N/A

DECISION AND RATIONALE

This application is approved for the following reasons:

- The subject site is designated Neighbourhood within the Outer Urban Transect in the Official Plan. Smyth Road is designated as a Corridor – Mainstreet which permits up to high-rise buildings at this location. Large-scale institutions and facilities are permitted in the Mainstreet and Neighbourhood designations.
- The subject site is located within the boundaries of the Alta Vista / Faircrest Heights / Riverview Park Secondary Plan. There are no specific policies application to the CHEO property.

- The subject site is zoned Major Institutional (I2[370]F(1.5)) which permits the proposed use.
- The proposed development represents good planning.

PARKLAND DEDICATION

Parkland dedication, in accordance with By-law 2022-280, is not applicable to this development.

CONSULTATION DETAILS

Councillor's Comments

Councillor Marty Carr was aware of the application related to this report.

Public Comments

This application was subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

Summary of public comments and responses

Adding a parking garage is not consistent with climate goals. The parking lot's construction will displace a busy existing transit stop that is the closest stop to the General Campus on OC Transpo route 55. The site plan should be revised to demonstrate how the existing bus stop will be relocated, and potentially integrate a bus shelter and other amenities for transit users into the parking structure.

Response: As transit is encouraged, Transit Services required updates to the plans to show the bus stop infrastructure to ensure proper integration and continued service.

Technical Agency/Public Body Comments

Summary of Comments – Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A



APPLICATION PROCESS TIMELINE STATUS

This Site Plan application was not processed by the On Time Decision Date due to the number of resubmissions and the change in consultants.

Contact: Mélanie Gervais; Tel: 613-282-0508 or e-mail: Melanie.Gervais@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-22-0170	22-1225-K	<div style="border: 1px solid black; width: 40px; height: 15px; display: inline-block; margin-right: 5px;"></div> 401 ch. Smyth Rd.	
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REVISION / RÉVISION - 2022 / 12 / 16		 <small>NOT TO SCALE</small>	