

4 CHEO - 1DOOR4CARE REFERENCE IMAGE
AP0601 Scale: 1:1

3 CHEO PARKING GARAGE CONCEPTUAL RENDERING
AP0601 Scale: 1:1

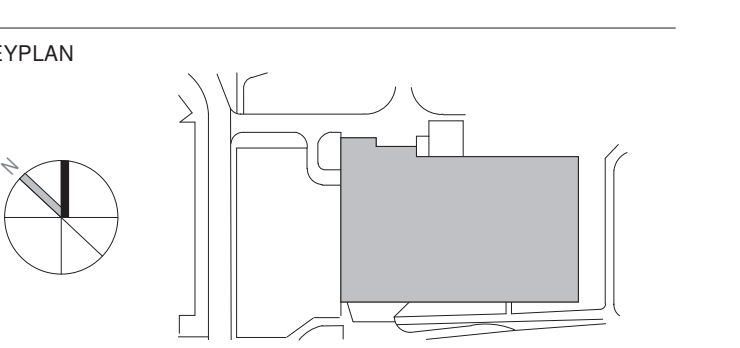
2 KEY SITE PLAN
AP0601 Scale: 1:2500

SITE PLAN LEGEND:

- ▲ PEDESTRIAN EXIT/ENTRANCE
- Y FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FIRE ROUTE
- ▨ MULTI-USE PATH - REFER TO LANDSCAPE AND CIVIL
- ▨ RAISED PEDESTRIAN CROSSING - REFER TO CIVIL
- ▨ RAMP w/ 600mm TACTILE WARNING INDICATOR 5% @ SLOPE MAX.
- ▨ SLOPED ASPHALT FOR RAISED PEDESTRIAN CROSSINGS (REFER TO CIVIL)
- ▨ RAISED PEDESTRIAN CROSSING - REFER TO CIVIL
- ▨ RELOCATED BUS SHELTER
- ▨ AREAS NOT IN SCOPE - REFER TO CIVIL & LANDSCAPE
- ▨ PAINTED DIAGONAL LINES FOR NO PARKING AREA
- EXTERIOR POLE MOUNTED LUMINAIRE, REFER TO ELECTRICAL
- EXTERIOR POLE MOUNTED LUMINAIRE, REFER TO ELECTRICAL
- ▨ PEDESTRIAN AND VEHICULAR TRAFFIC SIGNS, REFER TO TRAFFIC DRAWINGS



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SITE STATISTICS

Site Description:	PIN 04258-0401 (LT) Part of Lot 15, Concession Junction Gore Geographic Township of Gloucester Part 4 & 5 Registered Plan 5R-10411 City of Ottawa Parcel 12(370) F(1.5)	
Assigned Address	401 Smyth Road, Ottawa ON.	
Zoning By-Law	Ottawa Zoning By-law 2008-250	
Use	Wide range of uses including but not limited to community health and resource centre, daycare, hospital, parking garage, residential care facility and school.	
Zoning Category	I2-Major Institutional Zone	
Proposed Use	Seven storey Parking Garage	
Definition: Parking Garage	Parking garage means a building used for the parking of four or more motor vehicles, but excludes a parking garage accessory to a detached, linked-detached, semi-detached, or duplex dwelling. (garage de stationnement)	
Areas	Proposed	Required
Minimum Lot Width (m)	140 (Lot E)	No Minimum
Minimum Lot Area (m2)	11000	No Minimum
Building Area (m2)	4807	-
Parking	Proposed	Required
Parking Garage Total	1050	-
Accessible Parking (Min)	0	22
Type A	12	11
Type B	40	11
Type C (CHEO Requirement)	42	-
Motorcycle	6	-
Bicycle Parking (Min)	To be Required / Provided by 1Door4Care Through Own Site Plan Application	
Loading Spaces (Min)	To be Required / Provided by 1Door4Care Through Own Site Plan Application	
Electric Vehicle Charging Spots	20	-
Site Coverage	Proposed	Required
Lot Coverage (Max)	44%	No Restriction
% Landscape area (Min)	-	-
Landscape Buffer to Street (Min)	3	3
% Outdoor Storage	0%	0%
% Utility Service Yard	0%	0%
Floor Space Index	1.5 (Site Specific)	
Setbacks	Proposed	Required
Front Yard (m)	7.5	7.5
Rear Yard (m)	Greater than 7.5	7.5
Interior Side Yard (m)	N/A	7.5
Exterior Side Yard (m)	7.5	7.5
Height	Proposed	Required
Max Principal Bldg. (m)	25.6m	Within 12m. of an R1, R2 or R3 zone - 15m Other Cases - No Maximum
Parking Dim's	Proposed	Required
Standard (m)	2.6m x 5.2m	2.6m x 5.2m
Type A	3.4m x 5.2m	3.4m x 5.2m
Type B	2.4m x 5.2m	2.4m x 5.2m
Type C	2.4m x 5.2m	2.4m x 5.2m
Motorcycle	1.3m x 3.0m	1.3m x 3.0m
Loading Space Dim's	3.5m x 9.0m	3.5m x 9.0m
Bicycle Space	0.6m x 1.8m	0.6m x 1.8m
Conservation Authority	Rideau River Conservation Authority Not a Regulated Zone	
Notes	7.5m Front Yard Setback from CHEO property line 46m Front Yard Setback from OHSC Property line	

Existing (GFA)	Proposed (GFA)	Total
CHEO Main Facility	1Door4Care	21,586
Max Keeping Wing		4,000
Ottawa Children's Treatment Centre		3,320
Roger Nielson House		1,464
Ronald McDonald House		1,210
Subtotal	21,586	93,330

City of Ottawa Parking Requirements (Part 4, Sections 100-114) Provide 1.4 Parking Spaces per 100m2 of GFA	Required		Provided	
	Parking Garage	1Door4Care	Parking Garage	1Door4Care
(Total GFA/100 SqM)*1.4 Parking Spaces	1307	1307	1050	71
Total GFA/100 SqM	1307	1307	1029	2150

Accessibility Design Standards (ADS) - 11+1% of total = 11+13 = 24	Required		Provided	
	Parking Garage	1Door4Care	Parking Garage	1Door4Care
Type A	12	12	14	26
Type B	12	40	14	54
Type C	-	42	6	48

Notes
Type C Spots are a CHEO Requirement for Parents & Caregivers with Children & Youth with disabilities and are NOT REQUIRED per Ottawa Accessible Design Standards (ADS)
Total Parking spaces provided excluding CHEO requirement of Type C spots **2102**

City of Ottawa File No. D07-12-22-0170
City of Ottawa Plan No. 18912
Property Boundary by:
Annis, O'Sullivan, Vollebakk LTD.
14 Concourse Gate, Suite 500 Nepean, Ont. K2E 7S6

6 2023-10-13 ISSUED FOR 90% CD SUBMISSION
5 2023-09-29 ISSUED FOR 90% CD SUBMISSION
4 2023-08-11 ISSUED FOR 10% CD SUBMISSION
3 2023-06-16 ISSUED FOR PERMIT - FOUNDATIONS
2 2023-06-16 ISSUED FOR 90% CD SUBMISSION
1 2023-04-11 ISSUED FOR 90% CD SUBMISSION
0 2023-04-20 ISSUED FOR TECHNICAL SUBMISSION

revisions:

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

1Door4Care: CHEO Integrated Treatment Centre: Parking Garage

401 Smyth Road, Ottawa ON

SITE PLAN

scale: As Indicated
drawn by: NV
reviewed by: JCL/DH
job number: 2021-0821-19
plot date: 2023-10-13
drawing number:

AP0601

1 SITE PLAN - PARKING GARAGE PHASE 1A
AP0601 Scale: 1:250