

B. PLANNING RATIONALE

Application Submission:

State the: type of application, legal description, municipal address, purpose of the application and provide an overall vision statement and goals for the proposal.



Type of Application:

SPC Application for a 7-storey parking garage on zoning parcel **12[370] F(1.5)** with a total planned capacity of 1050 vehicles.

Legal Description:

The subject lands are described as Part of Lot 15, Junction Gore, Geographic Township of Gloucester, or detailed on PIN 04258-0401. The PIN designation encompasses a larger parcel of land than required for the scope of work detailed. Please see appended Survey Report (SKM_C65821031711530.pdf) for additional information.

Municipal Address:

401 Smyth Road, Ottawa, ON

Vision Statement:

The development of the 1Door4Care Site and proposed Parking Garage will displace two existing lots. Lot 'B', which is designated as staff parking with 286 spaces and Lot 'E', a visitor parking lot with 270 spaces. CHEO intends to build a parking garage to replace the loss of spaces and provide additional spaces for CHEO's future growth. The Parking Garage is planned to be 7 storeys in height, with a total capacity of 1050 spaces and will occupy area portion of current visitor parking Lot 'E'. A decorative architectural screen is being planned for the façade facing the street, to reduce the visual impact of the structure and give it more architectural interest and curb appeal. The planned parking garage is a vital piece of infrastructure that will support the future parking needs of the Hospital, its patrons and its Staff for many years to come and will allow CHEO and the new 1Door4Care project to function at their required capacities.



Figure 1 - Plan showing surface parking currently serving CHEO

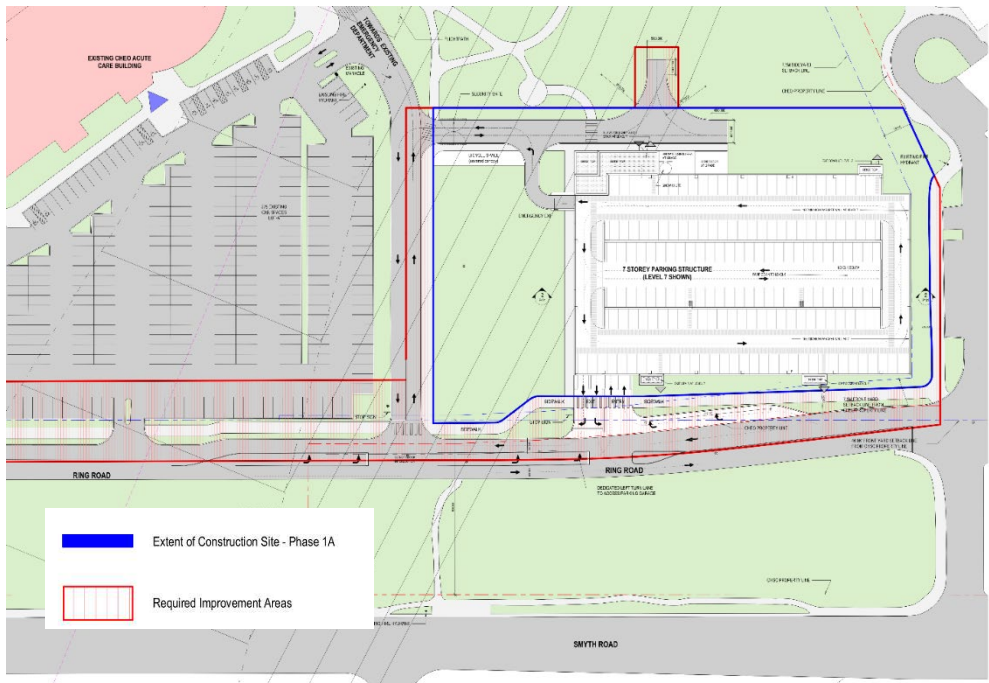


Figure 2 - Plan showing extent of construction site for Phase 1A

Response to City Documents:

State the Official Plan land use designation for the subject property and demonstrate how the proposal conforms to the Official Plan as it relates to the design of the subject site. Reference specific policy numbers from the Official Plan to show consistency. Justify areas of non-compliance and explain why there is non-compliance.

The proposed parking garage shall conform to the current zoning of Parcel I2[370] F(1.5) which is designated as **Major Institutional Zoning** and which permits a wide range of uses including but not limited to a community health and resource centre, day care, hospital, parking garage, residential care facility, and school.

The planning development of this site is subject to conformance to the Official Plan requirements including the current zoning requirements as well as conformance to the New Official Plan as it may apply once it has been provided with the ministerial approval. The property is located in the Outer Urban Transect, and is designated as a Neighborhood with Evolving Overlay and along a Mainstreet Corridor. Large scale Institutions and Facilities (ex. CHEO) are recommended to be located along Mainstreet Corridors.

The proposed parking garage is the first phase of the 1Door4Care CHEO expansion project (Phase 1A) and must be completed prior to the 1Door4Care project (Phase 1B) in order to support the future parking needs of CHEO. The proposed parking garage will (along with other existing surface parking) provide all the future parking needs of CHEO and replace vital surface parking that is being displaced by the new 1Door4Care project at the corner of Smyth Rd. and Ring Rd.

Although the Official Plan seeks to develop and support more viable public transportation infrastructure it also recognizes a deficiency of this infrastructure in the Outer Urban Transect and acknowledges the existing reality of an automobile-dependent built form that characterizes this area (**outlined in section 5.3.2 of the Official Plan**).

Response to City Documents:

State the applicable plans which apply to the subject proposal: community design plan, secondary plan, concept plan and design guideline. Reference the relevant design related policies within the applicable plans/guidelines and provide a comprehensive analysis as to how the proposed development incorporates the objectives or why it does not incorporate the objectives.

Community Design Plan:

There is no Community Design Plan for this site.

Secondary Plan:

The proposed development seeks to comply with all the objectives and planning rationale as outlined in the **Secondary Plan 9.0 – Alta Vista/Faircrest Heights/Riverview Park (Key Principles)**. This development falls within the Neighborhood of Riverview Park which is designated as a “Health Sciences Centre”. **Policy 9.5.1.4 Health Sciences Centre** outlines requirements for this site. 9.5.1.4 seeks to minimize the effects of development on adjacent neighborhoods, reduce impact on existing Greenway System and ensure that all developments comply with the Official Plan and go through the SPC approvals process.

The proposed parking garage development is located in an area of the CHEO lands that creates a minimal impact on the surrounding neighborhoods and the Greenway System. The parking garage will replace existing surface parking and will not be built on any green space. Additionally, the site sits directly across from Faircrest Heights Park and as such will have a minor visual impact on any residential properties.

The proposed development will seek to comply with all other applicable design guidelines as required by the City of Ottawa.

Context Plan:

Provide a contextual analysis that discusses/illustrates abutting properties, key destinations and linkages within a 100 meter radius (a larger radius may be requested for larger/more complex projects), such as transit stations, transportation networks for cars, cyclists, and pedestrians, focal points/nodes, gateways; parks/open spaces, topography, views towards the site, the urban pattern (streets, blocks), future and current proposals (if applicable), public art and heritage resources.

The site of the proposed development sits South East of the existing CHEO building on **Lot 12[370] F(1.5)**. The property abuts a mix of single family Residential, Institutional and Open Space Zones. To the South West are primarily single family homes (**R1GG**), which are separated from the site by Smythe Rd. and the internal CHEO Ring Rd. Only two single family homes fall within 100m of the site. Directly South East of the site are the Open Space Zones of Faircrest Heights Park (**O1**) and Lynda Lane Park (**O1C**). Only Faircrest Heights Park is within a 100m radius of the proposed project (+90m). To the North of the site are the CHEO lands and the next property beyond the CHEO lands to the North is more than 400m away. There is a bus stop on the Ring Rd. directly South of the proposed project and this bus stop will not be disturbed or relocated as a result of this development and service to it will not be Impacted. The primary access to the proposed development will be by the Ring Rd via Smyth Rd to the South. There is no rapid transit in close proximity to this project.

Context Plan:

Photographs to illustrate existing site conditions and surrounding contexts.

Include a map pinpointing (with numbers) where each photo is taken and correspond these numbers with the site photos. Arrows illustrating the direction the photo is taken is also useful.

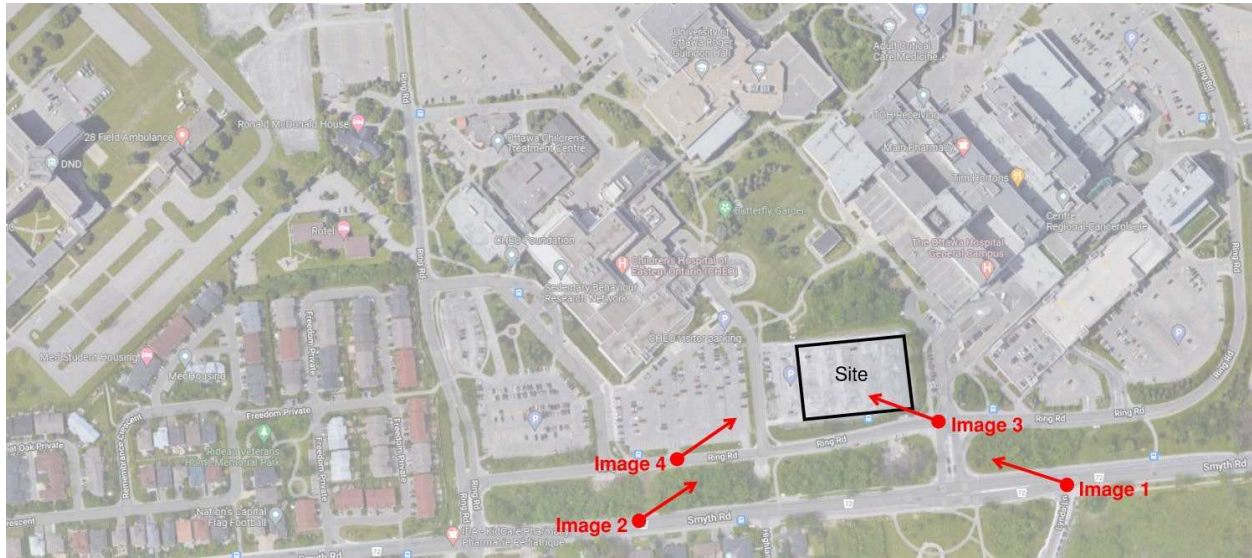


Figure 4 - Keyplan



Figure 5 - Vantage point #1



Figure 6 - Vantage point #2



Figure 7 - Vantage point #3



Figure 8 - Vantage point #4