



ISSUED FOR ZBA AND SPC SUBMISSION 04/18/24
 4 ISSUED FOR SPA PHASE 3 RESUBMISSION 04/10/24
 3 ISSUED FOR SPA PHASE 3 RESUBMISSION 02/26/24
 2 ISSUED FOR REVISED SITE PLAN APPL. 01/22/24
 1 ISSUED FOR REVISED SITE PLAN APPL. 01/22/24

Revision: No. Description Date

REFERENCE SURVEY:
 1) 2023-11-25 REF. NO. 105 - 15 (UG) GR*
 2) 2022-11-22 FILE NO. 623-22**
 3) 1989-05-11 FILE NO. 45-15 (UG) GR***

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

PIN:
 24,078.02 M2
 COMPLETE SITE AREA: 204,834.211 M2
 GFA*** OF PROPOSED AMRC: 13,726.17 M2
 GFA*** OF EXIST. BLDGS ON SITE: 128,023 M2
 GFA*** OF PROPOSED + EXIST. BLDGS ON SITE: 141,749.17 M2
 BUILDING HEIGHT: 40.3M (6 STOREYS + MECH. PENTHOUSE AND ATRIUM ROOF)
 ZONE: I2 [402] F1 S1 S44
 SCHEDULE 1A: AREA B - INNER URBAN
 SCHEDULE 1B: AREA B

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	NO MINIMUM	257.13 M
MIN. LOT AREA	NO MINIMUM	204834.211 M
MIN. FRONT YARD SETBACK	46M	YES - 364.54M
MIN. REAR YARD SETBACK****	7.5M	YES - 117.79
MIN. INTERIOR YARD SETBACK	7.5M	YES - 34.79M
MAX. HEIGHT	NO MAXIMUM	39.3M
LANDSCAPED AREA (AREA OF WORK)	15%	22.8% (5902.69 M2)
LANDSCAPED AREA (SITE)	15%	29% (59721.75 M2)

PARKING QUEUING + LOADING	REQUIRED	PROVIDED
EXISTING PARKING SPACES	1617	2079
EXISTING SPACES TO 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	1963
BY USE: AMRC (POST-SEC. FACTOR)	103	126
BY USE: RGN (POST-SEC. FACTOR)	205	191
BY USE: TOTAL POST-SEC. FACTOR	308	317
BY USE: DAYCARE FACTOR	13	11
BY USE: HOSPITAL FACTOR	1399	1535

EXISTING BICYCLE PARKING	267	477
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	190
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	3
TOTAL LOADING DOCKS	2	5

SITE PLAN GENERAL NOTES:
 1. ALL SITE INFORMATION GATHERED FROM SURVEYS 2022-11-22 FILE NO. 623-22, 2023-11-25 REF. NO. 101 - 15 (UG) GR AND 1989-05-11 REF. NO. 45-15 (UG) GR.
 2. NO EXISTING TREES ARE 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:

GFA OF BUILDINGS ON SITE (PER CITY OF OTTAWA DEFINITION):
 AMRC = 13,726.17 m²
 RGN = 27,387 m²
 TOH = 128,023 m²
 OASIS = 648 m²

*BUILDING AREAS AS PER PLANNING RATIONALE

VEHICLE:

POST-SECONDARY FACTOR (AMRC + RGN)
 = 0.75 * (13,726.17 + 27,387/100)
 = 0.75 * 411,1317
 = 308 SPOTS

HOSPITAL FACTOR (TOH)
 = 1.4 * (99,988/100)
 = 1399.83 SPOTS

DAYCARE FACTOR (OASIS)
 = 2 * (648/100)
 = 12.96 SPOTS

TOTAL = (308 + 1399.83 + 12.96) = 1720.79
 = 1720 SPOTS REQ. (ROUNDED)

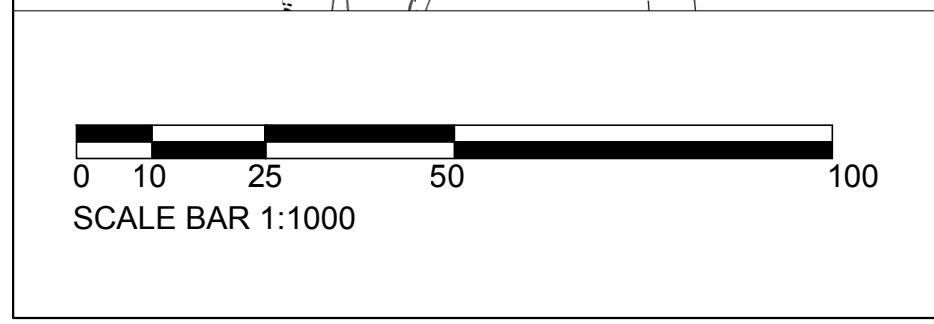
BICYCLE:

POST-SECONDARY FACTOR (AMRC + RGN)
 = 1 * (13,726.17 + 27,387/250)
 = 164.45
 = 164 SPOTS (ROUNDED)

HOSPITAL FACTOR (TOH)
 = 1 * (99,988/100)
 = 99.98 SPOTS
 = 100 SPOTS (ROUNDED)

DAYCARE FACTOR (OASIS)
 = 1 * (648/250)
 = 2.59
 = 3 SPOTS (ROUNDED)

TOTAL = (164 + 100 + 3) = 267 SPOTS REQ.



LEGEND

EXISTING ELEMENT	SNOW STORAGE AREA	BUILDING ENTRANCE	PROPERTY LINE	EV ELECTRIC VEHICLE PARKING SPOT	ACCESSIBLE PARKING SPOT	TREE	CATCH BASIN
NEW ELEMENT	LANDSCAPED AREA	SERVICE ENTRANCE	SETBACK LINE	FR FIRE ACCESS ROUTE SIGN	STANDARD EXT. LIGHT FIXTURE	FIRE HYDRANT (PROPOSED)	MANHOLE
NEW ELEMENT - CANOPY		EMERGENCY EXIT	AREA OF WORK LINE	CR CURB RAMP	STANDARD EXT. POST LIGHT	SANITARY CONNECTION	FIRE HYDRANT (EXISTING)

SITE PLAN EXPANDED - PROPOSED 1:1000

DATE: 04/18/2024

Scale: 1:1000

Sheet Title: SITE PLAN EXPANDED - PROPOSED

Sheet Number: A100E

Project: ADVANCED MEDICAL RESEARCH CENTRE

Address: 451 SMYTH ROAD OTTAWA, ON K1H 8M5

Drawn By: [Name] Date: 04/18/2024

Checked By: [Name] Scale: 1:1000

Sheet Title: SITE PLAN EXPANDED - PROPOSED

Sheet Number: A100E



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

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

Consultants: WSP

WSP
 2511 QUEENSWAY DRIVE, SUITE 300
 OTTAWA, ONTARIO, K2B 9K2
 TEL: 613-229-3300

Fairhall Moffatt & Woodland

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

Cleland Jardine

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

Merrick Canada

MERRICK
 580 TERRY FOX DRIVE
 KANATA, ONTARIO, K2L 4B9
 TEL: 613-591-1495

Project: ADVANCED MEDICAL RESEARCH CENTRE

Address: 451 SMYTH ROAD OTTAWA, ON K1H 8M5

Drawn By: [Name] Date: 04/18/2024

Checked By: [Name] Scale: 1:1000

Sheet Title: SITE PLAN EXPANDED - PROPOSED

Sheet Number: A100E