



**SITE PLAN CONTROL APPLICATION  
DELEGATED AUTHORITY REPORT  
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Location: 451 Smyth Road

File No.: D07-12-24-0021

Date of Application: April 19, 2024

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This SITE PLAN CONTROL application submitted by WSP Canada Inc. (c/o Nadia De Santi), on behalf of University of Ottawa (c/o George Zigoumis), is APPROVED as shown on the following plan(s):

1. **Notes and Details**, C100, prepared by WSP, dated 2023-10-31, revision 6 dated 2024-04-18.
2. **General Plan**, C101, prepared by WSP, dated 2023-10-31, revision 6 dated 2024-04-18.
3. **Existing Conditions and Removals Plan**, C102, prepared by WSP, dated 2023-10-31, revision 6 dated 2024-04-18.
4. **Grading Plan**, C103, C104, C105, prepared by WSP, dated 2023-10-31, revision 6 dated 2024-04-18.
5. **Servicing Plan**, C106, C107, C108, prepared by WSP, dated 2023-10-31, revision 6 dated 2024-04-18.
6. **Erosion and Sediment Control Plan**, C109, prepared by WSP, dated 2023-10-31, revision 6 dated 2024-04-18.
7. **Drainage Catchment Area Plan**, C110, prepared by WSP, dated 2023-10-31, revision 6 dated 2024-04-18.
8. **Roof Area Plan**, C111, prepared by WSP, dated 2023-10-31, revision 6 dated 2024-04-18.
9. **Site Plan**, A100D, prepared by Parkin Architects Limited, dated 01/22/24, revision 4 dated 04/18/24.
10. **Site Plan Expanded - Proposed**, A100E, prepared by Parkin Architects Limited, dated 01/22/24, revision 4 dated 04/18/24.
11. **Building Elevations**, B500.1, B500.2, prepared by Parkin Architects Limited, dated 01/22/24, revision 5 dated 05/07/24.
12. **Landscape Notes**, L-000, prepared by WSP, dated 23-10-12, revision 6 dated 24-04-18.
13. **Landscape Plan**, L-100, prepared by WSP, dated 23-10-12, revision 6 dated 24-04-18.
14. **Layout Plan**, L-200, prepared by WSP, dated 23-10-12, revision 6 dated 24-04-18.

15. **Planting Plan**, L-300, prepared by WSP, dated 23-10-12, revision 6 dated 24-04-18.
16. **Landscape Details - Hardworks**, L-400, prepared by WSP, dated 23-10-12, revision 6 dated 24-04-18.
17. **Landscape Details - Planting**, L-401, prepared by WSP, dated 23-10-12, revision 6 dated 24-04-18.
18. **Tree Conservation Report Current Vegetation**, T-100, prepared by WSP, dated 23-11-10, revision 5 dated 24-04-18.
19. **Proposed Development & Conserved Vegetation**, T-200, prepared by WSP, dated 23-11-10, revision 5 dated 24-04-18.
20. **Tree Conservation Report**, T-101, T-201, prepared by WSP, dated 23-11-10, revision 5 dated 24-04-18.

And as detailed in the following report(s):

1. **Geotechnical Investigation, Proposed Institutional Building**, prepared by Paterson Group, dated November 1, 2023.
2. **Noise Impact Assessment, Advanced Medical Research Centre**, prepared by WSP, dated December 7, 2023, revised April 18, 2024.
3. **Phase I – Environmental Site Assessment**, prepared by Paterson Group, dated October 12, 2023.
4. **University of Ottawa Advanced Medical Research Centre (AMRC), Servicing Report**, prepared by WSP, dated November 11, 2023, revised April 18, 2024.
5. **University of Ottawa Advanced Medical Research Centre Stormwater Management Report**, prepared by WSP, dated November 30, 2023, revised April 18, 2024.
6. **Advanced Medical Research Centre (AMRC), Transportation Impact Assessment, Final Report**, prepared by WSP, dated April 18, 2024.
7. **Urban Design Brief**, prepared by Parkin Architects Limited, dated April 18, 2024

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

## **General Conditions**

### **1. Prior Site Plan Agreement**

The Owner acknowledges and agrees that all terms and conditions of the Site Plan Agreements between Children's Hospital of Eastern Ontario and the Corporation of the City of Ottawa, registered as Instrument No. CT186188 on January 9, 1974, 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 as Instrument No. CT254853 on September 8, 1977, 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 as Instrument No. NS68563 on September 28, 1979, Children's Hospital of Eastern Ontario and the Corporation of the City of Ottawa, registered as Instrument No. NS77460 on January 10, 1980, Children's Hospital of Eastern Ontario and the Corporation of the City of Ottawa, registered as Instrument No. NS151317 on May 27, 1982, Children's Hospital of Eastern Ontario and the Corporation of the City of Ottawa, registered as Instrument No. NS174910 on January 5, 1983, 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 as Instrument No. NS179094 on February 11, 1983, Children's Hospital of Eastern Ontario and the Corporation of the City of Ottawa, registered as Instrument No. NS221933 on December 8, 1983, Children's Hospital of Eastern Ontario and the Corporation of the City of Ottawa, registered as Instrument No. NS223960 on December 28, 1983, 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 as Instrument No. N310154 on October 21, 1985, 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 as Instrument No. N354322 on September 9, 1986, The Ottawa Health Sciences Centre Inc. and the City of Ottawa, registered as Instrument No. OC427171 on January 25, 2004, The Ottawa Health Sciences Centre Inc. and the City of Ottawa, registered as Instrument No. OC396675 on October 26, 2004, The Ottawa Health Sciences Centre Inc. and the City of Ottawa, registered as Instrument No. OC470569 on June 6, 2005, The Ottawa Health Sciences Centre Inc. and the City of Ottawa, registered as Instrument No. OC802438 on November 30, 2007, The Ottawa Health Sciences Centre Inc. and the City of Ottawa, registered as Instrument No. OC1108429 on May 18, 2010, The Ottawa Health Sciences Centre Inc. and the City of Ottawa, registered as Instrument No. OC1117480 on June 9, 2010, The Ottawa Health Sciences Centre Inc. and the City of Ottawa, registered as Instrument No. OC1157032 on August 31, 2010 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).

2. **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.

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, Development and Building Services.

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, Development and Building Services, 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, Development and Building Services.

7. **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, Development and Building Services.

8. **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, Development and Building Services, 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, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services 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, Development and Building Services, 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.

9. **Development Charges**

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

**Special Conditions**

10. **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, Development and Building Services, 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,

Planning, Development and Building Services, 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, Development and Building Services, may order all Work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Development and Building Services.

**11. 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 - Proposed Institutional Building (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services 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, Development and Building Services.

**12. Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, 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, Development and Building Services, and all associated costs shall be the Owner's responsibility.

**13. 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, Development and Building Services 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.

**14. Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top and in-ground stormwater inlet control devices, as recommended in the approved University of Ottawa Advanced Medical Centre - 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.

**15. 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, Development and Building Services 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.

**16. 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.

**17. 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, Development and Building Services.

**18. 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); and
  - (ii) 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, Development and Building Services, 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.

#### **19. 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.

#### **20. Cash-In-Lieu of Conveyance of Parkland**

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 18 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule "B" herein.

#### **21. Tree Planting**

Prior to execution of this Agreement, the Owner acknowledges and agrees that it shall provide, to the satisfaction of the City, an updated landscape plan showing sixty-nine (69) additional trees planted on the subject development site and provide securities in the amount of Thirteen Thousand, Eight Hundred Dollars (\$13,800.00) to the City to cover the costs of the additional trees. Upon receipt and approval of the updated landscape plan, the General Manager, Planning, Development and Building Services will provide the owner with written approval, at which time the Owner will make arrangements to execute this Agreement.

The Owner further acknowledges and agrees that the City will consider a release of these securities two (2) years after an Occupancy permit has been issued and that if, in the opinion of the General Manager, Planning, Development and Building Services that any of the additional trees planted must be removed, such tree(s) shall be reinstated at the Owner's sole expense or the security, either in part or its entirety, will be forfeited.

## **22. 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.

## **23. Rideau Valley Conservation Authority**

The Owner acknowledges and agrees to obtain any required approvals and/or permits from the Rideau Valley Conservation Authority prior to the commencement of site works. The Owner acknowledges and agrees to file copies of such approvals and/or permits with the General Manager, Planning, Development and Building Services.

## **24. Noise Control Attenuation Measures**

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the Noise Impact Assessment Advanced Medical Research Centre, referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Noise Impact Assessment Advanced Medical Research Centre, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

The Owner acknowledges and agrees to implement the noise control attenuation measures recommended in the approved Noise Impact Assessment Advanced Medical Research Centre, referenced in Schedule "E" of this Agreement, as follows:

- (a) the building is to be equipped with central air conditioning;
- (b) further to subsection (a) above, the location and installation of any outdoor air conditioning device(s) shall comply with the noise criteria of the Ministry of the Environment, Conservation and Parks' Publication NPC-216, dated 1993, and the Environmental Noise Guidelines for Installation of Residential Air Conditioning Devices, dated September 1994, as amended, in order to minimize the noise impacts both on and off the immediate vicinity of the subject lands;



- (c) upon completion of the development and prior to occupancy and/or final building inspection, a professional engineer, licensed in the Province of Ontario with expertise in the subject of acoustics related to land use planning, shall be retained to visit the lands, inspect the installed noise control measures and satisfy themselves that the installed recommended interior noise control measures comply with the measures in the Noise Impact Assessment Advanced Medical Research Centre referenced in Schedule "E" hereto. The professional engineer shall prepare, sign and stamp a letter to the General Manager, Planning, Development and Building Services (the "Certification Letter") stating that they certify acoustical compliance with all requirements of the applicable conditions in this Agreement, to the satisfaction of the General Manager, Planning, Development and Building Services.

**25. Notice on Title – Noise Control Attenuation Measures**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

Type D – Central Air Conditioning

The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of Ottawa's and the Ministry of the Environment, Conservation and Parks' noise criteria.

The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.

**May 14, 2024**

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Lily Xu  
Manager, Development Review South,  
Planning, Development and Building  
Services Department

Enclosure: Site Plan Control Application approval – Supporting Information



## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-24-0021

### SITE LOCATION

The site, 451 Smyth Road, PIN 04258-0412, LT 29A & PT LTS 25, 26 & 27 & LTS 28, 29 & 30 & PT LTS 31 & 32, PL 405 , PT Terrace Road, PL 405 , closed by order GL40441 ; PT Hawthorne Avenue, PL 405 , (closed by order GL40441) ; PT LT 15, CON JG ; PART 1, 5R463, PARTS 1 & 2, 5R10411, PART 1, 5R4687 except PARTS 4 & 5, 5R10411, PART 3, 5R4687 & PART 3, 5R10411; T/W NS89571 ; S/T N723950; Together with an easement over PART LOT 15, CONCESSION JG, PARTS 1-23 PLAN 4R20355 as in OC2073628, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The subject site is located north of Smyth Road and is part of the larger Ottawa Health Science Complex (OHSC). The site is irregularly shaped with a total land area of approximately 204,834 square metres (20.48 hectares) and approximately 257.4 metres of frontage along Smyth Road. The site also abuts Ring Road, which is a private roadway that is owned and maintained by the Ottawa Hospital. To the north of the site just beyond Ring Road is a hydro corridor, with a low-rise residential community further north. To the east, south and west are surface parking lots, the Ottawa Hospital Rehabilitation Centre at 505 Smyth Road, uOttawa's Roger Guindon Hall at 451 Smyth Road, Roger Neilson House at 399 Smyth Road, the Children's Hospital of Eastern Ontario at 401 Smyth Road, TransAlta OHSC Cogen Plant at 405 Smyth Road, and the Ronald McDonald House at 407 Smyth Road.

The proposal seeks to replace the existing surface parking lot with the Advanced Medical Research Centre, a six-storey medical research facility within the OHSC. The proposed building will have a gross floor area of approximately 13,726.17 square metres. The ground floor will contain Animal Care and Veterinary Services while the other floors will contain space for the Innovation Hub and Labs, including open collaboration spaces, and a mechanical penthouse on the roof. The proposed building has been designed to have holistic integration with the surrounding OHSC Campus and will have several connections to the existing Roger Guindon Hall, which is located southeast of the proposed building, including a service connection on the ground floor and a pedestrian link on the second floor.

The subject site is located within the City's Outer Urban Transect as outlined on Schedule A - Transect Policy Areas of the Official Plan, is designated Neighbourhood and Evolving Neighbourhood on Schedule B3 - Outer Urban Transect of the Official Plan

and is along the Smyth Road Mainstreet Corridor. The site is currently zoned as Major Institutional Zone, Urban Exception 402, Floor Space Index 1.5, Schedule 144 (I2[402] F(1.5) S144).

## **RELATED APPLICATIONS**

N/A

## **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The site is designated Neighbourhood and Evolving Neighbourhood on Schedule B3 - Outer Urban Transect of the Official Plan and is along the Smyth Road Mainstreet Corridor. The proposal is consistent with the Official Plan policies in the Outer Urban Transect Policy Area, as well as those related to Large-scale Institutions and Facilities.
- The site is currently zoned as Major Institutional Zone, Urban Exception 402, Floor Space Index 1.5, Schedule 144 (I2[402] F(1.5) S144) which permits the proposed use. The proposed development complies with all relevant provisions of Zoning By-law 2008-250. The applicant has voluntarily applied for a Minor Zoning By-law Amendment to regularize an existing legal noncompliant condition on-site. This rezoning does not impact the proposed development.
- The proposed development complies with the City's applicable design and compatibility objectives of the City's Official Plan. The proposed building has been designed to have holistic integration with the surrounding Ottawa Health Sciences Complex and will have several connections to the existing Roger Guindon Hall, which is located southeast of the proposed building, including a service connection on the ground floor and a pedestrian link on the second floor.
- The site layout and design is an efficient use of the land and represents controlled and orderly development.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor Marty Carr was aware of the application related to this report and is supportive if the proposal.

### **Public Comments**

This application was subject to public circulation under the Public Notification and Consultation Policy. There was no public comment received online.

### **Technical Agency/Public Body Comments**

N/A

### **Advisory Committee Comments**

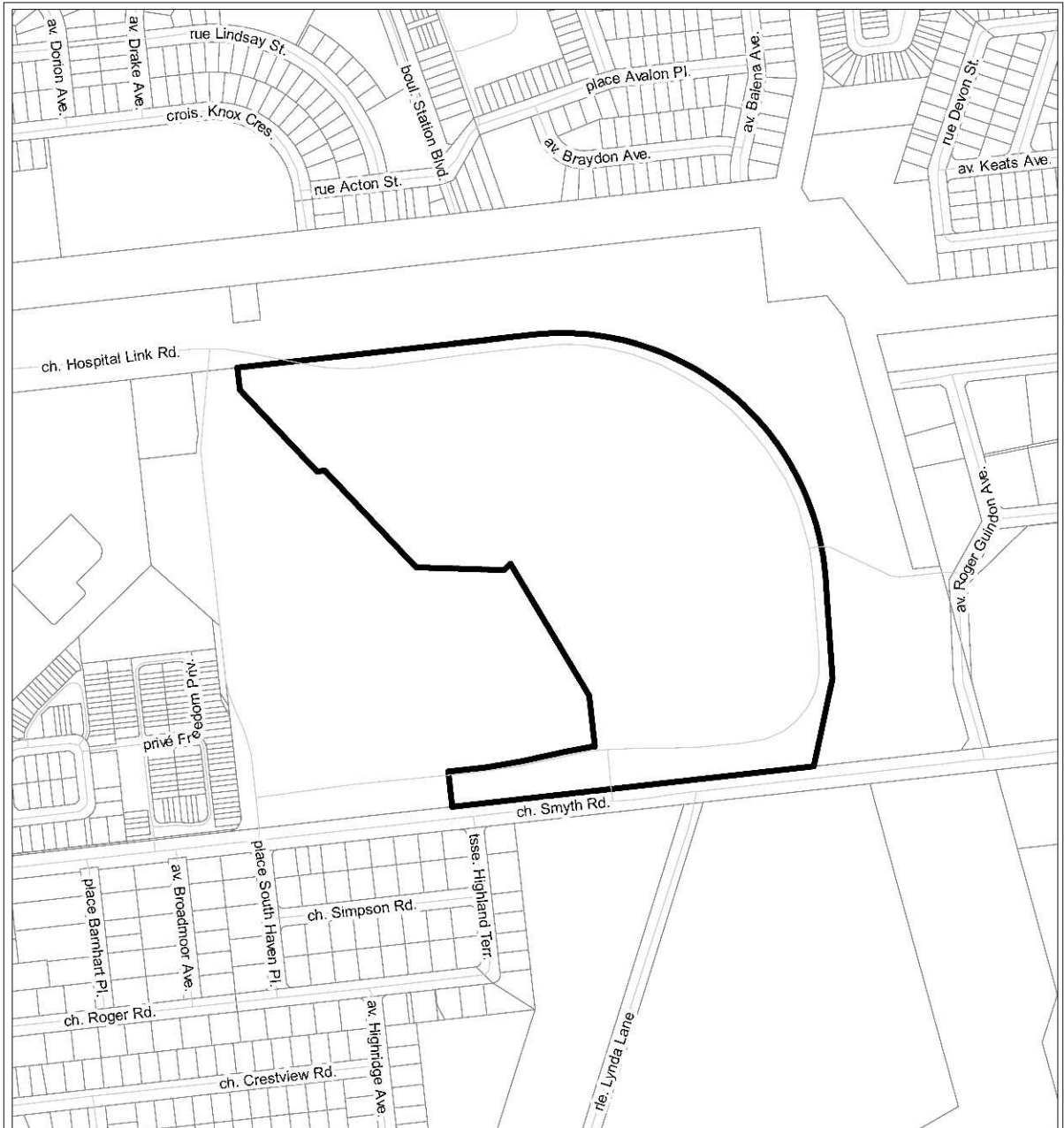
N/A


### **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was processed by the On Time Decision Date.

**Contact:** Krishon Walker Tel: 613-580-2424, ext. 24161 or e-mail:  
Krishon.Walker@ottawa.ca

# Document 1 – Location Map



	
D07-12-24-0021	24-0430-L
I:\CO\2024\Site_Plan\Smyth_451	
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REVISION / RÉVISION - 2024 / 04 / 19	

LOCATION MAP / PLAN DE LOCALISATION  
SITE PLAN / PLAN D'EMPLACEMENT

 451 ch. Smyth Rd.



NOT TO SCALE