

Lily Xu

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PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Lily Xu at 9:10 am, May 14, 2024

4	ISSUED FOR ZBLA AND SPC SUBMISSION	04/18/24
3	ISSUED FOR SPA PHASE 3 RESUBMISSION	04/10/24
2	ISSUED FOR SPA PHASE 3 RESUBMISSION	02/28/24
1	ISSUED FOR REVISED SITE PLAN APPL.	01/22/24

No. Description Date

REFERENCE SURVEY: 1) 2023-11-25 REF. NO. 105 - 15 (LIG) GR*
 2) 2022-11-22 FILE NO. 623-22*
 MUNICIPAL ADDRESS: 451 SMYTH ROAD, OTTAWA, ON, K1H 8M5, CANADA, 04258-0412

AREA OF WORK: 24,078.02 M2
 COMPLETE SITE AREA: 204,834.211 M2
 GFA*** OF PROPOSED AMRC: 13,726.17 M2
 GFA*** OF EXIST. BUILDINGS ON SITE: 128,023.82 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] F(1.5) S144
 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	30.1
LANDSCAPED AREA (AREA OF WORK)	15%	22.8% (5502.69 M2)
LANDSCAPED AREA (SITE)	15%	29% (59721.75 M2)

PARKING QUEUING + LOADING	REQUIRED	PROVIDED
EXISTING PARKING SPACES	1617	2079
EXISTING SPACES TO BE ELIMINATED	N/A	301
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	212	477
PROPOSED BICYCLE PARKING (AMRC)	55	222
TOTAL BICYCLE PARKING (PRO-EXIST.)	267	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

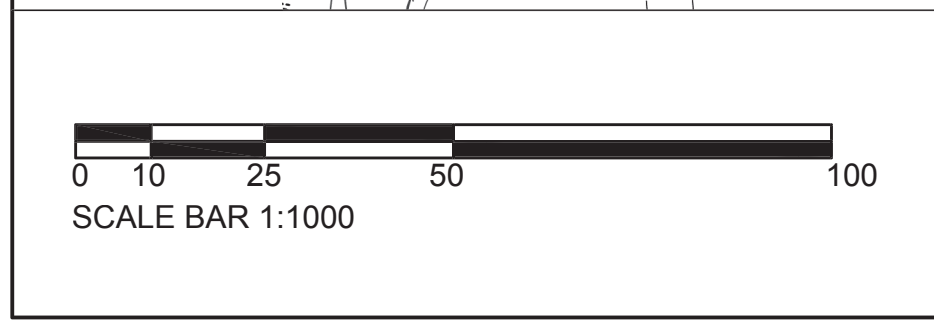
SITE PLAN GENERAL NOTES:
 1. ALL SITE INFORMATION GATHERED FROM SURVEYS 2022-11-22 FILE NO. 623-22, 2023-11-25 REF. NO. 101 - 15 (LIG) GR. AND 1989-05-11 REF. NO. 45-15 (LIG) GR.
 2. NO EXISTING TREES ARE TO BE RETAINED - ALL TREES IN PLAN WILL BE PLANTED.
 3. SNOW STORAGE WILL OCCUR OFF SITE. AN INTERIM 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 = 19,988 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 * 1411.1377 = 308 SPOTS
 HOSPITAL FACTOR (TOH) = 1.4 * (19,988/100) = 1,399.83 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 * (19,988/100) = 199.88 SPOTS = 199 SPOTS (ROUNDED)
 DAYCARE FACTOR (OASIS) = 2 * (648/250) = 5.18 SPOTS (ROUNDED)
 TOTAL = (164 + 199 + 5) = 267 SPOTS REQ.



LEGEND



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: 613-237-7004

Applicant: PCL
 PCL CONSTRUCTORS CANADA INC.
 49 AVIRGA DRIVE
 NEPEAN, 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
 FARRHALL MOFFATT & WOODLAND LTD.
 600 TERRY FOX DRIVE, SUITE 100
 OTTAWA, ONTARIO, K2L 4B9
 TEL: 613-561-1495

Cleland Jardine
 CLELAND JARDINE
 580 TERRY FOX DRIVE
 KANATA, ONTARIO, K2L 4B9
 TEL: 613-561-1495

Merrick Canada
 MERRICK
 580 TERRY FOX DRIVE
 KANATA, ONTARIO, K2L 4B9
 TEL: 613-561-1495

Project: **ADVANCED MEDICAL RESEARCH CENTRE**

Address: **451 SMYTH ROAD OTTAWA, ON K1H 8M5**

Drawn By: [Blank] Date: **04/18/2024**
 Checked By: [Blank] Scale: **1:1000**

Sheet Title: **SITE PLAN EXPANDED - PROPOSED**
 Sheet Number: **A100E**

FILE NO. 1007-22-24-0021