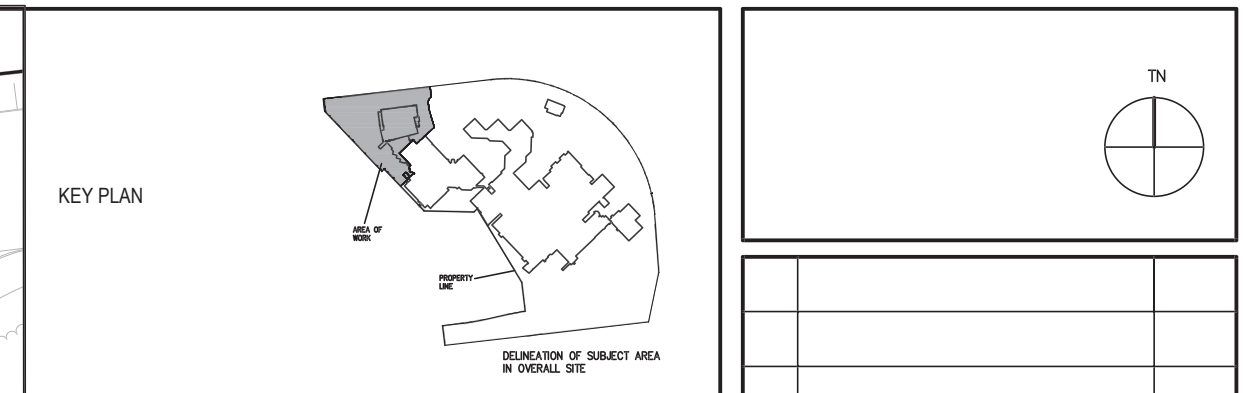


APPROVED
By Lily Xu at 9:08 am, May 14, 2024

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



REFERENCE SURVEY: 1) 2023-11-25 REF. NO. 105-15 (JIG) GR
2) 2022-11-22 FILE NO. 623-22**

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

PIN: 12 H02 F1 (5) S144

ZONE: AREA B - INNER URBAN
SCHEDULE 1A: AREA B
SCHEDULE 1B: AREA B

AREA OF WORK: 24,076.02 M²
COMPLETE SITE AREA: 204,834.211 M²
GFA** OF PROPOSED AMRC: 13,726.17 M²
GFA** OF EXISTING BUILDINGS ON SITE: 128,023 M²
GFA** OF PROPOSED EXIST. BUILDINGS ON SITE: 141,749.17 M²
BUILDING HEIGHT: 40.3M (6 STOREYS + MECH. PENTHOUSE AND ATRIUM ROOF)

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	NO MINIMUM	257.13 M
MIN. LOT AREA	NO MINIMUM	204834.211 M ²
MIN. FRONT YARD SETBACK	46M	YES - 364.54M
MIN. REAR YARD SETBACK****	7.5M	YES - 117.79M
MIN. INTERIOR YARD SETBACK	7.5M	YES - 34.79M
MAX. HEIGHT	NO MAXIMUM	39.1 M
LANDSCAPED AREA (AREA OF WORK)	15%	22.8% (5902.69 M ²)
LANDSCAPED AREA (SITE)	15%	29% (59721.75 M ²)

PARKING QUEUING + LOADING	REQUIRED	PROVIDED
EXISTING PARKING SPACES	1617	2079
EXISTING SPACES TO BE 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	1863
BY USE: AMRC (POST-SEC. FACTOR)	103	126
BY USE: RGN (POST-SEC. FACTOR)	206	191
BY USE: TOTAL POST-SEC. FACTOR	308	317
BY USE: DAYCARE FACTOR	13	11
BY USE: HOSPITAL FACTOR	1399	1535

EXISTING BICYCLE PARKING	REQUIRED	PROVIDED
EXISTING 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

SITE PLAN GENERAL NOTES:

- ALL SITE INFORMATION GATHERED FROM SURVEYS 2022-11-22 FILE NO. 623-22 AND 2023-11-25 REF. NO. 101-15 (JIG) GR
- NO EXISTING TREES TO BE RETAINED - ALL TREES IN PLAN WILL BE PLANTED.
- SNOW STORAGE WILL OCCUR OFF SITE. AN INTERIM SNOW STORAGE LOCATION HAS BEEN OUTLINED AS PER THE RELEVANT HATCH (SEE LEGEND).

PARKING CALCULATIONS:

VEHICLE:

GFA OF BUILDINGS ON SITE (PER CITY OF OTTAWA DEFINITION):

AMRC = 13,726.17 m²
RGN = 27,387 m²
TOH = 99,988 m²
OASIS = 648 m²

POST-SECONDARY FACTOR (AMRC + RGN) = 0.75 * ((13,726.17 + 27,387)/100) = 0.75 * (41,113.17) = 308 SPOTS

HOSPITAL FACTOR (TOH) = 1.4 * (99,988/100) = 1,399.83 SPOTS

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

TOTAL = (308 + 1,399.83 + 2.59) = 1,720.79 SPOTS REQ. = 1,720 SPOTS (ROUNDED)

*BUILDING AREAS AS PER PLANNING RATIONALE

BICYCLE:

GFA OF BUILDINGS ON SITE (PER CITY OF OTTAWA DEFINITION):

AMRC = 13,726.17 m²
RGN = 27,387 m²
TOH = 99,988 m²
OASIS = 648 m²

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

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

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

TOTAL = (164.45 + 99.98 + 2.59) = 267.02 SPOTS REQ. = 267 SPOTS TOTAL

ONTARIO ASSOCIATION OF ARCHITECTS

PARKIN

Owner: uOttawa

UNIVERSITY OF OTTAWA
451 SMYTH ROAD
OTTAWA, ONTARIO, K1H 8M5
TEL: 613-229-7104

Applicant:

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

Consultants:

wsp
WSP
5611 QUEENSWAY DRIVE, SUITE 300
OTTAWA, ONTARIO, K2B 9K2
TEL: 613-659-3300

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 ENGINEERING LTD.
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

LEGEND

	EXISTING ELEMENT		EMERGENCY EXIT		EV ELECTRIC VEHICLE PARKING SPOT
	NEW ELEMENT		PROPERTY LINE		FR FIRE ACCESS ROUTE SIGN
	NEW ELEMENT - CANOPY		SETBACK LINE		CR CURB RAMP
	SNOW STORAGE AREA		LANDSCAPE BUFFER LINE		STANDARD EXT. LIGHT FIXTURE
	LANDSCAPED AREA		AREA OF WORK LINE		STANDARD EXT. POST LIGHT
	BUILDING ENTRANCE		TREE		ACCESSIBLE PARKING SPOT
	SERVICE ENTRANCE				

