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Required Deliverables & Status

1. Site Servicing Plan	updated
2. Site Servicing Study / Assessment of Adequacy of Public Services	submitted
3. Grade Control and Drainage Plan	updated
4. Geotechnical Study / Slope Stability Study	Geotechnical Study submitted
9. Transportation Impact Assessment	submitted
10. Erosion and Sediment Control Plan / Brief	submitted
11. Storm Water Management Report / Brief	submitted
13. Hydraulic Watermain Analysis	submitted
14. Noise Study	submitted, additional updates to be provided
20. Planning Rationale	submitted
21. Site Plan	submitted
27. Landscape Plan	submitted
29. Survey Plan	submitted
31. Architectural Building Elevation Drawings (Dimensioned)	submitted
32. Design Brief	submitted
40. Tree Conservation Report	submitted
46. Site Lighting Certification Letter	refer to Electrical Design Brief for this stage of design

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A. EXECUTIVE SUMMARY

Foreword

B+H Architects along with the consulting team including EXP, RWDI and Colville Consulting Inc. prepared the required information package for Site Plan Control application regarding the new Parking Garage at the Children's Hospital of Eastern Ontario (CHEO) campus. The parking garage referred to as Phase 1A Parking Garage is an integral part of the 1Door4Care Integrated Treatment Centre project (the latter forming Phase 1B will be subject to a separate SPC application by the successful Proponent later in the development of the 1Door4Care Integrated Treatment Centre project). This project is being implemented as part of Infrastructure Ontario's Public-Private Partnership procurement model. B+H Planning, Design and Conformance Team (PDC) including multidisciplinary consulting teams developed a framework, also referred to as Output Specifications (OS), against which three pre-qualified RFP Proponents will compete to present a mature scheme for evaluation and ultimate selection of a preferred design solution.

The successful Proponent will provide a complete detailed design to update this SPC application, based on their specific design and to satisfy the conditions required by the City to fully meet the SPC application requirements for Phase 1A.

Due to the demanding schedule of the combined projects, the SPC application has been initiated By CHEO with the intent to obtain required approvals in line with the timing of the RFP Financial Close by the winning Proponent in order to expedite the final design of the Phase 1A Parking Garage. This should allow for securing required approvals and receiving the building permit to advance the early construction start. Also this should facilitate and shorten the design-construction-hand over schedule of the Parking Garage and thus enable earlier construction start for the Phase 1B-1Door4Care Integrated Treatment Centre.

The reason for this sequential arrangement is the necessity to provide the required parking capacity during construction of the new facility which will decommission a considerable number of existing parking spaces.

Based on the Due Diligence Report review of the proposed Phase 1 A and 1 B development as included in the available Background Information filed along with the RFP documents as developed by Fotenn Planning + Design for Infrastructure Ontario (Issued September 2022 under file 1Door4Care: CHEO Integrated Treatment Centre, Preliminary Development Feasibility Review- Summary Report), we listed a number of physical and policy conditions that are characterized as having been favorably met with this development in regard to the Parking Garage:

Revised September 2022

- *The proposed development meets the policies of the Provincial Policy Statement (2020), as it represents a public service facility that efficiently uses land and infrastructure.*

- *The proposed expansion to the hospital conforms with the policies of the General Urban Area in the current City of Ottawa Official Plan, as well as Mainstreet Corridor and Outer Urban Transect area policies of the new Official Plan.*
- *While the proposed development does not yet feature a sufficient level of detail to evaluate its conformity with other design-related Official Plan policies, it is anticipated that the [Proponent's] proposal will meet these directions in both the current and forthcoming Official Plan.*
- *The proposed development generally aligns with the current and forthcoming Alta Vista / Faircrest / Riverview Park Secondary Plan.*
- *The proposed development is certain to meet the majority of applicable zoning provisions and will likely be compliant with all provisions. A more detailed evaluation of the proposal against zoning provisions will be performed when a detailed site plan becomes available.*
- *Based on the information provided, Stantec has determined that the proposal can be adequately serviced by sanitary, water, stormwater, and utility infrastructure.*
- *Stantec [and subsequently EXP] has determined that environmental conditions are appropriate for the proposed development.*

This report also includes a section of the Output Specifications forming part of the RFP regarding Phase 1B and specifically a copy of '1.3.10 Supplementary Requirements for the Parking Garage' as included in 'F. Appendix' folder in this submission. This document outlines the requirements for the RFP Proponents.

Overview | Context

The site for the new 1Door4Care Integrated Treatment Centre as a part of the Children’s Hospital of Eastern Ontario (CHEO) is situated on the southwest corner of the Ottawa Health Sciences Centre (OHSC) campus in Ottawa’s Riverview Neighbourhood. A multi-level parking garage for approx. 1050 vehicular stalls is destined for the southern edge of the OHSC campus at the edge of the CHEO and the Ottawa Hospital’s lands.



The CHEO Lands are flanked to the south by low-rise, single family dwelling units. To the west are a mix of low-rise row housing, a low-rise motel by the Rotary Club of Ottawa South, Ronald McDonald House, and the TransAlta OHSC Cogen plant. To the north is the University of Ottawa and to the east the Ottawa Hospital.

The main node leading to the CHEO Lands within the overall campus is currently from a signalized intersection at Smyth Rd. and Ring Rd. An alternate access point is from a signalized intersection at the approximate mid-point of Ring Rd. with Smyth Rd. Lastly, the Hospital Link Rd. connects traffic to/from the Greater Region Vanier Parkway and Hwy. 417. This link supports the Transitway as well as a multi-use pathway that circumscribes the north and eastern portions of the campus Ring Rd.



The Parking Garage development site approx. 11,000sm / 118,403sf in size, resides within Visitor Parking Lot 'E' and is flanked to the west by the Emergency Department access driveway and Visitor Parking Lot 'A'. To the north is CHEO's heliport and the OHSC Campus' shared gardens. To the east is the Ottawa Hospital and to the south the Ring Rd. along with a vegetative buffer to Smyth Rd.

