

KEY PLAN

REFERENCE SURVEY:
1) 2023-11-25 REF. NO. 105 - 15 (JG) 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 (S) S144
AREA B - INNER URBAN
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	4.6M	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
PROPOSED BICYCLE PARKING (AMRC)
TOTAL BICYCLE PARKING (PRO + EXIST.)

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
NEW LOADING DOCKS: 2
TOTAL LOADING DOCKS: 4

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

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 * (411,137)
= 308 SPOTS

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

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

TOTAL = (308 + 1,399.83 + 12.96) = 1720.79 SPOTS REQ.
= 1720 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

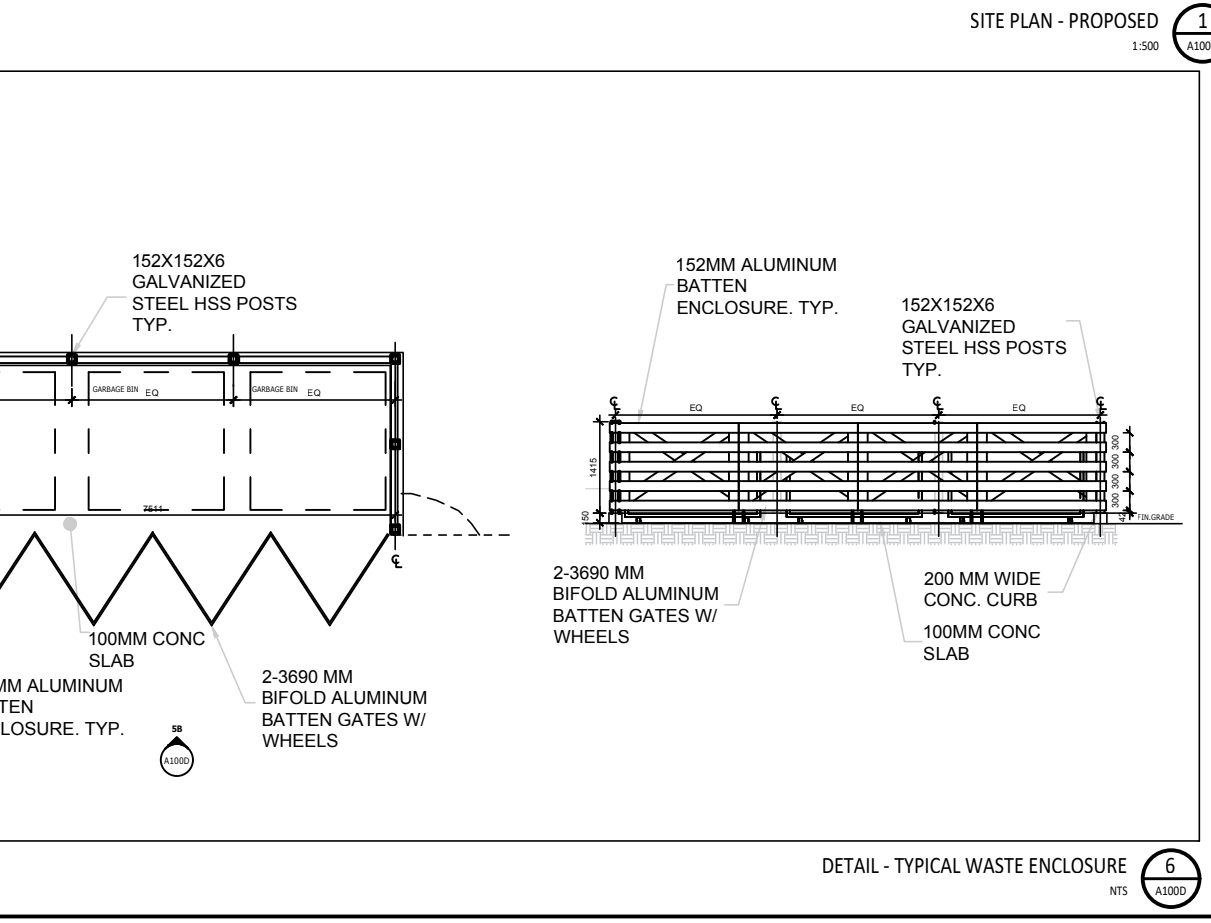
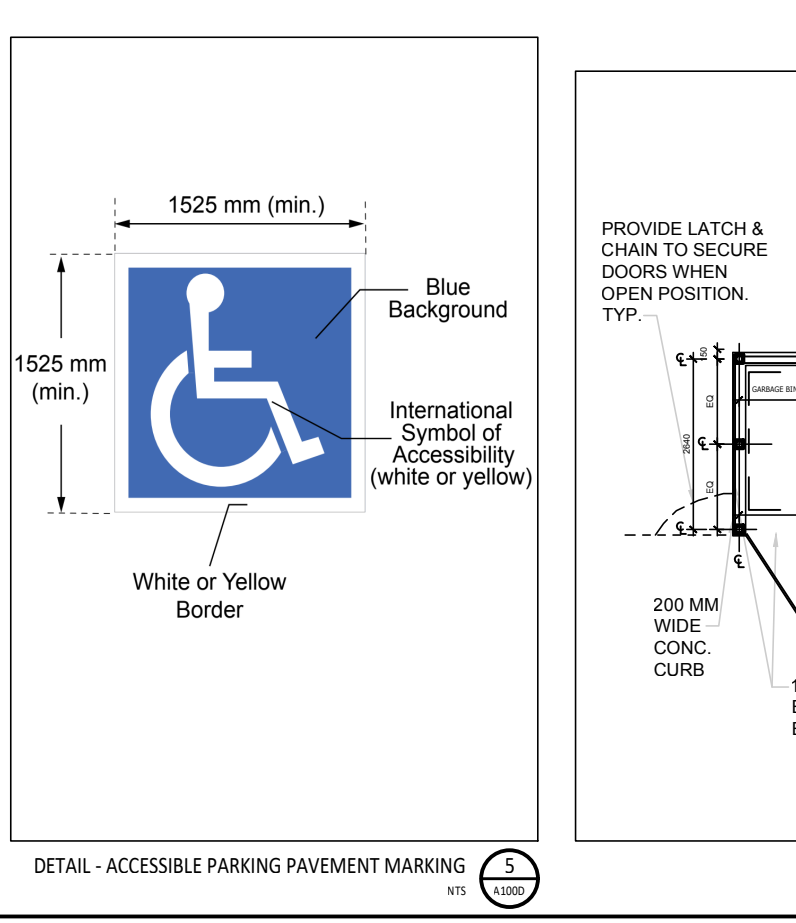
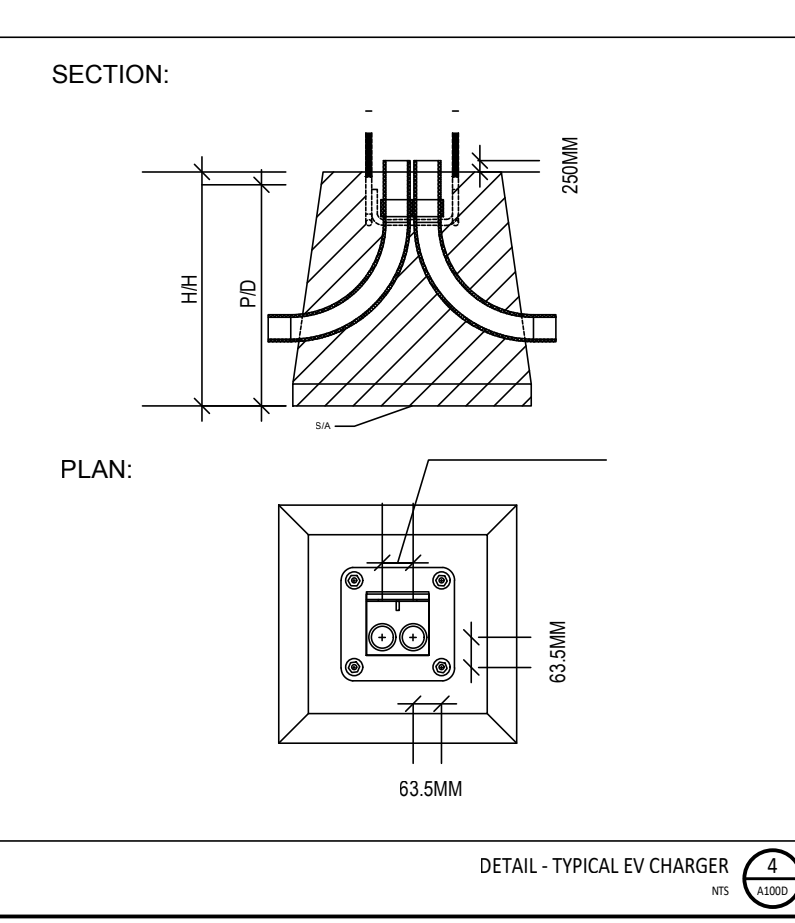
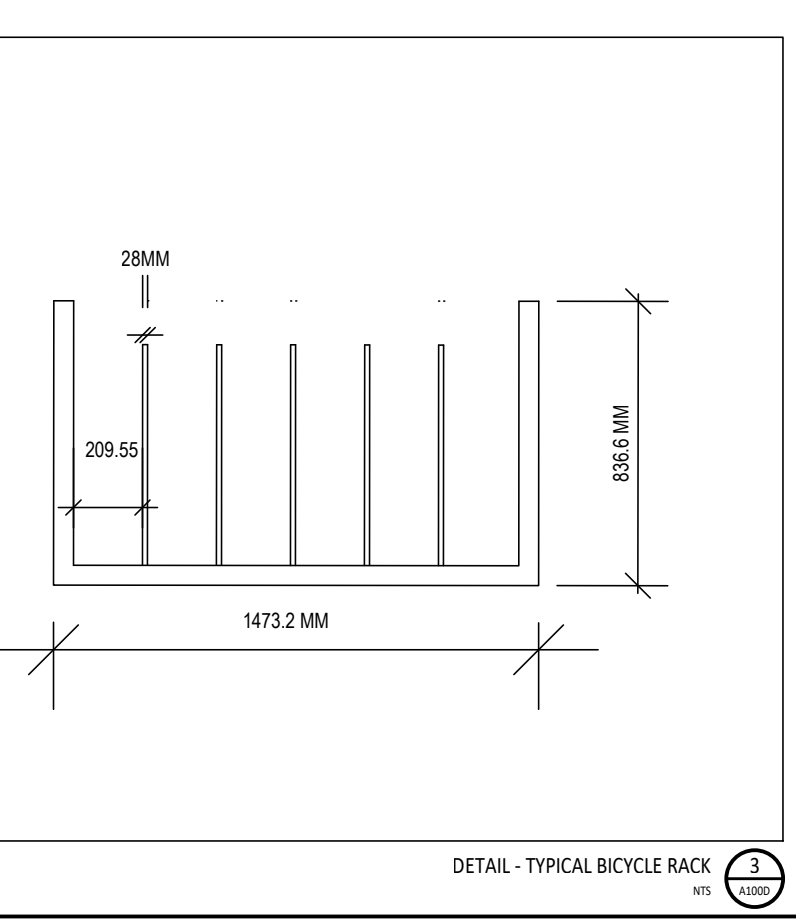
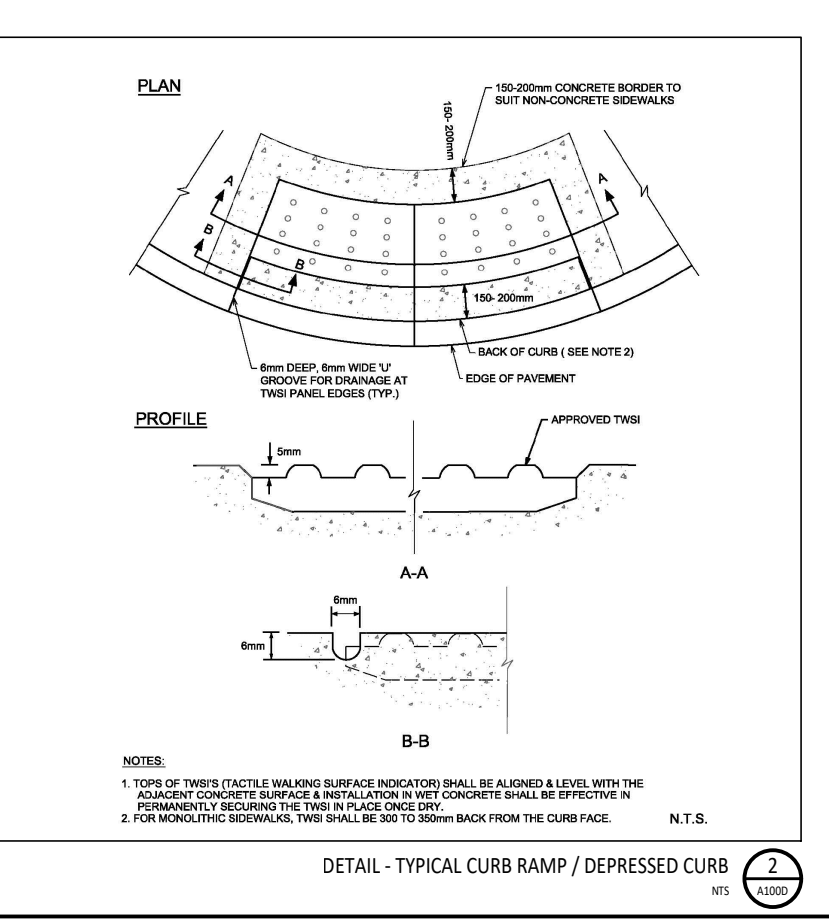
DAYCARE FACTOR (OASIS)
= 1 * (648/250)
= 2.59 SPOTS

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

LEGEND

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

SCALE BAR 1:500



ONARIO ASSOCIATION OF ARCHITECTS
Richard Wilson Huot
LICENSE 7932

PARKIN

Owner: uOttawa

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

Applicant:

PCL
PCL CONSTRUCTORS CANADA INC.
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Consultants:

wsp
WSP
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Fairhall Moffatt & Woodland Ltd.
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CLELAND JARDINE
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Project:
ADVANCED MEDICAL RESEARCH CENTRE

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

Drawn By: [Signature] Date: **04/18/2024**

Checked By: [Signature] Scale: **1:500**

Sheet Title:
SITE PLAN - PROPOSED

Sheet Number:
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