

# Cold Lake Medical Clinic Expansion Schematic Design Report

**JMAA**  
architecture

suite #2, 5000-51st avenue  
red deer, alberta, canada  
t4n 4h5

t. 403.346.4542 f. 403.347.2015  
e. jmaa@jmaa.ca  
www.jmaa.ca

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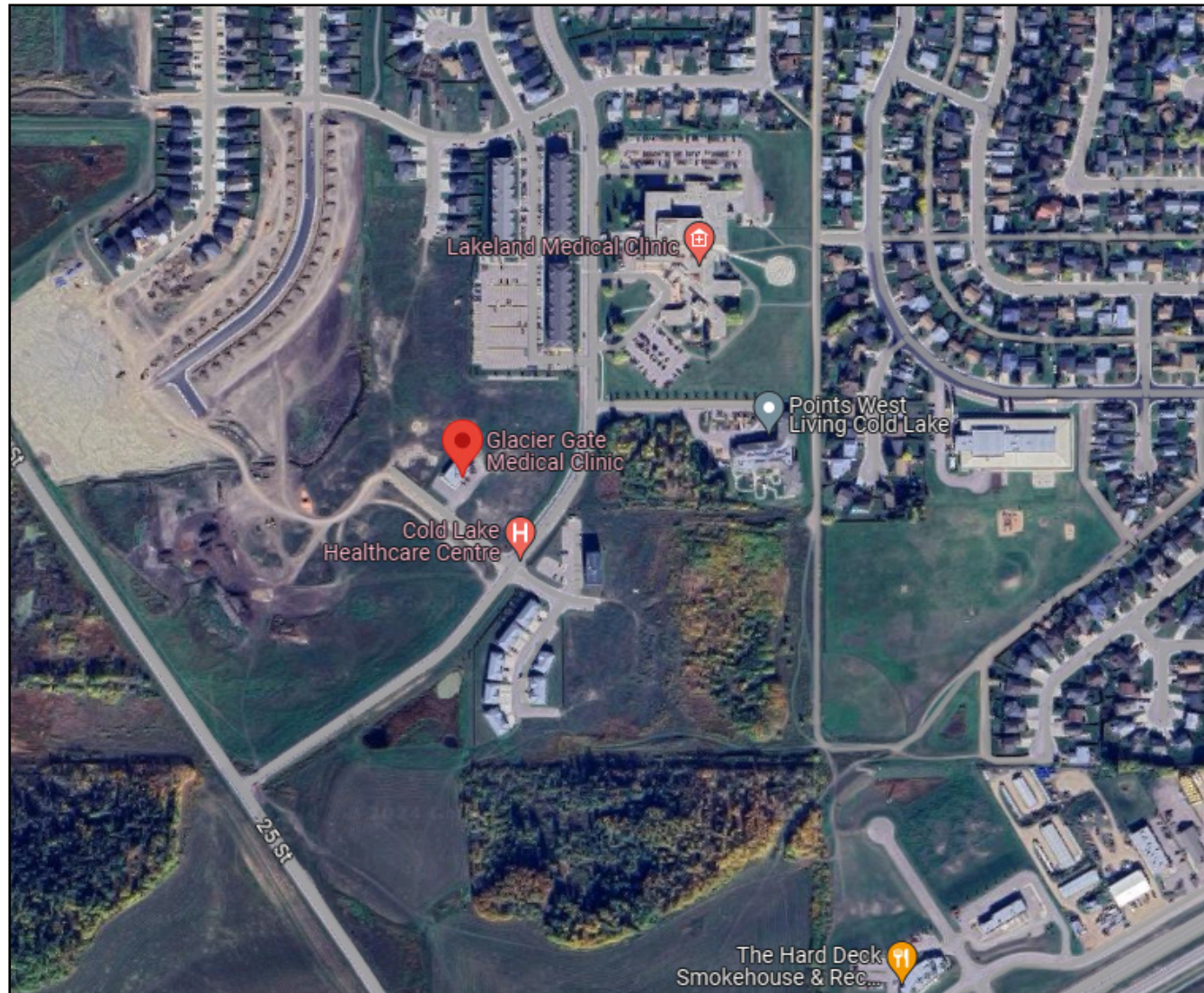
## Executive Summary

This aerial looks at the existing Cold Lake Medical Clinic in Cold Lake Alberta.

The existing building is located at 100-2504 Glacier Gate, Cold Lake, AB T9M 0H1

This report looks at the proposed design of this new addition. Which will be built on the existing and adjacent lot.

The existing clinic is located in a developing area of the City. It is surrounded by the cold lake healthcare centre, west point seniors living and Lakeland medical clinic. Residential areas and undeveloped lots are also in the surrounding spaces.



Existing Site

## Review Process

**The review process for this project has involved various members from**

- **City of Cold Lake**
- **JMAA architecture**

These groups have provided programmatic and operational input through the concept design process, helping to reinforce the project goals.

The initial intention of the project was to determine how to renovate the existing clinic to be more functional and add on more building space for other tenants. Renovation of the existing clinic with the doctors in place we do not recommend. The disturbance to the operation of the clinic would be too drastic. As such our planning options show the clinic as part of the new construction, a phase I, and the renovation of the existing clinic would happen in a phase II of the project.

A two storey structure was also to be considered. 2 storeys would require more parking and the site cannot accommodate this. A two storey structure would also require stairs and an elevator and would be in our opinion spatially and cost prohibitive. As such plans for this have not been provided.

**Phase I:** Expand building and provide new clinic space.

**Phase II:** Renovate existing clinic space for the purposes of a new tenant. More than one tenant could be considered for the space available.

If the project were to be approved the consultant team on this project would be suggested to be:

- 1) JMAA architecture
- 2) TRL Engineering - Structural
- 3) BACZ Consulting - Mechanical
- 4) TWS Engineering - Electrical
- 5) BACZ Consulting - Civil



# Design Objectives

## Purpose of the Project

Expand the existing Cold Lake Medical Clinic.

## Planning Objectives

The following are objectives as determined by the client.

- Building expansion to the north of the existing clinic to accommodate a new more functional clinics for 4 doctors.
- New clinics to accommodate 4 doctors working at one time. Rotation is expected to have 6 doctors total.
- Clinics to be organized with a doctor office space in between two patient rooms.
- Procedure room.
- Waiting area and reception space.
- An entryway with a vestibule.
- Lunch room/ staff room/ meeting room space.
- Janitor room.
- Data room.
- Mechanical and electrical rooms.
- Keep existing pharmacy.
- Renovate existing clinic into new tenant space.
- MOA work areas including phone room and patient weight space.





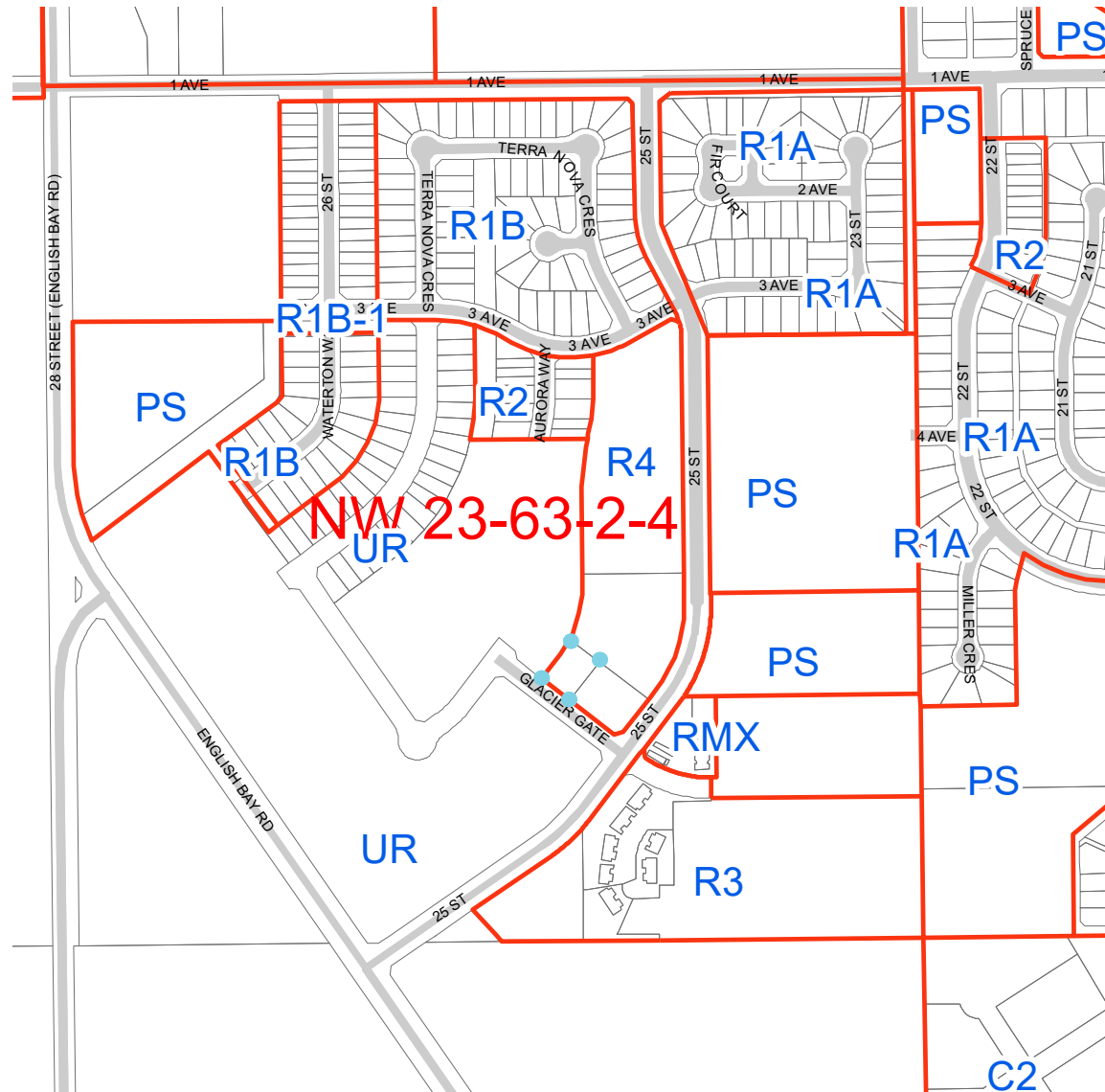
## Current Zoning

Current lot is zoned R4.



# Current Zoning

Current lot is zoned R4.



## LANDUSE BYLAW 382-LU-10

- C1 - DOWNTOWN COMMERCIAL
- C2 - ARTERIAL COMMERCIAL
- C3 - NEIGHBOURHOOD COMMERCIAL
- RMX - RESIDENTIAL MIXED USE
- DC - DIRECT CONTROL DISTRICT
- FW - NATIONAL DEFENCE
- BD - BEACH DISTRICT
- LI - LIGHT INDUSTRIAL
- LC - LAKESHORE COMMERCIAL
- PS - PUBLIC SERVICE
- RE - RESIDENTIAL ESTATE DISTRICT
- R1A - RESIDENTIAL DISTRICT (SINGLE-DETACHED)
- R1B - RESIDENTIAL DISTRICT (SINGLE-DETACHED-SMALL LOTS)
- R2 - RESIDENTIAL DISTRICT (SEMI-DETACHED/DUPLEX)
- R3 - MEDIUM DENSITY RESIDENTIAL (ROW HOUSING)
- R4 - HIGH DENSITY RESIDENTIAL
- RMHS - MANUFACTURED HOME SUBDIVISION DISTRICT
- RMHC - RESIDENTIAL MANUFACTURED HOME COMMUNITY
- UR - URBAN RESERVE

DATE: November 10, 2023

Information shown on this map may not be complete or accurate and is not suitable for legal, engineering, or surveying purposes. The City of Cold Lake is not responsible for any errors, omissions or deficiencies in this map.



# Bylaws - R4 High Density Residential District

## B2.6 R4 High Density Residential District

### (1) Purpose

The purpose of this district is to provide for a high-density urban multiple storey housing, primarily as high-rise apartments. This district also provides for a range of complementary uses that are compatible with residential uses in an urban setting of this density including minor commercial uses when integral to a larger development.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>Accessory Building or Use to a Permitted Use</li> <li>Apartment</li> <li>Dwelling, Multiplex</li> <li>Dwelling, Row Housing</li> <li>Home-Based Business, Minor</li> <li>Public Park</li> <li>Public Utility</li> <li>Residential Sales Centre</li> <li>Solar Collector</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Building or Use to a Discretionary Use</li> <li>Child Care Facility</li> <li>Communication Tower</li> <li>Family Day Home</li> <li>Health Service</li> <li>Mixed-Use Development</li> <li>Personal Service Facility</li> <li>Public Building or Service</li> <li>Religious Assembly</li> <li>Retail, Convenience</li> <li>Short Term Rental Accommodation</li> <li>Supportive Living Accommodation</li> <li>Temporary Building</li> <li>Temporary Shelter</li> <li>Urban Garden</li> </ul>

### (2) Site Provisions

In addition to the regulations contained in [Part C](#), the following standards shall apply to every development in this district.

(a) Lot Width (Minimum)	• Row Housing - Internal Dwelling	6 m per unit
	• Row Housing - External Dwelling	9 m per unit
	• Apartment, Multiplex – Internal Lot	18 m
	• Apartment, Multiplex – External Lot	20 m
(b) Lot Depth (Minimum)	• Row Housing	32 m
	• Apartment, Multiplex	37 m
(c) Front Yard Setback (Minimum)	• Row Housing, Multiplex - Where Access Only from a Rear Lane	4.5 m
	• Apartment	7.5 m
	• Apartment – Corner and Through Lots	Development Authority Discretion
	• All Other Cases	3 m
(d) Rear Yard Setback (Minimum)	• Apartment	7.5 m
	• All Other Cases	7 m
(e) Side Yard Setback, Interior (Minimum)	• Apartment	3 m
	• All Other Cases	1.2 m
(f) Side Yard Setback, Exterior (Minimum)	• Apartment	4.5 m
	• All Other Uses	2 m

### (3) Additional Requirements

- Notwithstanding (e) and (f) above, where a greater setback is required in accordance with the *Alberta Building Code*, or *Alberta Fire Code*, the distances required by the *Alberta Building Code* or *Alberta Fire Code* shall prevail.
- Amenity Area
  - A minimum of ten percent (10%) of a lot containing an Apartment Building shall be devoted to landscaped open space for the purpose of an outdoor amenity area. A minimum of fifty percent (50%) of this landscaped open space shall contain recreational and playground equipment.
  - Notwithstanding subsection (i), the Development Authority may consider the proximity of public parks in relation to the apartment development, together with the intended age group for residents within the Apartment Building, when considering the need for an amenity area and provision of recreational and playground equipment.
- In an apartment development, a parking area shall be provided to the rear or side of the principal building and shall be located to the satisfaction of the Development Authority.

# Bylaws - General Regulations

## C3 LANDSCAPING

### C3.1 General Provisions

- (1) As a condition of a development permit, the Development Authority shall require all required landscaping to be completed within two (2) growing seasons of the date of issuance of the development permit.
- (2) The intent of these landscaping standards is to contribute to a reasonable standard of liveability and appearance for developments, from the initial placement of the landscaping through to its mature state, provide a positive overall image for the City and encourage good environmental stewardship.
- (3) The owner, developer and/or successor or assignees, shall be solely responsible for the necessary landscaping and proper maintenance of the development parcel and adjoining public boulevards. Landscaping and/or restoration of public boulevards shall consist of loaming, seed or sod unless otherwise specified by the Development Authority.
- (4) Unless addressed in a development agreement, any landscaping area between the lot line and the existing curb shall be incorporated into any required landscape plan and shall be landscaped concurrently with the development in accordance with City standards.
- (5) Single detached and duplex dwelling developments shall only be required to complete landscaping within the front yard and, in the case of a corner lot, the exterior side yard, within the time period specified in subsection (1).

### C3.2 Landscape Plan and Content

- (1) Excepting developments in the [RE](#), [R1A](#), [R1B](#), [R2](#), and [RMH](#) districts, development permit applications shall include a landscape plan prepared by a qualified professional to perform such work in accordance with the landscaping standards specified herein.
  - (a) Any changes to an approved landscape plan will require approval of the Development Authority prior to the landscaping being installed.
  - (b) The provision of site landscaping is a permanent obligation of a development permit and shall be installed in accordance with the approved landscape plan and maintained in accordance with accepted horticultural practices.
  - (c) Where landscaping is required by this Bylaw, as a condition of the development permit, development may commence upon receipt of the landscape plans once all other conditions of the development permit have been met.
  - (d) Site landscaping which has been approved as part of a development permit shall be planted no later than the first planting and seeding season following the completion of the development, or first occupancy of the building/commencement of use on the site.

- (2) The landscape plan shall include information for the proposed site as well as all adjacent boulevards and existing property, drawn at a scale of 1:500 or larger, which clearly indicates and accurately identifies the following:
  - (a) North arrow; the property lines, dimensions of the site and identification of adjacent land uses,
  - (b) Adjacent public area features, such as streets, lanes, driveways, vehicular entrances, sidewalks, street furniture and boulevard trees,
  - (c) The landscape site plan should match the current architectural site plan,
  - (d) Reference to the civil engineering design for the site including grades, drainage, elevations, utilities, and easements,
  - (e) Location of all existing and proposed utilities and easements, including storm sewers, catch basins for site drainage, and overhead and underground utilities and related ancillary structures,
  - (f) Location of all existing and proposed buildings, parking areas, driveways, and entrances,
  - (g) Location of all existing plant materials to be retained on the subject site,
  - (h) Location of all new plant materials being proposed for the subject site,
  - (i) Proposed trees, shrubs, flower beds and ground covers, as individual plant symbols, labelled with a key to a cross referenced plant list identifying the common and botanical names, quantity, size and method of planting, grass mix for sod and/or seed,
  - (j) Vegetation planting details for installation that meet or exceed the municipal details and requirements,
  - (k) Location of all required landscape furniture and/or landscape amenities for the subject site including height of fencing and screen walls.
- (3) Any changes to an approved landscape plan require approval of the Development Authority prior to the landscaping being installed.

### C3.3 Landscaping Requirements

- (1) Any portion of a site that is not occupied by buildings, parking, vehicular or pedestrian circulation, or loading/storage areas shall be landscaped or maintained in its natural state (if the natural portion of the site consists of a water body, swamp, ravine, coulee, natural drainage course, or other environmentally sensitive area).
- (2) In order to enhance the appearance of the site and the general visual amenities of the area any portion of the site required to be landscaped must be topsoiled and planted with grass, trees, shrubs, or a combination thereof in accordance with the requirements of this Bylaw.
- (3) All landscaped areas shall be constructed with the following minimum topsoil depths:
  - (a) 200 mm for seed and sod areas,
  - (b) 450 mm for shrubs, perennials, and ornamental grasses,
  - (c) 600 mm for tree trenches to achieve a minimum of 16 m<sup>3</sup> of topsoil per tree.

## Bylaws - General Regulations

- (4) In the [R3](#), [R4](#), [C1](#), [C2](#), [LC](#), [BI](#) and [PS](#) districts, perimeter landscaping is required within all front setback and exterior side setback areas. The perimeter landscaping area shall be a minimum of 4.5 m in width but may be reduced to 3.5 m at the discretion of the Development Authority provided the yard total is ten percent (10%) or more of the total site area.
- Planting shall consist of a minimum of one (1) tree per 30 m<sup>2</sup> of the required landscape yard area and one (1) shrub per 20 m<sup>2</sup> of the required landscape yard area. One (1) tree may be substituted by three (3) shrubs at the discretion of the Development Authority.
  - All trees must be planted a minimum distance of 1.8 m from the property line and species shall be chosen in accordance with Table 9.3.
  - At the discretion of the Development Authority, the front and exterior side yard landscaping may about the building should off-street parking be required to the front or side of the building.
  - Where the Development Authority approves a development with a reduced or zero front and/or exterior side yard setback, the perimeter landscaping requirement may be reduced, or may not be required, subject to building site coverage, however the developer shall still be required to landscape adjoining public boulevards, where applicable.

- (5) Parking areas within commercial, industrial, multi-family residential and public service developments containing more than twenty-five (25) parking stalls shall have dispersed landscaping within the parking area(s) to provide visual relief and break-up large area(s) of parking into smaller cells. The plantings shall be provided at a rate of one tree per 30 m<sup>2</sup> and one shrub per 15 m<sup>2</sup> of the required landscaped parking area. The landscaping treatment shall be in the form of:
- Landscaped islands (an island with trees shall be a minimum width of 2 m width and area of 20 m<sup>2</sup>),
  - Tree lines separating facing rows of parking stalls, or
  - Some combination of forms.
- The parking landscaping requirement is included within but shall not exceed five percent (5%) of the calculation of perimeter landscaping provisions required in subsection (5) above.

- (6) The parking of vehicles, outdoor display or sale of goods and outdoor storage are all prohibited on any portion of a required landscaped yard.

- (7) To provide year-round colour and interest, the required trees and shrubs shall be a minimum of 1/3 coniferous species with no one species accounting for more than half the total.

- All required plant materials shall be installed in accordance with the following provisions:
  - Deciduous trees shall have a minimum calliper width of 50 mm measured at a point 100 mm above the root ball,
  - Coniferous trees shall have a minimum height of 2000 mm,
  - Deciduous shrubs shall have a minimum spread of 600 mm,
  - Coniferous shrubs shall have a minimum height of 600 mm,
  - Landscape buffers shall be designed whereby the vegetation will reach 6.0 m in height at maturity.
- A landscaped buffer with a minimum width of 3.5 m is required between all residential and commercial/industrial districts. The landscape buffer must include trees that, in the opinion of the Development Authority will be sufficient to screen the residential use or district from the commercial or industrial development.
- In areas designated as landscape buffers the landscape plan must depict a minimum tree mix of 2/3 coniferous trees.
- Landscape buffers shall be continuous along the affected property boundaries, except that they may be interrupted by walkways and driveways providing access to the property.
- All plant material shall meet the horticultural standards of the most current edition of the "Canadian Standards for Nursery Stock", produced by the Canadian Nursery and Landscape Association (CNLA).

- (8) The City requires a mixture of the tree and shrub species outlined in Table C3.1, although trees must be suitable for the specific application or site:

Table C3.1: Botanical Species

Trees: Botanical Species- Zone 3a		
<i>Larix sibirica</i> Siberian Larch	<i>Crataegus</i> Hawthorn	<i>Prunus maackii</i> 'Ming' Ming Cherry
<i>Picea</i> Spruce	<i>Fraxinus pennsylvanica</i> Green Ash	<i>Salix alba</i> var. vitellina Golden Willow
<i>Pinus sylvestris</i> Scots Pine	<i>Malus x adsringens</i> 'Jefnite' Midnight Spire Crab (Columnar)	<i>Salix pentandra</i> Laurel Leaf Willow

<i>Acer ginnala</i> Amur Maple	<i>Malus</i> Flowering Crab	<i>Sorbus</i> Mountain Ash
<i>Acer saccharinum</i> Silver Cloud Maple	<i>Malus</i> 'Jefwall' Greenwall Flowering Crab (Columnar)	<i>Tilia x flavescens</i> 'Dropmore' Dropmore Linden
<i>Aesculus glabra</i> Ohio Buckeye	<i>Populus x 'Sundancer'</i> Sundancer Poplar (Columnar)	<i>Ulmus americana</i> 'Brandon' Brandon Elm
<i>Betula platphylla</i> 'Jefpark' Parkland Pillar Birch (Columnar)	<i>Prunus maackii</i> Amur Cherry	<i>Quercus macrocarpa</i> Bur Oak

Shrubs: Botanical Species- Zone 3a

<i>Juniperus</i> Juniper	<i>Cotoneaster acutifolius</i> Peking Cotoneaster	<i>Prunus triloba</i> 'Multiplex' Double Flowering Plum
<i>Picea abies</i> 'Nana' Dwarf Norway Spruce	<i>Hippophae rhamnoides</i> Sea Buckthorn	<i>Ribes alpinum</i> Alpine Current
<i>Pinus mugo</i> Mugo Pine	<i>Hydrangea</i> Hydrangea	<i>Rosa</i> Rose
<i>Amelanchier alnifolia</i> Saskatoon	<i>Physocarpus opulifolius</i> Ninebark	<i>Salix candida</i> 'Jefberg' Iceberg Ally Willow
<i>Caragana pygmaea</i> Pygmy Caragana	<i>Potentilla fruticosa</i> Potentilla	<i>Spiraea</i> Spirea
<i>Cornus</i> Dogwood	<i>Prunus tomentosa</i> Nanking Cherry	<i>Syringa</i> Lilac

- (9) The Development Authority may consider an application for a development permit that does not provide all the information required by [Section C3.3](#) if, in the opinion of the Development Authority, the information provided is sufficient to show that the landscaping provisions of the Bylaw can be met.



# Bylaws - General Regulations

- (10) As a condition of development permit approval, the Development Authority shall require that the applicant sign a Landscaping Deposit Agreement, in which the applicant will provide a required "Landscape Security" in the form of cash or Letter of Credit equivalent to one hundred percent (100%) of the estimated soft landscape value, to ensure that the landscaping is provided and installed in accordance with recognized horticultural practices and the approved landscape plan. The security may be released subject to the following:
- (a) Inspections shall only be made during the normal growing season, approximately June through September.
  - (b) The release of security will be dependent on plant material being alive, thriving, and having been consistently maintained over the previous twelve (12) months.
  - (c) Securities may be held in full, if the landscaping is not provided and installed in accordance with the approved landscape plan, or if there are noted deficiencies as determined by the Development Authority.
  - (d) Securities may be released in full, if the landscaping is provided and installed in accordance with the approved landscape plan, and there are no deficiencies as determined by the Development Authority.
  - (e) Securities may be reduced to ten percent (10%) of the accepted securities if there are noted deficiencies, at the discretion of the Development Authority. The Developer/Owner will have one year from the date of the initial inspection to complete the required landscaping and ensure the landscaping is in healthy condition. Upon approval of the finished landscaping, the City shall release the remaining securities.
  - (f) In the event the Developer/Owner does not complete the required landscaping or fails to maintain the landscaping in a healthy condition, the City will draw on the securities provided by the Developer/Owner to complete the required work. If the securities are insufficient to complete the required work, the Developer/Owner shall pay such deficiency to the City immediately upon being invoiced.
- (11) The projected cost of the landscaping shall be calculated by the Developer/Owner and shall be based on the information provided on the approved landscape plan. If in the reasonable opinion of the Development Authority, these projected costs are inadequate, the Development Authority may establish a higher landscaping cost for the purposes of determining the value of the landscaping security.

## C4 PARKING AND LOADING FACILITIES

### C4.1 General Provisions

- (1) The requirements of this Part shall apply to all parking and loading facilities required by this Bylaw. In the event of a conflict between the requirements of this section and a land use district, the land use district requirements shall prevail.
- (2) If vehicles entering onto public roads exceed 9 m in length, the applicant may be required to provide evidence, in the form of diagrams, that appropriate entrance and circulation geometrics have been incorporated to the satisfaction of the Development Authority.
- (3) For the construction of a new building, or the enlargement or change of use of an existing building which generates the need for new or additional parking or loading spaces, the owner of the building shall provide the required parking or loading spaces as required in this Bylaw, prior to the completion of development or first occupancy of the building, whichever is sooner.
- (4) In the event seasonal conditions prohibit the completion of lot surfacing, the lot shall be compacted and maintained in a manner to allow access by emergency vehicles, and all hard surfacing shall be completed within one (1) year.
- (5) The applicant may be required to provide security acceptable to the Development Authority to guarantee completion of the lot surfacing.
- (6) Parking areas which are intended for public use shall only be used for the temporary parking of motor vehicles and shall not be used for extended storage of motor vehicles.
- (7) Where the Development Authority finds that the use of a parking area is not in accordance with this Bylaw, the Development Authority may, by written notice of contravention, and/or stop order, notify, or order the registered owner, the person in possession of the parking area or the person responsible for the contravention or all, or any of them to:
- (a) Stop the use of the parking area in whole or in part as directed by the notice, or
  - (b) Take such other measures as are specified in the notice so that the use of the parking area is in accordance with the development permit or this Bylaw as the case may be, within the time specified by the notice.
- (8) Parking areas and loading spaces shall be designed, located, and integrated with the pedestrian network to minimize any disruption to the continuity of the pedestrian network and adjacent public roadways.
- (9) To facilitate the determination of parking and loading requirements, a parking and loading assessment prepared by a qualified professional engineer may be required. The assessment may document the parking and loading demand and supply characteristics associated with the proposed development where this part does not provide sufficient requirements or in cases where a parking variance (reduced supply) is proposed. The Development Authority shall not be bound by any recommendations of such a parking or loading assessment but may consider such recommendations in exercising discretion to allow a reduction of the minimum number of spaces specified in this Bylaw.
- (10) The Development Authority may refuse to grant a development permit to an applicant not fully complying with parking or loading requirements.

# Bylaws - General Regulations

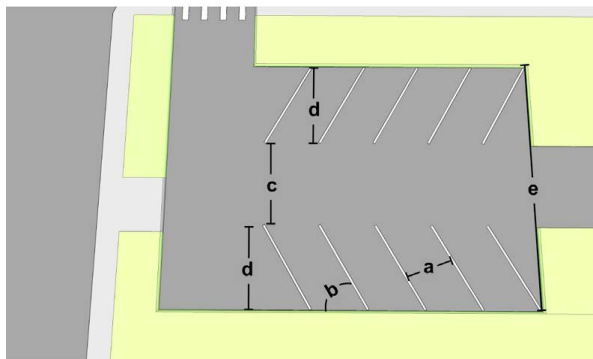
## C4.2 Parking Requirements

- (1) Unless arrangements for shared parking are provided in accordance with [Section C4.3\(1\)](#), all required parking stalls and loading spaces shall be located on the same site as the use requiring them.
- (2) Parking or loading spaces for an apartment building or a non-residential use shall not be located in a front or exterior side yard unless otherwise approved by the Development Authority.
- (3) The location of on-site parking or loading spaces on a school site shall be to the satisfaction of the Development Authority.
- (4) All parking spaces, loading spaces, and drive aisles shall:
  - (a) Meet the requirements listed in Table C4.1 and illustrated in Figure C4.1,

Table C4.1: Minimum Parking Standards

Stall Width (a)	Parking Angle (in Degrees) (b)	Aisle Width (c)	Stall Depth (Perpendicular) (d)	Parking Unit Depth (e)
Standard Stall				
2.75 m	0 (parallel)	3.7 m	5.5 m – end stalls 7 m – inner stalls	9.2 m – one-way 12.9 m – two-way
2.75 m	45	3.9 m	5.5 m	15 m – one-way (typical)
2.75 m	90	7.3 m	5.5 m	18.3 m one-way
Small Car/Compact Vehicle Stall				
2.5 m	0 (parallel)	3.4 m	4.9 m – end stalls 6.4 m – inner stalls	8.4 m – one-way 11.8 m – two-way
2.5 m	45	3.6 m	5.2 m	14 m – one-way
2.5 m	90	7.0 m	4.9 m	16.8 m – one-way

Figure C4.1: Minimum Parking Standards



- (b) Be hard surfaced, unless in an industrial district where gravel surfacing may be permitted in a side or rear yard at the discretion of the Development Authority,
  - (c) Be appropriately drained as per the City's Municipal Engineering Standards,
  - (d) Be demarcated or physically divided to clearly delineate each parking stall, loading space, or drive aisle. The repainting of linework shall be undertaken by the owner as required by the City,
  - (e) Be constructed with suitable barriers to prevent motor vehicles from encroaching onto landscaped areas and to protect fences, walls, or buildings, and
  - (f) Not be permitted in a fire lane.
- (5) The parking or loading layout of all developments shall be designed, located, and constructed to meet the following standards to the satisfaction of the Development Authority:
  - (a) Each parking aisle may have a curbed island at each end, measuring a minimum of 1 m in width,
  - (b) In accordance with the City's Municipal Engineering Standards, any industrial or commercial parking lot containing more than one hundred (100) parking spaces and in which a parking space intended for visitor or customer use is further than 50 m from the entrance to any destination building on the site, shall be oriented to ensure safe and efficient pedestrian traffic flow, and incorporated into any adjoining pedestrian network,
  - (c) Lot design shall provide for adequate stacking and queuing lanes for vehicles to ensure that traffic flow both on-site and on public roads is not adversely affected in any way,
  - (d) Parking dimensions for parking angles between 90 degrees and 45 degrees shall be calculated using a straight-line interpolation between dimensions,
  - (e) Maneuvering aisles and driveways serving as fire lanes shall be a minimum of 6 m in width,
  - (f) Parking stalls shall be clear of all obstructions, other than wheel stops, and
  - (g) The maximum grade of a parking stall shall not exceed 4% in any direction.
- (6) Wheel stops shall not exceed 0.1 m in height above the parking stall surface and shall be placed perpendicular to the parking stall depth, 0.6 m from the front of the parking stall.
- (7) Where the calculation of the required number of parking stalls or loading spaces results in a fraction number of parking spaces, the next higher number shall be taken.
- (8) Where a use does not fall clearly within a single land use category and instead falls within a combination of the land use categories listed in this Section, the requirement for the land use generating the highest number of stalls shall apply.
- (9) A number of stalls may be approved as compact vehicle/small car stalls. These stalls must be clearly marked with signs to denote the space. The size of the parking stall may be reduced to the minimum dimensions specified in Table C4.1.

## Bylaws - General Regulations

- (10) Where residential tandem parking is permitted by the Development Authority:
- A maximum of two (2) parking stalls may be provided in tandem and may only be used to provide parking for one (1) dwelling unit,
  - Tandem parking stalls shall not be more than two (2) vehicle stalls deep,
  - The total number of parking spaces permitted to be in tandem shall be equivalent to the total number of required parking stalls minus the total number of dwellings minus the visitor parking,
  - Visitor parking spaces shall not be in tandem,
  - Should the development provide additional stalls in tandem, there is no limit to the number of stalls that can be provided but each stall in 'tandem' will only be counted as a single stall.
- (11) Unless otherwise allowed by the Development Authority, the required minimum number of vehicle parking stalls for any Land Use shall be as provided in Tables C4.2 through C4.5:

Table C4.5: Parking Requirements - Other

Land Use	Minimum Requirement
Campground	1 stall per employee on shift + 1 stall per campsite (provided on campsites) + 1 stall per 20 campsites (for visitors)
Cemetery	None required as parking is on circulating roadways within cemetery.
College/University Exhibition Grounds Hospital Nursing Home Supportive Living Accommodation Waste Management Site	Parking study required.
Health Service	4 stalls per 100 m <sup>2</sup> GFA
Museum	1 stall per 100 m <sup>2</sup>
Public Building or Service	4.1 stalls per 100 m <sup>2</sup> GFA
Public Utility	2 stalls per 100 m <sup>2</sup>
Religious Assembly	1 stall per 4 seats
School - Elementary/Junior High	1 stall per staff
School - Senior High	Parking study required (student parking depending on busing plan)
All Other Uses	As required by the Development Authority

### C4.4 Barrier Free Parking

- (1) The design of barrier-free parking stalls and loading zones shall conform to the requirements of the Barrier-Free Design Guidelines of the Alberta Building Code and shall be included as part of and not in addition to, the applicable minimum parking requirement.

### C4.5 Bicycle Parking

- (1) The required number of bicycle parking stalls for any use may be determined by the Development Authority or by a method otherwise specified by the Development Authority. Bicycle parking should:
- Be designed in accordance with the Association of Pedestrian and Bicycle Professionals "Essentials of Bike Parking" guide,
  - Be located on a hard surface on the same site for which they are provided, and shall not interfere with pedestrian networks,
  - Be designed so that bicycles may be securely locked to a rack, railing, or other device without undue inconvenience to the bicycle user,
  - Be anchored securely to the ground or a portion of a building in a way that minimizes the potential for the parking to be removed easily, to the discretion of the Development Authority,
  - Be permitted to be located within City-owned rights-of-way, at the discretion of the Development Authority,
  - Be located within 15 m-35 m of the public main or employee entrance, visible from the land uses they serve, and have adequate lighting for users, for convenience and security, and,
  - Be separated from off-street vehicle parking spaces, visitor parking spaces and loading space. In cases where a separation distance is not possible and the parking spaces are located close to or within a vehicle parking facility, the parking space shall be provided on a raised hard surfaced area.

### C4.6 Loading Requirements

- A loading space shall be designed and located so that all vehicles using that space can be parked and maneuvered entirely within the bounds of the site without backing to or from adjacent roads or interfering with the pedestrian network.
- A loading space shall be a minimum width of 3 m and a minimum depth of 9 m and maintain a minimum overhead clearance of 4.3 m.
- The Development Authority, having regard to the types of vehicles that are likely to use the loading space, may change minimum loading space dimensions.
- Loading space requirements for uses other than those set out in this Section shall be determined by the Development Authority, having regard to similar uses for which specific loading facility requirements are set. Alternatively loading requirements for uses other than those set out in this Section may be determined through a loading study completed by a professional engineer acceptable to the Development Authority.
- Unless otherwise allowed by the Development Authority, the required on-site loading spaces for any use shall be as provided in Table C4.6:

Table C4.6: Required Number of Loading Spaces

Health Service	1 space per 9000 m <sup>2</sup> GFA
Hotel	
Office Buildings	
Public Building	
Retail and Wholesale Sales	
Spectator Entertainment	



# Landscaping

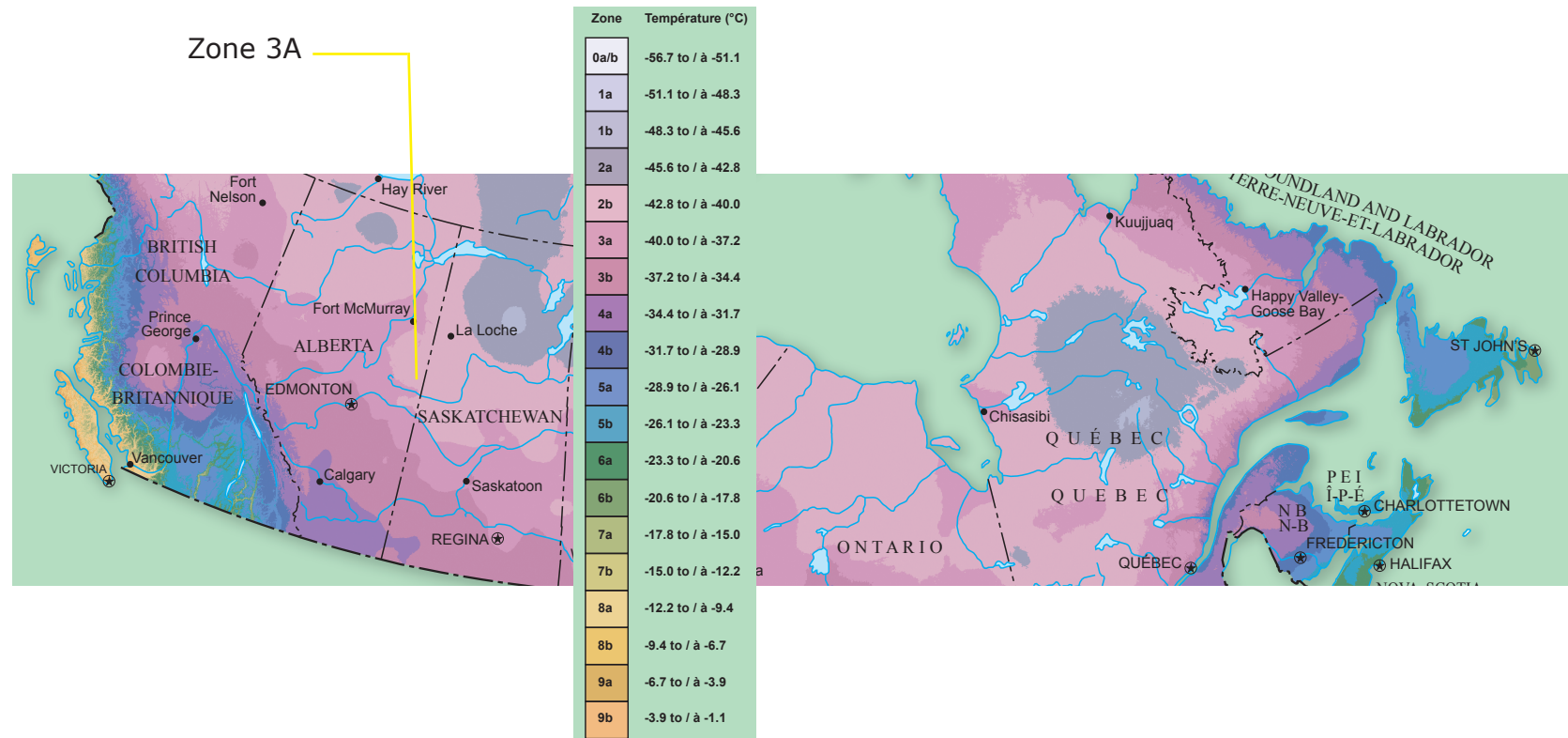
Existing trees that do not conflict with the building will remain.

The site will be graded to meet on site needs.

The planting zone is 3a. This zone has temperatures that could drop to -40.0°C.

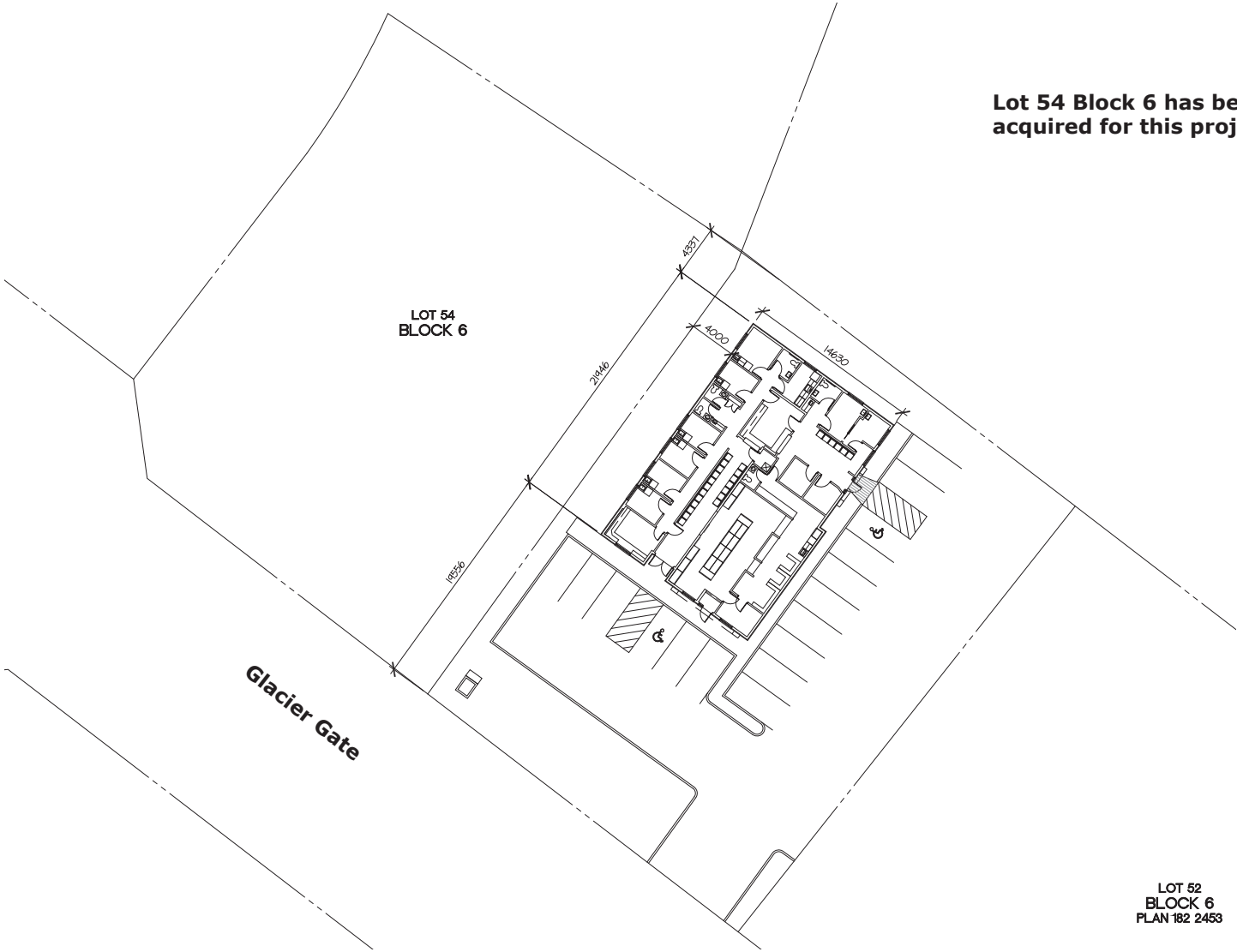
Sidewalks will be provided as required.

Trees and shrubs will be planted in accordance with Town bylaws.

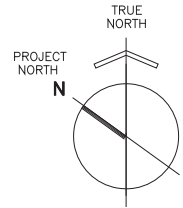


## Site Plan - Context Existing

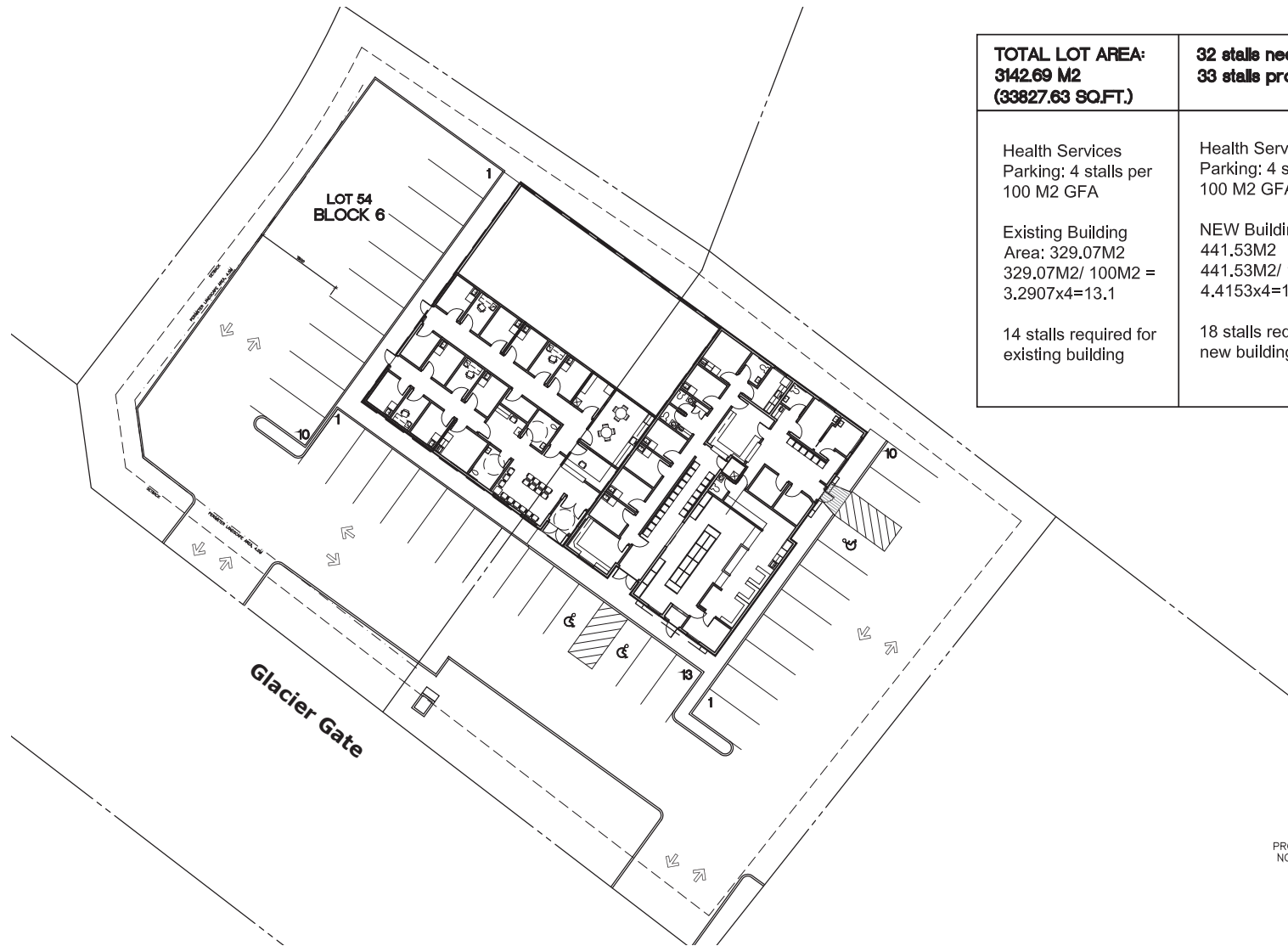
**Lot 54 Block 6 has been acquired for this project.**



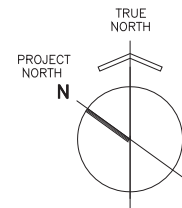
LOT 52  
BLOCK 6  
PLAN 182 2453



# Concept Site Plan - Expansion - Option 1



<b>TOTAL LOT AREA:</b> <b>3142.69 M2</b> <b>(33827.63 SQ.FT.)</b>	<b>32 stalls needed</b> <b>33 stalls provided</b>
Health Services Parking: 4 stalls per 100 M2 GFA	Health Services Parking: 4 stalls per 100 M2 GFA
Existing Building Area: 329.07M2 329.07M2/ 100M2 = 3.2907x4=13.1	NEW Building Area: 441.53M2 441.53M2/ 100M2 = 4.4153x4=17.6
14 stalls required for existing building	18 stalls required for new building





## Concept Plans - Option 1 Overall Plan



## Concept Plans - Option 1 Detail Plan

**New Clinic Area:**  
2,737.78 Sq.ft.

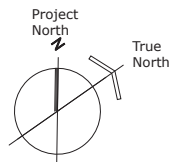
**New Tenant Space Area:**  
1,884.09 Sq.ft.

**Existing Clinic and Pharmacy**  
remain the same.

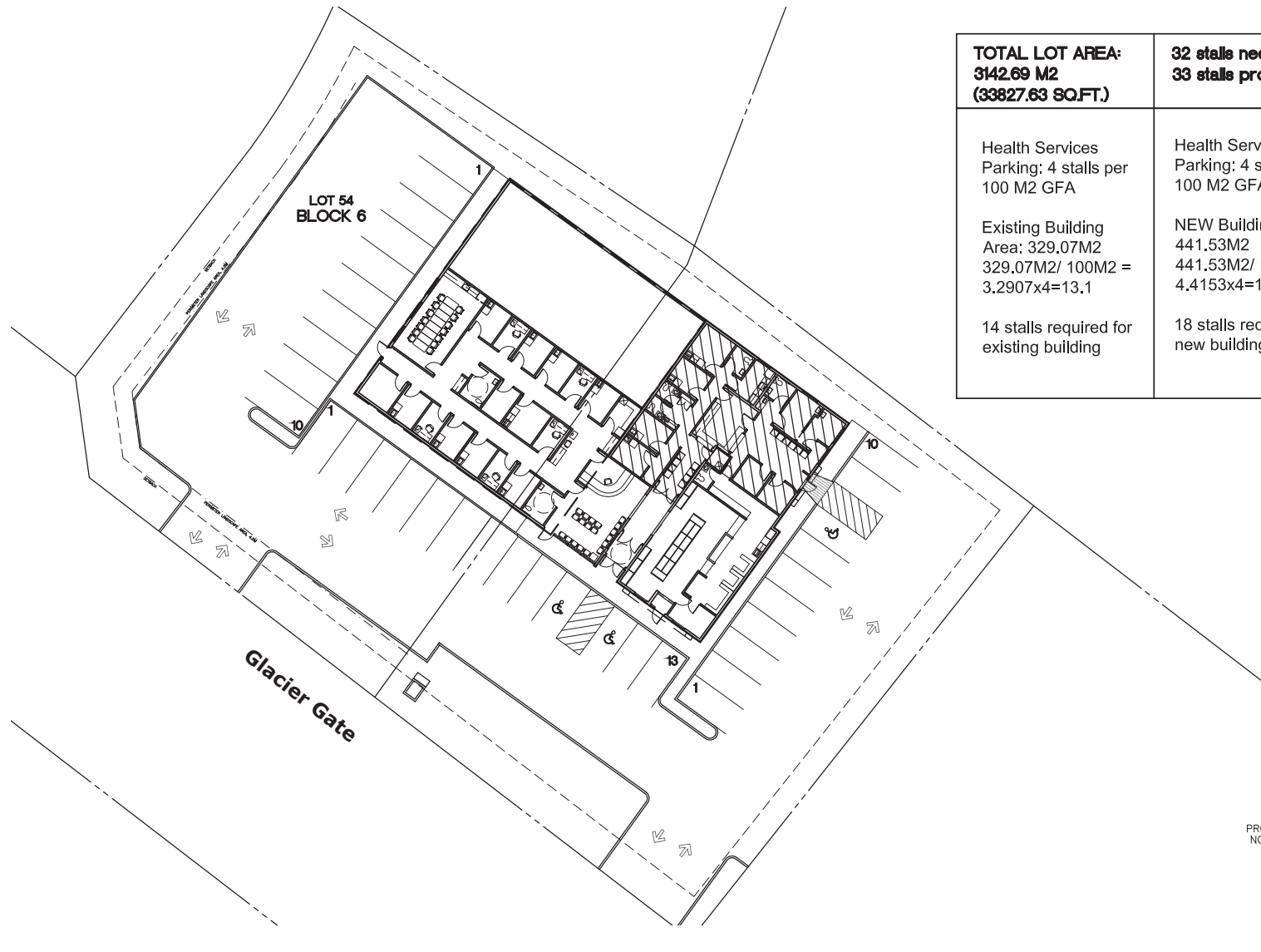
**This option extends the building 1 story to the north of the existing building. Existing spaces are not changed internally but exterior windows are removed.**

**No link between existing spaces and the new clinic are provided.**

- Existing Pharmacy
- Existing Tenant to be Renovated
- New Tenant Space
- Circulation Spaces
- Waiting Area
- Reception
- Procedure
- Washroom - Barrier Free
- Clinic
- Office Space
- Staff Room
- Utility Spaces



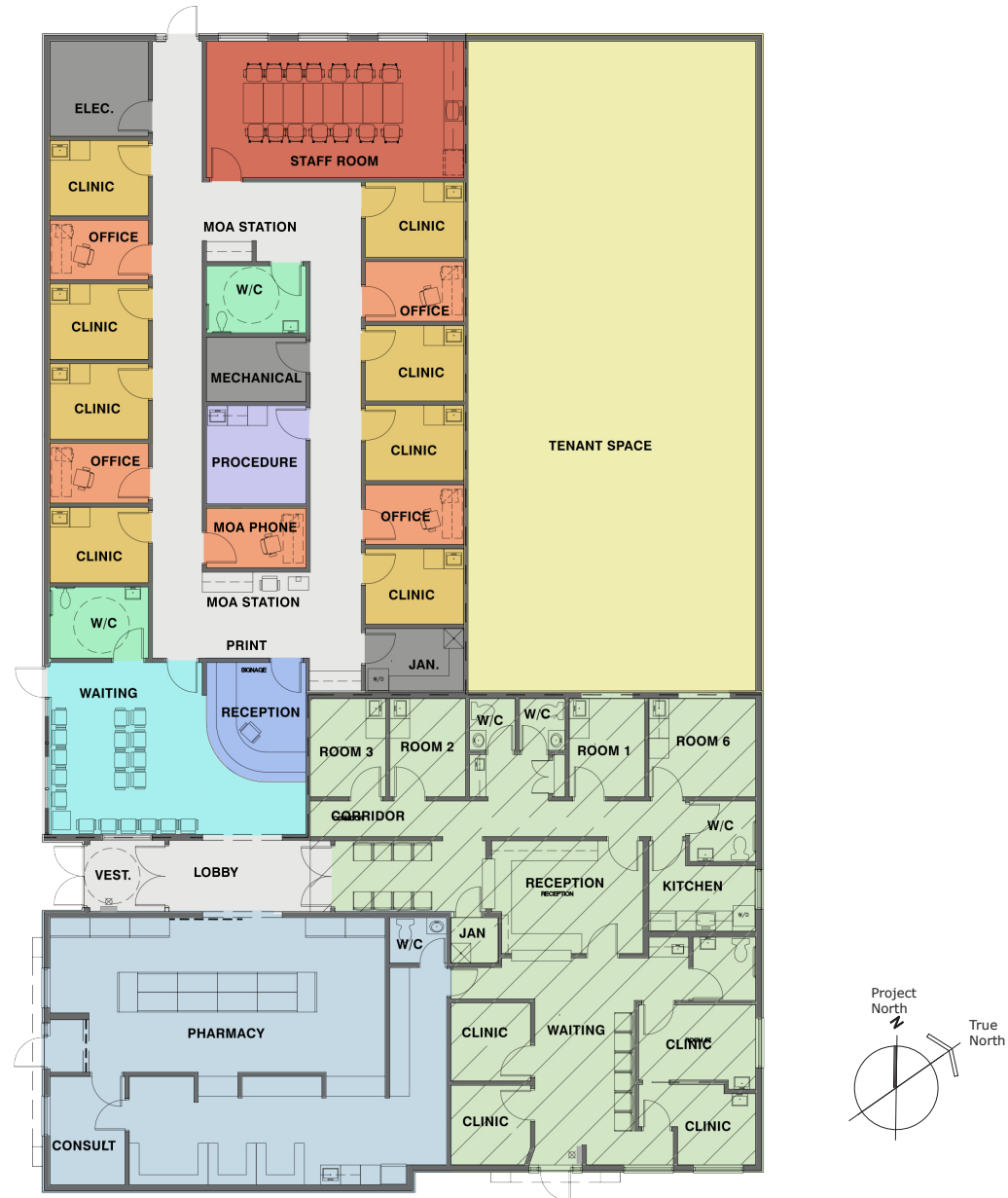
## Concept Site Plan - Expansion - Option 2



<b>TOTAL LOT AREA:</b> <b>3142.69 M2</b> <b>(33827.63 SQ.FT.)</b>	<b>32 stalls needed</b> <b>33 stalls provided</b>
Health Services Parking: 4 stalls per 100 M2 GFA	Health Services Parking: 4 stalls per 100 M2 GFA
Existing Building Area: 329.07M2 329.07M2/ 100M2 = 3.2907x4=13.1	NEW Building Area: 441.53M2 441.53M2/ 100M2 = 4.4153x4=17.6
14 stalls required for existing building	18 stalls required for new building



## Concept Plans - Option 2 - Overall Plan



## Concept Plans - Option 2 Detail Plan

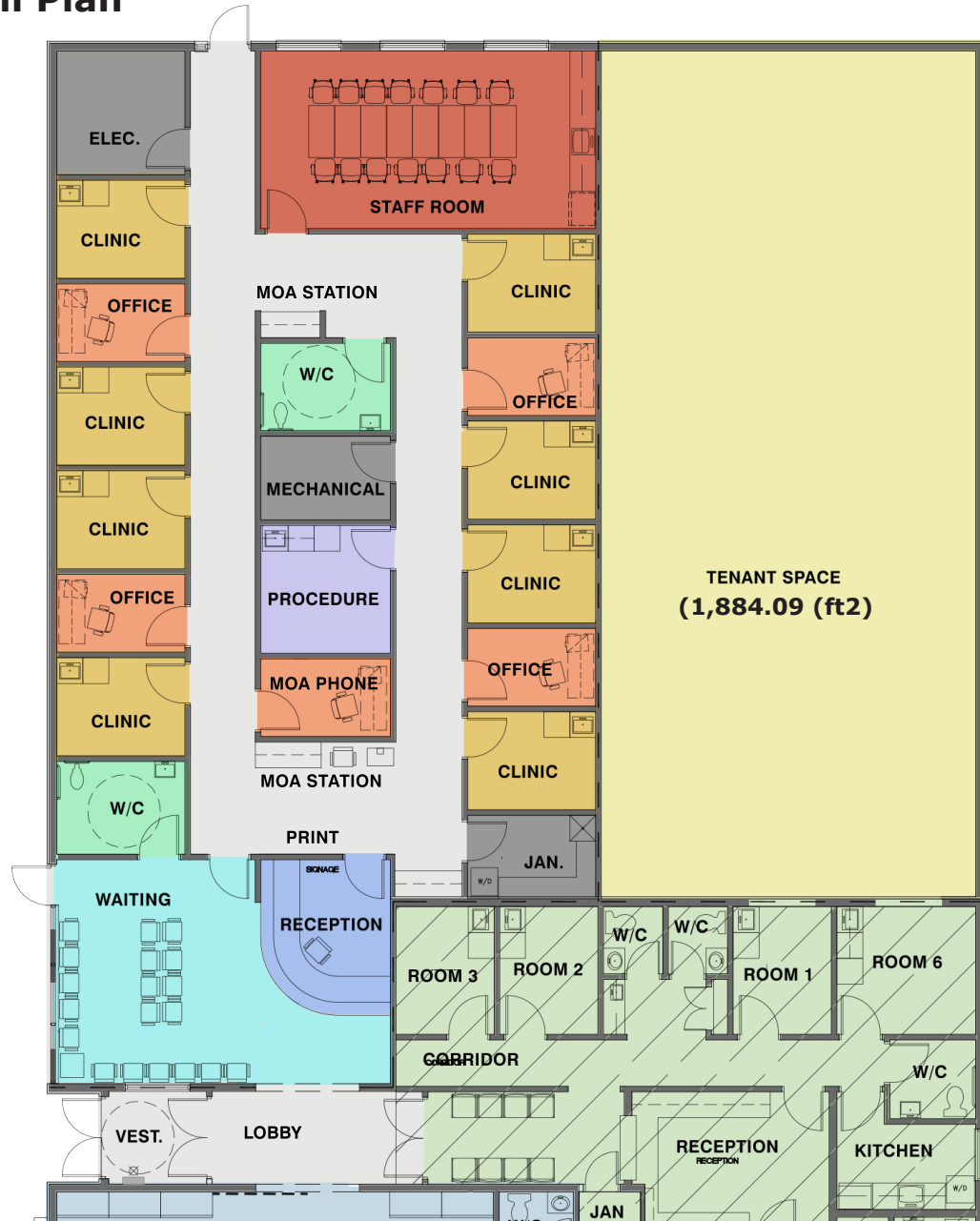
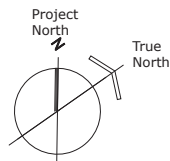
**New Clinic Area:  
3,081.22 Sq.ft.**

**New Tenant Space Area:  
1,884.09 Sq.ft.**

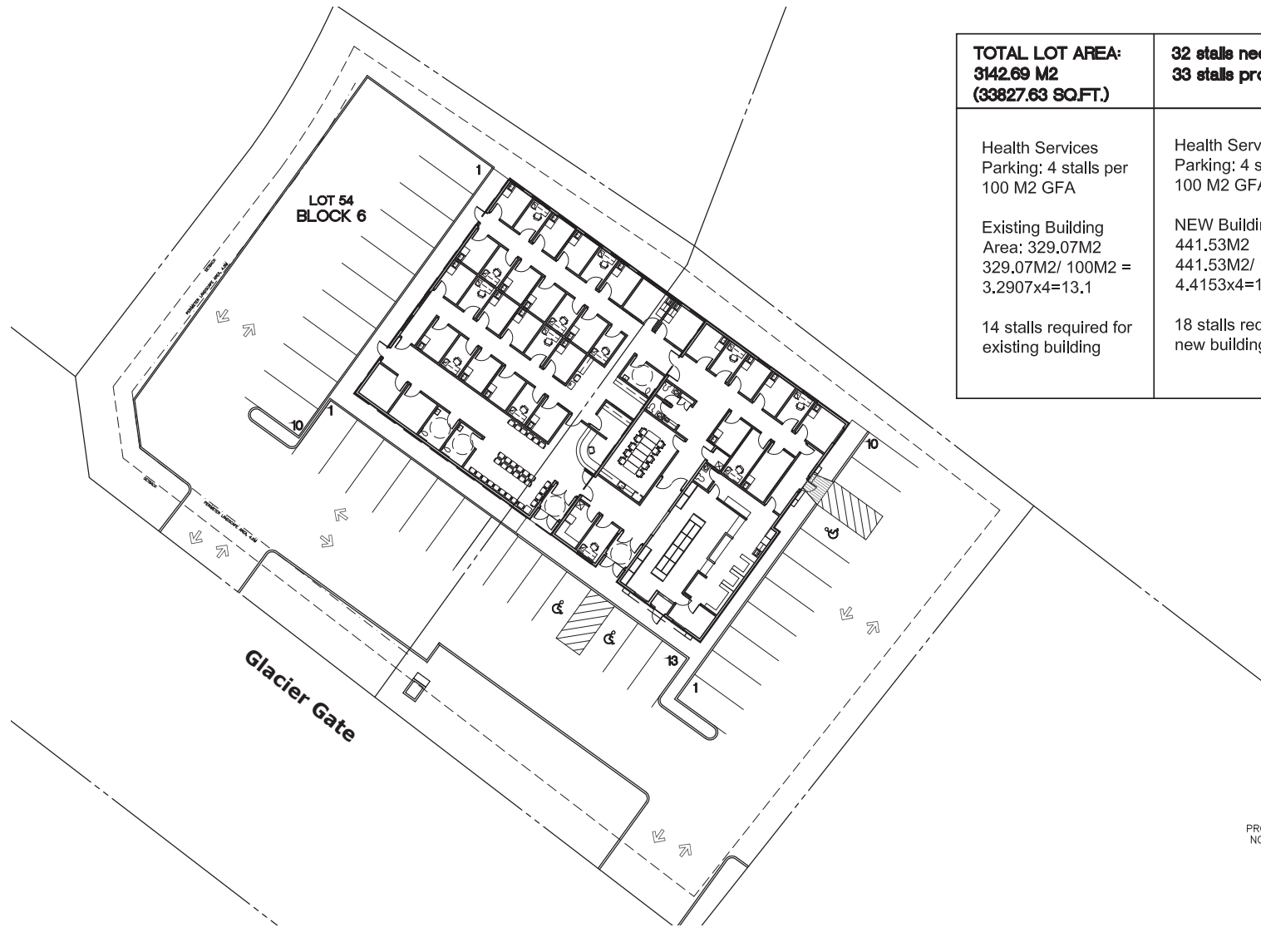
**Existing Pharmacy remains the same.**

**This option extends the building 1 story to the north of the existing building. It renovates part of the existing clinic to create a common lobby so clients do not need to leave the building to access the pharmacy.**

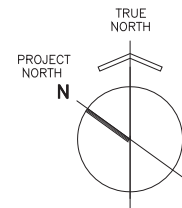
- Existing Pharmacy
- Existing Tenant to be Renovated
- New Tenant Space
- Circulation Spaces
- Waiting Area
- Reception
- Procedure
- Washroom - Barrier Free
- Clinic
- Office Space
- Staff Room
- Utility Spaces



## Concept Site Plan - Expansion - Option 3



<b>TOTAL LOT AREA:</b> <b>3142.69 M2</b> <b>(33827.63 SQ.FT.)</b>	<b>32 stalls needed</b> <b>33 stalls provided</b>
Health Services Parking: 4 stalls per 100 M2 GFA	Health Services Parking: 4 stalls per 100 M2 GFA
Existing Building Area: 329.07M2 $329.07\text{M}^2 / 100\text{M}^2 = 3.2907 \times 4 = 13.1$	NEW Building Area: 441.53M2 $441.53\text{M}^2 / 100\text{M}^2 = 4.4153 \times 4 = 17.6$
14 stalls required for existing building	18 stalls required for new building





## Concept Plans - Option 3 - Overall Plan



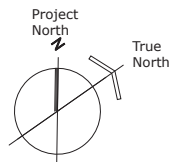
## Concept Plans - Option 3 - Detail Plan

**New Clinic Area:**  
7128.92 square feet.

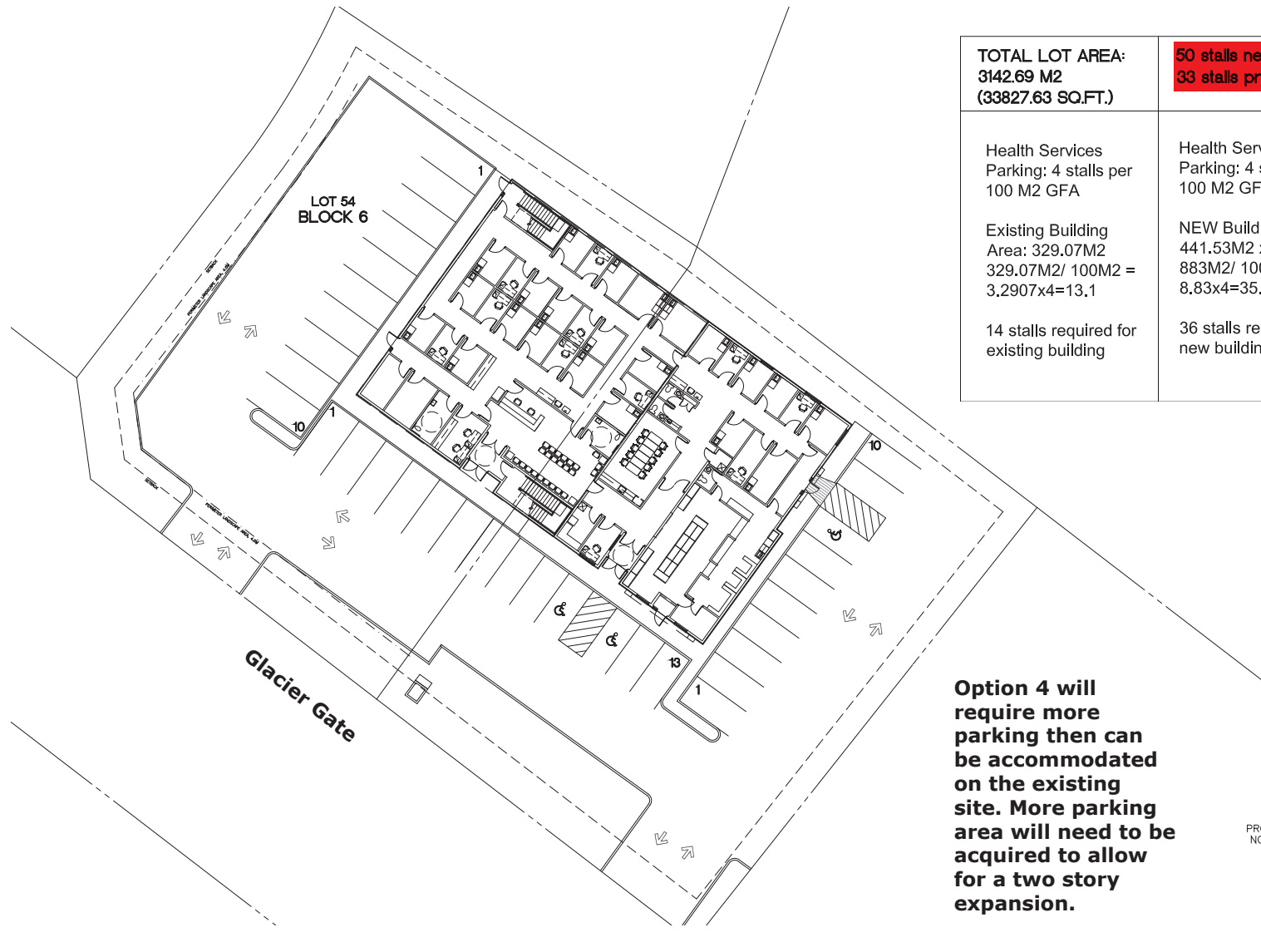
Existing Pharmacy remain the same. Existing Clinic will be renovated along with an addition to the existing building.

A new exit door and vestibule will be needed on the south side of the building. This could function as a staff only entry for both spaces.

- Existing Pharmacy
- Existing Tenant to be Renovated
- New Tenant Space
- Circulation Spaces
- Waiting Area
- Reception
- Procedure
- Washroom - Barrier Free
- Clinic
- Office Space
- Staff Room
- Utility Spaces



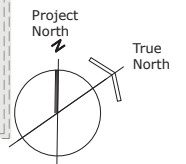
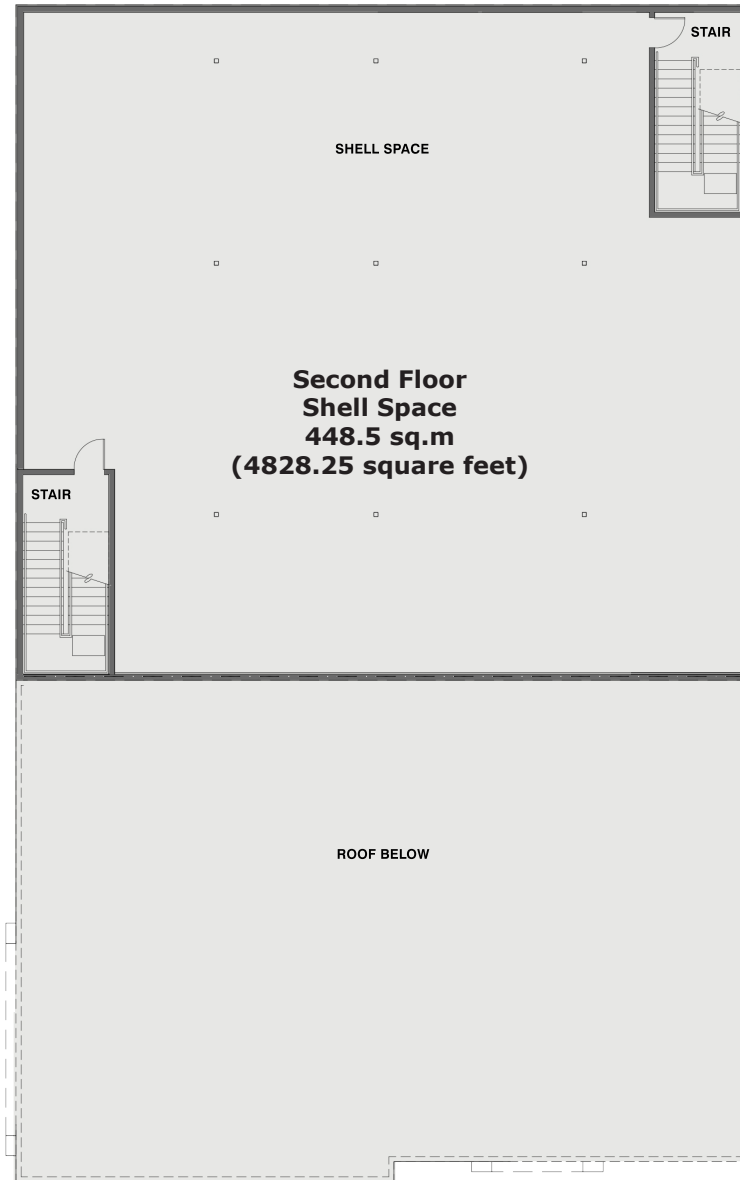
## Concept Site Plan - Expansion - Option 4



<b>TOTAL LOT AREA:</b> 3142.69 M2 (33827.63 SQ.FT.)	<b>50 stalls needed</b> <b>33 stalls provided</b>
Health Services Parking: 4 stalls per 100 M2 GFA	Health Services Parking: 4 stalls per 100 M2 GFA
Existing Building Area: 329.07M2 329.07M2/ 100M2 = 3.2907x4=13.1	NEW Building Area: 441.53M2 x 2 floors 883M2/ 100M2 = 8.83x4=35.3
14 stalls required for existing building	36 stalls required for new building



## Concept Plans - Option 4 - Overall Plans



## Concept Plans - Option 4 - Detail Plan

**New Main Floor Clinic Area:**  
7128.92 square feet.

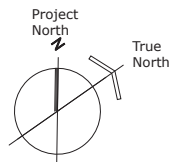
**Second Floor Shell Space = 4828.25 square feet**

Existing Pharmacy remain the same. Existing Clinic will be renovated along with an addition to the existing building.

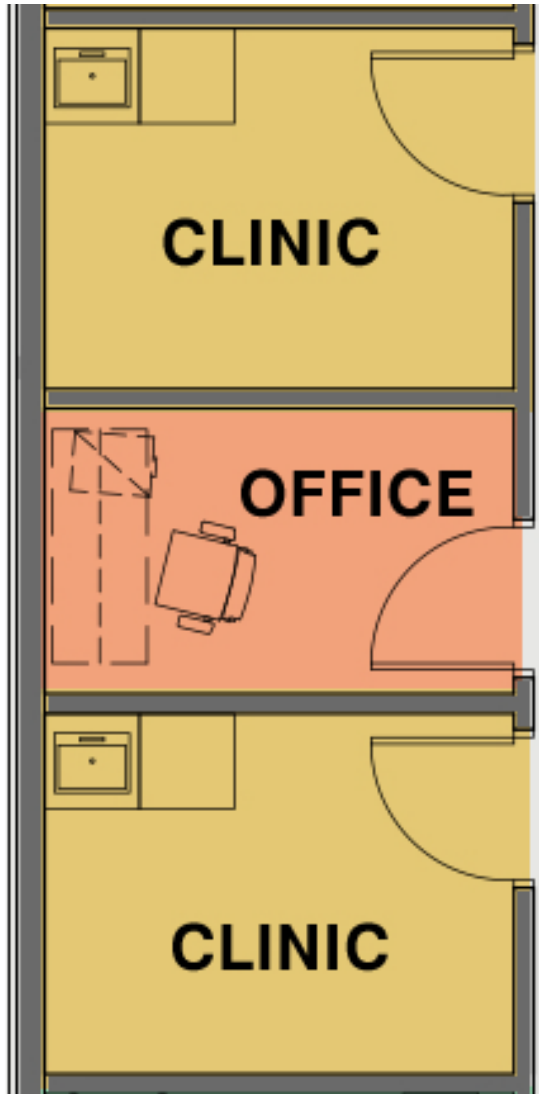
A new exit door and vestibule will be needed on the south side of the building. This could function as a staff only entry for both spaces.

This option looked to add a second floor to the new addition. More parking will need to be provided to accommodate the bylaw requirements. Additional land or a bylaw variance will be needed.

- Existing Pharmacy
- Existing Tenant to be Renovated
- New Tenant Space
- Circulation Spaces
- Waiting Area
- Reception
- Procedure
- Washroom - Barrier Free
- Clinic
- Office Space
- Staff Room
- Utility Spaces



## Concept Plans - Clinic Spaces



The two clinic plan options are designed to provide a front of house public area for patients to wait, and check in. Each public space has a washroom available for waiting patients. The clinics and offices are located behind a door which staff can monitor visually from the reception space. This allows public access to the back of house clinic and staff spaces as the staff see fit.

The individual clinic room configurations in the plans provide space organized as two clinics with a small office space between them. The office will be large enough for a small 5 foot desk and computer system. The clinics are located on either side of the office space to provide excellent work flow and close adjacencies. Access through the corridor to the different spaces is required for proper access but doors are within close proximity.

Clinic sizes have been designed to match the existing clinic spaces.

Windows or clerestory windows into the offices or clinics can be added to rooms on exterior walls if desired.

**Clinic Room to Doctor Office to Clinic Room Relationship**

# Code Review

## Code Review:

Expansion of the existing Cold Lake Medical Clinic located in Cold Lake Alberta. Expansion to include a new clinic and other business and personal services occupancy tenant space.

### **Building Data: One Story Expansion**

Floor Areas:

Total Existing Building Area = 331.74 sq.m.(3570.87sq.ft.)

Area of Expansion (total tenant expansion) = 443.51 sq.m. (4774.00sq.ft.)

**Total New Building Area = 775.25 sq.m.**

Area of New Clinic = option 1 = 254.3 sq.m. (2737.78 sq.ft.)

= option 2 = 286.2 sq.m. (3081.22 sq.ft.)

### **A-3.1.2.1. (1) Major Occupancy Classification**

**Group D: Business and Personal Services – Medical Offices**

### **Table 3.1.3.1. Major Occupancy Fire Separations:**

**Group D major occupancies do not require a fire separation between different tenant spaces.**

### **3.1.17.1 - Occupant Load**

Clinic Expansion Area= option 1 = 254.3 sq.m. / 9.30m<sup>2</sup> (offices) = 27.3 = 28 people

= option 2 = 286.2 sq.m. / 9.30m<sup>2</sup> (offices) = 30.7 = 31 people

= Option 3 = 662.2 sq.m./ 9.30m<sup>2</sup> (offices) = 71.2 = 72 people

= Option 4 - Main floor = 662.2 sq.m./ 9.30m<sup>2</sup> (offices) = 71.2 = 72 people

- Second floor = 448.5 sq.m./ 9.30m<sup>2</sup> (offices) = 48.2 = 49 people

## **3.2 Building Fire Safety**

### **3.2.2.64. Group D, up to 2 Storeys**

1) A building classified as Group D is permitted to conform to Sentence (2) provided

a) it is not more than 2 storeys in building height, and

b) it has a building area not more than the value in Table 3.2.2.64.



## Code Review

Table 3.2.2.64 – Maximum Building area up to 2 storeys.  
Facing 1 street – 1 storey – 1000m<sup>2</sup>. – **Complies**

- 2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and
- a) floor assemblies shall be fire separations and, if of combustible construction, shall have a fire-resistance rating not less than **45 min**, and
  - b) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall
    - i) have a fire-resistance rating not less than **45 min**, or
    - ii) be of noncombustible construction.

**Conclusion: Combustible Construction permitted.**  
**floor assemblies – 45 mins**  
**load bearing elements – 45mins**

### 3.3 Safety Within Floor Areas

#### **3.3.1.1. Separation of Suites**

- 1) Except as permitted by Sentences (2) and (3), each suite in other than **business and personal services occupancies** shall be separated from adjoining suites by a fire separation having a fire-resistance rating not less than 1 h. (See also Subsection 3.3.3. for care, treatment or detention occupancies, Article 3.3.4.2. for residential occupancies, and Article 3.1.8.7. for fire dampers.)
- 2) The fire-resistance rating of the fire separation required by Sentence (1) is permitted to be less than 1 h but not less than 45 min provided the fire-resistance rating required by Subsection 3.2.2. is permitted to be less than 1 h for
- a) the floor assembly above the floor area, or
  - b) the floor assembly below the floor area, if there is no floor assembly above.
- 3) Occupancies that are served by public corridors conforming to Clause 3.3.1.4.(4)(b) in a building that is sprinklered throughout, are not required to be separated from one another by fire separations provided the occupancies are
- a) suites of business and personal services occupancy,
  - b) fast food vending operations that do not provide seating for customers,
  - c) suites of mercantile occupancy, or
  - d) any combination of these occupancies.

## Code Review

No fire separation is required between Adjoining Suites in business and personal services occupancies. As the tenant space could have a variety of different occupants a 1hr fire separation will be provided to allow flexibility in the tenants permitted to use the space.

### 3.3.1.4. Public Corridor Separations

- 1) Except as otherwise required by this Part or as permitted by Sentence (4), a *public corridor* shall be separated from the remainder of the *storey* by a *fire separation*.
- 2) Except as permitted by Sentence (3) and Clauses (4)(a) and (b), the *fire separation* between a *public corridor* and the remainder of the *storey* shall have a *fire-resistance rating* not less than 45 min.
- 3) If a *storey* is *sprinklered* throughout, no *fire-resistance rating* is required for a *fire separation* between a *public corridor* and the remainder of the *storey*, provided the corridor does not serve a *care, treatment or detention occupancy* or a *residential occupancy*. (See Note A-3.1.8.1.(1)(b).)
- 4) No *fire separation* is required in a *sprinklered floor area* between a *public corridor* and
  - a) except as required by Sentences 3.3.3.5.(8) and 3.3.4.2.(1), and notwithstanding Sentence 3.4.2.4.(2), the remainder of a *storey*, provided the travel distance from any part of the *floor area* to an *exit* is not more than 45 m,
  - b) a room or a *suite*, provided the *public corridor* complies with Sentence 3.3.1.9.(4) and Clause 3.4.2.5.(1)(d), or
  - c) a space containing plumbing fixtures required by Subsection 3.7.2., provided the space and the *public corridor* are separated from the remainder of the *storey* by a *fire separation* having a *fire-resistance rating* not less than that required between the *public corridor* and the remainder of the *storey*.

Public Corridors need to be separated from the remainder of the storey by a rating not less then 45 minutes. There are no Public Corridors in this project. See Exiting through a Lobby 3.4.4.2

### 3.3.1.5. Egress Doorways

- 1) Except for dwelling units, a minimum of 2 egress doorways located so that one

## Code Review

doorway could provide egress from the room or suite as required by Article 3.3.1.3. if the other doorway becomes inaccessible to the occupants due to a fire which originates in the room or suite, shall be provided for every room and every suite

- a) that is used for a high-hazard industrial occupancy and whose area is more than 15 m<sup>2</sup>,
- b) intended for an occupant load more than 60,
- c) in a floor area that is not sprinklered throughout, and
- i) the area of a room or suite is more than the value in Table 3.3.1.5.-A, or
- ii) the travel distance within the room or suite to the nearest egress doorway is more than the value in Table 3.3.1.5.-A, or
- d) in a floor area that is sprinklered throughout and does not contain a high-hazard industrial occupancy and
- i) the travel distance to an egress doorway is more than 25 m,
- or
- ii) the area of the room or suite is more than the value in Table 3.3.1.5.-B.

2) Where 2 egress doorways are required by Sentence (1), they shall be placed at a distance from one another equal to or greater than one third of the maximum overall diagonal dimension of the area to be served, measured as the shortest distance that smoke would have to travel between the nearest required egress doors.

### **Two Egress Doorways required for each Suite.**

**Complies – 2 exit doors provided.**

#### **3.3.1.11. Door Swing**

2) Except as permitted by Article 3.3.1.12., a door that opens into a corridor or other facility providing *access to exit* from a room or *suite* that is used or intended for an *occupant load* more than 60 or for a *high-hazard industrial occupancy* shall swing in the direction of travel to the *exit*.

4) If a pair of doors is installed in a corridor that provides access to exit in both

## Code Review

directions, the doors shall swing in opposite directions, with the door on the right hand side swinging in the direction of travel to the exit.

**Doors to swing in direction of travel.**

### **3.3.1.22. Janitors' Rooms**

- 1) Except as permitted by Sentences (2) and (3), a room or space within a floor area for the storage of janitorial supplies shall be separated from the remainder of the building by a fire separation having a fire-resistance rating not less than **1 h**.
- 2) The fire-resistance rating of the fire separation required by Sentence (1) is permitted to be less than 1 h but not less than 45 min provided the fire-resistance rating required by Subsection 3.2.2. is permitted to be less than 1 h for
  - a) the floor assembly above the floor area, or
  - b) the floor assembly below the floor area, if there is no floor assembly above.
- 3) The fire separation required by Sentence (1) is not required to have a fire-resistance rating if the floor area in which the room or space is located is sprinklered throughout.

**Janitor/ Housekeeping room requires a 45 mins fire rating.**

## **3.4 Exits**

### **3.4.2.1. Minimum Number of Exits**

- 1) Except as permitted by Sentences (2) to (4), every floor area intended for occupancy shall be served by at least 2 exits.
- 2) A floor area in a building not more than 2 storeys in building height, is permitted to be served by one exit provided the total occupant load served by the exit is not more than 60, and
  - a) in a floor area that is not sprinklered throughout, the floor area and the travel distance are not more than the values in Table 3.4.2.1.-A, or
  - b) in a floor area that is sprinklered throughout
    - i) the travel distance is not more than 25 m, and
    - ii) the floor area is not more than the value in Table 3.4.2.1.-B]

**Complies – Two Exit doorways service the Clinic Expansion space.**



## Code Review

### 3.4.2.5. Location of Exits

- 1) Except as permitted by Sentences (2) and 3.3.2.5.(6), if more than one exit is required from a floor area, the exits shall be located so that the travel distance to at least one exit shall be not more than
  - a) 25 m in a high-hazard industrial occupancy,
  - b) 40 m in a business and personal services occupancy,**
  - c) 45 m in a floor area that contains an occupancy other than a high-hazard industrial occupancy, provided it is sprinklered throughout,

**Complies – exists not farther then 40m from any space in the floor area.**

### 3.4.4.2. Exits through Lobbies

- 1) Except as permitted by Sentence (2), no exit from a floor area above or below the first storey shall lead through a lobby.
- 2) Not more than one exit from a floor area is permitted to lead through a lobby, provided
  - a) the lobby floor is not more than 4.5 m above grade,
  - b) the path of travel through the lobby to the outdoors is not more than 15 m,
  - c) the adjacent rooms or premises having direct access to the lobby do not contain a care, residential or industrial occupancy,
  - d) the lobby is not located within an interconnected floor space other than as described in Sentence 3.2.8.2.(6),
  - e) the lobby conforms to the requirements for exits, except that
    - i) rooms other than service rooms and storage rooms are permitted to open onto the lobby,
    - ii) the fire separation between the lobby and a room used for the sole purpose of control and supervision of the building need

## Code Review

- not have a fire-resistance rating,
- iii) the fire separation between the lobby and adjacent occupancies that are permitted to open onto the lobby need not have a fire-resistance rating provided the lobby and adjacent occupancies are sprinklered, and
- iv) passenger elevators are permitted to open onto the lobby, provided the elevator doors are designed to remain closed except while loading and unloading passengers, and (see Note A-3.4.4.2.(2)(e))
- f) a fire separation, constructed in accordance with Sentence 3.4.4.1.(1), is maintained between the

**Complies – Lobby will be fire separated from adjacent suites. Fire shutter added to pharmacy opening and new clinic opening. Designated emergency exit door from new clinic waiting area to be provided.**

### 3.7 Health Requirements

#### **3.7.2.2. Water Closets – Options 1 + 2**

**Occupant Load:** option 1 =  $254.3 \text{ sq.m.} / 9.30\text{m}^2 \text{ (offices)} = 27.3 = 28 \text{ people} / 2 = 14 \text{ men} + 14 \text{ women}$   
option 2 =  $286.2 \text{ sq.m.} / 9.30\text{m}^2 \text{ (offices)} = 30.7 = 31 \text{ people} / 2 = 16 \text{ men} / 16 \text{ women}$

Table 3.7.2.2.-B - Water Closets for a Business and Personal Services Occupancy

Number of persons of each sex – 1-25 persons = 1 watercloset per each sex.

**Complies – two universal washrooms provided.**

## Code Review

### Option 3 + 4

**Occupant Load:** = Option 3 =  $662.2 \text{ sq.m.} / 9.30\text{m}^2 \text{ (offices)} = 71.2 = 72 \text{ people} / 2 = 36 \text{ men} + 36 \text{ Women}$

= Option 4 - Main floor =  $662.2 \text{ sq.m.} / 9.30\text{m}^2 \text{ (offices)} = 71.2 = 72 \text{ people} / 2 = 36 \text{ men} + 36 \text{ Women}$

- Second floor =  $448.5 \text{ sq.m.} / 9.30\text{m}^2 \text{ (offices)} = 48.2 = 49 \text{ people} / 2 = 25\text{men} + 25 \text{ Women}$

Table 3.7.2.2.-B - Water Closets for a Business and Personal Services Occupancy

Number of persons of each sex – Number of persons of each sex

- 1-25 persons = 1 watercloset per each sex.
- 26-50 persons = 2 watercloset per each sex.

**Complies – Option 3 + 4 provides 4 washrooms, two are universal.**

**Option 4 shows shell space on the second floor. If offices are built at a later date one washroom per sex will need to be provided.**

### 3.7.2.3. Lavatories

1) Except as permitted by Sentence (2), at least one lavatory shall be provided in a room containing one or 2 water closets or urinals, and at least one additional lavatory shall be provided for each additional 2 water closets or urinals. **Complies.**

## Section 3.8. Accessibility

### Table 3.8.2.5. Designated Parking Spaces

**Number of stalls required = 26-50 = 3 designated stalls required. Complies**

### 3.8.5. Access to Physician Clinics and Offices

#### 3.8.5.1. Application

1) This Subsection applies to physician clinics and offices that provide professional health care services.

## Code Review

### 3.8.5.2. Physician Clinics and Offices

- 1) Every doorway that is located in a barrier-free path of travel to a physician clinic or office shall have a clear width not less than 915 mm when the door is in the open position.
- 2) Every door that is located in a barrier-free path of travel to a physician clinic or office shall be equipped with a power door operator that complies with Subsection 3.8.3. and allows persons to activate the opening of the door in the intended direction of travel.
- 3) The main waiting area shall be designed to allow a person using a wheelchair to turn in an open space not less than 1 700 mm in diameter.
- 4) **An assistive listening system in accordance with Sentence 3.8.2.9.(2) shall be provided at the main reception area and in at least one physical examination or treatment room. (See Note A-3.8.3.19.)**

### 3.8.5.3. Accessible Examination and Treatment Rooms

- 1) One in every five examination rooms or part thereof shall
  - a) have a doorway with a clear width not less than 915 mm when the door is in the open position,
  - b) be designed to allow a person using a wheelchair to turn in an open space not less than 1 700 mm in diameter, and
  - c) have one lavatory conforming to Article 3.8.3.16., where provided.
- 2) One in every five treatment rooms or part thereof shall
  - a) have a doorway with a clear width not less than 915 mm when the door is in the open position,
  - b) be designed to allow a person using a wheelchair to turn in an open space not less than 1 700 mm in diameter, and
  - c) have one lavatory conforming to Article 3.8.3.16., where provided.

**Assisted Listening System will need to be provided.**

## Budget

### Option 1

New Doctor Clinic =  $2818.75 \text{ ft} \times \$365 / \text{ft}^2 = \$1,028,843.75$

New Tenant Shell Space =  $1955.25 \text{ ft}^2 \times \$215 / \text{ft}^2 = \$420,378.75$

New Tenant Space Improvement =  $1955.25 \text{ ft}^2 \times \$150 / \text{ft}^2 = \$293,287.50$

Existing Clinic Space Renovation =  $2404.73 \text{ ft}^2 \times \$190 / \text{ft}^2 = \$456,898.70$  TO  $2404.73 \text{ ft}^2 @ \$250 / \text{ft}^2 = \$601,182.50$

Pharmacy - no change

### Option 2

New Doctor Clinic =  $2818.75 \text{ ft} \times \$365 / \text{ft}^2 = \$1,028,843.75$

Renovated Entry =  $407.60 \times \$150 / \text{ft}^2 = \$61,140.00$

New Tenant Shell Space =  $1955.25 \text{ ft}^2 \times \$215 / \text{ft}^2 = \$420,378.75$

New Tenant Space Improvement =  $1955.25 \text{ ft}^2 \times \$150 / \text{ft}^2 = \$293,287.50$

Existing Clinic Space Renovation =  $1734.83 \text{ ft}^2 \times \$190 / \text{ft}^2 = \$329,617.70$  TO  $1734.83 \text{ ft}^2 @ \$250 / \text{ft}^2 = \$433,707.50$

Pharmacy - no change

\*Note: the above costs do not consider land, permits, consulting fees, etc.



# Budget

## Option 3

New Doctor Clinic =  $4746.00 \text{ ft} \times \$365 / \text{ft}^2 = \$1,732,290.00$

Existing Clinic Space Renovation =  $2395.28 \text{ ft}^2 \times \$190 / \text{ft}^2 = \$455,103.20$  TO  $2395.28 \text{ ft}^2 @ \$250 / \text{ft}^2 = \$598,820.00$

Pharmacy - Addition of exit doors. - \$5000.00

## Option 4

New Doctor Clinic =  $4746.00 \text{ ft} \times \$365 / \text{ft}^2 = \$1,732,290.00$

New Tenant Shell Space (second floor) =  $4828.25 \text{ ft}^2 \times \$255 / \text{ft}^2 = \$1,231,203.75$

New Tenant Space Improvement (second floor) =  $4828.25 \text{ ft}^2 \times \$150 / \text{ft}^2 = \$724,237.50$

Existing Clinic Space Renovation =  $2395.28 \text{ ft}^2 \times \$190 / \text{ft}^2 = \$455,103.20$  TO  $2395.28 \text{ ft}^2 @ \$250 / \text{ft}^2 = \$598,820.00$

Pharmacy - Addition of exit doors. - \$5000.00

\*Note: the above costs do not consider land, permits, consulting fees, etc.