

A1.01 SITE PLAN - CAMPUS PLAN

A1.01 1: 1000 (WHEN PLOTTED ON A1 SIZED SHEET)

LEGAL DESCRIPTION:

PART OF WESTERLY, NORTHERLY AND EASTERLY LIMIT OF PIN 04201-0191 AND ALL OF PIN 04201-0147 BEING

PART OF LOTS 15 AND 16
CONCESSION JUNCTION GORE AND PART OF ROAD ALLOWANCE
BETWEEN LOTS 15 AND 16
CONCESSION JUNCTION GORE
(CLOSED BY BY-LAW 174-88, INST. N451929)
GEOGRAPHIC TOWNSHIP OF CLOUCESTER

REFERENCE SURVEY:

CITY OF OTTAWA

BASED ON INFORMATION FROM A PLAN OF SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JANUARY 6, 2021.

ADDITIONAL INFORMATION OBTAINED FROM A SURVEY PREPARED BY FAIRHALL MOFFATT & WOODLAND DATED DECEMBER 20, 2011.

MUNICIPAL ADDRESS:

1919 RIVERSIDE DRIVE, OTTAWA, ONTARIO.

ZONING INFORMATION:

SITE AREA:

SCHEDULE 1A:

(ENTIRE HOSPITAL)

SITE AREA: (SCHLEGEL VILLAGES)

BUILDING AREA: 5,858 m²

BUILDING HEIGHT: PHASE 1 LONG TERM CARE - 27.7 m PHASE 2 RETIREMENT HOME - 52.6 m

PARKETTE AREA: 517.0 m²

75,968 m²

PARKLAND DEDICATION

AREA: 2,486 m²

ZONE: MAJOR INSTITUTIONAL

SCHEDULE 1: AREA B

SCHEDULE 2: Within 300 m of a Rapid Transit Station

AREA X

FLOOR SPACE INDEX CALCULATION:

HOSPITAL FLOOR AREA (EXCL. BASEMENT) MEDICAL BUILDING FLOOR AREA TOTAL EXISITNG FLOOR AREA	28,262 m ² 5,030 m ² 33,292 m²
AREA BLOCK A EXISTING FSI	58,536 m ² 0.57
AREA BLOCKS A, B, C & D EXISTING FSI	75,968 m ² 0.44
PROPOSED SENIORS VILLAGE TOTAL PROPOSED AREA	27,711 m ² 61,003 m ²
PROPOSED FSI (INCLUDING BLOCKS A, B, C, D)	0.80
MAXIMUM PERMITTED	1.0

SITE PLAN GENERAL NOTES:

 ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
 DO NOT SCALE THIS DRAWING

REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

- NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS

 4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE
- CONSULTANT

 5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE
- CONSULTANT

 6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC.
 TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB
 EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
 INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR
- TO DIGGING

 ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR

ZONING PROVISION	REQUIRED	<u>PROVIDED</u>	ZONING PROVISION	REQUIRED	PROVIDED
MAXIMUM GFA OF ANCILLARY USES	Max. 10% of total GFA	0	SCHLEGEL VILLAGES SITE		
MIN. LOT WIDTH	No Minimum	9.4m	Residentail Care Units - 256	32 (0.125 per Unit)	
MIN. LOT AREA	No Minimum	20,571 m ²	Retirement Home Units - 270	68 (0.25 per Unit)	
MIN. FRONT YARD SETBACK	7.5 m	3.99 m*	Residential Care Services	2	
MIN. REAR YARD SETBACK	7.5 m	n/a	(Area - 350 m ²)	(0.5 spaces per 100m²)	
MIN. INTERIOR YARD SETBACK	3.0 m	10.5 m & 27.9 m	Retirement Home Sevices	4	
MAX. HEIGHT	No Maximum (more than 12 m		(Area - 350 m ²)	(1.0 space /100 m2)	
	from an R1-3 Zone)		Visitor Spaces	27 (0.1 spaces per	
AMENITY AREA		2,847 m ² LTC Garden, Village Courtyard, Common Garden & Area West of LTC		Retierment Dwelling Unit	
	1,500 m ² Residential Care Facility: 10% of the GFA of each unit = 1,010 m ²		Total	133	311 (Including 66
					underground spaces)
			Typical Parking Space Dimensions	2.6 m x 5.2 m	2.6 m x 5.2 m
LANDSCAPED BUFFER	3.0 m at all property lines	1.5 m at West property line*	Reduced Size Parking Dimensions	2.4 m x 5.2 m	2.4 m x 4.6m 2.4 m x 5.2 m
		4.0 m North		2.6 m x 4.6 m	2.6 m x 4.6 m
		property line	Number of Reduced Size Spaces (40% of non visitor spaces)	99 spaces	116 spaces
		6.5 m East property line	Barrier-Free Parking	7 spaces	11 spaces
* indicates variance required			v	(2% + 2)	
			Type A Spaces	3 spaces	7 spaces
PARKING PROVISIONS:			Type B Spaces	4 spaces	6 spaces
ENTIRE HOSPITAL SITE			Driveway Width	6.0 Minimum	6.0 Minimum
ZONING PROVISION	REQUIRED	PROVIDED	Drive Aisle Width	6.0 m Min. (Accessory to	6.0 m & 6.7 m (refer to plans)
HOSPITAL	209	393		residential use)	
(Area - 29,922 m²)	(Minimum 0.7 spaces/100 m ²)			6.7 m Min. (Accessory to other	
MEDICAL BUILDING	68	39		uses)	
(Area 3,380 m²)	(Minimum 2.0 spaces/100 m ²)		Minimum Parking Lot Landscaping	887 m ² (15% of parking lot	3,972 m ²
Total Requirement for Existing	277	432		area)	

ONING PROVISION	REQUIRED	PROVIDED
linimum Required Bicycle Parking		
Retirement Home	68 spaces (0.25 per dwelling unit)	
ong Term Care Home	6 spaces (One space per 1,500 m ² GFA)	
otal Bicycle Parking Spaces	74	76
finimum Bicycle Parking Dimensions	0.6 m x 1.8 m	0.6 m x 1.8 m
finimum Required Loading Spaces Long Term Care Home)	2	2
finimum Loading Space Dimensions	3.5 m x 7.0 m	3.5 m x 7.0 m
oading Space Drive Aisle	9.0 m	8.6 m

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2021-10-25 ISSUED FOR SITE PLAN CONTROL

2022-12-14 ISSUED FOR SITE PLAN CONTROL

2022-12-14 ISSUED FOR SITE PLAN CONTROL RE-SUBMISSION

12022-12-14 ISSUED FOR SITE PLAN CONTROL RE-SUBMISSION

120222-12-14 ISSUED FOR SITE PLAN CONTROL RE-SUBMISSION

12022-12-14

SCHLEGEL

AGES OTTAWA

Project No.: Drawn By: Plot Date:

SIDE DRIVE, OTTAWA, ONTARIO

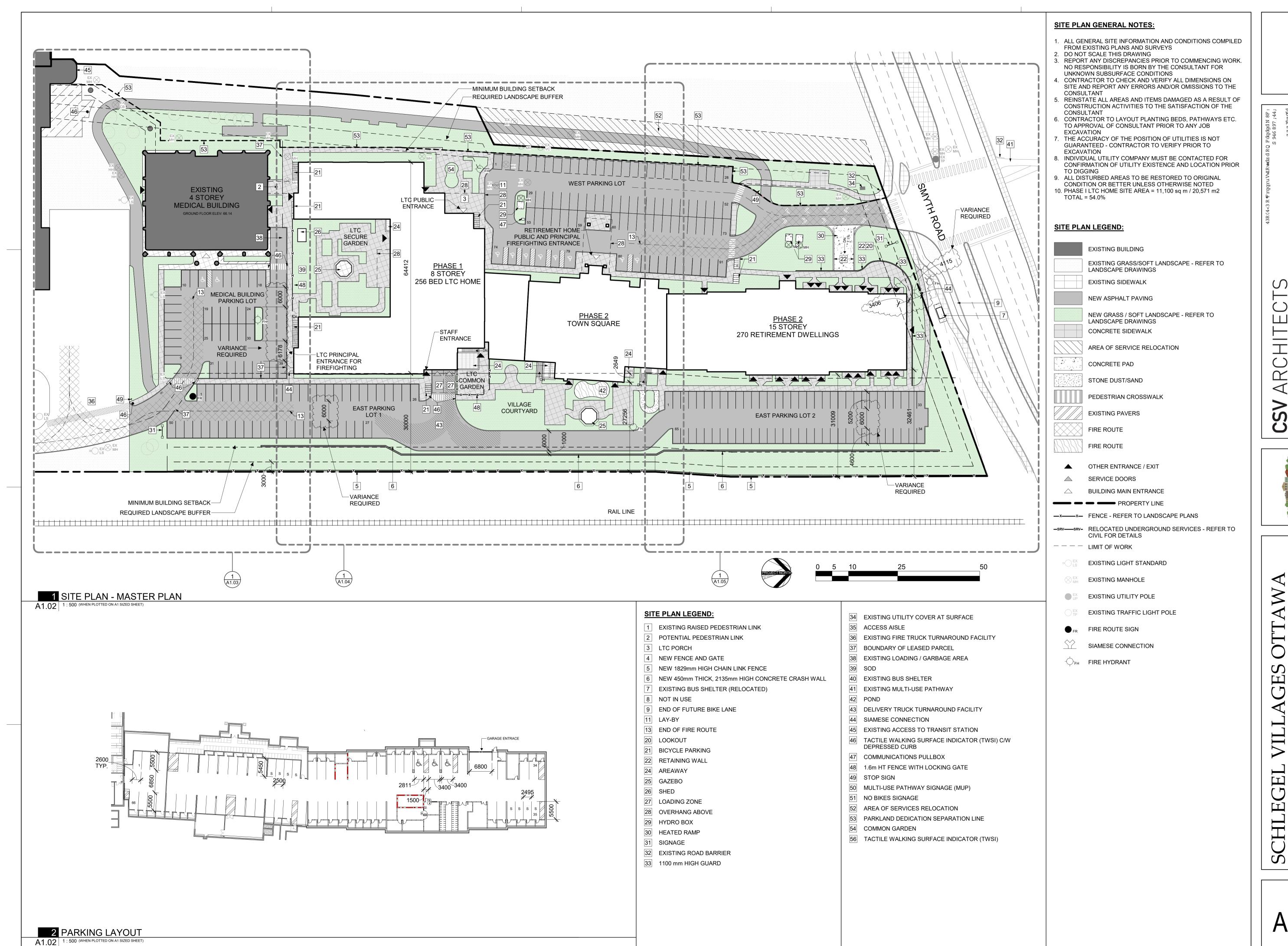
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CAMPUS PLAN INFORMATION

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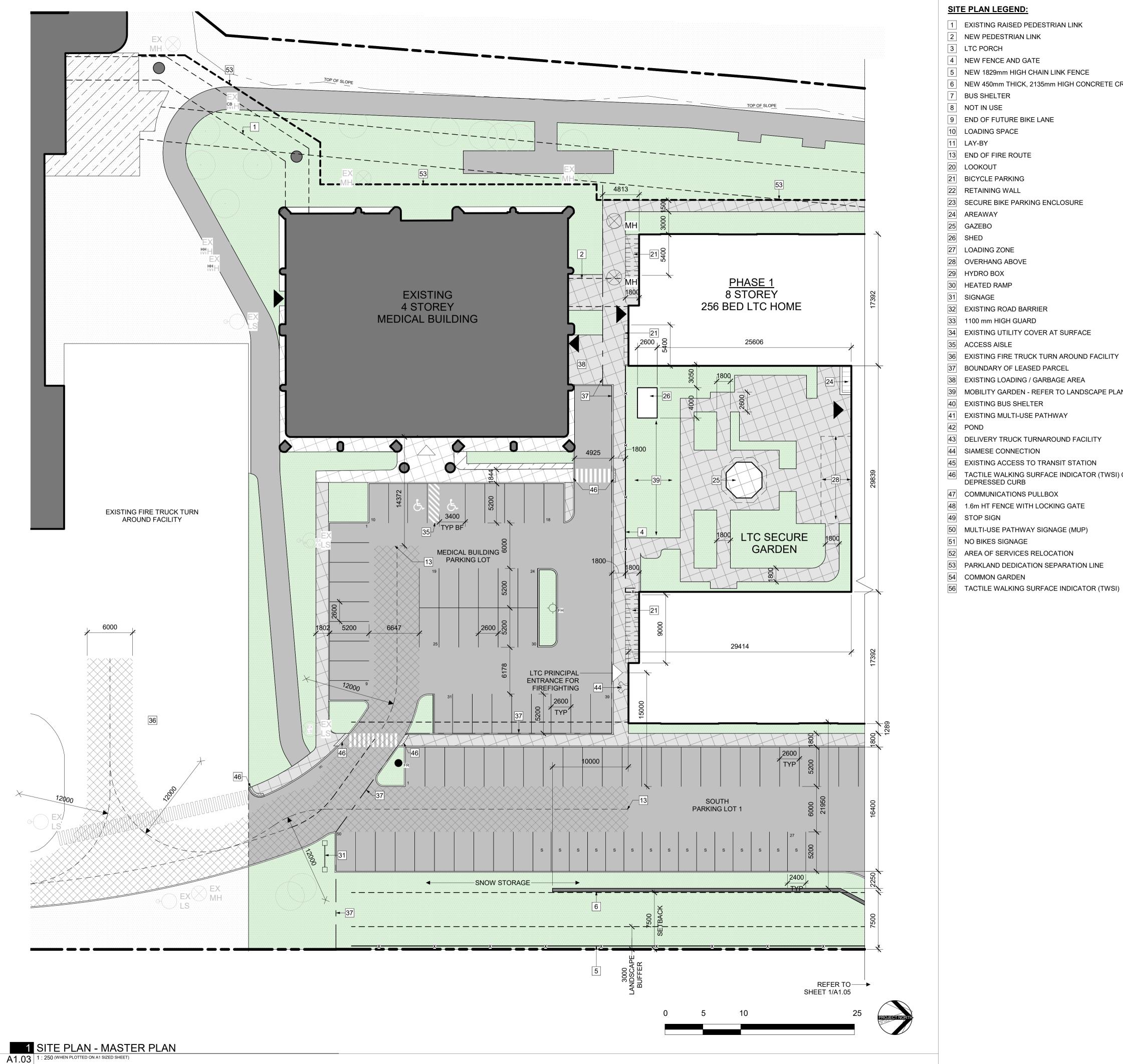


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Project No.: Drawn By: Plot Date:

VILL
202090 MM 2022-12-15
202010 MM 2022-11-014M

41.02



SITE PLAN LEGEND:

- 1 EXISTING RAISED PEDESTRIAN LINK
- 2 NEW PEDESTRIAN LINK
- 3 LTC PORCH
- 4 NEW FENCE AND GATE
- 5 NEW 1829mm HIGH CHAIN LINK FENCE
- 6 NEW 450mm THICK, 2135mm HIGH CONCRETE CRASH WALL
 - CONSULTANT REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF
 - CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED

3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR

4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE

- . CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC.
- TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB
- **EXCAVATION**
- 7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED CONTRACTOR TO VERIFY PRIOR TO **EXCAVATION**

SITE PLAN GENERAL NOTES:

2. DO NOT SCALE THIS DRAWING

FROM EXISTING PLANS AND SURVEYS

UNKNOWN SUBSURFACE CONDITIONS

- 8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- 9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED 10. PHASE I LTC HOME SITE AREA = 11,100 sq m / 20,571 m2 TOTAL = 54.0%

SITE PLAN LEGEND:

EXISTING BUILDING LANDSCAPE DRAWINGS EXISTING SIDEWALK **NEW ASPHALT PAVING** NEW GRASS / SOFT LANDSCAPE - REFER TO LANDSCAPE DRAWINGS CONCRETE SIDEWALK AREA OF SERVICE RELOCATION

39 MOBILITY GARDEN - REFER TO LANDSCAPE PLANS CONCRETE PAD

41 EXISTING MULTI-USE PATHWAY

43 DELIVERY TRUCK TURNAROUND FACILITY

44 SIAMESE CONNECTION

45 EXISTING ACCESS TO TRANSIT STATION

46 TACTILE WALKING SURFACE INDICATOR (TWSI) C/W DEPRESSED CURB

47 COMMUNICATIONS PULLBOX

48 1.6m HT FENCE WITH LOCKING GATE

49 STOP SIGN

50 MULTI-USE PATHWAY SIGNAGE (MUP)

51 NO BIKES SIGNAGE 52 AREA OF SERVICES RELOCATION

53 PARKLAND DEDICATION SEPARATION LINE

54 COMMON GARDEN

56 TACTILE WALKING SURFACE INDICATOR (TWSI)

EXISTING GRASS/SOFT LANDSCAPE - REFER TO STONE DUST/SAND PEDESTRIAN CROSSWALK

OTHER ENTRANCE / EXIT SERVICE DOORS

FIRE ROUTE

FIRE ROUTE

EXISTING PAVERS

PROPERTY LINE

BUILDING MAIN ENTRANCE

-x-x- FENCE - REFER TO LANDSCAPE PLANS -SRV-SRV- RELOCATED UNDERGROUND SERVICES - REFER TO

CIVIL FOR DETAILS ---- LIMIT OF WORK

EXISTING UTILITY POLE

○ EXISTING LIGHT STANDARD

EXISTING TRAFFIC LIGHT POLE

FR FIRE ROUTE SIGN

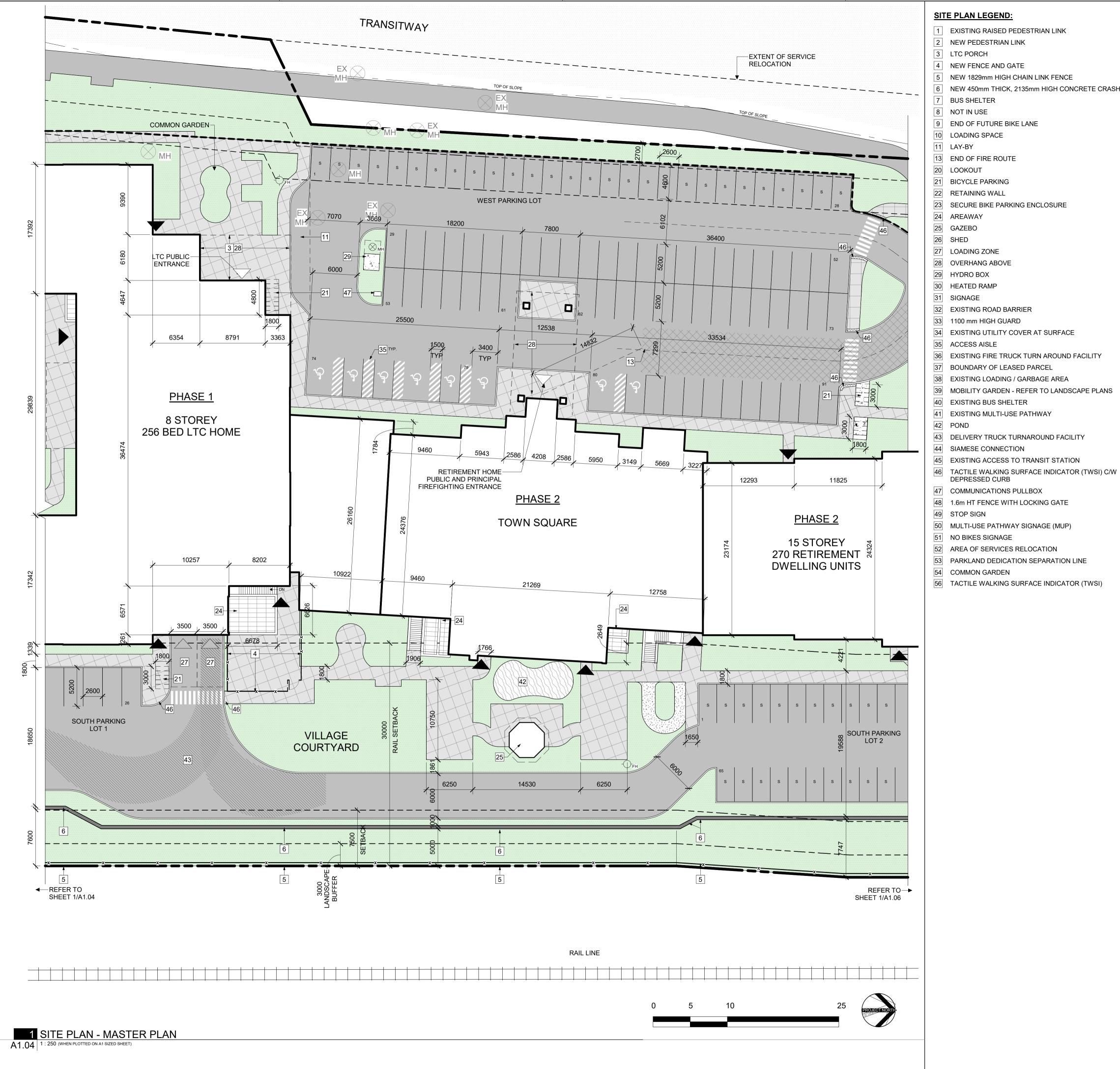
SIAMESE CONNECTION

FH FIRE HYDRANT

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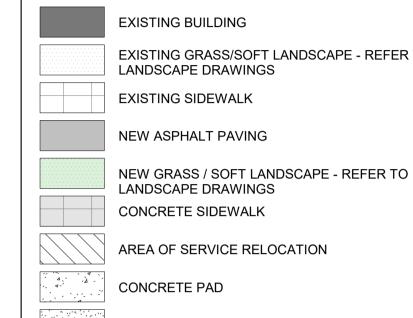
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TOTAL = 54.0%

CONSULTANT



SERVICE DOORS

PROPERTY LINE

CIVIL FOR DETAILS

--- LIMIT OF WORK

EXISTING MANHOLE

FR FIRE ROUTE SIGN

FINE HYDRANT

EXISTING UTILITY POLE

BUILDING MAIN ENTRANCE

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SIAMESE CONNECTION

_srv__srv- RELOCATED UNDERGROUND SERVICES - REFER TO

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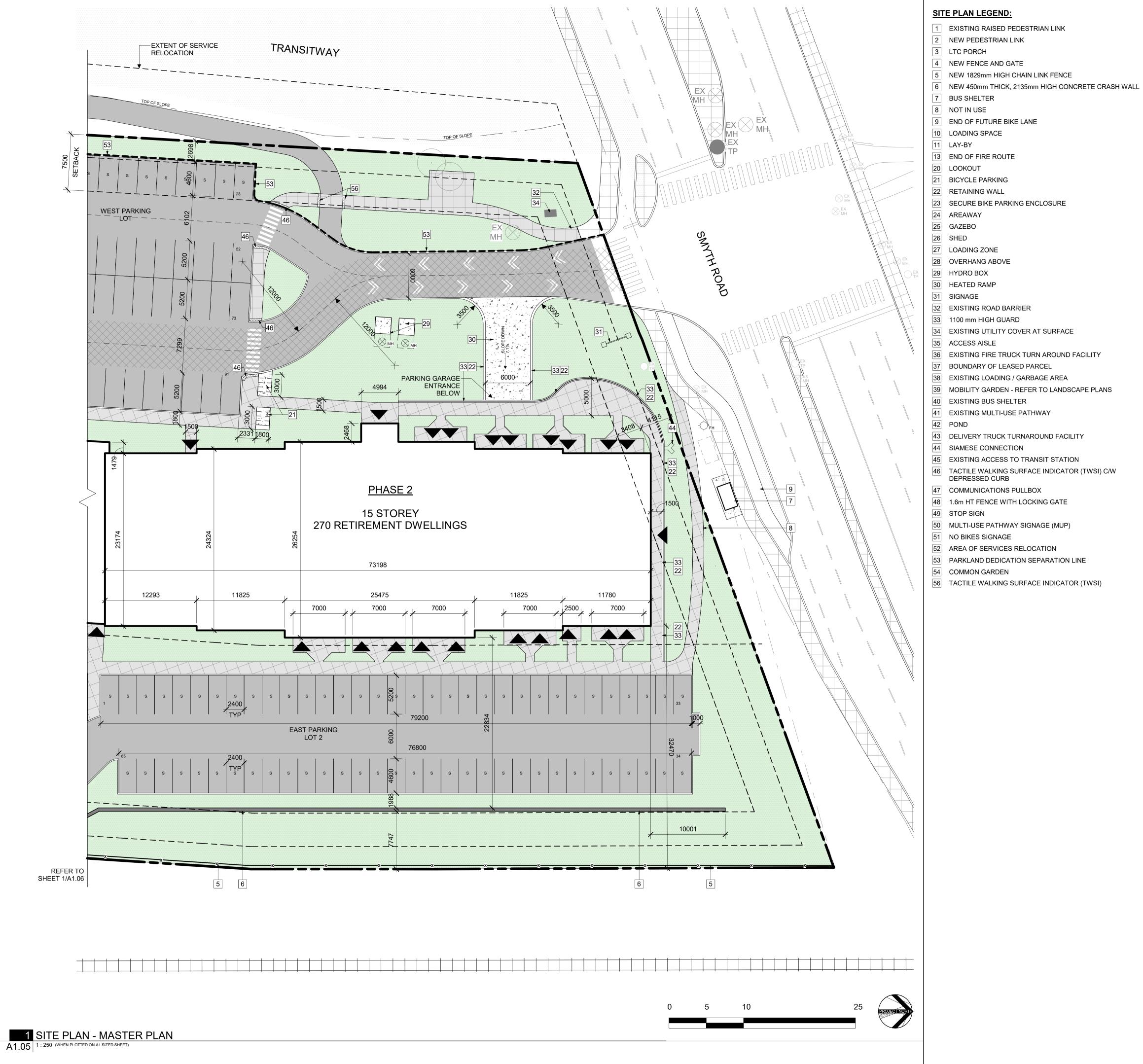
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SITE PLAN LEGEND: EXISTING GRASS/SOFT LANDSCAPE - REFER TO NEW GRASS / SOFT LANDSCAPE - REFER TO STONE DUST/SAND PEDESTRIAN CROSSWALK **EXISTING PAVERS** FIRE ROUTE FIRE ROUTE OTHER ENTRANCE / EXIT

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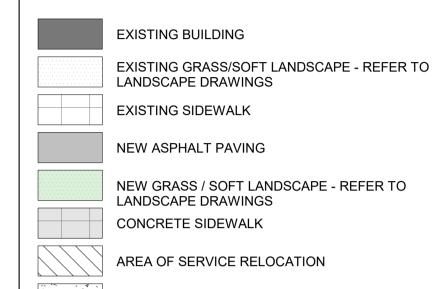


- 23 SECURE BIKE PARKING ENCLOSURE
- 34 EXISTING UTILITY COVER AT SURFACE
- 36 EXISTING FIRE TRUCK TURN AROUND FACILITY

- 39 MOBILITY GARDEN REFER TO LANDSCAPE PLANS
- 43 DELIVERY TRUCK TURNAROUND FACILITY
- 45 EXISTING ACCESS TO TRANSIT STATION
- 46 TACTILE WALKING SURFACE INDICATOR (TWSI) C/W
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SITE PLAN LEGEND:



CONCRETE PAD STONE DUST/SAND

EXISTING PAVERS

PEDESTRIAN CROSSWALK

FIRE ROUTE

OTHER ENTRANCE / EXIT

FIRE ROUTE

SERVICE DOORS **BUILDING MAIN ENTRANCE**

PROPERTY LINE -x-x- FENCE - REFER TO LANDSCAPE PLANS

-SRV-SRV- RELOCATED UNDERGROUND SERVICES - REFER TO CIVIL FOR DETAILS

---- LIMIT OF WORK

• EXISTING LIGHT STANDARD

EXISTING MANHOLE

EXISTING UTILITY POLE

EXISTING TRAFFIC LIGHT POLE

• FR FIRE ROUTE SIGN

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SIAMESE CONNECTION

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