

A1.01 SITE PLAN - CAMPUS PLAN

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

LEGAL	DESCRIPTION	:
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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
CITY OF OTTAWA

REFERENCE SURVEY:

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:

(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 1A: AREA X

SCHEDULE 2: Within 300 m of a Rapid Transit Station

STERLY LIMIT OF RIN HOSPITAL FLOOR AREA (EYCL BASEMENT)

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
 7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT
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 INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR
- TO DIGGING

 9. 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*	Desidential Cons Comisso	, ,	
MIN. REAR YARD SETBACK	7.5 m	n/a	Residential Care Services (Area - 350 m²)	2 (0.5 spaces per 100m²)	
MIN. INTERIOR YARD SETBACK	3.0 m	10.5 m & 27.9 m	5		
MAX. HEIGHT	No Maximum (more than 12 m	Phase 1 - 27.7 m Phase 2 - 52.6 m	Retirement Home Sevices (Area - 350 m²)	4 (1.0 space /100 m2)	
AMENITY AREA	from an R1-3 Zone) Retirement Home: 250 Units x 6 m ² =	2,847 m ² LTC Garden, Village	Visitor Spaces	27 (0.1 spaces per Retierment Dwelling Unit	
	1,500 m ² Residential Care Facility: 10% of the GFA of each unit =	Courtyard, Common Garden & Area West of LTC	Total	133	311 (Including 66 underground spaces)
	1,010 m ²		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	property line*	Reduced Size Parking Dimensions	2.4 m x 4.6m 2.4 m x 5.2 m 2.6 m x 4.6 m	2.4 m x 4.6m 2.4 m x 5.2 m 2.6 m x 4.6 m
		4.0 m North property line	Number of Reduced Size Spaces (40% of non visitor spaces)	99 spaces	116 spaces
* ' 1' 1		6.5 m East property line	Barrier-Free Parking	7 spaces (2% + 2)	11 spaces
* indicates variance required			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
			Drive Aisle Width	6.0 m Min.	6.0 m & 6.7 m
ZONING PROVISION	REQUIRED	PROVIDED		(Accessory to residential use)	(refer to plans)
HOSPITAL (Area - 29,922 m²)	209 (Minimum 0.7 spaces/100 m ²)	393		6.7 m Min. (Accessory to other uses)	
MEDICAL BUILDING (Area 3,380 m ²)	68 (Minimum 2.0 spaces/100 m²)	39	Minimum Parking Lot Landscaping	887 m ² (15% of parking lot	3,972 m ²
Total Requirement for Existing	277	432		area)	

ZONING PROVISION	<u>REQUIRED</u>	PROVIDED
Minimum Required Bicycle Parking		
Retirement Home	68 spaces (0.25 per dwelling unit)	
Long Term Care Home	6 spaces (One space per 1,500 m ² GFA)	
Total Bicycle Parking Spaces	74	76
Minimum Bicycle Parking Dimensions	0.6 m x 1.8 m	0.6 m x 1.8 m
Minimum Required Loading Spaces (Long Term Care Home)	2	2
Minimum Loading Space Dimensions	3.5 m x 7.0 m	3.5 m x 7.0 m
Loading Space Drive Aisle	9.0 m	8.6 m

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sustain	sustainable design ·conception écologique	> 5354 FVY Dufk Whfw Igfrusrudwhg1DooU ijkw Uhvhuyhg1
2021-10-25	ISSUED FOR SITE PLAN CONTROL	
2022-12-14	ISSUED FOR SITE PLAN CONTROL RE-SUBMISSION	



VILLAGES OTTAWA

ZONING

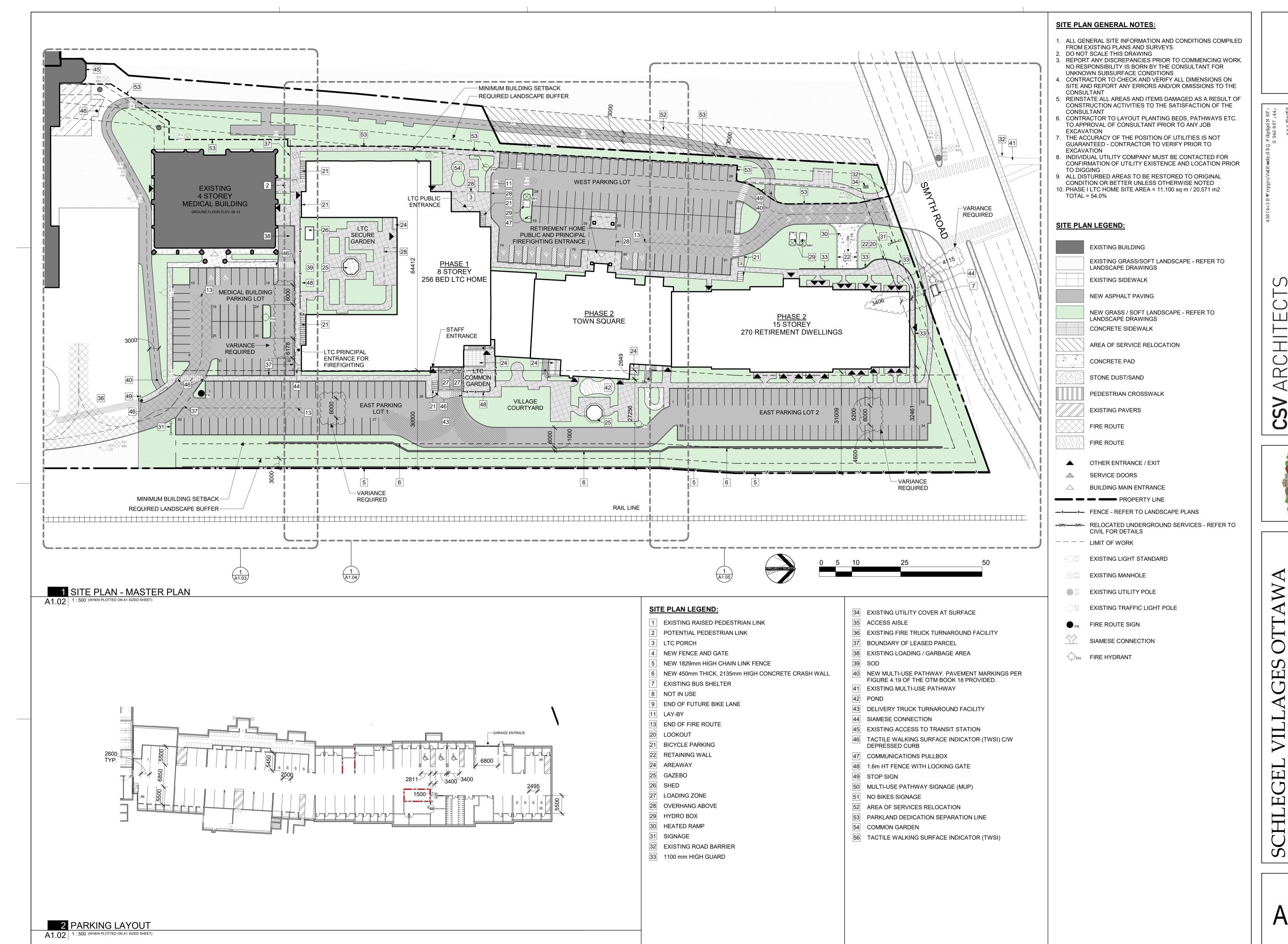
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9, 1967 RIVERSIDE DRIVE, OTTAWA, ONTARIO
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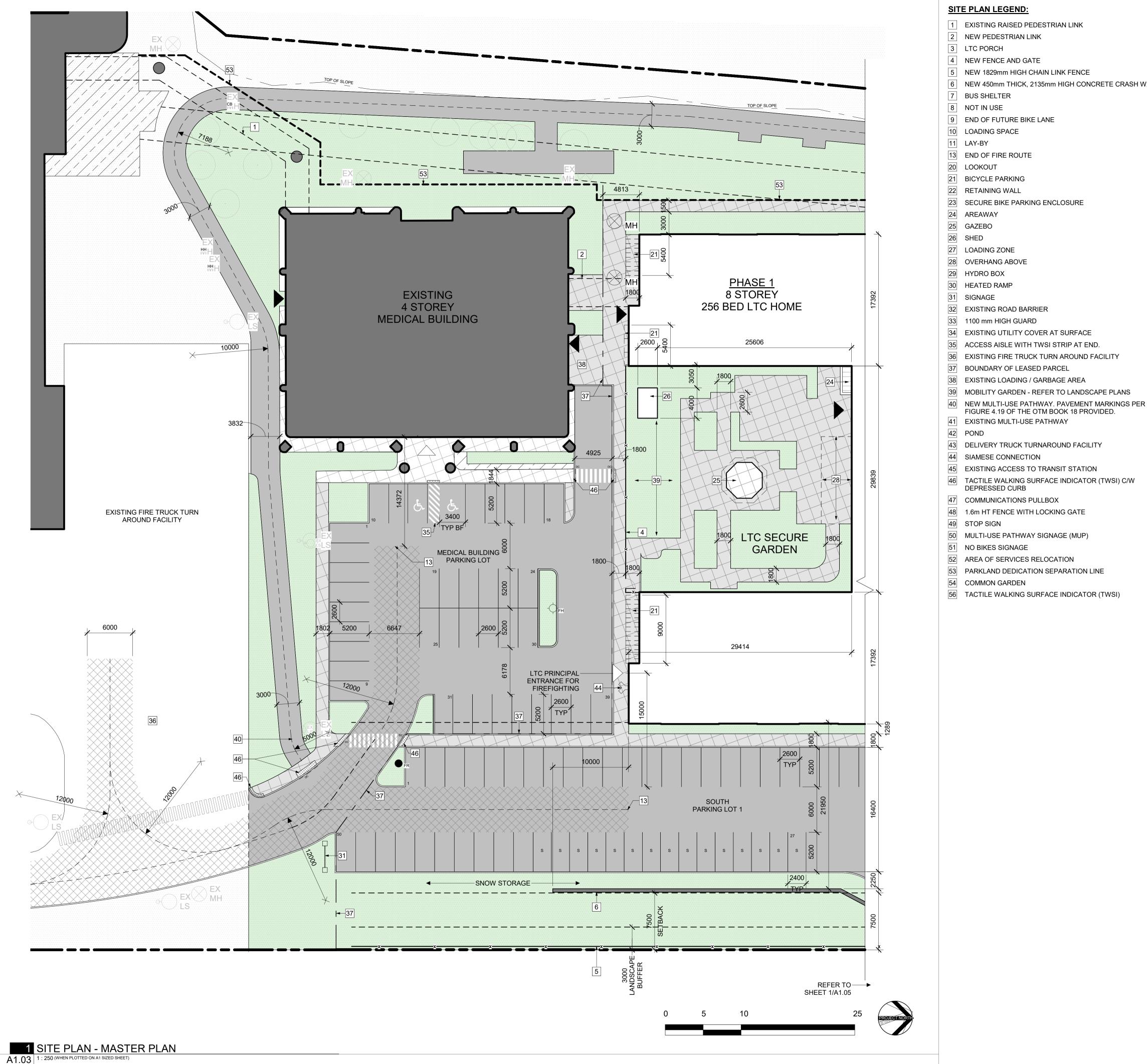
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City Project Number: D07-12-21-0170



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

FIGURE 4.19 OF THE OTM BOOK 18 PROVIDED.

DEPRESSED CURB

- CONSULTANT 7 BUS SHELTER
 - REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE

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SITE PLAN GENERAL NOTES:

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FROM EXISTING PLANS AND SURVEYS

UNKNOWN SUBSURFACE CONDITIONS

. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC.

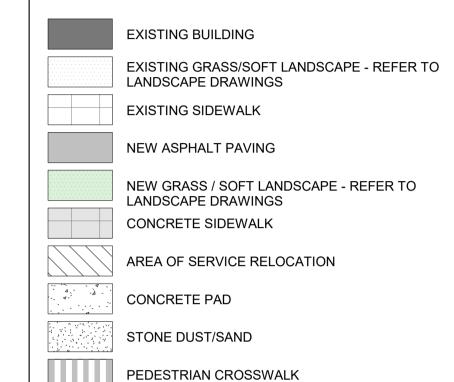
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- 8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- 9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED
- 10. PHASE I LTC HOME SITE AREA =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

SITE PLAN LEGEND:

EXCAVATION



FIRE ROUTE OTHER ENTRANCE / EXIT

FIRE ROUTE

EXISTING PAVERS

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 UTILITY POLE EXISTING TRAFFIC LIGHT POLE

FR FIRE ROUTE SIGN

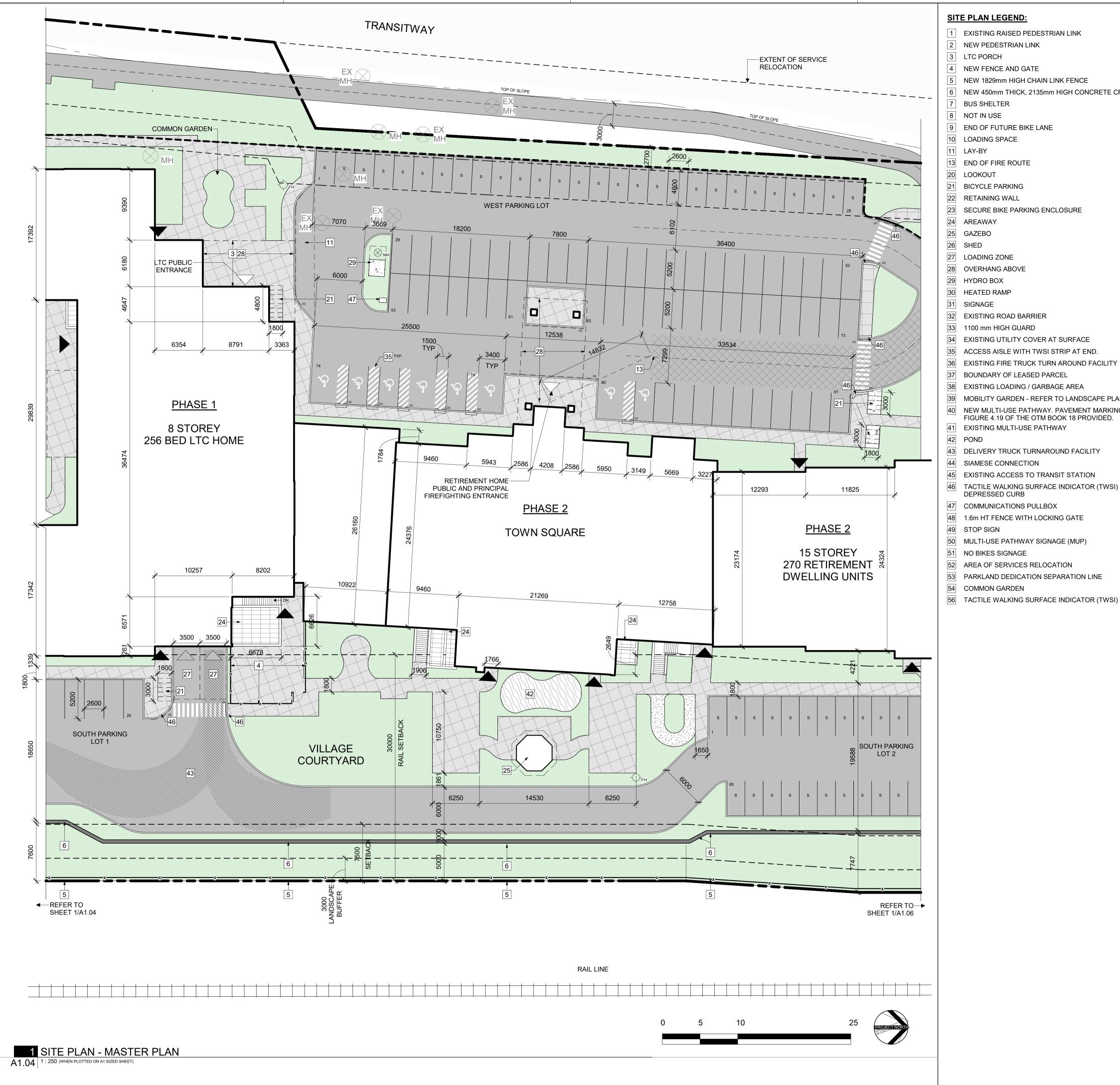
SIAMESE CONNECTION

FH FIRE HYDRANT

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- 2 NEW PEDESTRIAN LINK

- 4 NEW FENCE AND GATE
- 5 NEW 1829mm HIGH CHAIN LINK FENCE
- 6 NEW 450mm THICK, 2135mm HIGH CONCRETE CRASH WALL
- 7 BUS SHELTER
- 9 END OF FUTURE BIKE LANE

- 13 END OF FIRE ROUTE
- 21 BICYCLE PARKING

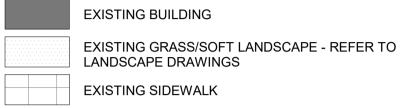
- 23 SECURE BIKE PARKING ENCLOSURE

- 32 EXISTING ROAD BARRIER
- 33 1100 mm HIGH GUARD
- 34 EXISTING UTILITY COVER AT SURFACE
- 35 ACCESS AISLE WITH TWSI STRIP AT END.
- 37 BOUNDARY OF LEASED PARCEL
- 39 MOBILITY GARDEN REFER TO LANDSCAPE PLANS
- 40 NEW MULTI-USE PATHWAY. PAVEMENT MARKINGS PER
- FIGURE 4.19 OF THE OTM BOOK 18 PROVIDED. 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
- 47 COMMUNICATIONS PULLBOX
- 48 1.6m HT FENCE WITH LOCKING GATE
- 50 MULTI-USE PATHWAY SIGNAGE (MUP)
- 51 NO BIKES SIGNAGE
- 52 AREA OF SERVICES RELOCATION
- 56 TACTILE WALKING SURFACE INDICATOR (TWSI)

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SITE PLAN LEGEND:



NEW ASPHALT PAVING

NEW GRASS / SOFT LANDSCAPE - REFER TO LANDSCAPE DRAWINGS CONCRETE SIDEWALK

AREA OF SERVICE RELOCATION CONCRETE PAD

STONE DUST/SAND

PEDESTRIAN CROSSWALK **EXISTING PAVERS**

FIRE ROUTE

FIRE ROUTE

OTHER ENTRANCE / EXIT SERVICE DOORS

BUILDING MAIN ENTRANCE

PROPERTY LINE

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---- LIMIT OF WORK

EXISTING MANHOLE

EXISTING UTILITY POLE

EXISTING LIGHT STANDARD

EXISTING TRAFFIC LIGHT POLE

FR FIRE ROUTE SIGN

FINE HYDRANT

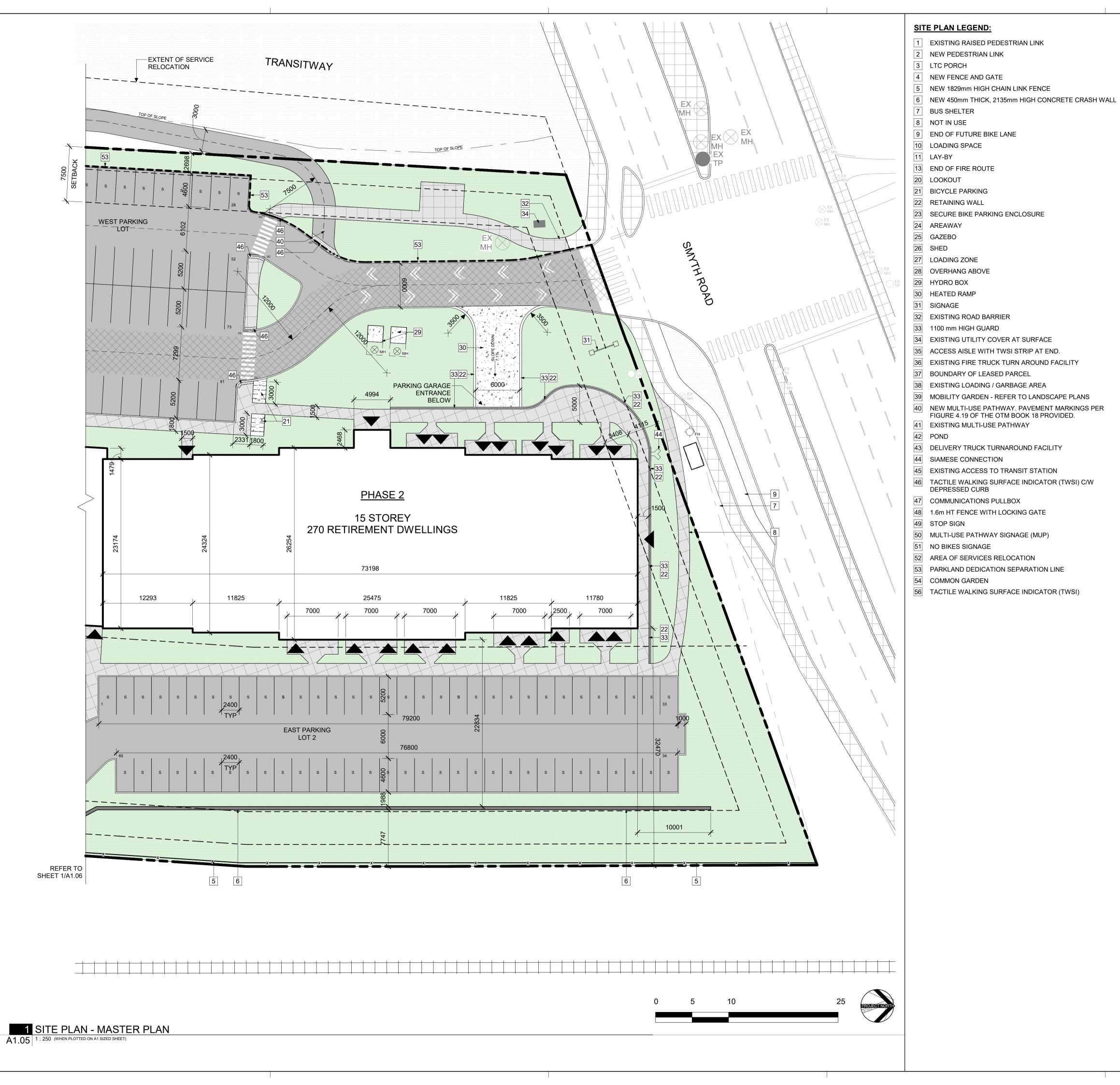
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SITE PLAN LEGEND:



4-	CONCRETE PAD	
5/3/3/3/3	STONE DUST/SAND	

	STONE DUST/SAND
	PEDESTRIAN CROSSWALK
	EXISTING PAVERS
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EXISTING LIGHT STANDARD EXISTING MANHOLE

EXISTING UTILITY POLE

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FR FIRE ROUTE SIGN

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