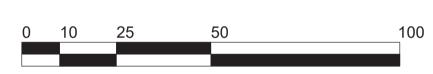
PROJ



<u>REQUIRED</u>

68 spaces

(0.25 per dwelling

6 spaces

(One space per

1,500 m<sup>2</sup> GFA)

74

0.6 m x 1.8 m

3.5 m x 7.0 m

9.0 m

<u>PROVIDED</u>

76

0.6 m x 1.8 m

3.5 m x 7.0 m

8.6 m

ZONING PROVISION

Long Term Care Home

**Total Bicycle Parking Spaces** 

Minimum Required Loading Spaces

Minimum Bicycle Parking

(Long Term Care Home)

Minimum Loading Space

Loading Space Drive Aisle

Dimensions

Dimensions

Retirement Home

Minimum Required Bicycle Parking

1 SITE PLAN - CAMPUS PLAN
A1.01 1: 1000 (WHEN PLOTTED ON A1 SIZED SHEET)

PART OF WESTERLY, NORTHERLY AND EASTERLY LIMIT OF PIN

GEOGRAPHIC TOWNSHIP OF CLOUCESTER

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)

#### REFERENCE SURVEY:

CITY OF OTTAWA

**LEGAL DESCRIPTION:** 

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 m<sup>2</sup>

PARKLAND DEDICATION
AREA: 2,486 m<sup>2</sup>

ZONE: MAJOR INSTITUTIONAL

SCHEDULE 1: AREA B
SCHEDULE 1A: AREA X

SCHEDULE 2: Within 300 m of a Rapid Transit Station

# FLOOR SPACE INDEX CALCULATION:

HOSPITAL FLOOR AREA (EXCL. BASEMENT) MEDICAL BUILDING FLOOR AREA TOTAL EXISITNG FLOOR AREA	28,262 m <sup>2</sup> 5,030 m <sup>2</sup> <b>33,292 m<sup>2</sup></b>
AREA BLOCK A EXISTING FSI	58,536 m <sup>2</sup> <b>0.57</b>
AREA BLOCKS A, B, C & D EXISTING FSI	75,968 m² <b>0.44</b>
PROPOSED SENIORS VILLAGE TOTAL PROPOSED AREA	27,711 m <sup>2</sup> 61,003 m <sup>2</sup>
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
- 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 GUARANTEED CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- 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

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 <sup>2</sup>	Retirement Home Units - 270	68 (0.25 per Unit)	
MIN. FRONT YARD SETBACK	7.5 m	3.99 m*	Decidential Open Condess	,	
MIN. REAR YARD SETBACK	7.5 m	n/a	Residential Care Services (Area - 350 m <sup>2</sup> )	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	ximum Phase 1 - 27.7 m (Area - 350 m an 12 m Phase 2 - 52.6 m	(Area - 350 m <sup>2</sup> )	(1.0 space /100 m2)	
	from an R1-3 Zone)		Visitor Spaces	27 (0.1 spaces per	
AMENITY AREA	Retirement Home: 250 Units x 6 m <sup>2</sup> = 1,500 m <sup>2</sup>	2,847 m <sup>2</sup> LTC Garden, Village Courtyard, Common		Retierment Dwelling Unit	
	Residential Care Facility: 10% of the GFA of each unit =	Garden & Area West of LTC	Total	133	311 (Including 66 underground spaces)
	1,010 m <sup>2</sup>		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 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	99 spaces	116 spaces
		6.5 m East property	(40% of non visitor spaces)		
		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
			Driveway Width	6.0 Minimum	6.0 Minimum
ENTIRE HOSPITAL SITE			Drive Aisle Width	6.0 m Min.	6.0 m & 6.7 m
ZONING PROVISION	REQUIRED	<u>PROVIDED</u>		(Accessory to residential use)	(refer to plans)
HOSPITAL (Area - 29,922 m²)	209 (Minimum 0.7 spaces/100 m²)	393		6.7 m Min. (Accessory to other	
MEDICAL BUILDING (Area 3,380 m²)	68 (Minimum 2.0 spaces/100 m²)	39	Minimum Parking Lot Landscaping	uses) 887 m² (15% of parking lot	3,972 m²
Total Requirement for Existing	277	432		area)	

No	ARCH	SSO <sub>(</sub>	s 2
· ·	DARRYL	S. HOO	0
THAT	61 61		REAL PROPERTY.

S	V ARCHII ECIS	zzzfvyfd
sustair	sustainable design · conception écologique	> 5354 FVY Dufklinfw Igfrasrading1DoV jjkw Uhvhujig1
2021-10-25	ISSUED FOR SITE PLAN CONTROL	
2022-12-14	ISSUED FOR SITE PLAN CONTROL RE-SUBMISSION	

SCHLEGEL VILLAGES

AGES OTTAWA

Project No.: Drawn By: Plot Date:

RIVERSIDE DRIVE, OTTAWA, ONTARIO
IPUS PLAN AND ZONING
ORMATION

П

口

1.01