

PIN 14531 - 3375

No. 1970 Trim Road
3 STOREY
METAL SIDED BUILDING
(Siding Noted)

N 67° 13' 05" E (Reference Bearing)

AREA OF SITE:

GROSS FLOOR AREA PROPOSED:	#6092.7 sq.m.
GROUND FLOOR / G.F.A.:	#2778 sq.m.
ASSISTED LIVING G.F.A. (2nd - 3rd FL.)	#0 sq.m.
DWELLING UNITS G.F.A. (4th - 6th FL.)	#2491 sq.m.
PRIVATE AMENITY AREA (G.F.A.)	#203 sq.m.
COMMUNAL AMENITY AREA (G.F.A.)	#1560 sq.m.
MED. HEALTH OR PERS. SERV. (G.F.A.)	#91 sq.m.
SITE COVERAGE:	#36.4 %
LANDSCAPED AREA (EXCL. PARKING):	#15.8 %
LANDSCAPED AREA (EXCL. PARKING):	#47.8 %
PROVIDED BICYCLE STALLS:	39 INTERIOR
	15 EXTERIOR
NUMBER OF FLOORS & BUILDING HEIGHT:	6 FLOORS + MECH.
DWELLING UNITS:	#146
	#20,000 m
	#146

FOR EXISTING SITE CONDITIONS. SEE SURVEY PLAN BY ANNIS O'SULLIVAN VOLLEBEKK LTD. SUBMITTED SEPARATELY.

FOR NEW GRADES AND SITE SERVICES. SEE CIVIL ENGINEERING PLAN BY BI GROUP, SUBMITTED SEPARATELY.

FOR PROPOSED VEGETATION AND LANDSCAPE INFORMATION. SEE LANDSCAPE ARCHITECTURE PLAN BY JAMES B. LENNOX & ASSOCIATES SUBMITTED SEPARATELY.

PROVISION	REQUIREMENT	PROPOSED
Minimum front yard	3.00 metres	10.00 metres
Minimum corner side yard	3.00 metres	4.28 metres
Minimum side yard (residential)	5.00 metres	N/A
Minimum side yard (other)	0.00 metres	6.80 metres
Minimum rear yard (residential)	7.50 metres	12.74 metres
Minimum landscaped area (resid.)	3.00 metres	3.00 metres
Height limit (maximum)	20.00 metres	17.60 metres
Floor space index (maximum)	2.00	0.93

ZONING BY-LAW PARKING REQUIREMENT FOR RETIREMENT HOME

REQUIREMENT	PROPOSED
0.25 per unit	0.25 x 146 = 37
1 per 100 m ² of G.F.A. used for medical or personal services	91 m ² = 1
	38 interior
	1 interior

ZONING BY-LAW BICYCLES PARKING REQUIREMENT FOR RETIREMENT HOME

REQUIREMENT	PROPOSED
0.25 per unit	0.25 x 146 = 37
	22 int. + 15 ext.

NOTES GÉNÉRALES / General Notes

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ARCHITECTURE DE PAYSAGE Landscape architect
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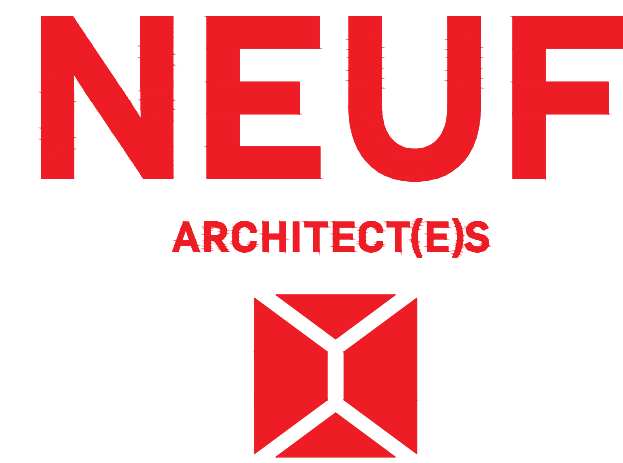
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GÉOTECHNIQUE Geotechnical
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SCÉAU Seal



OUVRAGE Project
Trim & Innes Retirement Community
Emplacement Location
Oreans, ON
NO PROJET No.
11360

NO	REVISION	DATE (aa.mm.jj)
A	Coordination	2017.02.15
B	Coordination	2017.02.23
1	Site Plan Application	2017.03.24

DESSIN PAR Drawn by
PV
DATE (aa.mm.jj)
17.02.06

VÉRIFIÉ PAR Checked by
LH
ÉCHELLE Scale
1:200

TITRE DU DESSIN Drawing Title
Site Plan at Ground Floor Level

REVISION Revision
NO. DESSIN Dwg Number

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