

ZONING PROVISION

MEDICAL BUILDING (Area 3,380 m²)

Total Requirement for Existing

MAXIMUM GFA OF ANCILLARY

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 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: 20,571 m² (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: $2,486 \text{ m}^2$

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 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 m² 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:

1. 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 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE
- CONSULTANT REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE
- CONSULTANT 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
- CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING 9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

MIN. LOT WIDTH	No Minimum	9.4m	Residentali Care Units - 256	32 (0.125 per Unit)	
MIN. LOT AREA	No Minimum	20,571 m ²	Retirement Home Units - 270	68	
MIN. FRONT YARD SETBACK	7.5 m	3.99 m*	B :1-510 - 0 - 1	(0.25 per Unit)	
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	Detinors and House Conins	,	
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)	
	from an R1-3 Zone)	1 11a35 2 - 52.5 111	Visitor Spaces	27 (0.1 spaces per	
AMENITY AREA	Retirement Home: 250 Units x 6 m ² = 1,500 m ²	2,847 m ² 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 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	1.5 m at West property line* 4.0 m North	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
		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 (2% + 2)	11 spaces
* indicates variance required			Type A Spaces	3 spaces	7 spaces
PARKING PROVISIONS:			Type B Spaces	4 spaces	6 spaces
ENTIRE HOORITAL SITE			Driveway Width	6.0 Minimum	6.0 Minimum
ENTIRE HOSPITAL SITE ZONING PROVISION	REQUIRED	<u>PROVIDED</u>	Drive Aisle Width	6.0 m Min. (Accessory to residential use)	6.0 m & 6.7 m (refer to plans)
HOSPITAL (Area - 29,922 m²)	209 (Minimum 0.7 spaces/100 m²)	393		6.7 m Min. (Accessory to other	

REQUIRED	<u>PROVIDED</u>	ZONING PROVISION	REQUIRED	PROVIDED	ZONING PROVISION	REQUIRED	<u>PROVII</u>
Max. 10% of total GFA	0	SCHLEGEL VILLAGES SITE			Minimum Required Bicycle Park	king	
No Minimum	9.4m	Residentail Care Units - 256	32 (0.125 per Unit)		Retirement Home	68 spaces (0.25 per dwelling unit)	
No Minimum 7.5 m	20,571 m ² 3.99 m*	Retirement Home Units - 270	68 (0.25 per Unit)		Long Term Care Home	6 spaces (One space per	
7.5 m	5.99 m n/a	Residential Care Services (Area - 350 m²)	2 (0.5 spaces per			1,500 m ² GFA)	
3.0 m	10.5 m & 27.9 m		100m²)		Total Bicycle Parking Spaces	74	76
No Maximum (more than 12 m	Phase 1 - 27.7 m Phase 2 - 52.6 m	Retirement Home Sevices (Area - 350 m ²)	4 (1.0 space /100 m2)		Minimum Bicycle Parking Dimensions	0.6 m x 1.8 m	0.6 m x ²
from an R1-3 Zone)		Visitor Spaces	27 (0.1 spaces per		Minimum Required Loading Spa (Long Term Care Home)	aces 2	2
Retirement Home: 250 Units x 6 m ² = 1,500 m ²	2,847 m ² LTC Garden, Village Courtyard, Common		Retierment Dwelling Unit		Minimum Loading Space Dimensions	3.5 m x 7.0 m	3.5 m x 7
Residential Care Facility: 10% of the GFA of each unit =	Garden & Area West of LTC	Total	133	311 (Including 66 underground spaces)	Loading Space Drive Aisle	9.0 m	8.6 r
1,010 m ²		Typical Parking Space Dimensions	2.6 m x 5.2 m	2.6 m x 5.2 m			
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209 (Minimum 0.7 spaces/100 m²)	393		residential use) 6.7 m Min. (Accessory to other			2023-06-07 City of Ottawa Ville of Comité de déroga	
68 (Minimum 2.0 spaces/100 m²)	39	Minimum Parking Lot Landscaping	uses) 887 m² (15% of parking lot	3,972 m ²	L		
277	432		area)				

	CS	SV ARCHITECTS	43R(4<3RΨrqqruVMR)
EGEL	sustair	ustainable design ·conception écologique	> 5354 FVY Dufk Whfw Ig frus
CES	2021-10-25	ISSUED FOR SITE PLAN CONTROL	
	2022-12-14	ISSUED FOR SITE PLAN CONTROL RE-SUBMISSION	

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<u>PROVIDED</u>

0.6 m x 1.8 m

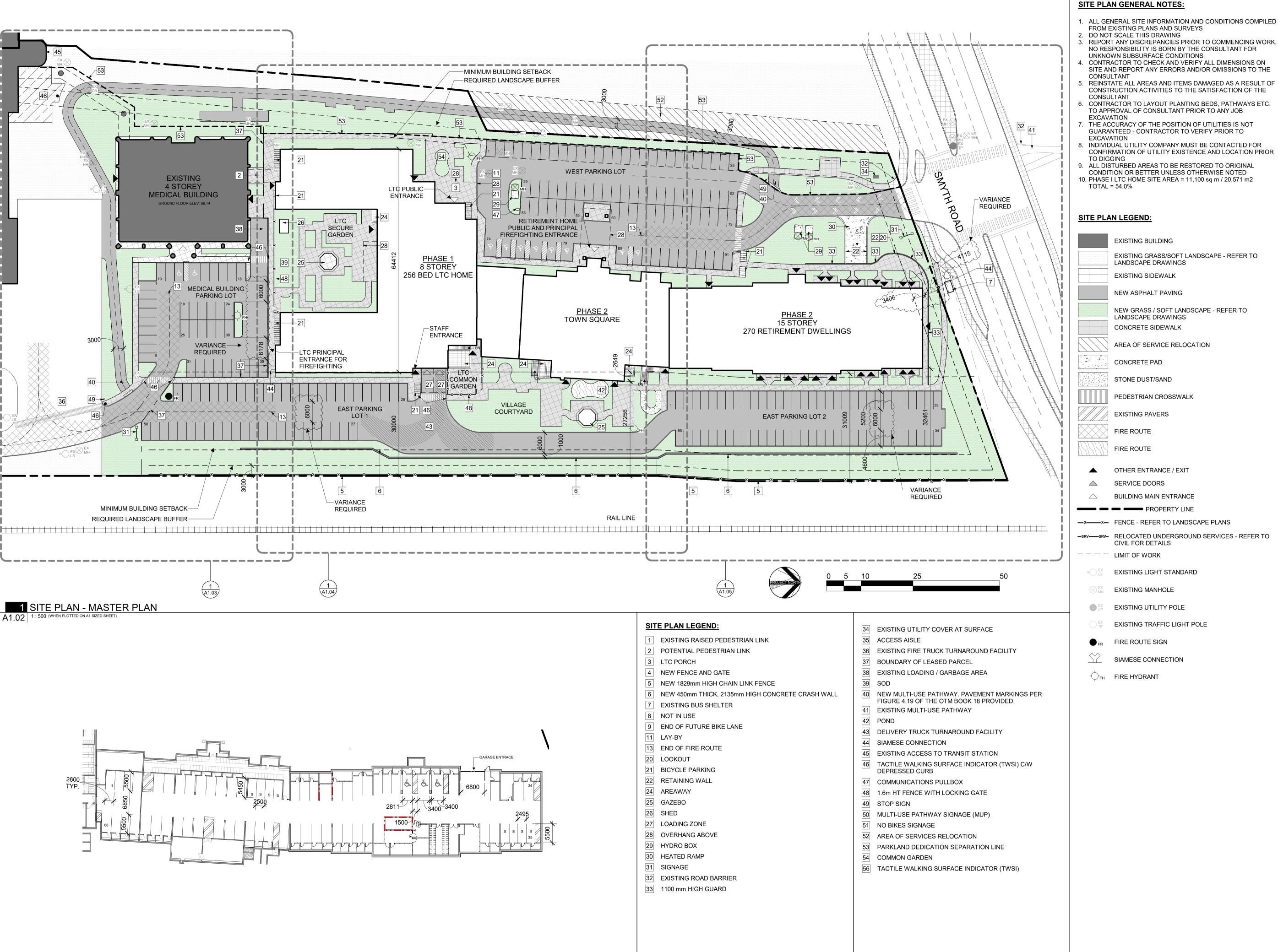
3.5 m x 7.0 m

8.6 m

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PLAN TION

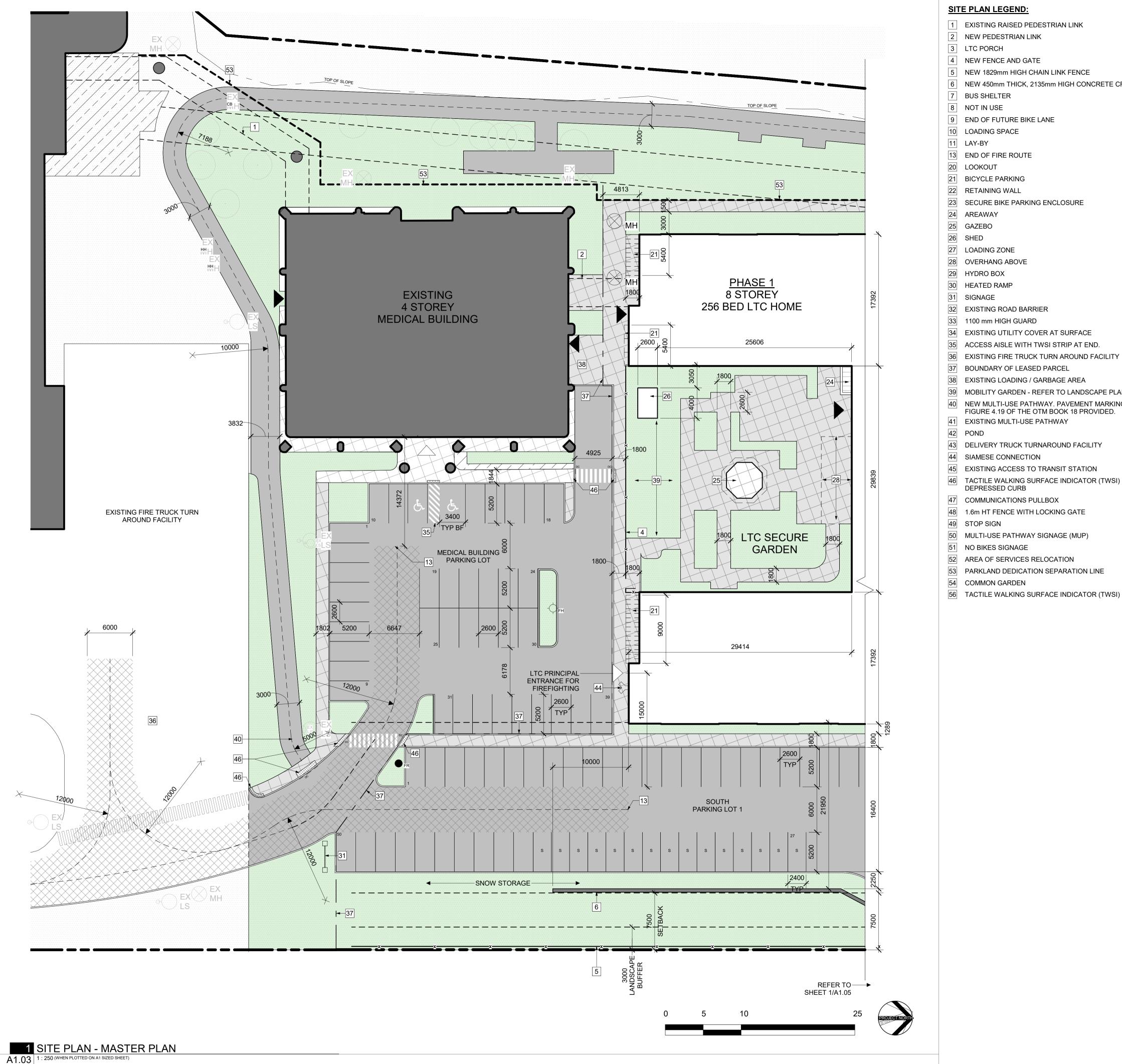


2 PARKING LAYOUT A1.02 1:500 (WHEN PLOTTED ON A1 SIZED SHEET)

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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
- 7 BUS SHELTER
- 8 NOT IN USE
- 9 END OF FUTURE BIKE LANE
- 10 LOADING SPACE
- 11 LAY-BY
- 13 END OF FIRE ROUTE
- 20 LOOKOUT
- 21 BICYCLE PARKING
- 22 RETAINING WALL
- 23 SECURE BIKE PARKING ENCLOSURE
- 24 AREAWAY
- 25 GAZEBO
- 27 LOADING ZONE
- 28 OVERHANG ABOVE
- 29 HYDRO BOX
- 31 SIGNAGE
- 32 EXISTING ROAD BARRIER
- 33 1100 mm HIGH GUARD
- 34 EXISTING UTILITY COVER AT SURFACE
- 35 ACCESS AISLE WITH TWSI STRIP AT END. 36 EXISTING FIRE TRUCK TURN AROUND FACILITY
- 37 BOUNDARY OF LEASED PARCEL
- 38 EXISTING LOADING / GARBAGE AREA
- 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
- 42 POND
- 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

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- 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

SITE PLAN LEGEND:

TOTAL = 54.0%

EXISTING BUILDING EXISTING GRASS/SOFT LANDSCAPE - REFER TO

LANDSCAPE DRAWINGS

EXISTING SIDEWALK

NEW GRASS / SOFT LANDSCAPE - REFER TO LANDSCAPE DRAWINGS

NEW ASPHALT PAVING

CONCRETE SIDEWALK

AREA OF SERVICE RELOCATION

CONCRETE PAD STONE DUST/SAND

PEDESTRIAN CROSSWALK

EXISTING PAVERS FIRE ROUTE

OTHER ENTRANCE / EXIT

FIRE ROUTE

SERVICE DOORS

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

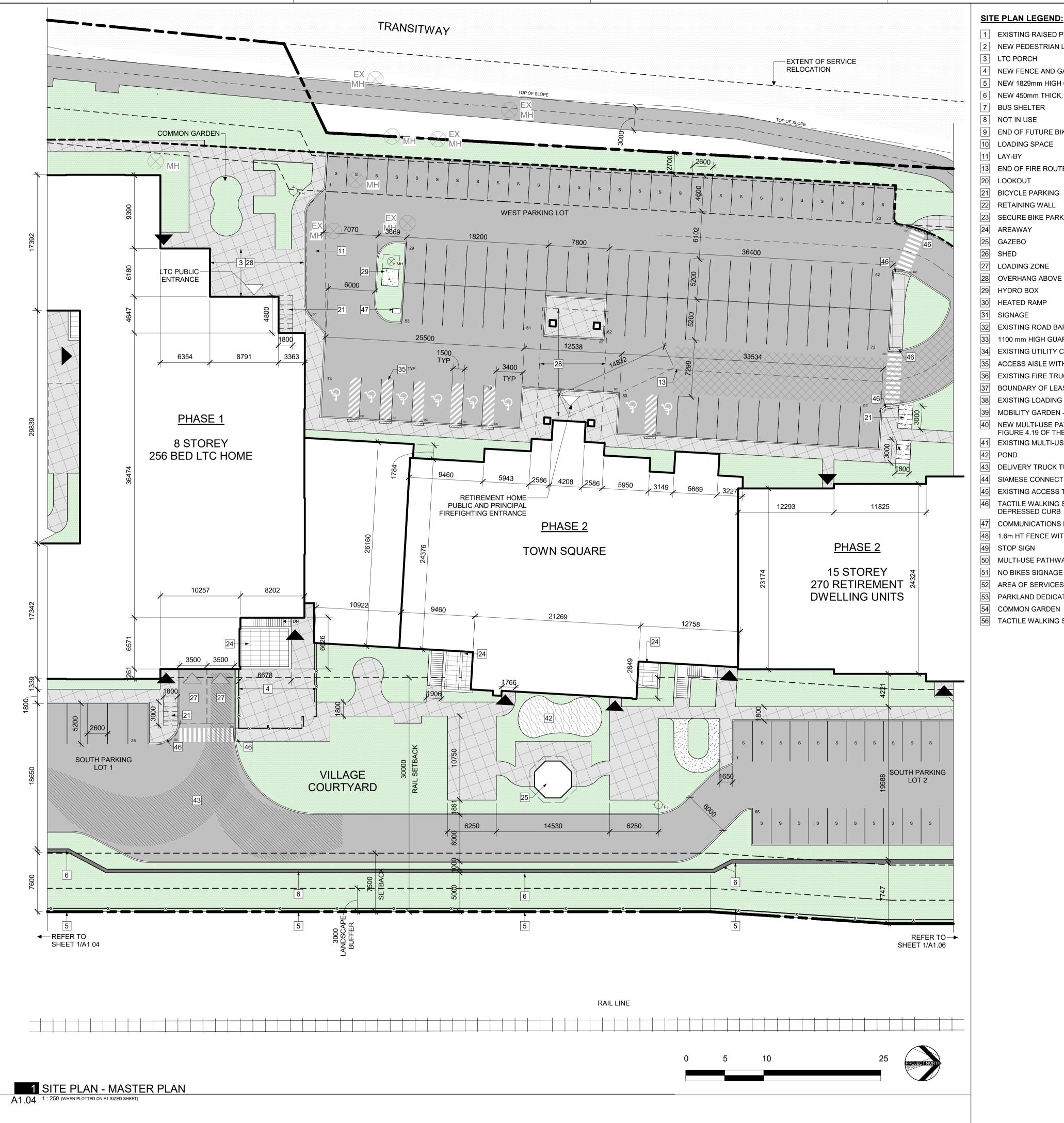
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SITE PLAN LEGEND:





CONCRETE PAD STONE DUST/SAND

PEDESTRIAN CROSSWALK **EXISTING PAVERS**

FIRE ROUTE

OTHER ENTRANCE / EXIT

FIRE ROUTE

SERVICE DOORS

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 LIGHT STANDARD

EXISTING MANHOLE

EXISTING UTILITY POLE

EXISTING TRAFFIC LIGHT POLE

FR FIRE ROUTE SIGN

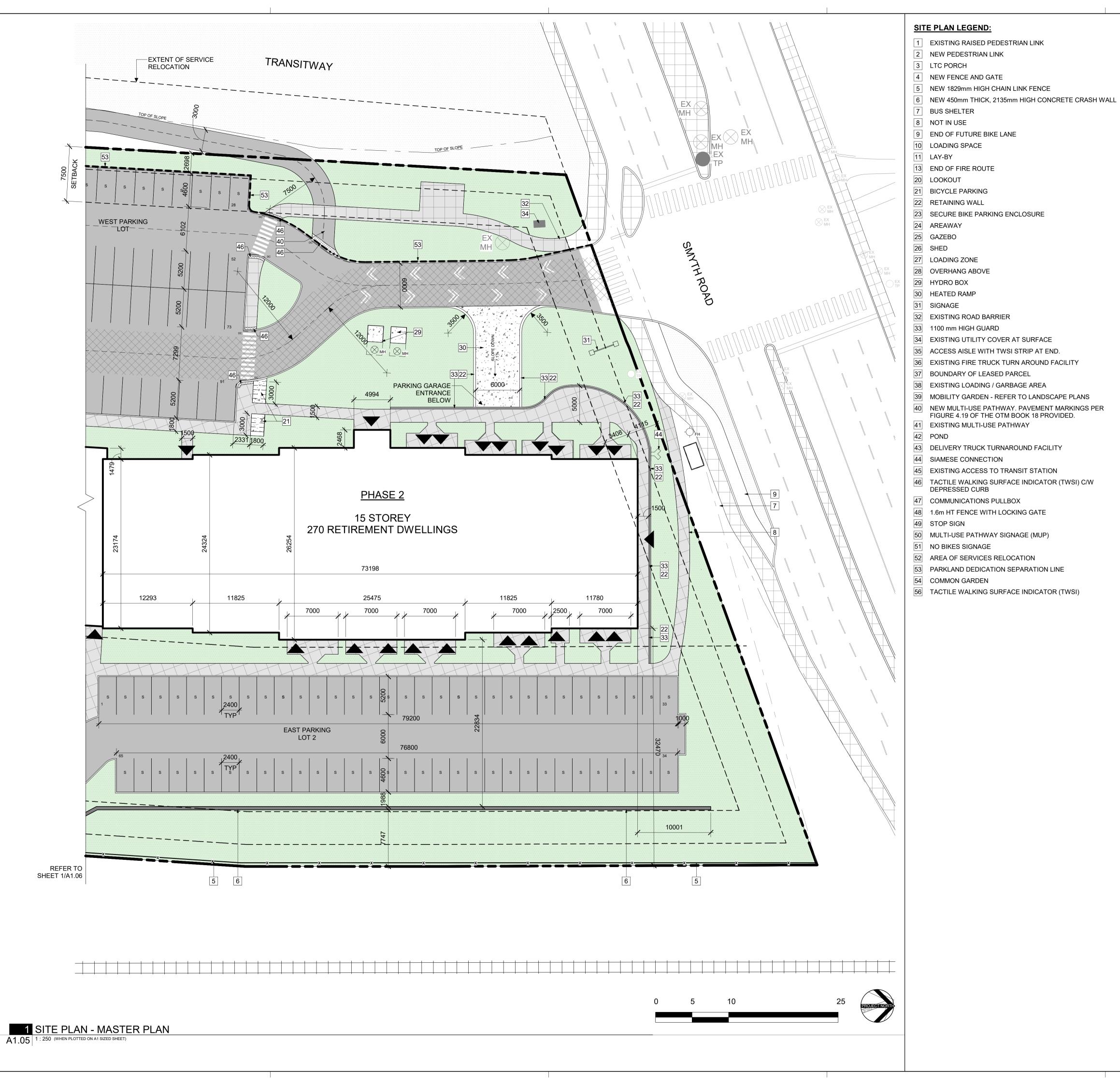
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SITE PLAN LEGEND:

EXISTING BUILDING EXISTING GRASS/SOFT LANDSCAPE - REFER TO LANDSCAPE DRAWINGS EXISTING SIDEWALK **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

OTHER ENTRANCE / EXIT

SERVICE DOORS

BUILDING MAIN ENTRANCE PROPERTY LINE

FIRE ROUTE

-x-x- FENCE - REFER TO LANDSCAPE PLANS

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

---- LIMIT OF WORK ○ SX EXISTING LIGHT STANDARD

EXISTING UTILITY POLE

EXISTING TRAFFIC LIGHT POLE

FIRE ROUTE SIGN

FH FIRE HYDRANT

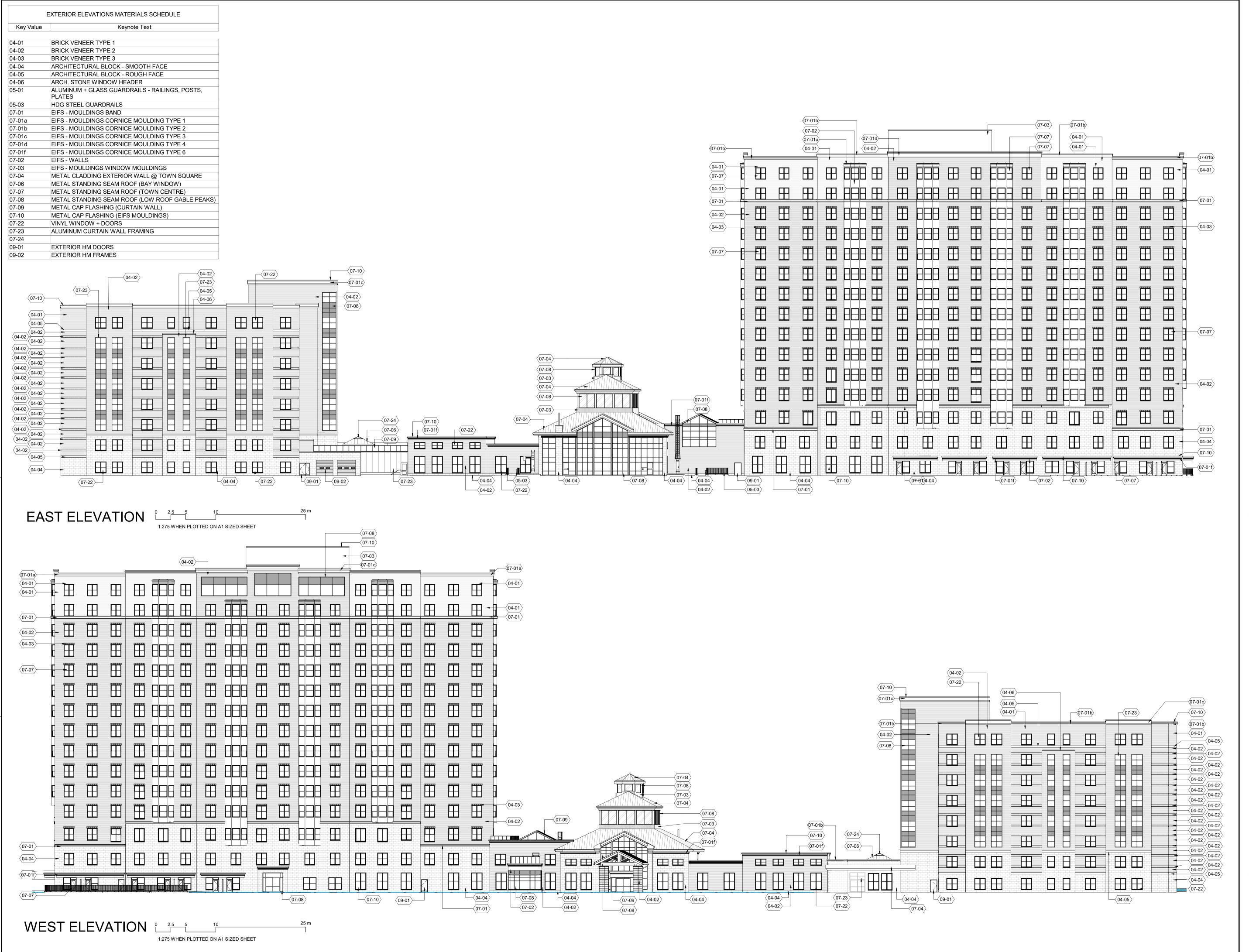
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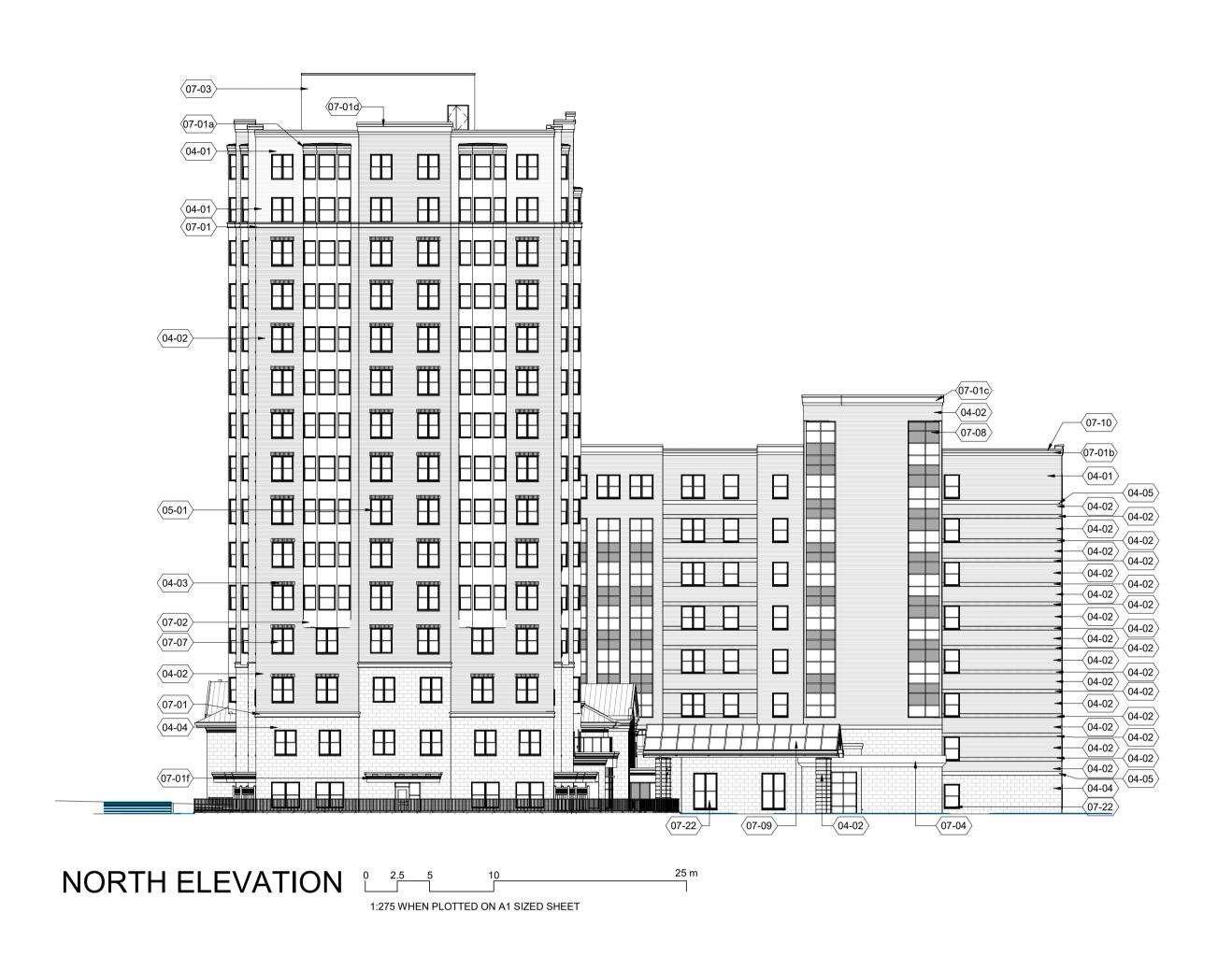


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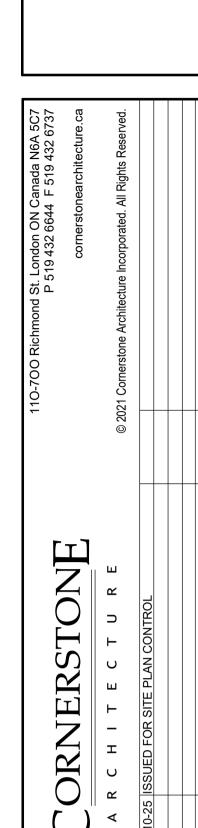
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Key Value	Keynote Text
04-01	BRICK VENEER TYPE 1
04-02	BRICK VENEER TYPE 2
04-03	BRICK VENEER TYPE 3
04-04	ARCHITECTURAL BLOCK - SMOOTH FACE
04-05	ARCHITECTURAL BLOCK - ROUGH FACE
04-06	ARCH. STONE WINDOW HEADER
05-01	ALUMINUM + GLASS GUARDRAILS - RAILINGS, POSTS, PLATES
05-03	HDG STEEL GUARDRAILS
07-01	EIFS - MOULDINGS BAND
07-01a	EIFS - MOULDINGS CORNICE MOULDING TYPE 1
07-01b	EIFS - MOULDINGS CORNICE MOULDING TYPE 2
07-01c	EIFS - MOULDINGS CORNICE MOULDING TYPE 3
07-01d	EIFS - MOULDINGS CORNICE MOULDING TYPE 4
07-01f	EIFS - MOULDINGS CORNICE MOULDING TYPE 6
07-02	EIFS - WALLS
07-03	EIFS - MOULDINGS WINDOW MOULDINGS
07-04	METAL CLADDING EXTERIOR WALL @ TOWN SQUARE
07-06	METAL STANDING SEAM ROOF (BAY WINDOW)
07-07	METAL STANDING SEAM ROOF (TOWN CENTRE)
07-08	METAL STANDING SEAM ROOF (LOW ROOF GABLE PEAKS
07-09	METAL CAP FLASHING (CURTAIN WALL)
07-10	METAL CAP FLASHING (EIFS MOULDINGS)
07-22	VINYL WINDOW + DOORS
07-23	ALUMINUM CURTAIN WALL FRAMING
07-24	
09-01	EXTERIOR HM DOORS
09-02	EXTERIOR HM FRAMES



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