

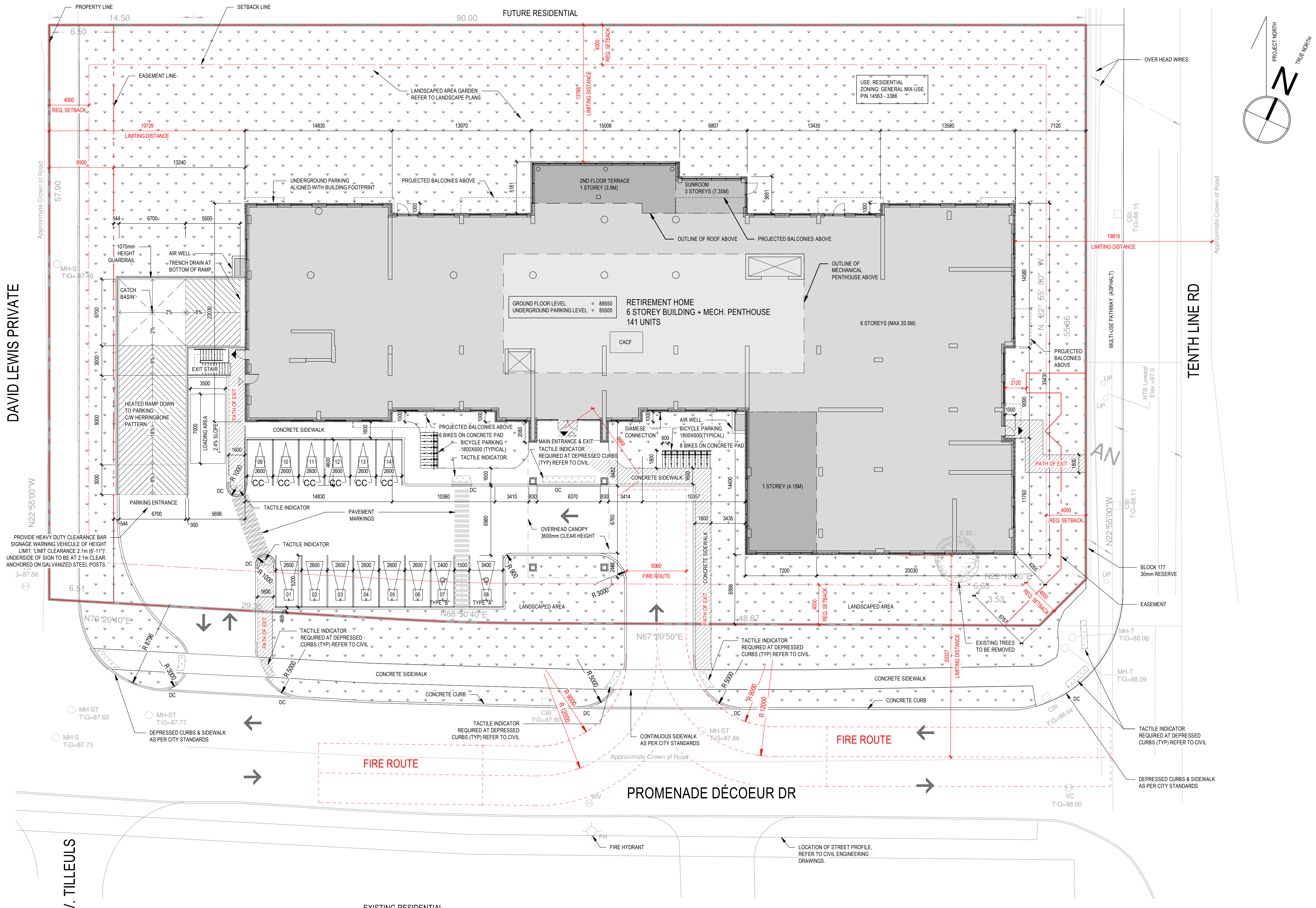


- FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS O'SULLIVAN VOLLEBEK LTD. SUBMITTED SEPARATELY.
- FOR PROPOSED VEGETATION AND LANDSCAPE INFORMATION, SEE LANDSCAPE ARCHITECTURE PLAN BY JAMES B. LENNOX & ASSOCIATES SUBMITTED SEPARATELY.
- FOR NEW GARDENS AND SITE, SEE CIVIL ENGINEERING PLAN BY NOVATECH, SUBMITTED SEPARATELY.

NOTE:  
- SNOW STORAGE: SNOW WILL BE HAULED OFF SITE.

**SYMBOL LEGEND**

○ UP	UTILITY POLE	T/G-XXX	TOP OF GAE (SURVEY LEVEL)
○	FIRE HYDRANT		
□ CB	CATCH BASIN		
□ CB	CATCH BASIN INLET		
○ MH-ST	MAINTENANCE HOLE STORM SEWER		
○ MH-S	MAINTENANCE HOLE SANTARY		
□	PARKING COUNT		
CC	COMPACT CAR PARKING SPACE		
○	ACCESSIBLE PARKING TYPE 'A' AS PER ACCESSIBILITY DESIGN STANDARDS (CITY OF OTTAWA)		
○	ACCESSIBLE PARKING TYPE 'B' AS PER ACCESSIBILITY DESIGN STANDARDS (CITY OF OTTAWA)		
○	BICYCLE PARKING 600X1800		
▶	EXIT		
▶	ENTRANCE		
▶	EXIT PATH OF TRAVEL		
DC	DEPRESSED CURB		
▬	PAVEMENT MARKING		
⋯	TACTILE INDICATOR		



**GENERAL MIXED-USE ZONE (SECTIONS 187-188)**

ZONING MECHANISM	REQUIRED	PROVIDED
Minimum lot area	N/A	6245.23m <sup>2</sup>
Minimum lot width	N/A	104.49m
Maximum building height (Proposed zoning amendment)	18m	20.50m
Minimum front yard setback [GM 950]	4m	7.00m
Minimum interior side yard setback [GM 950]	4m	7.12m (Tenth Line Rd.) 19.74m (David Lewis Private)
Minimum rear yard setback [GM 950]	4m	13.78m
Maximum floor space index	2 (total gross floor area / lot area)	1.09 = 6831 / 6245.23
Minimum width of landscaped area	(i) abutting a street 3m (ii) other cases N/A	(i) front yard 0.47m (parking exception, refer to plans.) (ii) side yard 7.12m (iii) rear yard 13.78m (iv) interior yard 19.74m
Maximum gross leasable floor area [GM 950]	(i) for a lot less than 4 hectares in area 9999m <sup>2</sup>	6587m <sup>2</sup>

**SITE STATISTICS**

Number of floors & Building Height	6 storeys + Mechanical Penthouse 19.95 m
Ground G.F.A.	74.6 m <sup>2</sup>
Lot Coverage	2101.72 m <sup>2</sup> (39.8%)
Ground Parking Area	183.04m <sup>2</sup> (3.5%)
Landscaped Area (Excl. Parking)	2990.51m <sup>2</sup> (56.7%)

**AMENITY**

REQUIRED	PROVIDED
Amenity Area (Part 5 Section 137)	Communal Amenity Area (G.F.A.): 1838 m <sup>2</sup> Private Amenity Area (G.F.A.): 315 m <sup>2</sup>

**ZONING AMENITY AREA**

USE	AREA
AMENITY COMMON	1838 m <sup>2</sup>
AMENITY PRIVATE	315 m <sup>2</sup>
TOTAL	2153 m <sup>2</sup>

**UNIT STATISTICS - DÉCOEUR RETIREMENT HOME**

Floor	Assisted Care (Studio)	Assisted Care (1br)	Studio	1br	2br
Ground floor					
2nd floor (AC Memory)	25	5	0	0	0
3rd floor (AC Physical)	24	6	0	0	0
4th floor			8	17	2
5th floor			8	17	2
6th floor			8	17	2
Total (Above Grade)	49	11	24	51	6
Percentage Mix	42.6%			57.4%	
Grand Total	60			81	
Total Dwelling Units	141				

**REQUIRED BARRIER FREE UNITS**

NAME	TOTAL	REQ. BF (15%)
1 BR	51	7.65
2 BR	6	0.9
AC-1 BR	11	1.65
AC-S	49	7.35
STUDIO	24	3.6
TOTAL	141	21.15

**ZONING BY-LAW PARKING REQUIREMENT FOR RETIREMENT HOME**

ZONING MECHANISM	REQUIRED	PROVIDED
Minimum parking space requirement (Part 4 Sections 100-114)	0.25 per unit 0.25 X 141 = 35 1 per 100m <sup>2</sup> of GFA used for medical or personal services 179m <sup>2</sup> = 1 exterior parking Total: 36	Interior: 37 Regular: 34 Compact: 3 Exterior: 14 Regular: 9 Compact: 6 Total: 51
Minimum bicycle parking space requirement (Table 111A)	0.25 per unit 0.25 X 141 = 35 Total: 35	Interior: 22 Exterior: 14 Total: 36

**WASTE MANAGEMENT - PRIVATE PICK-UP FOR HIGH-RISE RESIDENTIAL**

ZONING MECHANISM	REQUIRED	PROVIDED
Garbage	Compacted: 0.053 y <sup>3</sup> per unit (rounded up to the nearest yard) 0.053x141 units= 7.47	3 x 3y <sup>3</sup> bins for garbage
Recycling	FEL GMP Containers: 0.018y <sup>3</sup> per unit (rounded up to the nearest yard) 0.018x141 units=2.53 FEL Fibre Containers: 0.038y <sup>3</sup> per unit (rounded up to the nearest yard) 0.038x141 units=5.36	1 X 3y <sup>3</sup> bins for glass/metal/plastic 2 X 3y <sup>3</sup> bins for fibre
Organics	Group: 240L green containers for every 50 units 141/50 units= 2.82	3 X 240L green containers for organics

**NOTES GÉNÉRALES** General Notes

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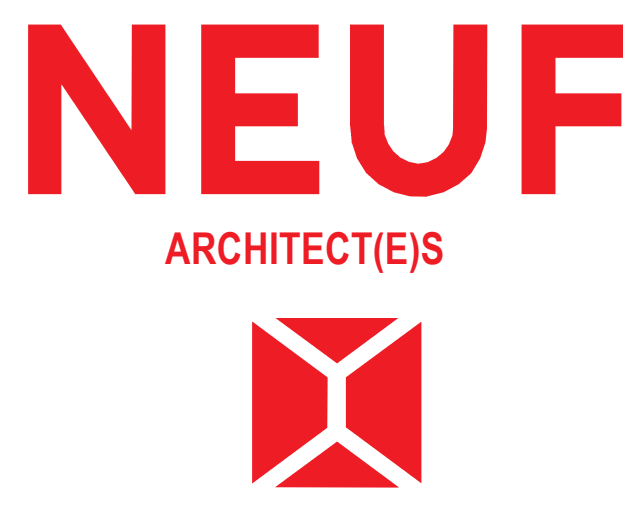
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SCÉAU / Seal



CLIENT Client  
**CLARIDGE HOMES**  
**RIVERSTONE**  
RETIREMENT COMMUNITIES

OUVRAGE Project  
**DÉCOEUR RETIREMENT HOME**  
EMPLACEMENT Location NO. PROJET No. 13677  
2380 Tenth Line Road, Ottawa 13677

**NO. REVISION**

NO.	REVISION	DATE (aa-mm-ii)
A	SCHEMATIC REVIEW	2025-03-28
B	SCHEMATIC REVIEW	2025-04-03
C	INTERNAL REVIEW	2025-05-05
D	INTERNAL REVIEW	2025-05-15
E	INTERNAL REVIEW	2025-05-22
F	FOR COORDINATION	2025-06-05
G	FOR COORDINATION	2025-06-20
H	SPA - FOR COORDINATION	2025-07-23
I	SPA - FOR COORDINATION	2025-08-19
J	ISSUED FOR SPA	2025-09-29

DESSINÉ PAR Drawn by  
**AA**  
DATE (aa-mm-ii)  
2025-02-01  
TITRE DU DESSIN Drawing Title  
**SITE PLAN**

VÉRIFIÉ PAR Checked by  
**CR / PV**  
ÉCHELLE Scale  
As indicated

REVISION Revision NO. DESSIN Drawing Number  
**J** **A100**  
XXXXX

**SITE PLAN AT GROUND FLOOR**



0 12 5 10m

