

G Wildman

GERALDINE WILDMAN
A/MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Geraldine Wildman at 5:01 pm, Feb 10, 2022

Developer / Owner
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NOTES:
 1. SEE LANDSCAPE DRAWING FOR EXISTING AND NEW VEGETATION.
 2. SEE SITE SERVICING AND GRADING DRAWING FOR EXISTING AND NEW GRADES AND SITE SERVICES.
 3. SEE DRAWING ALO2 FOR SITE AND ZONING DATA.

LEGEND:
 DC DEPRESSED CURB
 (To be constructed as per paragraphs 3.5.3.2(2) (3) and (4) of the Ontario Building Code 2006)
 AC ACCESSIBLE PARKING SIGN - TO CITY OF OTTAWA STANDARDS
 FR "FIRE ROUTE - NO PARKING" SIGN - TO CITY OF OTTAWA STANDARDS
 W "ONE-WAY" SIGN
 TONED AREA INDICATES EXTENT OF 6.0m WIDE FIRE DEPT. ACCESS ROUTE C/M 12.0m CENTRELINE RADIUS, PROVIDE HEAVY DOTT ASPHALT PAVING FOR FULL WIDTH OF ASPHALT DRIVE AISLE
 ACCESSIBLE PARKING SPACE C/M SYMBOL PAINTED ON ASPHALT
 EX. SITE PROPERTY LINE
 SET BACK LINE
 ROW PROTECTION LINE - PROPOSED NEW PROPERTY LINE
 LINE OF PARKING GARAGE BELOW

no.	date	revision
04	21-08-21	ISSUED FOR SPC, ZONING, OPA
03	21-05-10	ISSUED FOR EIS
02	21-04-16	RE-ISSUED FOR SPC
01	20-11-20	ISSUED FOR SPC 4 ZONING

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

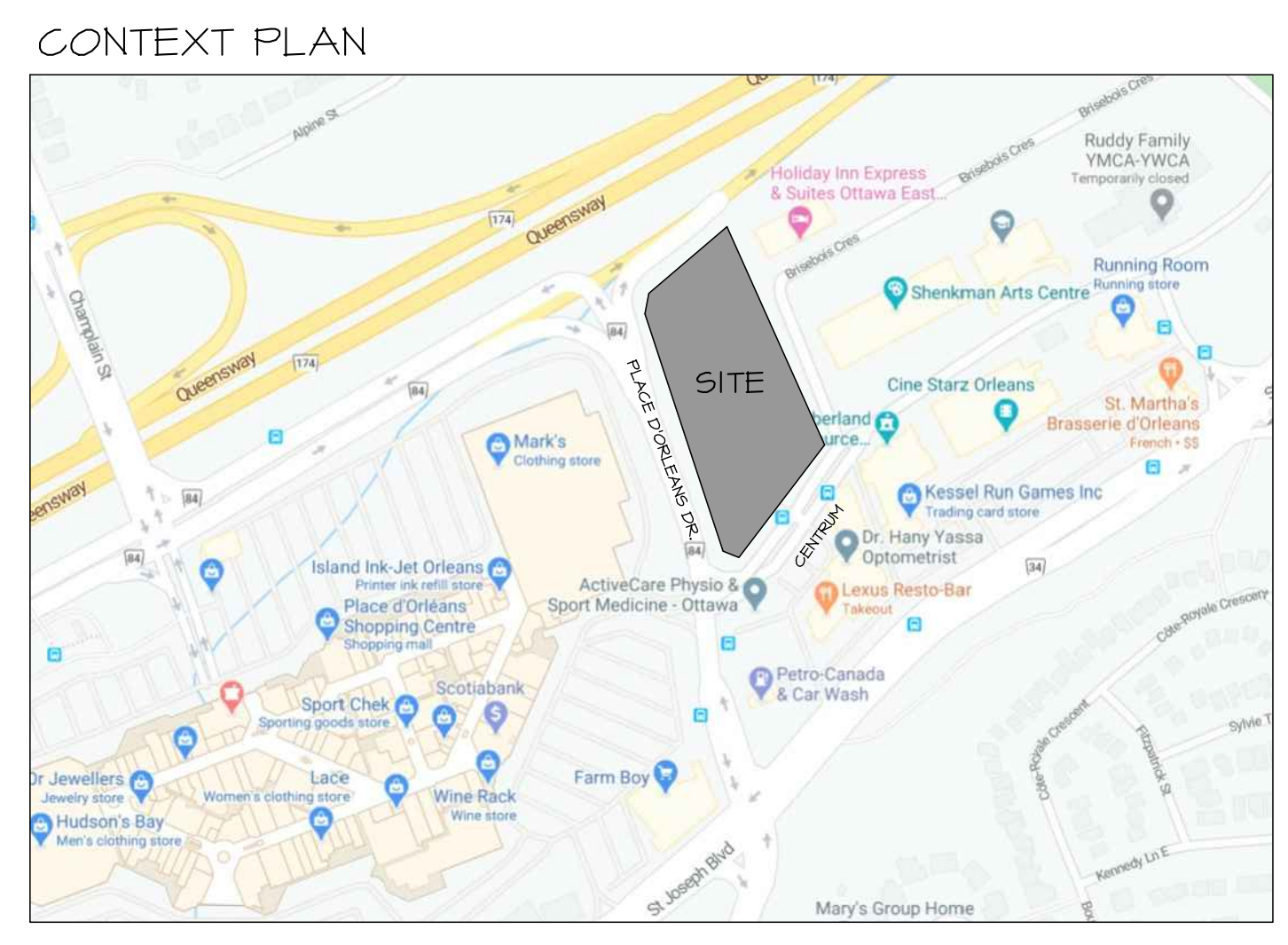
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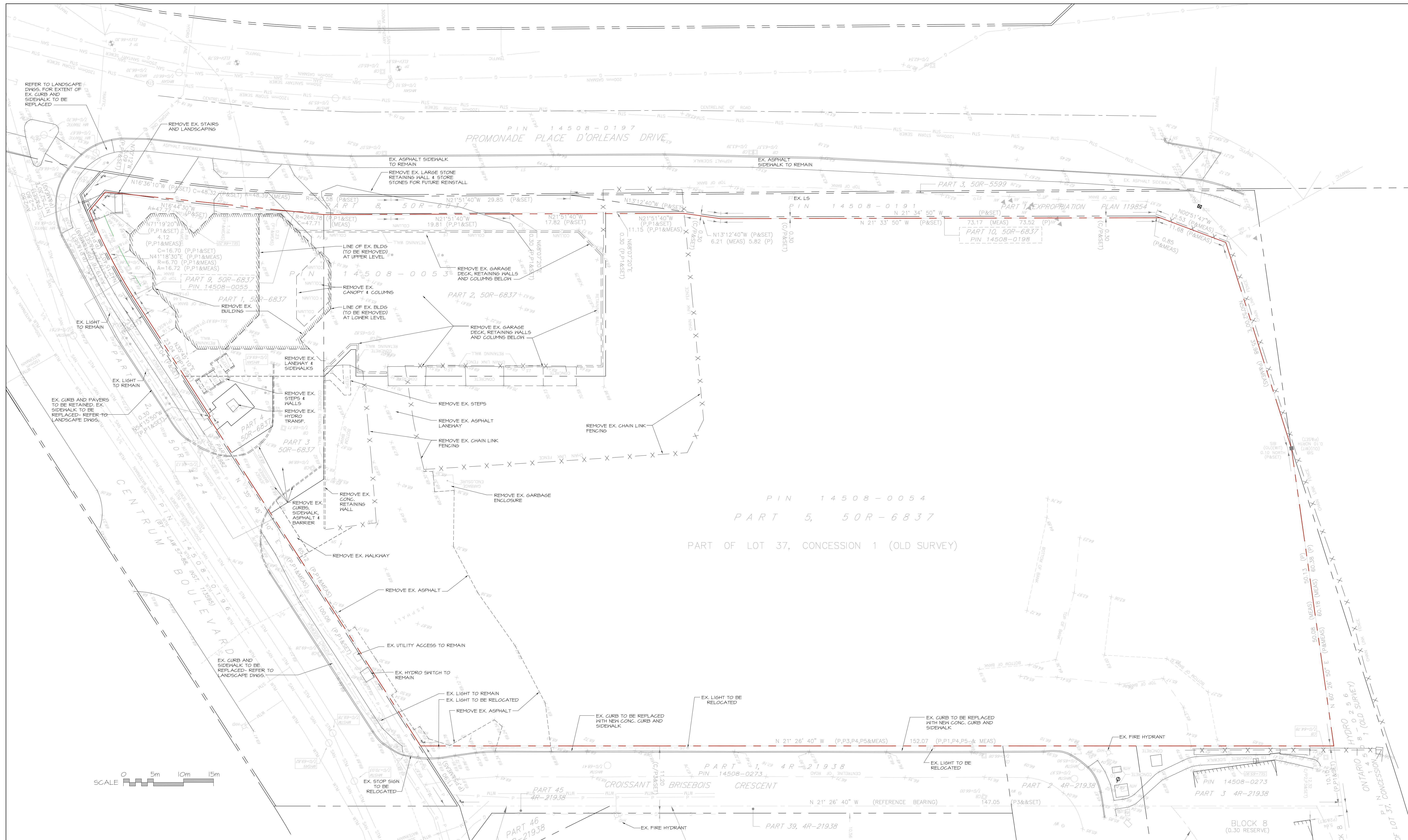
PROJECT/LOCATION:
 Le Groupe Maurice
 Centrum Retirement
 211 Centrum Blvd. Ottawa, Ontario

DRAWING TITLE:
 SITE PLAN

DRAWN BY: BB	DATE: 20/04/08	SCALE: 1:250
PROJECT: 1936	DRAWING NO.: A1.01	
REVISION NO.:		



D07-12-20-0165
#18310



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01	20-11-20	ISSUED FOR SPC & ZONING

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PROJECT/LOCATION:
 Le Groupe Maurice
 Centrum Retirement
 211 Centum Blvd., Ottawa, Ontario

DRAWING TITLE:
 SITE PLAN - DEMOLITION
 SITE & ZONING INFO

DRAWN BY: BB	DATE: 20/04/08	SCALE: 1:250
PROJECT: 1936	DRAWING NO.: A1.02	REVISION NO.:

G. Wildman

GERALDINE WILDMAN
 A/MANAGER, DEVELOPMENT REVIEW EAST BRANCH
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Geraldine Wildman at 5:02 pm, Feb 10, 2022

SITE & ZONING DATA

SURVEY INFORMATION TAKEN FROM:
 SURVEYOR'S REAL PROPERTY REPORT
 PART 1 & PART 2
 CONCESSION 1 (OLD SURVEY)
 GEOGRAPHIC TOWNSHIP OF CUMBERLAND
 CITY OF OTTAWA
 STATISTIC GEOMATICS LTD. ONTARIO LAND SURVEYORS

SITE SUMMARY:
 CIVIL ADDRESS: 211 CENTRUM BOULEVARD, OTTAWA, ONTARIO
 ZONING - NORTH PORTION: MIXED USE CENTRAL SPECIAL EXCEPTION 2003 (MIXED-USE)
 ZONING - SOUTH PORTION: MIXED USE CENTRAL SUB ZONE 14, SPECIAL EXCEPTION (SPECIAL SUB ZONES)
 PROPOSED USE: RETIREMENT RESIDENCE, 4 + 11 FLOORS, 2 UNITS (RESIDENCING PARADISE DAMAGED)
 BUILDING FOOTPRINT (ABOVE GRADE): 4,911.2 sq.m.

ZONING SUMMARY:

	REQUIRED	PROVIDED
MIN LOT AREA	NO MINIMUM	14,800 sq.m.
MIN LOT HEIGHT	NO MINIMUM	84.0 m.
MIN. BUILDING HEIGHT	4.1 m.	4.1 m.
MAX. BUILDING HEIGHT (FROM BASELINE MEASUREMENT OR CENTRUM BLVD)	18.0 m.	19.4 m.
MAX. BUILDING HEIGHT (CONSIDER THIS ABOVE)	NO	55.0 m.

YARDS:

	REQUIRED	PROVIDED
FRONT YARD (CENTRUM BLVD)	0.0 m (N/A)	4.76 m.
REAR YARD (NORTH)	2.0 m (N/A)	2.0 m.
CORNER SIDE YARD (FRANCE ORLEANS BL., BRISBOIS CRESCENT)	0.0 m (N/A)	5.22 m.
INTERIOR SIDE YARD (N/A)	0.0 m (N/A)	10.8 m.

BICYCLE PARKING

	REQUIRED	PROVIDED
RETIREMENT HOME (202 dwelling units + 2 nursing units + 0.25 x #1 spaces)	#1 spaces	#1 spaces (Interior) #2 spaces (Exterior)

VEHICULAR PARKING:

	REQUIRED	PROVIDED
RETIREMENT HOME PARKING (202 dwelling units + 2 nursing units located within Area 2 floor (stairs) does not require spaces for residents)	0 spaces	262 spaces
PARKING FOR THE PHYSICALLY DISABLED (INCLUDES WITHIN THE TOTAL PARKING COUNT BEING PROVIDED)	0 spaces	8 spaces
VISITOR PARKING (None required)	0 spaces	21 spaces (INCLUDING 4 ACCESSIBLE)

ADJACENT:

	REQUIRED	PROVIDED
RETIREMENT HOME (Required 0.2 sq. m. per dwelling unit plus 10% of the gross floor area of each rooming suite) (Consider 50% of Required)	2360 sq.m.	5140 sq.m.
	1480 sq.m.	2175 sq.m.

BUILDING SUMMARY:

3RD DWELLING UNITS +2 ROOMING UNITS	6RD-55 FLOOR AREA (ZONING BY-LAW)	UNIT COUNT
MECH. PENTHOUSE	0 sq.m.	0 UNITS
LEVELS 10-17 (TOTAL GFA AND UNIT COUNTS FOR LEVEL 10 TO 17 ARE CORRELATED FOR THE 8 FLOORS)	7,000 sq.m. (6,912 sq.m. per floor)	88 UNITS (1.6 units per floor)
LEVELS 5-8 (TOTAL GFA AND UNIT COUNTS FOR LEVEL 5 TO 8 ARE CORRELATED FOR THE 3 FLOORS)	11,250 sq.m. (3,750 sq.m. per floor)	150 UNITS (3.0 units per floor)
LEVEL 4	3,800 sq.m.	47 UNITS
LEVEL 3	3,800 sq.m.	47 UNITS
LEVEL 2 (incl. 2 AL Units)	3,111 sq.m.	45 UNITS
GROUND	1,360 sq.m.	17 UNITS
GARAGE P1	0 sq.m.	0 UNITS
GARAGE P2	0 sq.m.	0 UNITS
	30,421 sq.m.	394 UNITS