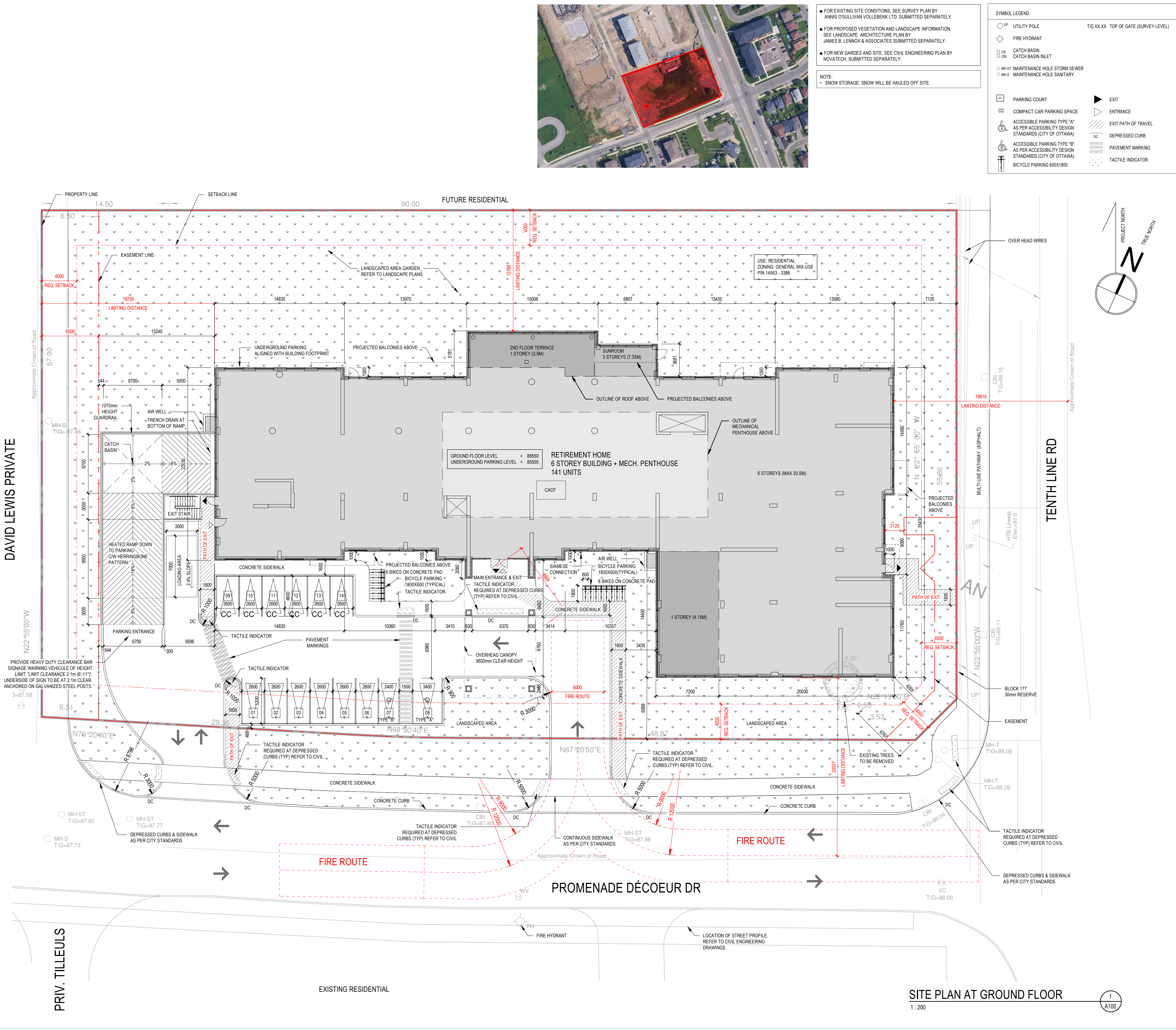


DAVID LEWIS PRIVATE

PRIV. TILLEULS



- FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS O'SULLIVAN VOLLEBEKK 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	
	UTILITY POLE
	FIRE HYDRANT
	CATCH BASIN
	CATCH BASIN INLET
	MAINTENANCE HOLE STORM SEWER
	MAINTENANCE HOLE SANITARY
	PARKING COUNT
	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
	DEPRESSED CURB
	PAVEMENT MARKING
	TACTILE INDICATOR

GENERAL MIXED-USE ZONE (SECTIONS 187-188)		
ZONING MECHANISM	REQUIRED	PROVIDED
Minimum lot area	N/A	6245.23m ²
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 (lot area) (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 ²	6587m ²

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

AMENITY	
REQUIRED	PROVIDED
Amenity Area (Part 5 Section 137)	6m ² x 141 = 846m ²
	Communal Amenity Area (G.F.A.): 1838 m ² Private Amenity Area (G.F.A.): 315 m ²

ZONING AMENITY AREA	
USE	AREA
AMENITY COMMON	1838 m ²
AMENITY PRIVATE	315 m ²
TOTAL	2153 m ²

ZONING GROSS FLOOR AREA	
USE	AREA
MED OR PERS. SERVICES	179 m ²
OFFICE SPACE	66 m ²
RESIDENTIAL	6587 m ²
TOTAL	6831 m ²

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 ² of GFA used for medical or personal services 179m ² = 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 ³ per unit (rounded up to the nearest yard) 0.053x141 units= 7.47	3 x 3y ³ bins for garbage
Recycling	FEL GMP Containers: 0.018y ³ per unit (rounded up to the nearest yard) 0.018x141 units=2.53 FEL Fibre Containers: 0.038y ³ per unit (rounded up to the nearest yard) 0.038x141 units=5.36	1 X 3y ³ bins for glass/metal/plastic 2 X 3y ³ 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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 - Les dimensions sur ces documents doivent être lues et not mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE / ÉLECTRIQUE Mechanical / Electrical
JAIN
7405 East Danboro Crescent, 2nd Floor, Mississauga, ON L5N 6P8
905 285 9900 jainconsultants.com

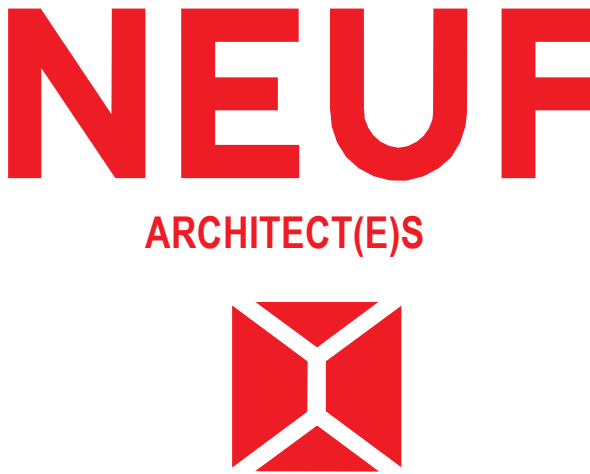
STRUCTURE Structural
Adjeleian Allen Rubeli Limited
75 Albert Street, Suite 1005, Ottawa, ON K1P 5E7
613 232 2788 aar.ca

ARCHITECTURE DE PAYSAGE Landscape Architect
James B. Lennox & Associates
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10 Rideau Street, 4th floor, Ottawa, ON K1N 5J1
613 234 2274 NEUF.ca

SCEAU / Seal



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

NO	REVISION	DATE (aa-mm-jj)
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	2025-08-19
J	ISSUED FOR SPA	2025-09-29

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

VÉRIFIÉ PAR Checked by
CR / PV
ÉCHELLE Scale
As indicated

REVISION Revision
J
NO. DESSIN Dwg Number
A100
XXXXX

D07-XX-XX-XX-XXXX