

SYMBOL LEGEND			
UP	UTILITY POLE	T/G XX.XX	TOP OF GATE (SURVEY LEVEL)
	FIRE HYDRANT		SIGN
CB / CBI	CATCH BASIN / CATCH BASIN INLET	DNES	DO NOT ENTER SIGN
MH-ST / MH-S	MAINTENANCE HOLE STORM SEWER / MAINTENANCE HOLE SANITARY	B2BS	BACK TO BACK SIGN
	PARKING COUNT		EXIT
CC	COMPACT CAR PARKING SPACE		ENTRANCE
	ACCESSIBLE PARKING TYPE "A" AS PER ACCESSIBILITY DESIGN STANDARDS (CITY OF OTTAWA)		EXIT PATH OF TRAVEL
	ACCESSIBLE PARKING TYPE "B" AS PER ACCESSIBILITY DESIGN STANDARDS (CITY OF OTTAWA)	DC	DEPRESSED CURB
	BICYCLE PARKING 600X1800		PAVEMENT MARKING
			TACTILE INDICATOR
			CORNER TRIANGLE

ZONING BY-LAW 2008-250
GENERAL MIXED - USE ZONE (SECTIONS 187-188)
AREA C SUBURBAN

ZONING MECHANISM	REQUIRED	PROVIDED
Minimum lot area	N/A	6245.40m²
Minimum lot width	N/A	104.50m
Maximum building height (Proposed zoning amendment)	18m	20.50m
Minimum front yard setback [GM 950]	4m	5.80m
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	14.97m
Maximum floor space index	2 (total gross floor area / lot area)	1.09 = 6812 / 6245.23
Minimum width of landscaped area	(i) abutting a street 3m (iii) other cases N/A	(i) front yard 3.0m (i)side yard 7.12m (iii) rear yard 1.6m (iv)interior yard 19.74m
Maximum gross leasable floor area [GM 950]	(i) for a lot less than 4 hectares in area 9999m²	6538m²

SITE STATISTICS

Number of floors & Building Height	6 storeys + Mechanical Penthouse 19.95 m
Basement G.F.A.	92.7 m²
Ground Floor G.F.A.	90.9 m²
Lot Coverage	2101.91 m² (41.1%)
Ground Parking Area	135.2m² (2.6 %)
Landscaped Area (Excl. Parking)	2874.93m² (56.2%)

AMENITY

	REQUIRED	PROVIDED
Amenity Area (Part 5 Section 137)	6m² x 141 = 846m²	Communal Amenity Area(G.F.A): 1877 m² Private Amenity Area (G.F.A): 317 m²

ZONING AMENITY AREA

USE	AREA
AMENITY COMMON	1877 m²
AMENITY PRIVATE	317 m²
TOTAL	2194 m²

ZONING GROSS FLOOR AREA

USE	AREA
MED.OR PERS. SERVICES	131 m²
OFFICE	142 m²
RESIDENTIAL	6538 m²
TOTAL	6812 m²

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	8
1BR(AC)	11	2
2 BR	6	1
STUDIO	24	4
STUDIO (AC)	49	7
TOTAL	141	22

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 100m² of GFA used for medical or personal services 137m² ÷ 1 exterior parking Total: 37	Interior: 37 Regular : 35 Compact : 2 Exterior: 10 Regular : 10 Total: 47
Minimum bicycle parking space requirement (By-law No. 2026 - 50 - Table 6138)	**Long Term:** 0.25 per unit 0.25 X 141 = 35.25 ~ 36 **Short Term:** Min. 4 spaces + 0.1 spaces per unit above 20 dwelling. 141-20 = 121 121 x 0.1 = 12.1 12.1 + 4 = 16.1 ~ 17 Total: 53	Interior (LT): 36 Exterior (ST): 17 Total: 53

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

ZONING MECHANISM	REQUIRED	PROVIDED
Garbage	Compacted: 0.053 y³ per unit (rounded up to the nearest yard) 0.053x141 units= 7.47	3 x 3y³ bins for garbage
Recycling	FEL GMP Containers: 0.018y³ per unit (rounded up to the nearest yard) 0.018x141 units=2.53 FEL Fibre Containers: 0.039y³ per unit (rounded up to the nearest yard) 0.039x141 units=5.36	1 X 3y³ bin for glass/metal/plastic 2 X 3y³ bins for fibre
Organics	Group: 240L green containers for every 50 units 141/50 units= 2.82	3 X 240L green containers for organics

- 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 GRADES AND SITE, SEE CIVIL ENGINEERING PLAN BY NOVATECH, SUBMITTED SEPARATELY.

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

GENERAL NOTES

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3. The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals
4. Do not scale drawings. The dimensions on these documents must be read and not measured.
5. These documents are to be read in conjunction with all material relevant to the project.

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NEUF
ARCHITECT(E)S

CLARIDGE HOMES
RIVERSTONE RETIREMENT COMMUNITIES

OUVRAGE Project

DÉCOEUR RETIREMENT HOME

EMPLACEMENT Location
2380 Tenth Line Road, Ottawa

NO PROJET No.
13677

NO	RÉVISION	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	2025.09.19
J	ISSUED FOR SPA	2025.09.29
K	RE-ISSUED FOR SPA	2026.04.16
L	RE-ISSUED FOR SPA	2026.08.14
M	RE-ISSUED FOR SPA	2026.08.28
N	RE-ISSUED FOR SPA	2026.10.22
O	RE-ISSUED FOR SPA	2026.11.20

DESSINÉ PAR Drawn by: AA
VÉRIFIÉ PAR Checked by: CR / PV
DATE (mm.aa): 2025-02-01
ÉCHELLE Scale: As indicated

TITRE DU DESSIN Drawing Title
SITE PLAN

RÉVISION Revision: O
NO. DESSIN Dwg Number: A100

D07-12-25-0145
19515

SITE PLAN AT GROUND FLOOR
1 : 200

0 1 2 5 10m

Autodesk Docs://13677_TENTH LINE_R24/TENTH_13677_ARC_R24.rvt