



SURVEY INFORMATION

PLAN OF SURVEY: PART OF LOT 23 CONVESSION 1 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF BRANFORD TOWN OF GAVILLE REGIONAL MUNICIPALITY OF HALTON)

NOTES: BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (2010).

ADDITIONAL NOTES: DISTANCES ARE GROUND AND CAN BE COVERED TO GRID BY MULTIPLYING BY THE CORNER SCALE FACTOR OF 0.99978.

SURVEYOR CONTACT INFORMATION: J.D. BARNES LIMITED, 401 WHEATBORO WAY, SUITE A, MILTON, ON, L9T 3C1, TEL: (905) 875-9956, FAX: (905) 875-9956, www.jdbarnes.com

SITE PLAN LEGEND

- MAIN ENTRANCE
- SECONDARY ENTRANCE
- EXISTING GRADE DATUM
- FINISH FLOOR ELEVATION
- ESTABLISHED GRADE
- PROPOSED GRADE DATUM
- AIR CONDITIONING UNIT (REFER TO MECH DWGS)
- GAS METER (REFER TO MECH DWGS)
- HYDRO METER (REFER TO ELEC DWGS)
- RECEPTACLE (REFER TO ELEC DWGS)
- MAILBOXES

PARKING/BICYCLE LEGEND

- BICYCLE PARKING SPACE
- VISITOR RESIDENT PARKING SPACE
- BARRIER-FREE PARKING SPACE TYPE 'A'
- BARRIER-FREE PARKING SPACE TYPE 'B'
- PARALLEL VISITOR PARKING SPACE
- LOADING SPACE

CONSULTANT SYMBOLS

- EXISTING HYDRANT (REFER TO SURVEY)
- PROPOSED HYDRANT (REFER TO CIVIL DWGS)
- SHOWER CONNECTION (REFER TO MECH/CIVIL DWGS)
- SAINTARY MANHOLE (REFER TO CIVIL DWGS)
- STORM SEWER MANHOLE (REFER TO CIVIL DWGS)
- CATCHBASIN MANHOLE (REFER TO CIVIL DWGS)
- CATCHBASIN (REFER TO CIVIL DWGS)
- EXISTING STREET LIGHT (REFER TO SURVEY/ELEC)
- PROPOSED STREET LIGHT (REFER TO ELEC DWGS)
- TRANSFORMER (REFER TO ELEC DWGS)

GENERAL NOTES

- ALL GROUND LEVEL VENTILATION GRATES WILL HAVE A POROSITY OF LESS THAN 2 cm x 2 cm.
- FOR GRADING AND SITE SURVEYING INFORMATION, REFER TO DRAWINGS PREPARED BY: R. V. ANDERSON ASSOCIATES LIMITED - 2001 SHEPPARD AVENUE EAST, SUITE 300, TORONTO, ON, M2J 4B9 (416) 497-8600
- FOR LANDSCAPE INFORMATION, REFER TO DRAWINGS PREPARED BY: COBBURN HARRIS LTD. - 20 CROWN STEEL DR. SUITE 2, MARKHAM, ON, L3R 9V9 (905) 940-4443
- FOR TRANSPORTATION STUDY INFORMATION, REFER TO DRAWINGS PREPARED BY: LEA CONSULTING LTD. - 432 COCHRANE DRIVE, 8TH FLOOR, MARKHAM, ON, L3R 9R9 (905) 470-0015
- FOR ECOLOGICAL INFORMATION, REFER TO DRAWINGS PREPARED BY: SER CONSULTING LTD. - 55 UNIVERSITY AVE., #501, TORONTO, ON, M5J 2H7 (905) 415-7248
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BNS FOR THE COLLECTION DRIVER AND ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSEING.
- THE SITE CONTRACTOR IS TO PROVIDE A RISK MANAGEMENT PLAN TO ADDRESS PROBLEMS IN THE EVENT OF AN ON OR OFF-SITE SPILL DURING CONSTRUCTION. THE RISK MANAGEMENT PLAN IS TO BE DISCUSSED WITH ALL PARTIES AT THE PRE-CONSTRUCTION MEETING.

1. ZONING ZONING BY LAW 2014/014

EXISTING ZONING: OPEN SPACE ZONE "O2"

2. SITE AREA

	SQ. FEET (FT²)	SQ. METER (M²)	ACRES (AC)	HECTARES (HA)
OVERALL SITE AREA	497,685 FT²	46,233 M²	11.42 AC	4.62 HA
NET DEVELOPABLE SITE AREA	391,774 FT²	36,397 M²	8.99 AC	3.63 HA
NATURAL HERITAGE LAND AREA	105,911 FT²	9,836 M²	2.43 AC	0.99 HA

3. FLOOR AREA (FA)

MEANS THE AGGREGATE AREA OF A BUILDING WITHIN THE EXTERIOR AREA OF A BUILDING CONTAINED WITHIN THE EXTERIOR WALLS, BUT DOES NOT INCLUDE ATTIC OR BASEMENT SPACE UNLESS OTHERWISE SPECIFIED.

SENIORS RESIDENCE	NO. FLS x SQ METER (M²)	SQ METER (M²)	SQ FEET (FT²)
GROUND FLOOR	4,870 M²	4,870 M²	52,420 FT²
2ND FLOOR	4,290 M²	4,290 M²	46,178 FT²
3RD FLOOR	4,210 M²	4,210 M²	45,314 FT²
4TH FLOOR	3,370 M²	3,370 M²	36,274 FT²
5TH & 6TH FLOOR	2 FLOORS x 3,370 M²	6,740 M²	72,548 FT²
7TH FLOOR	3,290 M²	3,290 M²	35,414 FT²
8TH FLOOR	3,160 M²	3,160 M²	34,014 FT²
SUB TOTAL	29,900 M²	29,900 M²	322,164 FT²

4. NET FLOOR AREA (NFA)

MEANS THE TOTAL AREA OF ALL FLOORS OF A BUILDING MEASURED FROM THE INTERIOR FACES OF THE EXTERIOR WALLS OR DECKING WALLS, BUT DOES NOT INCLUDE THE AREA OF STAIR WELLS, ELEVATORS, ESCALATORS, VENTILATING SHAFTS, ATTIC, CONCOURSES, WASHROOMS, ATTACHED ENCLOSED AND COVERED LOADING DOCKS AND RELATED ENCLOSED CORRIDORS USED FOR LOADING PURPOSES, ABOVE AND BELOW GRADE PARKING STRUCTURES, STORAGE ROOMS, ROOMS FOR GARAGE EQUIPMENT, AND MECHANICAL ROOMS.

SENIORS RESIDENCE	NO. FLS x SQ METER (M²)	SQ METER (M²)	SQ FEET (FT²)
GROUND FLOOR	4,430 M²	4,430 M²	47,932 FT²
2ND FLOOR	4,000 M²	4,000 M²	43,179 FT²
3RD FLOOR	3,950 M²	3,950 M²	42,517 FT²
4TH FLOOR	3,120 M²	3,120 M²	33,883 FT²
5TH & 6TH FLOOR	2 FLOORS x 3,120 M²	6,240 M²	67,166 FT²
7TH FLOOR	3,000 M²	3,000 M²	32,615 FT²
8TH FLOOR	2,910 M²	2,910 M²	31,323 FT²
SUB TOTAL	27,730 M²	27,730 M²	298,483 FT²

5. UNITS

SENIORS RESIDENCE	ASSISTED LIVING (AL)	MEMORY CARE (MC)	INDEPENDENT SUPPORTIVE LIV. (ISL)	INDEPENDENT LIVING SUITES (IL)	TOTAL
GROUND	-	-	-	13	13
2ND FLOOR	34	-	-	16	50
3RD FLOOR	-	34	-	16	50
4TH FLOOR	-	-	24	18	42
5TH FLOOR	-	-	24	18	42
6TH FLOOR	-	-	24	18	42
7TH FLOOR	-	-	23	16	39
8TH FLOOR	-	-	21	16	37
SUBTOTAL	34	34	116	131	315 UNITS

6. DENSITY UNITS PER HECTARE/ACRE

TOTAL UNITS / DEVELOPABLE SITE AREA (AC)	342 UNITS / 8.99 AC	38 UAC
TOTAL UNITS / DEVELOPABLE SITE AREA (HA)	342 UNITS / 3.63 HA	94 UHA

7. FLOOR SPACE INDEX (FSI)

MEANS THE NET FLOOR AREA OF ALL BUILDINGS ON A LOT DIVIDED BY THE LOT AREA.

NET FLOOR AREA / DEVELOPABLE SITE AREA	31,250 / 36,397 M²	0.86 FSI
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8. BUILDING HEIGHT

MEANS THE VERTICAL DISTANCE BETWEEN ESTABLISHED GRADE TO THE HIGHEST POINT OF A STRUCTURE, UNLESS OTHERWISE SPECIFIED BY THIS BY-LAW.

ZONING BY LAW 2014/014 PART 12.3	SENIORS RESIDENCE	SENIORS FRIENDLY IND. LIVING UNITS (SFIL)
MAX PERMITTED	14M	14M
PROPOSED	30.5M (8 STOREY)	4M (1.5 STOREY)

9. COVERAGE

BUILDING	SQ. METER (M²)	SQ. FEET (FT²)	%
BUILDING	8,140 M²	87,618 FT²	22% (20% MAX PERMITTED)
PAVED AREAS (DRIVE AISLES & PARKING AREAS)	8,630 M²	92,892 FT²	24%
LANDSCAPED AREAS (LANDSCAPE)	19,627 M²	211,244 FT²	54%
TOTAL	36,397 M²	391,774 FT²	100%

10. SETBACKS ZONING BY LAW 2014/014 PART 12.3

	FRONT YARD (FOURTH LINE)	FLANKAGE YARD	INTERIOR SIDE YARD	REAR YARD
REQUIRED	12M	12M	12M	12M
PROPOSED	7.5M	14M	4M	3M

11. LOADING AREA

LOADING AREAS	SENIORS RESIDENCE	INDEPENDENT LIVING UNITS (ILU)
	2	N/A

12. PARKING

RETIREMENT HOME SITES (0.33 PER ASSISTED LIVING UNIT & DWELLING UNIT (DU))	MINIMUM REQUIRED	PROVIDED
	104 RESIDENT/VISITOR SPACES	140 RESIDENT/VISITOR SPACES
IL UNITS (2/ DU + 25 OF DU FOR VISITORS)	54 RESIDENT & 7 VISITOR SPACES	54 RESIDENT & 7 VISITOR SPACES
*ACCESSIBLE PARKING SPACES	5	5
TOTAL PROVIDED	170	226

* (2 PLUS 2% OF THE TOTAL NUMBER OF PARKING SPACES IN THE PARKING AREA)

13. BICYCLE SPACES

MIN. BICYCLES REQUIRED	LEASER OF 5 OR 0.25 PER ASSISTED LIVING UNIT OR DWELLING UNIT*
TOTAL PROVIDED	5

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DATE: AUG 5, 2020
DRAWN BY: AA

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