



1. ZONING

ZONING BY LAW 2014/014
EXISTING ZONING: OPEN SPACE ZONE "OS"

2. SITE AREA

	SQ. FEET (FT²)	SQ. METER (M²)	ACRES (AC)	HECTARES (HA)
OVERALL SITE AREA	497,680 FT²	46,226 M²	11.42 AC	4.62 HA
NET DEVELOPABLE SITE AREA	335,293 FT²	31,007 M²	8.16 AC	3.30 HA
NATURAL HERITAGE LAND AREA	142,387 FT²	13,228.2 M²	3.26 AC	1.32 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."

RETIRED COMM. & SENIOR'S APARTMENTS	NO. FLS x SQ. METER (M²)	SQ. METER (M²)	SQ. FEET (FT²)
GROUND FLOOR	1 FLOOR x 4,739 M²	4,739 M²	51,011 FT²
2ND FLOOR	1 FLOOR x 4,086 M²	4,086 M²	43,981 FT²
3RD FLOOR	1 FLOOR x 4,055 M²	4,055 M²	43,719 FT²
4TH FLOOR	1 FLOOR x 3,175 M²	3,175 M²	34,175 FT²
5TH & 6TH FLOOR	2 FLOORS x 3,175 M²	6,350 M²	68,350 FT²
7TH FLOOR	1 FLOOR x 3,095 M²	3,095 M²	33,314 FT²
8TH FLOOR	1 FLOOR x 2,976 M²	2,976 M²	32,034 FT²
SUB TOTAL		28,426 M²	305,973 FT²

INDEPENDENT LIVING UNITS (ILU)
GROUND FLOOR/LOFT

	SQ. METER (M²)	SQ. FEET (FT²)
GROUND FLOOR/LOFT	3,461 M²	37,254 FT²
TOTAL	31,887 M²	342,227 FT²

4. NET FLOOR AREA (NFA)

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

RETIRED COMM. & SENIOR'S APARTMENTS	NO. FLS x SQ. METER (M²)	SQ. METER (M²)	SQ. FEET (FT²)
BASEMENT	1 FLOOR x 670 M²	670 M²	7,211 FT²
GROUND FLOOR	1 FLOOR x 4,721 M²	4,721 M²	50,858 FT²
2ND FLOOR	1 FLOOR x 3,924 M²	3,924 M²	42,342 FT²
3RD FLOOR	1 FLOOR x 3,871 M²	3,871 M²	41,667 FT²
4TH FLOOR	1 FLOOR x 3,099 M²	3,099 M²	33,357 FT²
5TH & 6TH FLOOR	2 FLOORS x 3,099 M²	6,198 M²	66,715 FT²
7TH FLOOR	1 FLOOR x 3,019 M²	3,019 M²	32,494 FT²
8TH FLOOR	1 FLOOR x 2,900 M²	2,900 M²	31,213 FT²
SUB TOTAL		27,812 M²	299,365 FT²

INDEPENDENT LIVING UNITS (ILU)
GROUND FLOOR/LOFT

	SQ. METER (M²)	SQ. FEET (FT²)
GROUND FLOOR/LOFT	2,928 M²	31,577 FT²
TOTAL	30,740 M²	330,942 FT²

5. UNITS

	ASSISTED LIVING SUITES (ALS)	MEMORY FLITS SUITES (MFS)	INDEPENDENT SUPPORTIVE LIVING SUITES (ISLS)	SENIOR'S APARTMENTS (APT)	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	-	-	23	16	39
8TH FLOOR	-	-	21	16	37
SUBTOTAL	34	34	116	131	315 UNITS

INDEPENDENT LIVING UNITS (ILU)
GROUND FLOOR/LOFT

	SQ. METER (M²)	SQ. FEET (FT²)
GROUND FLOOR/LOFT	24	24 UNITS
TOTAL		339 UNITS

6. DENSITY

UNITS PER HECTARE/ACRE

TOTAL UNITS / DEVELOPABLE SITE AREA (AC)	339 UNITS / 8.16 AC	42 UAC
TOTAL UNITS / DEVELOPABLE SITE AREA (HA)	339 UNITS / 3.30 HA	103 UHA

7. FLOOR SPACE INDEX (FSI)

"MEANS THE NET FLOOR AREA OF ALL BUILDINGS ON A LOT DIVIDED BY THE LOT NET FLOOR AREA/DEVELOPABLE SITE AREA"

NET FLOOR AREA/DEVELOPABLE SITE AREA (AC)	30,740 / 33,007.8 M²	0.93 FSI
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8. BUILDING HEIGHT

HEIGHT SHALL BE MEASURED FROM THE GROUND FINISHED FLOOR ELEV. TO THE HIGHEST POINT OF A STRUCTURE OF THE BLDG. PER SITE SPECIFIC BY-LAW. (ROOF TOP PARAPETS INC. IN BUILDING HEIGHT)

ZONING BY LAW 2014/014: PART 12.3	SENIOR'S RESIDENCE	SENIOR'S FREIGHT AND LIVING UNITS (SFLU)
MAX PERMITTED	14M	14M
PROPOSED	27.5M (8 STOREY)	7M (2 STOREY)

9. COVERAGE

(BASED ON DEVELOPABLE LAND AREA)

	SQ. METER (M²)	SQ. FEET (FT²)	%
BUILDING	7,528 M²	81,031 FT²	22.9% (20% MAX PERMITTED)
PAVED AREAS (DRIVE ASLES & PARKING AREAS)	8,137 M²	87,584 FT²	24.6%
LANDSCAPED AREAS (HARD/SOFT)	17,342 M²	186,674 FT²	52.5%
TOTAL	33,007 M²	355,279 FT²	100%

10. SETBACKS

ZONING BY LAW 2014/014: PART 12.3 | SETBACKS TAKEN FROM DEVELOPABLE LAND AREA BOUNDARY

	FRONT YARD (FOURTH LINE)	FLANKAGE YARD	INTERIOR SIDE YARD	REAR YARD
REQUIRED	12.0 M	12.0 M	12.0 M	12.0 M
PROPOSED	7.5 M	10.5 M	5.2 M	6M

11. LOADING AREA

LOADING AREAS	SENIOR'S RESIDENCE	INDEPENDENT LIVING UNITS (ILU)
	1	N/A

12. PARKING

	MINIMUM REQUIRED	PROVIDED
RETIRED HOME SUITES (0.33 PER ASSISTED LIVING UNIT & DWELLING UNIT (DU))	104 RESIDENT/VISITOR SPACES	141 RESIDENT/VISITOR SPACES
ILU (1 DWELLING UNITS + 25 OF DU FOR VISITORS)	48 RESIDENT & VISITOR SPACES + 54	49 RESIDENT & VISITOR SPACES + 54
*ACCESSIBLE PARKING SPACES	5	6
RESIDENTS SHUTTLE BUS PARKING	1	1
TOTAL PROVIDED	163	222

* 1/2 PLUS 2% OF THE TOTAL NUMBER OF PARKING SPACES IN THE PARKING AREA-MINIMUM

13. BICYCLE SPACES

MIN. BICYCLES REQUIRED	"LESSER OF 5 OR 0.25 PER ASSISTED LIVING UNIT OR DWELLING UNIT"
TOTAL PROVIDED	6

CONSULTANT SYMBOLS

- EXISTING HYDRANT (REFER TO SURVEY)
- PROPOSED HYDRANT (REFER TO CIVIL DWG)
- SEWER CONNECTION (REFER TO MECH/CIVIL DWG)
- SANITARY MANHOLE (REFER TO CIVIL DWG)
- STORM SEWER MANHOLE (REFER TO CIVIL DWG)
- CATCHBASIN MANHOLE (REFER TO CIVIL DWG)
- CATCHBASIN (REFER TO CIVIL DWG)
- OIL GRID SEPARATOR (REFER TO CIVIL DWG)
- EXISTING STREET LIGHT (REFER TO SURVEY/ELEC DWG)
- PROPOSED STREET LIGHT (REFER TO ELEC DWG)
- PROPOSED BOLLARD LIGHT (REFER TO ELEC DWG)
- TRANSFORMER (REFER TO ELEC DWG)

PARKING/BICYCLE LEGEND

- BICYCLE PARKING SPACE (800 x 1800 (mm))
- VISITOR/RESIDENT PARKING SPACE (2700 x 5700 (mm) SURFACE PARKING)
- BARRETT-FREE PARKING SPACE (3850 x 5700 (mm) SURFACE PARKING + 1500mm ASLE)
- PARALLEL VISITOR PARKING SPACE (2700 x 7700 (mm) SURFACE PARKING)
- LOADING SPACE (3800 x 12000 x 4200 (mm))

GENERAL NOTES

- ALL GROUND LEVEL VENTILATION GRATES WILL HAVE A POROSITY OF LESS THAN 2 cm x 2 cm.
- FOR GRADING AND SITE SERVICING INFORMATION, REFER TO DRAWINGS PREPARED BY: R. V. ANDERSON ASSOCIATES LIMITED - 2001 SHEPPARD AVENUE EAST, SUITE 300, TORONTO, ON, M2J 4B8 (416) 497-8600
- FOR LANDSCAPE INFORMATION, REFER TO DRAWINGS PREPARED BY: COBBURN NALBURS LTD. - 20 CROWN STEEL DR. SUITE 2, MARKHAM, ON, L3R 9X9 (905) 940-4443
- FOR TRANSPORTATION STUDY INFORMATION, REFER TO DRAWINGS PREPARED BY: IEA CONSULTING LTD. - 425 COCHRANE DRIVE, 8TH FLOOR, MARKHAM, ON, L3R 9R9 (905) 470-0015
- FOR ECOLOGICAL INFORMATION, REFER TO DRAWINGS PREPARED BY: SLR CONSULTING LTD. - 55 UNIVERSITY AVE., #501, TORONTO, ON, M5J 2H7 (905) 415-7248
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANEUVER AND FOR THE COLLECTION DRIVER AND ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING.
- THE SITE CONTRACTOR IS TO PROVIDE A RISK MANAGEMENT PLAN TO ADDRESS PROTOCOL IN THE EVENT OF AN OIL OR GAS SPILL DURING CONSTRUCTION. THE RISK MANAGEMENT PLANS TO BE DISCUSSED WITH ALL PARTIES AT THE PRE-CONSTRUCTION MEETING.

CONSULTANT SYMBOLS

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

KEY PLAN

Map showing site location relative to Dundas St. W., Sheppard Ave. E., and the proposed site boundary.

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DATE: SEP 10, 2021
SCALE: 1:400
PROJECT NO: 17.23
DRAWING NO: A101

REVISIONS

NO.	DATE	ISSUE	BY
7.	APR. 1, 2020	RE-ISSUED FOR SITE PLAN APPLICATION	PI
6.	APRIL 10, 2020	ISSUED FOR I/PAT	PI
5.	MAR. 29, 2023	REVISED SITE PLAN DRAFT RE-ISSUED	PI
4.	MAR. 3, 2023	REVISED SITE PLAN DRAFT ISSUED	PI
3.	OCT. 27, 2022	ISSUED FOR SITE PLAN APPLICATION	PI
2.	MAR. 02, 2022	RE-ISSUED FOR RE-ZONING APPLICATION	PI
1.	SEPT. 22, 2020	ISSUED FOR RE-ZONING APPLICATION	PI

ICE BROCHU
517 Wellington St. W., Suite 201, Toronto, Ontario, M5V 1G1
1-847-288-1800 | icebrochu.com

APPLICANT NAME: DELMANOR WEST OAK INC.

DELMANOR
West Oak
Inspired Retirement Living™

2500-2880 FOURTH LINE, GAVILLON, ONTARIO
Drawing the
SITE PLAN & STATISTICS

Date: SEP 10, 2021
Scale: 1:400
Project No: 17.23
Plot Date: April 13, 2024

Drawn by: PY
Reviewed by: PI
Drawing No: A101