

1. ZONING ZONING BY-LAW 2014-014 EXISTING ZONING: OPEN SPACE ZONE " 02 '

SQ. METER (M2) ACRES (AC) HECTARES (HA) 46,233 M² OVERALL SITE AREA 11.42 AC NET DEVELOPABLE SITE AREA 35,327 M² 10,906 M² NATURAL HERITAGE LAND AREA

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 ". SQ FEET (FT²) SQ METER (M^2) SENIORS RESIDENCE NO. FLS x SQ METER (M2) 51,011 FT² 43,928 FT² 4,081 M² 4,000 M² 43,056 FT² 3,161 M² 34,024 FT² 2 FLOORS x 3,161 M² 6,322 M² 68,048 FT² 3,081 M² 33,164 FT² 2,962 M² 31,883 FT² 28,346 M² 305,114 FT² INDEPENDENT LIVING UNITS (ILU) SQ METER (M2) GROUND FLOOR/ LOFT 3,461 M² 37,254 FT² 31,807 M² 342,368 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 DEMISING WALLS.

BUT DOES NOT INCLUDE THE AREA OF STAIR WELLS, ELEVATORS, ESCALATORS, VENTILATING SHAFTS, ATTICS, 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 GARBAGE CONTAINMENT, AND MECHANICAL ROOMS." NO. FLS x SQ METER (M²) SQ METER (M2) SQ FEET (FT2) SENIORS RESIDENCE 7,211 FT² 670 M² GROUND FLOOR 4,121 M² 44,358 FT² 42,259 FT² 3,926 M² 2ND FLOOR 3RD FLOOR 3,864 M² 41,592 FT² 4TH FLOOR 3,077 M² 33,121 FT² 66,242 FT² 2 FLOORS x 3,077 M² 6,154 M² 32,258 FT² 2,997 M² 7TH FLOOR 2,878 M² 30,979 FT² 298,020 FT² 27,687 M²

INDEPENDENT LIVING UNITS (ILU)	SQ METER (M²)	SQ FEET (FT ²)	
GROUND FLOOR/ LOFT	2,928 M²	31,517 FT ²	
TOTAL	30,615 M ²	329,537 FT ²	

39 UAC

96 UHA

56.2%

TOTAL UNITS / DEVELOPABLE SITE AREA (AC)

TOTAL UNITS / DEVELOPABLE SITE AREA (HA)

NIORS RESIDENCE	ASSISTED LIVING (AL)	MEMORY CARE (MC)	INDEPENDENT SUPPORTIVE LIV. (ISL)	INDEPENDENT LIVING SUITES (IL)	TOTAL
OUND	-	-	-	13	13
D FLOOR	-	34	-	16	50
O FLOOR	34	-	-	16	50
f FLOOR	-	-	24	18	42
f FLOOR	-	-	24	18	42
I FLOOR	-	-	24	18	42
I FLOOR	-	-	23	16	39
f FLOOR	-	-	21	16	37
BTOTAL	34	34	116	131	315 UNITS

INDEPENDENT LIVING UNITS (ILU) GROUND FLOOR/LOFT 24 UNITS

339 UNITS 6. DENSITY UNITS PER HECTARE/ACRE

339 UNITS / 8.73 AC

339 UNITS / 3.53 HA

'HEIGHT SHALL BE MEASURED FROM THE GROUND FINISHED FLOOR ELEVATION TO THE HIGHEST

380,257 FT²

"MEANS THE NET FLOOR AREA OF ALL BUILDINGS ON A LOT DIVIDED BY THE LOT 7. FLOOR SPACE INDEX (FSI)

NET FLOOR AREA/DEVELOPABLE SITE AREA 30,615 / 35,327 M²

8. BUILDING HEIGHT POINT OF A STRUCTURE OF THE BUILDING, PER SITE SPECIFIC BY-LAW." SENIORS FRIENDLY IND. LIVING UNITS (SFIL) ZONING BY-LAW 2014-014: PART 12.3 SENIORS RESIDENCE MAX PERMITTED 7M (2 STOREY) PROPOSED 29.5M (8 STOREY) 9. COVERAGE SQ. FEET (FT²) SQ. METER (M²) 81,031 FT² 21.3% (25% MAX PERMITTED) 7,528 M² PAVED AREAS (DRIVE AISLES & PARKING AREAS) 84,748 FT² 22.3% LANDSCAPED AREAS (HARD/SOFT) 19,926 M² 214,478 FT²

10. SETBACKS ZONING BY-LAW 2014-014: PART 12.3 FRONT YARD (FOURTH LINE) FLANKAGE YARD INTERIOR SIDE YARD REAR YARD 12 M 12 M 12 M

35,327 M²

11. LOADING AREA INDEPENDENT LIVING UNITS (ILU) SENIORS RESIDENCE LOADING AREAS

12. PARKING PROVIDED MINIMUM REQUIRED 104 RESIDENT/VISITOR SPACES 161 RESIDENT/VISITOR SPACES RETIREMENT HOME SUITES (0.33 PER ASST/D LIVING UNIT & DWELLING UNIT (DU)) IL UNITS (2/DU + .25 OF DU FOR VISITORS) 48 RESIDENT & 6 VISITOR SPACES = 54 48 RESIDENT & 6 VISITOR SPACES = 54 *ACCESSIBLE PARKING SPACES RESIDENT'S SHUTTLE BUS PARKING TOTAL PROVIDED

13. BICYCLE SPACES

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

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

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B. TECH., MARCH OAA MRAIC

HIS DRAWING IS NOT TO BE SCALED.

4.62 HA

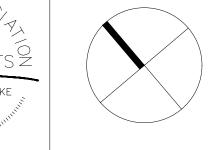
3.53 HA

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OCT.27, 2022 ISSUED FOR SITE PLAN APPLICATION

SEPT. 22, 2020 ISSUED FOR RE-ZONING APPLICATION

MAR. 02, 2022 RE-ISSUED FOR RE-ZONING APPLICATION PI



Inspired Retirement Living™

SITE PLAN & STATISTICS

APPLICANT NAME :DELMANOR WEST OAK INC.

1:400 Project No.

October 27, 2022