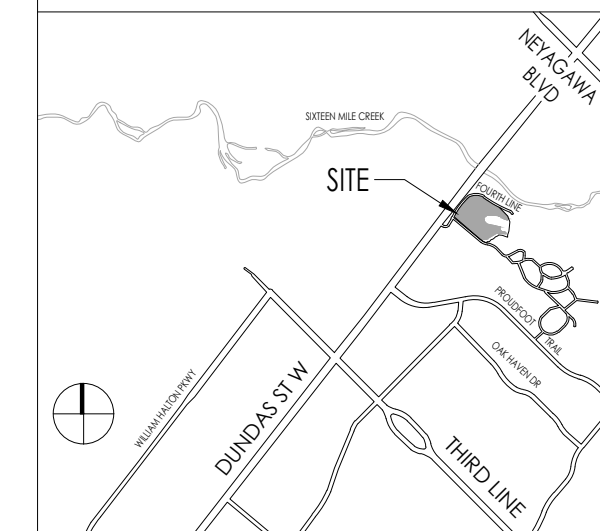


DUNDAS STREET WEST

FOURTH LINE

KEY PLAN



SURVEY INFORMATION

PLAN OF SURVEY: PART OF LOT 23 CONCESSION 1 SOUTH OF DUNDAS STREET... NOTES: BEARINGS ARE UTM GRID... SURVEYOR CONTACT INFORMATION: J.D. BARNES LIMITED...

SITE PLAN LEGEND

- MAIN ENTRANCE, SECONDARY ENTRANCE, EXISTING GRADE DATUM, FINISH FLOOR ELEVATION, ESTABLISHED GRADE, PROPOSED GRADE DATUM, AIR CONDITIONING UNIT, GAS METER, HYDRO METER, MAILBOXES

PARKING/BICYCLE LEGEND

- BICYCLE PARKING SPACE, VISITOR/RESIDENT PARKING SPACE, BARBER-FREE PARKING SPACE, PARALLEL VISITOR PARKING SPACE, LOADING SPACE

CONSULTANT SYMBOLS

- EXISTING HYDRANT, PROPOSED HYDRANT, SANITARY MANHOLE, STORM SEWER MANHOLE, CATCHBASIN, OIL GRID SEPARATOR, EXISTING STREET LIGHT, PROPOSED STREET LIGHT, TRANSFORMER

GENERAL NOTES

- 1. ALL GROUND LEVEL VENTILATION GRATES WILL HAVE A POROSITY OF LESS THAN 2 cm x 2 cm. 2. FOR GRADING AND SITE SERVING INFORMATION, REFER TO DRAWINGS PREPARED BY... 3. FOR LANDSCAPE INFORMATION, REFER TO DRAWINGS PREPARED BY... 4. FOR TRANSPORTATION STUDY INFORMATION, REFER TO DRAWINGS PREPARED BY... 5. FOR ECOLOGICAL INFORMATION, REFER TO DRAWINGS PREPARED BY... 6. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ACT AS A FLAGSMAN WHEN THE TRUCK IS REVERSING.

13. BICYCLE SPACES

Table with 2 columns: MIN. BICYCLES REQUIRED, TOTAL PROVIDED. Values: 6, 6.

1. ZONING

ZONING BY LAW 2014-014. EXISTING ZONING: OPEN SPACE ZONE "O2".

Table with 4 columns: OVERALL SITE AREA, NET DEVELOPABLE SITE AREA, NATURAL HERITAGE LAND AREA. Values in sq. feet, sq. meter, acres, hectares.

3. FLOOR AREA (FA)

Table with 4 columns: FLOOR, NO. FLS x SQ. METER (M²), SQ. METER (M²), SQ. FEET (FT²). Rows include Ground Floor, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH & 6TH FLOOR, 7TH FLOOR, 8TH FLOOR, SUB TOTAL, INDEPENDENT LIVING UNITS (LIU), GROUND FLOOR/LOFT, TOTAL.

4. NET FLOOR AREA (NFA)

Table with 4 columns: FLOOR, NO. FLS x SQ. METER (M²), SQ. METER (M²), SQ. FEET (FT²). Rows include Ground Floor, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH & 6TH FLOOR, 7TH FLOOR, 8TH FLOOR, SUB TOTAL, INDEPENDENT LIVING UNITS (LIU), GROUND FLOOR/LOFT, TOTAL.

5. UNITS

Table with 5 columns: SENIORS RESIDENCE, ASSISTED LIVING (AL), MEMORY CARE (MC), INDEPENDENT SUPPORTIVE LIV. (ISL), INDEPENDENT LIVING SUITES (IL), TOTAL. Rows include Ground, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH FLOOR, 6TH FLOOR, 7TH FLOOR, 8TH FLOOR, SUBTOTAL, INDEPENDENT LIVING UNITS (LIU), GROUND FLOOR/LOFT, TOTAL.

6. DENSITY

Table with 2 columns: TOTAL UNITS / DEVELOPABLE SITE AREA (AC), TOTAL UNITS / DEVELOPABLE SITE AREA (HA). Values: 239 UNITS / 8.73 AC, 239 UNITS / 3.53 HA.

7. FLOOR SPACE INDEX (FSI)

Table with 2 columns: NET FLOOR AREA/DEVELOPABLE SITE AREA, FSI. Values: 30.615 / 35.327 M², 0.87 FSI.

8. BUILDING HEIGHT

Table with 3 columns: MAX PERMITTED, PROPOSED. Values: 14M, 29.5M (8 STOREY); 14M, 7M (2 STOREY).

9. COVERAGE

Table with 4 columns: BUILDING, PAVED AREAS (DRIVE AREAS & PARKING AREAS), LANDSCAPED AREAS (HARDSOFT), TOTAL. Values in sq. meter, sq. feet, %.

10. SETBACKS

Table with 5 columns: REQUIRED, PROPOSED, FRONT YARD (FOURTH LINE), FLANKAGE YARD, INTERIOR SIDE YARD, REAR YARD. Values in meters.

11. LOADING AREA

Table with 3 columns: LOADING AREAS, SENIORS RESIDENCE, INDEPENDENT LIVING UNITS (LIU). Values: 1, N/A.

12. PARKING

Table with 3 columns: RETIREMENT HOME SITES (0.33 PER ASSISTED LIVING UNIT & DWELLING UNIT (DU)), MINIMUM REQUIRED, PROVIDED. Values: 104, 141.

13. BICYCLE SPACES

Table with 2 columns: MIN. BICYCLES REQUIRED, TOTAL PROVIDED. Values: 6, 6.

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF THE ICE BROCHU ARCHITECTS INC. THE CLIENT AGREES TO HOLD ICE BROCHU ARCHITECTS INC. HARMLESS FROM THE SUPPLIED INFORMATION...

DATE: SEP 10, 2021. DRAWN BY: PY. SCALE: 1:400. REVIEWED BY: PI. PROJECT NO: 17.23. PLOT DATE: October 27, 2022.

3. OCT 27, 2022 ISSUED FOR SITE PLAN APPLICATION. 2. MAR 02, 2022 REQUESTED FOR RE-ZONING APPLICATION. 1. SEPT 22, 2020 ISSUED FOR RE-ZONING APPLICATION.

ICKE BROCHU ARCHITECTS INC. 517 Wellington St. W., Suite 201, Toronto, Ontario, M5V 1G1. 1-647-288-1800. info@icbarchitects.net

ONTARIO ASSOCIATION OF ARCHITECTS. APPLICANT NAME: DELMANOR WEST OAK INC.

DELMANOR West Oak Inspired Retirement Living™. 1280 DUNDAS STREET W., OAKVILLE, ONTARIO. Drawing Title: SITE PLAN & STATISTICS.

Date: SEP 10, 2021. Drawn By: PY. Scale: 1:400. Reviewed By: PI. Project No: 17.23. Plot Date: October 27, 2022. Drawing No: A101.