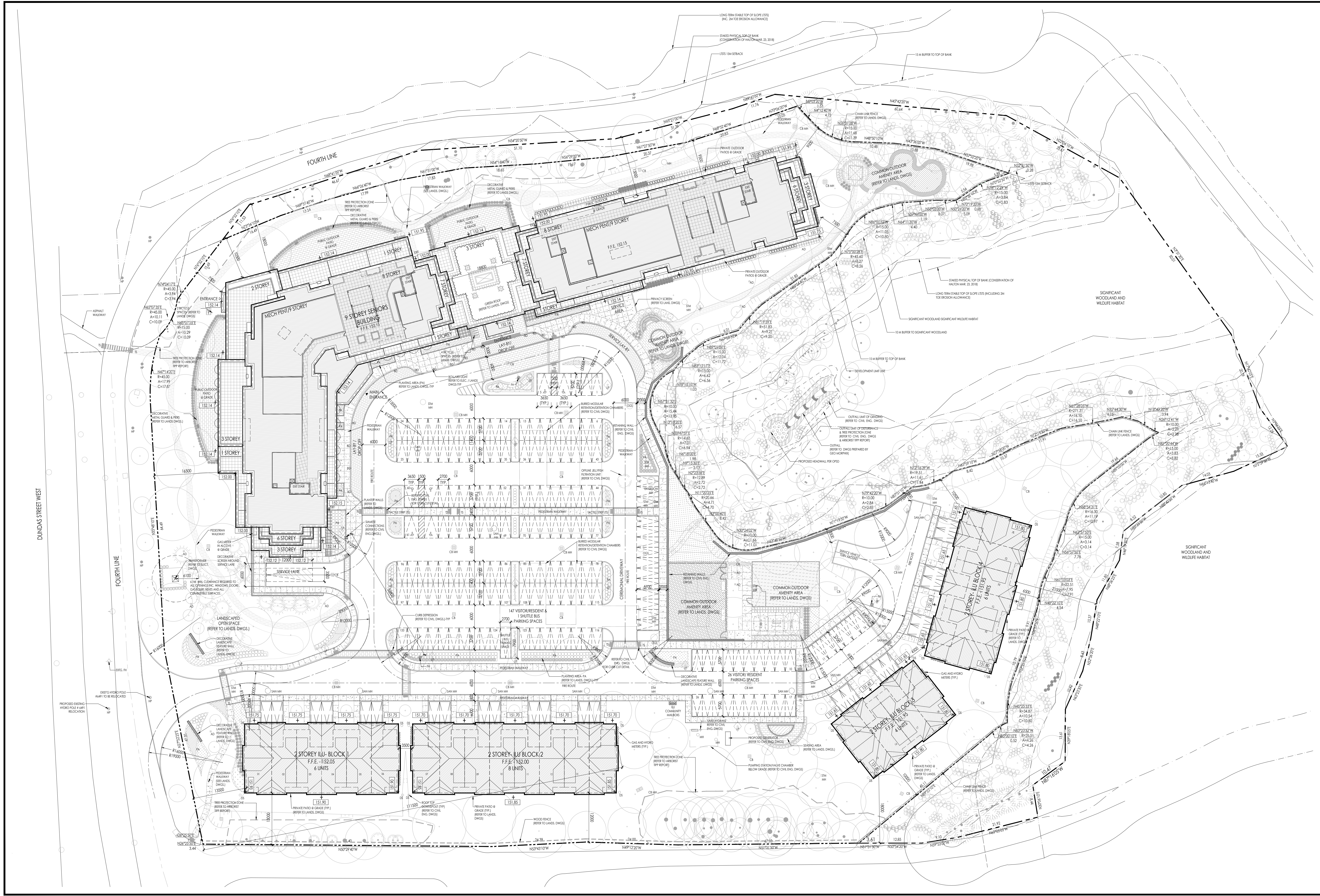




KEY PLAN

SURVEY INFORMATION

PLAN OF SURVEY: PART OF LOT 23 CONVEYANCE 1 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE 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 CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999708.

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

SITE PLAN LEGEND NIS

- 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)
- MAILBOXES

PARKING/BICYCLE LEGEND NIS

- BICYCLE PARKING SPACE (800W x 1800L (mm))
- VISITOR-RESIDENT PARKING SPACE (2700W x 5700L (mm) SURFACE PARKING)
- BARBER-FREE PARKING SPACE (3650W x 5700L (mm) SURFACE PARKING + 1500mm ASLE)
- PARALLEL VISITOR PARKING SPACE (2700W x 7000L (mm) SURFACE PARKING)
- LOADING SPACE (3300W x 1200L x 4200H (mm))

CONSULTANT SYMBOLS NIS

- EXISTING HYDRANT (REFER TO SURVEY)
- PROPOSED HYDRANT (REFER TO CIVIL DWGS)
- SEWER CONNECTION (REFER TO MECH/CIVIL DWGS)
- SEWER MANHOLE (REFER TO CIVIL DWGS)
- STORM SEWER MANHOLE (REFER TO CIVIL DWGS)
- CATCH BASIN MANHOLE (REFER TO CIVIL DWGS)
- CATCH BASIN (REFER TO CIVIL DWGS)
- OIL GREY SEPARATOR (REFER TO CIVIL DWGS)
- EXISTING STREET LIGHT (REFER TO SURVEY/ELEC DWGS)
- PROPOSED STREET LIGHT (REFER TO SURVEY/ELEC DWGS)
- PROPOSED ROLLER LIGHT (REFER TO ELEC./LANDS DWGS)
- TRANSFORMER (REFER TO ELEC. DWGS)
- EXISTING HYDRO POLE
- RELOCATED HYDRO POLE

GENERAL NOTES

- ALL GROUND LEVEL VENTILATION GRATES WILL HAVE A FORSLYTH OF LESS THAN 2 CM x 2 CM.
- FOR GRADING AND SITE SERVING INFORMATION, REFER TO DRAWINGS PREPARED BY: R.V. ANDERSON ASSOCIATES LIMITED - 3001 SHEPPARD AVENUE EAST, SUITE 300, TORONTO, ON, M2J 4G2 (416) 497-8600.
- FOR LANDSCAPE INFORMATION, REFER TO DRAWINGS PREPARED BY: COBBURN HARRISON LTD. - 20 CROWN STREET, DR. SUITE 2, MARKHAM, ON, L3R 9Y9 (905) 940-4443.
- FOR TRANSPORTATION STUDY INFORMATION, REFER TO DRAWINGS PREPARED BY: LEA CONSULTING LTD. - 1425 CECILIANE DRIVE, 8TH FLOOR, MARKHAM, ON, L3R 9Y9 (905) 470-0015.
- FOR ECOLOGICAL INFORMATION, REFER TO DRAWINGS PREPARED BY: SUE CONSULTING LTD. - 15 UNIVERSITY AVE., #501, TORONTO, ON, M5S 1Z7 (905) 415-7248.
- A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BARS FOR THE COLLECTION DRIVER AND ACT AS A FLAGSMAN 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 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 (FT)	SQ. METER (M ²)	ACRES (AC)	HECTARES (HA)
OVERALL SITE AREA	477,860 FT ²	44,226 M ²	11.42 AC	4.62 HA
NET DEVELOPABLE SITE AREA	335,293 FT ²	31,007.8 M ²	8.14 AC	3.30 HA
NATURAL HERITAGE LAND AREA	142,387 FT ²	13,228.2 M ²	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. & SENIORS' APARTMENTS	NO. FLS x SQ. METER (M ²)	SQ. METER (M ²)	SQ. FEET (FT ²)
GROUND FLOOR		4,729 M ²	51,011 FT ²
2ND FLOOR		4,086 M ²	43,981 FT ²
3RD FLOOR		4,005 M ²	43,110 FT ²
4TH FLOOR		3,175 M ²	34,175 FT ²
5TH & 6TH FLOOR	2 FLOORS x 3,175 M ²	6,350 M ²	68,350 FT ²
7TH FLOOR		3,095 M ²	33,314 FT ²
8TH FLOOR		2,976 M ²	32,034 FT ²
9TH FLOOR / MPH		237 M ²	2,551 FT ²
SUB TOTAL		28,663 M ²	308,526 FT ²

INDEPENDENT LIVING UNITS (ILU)

	SQ. METER (M ²)	SQ. FEET (FT ²)
GROUND FLOOR / LOFT	3,461 M ²	37,254 FT ²
TOTAL	32,124 M ²	345,780 FT ²

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 DOCKS AND COVERED LOADING DOCKS AND RELATED INCLUDED CORRIDORS USED FOR LOADING PURPOSES, ABOVE AND BELOW GRADE PARKING STRUCTURES, STORAGE ROOMS, ROOMS FOR GARBAGE CONTAINMENT, AND MECHANICAL ROOMS."

RETIRED COMM. & SENIORS' APARTMENTS	NO. FLS x SQ. METER (M ²)	SQ. METER (M ²)	SQ. FEET (FT ²)
BASEMENT		670 M ²	7,211 FT ²
GROUND FLOOR		4,121 M ²	44,358 FT ²
2ND FLOOR		3,754 M ²	40,346 FT ²
3RD FLOOR		3,871 M ²	41,647 FT ²
4TH FLOOR		3,099 M ²	33,357 FT ²
5TH & 6TH FLOOR	2 FLOORS x 3,099 M ²	6,198 M ²	66,715 FT ²
7TH FLOOR		3,019 M ²	32,494 FT ²
8TH FLOOR		2,900 M ²	31,215 FT ²
9TH FLOOR / MPH		163 M ²	1,755 FT ²
SUB TOTAL		27,975 M ²	301,120 FT ²

INDEPENDENT LIVING UNITS (ILU)

	SQ. METER (M ²)	SQ. FEET (FT ²)
GROUND FLOOR / LOFT	2,928 M ²	31,517 FT ²
TOTAL	30,903 M ²	332,637 FT ²

5. UNITS

SENIORS RESIDENCE	ASSISTED LIVING SUITES (AL)	MEMORY PLUS SUITES (MP)	INDEPENDENT SUPPORTIVE LIVING SUITES (ISL)	SENIORS' APARTMENTS (AP)	TOTAL
GROUND	-	-	-	13	13
2ND FLOOR	-	35	-	15	50
3RD FLOOR	32	-	-	15	47
4TH FLOOR	-	-	24	17	41
5TH FLOOR	-	-	24	17	41
6TH FLOOR	-	-	24	17	41
7TH FLOOR	-	-	24	16	40
8TH FLOOR	-	-	22	14	36
SUBTOTAL	32	35	118	124	309 UNITS

INDEPENDENT LIVING UNITS (ILU)

	SQ. METER (M ²)	SQ. FEET (FT ²)
GROUND FLOOR / LOFT	2,928 M ²	31,517 FT ²
TOTAL	30,903 M ²	332,637 FT ²

6. DENSITY UNITS PER HECTARE/ACRE

TOTAL UNITS / DEVELOPABLE SITE AREA (AC)	333 UNITS / 8.14 AC	41 UAC
TOTAL UNITS / DEVELOPABLE SITE AREA (HA)	333 UNITS / 3.30 HA	101 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	30,903 / 33,007.8 M ²	0.94 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	SENIORS RESIDENCE	SENIORS' FREEDOM NO. LIVING UNITS (FLU)
MAX PERMITTED	14M	14M
PROPOSED	34.5M (9 STOREY)	7M (2 STOREY)

9. COVERAGE (BASED ON DEVELOPABLE LAND AREA)

	SQ. METER (M ²)	SQ. FEET (FT ²)	%
BUILDING	7,528 M ²	81,031 FT ²	22.1% (25% MAX PERMITTED)
PAVED AREAS (DRIVEABLES & PARKING AREAS)	6,137 M ²	66,584 FT ²	24.6%
LANDSCAPED AREAS (HARD/SOFT)	17,342 M ²	186,472 FT ²	53.3%
TOTAL	33,007 M ²	353,975 FT ²	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 M	12 M	12 M	12 M
PROPOSED	7.5 M	10.5 M	5.2 M	4M

11. LOADING AREA

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

12. PARKING

	MINIMUM REQUIRED	PROVIDED
RETIRED HOME SUITES (1.03 PER ASSISTED LIVING UNIT & DWELLING UNIT (DU))	102 RESIDENT/VISITOR SPACES	167 RESIDENT/VISITOR SPACES
ILU (2 SPACES PER DWELLING UNIT)	48 SPACES	48 SPACES
"ACCESSIBLE" PARKING SPACES	5 SPACES	6 SPACES
RESIDENTS' SHUTTLE BUS PARKING	-	1 SPACE
TOTAL PROVIDED	155 SPACES	222 SPACES

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

13. BICYCLE SPACES

MIN. BICYCLES REQUIRED	"LESSER OF 3 OR 0.25 PER ASSISTED LIVING UNIT OR DWELLING UNIT"
TOTAL PROVIDED	6

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PAGE ONE

DATE: _____

DATE: _____

SITE PLAN APPLICATION #SP-1423/006/01

8.	SEPT. 25, 2024	RE-REQUEST FOR SITE PLAN APPLICATION	PI
7.	APR. 1, 2024	RE-REQUEST FOR SITE PLAN APPLICATION	PI
6.	APR. 10, 2023	ISSUED FOR LPAT	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-REQUEST FOR RE-JOINING APPLICATION	PI
1.	SEPT. 22, 2020	ISSUED FOR RE-JOINING APPLICATION	PI

NO. DATE ISSUE BY

Issued

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ONTARIO ASSOCIATION OF ARCHITECTS

PAUL ICE BROCHU
5395

APPLICANT NAME: DELMANOR WEST OAK INC.

DELMANOR Oakville
Inspired Retirement Living™

2500-2580 FOURTH LINE OAKVILLE, ONTARIO

Drawing Title: **SITE PLAN & STATISTICS**

Date	SEP 10, 2021	Drawn By	PY
Scale	1:400	Reviewed By	PI
Project No.	17.23	Drawn No.	
Plot Date	October 16, 2024		

A101