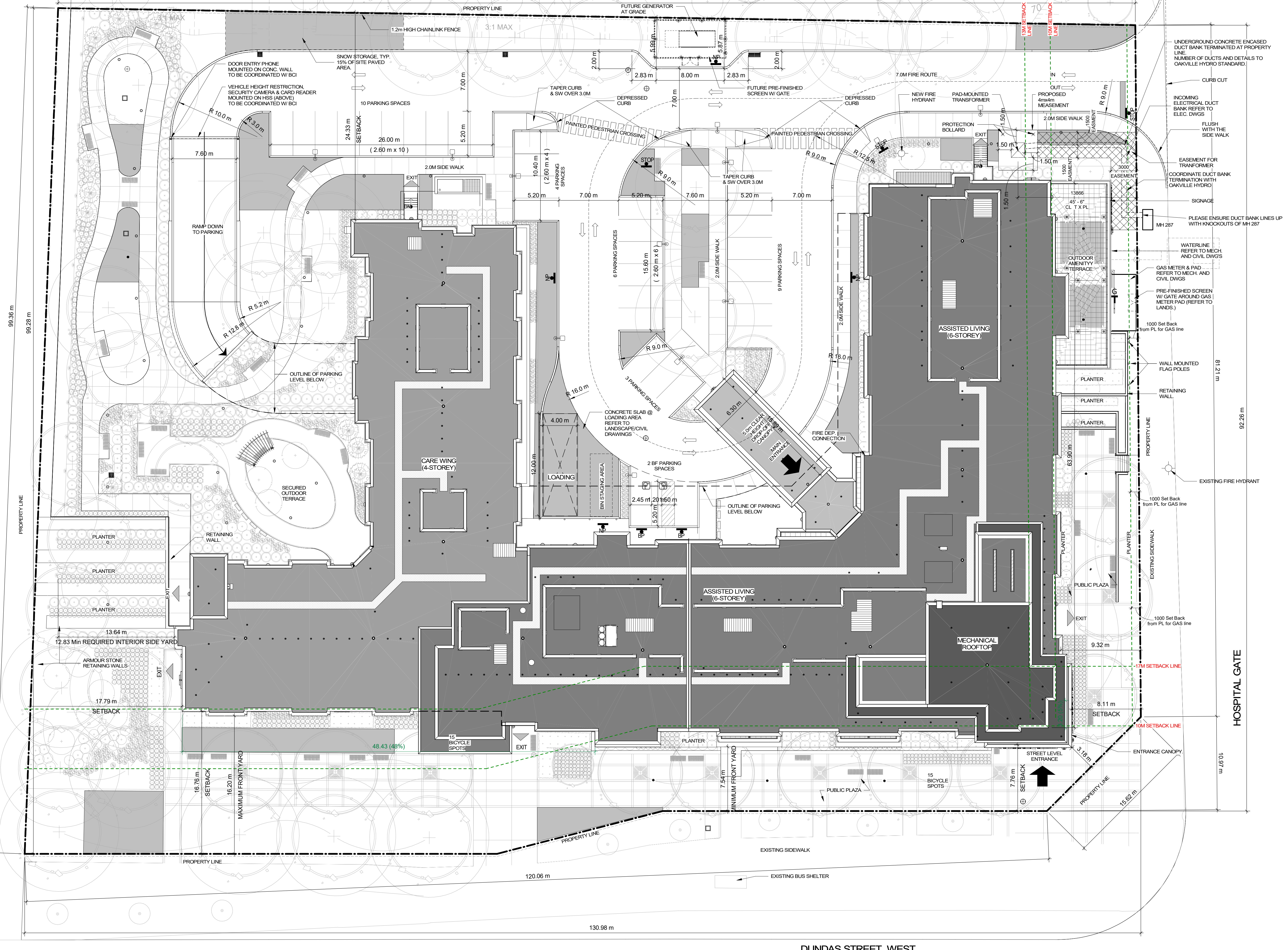


2135 Dundas Street — All Seniors Care		
Zoning By-Law 2009-189		
"I" (Institutional)		
By-Law Requirements (Section 7.12.2)	Required	Provided
Minimum Floor Space Index (FSI)	0.3	1.71
Maximum Floor Space Index (FSI)	2	1.71
Minimum required front yard (DUNDAS STREET)	3.0 m	7.5 m
Maximum required front yard (DUNDAS STREET)	6.0 m	16m
Minimum required flankage (HOSPITAL GATE STREET)	3.0 m	3.26 m
Maximum flankage (HOSPITAL GATE STREET)	6.0 m	7.5 m
Minimum required interior side yard	1.5 m	13 m
Minimum required rear yard	7.5 m	18 m
Minimum height	11.0 m	17 m
Maximum height (Established grade to the roof of Mechl. Penthouse)	16.0 m	26.5 m
Notes to Section 7.12.2	Minimum required interior side yard where a building is greater than 16.0m in height	3.0 m
Parking & Loading Provisions		
Section 5.1.6	Surface Parking Area	5%
Table 5.1A	Parking Standards (Nursing Home)	0.5 spaces per unit
	# Parking Spaces	91
Section 5.2	Accessible Parking	4
	Accessible Parking Walkway width	1.50 m
	Parking space width	2.60 m
	Parking space length	5.20 m
Section 5.4.1.3	Accessible space width	3.65 m
	Accessible space length	5.20 m
	Parking space width next to wall	2.90 m
	Parking aisle width	7.00 m
Section 5.4.1.6	Lane/driveway minimum width	5.50 m

Building Stats	
Type	Provided
Site Area	12,264 sqm
GFA	21,031 sqm
FSI	1.71
# Floors	4 & 6
Building Footprint	3,794 sqm
Asphalt	2,321 sqm
Landscaped Open Space	6,149 sqm
Total Units	182 (TOTAL)
1 BR	74
1 BR + Den	14
2 BR	10
ALC	80
ALC - CPL	4
Parking	91 (TOTAL)
Surface parking spaces	34
Underground parking spaces	57
Amenity Area Space	
Indoor	809 sqm
Outdoor	2,048 sqm

(NO EXCLUSIONS)



DUNDAS STREET WEST

CLIENT

ASC (Oakville) Facility
Limited Partnership
175 BLOOR ST. E.
SOUTH TOWER, STE. 601
TORONTO, ONTARIO

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IBI Group Architects (Canada) Inc.
a member of the IBI Group of companies

ISSUES

NO.	DATE	DESCRIPTION
1	2020/07/24	ISSUED FOR CONSTRUCTION
2	2020/08/14	ISSUED FOR 8-31
3	2020/09/01	RE-ISSUED FOR 8P
4	2021/01/28	ISSUED FOR CN-34
5	2021/04/07	ISSUED FOR CN-38
6	2021/07/29	ISSUED FOR SN-194
7	2022/03/17	ISSUED FOR CN-138
8	2022/06/08	ISSUED FOR CN-128/1
9	2022/08/17	ISSUED FOR CN-128/2
10	2023/02/10	ISSUED FOR AMENDED BUILDING PERMIT

LEGEND

- FIRE HYDRANT
- SNOW STORAGE
- FIRE ROUTE
- NO PARKING-FIRE ROUTE SIGN
- BARRIER-FREE PARKING SIGN
- STOP SIGN
- DEPRESSED CURB
- TACTILE WARNING SURFACE

SEAL

Plans and drawings approved pursuant to the Planning Act.
Planning Services Department
2023-09-20
Town of Oakville

NORTH

SUB CONSULTANT

PRIME CONSULTANT

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PROJECT

ASC OAKVILLE
3000 Hospital Gate
Oakville, Ontario, Canada, L6M 4H6

PROJECT NO: 106131
DRAWN BY: Author
CHK'D BY: Checker
SCALE: 1 : 200
DATE: 2023/02/10

SHEET TITLE

SITE PLAN

SHEET NUMBER

A1001

ISSUE