

UNIT BREAK DOWN PER FLOOR

	Memory Living			Assisted Living			Independent Living				
	Studio	1 Bed	Sub Total	Studio	1 Bed	Sub Total	Studio	1 Bed	1+Den	2 Bed	Sub Total
Ground Floor	27		27								
Second Floor				23	2	25	9	7	0	5	13
Third Floor							9	22	2	4	37
Fourth Floor							9	22	2	4	37
Fifth Floor							9	22	2	4	37
Sub-Total:	27		27	23	2	25	28	73	6	17	124
TOTAL UNITS PROPOSED:											176 UNITS

GROSS FLOOR AREA

	Sq.m	Sq.ft
Underground	1,767.9	19,030
Ground Floor	2,689.1	28,946
Second Floor	2,324.8	25,025
Third Floor	2,324.8	25,025
Forth Floor	2,324.8	25,025
Fifth Floor	2,324.8	25,025
Sub-Total:	13,756.2	148,070

SITE PLAN LEGEND

- Barrier Free Primary Entrance
- Primary Entrance
- Secondary Entrance

KEY PLAN



Zoning

11.3.7
RH1-S5(H1) Zone Notwithstanding the permitted uses and zone requirements for the RH1 zone, on land zoned RH1-S5(H1) the following requirements shall apply:

- a. The only permitted uses shall be an apartment building, Senior Citizens' Home and an accessory convenience retail and/or personal service establishment in a permitted use containing more than 15 dwelling units.

	Permitted	Provided
b.	Minimum lot frontage 45.0 m	102.6 m
c.	Minimum front yard setback 12.0 m	24.7 m
d.	Minimum exterior side yard setback 3.0 m for each storey	N/A
e.	Minimum interior side yard setback 1.5 m for each storey	7.5 m
f.	Minimum rear yard setback 12.0 m	13.5 m
g.	Maximum building height 18.0 m	17.54 m
h.	Maximum lot coverage 45%	26.8%
i.	Maximum gross floor area as % of lot area 150% (17,279.67 sm)	13,756.2 sm
j.	Maximum density per gross hectare 125 dwelling units	Complies
k.	Minimum landscaped open space 40%	44%

Parking Calculation

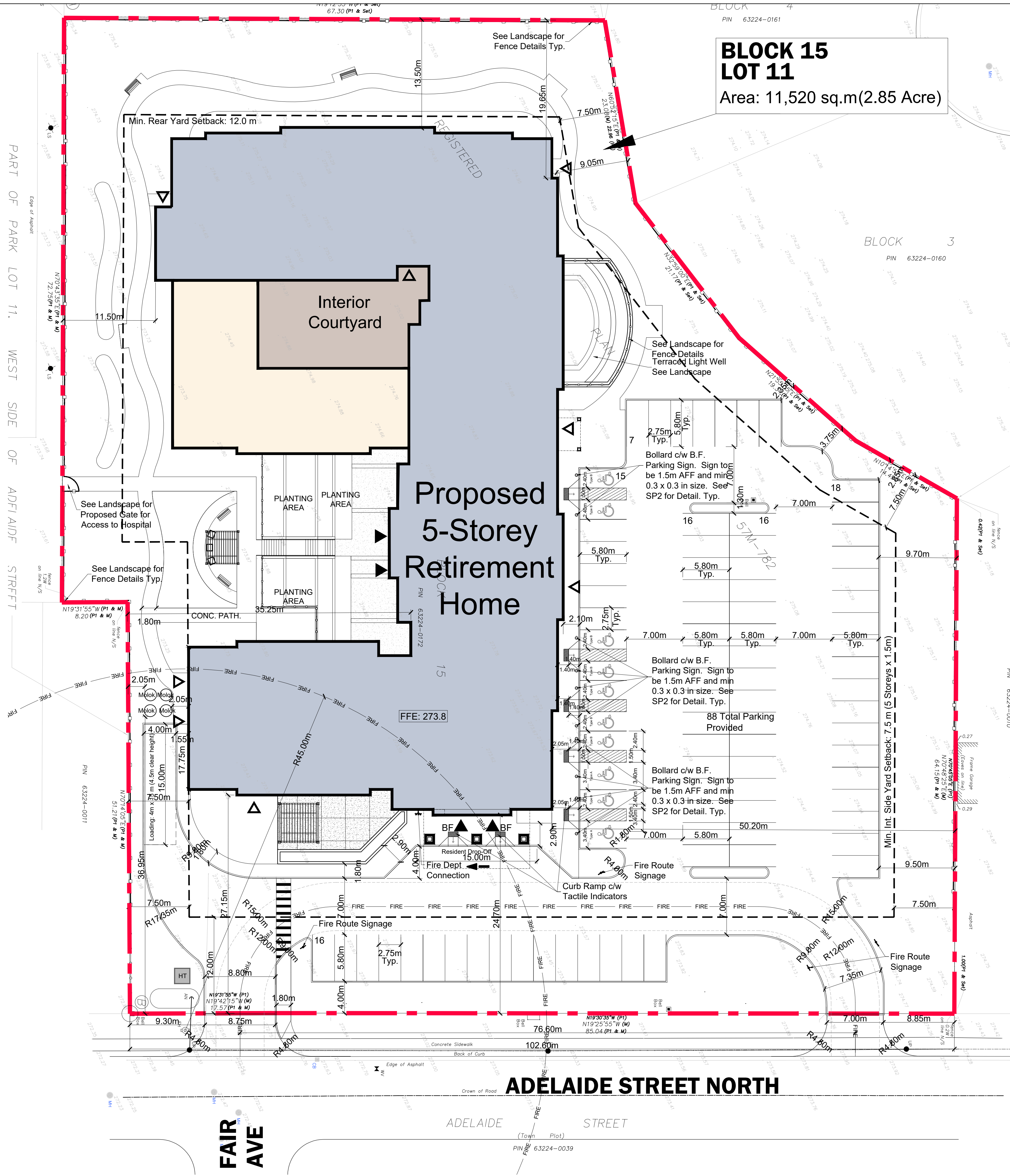
Total Stalls Required:
Memory Care: $27 \times 0.25^* = 6.75$ Stalls
Assisted Living: $25 \times 0.25^* = 6.25$ Stalls
*Per MTCO Parking Standard
Independent Living: $124 \times 0.5 = 62$ Stalls

Total Required: (per clients reqmts) 75 Parking Stalls
Total By-Law: (per zoning reqmts) 88 Parking Stalls

Total Stalls Provided: 88 Parking Stalls
(includes 2 Type A, and 8 Type B BF Spaces)

Area Calculation

Site Area 11,519.8 sm (100.0%)
Building Area 3,088.7 sm (26.8 %)
Landscape Area 5,104.3 sm (44.4 %)
Paved Area 3,322.7 sm (28.8 %)



**BLOCK 15
LOT 11**
Area: 11,520 sq.m(2.85 Acre)

MSAi

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Building

Development

Urban Design

Architecture

ONTARIO ASSOCIATION
of
ARCHITECTS

3

2

1

NO:

REVISIONS:

Issued for SPA Re-Sub

Issued for SPA Submission

ISSUED:

Aug. 05, '20

Dec. 11, '19

ISSUED:

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CLIENT:

Lindsay Seniors LP

Lindsay, Ontario

PROJECT:

Lindsay Retirement Residence

37 Adelaide Street North

Lindsay, Ont.

SHEET TITLE:

Proposed Site Plan

PROJECT NO.

C9036

SCALE:

1:250

DATE:

Oct 2019

DRAWN:

msai

CHECKED:

msai

FILE NO.

C9036

SHEET NO:

SP1