



3 KEY PLAN
1:3000

SITE DATA - LONG TERM CARE
3188 VIVIAN LINE 37, STRATFORD, ONTARIO

DATA	REQUIRED	PROVIDED
ZONING	INI (INSTITUTIONAL COMMUNITY)	
LOT AREA (m ²)	MIN 2,000 m ²	16,260.5 m ²
LOT FRONTAGE (m)	MIN 30 m	30 m
LOT COVERAGE (%)	MAX 35 %	21.19%
LANDSCAPE AREA (m ²)	MAX 4,869 m ²	3,447 m ²
FRONT YARD (m)	MIN 7.5 m	90.6 m
SIDE YARD (m) (4.5m or 1 half the height of the building whichever is the greater)	MIN 9.9 m	WEST- 21.3 m EAST- 52.76 m SOUTH- 1.0 m
REAR YARD (m)	MIN 7.5 m	15.14 m

BUILDING DATA - LONG TERM CARE HOME

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	-	288 BEDS
BUILDING AREA (m ²)	-	3,382 m ²
GROSS FLOOR AREA (m ²)	-	15,838 m ²
NET FLOOR AREA (m ²)	-	14,567 m ²
NUMBER OF STOREYS	-	5
BUILDING HEIGHT (m)	MAX 30 m	19.9 m
BUILDING LINK AREA (m ²)	-	62 m ²

LANDSCAPING DATA - LONG TERM CARE HOME

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	MIN 35 %	26.64 %
LANDSCAPE AREA (m ²)	5,680 m ²	4,532 m ²
HARDSCAPE AREA (m ²)	-	7,920 m ²
BUILDING FOOTPRINT (percentage)	-	20.67 %
BUILDING FOOTPRINT (m ²)	-	3,382 m ²
SURFACE PARKING AREA (m ²)	-	8,400 m ²
TOTAL LANDSCAPE OPEN AREA (m ²)	1,260 m ²	833 m ²
LANDSCAPE OPEN AREA (percentage)	MIN 15 % OF SURFACE PARKING AREA	9.9 %
LANDSCAPE OPEN AREA WITHIN SURFACE PARKING (m ²)	-	640 m ²
GREEN ROOF AREA (m ²)	-	110 m ² (80% PROPOSED)
CANOPY GREEN ROOF AREA (m ²)	-	83 m ²

VEHICLE PARKING DATA - LONG TERM CARE HOME

DATA	REQUIRED	PROVIDED
LONG TERM CARE PARKING	96 (1.03 BEDS)	139 (1.03 BEDS)
BARRIER FREE PARKING (1:100 = 4% OF TOTAL REG.)	4 (INCLUSIVE)	4 (INCLUSIVE)
TOTAL	96	139

LOADING AND BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
LONG TERM CARE HOME	34	9
BICYCLE PARKING (2 + 1 PER 500 m ²)	-	10% OF REQUIRED PARKING STALLS
TOTAL	34	9
LONG TERM CARE HOME LOADING	3	2
TOTAL	3	2

SITE DATA - RETIREMENT HOME & SENIOR LIVING APARTMENTS LOT
3188 VIVIAN LINE 37, STRATFORD, ONTARIO

DATA	REQUIRED	PROVIDED
ZONING	INI (INSTITUTIONAL COMMUNITY)	
LOT AREA (m ²)	MIN 2,000 m ²	6,516.2 m ²
LOT FRONTAGE (m)	MIN 30 m	64.5 m
LOT COVERAGE (%)	MAX 30 %	34.46 %
FRONT YARD (m)	MIN 7.5 m	21.7 m
SIDE YARD (m) (4.5m or 1 half the height of the building whichever is the greater)	MIN 12.25 m	EAST - 17.6m WEST - 6.23 m SOUTH - 12.23 m
REAR YARD (m)	MIN 7.5 m	0 m

BUILDING DATA - RH & SA

DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	-	192 UNITS
BUILDING AREA (m ²)	-	2,247.33 m ²
GROSS FLOOR AREA (m ²)	-	13,531 m ²
NET FLOOR AREA (m ²)	-	10,831 m ²
NUMBER OF STOREYS	-	7
BUILDING HEIGHT (m)	MAX 30 m	24.5m
BUILDING LINK AREA (m ²)	-	74 m ²

LANDSCAPING DATA - RH & SA

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	MIN 35 %	38.18 %
LANDSCAPE AREA (m ²)	2,469 m ²	2,469 m ²
HARDSCAPE AREA (m ²)	-	1,780 m ²
BUILDING FOOTPRINT (percentage)	-	34.48 %
BUILDING FOOTPRINT (m ²)	-	2,247.33 m ²

VEHICLE PARKING DATA

DATA	REQUIRED	PROVIDED
RETIREMENT HOME PARKING (0.5 BED)	82	31
(21 VIS. INCLUSIVE)	-	-
SENIORS APARTMENT PARKING (0.50/WELLING UNIT)	21	10
(6 VIS. INCLUSIVE)	-	-
BARRIER FREE PARKING (101-200 = 1 + 3% OF TOTAL REG.)	5 (INCLUSIVE)	5 (INCLUSIVE)
RH AND SA PARKING ON NORTH PARCEL	-	65
TOTAL	103	106

LOADING AND BICYCLE PARKING DATA

DATA	REQUIRED	PROVIDED
BICYCLE PARKING (0.25 PER VISITOR PARKING)	7	8
LOADING PARKING	3	1
TOTAL	3	8

GENERAL NOTES

- Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
- All work shall comply with the 2012 Ontario Building Code and amendments.
- Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
- All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
- All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
- The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties.
- The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

GENERAL SITE NOTES

- ALL SITE PLAN DRAWINGS ARE TO BE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. ALL UTILITY LOCATIONS SHOW ARE APPROXIMATE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK IN THE PROJECT AREA. LIKEWISE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK AND THAT OF THE INVOLVED UTILITIES IN THE PROJECT AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL LABOUR, MATERIAL AND EQUIPMENT AND INCIDENTAL ITEMS NEEDED TO PROVIDE ADEQUATE CONSTRUCTION, SIGNING, BARRICADES, TRAFFIC CONTROL DEVICES AND OTHER RELATED ITEMS FOR THE PROJECT AREA, DURING THE CONSTRUCTION PERIOD.
- THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT PROPERTIES FROM DAMAGE AND EROSION DURING THE CONSTRUCTION PERIOD. ANY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION SHALL AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRECONSTRUCTION STATE.
- ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLOW OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
- ALL SNOW STORAGE SHALL BE LOCATED ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.

SITE LEGEND

- ▲ EXIT
- ◀ EMERGENCY EXIT
- U.P. = UTILITY POLE
- L.S. LIGHT STANDARD
- W.M.L. WALL MOUNTED LIGHT
- x— FENCE
- D.C. DROP CURB
- S FUTURE SA AND RH PARKING
- V VISITOR PARKING
- ▨ SNOW MELT AREA
- ▨ ROAD WIDENING AREA
- ▨ TACTILE STRIP
- ▨ LANDSCAPE OPEN AREA
- ▨ SURFACE PARKING AREA
- NFBH NON-FREEZE HOSE BIB
- B.L. BOLLARD LIGHT
- CSW CONCRETE SIDEWALK
- ⇄ FIRE ROUTE SIGN
- ⇄ BARRIER FREE SIGN

peopleCare communities

Project Name / Address: **3188 VIVIAN LINE 37 STRATFORD LONG TERM CARE HOME**

Project No: 23069

Client: **peopleCare communities**

Drawn by: SK
Checked by: TSLJLH
Office Location: KITCHENER

Issue Date / Time: 7/2/2024 2:06:04 PM

Drawing Name: **SITE PLAN - OVERALL**

Drawing Scale: As Indicated

Sheet: ISSUED FOR SITE PLAN APPROVAL

Revision No.: **r8**

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