

Project Data

Address: 951 Boundary Road
 Lot B, Section 27, Town of Hastings Suburban Lands New West Minister District, Plan LMP36733

	Existing	Proposed Amendment
Site Dimensions:	95.0m x 115.0m	
Site Area:	10,925.0m ²	
Zoning:	CD-1 (300)	
Uses:	a) Community Care Facility With A maximum of 75 Beds b) Multiple Conversion Dwelling c) Seniors Supportive or Assisted Housing d) Accessory Uses customarily ancillary to the above uses	e) Supportive Housing (if supportive housing is not already considered an accessory use.
Height	2.5 storeys	4 storeys (3 plus basement)
Setbacks	15.0m from Boundary Road property line 8.0m from Adanac St property line 19.0m from west property line* <i>*The noted distance identifies 19.0m, the existing Taylor Manor is 9m from the property line, this figure may have been specific to Adanac Lodge.</i> There is no setback noted for the south property line	3.84m
Parking		
Statistics:	Minimum 35 off street parking (24 Of which must be below Surface)* <i>* Adanac lodge has provided for all parking requirements for the Cd-1 zone</i>	Propose 5 additional stalls
Loading:	One off street loading zone	Propose to share with Adanac lodge as existing loading zone straddles property line
Bicycle Parking:		Propose 0.1 Indoor bike stalls per unit for a total of 6 indoor bike storage lockers
Floor areas		
By use:	Residential (supportive housing): 2,134.996m Administration: 112.744m Amenity: 348.071m Building Services: 233.938m Circulation: 969.842m	
FSR:	0.6FSR	0.76FSR (Exclusions include amenity, mechanical, 148mm of exterior rainscreen wall assembly, attic space below 1.2 m in height, and uninhabited crawl space areas*). <i>*Note. Uninhabited crawl space areas are excluded as they were not included in the area calculations when the Adanac Lodge was constructed, this exclusion shall be reviewed by rezoning officials. (See floor area Overlays)</i>