

REQUIRED AMENITY	6 m ² PER x 0 DWELLING UNIT = 0 m ²
REQUIRED TOTAL:	PLUS
	10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT =
	(1,167.63 x .055) m ² x 0.1 = 408.6 m ²
	TOTAL AMENITY REQUIRED = 408.6 m²
PROVIDED AMENITY	
TOTAL INDOOR COMMUNAL AREA:	1,245 m ²
TOTAL OUTDOOR COMMUNAL AREA:	1461 m ²
ROOMING UNITS TO AMENITY AREA	
ROOMING UNITS TOTAL GFA (ALL FLOORS):	4086 m ²
TOTAL AMENITY AREA (ALL FLOORS):	2707 m ²
% AMENITY TO TOTAL ROOMING GFA:	66%

LEVEL 01	Room #	Room Name	sq.m.	LEVEL 02 - 04	Room #	Room Name	sq.m.
3.1 - RHA - Private Bedroom	TOTAL	GFA - 11 PRIVATE BEDROOM	395.66	3.1 - RHA - Private Bedroom	TOTAL	GFA - PRIVATE BEDROOM	795.80
3.2 - RHA - Basic Bedroom	TOTAL	GFA - 11 BASIC BEDROOM	238.68	3.2 - RHA - Basic Bedroom	TOTAL	GFA - BASIC BEDROOM	421.00
ROOMING UNITS TOTAL GFA			634.34	ROOMING UNITS TOTAL GFA			1216.80
PER FLOOR				PER FLOOR			
1.4 - RHA Dining Rooms	1306	DINING RM	89.85	1.4 - RHA Dining Rooms	1326	DINING RM	89.85
1.5 - RHA Lounge	1297	LOUNGE	89.89	1.5 - RHA Lounge	1306	LOUNGE	89.89
1.6 - RHA Common Areas	1297	ACTIVITY ROOM	26.47	1.6 - RHA Common Areas	1306	LOUNGE	26.47
1.7 - RHA Outdoor Amenity	1276	TERRACE	15.51	1.7 - RHA Common Areas	1306	LOUNGE	15.51
2.1 - Resident Lounges Outside RHA	1004	LIBRARY	18.81	1.7 - RHA Common Areas	1306	LOUNGE	18.81
	1007A	GREAT HALL	16.50	1.7 - RHA Common Areas	1306	LOUNGE	16.50
2.2 - Resident Common Areas Outside RHA	1007B	FIREPLACE LOUNGE	16.29	1.7 - RHA Common Areas	1306	LOUNGE	16.29
RHA	1008	MULTIPURPOSE	40.92	1.7 - RHA Common Areas	1306	LOUNGE	40.92
2.3 - Resident Outdoor Amenity	1388	PACHTY WINE COURTYARD	332.24	1.7 - RHA Common Areas	1306	LOUNGE	332.24
3.1 - Resident Support Areas	1389	RHA COURTYARD	717.99	1.7 - RHA Common Areas	1306	LOUNGE	717.99
	1390	RHV ZON.	18.29	1.7 - RHA Common Areas	1306	LOUNGE	18.29
TOTAL LEVEL 01			1431.73	TOTAL PER FLOOR			1054.78

3 AMENITY AREA CALCULATION
A1.01 1:1



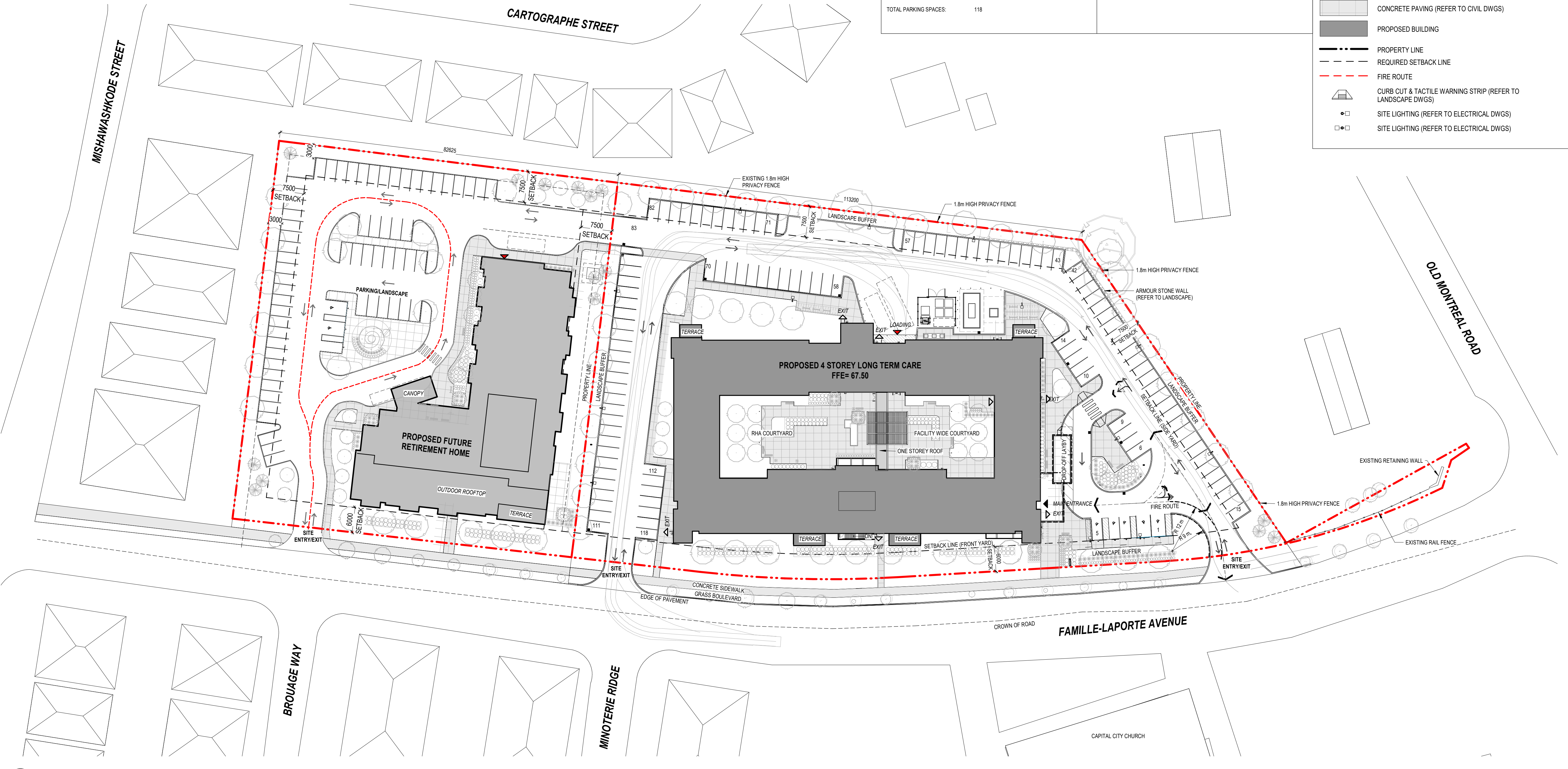
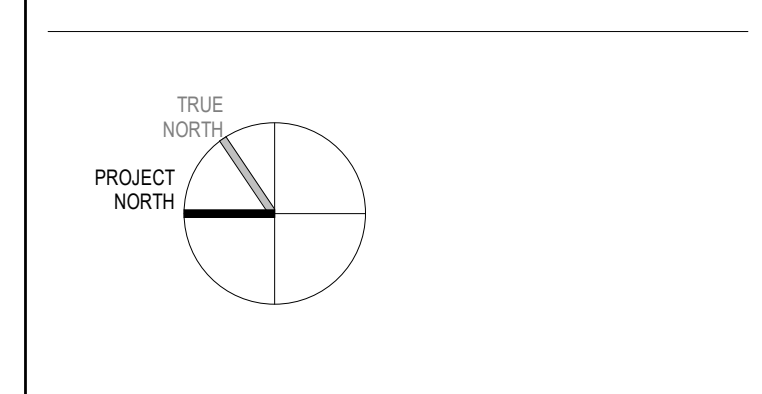
2 CONTEXT PLAN
A1.01 1:2500

SITE DATA	PROPOSED 4-STY BUILDING DATA
SITE DESCRIPTION: PART OF LOT 28, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA	BUILDING HEIGHT: 15.5 m
SITE ADDRESS: 1161 OLD MONTREAL RD, OTTAWA, ON	ESTABLISHED GRADE: 67.00
PROPOSED USE: 4 STOREY LONG TERM CARE (224 BEDS)	LOT COVERAGE
LOT AREA: 20,120 m ² (2.01 ha)	BUILDING FOOTPRINT: 2,958 m ² 24%
PROPERTY BOUNDARY DERIVED FROM SURVEY BY MONTOSH PERRY SURVEYING INC. DATED JULY 19, 2022	LANDSCAPED AREA: 3,548 m ² 28%
	PAVED SURFACE AREA: 6,040 m ² 48%
	TOTAL: 12,547 m ² 100%
	GROSS BUILDING AREA
	BASEMENT FLOOR AREA: 811 m ² LEVEL B1
	GROUND FLOOR AREA: 3031 m ² LEVEL 01
	SECOND FLOOR AREA: 2919 m ² LEVEL 02
	THIRD FLOOR AREA: 2919 m ² LEVEL 03
	FOURTH FLOOR AREA: 2919 m ² LEVEL 04
	TOTAL GFA: 12600 m ²
	UNIT STATISTICS
	BASIC BEDS: 90 (40%)
	PRIVATE BEDS: 134 (60%)
	TOTAL: 224 (100%)

ZONING	PARKING AND LOADING DATA
ZONING: 11B - MINOR INSTITUTIONAL	VEHICULAR PARKING REQUIRED
SETBACKS: MIN. FRONT YARD: 6.0m MIN. REAR YARD: 7.5m MIN. INTERIOR SIDE YARD SETBACK: 7.5m	REQUIRED PARKING: 0.25 PER UNIT x 224 BEDS PLUS 0.5 PER 100m ² OF MEDICAL, HEALTH OR PERSONAL SERVICES = (224x0.25 + 0.5x100) = 58 TOTAL PARKING SPACES REQUIRED = 58
MAX. BUILDING HEIGHT: 18 m	ACCESSIBLE PARKING REQUIRED: TOTAL OF 5 SPACES: 2 TYPE A SPACES (MIN. 3.4m WIDE) 3 TYPE B SPACES (MIN. 2.4m WIDE)
	VEHICULAR PARKING PROVIDED: REGULAR (2.6m x 5.2m): 113 BARRIER-FREE: 2 TYPE A SPACES (3.4m x 5.2m) 3 TYPE B SPACES (2.6m x 5.2m) TOTAL PARKING SPACES: 118
	BICYCLE PARKING REQUIRED
	REQUIRED TOTAL: 0.25 PER x 224 BEDS = 56
	BICYCLE PARKING PROVIDED
	HORIZONTAL (800x1800): 56
	LOADING REQUIRED: 2 STANDARD SIZE LOADING SPACES (3.5m x 9m)
	PROVIDED: 1 STANDARD SIZE LOADING SPACE (3.5m x 9m) 1 OVERSIZED LOADING SPACE (4.3m x 13m)

SITE PLAN LEGEND
MAIN ENTRANCE
ENTRANCE/EXIT
LOADING
FH ● FIRE HYDRANT (REFER TO CIVIL DWGS)
MH ● MANHOLE (REFER TO CIVIL DWGS)
CB ● CATCH BASIN (REFER TO CIVIL DWGS)
EHP ○ EXISTING HYDRO POLE (REFER TO CIVIL DWGS)
HP ● HYDRO POLE (REFER TO CIVIL DWGS)
ICV ○ IRRIGATION CONTROL VALVE (REFER TO LANDSCAPE DWGS)
SIGNAGE
ELEVATION
HOSE BIB (REFER TO MECHANICAL DWGS)
LANDSCAPED AREA (REFER TO LANDSCAPE DWGS)
PROPOSED TREE
PROPOSED PLANTING
PARKING SPACE
BARRIER FREE PARKING SPACE
HEAVY DUTY (H.D.) ASPHALT PAVING, BALANCE OF ASPHALT PAVING TO BE MEDIUM DUTY (REFER TO CIVIL)
CONCRETE PAVING (REFER TO CIVIL DWGS)
PROPOSED BUILDING
PROPERTY LINE
REQUIRED SETBACK LINE
FIRE ROUTE
CURB CUT & TACTILE WARNING STRIP (REFER TO LANDSCAPE DWGS)
SITE LIGHTING (REFER TO ELECTRICAL DWGS)
SITE LIGHTING (REFER TO ELECTRICAL DWGS)

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1 SITE PLAN
A1.01 1:500

8/2022/08/19 RE-ISSUED FOR SITE PLAN CONTROL APPLICATION & ZONING BY-LAW AMENDMENT MSA
date: revision: by:

All drawing and specifications are the property of the architect. The contractor shall verify all dimensions and information on site and report any discrepancy to architect before proceeding.

Arch Corp - Orleans
1161 OLD MONTREAL RD, ORLEANS ON, K4A 3N6
SITE CONTEXT PLAN AND PROJECT STATISTICS

scale: As indicated
drawn by: Author
reviewed by: Checker
job number: 21024
plot date: 21-08-27
drawing number:

.A1.01