

REQUIRED AMENITY	
REQUIRED TOTAL:	6 m <sup>2</sup> PER x 0 DWELLING UNIT = 0 m <sup>2</sup> PLUS 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT = (1,167.03 x 0.05) m <sup>2</sup> x 0.1 = 408.6 m <sup>2</sup> TOTAL AMENITY REQUIRED = 408.6 m <sup>2</sup>
PROVIDED AMENITY	
TOTAL INDOOR COMMUNAL AREA:	1,245 m <sup>2</sup>
TOTAL OUTDOOR COMMUNAL AREA:	1461 m <sup>2</sup>
ROOMING UNITS TO AMENITY AREA	
ROOMING UNITS TOTAL GFA (ALL FLOORS):	4086 m <sup>2</sup>
TOTAL AMENITY AREA (ALL FLOORS):	2707 m <sup>2</sup>
% AMENITY TO TOTAL ROOMING GFA:	66%

LEVEL 01				LEVEL 02 - 04			
3.3 - RHA - Private Bedroom	TOTAL	GFA - PRIVATE BEDROOM	395.66	3.3 - RHA - Private Bedroom	TOTAL	GFA - PRIVATE BEDROOM	795.86
3.2 - RHA - Basic Bedroom	TOTAL	GFA - BASIC BEDROOM	188.68	3.2 - RHA - Basic Bedroom	TOTAL	GFA - BASIC BEDROOM	423.00
ROOMING UNITS TOTAL GFA			584.34	ROOMING UNITS TOTAL GFA			1218.86
PROVIDED				PROVIDED			
3.4 - RHA Dining Rooms	1326	DINING RM	89.85	3.4 - RHA Dining Rooms	1326	DINING RM	89.85
3.5 - RHA Lounge	1207	LOUNGE	33.77	3.5 - RHA Lounge	1207	LOUNGE	33.77
3.6 - RHA Common Areas	1237	ACTIVITY ROOM	26.47	3.6 - RHA Common Areas	1237	ACTIVITY ROOM	26.47
3.7 - RHA Outdoor Amenity	1278	TERRACE	15.11	3.7 - RHA Outdoor Amenity	1278	TERRACE	15.11
2.1 - Resident Lounges Outside RHA	1006	LOUNGE	28.81	2.1 - Resident Lounges Outside RHA	1006	LOUNGE	28.81
2.2 - Resident Common Areas Outside RHA	1007A	GREAT HALL	26.40	2.2 - Resident Common Areas Outside RHA	1007A	GREAT HALL	26.40
2.3 - Resident Common Areas Outside RHA	1007B	FIREPLACE LOUNGE	58.29	2.3 - Resident Common Areas Outside RHA	1007B	FIREPLACE LOUNGE	58.29
2.4 - Resident Outdoor Amenity	1008	MULTIPURPOSE	40.32	2.4 - Resident Outdoor Amenity	1008	MULTIPURPOSE	40.32
2.5 - Resident Outdoor Amenity	1186	PACHTY WALK COURTYARD	53.24	2.5 - Resident Outdoor Amenity	1186	PACHTY WALK COURTYARD	53.24
2.6 - Resident Outdoor Amenity	1380	RHA COURTYARD	717.99	2.6 - Resident Outdoor Amenity	1380	RHA COURTYARD	717.99
3.1 - Resident Support Areas	1000	RHV. UN.	39.99	3.1 - Resident Support Areas	1000	RHV. UN.	39.99
TOTAL LEVEL 01			1611.73	TOTAL LEVEL 02 - 04			1094.78

2 AMENITY AREA CALCULATION  
A1.02 1:1



3 CONTEXT PLAN  
A1.02 1:2500

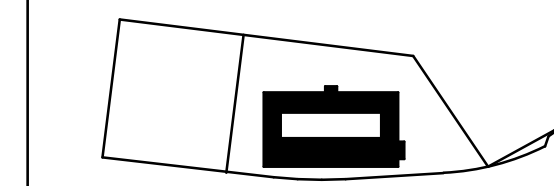
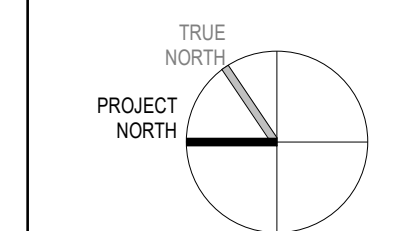
SITE DATA		PROPOSED 4-STY BUILDING DATA	
<b>SITE DESCRIPTION:</b>	PART OF LOT 28, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA	<b>BUILDING HEIGHT:</b>	15.5 m
<b>SITE ADDRESS:</b>	375 FAMILLE-LAPORTE AVE., OTTAWA, ON	<b>ESTABLISHED GRADE:</b>	67.00 m
<b>PROPOSED USE:</b>	4 STOREY LONG TERM CARE (224 BEDS)	<b>LOT COVERAGE</b>	
<b>LOT AREA:</b>	20,127.56 m <sup>2</sup> (2.01 ha)	<b>BUILDING FOOTPRINT:</b>	2,958 m <sup>2</sup> 24%
<b>PROPERTY BOUNDARY DERIVED FROM SURVEY BY MONTOSH PERRY SURVEYING INC. DATED JULY 19, 2022</b>		<b>LANDSCAPED AREA:</b>	3,549 m <sup>2</sup> 28%
		<b>PAVED SURFACE AREA:</b>	6,040 m <sup>2</sup> 48%
		<b>TOTAL</b>	12,547 m <sup>2</sup> 100%
<b>ZONING</b>	I18 - MINOR INSTITUTIONAL	<b>GROSS BUILDING AREA</b>	
<b>SETBACKS</b>	MIN. FRONT YARD 6.0m MIN. REAR YARD 7.5m MIN. INTERIOR SIDE YARD SETBACK 7.5m	<b>BASEMENT FLOOR AREA:</b>	811 m <sup>2</sup> LEVEL B1
<b>MAX. BUILDING HEIGHT</b>	18 m	<b>GROUND FLOOR AREA:</b>	3031 m <sup>2</sup> LEVEL 01
		<b>SECOND FLOOR AREA:</b>	2919 m <sup>2</sup> LEVEL 02
		<b>THIRD FLOOR AREA:</b>	2919 m <sup>2</sup> LEVEL 03
		<b>FOURTH FLOOR AREA:</b>	2919 m <sup>2</sup> LEVEL 04
		<b>TOTAL GFA:</b>	12600 m <sup>2</sup>
		<b>UNIT STATISTICS</b>	
		<b>BASIC BEDS</b>	90 (40%)
		<b>PRIVATE BEDS</b>	134 (60%)
		<b>TOTAL</b>	224 (100%)
PARKING AND LOADING DATA		BICYCLE PARKING REQUIRED	
<b>VEHICULAR PARKING REQUIRED</b>	0.25 PER UNIT x 224 BEDS PLUS 0.5 PER 100m <sup>2</sup> OF MEDICAL, HEALTH OR PERSONAL SERVICES = (224x0.25 + 0.0m <sup>2</sup> x 0.5) = 58 TOTAL PARKING SPACES REQUIRED = 58	<b>REQUIRED TOTAL:</b>	0.25 PER x 224 BEDS = 56
<b>ACCESSIBLE PARKING REQUIRED:</b>	TOTAL OF 5 SPACES 2 TYPE A SPACES (MIN. 3.4m WIDE) 3 TYPE B SPACES (MIN. 2.4m WIDE)	<b>BICYCLE PARKING PROVIDED</b>	56
<b>VEHICULAR PARKING PROVIDED</b>	112	<b>LOADING</b>	
<b>REGULAR (2.6m x 5.2m):</b>	112	<b>REQUIRED:</b>	2 STANDARD SIZE LOADING SPACES (3.5m x 9m)
<b>BARRIER-FREE:</b>	2 TYPE A SPACES (3.4m x 5.2m) 3 TYPE B SPACES (2.6m x 5.2m)	<b>PROVIDED:</b>	1 STANDARD SIZE LOADING SPACE (3.5m x 9m) PLUS 1 OVERSIZED LOADING SPACE (4.3m x 13m)
<b>TOTAL PARKING SPACES:</b>	117		

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)
BOL	BOLLARD
+	SIGNAGE
ELEV	ELEVATION
HB	HOSE BIB (REFER TO MECHANICAL DWGS)
LA	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)

SITE PLAN SHEET NOTES	
01	MAIN ENTRANCE MONUMENT SIGNAGE
02	BARRIER-FREE PARKING POST & SIGNAGE MOUNTED IN BOLLARD TO COMPLY WITH MUNICIPALITY ACCESSIBILITY DESIGN STANDARDS
03	ACCESSIBILITY PAVEMENT MARKING TO COMPLY WITH MUNICIPALITY ACCESSIBILITY DESIGN STANDARDS
04	PROVIDE FLUSHED CURB TO COMPLY WITH MUNICIPALITY ACCESSIBILITY DESIGN STANDARDS
05	FIRE HYDRANT LOCATION. REFER TO CIVIL & MECHANICAL DRAWINGS
06	FIRE DEPARTMENT SIAMSE CONNECTION & SIGNAGE LOCATION. REFER TO MECHANICAL DRAWINGS
07	GAS METER LOCATION. REFER TO MECHANICAL DRAWINGS
08	GENERATOR AND ENCLOSURE. REFER TO ELECTRICAL DRAWINGS
09	BOLLARD LIGHT FIXTURE LOCATIONS. REFER TO ELECTRICAL DRAWINGS
10	BIKE RACK LOCATIONS. REFER TO LANDSCAPE DRAWINGS
11	BENCH LOCATIONS. REFER TO LANDSCAPE DRAWINGS
12	CONDENSING UNITS BY FOOD SERVICES. PROVIDE CONCRETE PAD AS REQUIRED. REFER TO KITCHEN DRAWINGS
13	FIRE ACCESS ROUTE SIGN. GRAPHICS TO COMPLY WITH MUNICIPALITY AND FIRE DEPT. STANDARDS
14	6 CUBIC YARD GARBAGE COMPACTOR. REFER TO ELEC. FOR POWER ROUGH-IN REQUIREMENTS
15	TRANSFORMER ON CONCRETE PAD. REFER TO ELECTRICAL DRAWINGS
16	ROUGH-INS FOR TWO (2) FUTURE ELECTRIC VEHICLE CHARGING STATIONS. REFER TO ELECTRICAL DRAWINGS
17	PAINTED CROSS WALK
18	DROP-OFF LAY-BY PARKING SPOTS
19	CONCRETE CURB (TYP.), COMPLY WITH MUNICIPALITY ACCESSIBILITY DESIGN STANDARDS
20	EXTERIOR EGRESS STAIRS. REFER TO FLOOR PLANS & STAIR DETAILS.
21	ACOUSTIC LOUVERED SCREENS AROUND ROOFTOP MECHANICAL UNITS. REFER TO ROOF PLAN.
22	BUILDING SET-OUT POINT
23	RIP-RAP SLOPE STABILIZATION. REFER TO CIVIL DRAWINGS
24	BULKY ITEMS HOLDING AREA. 10sqm MIN. TO BE PROVIDED
25	GARBAGE AND RECYCLE HOLDING BINS. SIZE TO SUIT COMPACTOR.
26	2500mm HIGH WOOD SCREEN CW HEAVY DUTY GATES
27	ROOFTOP MECHANICAL UNIT
28	PHOTO VOLTAIC PANELS (TYP.)
29	AREA-WELLS WITH SAFETY STEEL BAR GRATING. REFER TO FLOOR PLANS
30	STORM WATER MANAGEMENT TANK (REFER TO CIVIL)
31	
32	

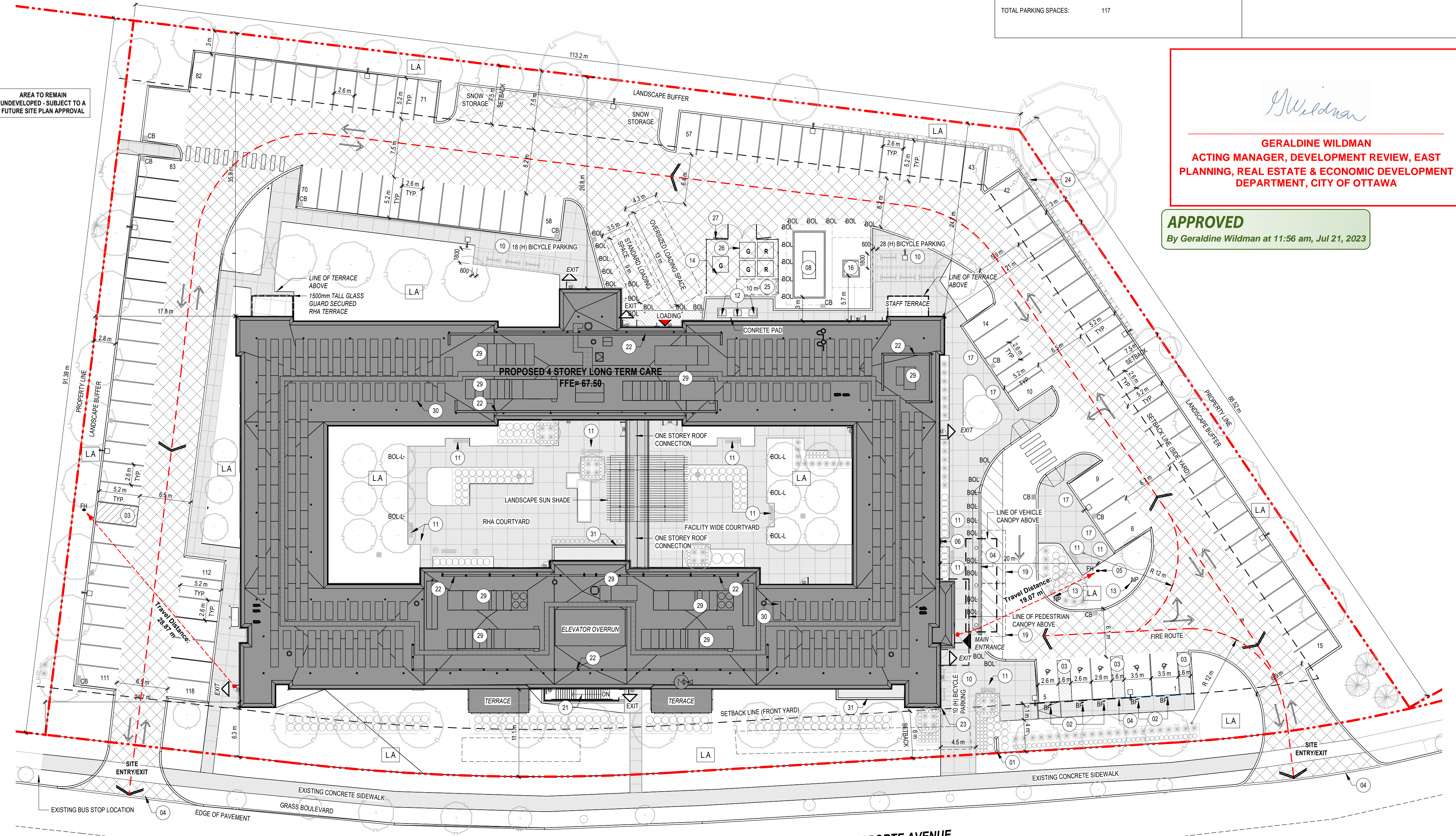
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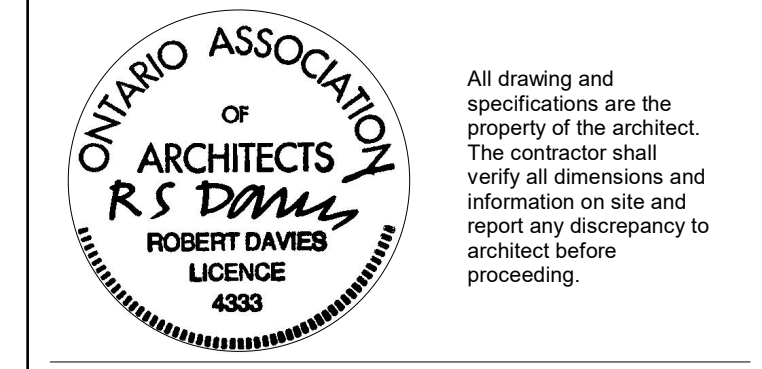
Geraldine Wildman  
ACTING MANAGER, DEVELOPMENT REVIEW, EAST PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED  
By Geraldine Wildman at 11:56 am, Jul 21, 2023



1 SITE PLAN  
A1.02 1:300

17	2023/04/10	ISSUED FOR SPA RECORD SET	MSA
12	2023/01/27	RE-ISSUED FOR SITE PLAN CONTROL APPLICATION & ZONING BY-LAW AMENDMENT	MSA
8	2022/08/19	RE-ISSUED FOR SITE PLAN CONTROL APPLICATION & ZONING BY-LAW AMENDMENT	MSA
#	date:	revision:	by:



Arch Corp - Orleans  
375 FAMILLE-LAPORTE AVE.  
(FORMERLY 1161 OLD MONTREAL RD.)  
ORLEANS, ONTARIO

SITE PLAN

scale:	As indicated
drawn by:	MSA
reviewed by:	MSA
job number:	21024
plot date:	21-08-27
drawing number:	A1.02