MontgomerySisam

ARCHITECT:	MONTGOMERY SISAM 497 SPADINA AVE, TORONTO, ON, M5T 2C8 416-364-8079
STRUCTURAL ENGINEER:	EXP
MECHANICAL / ELECTRICAL:	EXP
CIVIL:	ARCADIS SUITE 500, 333 PRESTON ST, OTTAWA ON K1S 5N4
LANDSCAPE:	LEVSTEK CONSULTANTS INC. 5871 HUGH CRES, OTTAWA, ON K0A 2W0
KITCHEN CONSULTANT:	ANJINNOV 672 DUPONT ST. #302 TORONTO, ON
CODE CONSULTANT:	VORTEX SUITE 200, 60 ATLANTIC AVE. TORONTO, ON M6K 1X9
PLANNER:	FOTENN

EXTENDICARE LONG TERM CARE
RIVERSIDE

400 JESSIE CHENEVERT WALK, OTTAWA, ON

ISSUED FOR SITE PLAN CONTROL RESUBMISSION
FEBRUARY 17, 2026

FILE NUMBER:D07-12-25-0150 & D02-02-25-0084
PLAN NUMBER :#19413

SITE DATA		
SITE DESCRIPTION	PART OF LOT 21, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA	
SITE ADDRESS	400 JESSIE CHENEVERT WALK	
PROPOSED USE	4 STOREY LONG TERM CARE (256 BEDS)	
BUILDING FOOTPRINT	4,157 sq.m	
PAVED SURFACE AREA	3,430 sq.m	
ZONING		
	REQUIRED	**PROVIDED**
ZONE	N/A	AM - Arterial Mainstreet
LOT AREA	NO MINIMUM	16,323sq.m (1.63 ha)
FRONT YARD & CORNER SIDE YARD	NO MINIMUM; MAXIMUM (FIRST TWO STOREYS OF THE BUILDING): 3.5 METRES	5.3m
MIN. INTERIOR SIDE YARD	NO MINIMUM	N/A
MIN. REAR YARD	NO MINIMUM	N/A
BUILDING HEIGHT	MINIMUM: 2 STOREYS; MAXIUM: 12 STOREYS *Note that Airport Zoning Restrictions Superseded	16.6m
MAX. FLOOR SPACE INDEX	NO MAXIMUM	N/A
MIN. WIDTH OF LANDSCAPED AREA AROUND PARKING	3m - Abutting Street 1.5m - Abutting Adjacent Property	3m - Abutting Street 1.5m - Abutting Adjacent Property
MIN. LANDSCAPE AREA	A MINIMUM OF 15% OF THE AREA OF ANY PARKING LOT MUST BE PROVIDED AS PERIMETER OR INTERIOR LANDSCAPED AREA. 15% of Parking = 353sq.m	514.5 sq.m
AMENITY AREA	RESIDENTIAL CARE FACILITY: 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT, ALL OF WHICH MUST BE COMMUNAL 10% ROOMING UNITS = 390sq.m	1300sq.m (walking path area) + 1800sq.m (communal courtyard) = 3100sq.m total.
PARKING		
	REQUIRED	**PROVIDED**
PARKING SPACES	0.25 x 256 BEDS + 1 PER 100 sq.m (medical, health/personal services) = 79	87 (EXCLUDING TYPE A & B)
BARRIER-FREE SPACES	2 TYPE A + 4 TYPE B (AS PER AODA)	2 TYPE A + 4 TYPE B
LOADING SPACES	2 (5m)	1 (20m) + 1 (5m)
BICYCLE PARKING	1 per 1500 sq.m GFA = 10	16
BUILDING DATA		
GROSS BUILDING AREA		
GROUND FLOOR LEVEL		4,157 sq.m
SECOND FLOOR LEVEL		3,542 sq.m
THIRD FLOOR LEVEL		3,525 sq.m
FOURTH FLOOR LEVEL		3,455 sq.m
ROOF: STAIR		8 sq.m
TOTAL		14,687 sq.m

KEY PLAN

Montgomery Sisam Architects Inc.

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#	date:	revision:	by:
2	02.17.26	ISSED FOR SPA RESUBMISSION	MSA

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DANIEL LING
LICENCE
5886

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EXTENDICARE RIVERSIDE

400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

PROJECT STATS

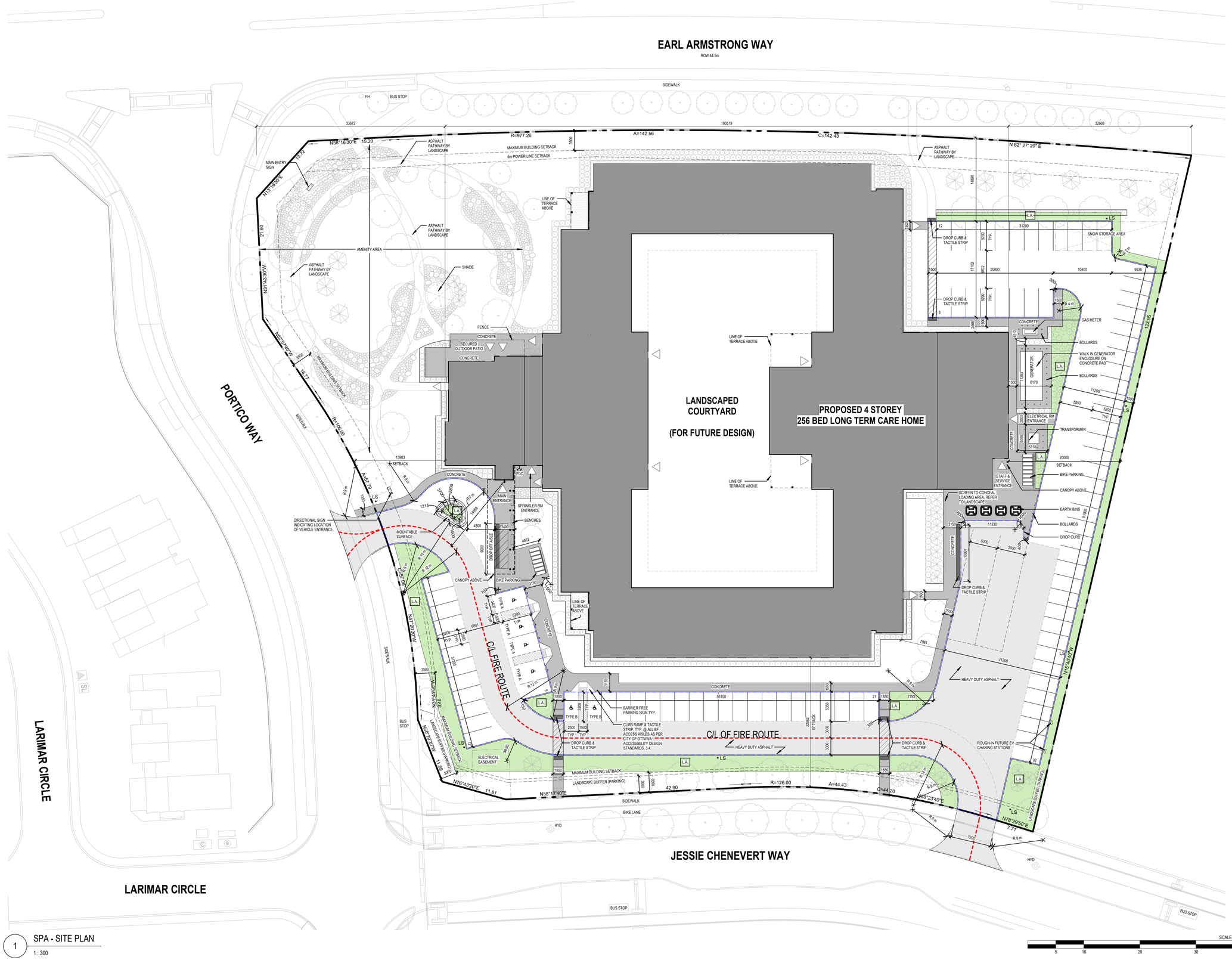
scale:	1 : 3000
drawn by:	AL, MD
reviewed by:	MCS
job number:	25010
plot date:	02/17/2026

drawing number:

A11.01

FILE NUMBER:D07-12-25-0150 & D02-02-25-0084
PLAN NUMBER :#19413

2/13/2026 2:31:22 PM Autodesk Docs://25010_Extendiare Riverside/25010_EC Riverside_MSA_MAIN_R25.rvt



1 SPA - SITE PLAN
1 : 300

SCALE BAR 1:300
5 10 20 30 40

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PROJECT NORTH
TRUE NORTH

SITE PLAN LEGEND

	PAVED PARKING AREA
	LANDSCAPED AREA
	CONCRETE
	HEAVY DUTY ASPHALT
FDC	FIRE DEPARTMENT CONNECTION

LEGAL DESCRIPTION

PIN:
04330-1862

DESCRIPTION:
400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA

PROPERTY BOUNDARY INFORMATION WAS DERIVED FROM TOPGRAPHIC SURVEY OF BLOCK 1 REGISTERED PLAN 4M-1766 CITY OF OTTAWA, BY ANNIS O'SULLIVAN, VOLLEBEKK LTD. DATED OCTOBER 22, 2025.

#	date:	revision:	by:
2	02.17.26	ISSED FOR SPA RESUBMISSION	MSA
1	11.13.25	ISSUED FOR SPA	MSA

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EXTENDICARE RIVERSIDE

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PART OF LOT 21, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA

SITE CONTEXT PLAN

scale:	As indicated
drawn by:	AL, MD
reviewed by:	MCS
job number:	25010
plot date:	02/17/2026

drawing number:

A11.02

FILE NUMBER:D07-12-25-0150 & D02-02-25-0084
PLAN NUMBER :#19413

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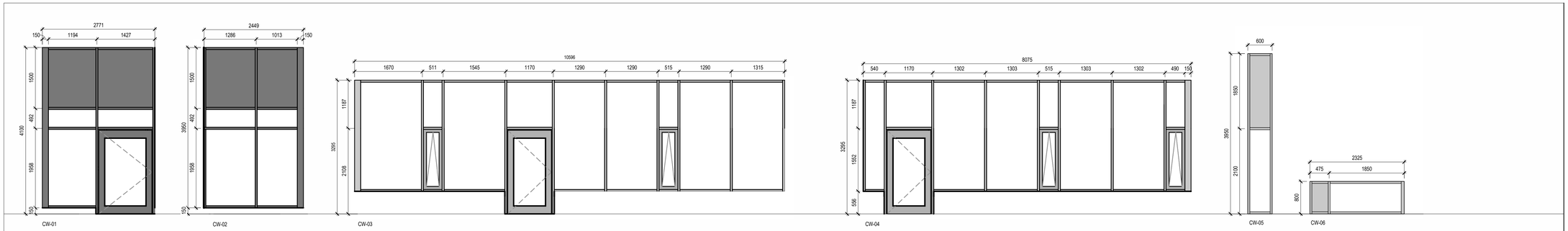
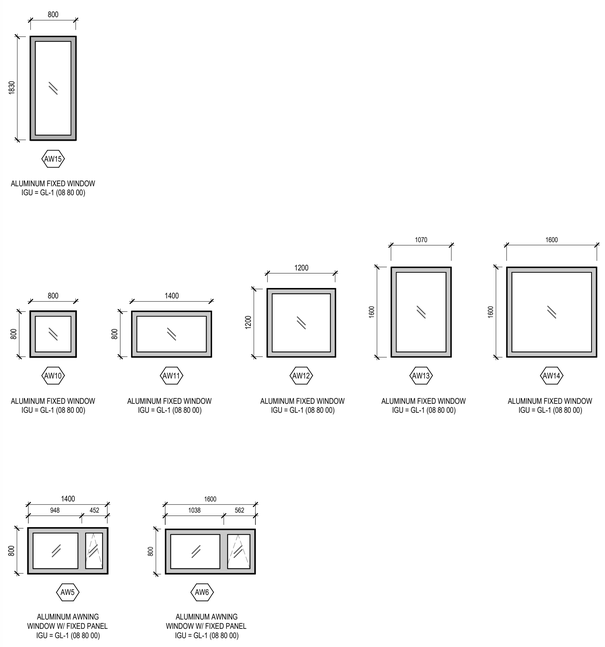
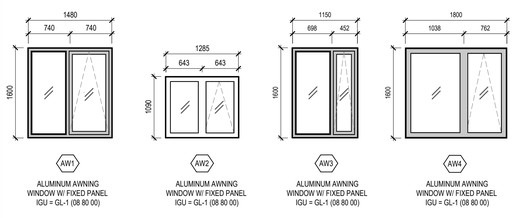
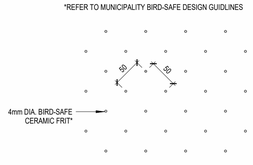


WINDOW SCHEDULE - CURTAIN WALL



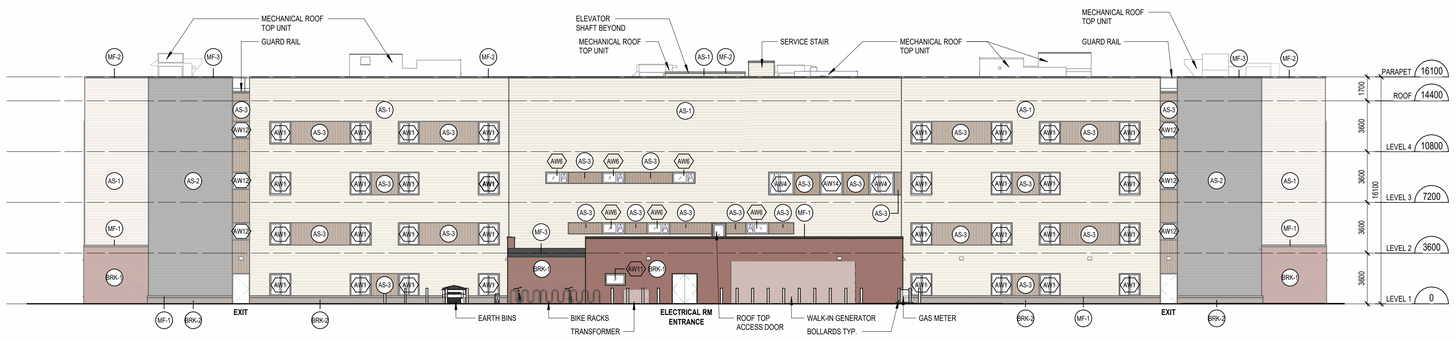


WINDOW SCHEDULE - PUNCH WINDOW



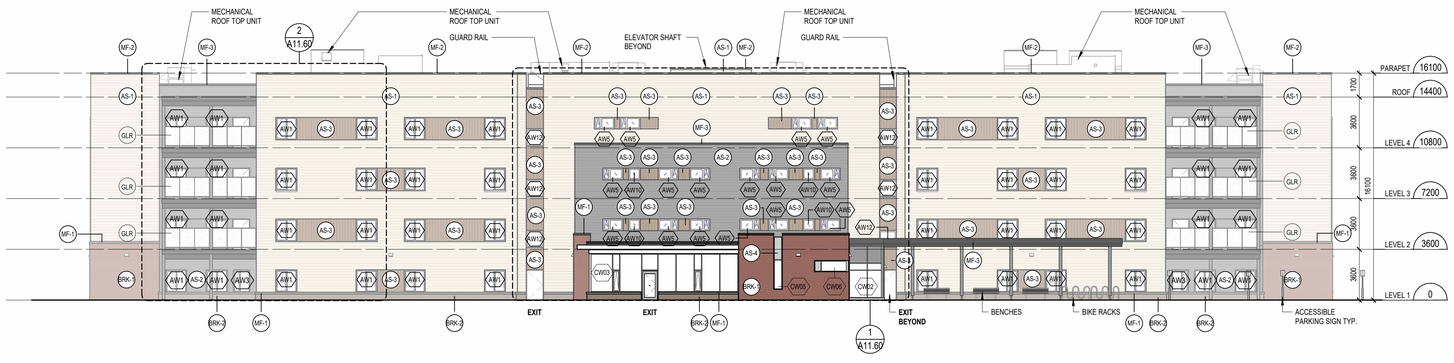
3 A11.40 BIRD-SAFE GLAZING CERAMIC FRIT AT TERRACE GUARDS

1 : 5



2 A11.40 SPA - ELEVATOR - EAST

1 : 200



1 A11.40 SPA - ELEVATION - WEST

1 : 200

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LEGEND: EXTERIOR MATERIALS

AS-1	ALUMINUM SIDING - HORIZONTAL (WHITE)
AS-2	ALUMINUM SIDING - HORIZONTAL (CHARCOAL)
AS-3	ALUMINUM SIDING - WOOD LOOK
AS-4	ALUMINUM SIDING - NATURAL FINISH (WINDOW FRAME COLOUR)
BRK-1	BRICK VENEER CLADDING (RED)
BRK-2	ARCHITECTURAL BLOCK VENEER (DARK BROWN)
GLR	GLASS RAILING (BIRD FRIT)
AW#	PREFINISHED ALUMINUM WINDOW / ALUMINUM STOREFRONT SYSTEM
GL#	GLAZING TYPE
MF-1	METAL FLASHING - NATURAL FINISH
MF-2	METAL FLASHING - WHITE
MF-3	METAL FLASHING - CHARCOAL

ABBREVIATION LEGEND:

CJ = CONTROL JOINT
LL = LOOSE LINTEL
SA = SHELF ANGLE
SB = STACK BOND
RL = RVEAL JOINT TRIM
H.P = HIGH POINT

#	date:	revision:	by:
2	02.17.26	ISSED FOR SPA RESUBMISSION	MSA
1	11.13.25	ISSUED FOR SPA	MSA

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EXTENDICARE RIVERSIDE

400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

ELEVATIONS

scale:	As indicated
drawn by:	AL, MD
reviewed by:	MCS
job number:	25010
plot date:	02/17/2026

drawing number:

A11.40

FILE NUMBER:D07-12-25-0150 & D02-02-25-0084
PLAN NUMBER :#19413

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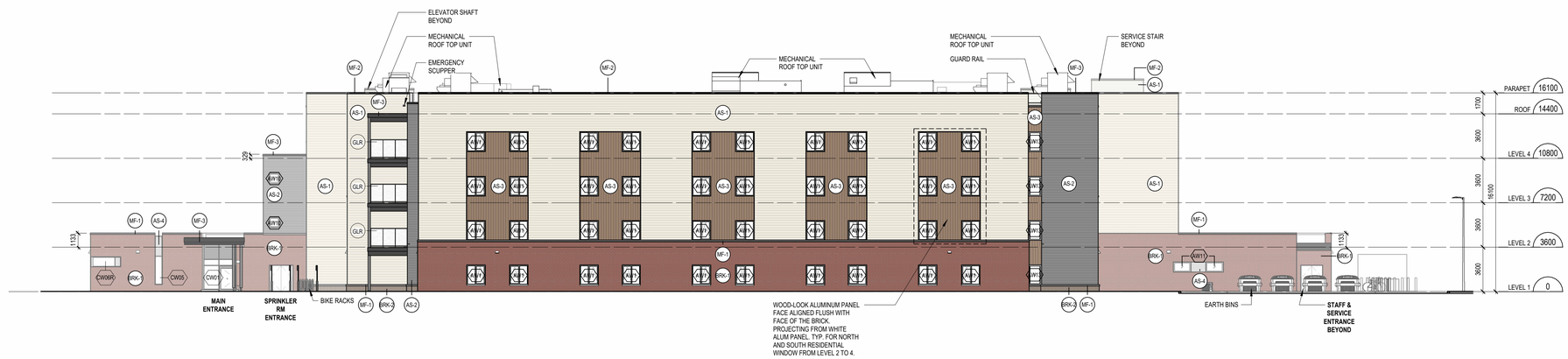
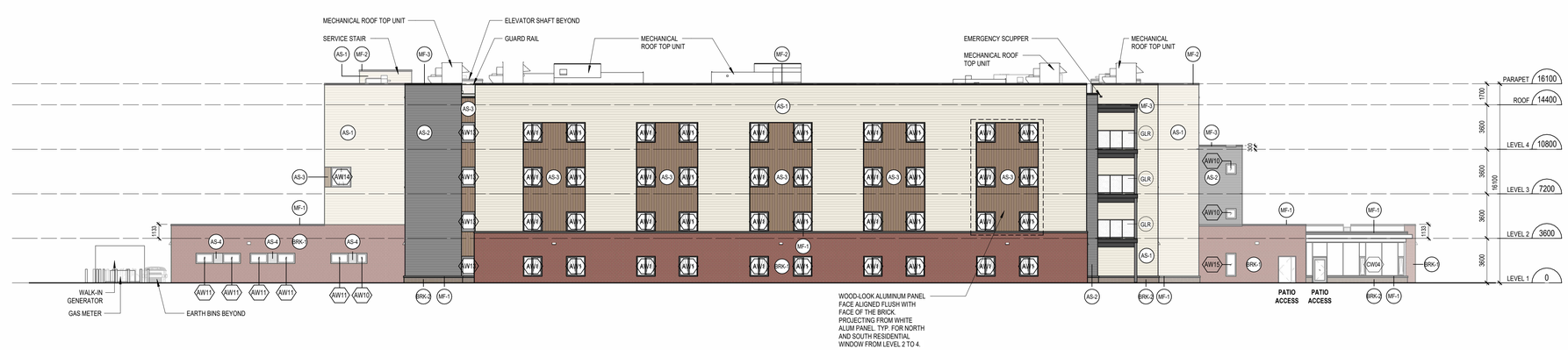


2 A11.41 SPA - ELEVATION - SOUTH

1 : 200



1 A11.41 SPA - ELEVATION - NORTH

1 : 200

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GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

ELEVATIONS

scale:	As indicated
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reviewed by:	MCS
job number:	25010
plot date:	02/17/2026

drawing number:

A11.41

FILE NUMBER:D07-12-25-0150 & D02-02-25-0084
PLAN NUMBER :#19413

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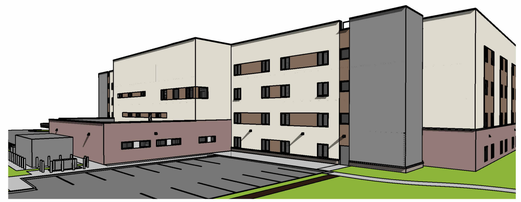
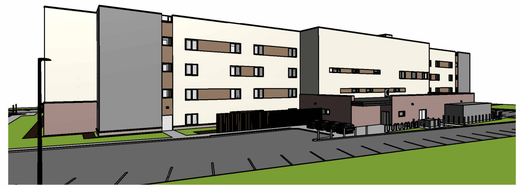
7 A11.50 SOUTH WEST PERSPECTIVE
1 : 5

8 A11.50 SOUTHEAST PERSPECTIVE
1 : 5

1 A11.50 3D VIEW - NORTH-WEST



2 A11.50 3D VIEW - NORTH-EAST



3 A11.50 3D VIEW - SOUTH-EAST

4 A11.50 3D VIEW - SOUTH-EAST 2

5 A11.50 3D VIEW - SOUTH-WEST 2

6 A11.50 3D VIEW - SOUTH-WEST

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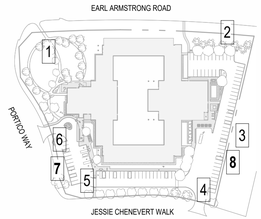
KEY PLAN



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1	11.13.25	ISSUED FOR SPA	MSA

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LICENCE
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EXTENDICARE RIVERSIDE

400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

RENDERINGS & 3D VIEWS

scale:	As indicated
drawn by:	AL, MD
reviewed by:	MCS
job number:	25010
plot date:	02/17/2026

drawing number:

A11.50

FILE NUMBER:D07-12-25-0150 & D02-02-25-0084
PLAN NUMBER :#19413

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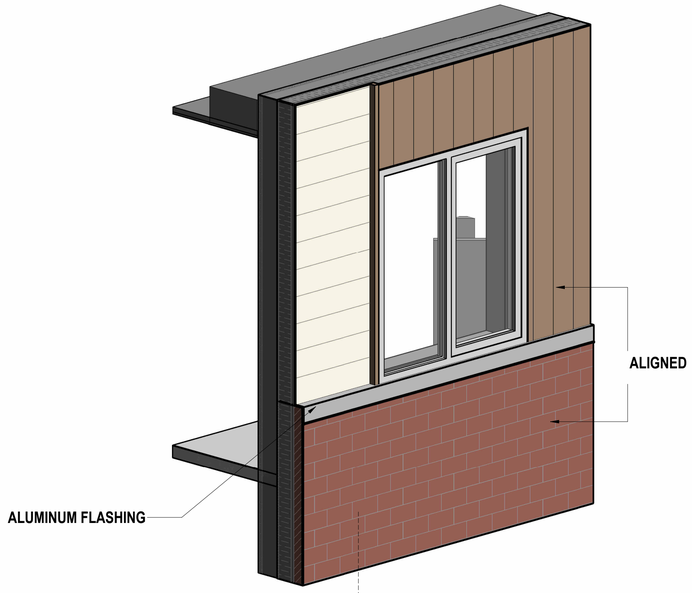
AS3
FLUTED ALUMINUM SIDING
WOOD-LOOK

AS1
HORIZONTAL ALUMINUM SIDING
WHITE



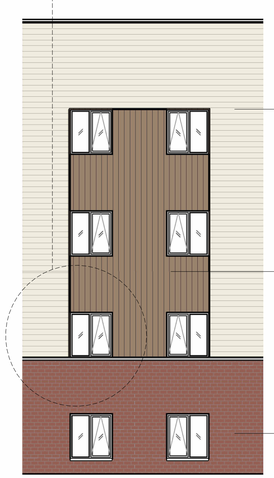
AW
ANNODIZED ALUMINUM
WINDOW FRAME
NATURAL FINISH
(TYPICAL OF ALL WINDOWS)

AS3
FLUTED ALUMINUM
SIDING,
WOOD-LOOK

AS1
HORIZONTAL ALUMINUM SIDING
WHITE

AS-2
HORIZONTAL ALUMINUM SIDING
CHARCOAL

BRK-1
VENEER MASONRY
RED-BROWN



AS1
HORIZONTAL
ALUMINUM SIDING
WHITE

AS3
FLUTED ALUMINUM SIDING
WOOD-LOOK

BRK-1
VENEER MASONRY
RED-BROWN

BRK-2
VENEER MASONRY
GREY-BROWN

AS4
ANNODIZED ALUMINUM PANEL
NATURAL FINISH

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LICENCE
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EXTENDICARE RIVERSIDE

400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

MATERIAL DIAGRAMS

scale:	1 : 100
drawn by:	MCS
reviewed by:	MCS
job number:	25010
plot date:	02/17/2026

drawing number:

A11.60

FILE NUMBER:D07-12-25-0150 & D02-02-25-0084
PLAN NUMBER :#19413

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