

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

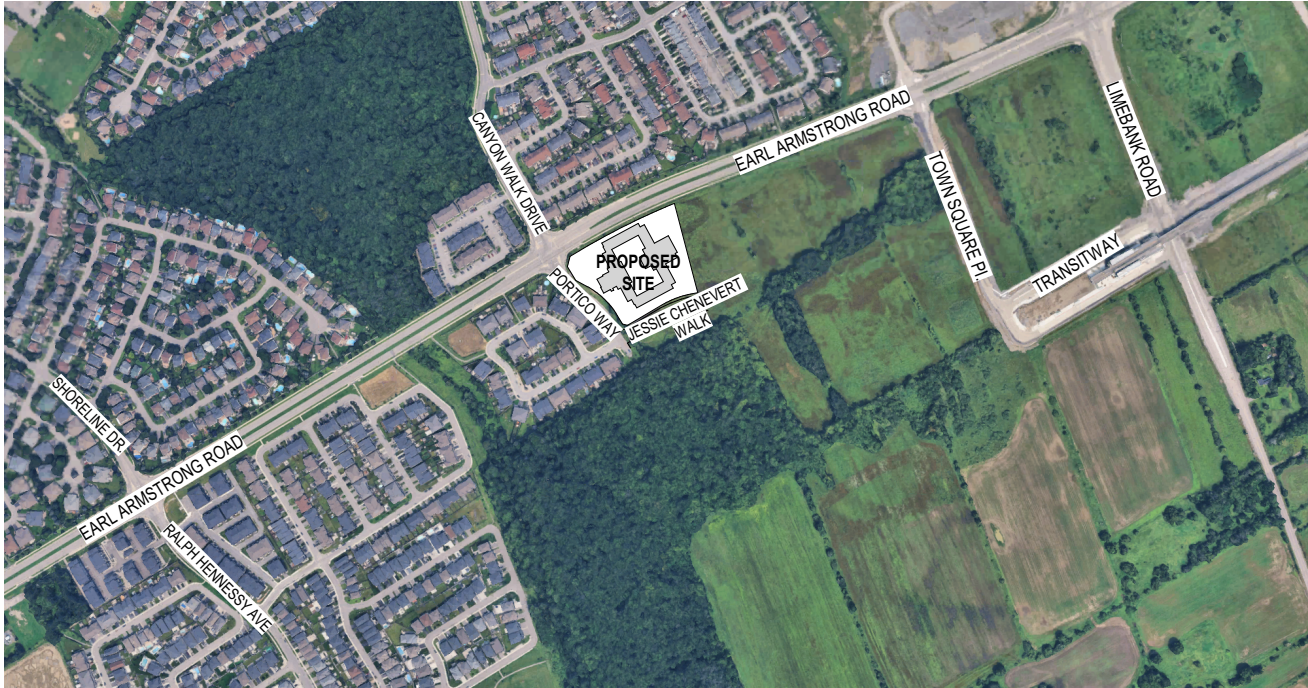


EXTENDICARE LONG TERM CARE RIVERSIDE

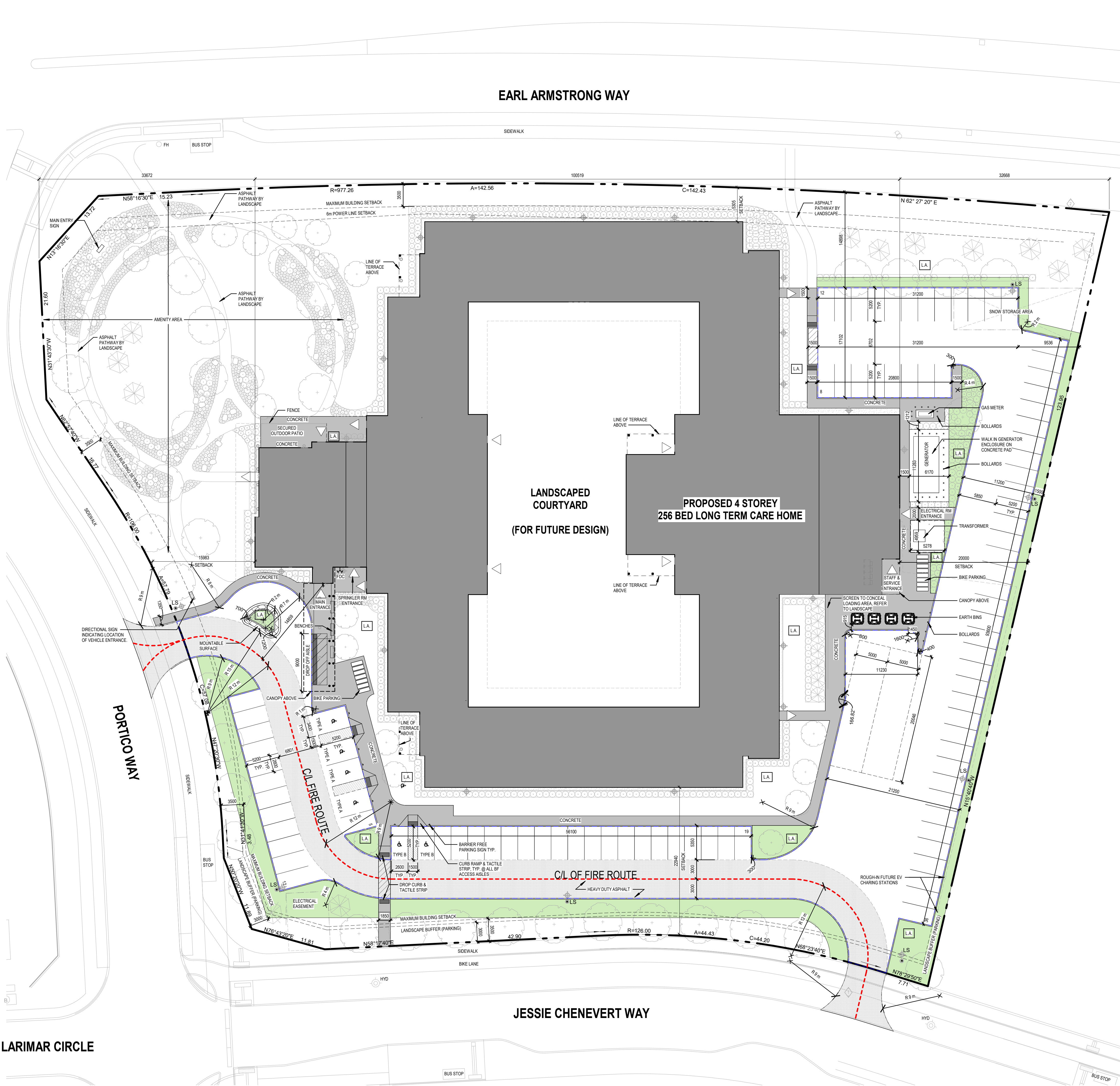
400 JESSIE CHENEVERT WALK, OTTAWA, ON

ISSUED FOR SITE PLAN CONTROL
NOVEMBER 13, 2025

SITE DATA		
SITE DESCRIPTION		
PART OF LOT 21, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA		
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		AM - Arterial Mainstreet
LOT AREA		16,323sq.m (1.63 ha)
FRONT YARD & CORNER SIDE YARD		NO MINIMUM; MAXIMUM (FIRST TWO STOREYS OF THE BUILDING): 3.5 METRES
MIN. INTERIOR SIDE YARD		N/A
MIN. REAR YARD		N/A
BUILDING HEIGHT		MINIMUM: 2 STOREYS; MAXIMUM: 12 STOREYS *Note that Airport Zoning Restrictions Superseded
MAX. FLOOR SPACE INDEX		N/A
MIN. WIDTH OF LANDSCAPED AREA AROUND PARKING		3m - Abutting Street 1.5m - Abutting Adjacent Property
MIN. LANDSCAPE AREA		514.5 sq.m
AMENITY 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
		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
BARRIER-FREE SPACES		2 TYPE A + 4 TYPE B (AS PER AODA)
LOADING SPACES		2 (5m)
BICYCLE PARKING		1 per 1500 sq.m GFA = 10
BUILDING DATA		
GROSS BUILDING AREA		4,157 sq.m
GROUND FLOOR LEVEL		3,542 sq.m
SECOND FLOOR LEVEL		3,525 sq.m
THIRD FLOOR LEVEL		3,455 sq.m
FOURTH FLOOR LEVEL		8 sq.m
TOTAL		14,687 sq.m



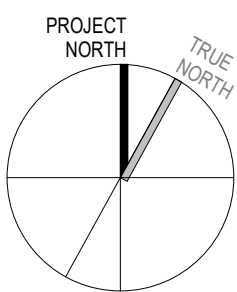
KEY PLAN



Montgomery Sisam Architects Inc.

197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

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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

1	11.13.25	ISSUED FOR SPA	MSA
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revisions			



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EXTENDICARE RIVERSIDE

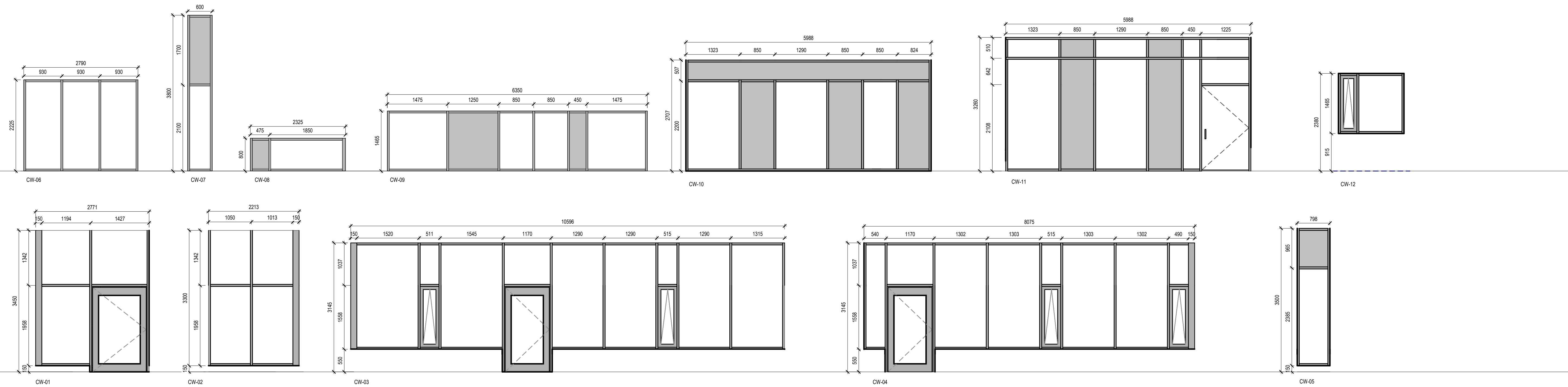
400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

SITE CONTEXT PLAN

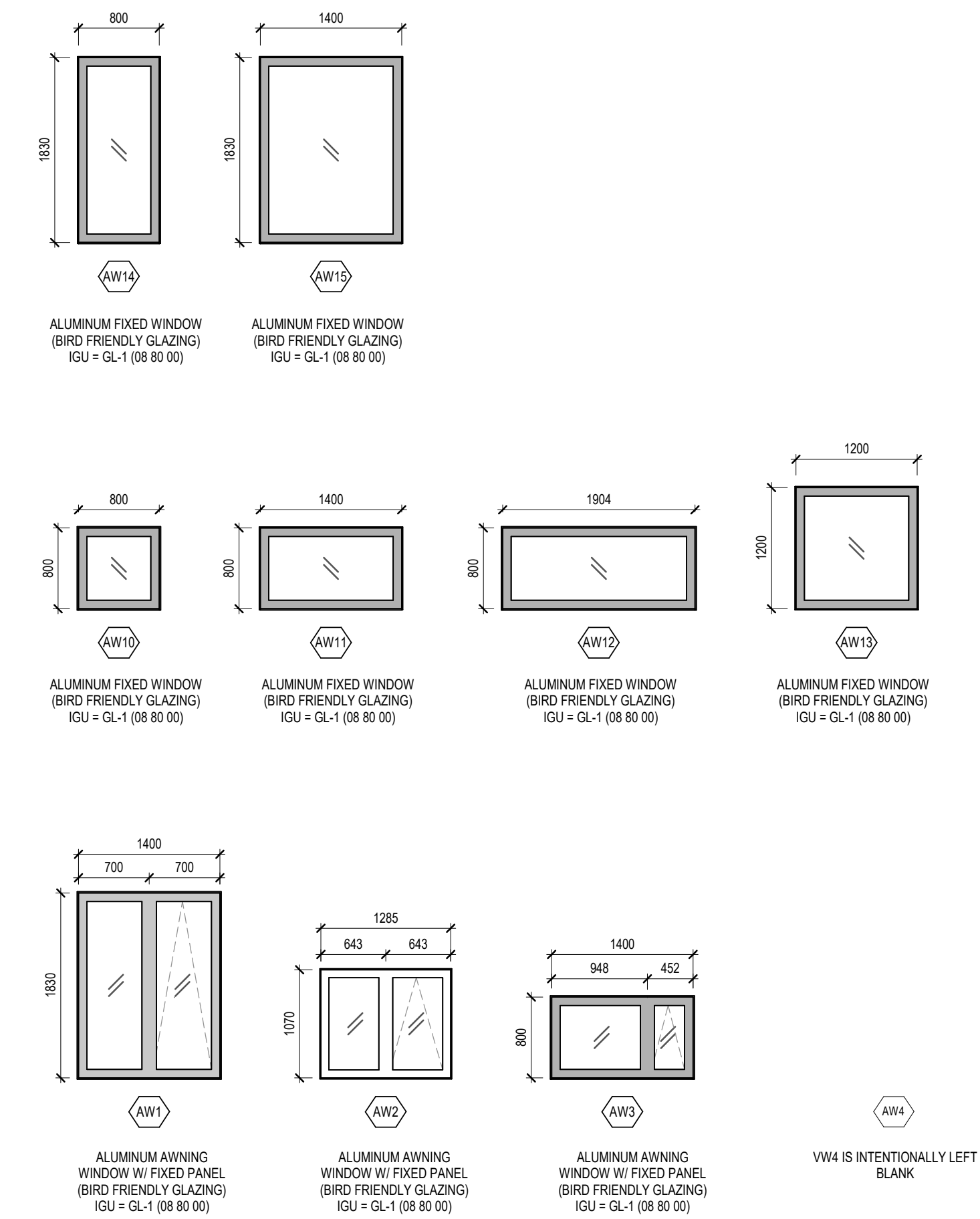
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plot date:	11/13/2025
drawing number:	

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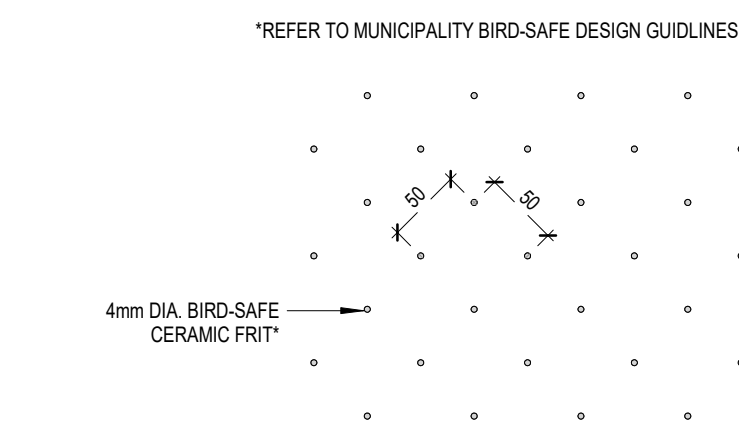
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WINDOW SCHEDULE - CURTAIN WALL

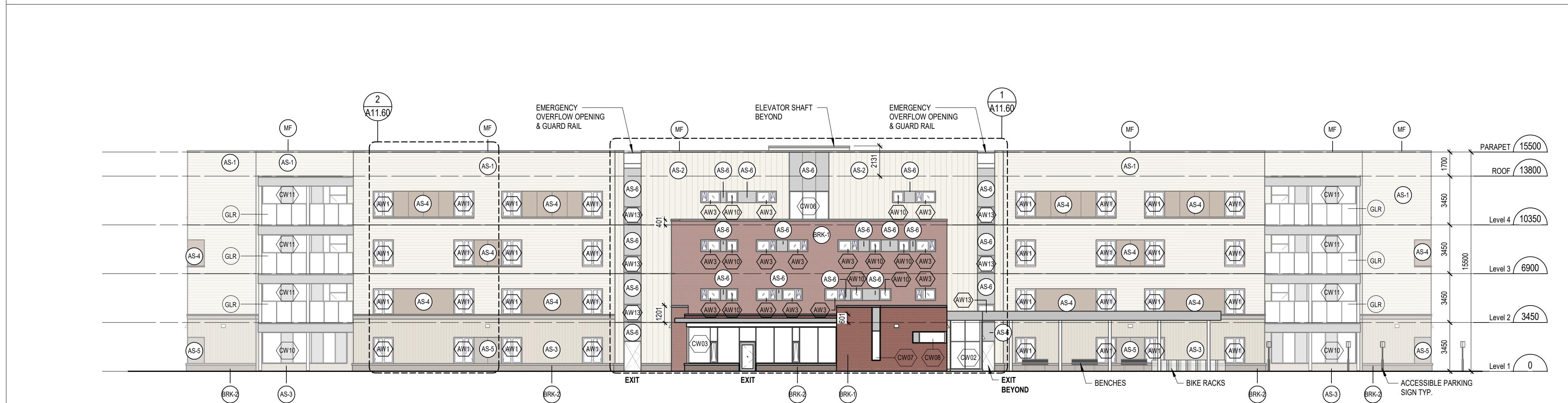


WINDOW SCHEDULE - PUNCH WINDOW



3 BIRD-SAFE GLAZING CERAMIC FRIT
A11.40 1:5

2 SPA - ELEVATION - EAST
A11.40 1:200



1 SPA - ELEVATION - WEST
A11.40 1:200

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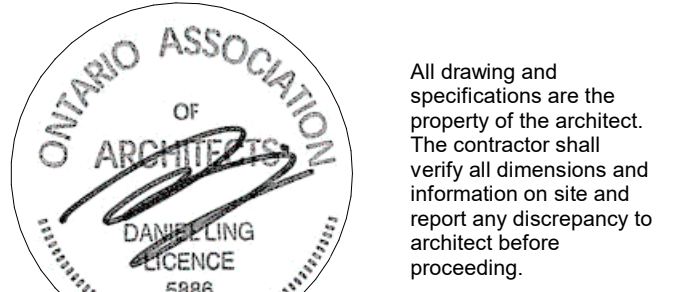
LEGEND - EXTERIOR MATERIALS

- AS-1 ALUMINUM SIDING - HORIZONTAL (WHITE)
- AS-2 ALUMINUM SIDING - VERTICAL (WHITE)
- AS-3 ALUMINUM SIDING - VERTICAL (BEIGE)
- AS-4 ALUMINUM SIDING - WOOD LOOK (BROWN)
- AS-5 ALUMINUM SIDING - SOLID (BEIGE)
- BRK-1 BRICK VENEER CLADDING (RED)
- BRK-2 ARCHITECTURAL BLOCK VENEER (DARK BROWN)
- GLR GLASS RAILING
- AW# PREFINISHED ALUMINUM WINDOW / ALUMINUM STOREFRONT SYSTEM
- GL# GLAZING TYPE
- MF METAL FLASHING

ABBREVIATION LEGEND:

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

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EXTENDICARE RIVERSIDE

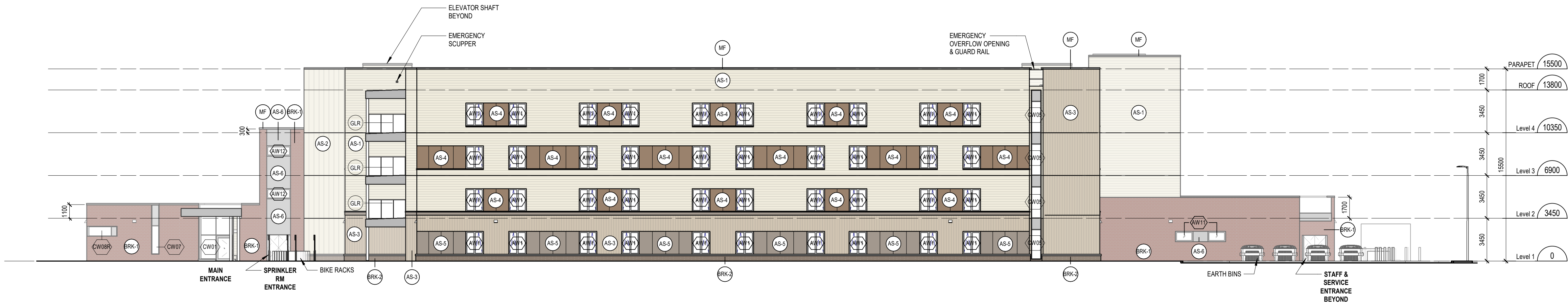
400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

ELEVATIONS

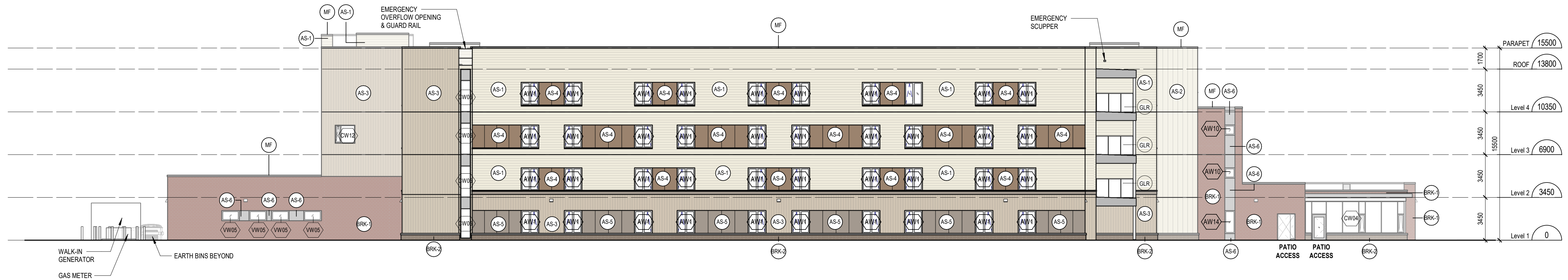
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2 SPA - ELEVATION - SOUTH
A11.41 1:200



1 SPA - ELEVATION - NORTH
A11.41 1:200

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GEOGRAPHIC TOWNSHIP OF
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ELEVATIONS

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A11.41



7 ELEVATION - WEST
A11.50 1:200



8 ELEVATION - NORTH
A11.50 1:200



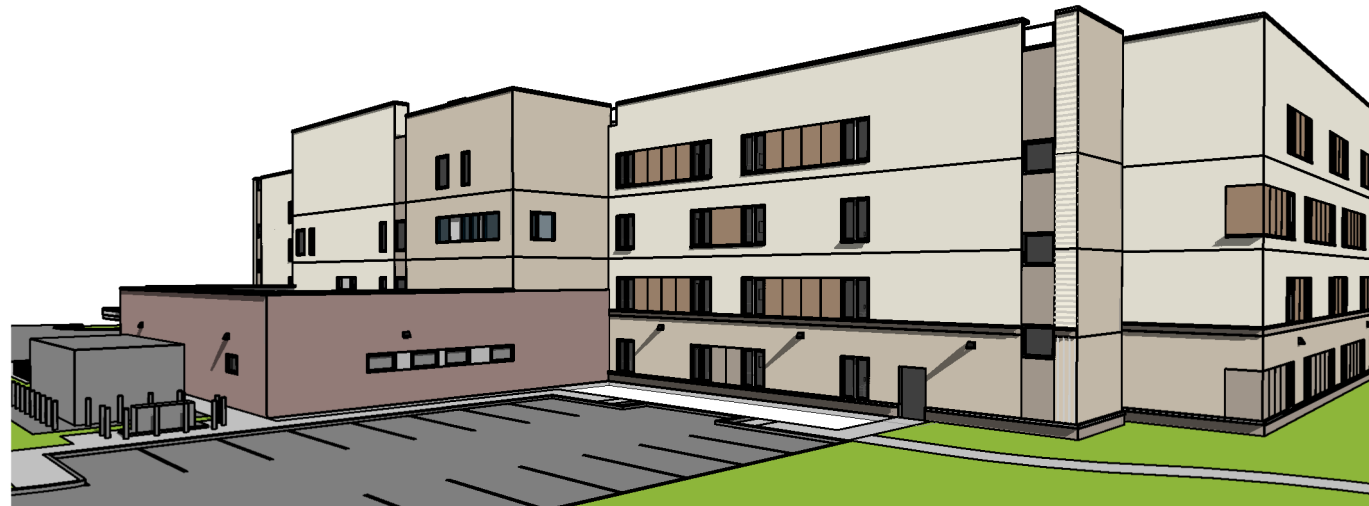
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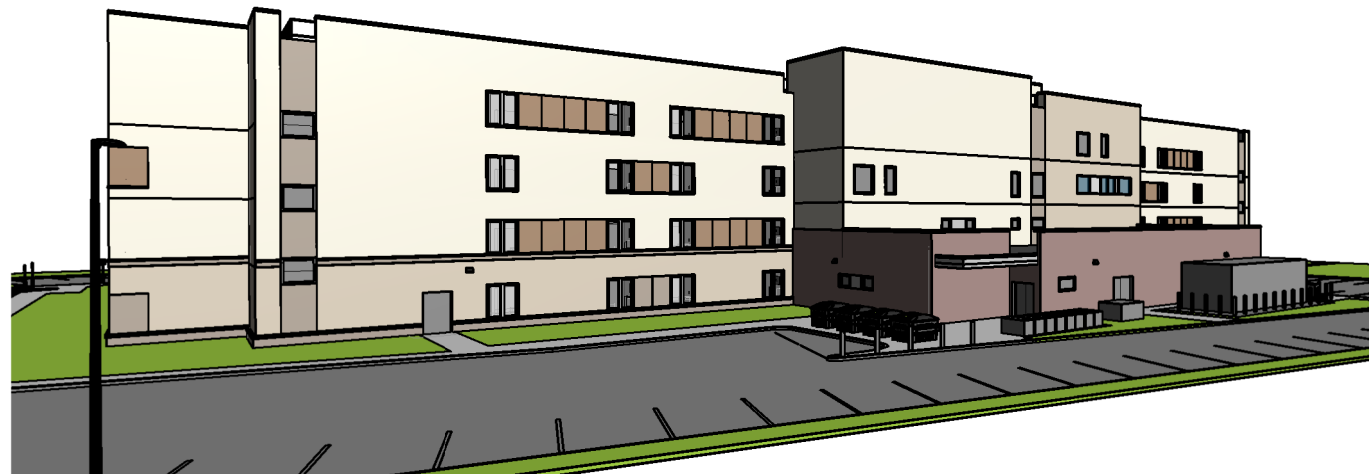
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A11.50 1:200



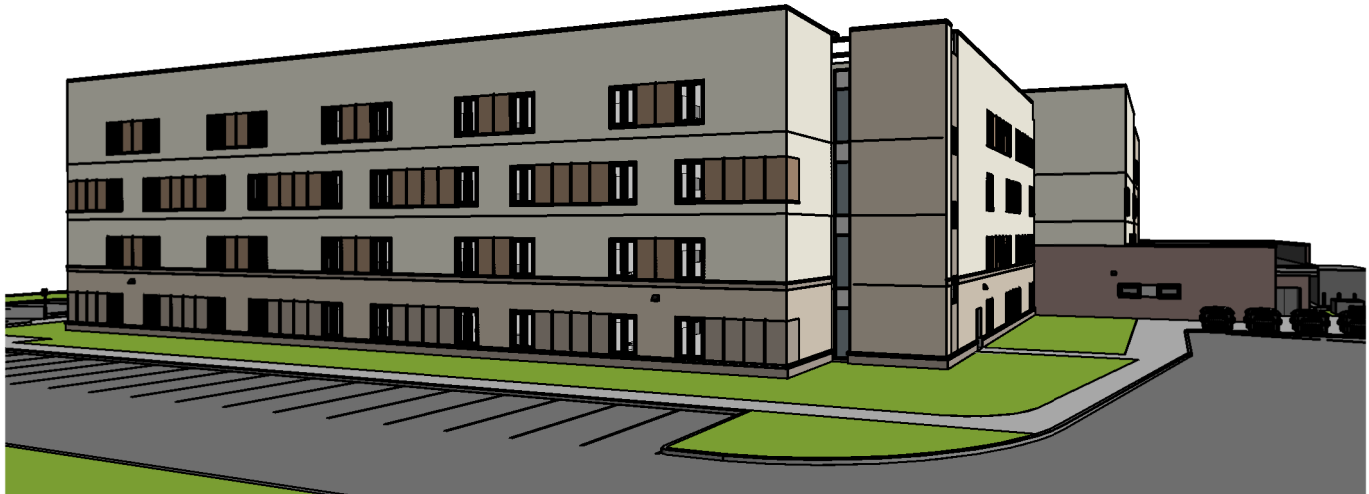
1 3D VIEW - NORTH-WEST
A11.50



2 3D VIEW - NORTH-EAST
A11.50



3 3D VIEW - SOUTH-EAST
A11.50



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



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



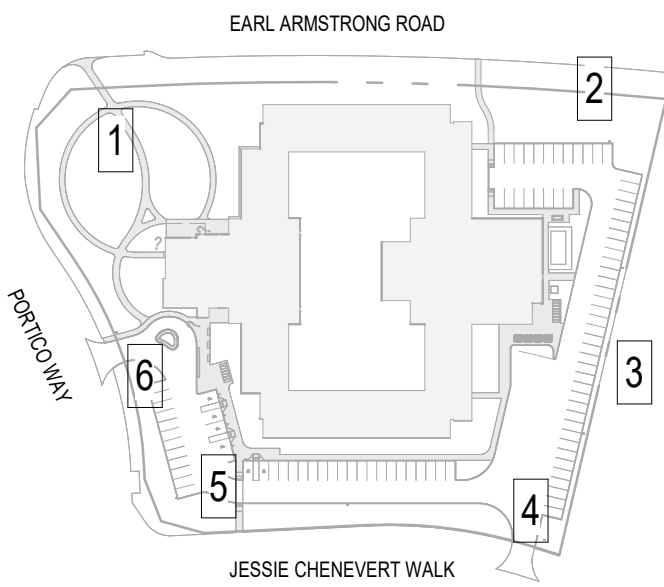
6 3D VIEW - SOUTH-WEST
A11.50

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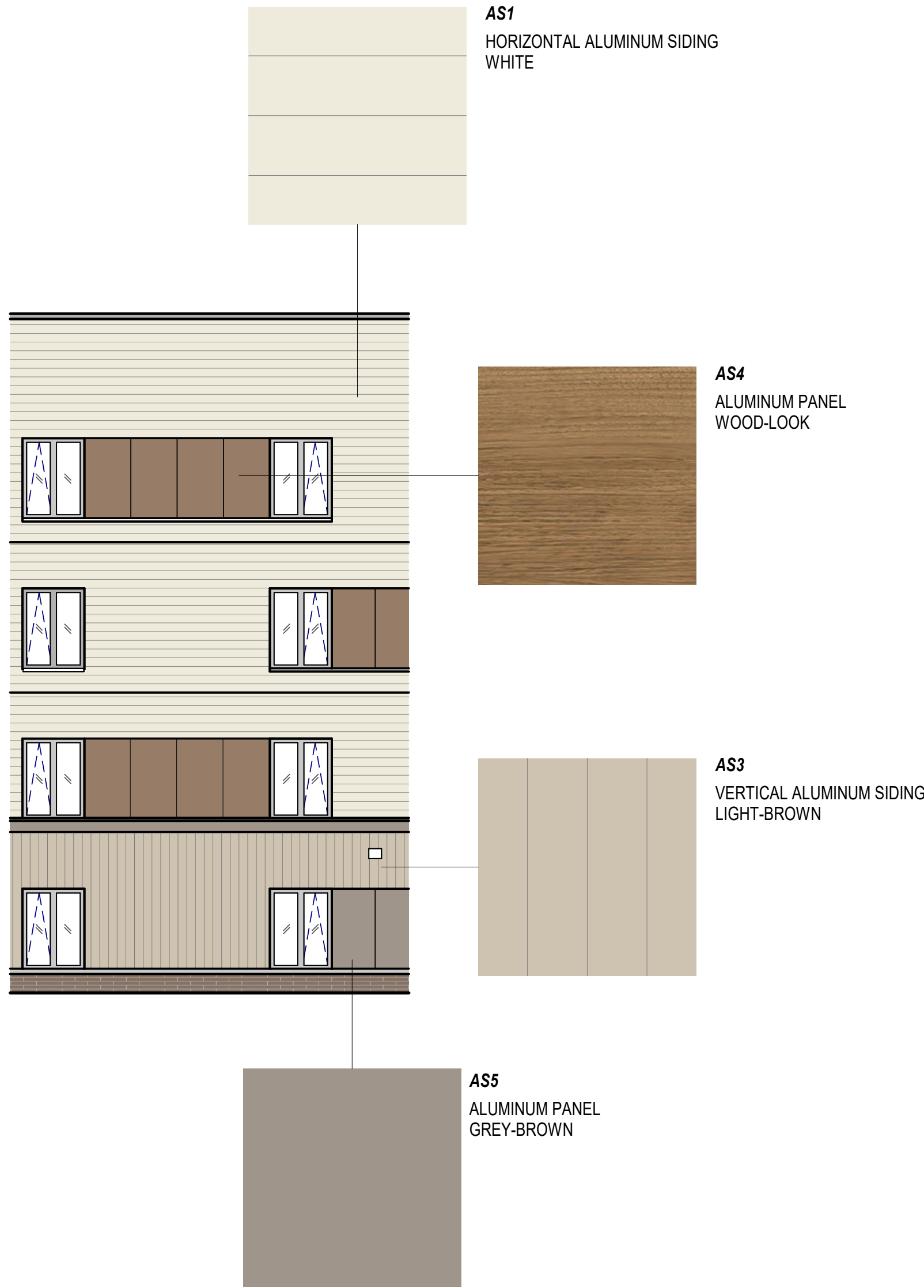
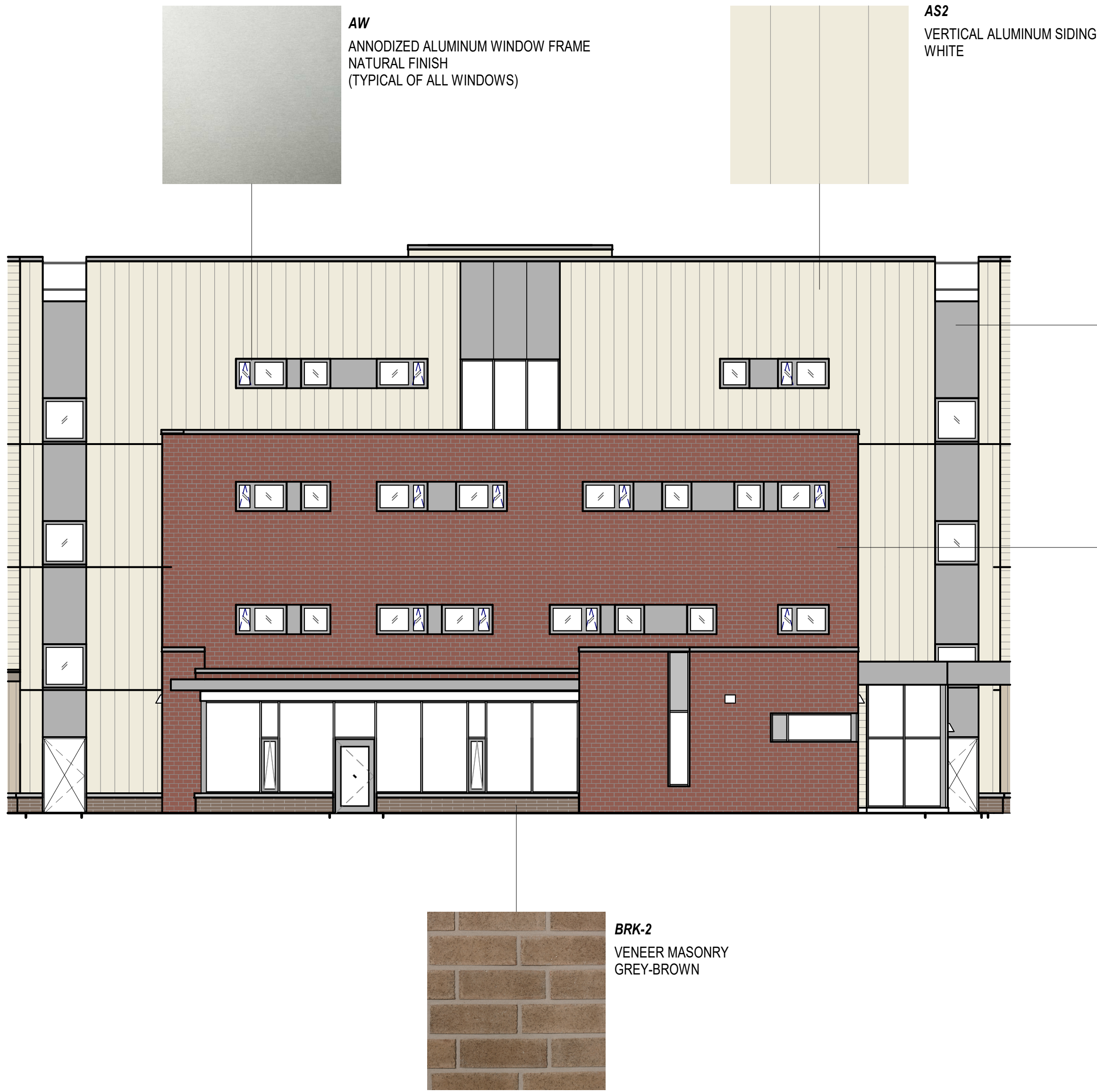
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ELEVATIONS & 3D VIEWS

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MATERIAL DIAGRAMS

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job number: 0001
plot date: 11/13/2025
drawing number:

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