



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

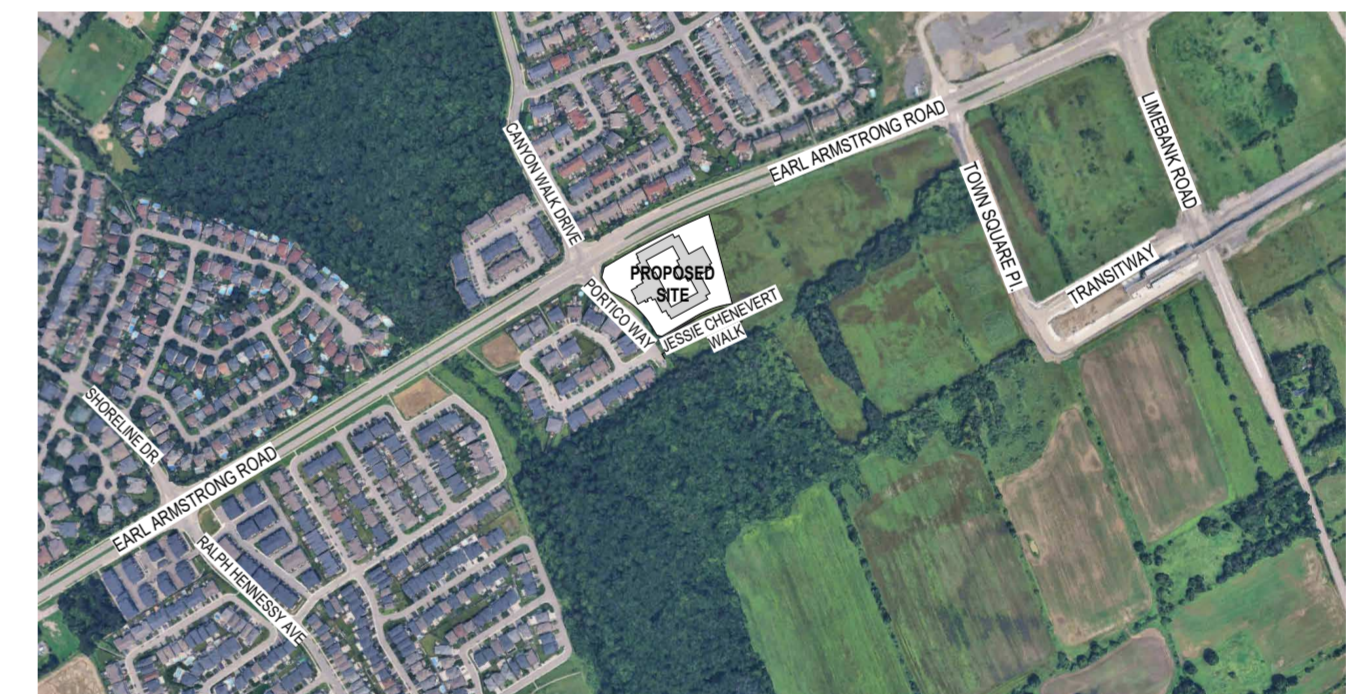
EXTENDICARE LONG TERM CARE RIVERSIDE

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BUILDING HEIGHT	MINIMUM: 2 STOREYS; MAXIMUM: 12 STOREYS *Note that Airport Zoning Restrictions Superseded	16.6m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

2	02.17.26	ISSUED FOR SPA RESUBMISSION	MSA
#	date:	revision:	by:
revisions			



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EXTENDICARE RIVERSIDE

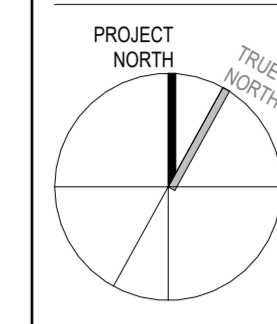
400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

PROJECT STATS

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

drawing number:

A11.01



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, VOLLEBECK LTD. DATED
OCTOBER 22, 2025.

2	02.17.26	ISSUED FOR SPA RESUBMISSION	MSA
1	11.13.25	ISSUED FOR SPA	MSA
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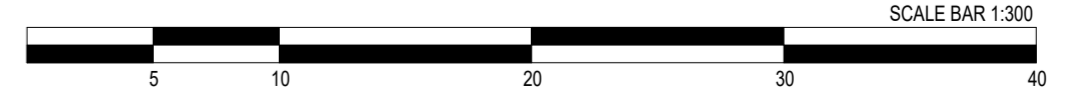
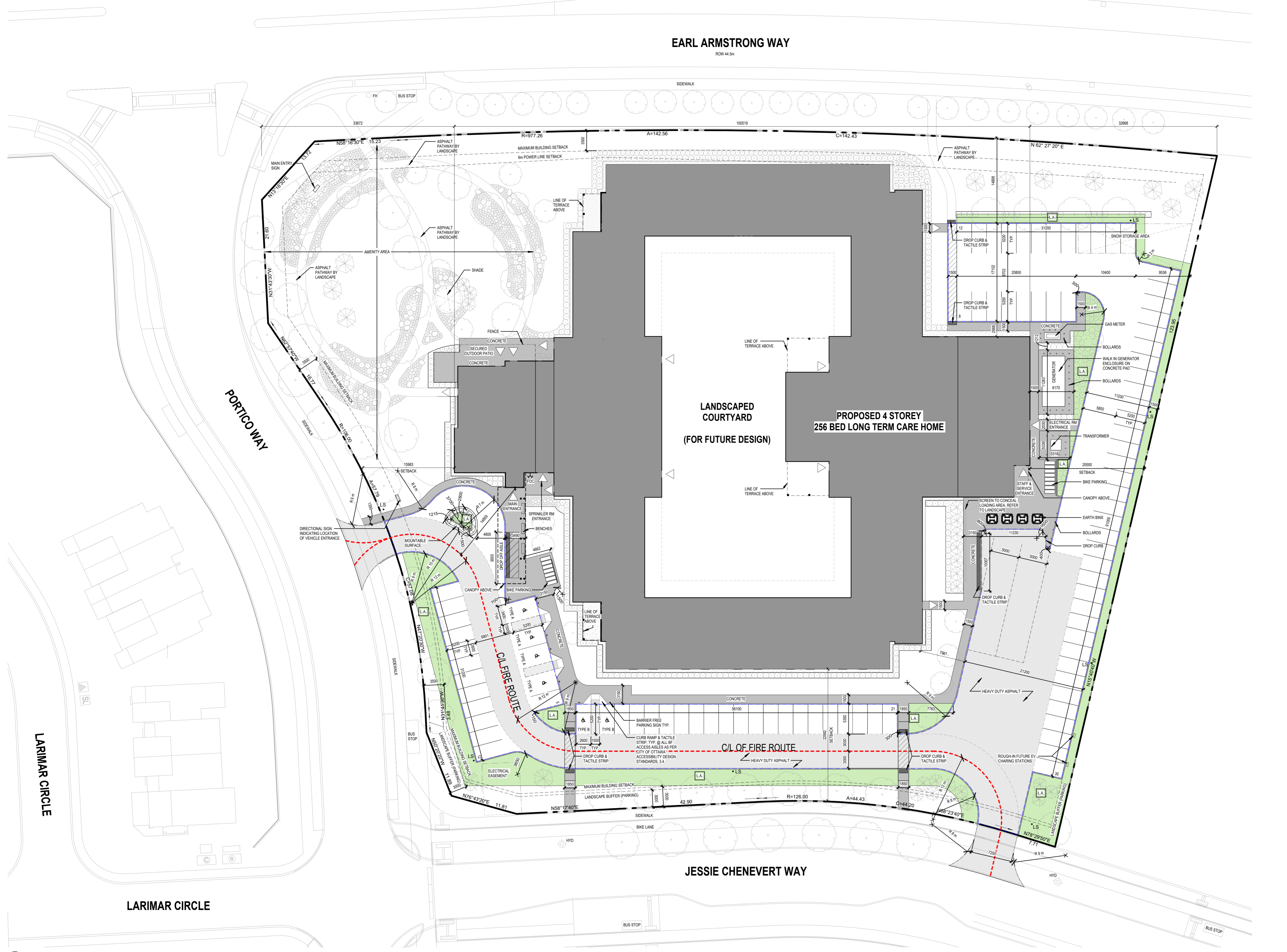
EXTENDICARE RIVERSIDE

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GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

SITE CONTEXT PLAN

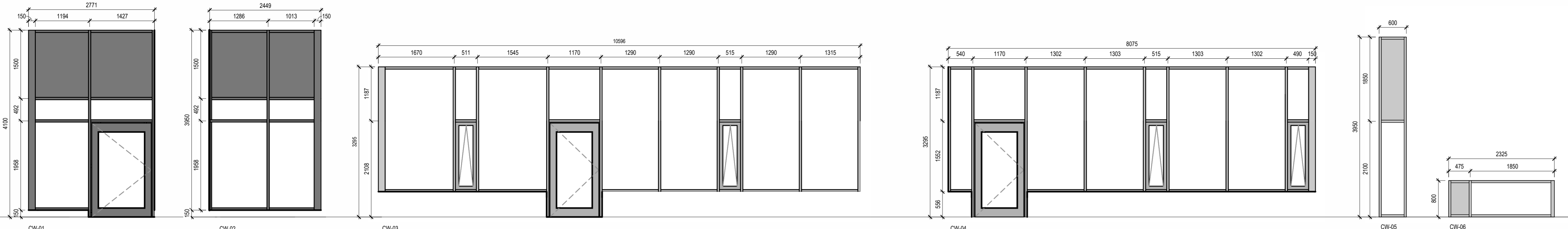
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drawn by:	AL, MD
reviewed by:	MCS
job number:	25010
plot date:	02/17/2026
drawing number:	

A11.02

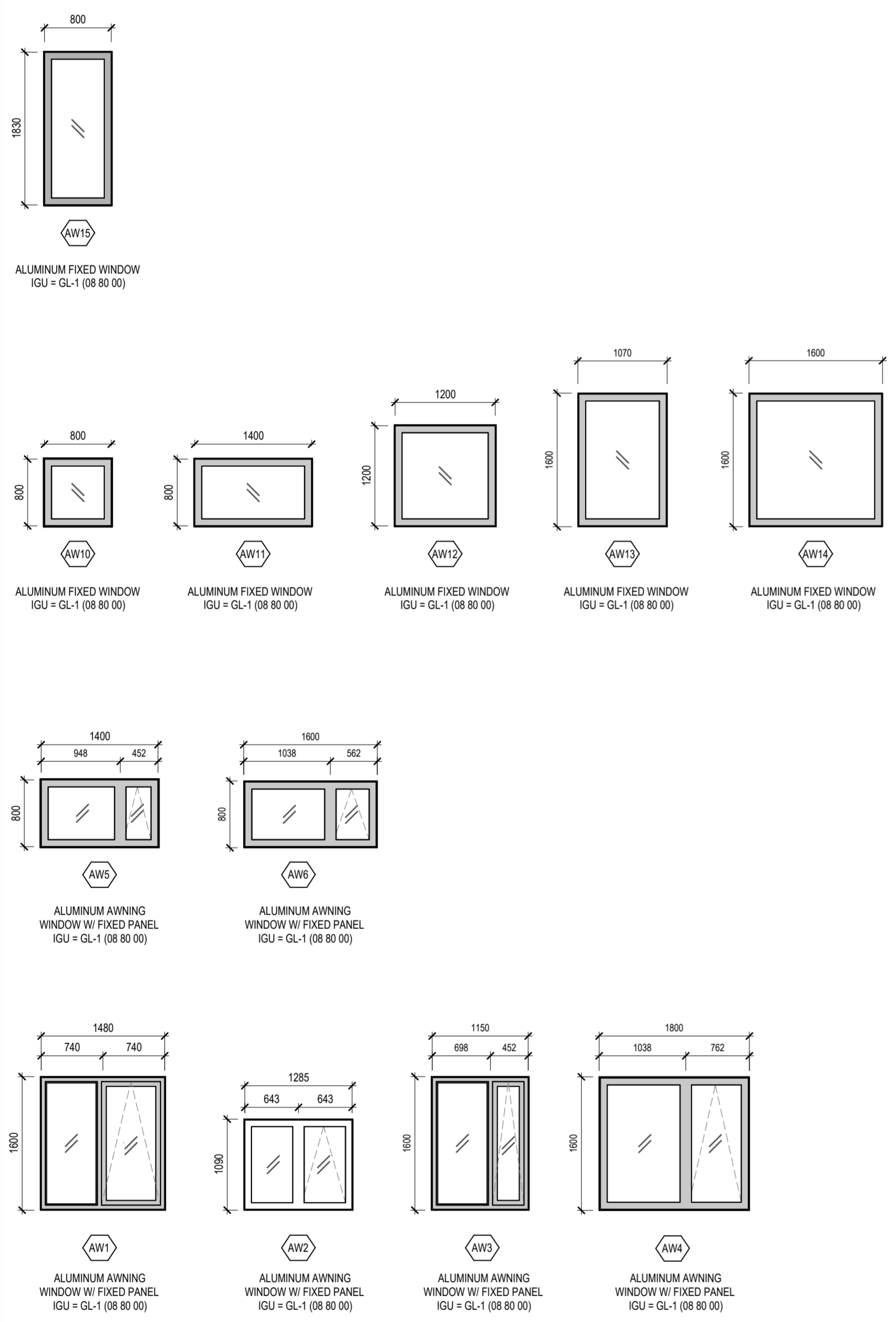


1 SPA - SITE PLAN
1:300

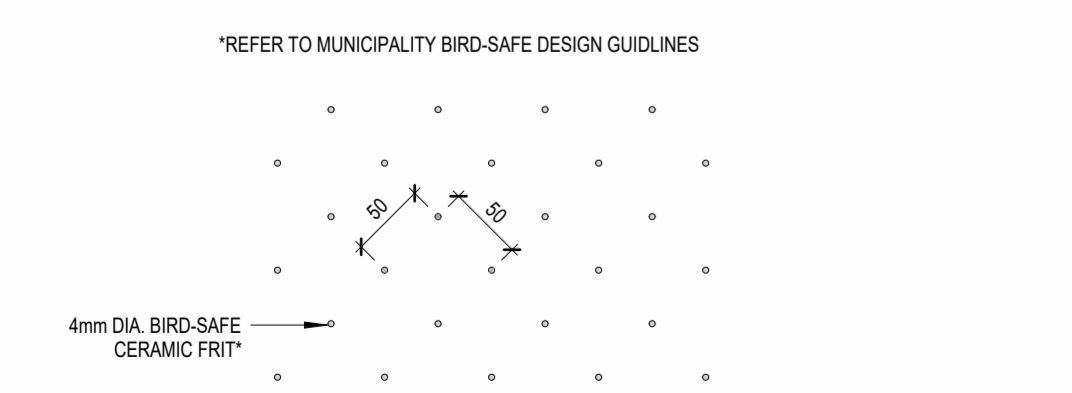
2/13/2026 2:31:25 PM Autodesk Docs://25010_Extendicare Riverside/25010_EC Riverside_MSA_MAIN_R02.rvt



WINDOW SCHEDULE - CURTAIN WALL



WINDOW SCHEDULE - PUNCH WINDOW



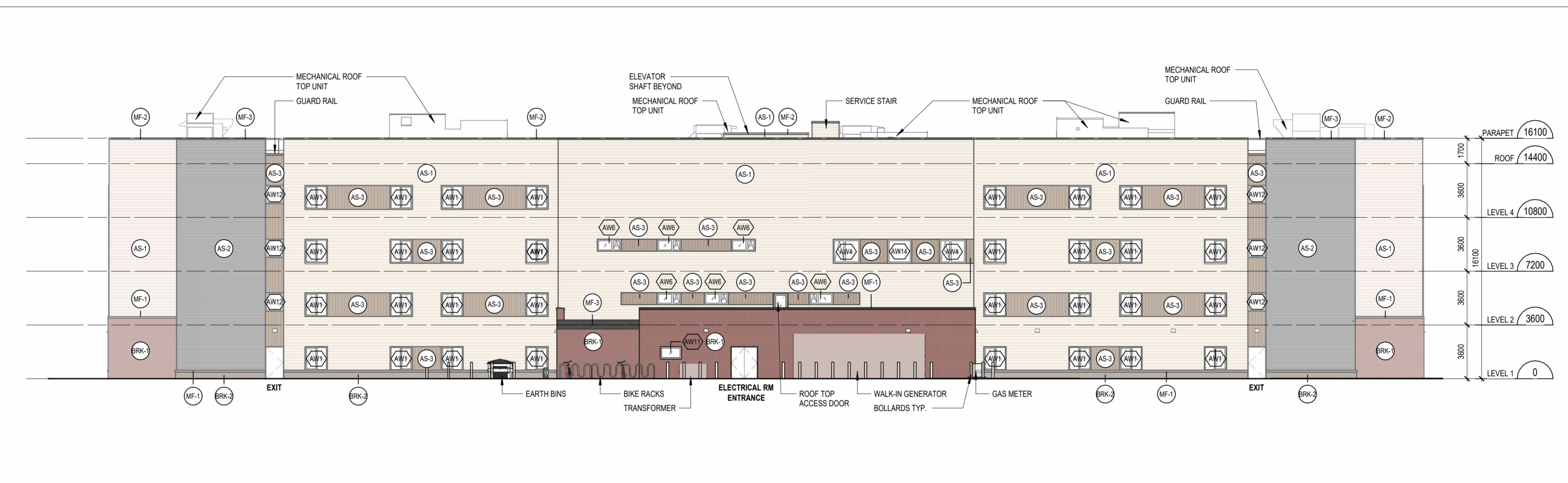
BIRD-SAFE GLAZING CERAMIC FRIT AT TERRACE GUARDS

LEGEND: EXTERIOR MATERIALS

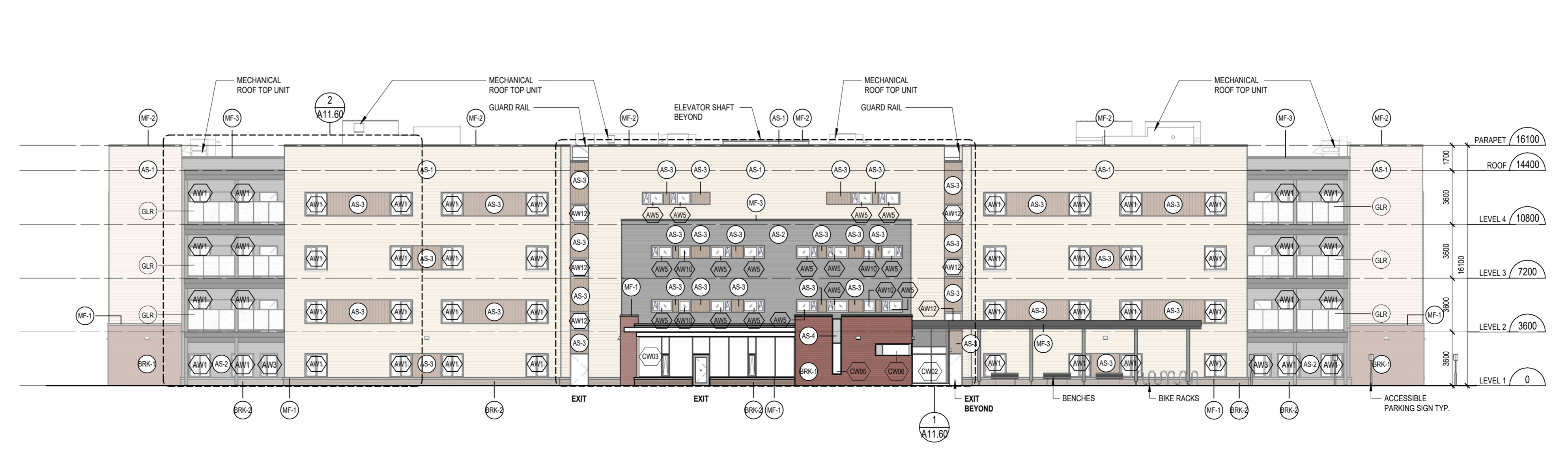
- AS-1 ALUMINUM SIDING - HORIZONTAL (WHITE)
- AS-2 ALUMINUM SIDING - HORIZONTAL (CHARCOAL)
- AS-3 ALUMINUM SIDING - WOOD LOCK
- AS-4 ALUMINUM SIDING - NATURAL FINISH (WINDOW FRAME COLOUR)
- BRK-1 BRICK VENEER CLADDING (RED)
- BRK-2 ARCHITECTURAL BLOCK VENEER (DARK BROWN)
- GLR GLASS RAILING (BIRD FRIT)
- AWH PREFINISHED ALUMINUM WINDOW / ALUMINUM STOREFRONT SYSTEM
- GLF 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 LITE
- SA = SHELF ANGLE
- SB = STACK BOND
- RL = REVEAL JOINT TRIM
- HP = HIGH POINT



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



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

2 02.17.26 ISSUED FOR SPA RESUBMISSION MSA
1 11.13.25 ISSUED FOR SPA MSA
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revisions

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GEOGRAPHIC TOWNSHIP OF
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ELEVATIONS

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

A11.40

LEGEND: EXTERIOR MATERIALS

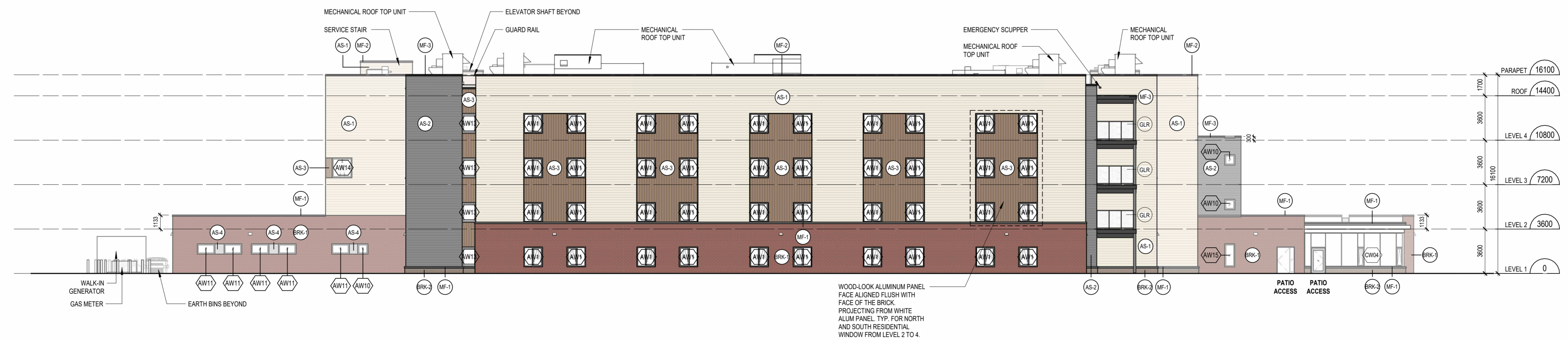
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- AS-2 ALUMINUM SIDING - HORIZONTAL (CHARCOAL)
- AS-3 ALUMINUM SIDING - WOOD LOOK
- AS-4 ALUMINUM SIDING - NATURAL FINISH (WINDOW FRAME COLOUR)
- BRK-1 BRICK VENEER CLADDING (RED)
- BRK-2 ARCHITECTURAL BLOCK VENEER (DARK BROWN)
- GLR GLASS RAILING (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:

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- LL = LOOSE LINTEL
- SA = SHELF ANGLE
- SB = STACK BOND
- RL = REVEAL JOINT TRIM
- HP = HIGH POINT



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



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

2 02.17.26 ISSUED FOR SPA RESUBMISSION MSA
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ELEVATIONS

scale: As indicated
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plot date: 02/17/2026

drawing number:

A11.41



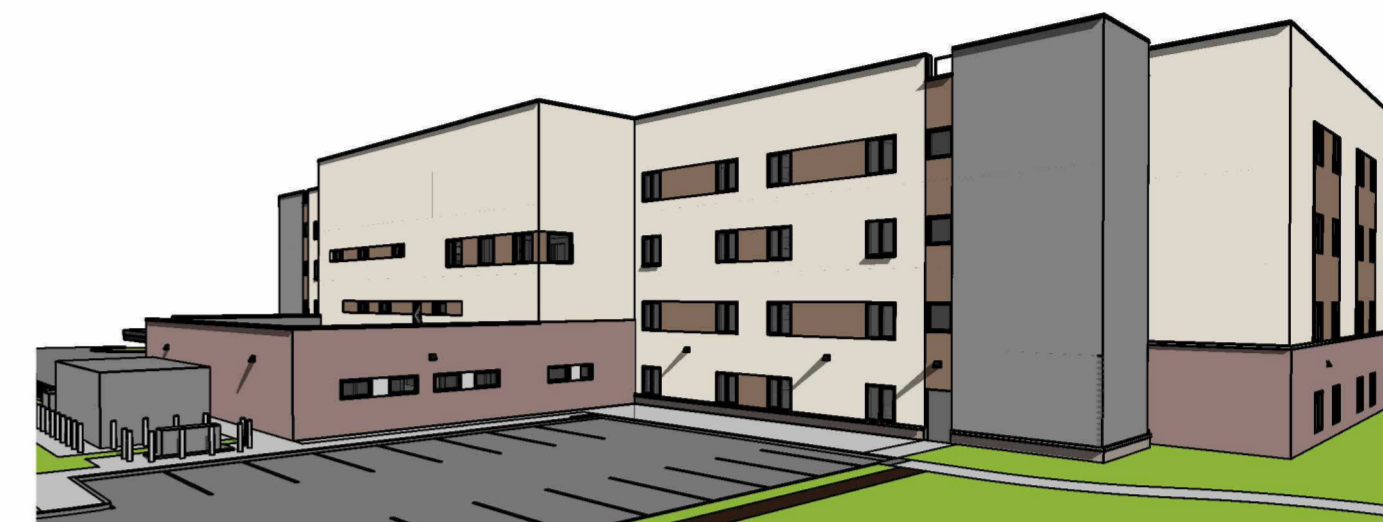
7 SOUTH WEST PERSPECTIVE
A11.50 1:5



8 SOUTHEAST PERSPECTIVE
A11.50 1:5



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

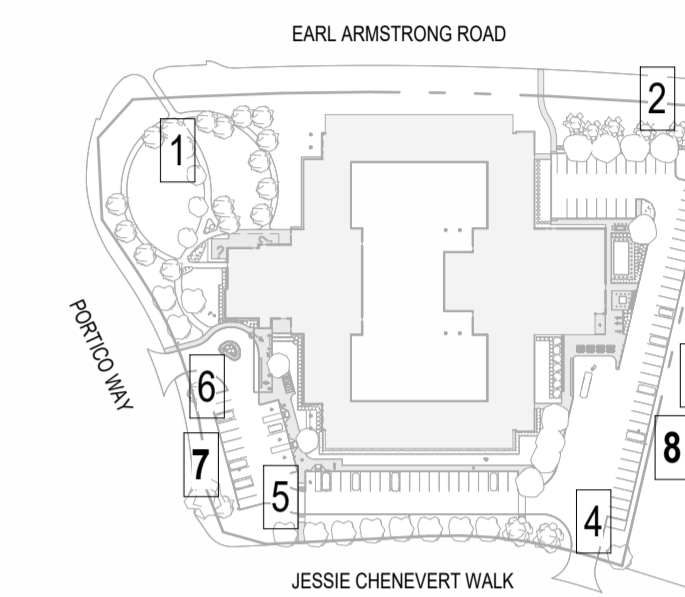


5 3D VIEW - SOUTH-WEST 2
A11.50



6 3D VIEW - SOUTH-WEST
A11.50

KEY PLAN



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RENDERINGS & 3D VIEWS

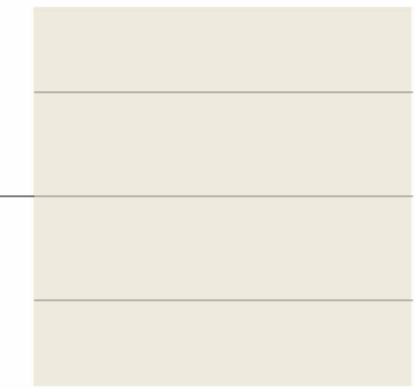
scale:	As indicated
drawn by:	AL, MD
reviewed by:	MCS
job number:	25010
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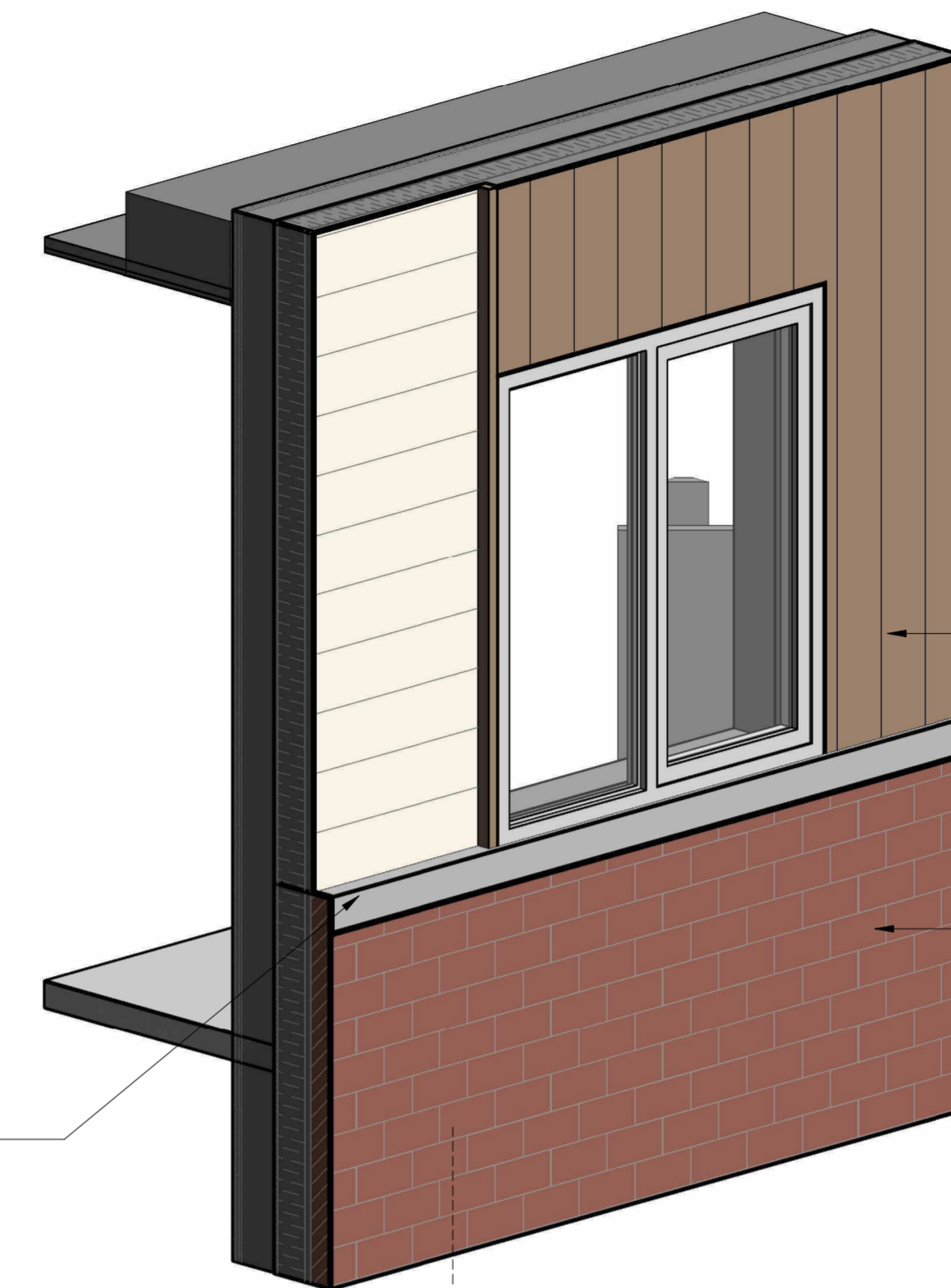
A11.50



AS3
FLUTED ALUMINUM SIDING
WOOD-LOOK

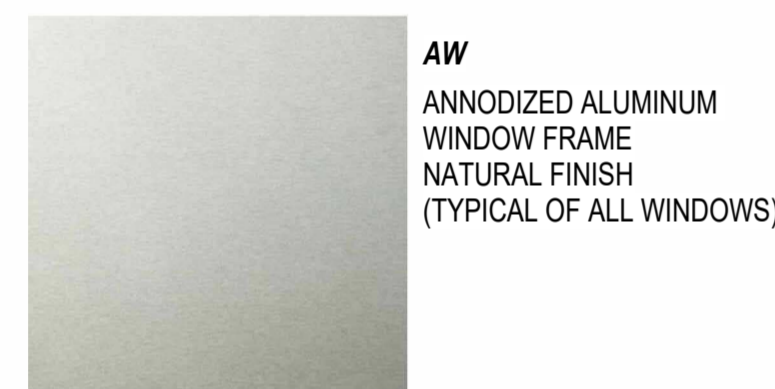


AS1
HORIZONTAL ALUMINUM SIDING
WHITE



ALIGNED

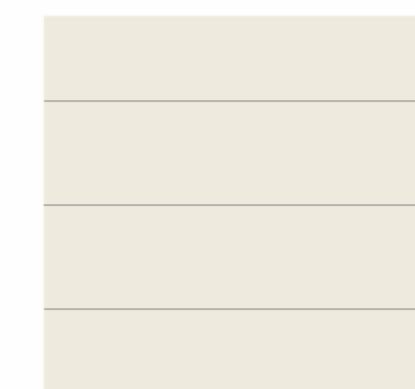
ALUMINUM FLASHING



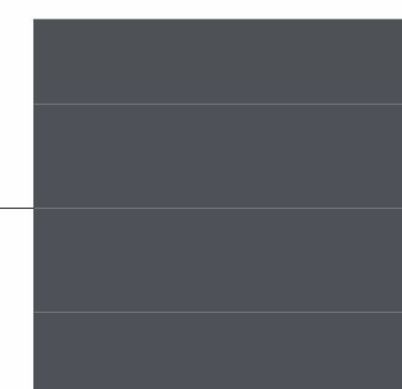
AW
ANODIZED ALUMINUM
WINDOW FRAME
NATURAL FINISH
(TYPICAL OF ALL WINDOWS)



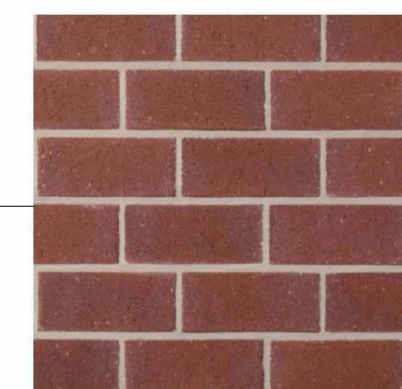
AS3
FLUTED ALUMINUM
SIDING,
WOOD-LOOK



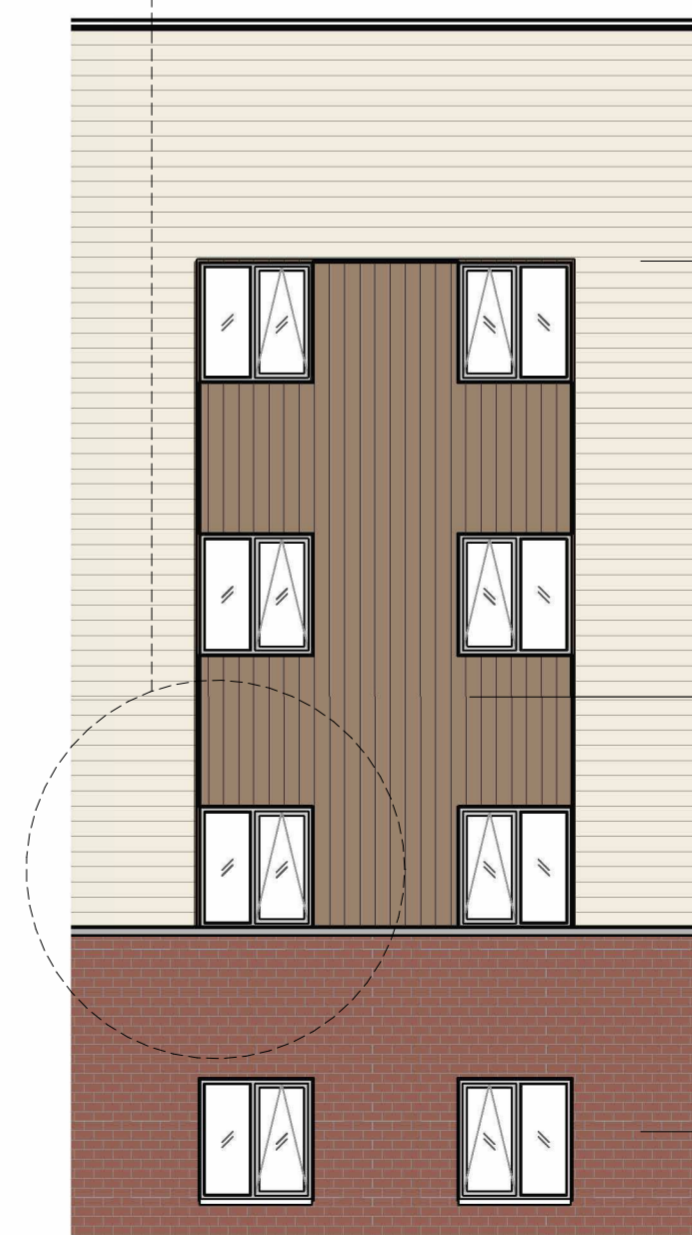
AS1
HORIZONTAL ALUMINUM SIDING
WHITE



AS-2
HORIZONTAL ALUMINUM SIDING
CHARCOAL



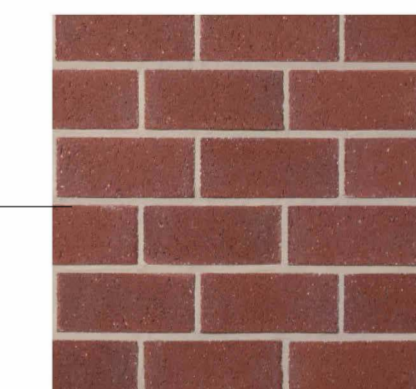
BRK-1
VENEER MASONRY
RED-BROWN



AS1
HORIZONTAL
ALUMINUM SIDING
WHITE



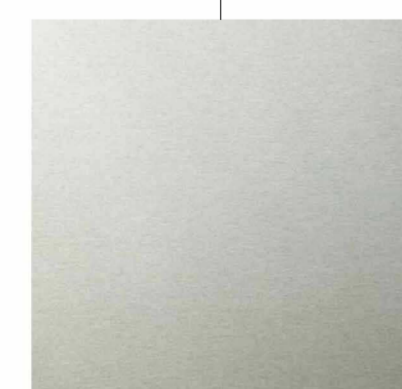
AS3
FLUTED ALUMINUM SIDING
WOOD-LOOK



BRK-1
VENEER MASONRY
RED-BROWN

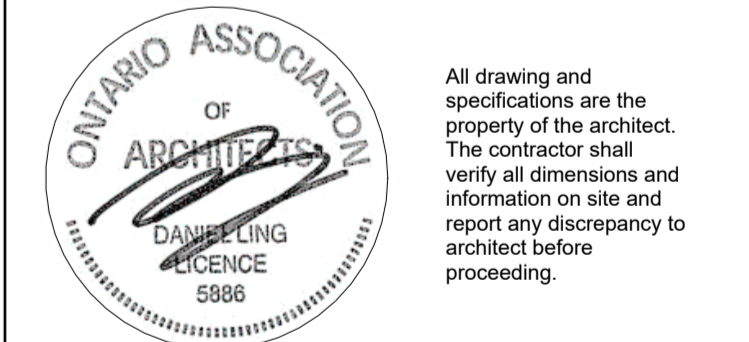


BRK-2
VENEER MASONRY
GREY-BROWN



AS4
ANODIZED ALUMINUM PANEL
NATURAL FINISH

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MATERIAL DIAGRAMS

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

A11.60