

MontgomerySisam

ARCHITECT: Montgomery Sisam
497 Spadina Ave, Toronto, ON, M5T 2C8
416-364-8079

STRUCTURAL
ENGINEER: EXP

MECHANICAL /
ELECTRICAL: EXP

CIVIL: WSP

LANDSCAPE: LEVSTEK

KITCHEN
CONSULTANT: ANJINNOV

CODE
CONSULTANT: VORTEX

PLANNER: FOTENN



EXTENDICARE LONG TERM CARE ORLEANS

NOELLA LECLAIR, ORLEANS ON, K4A 3W9

ISSUED FOR SITE PLAN CONTROL
FEBRUARY 17, 2023

February 16, 2023
161614684-111.dwg

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-39270

THIS PLAN IS NOT VALID
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ISSUED BY THE SURVEYOR

PART 1 AR-32043

PART 5 AR - 31326
ROGER PHARAND STREET
DEDICATED BY BY-LAW 2018-343 INST. NO. OCL2008022

PIN 14563-3349

PART 6 AR - 31326

PART 7 AR - 31326

PART 13 AR - 31326

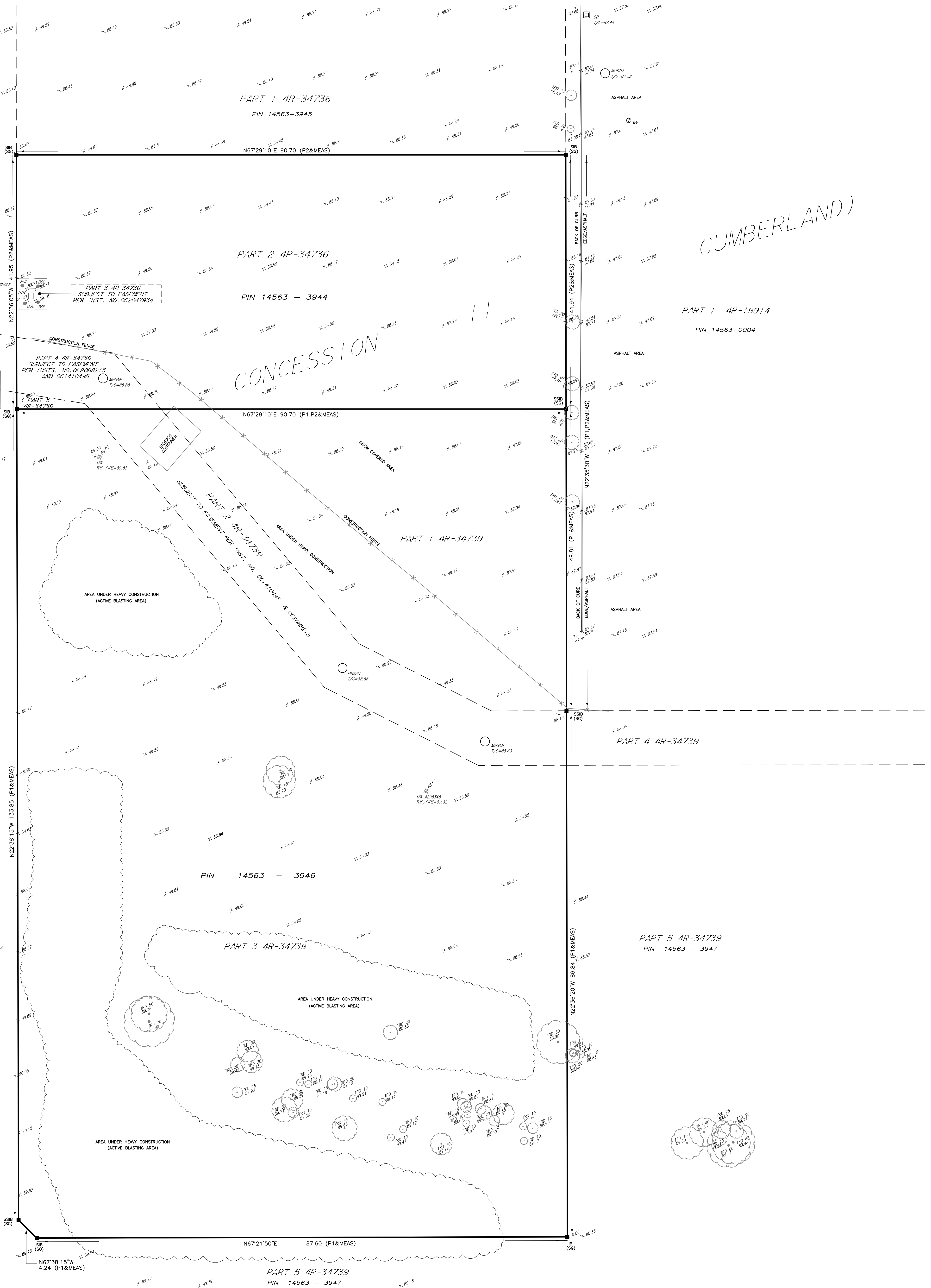
LOT 1

PART 1 AR-31858

PART 5 AR-34739
PIN 14563 - 3947

EDGE/TREES

EDGE/TREES



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TOPOGRAPHIC PLAN OF SURVEY
**PART OF LOT 1
CONCESSION 11**
(GEOGRAPHIC TOWNSHIP OF CUMBERLAND)
CITY OF OTTAWA

Scale 1:300
0 5 10 15 20 METRES

METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC
HORIZONTAL CONTROL MONUMENTS 1973035 AND 19680191, CENTRAL MERIDIAN, 76° 30'
WEST LONGITUDE MTW ZONE 9, NAD83 (ORIGINAL).

19773035 N:500640.42 E:324888.04
19680191 N:503354.24 E:388044.94

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM
VERTICAL CONTROL MONUMENT No. 00119633229 HAVING AN ELEVATION OF 86.120 m.

LEGEND (IF APPLICABLE)

SYMBOL	DENOTES	FOUND MONUMENTS
■	IB	SET MONUMENTS
■	IBP	IRON BAR
■	SIB	ROUND IRON BAR
■	SIBB	STANDARD IRON BAR
■	CC	SHORT STANDARD IRON BAR
■	CP	CUT CROSS
■	WIT	CONCRETE PIN
■	PIN	WITNESS
■	MEAS	PROPERTY IDENTIFICATION NUMBER
■	INST	MEASURED INSTRUMENT
■	PROP	PROPORTIONED
■	OJ	ORIGIN UNKNOWN
■	SG	STANTEC GEOMATICS LTD.
■	P1	PLAN AR-34739
■	P2	PLAN AR-34736
■	ACU	AIR CONDITIONING UNIT
■	AV	ANCHOR
■	AP	AIR PUMP
■	ANT	ANTENNA
■	BH	BOREHOLE
■	BB	BOREHOLE
■	BRP	BOREHOLE
■	BENCH	BENCH
■	BOL	BOLLARD
■	BOUL	BOULDER
■	CB	CATCH BASIN
■	DCB	DOUBLE CB
■	CBMH	CB MANHOLE
■	DCBMH	DOUBLE CB MANHOLE
■	SCB	SIDE INLET CB
■	CHM	CHIMNEY
■	CO	CLEAN OUT
■	CSV	CURB STOP VALVE
■	DRN	DRAIN
■	EPOST	ELECTRICAL OUTLET
■	FP	FLAG POLE
■	FL	FLOOD LIGHT
■	FTF	FUEL TANK FILLER CAP
■	GC	GARBAGE CAN
■	GFL	PIPE FLANGE (GAS)
■	GFP	GAS FUEL PUMP
■	GP	POLE GUYWIRE
■	GSR	GAS SERVICE REGULATOR
■	GV	GAS VALVE
■	HIC	HICKENBOTTOM
■	HDS	HEADSTONE
■	HLS	HYDRO LIGHT STANDARD
■	HM	HYDRO METER
■	HTW	HYDRO TRANSFORMER
■	HW	HAND WELL
■	HYD	FIRE HYDRANT
■	JBX	JUNCTION BOX
■	LS	LIGHT STANDARD
■	MB	MAILBOX
■	MP	MONITORING PIN
■	MH	MAINTENANCE HOLE UNIDENTIFIED
■	MHB	MAINTENANCE HOLE BELL
■	MHO	MAINTENANCE HOLE FIBRE OPTIC
■	MHH	MAINTENANCE HOLE HYDRO
■	MHS	MAINTENANCE HOLE SANITARY
■	MHS	MAINTENANCE HOLE STORM
■	MHT	MAINTENANCE HOLE TRAFFIC
■	MW	MONITORING WELL
■	NPB	NEWS PAPER BOX
■	OLS	LIGHT STANDARD ORNAMENTAL
■	OW	OBSERVATION WELL
■	PWM	PARKING METER
■	FLBK	PULL BOX
■	PLD	PLAQUE
■	PLR	PILLAR
■	PZ	Piezometer
■	RCL	RED LIGHT CAMERA
■	RWSL	RAILWAY SIGNAL LIGHT
■	RWS	RAILWAY SWITCH STAND
■	SAT	SATELLITE DISH
■	SCLP	SCULPTURE
■	SCP	SUMP/CATCH PIT
■	SCV	SPRINKLER CONTROL VALVE
■	SH	SPRINKLER HEAD
■	SH	SHAMOSE CONNECTION
■	SV	SIGN
■	SPWP	SOLAR PANEL
■	SPT	SEPTIC TANK LID
■	TBL	TABLE
■	TB BELL	TERMINAL BOX - BELL
■	TB CATV	TERMINAL BOX - CABLE
■	TCB	TRAFFIC CONTROL BOX
■	TRF	TEST PIT
■	TSL	TRAFFIC SIGNAL LIGHT
■	UMB	MARKER BELL UNDERGROUND
■	UMC	MARKER CABLE UNDERGROUND
■	UMG	MARKER GAS UNDERGROUND
■	UMD	MARKER OIL UNDERGROUND
■	UP	UTILITY POLE
■	VB	VALVE BOX
■	VC	VALVE CHAMBER
■	WV	WATER VALVE
■	WV	TREE STUMP
■	TRC_cm	TREE CONIFEROUS (D.B.H. SHOWN)
■	TRD_cm	TREE DECIDUOUS (D.B.H. SHOWN)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT.
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF FEBRUARY, 2023.

Feb. 16, 2023
DATE

Francis Lau
FRANCIS LAU
ONTARIO LAND SURVEYOR

SRO MAP COORD = 383096, 503440

Stantec
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CUTHBERT AVENUE SUITE 300
OTTAWA, ONTARIO K2C 3G4
TEL: 613.722.4400
stantec.com

DRAWN: ME CHECKED: FL RM: FL FIELD: CA PROJECT NO: 161614684-111



KEY PLAN

SITE DATA		
SITE DESCRIPTION	PART OF LOT 1, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA	
SITE ADDRESS	NOELLA LECLAIR, OTTAWA, ON	
PROPOSED USE	4 STOREY LONG TERM CARE (256 BEDS)	
BUILDING FOOTPRINT	3387m ²	
LANDSCAPED AREA	1564m ²	
PAVED SURFACE AREA	4891m ²	
ZONING		
ZONE	REQUIRED	PROVIDED
LOT AREA	N/A	AM - Arterial Mainstreet
FRONT YARD & CORNER SIDE...	NO MINIMUM	16,195m ² (1.62 ha)
MIN. INTERIOR SIDE YARD	3m	N/A
MIN. REAR YARD	NO MINIMUM	7.5m
BUILDING HEIGHT	7.5m	21m
MAX. FLOOR SPACE INDEX	NO MAXIMUM	18.4m
MIN. WIDTH OF LANDSCAPED AREA AROUND PARKING	3m	3m

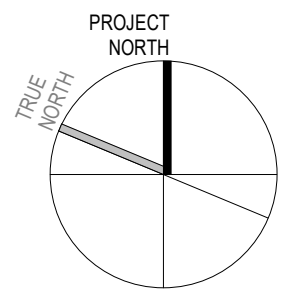
PARKING		
PARKING SPACES	REQUIRED	PROVIDED
BARRIER-FREE SPACES	0.125 x 256 BEDS + 0.5 PER 100 Sq.m	110
LOADING SPACES	3 TYPE A + 4 TYPE B (AS PER AODA)	3 TYPE A + 4 TYPE B
BICYCLE PARKING	2 (5m)	1 (20m) + 1 (5m)
	N/A	16

BUILDING DATA		
GROSS BUILDING AREA		
BASEMENT FLOOR LEVEL		1206 m ²
GROUND FLOOR LEVEL		3387 m ²
SECOND FLOOR LEVEL		3307 m ²
THIRD FLOOR LEVEL		3047 m ²
FOURTH FLOOR LEVEL		3047 m ²
ROOF: MECH. PENTHOUSE AND STAIR		267 m ²
TOTAL		14261 m ²

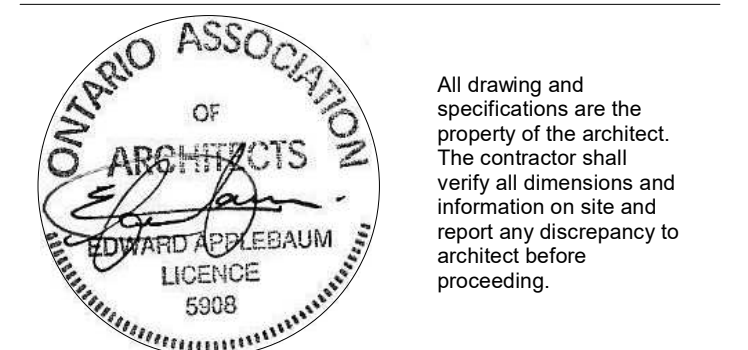
Montgomery Sisam Architects Inc.

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

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revisions:



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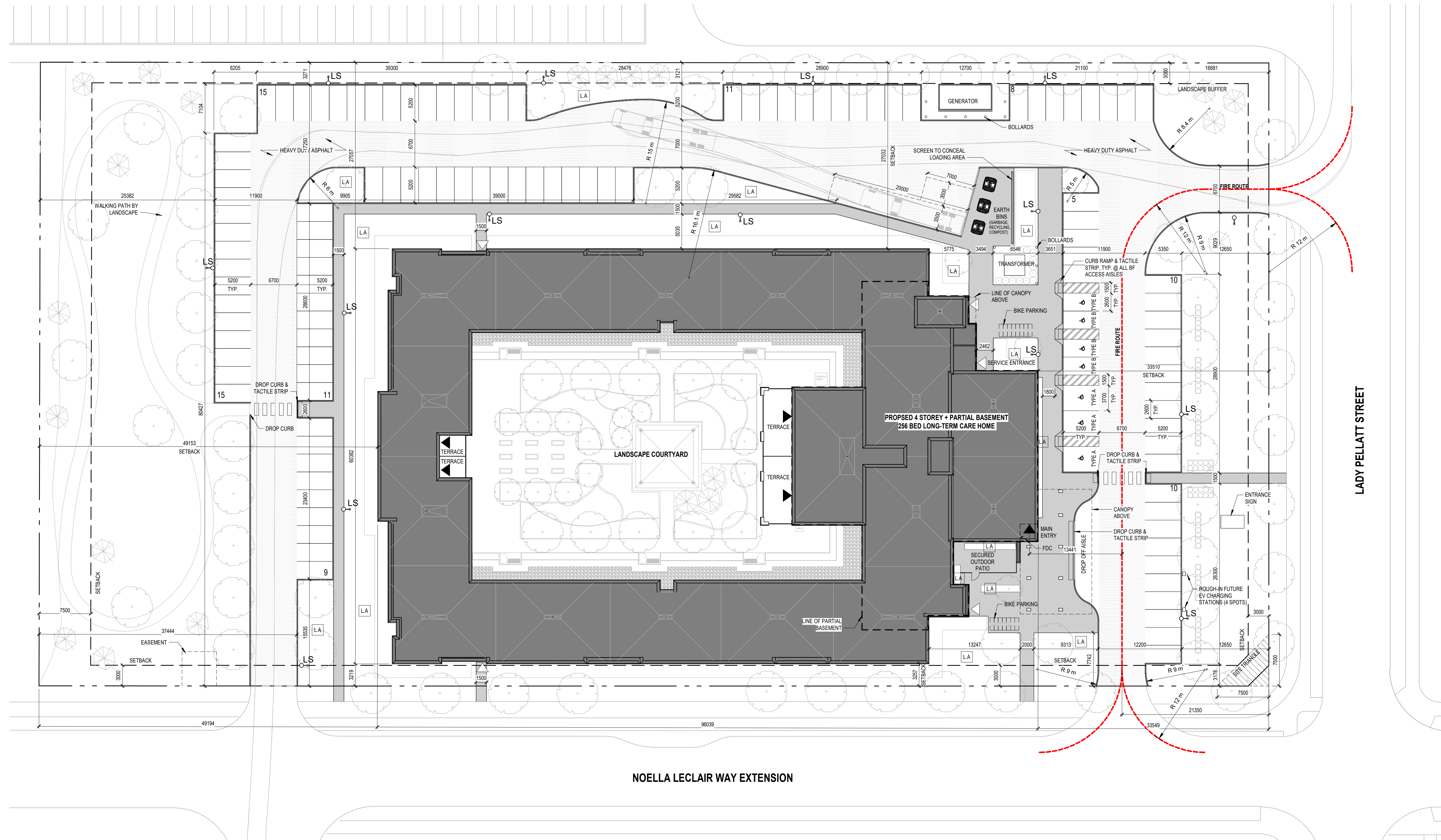
EC ORLEANS

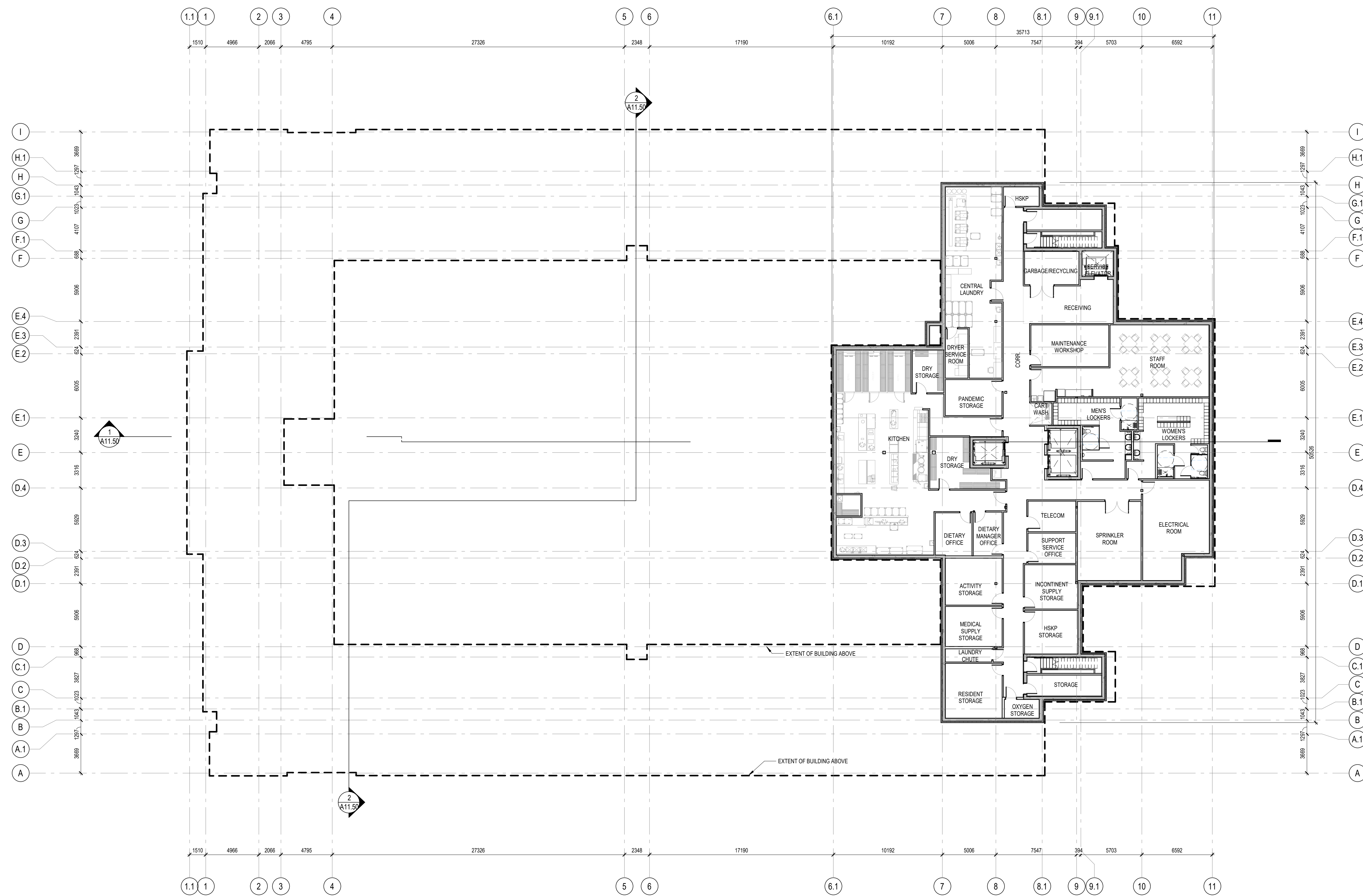
Noella Leclair Way
Ottawa, ON

SITE CONTEXT PLAN AND
PROJECT STATS

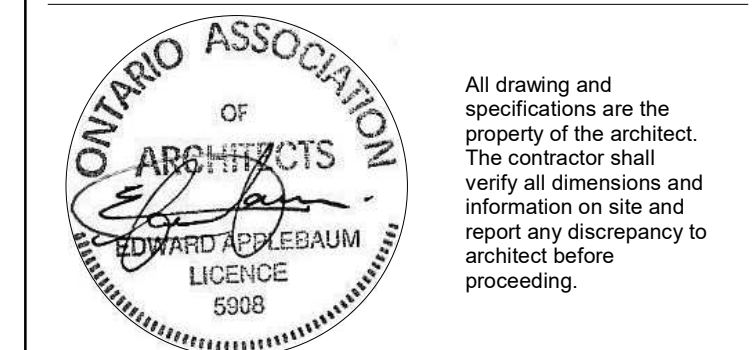
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reviewed by: BW
job number: 22058
plot date: 02/17/2023
drawing number:

A11.02





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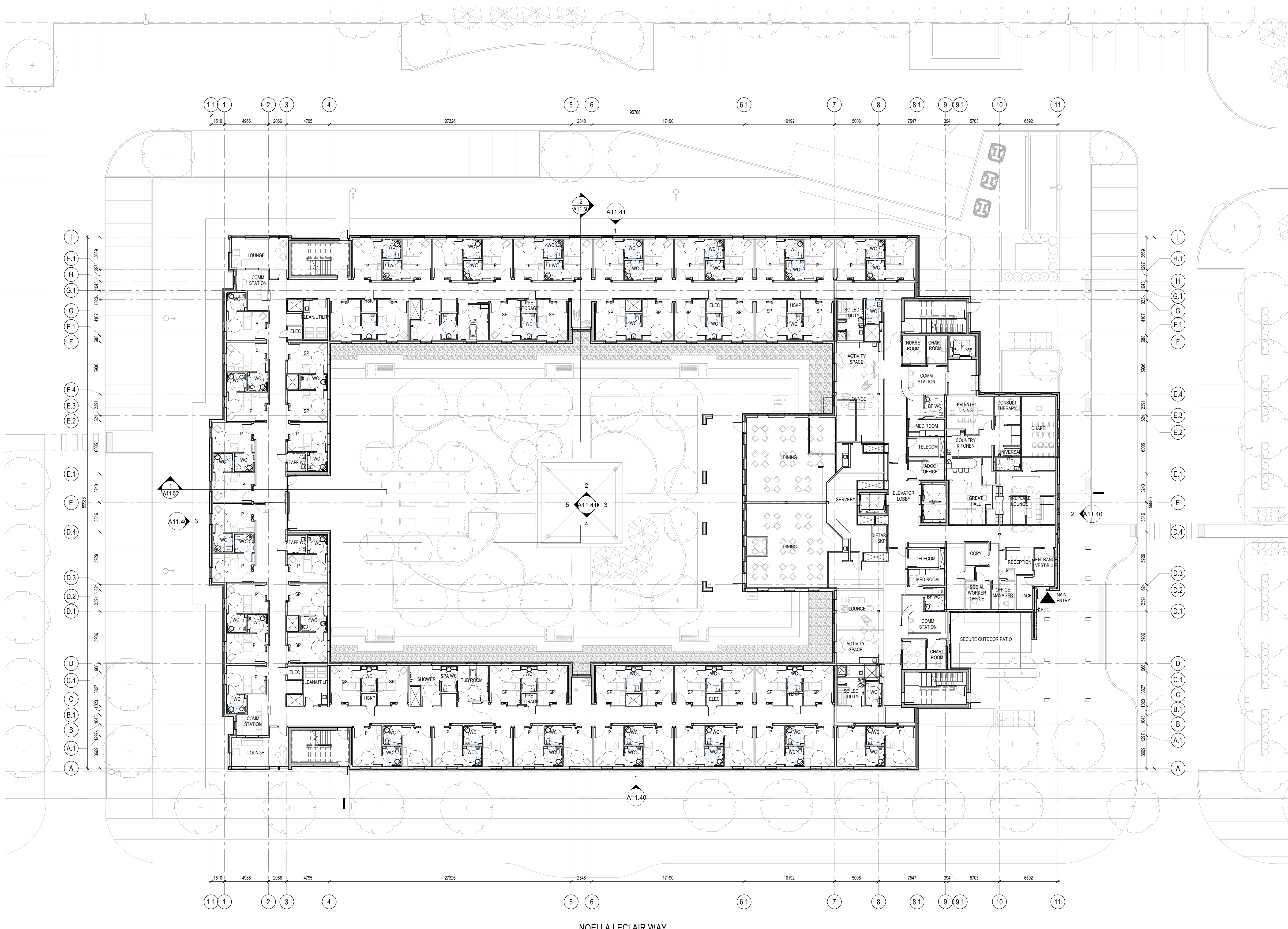
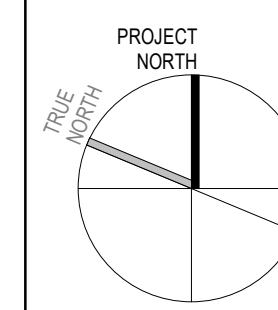
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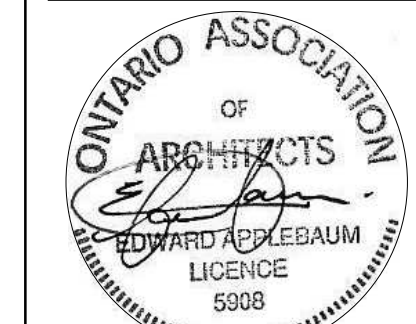
BASEMENT FLOOR PLAN

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 reviewed by: BW
 job number: 22058
 plot date: 02/17/2023
 drawing number:

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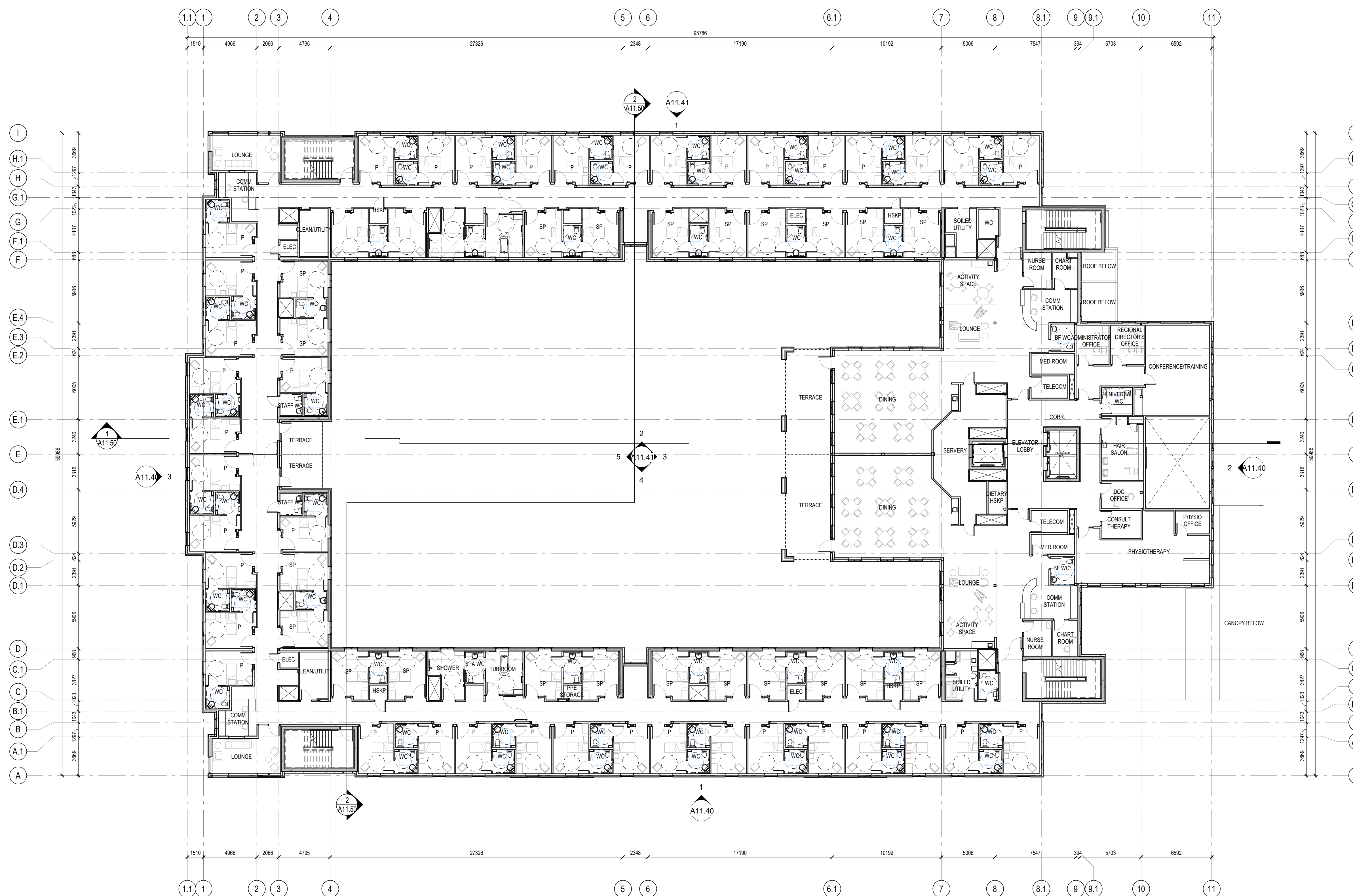
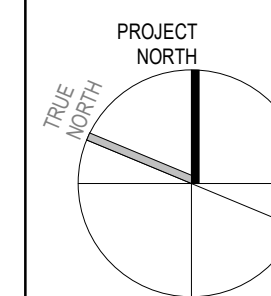
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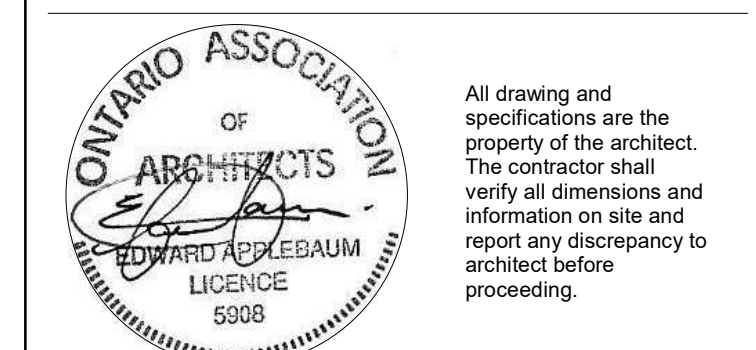
LEVEL 1 FLOOR PLAN

scale: 1 : 200
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 reviewed by: BW
 job number: 22058
 plot date: 02/17/2023
 drawing number:

A11.21



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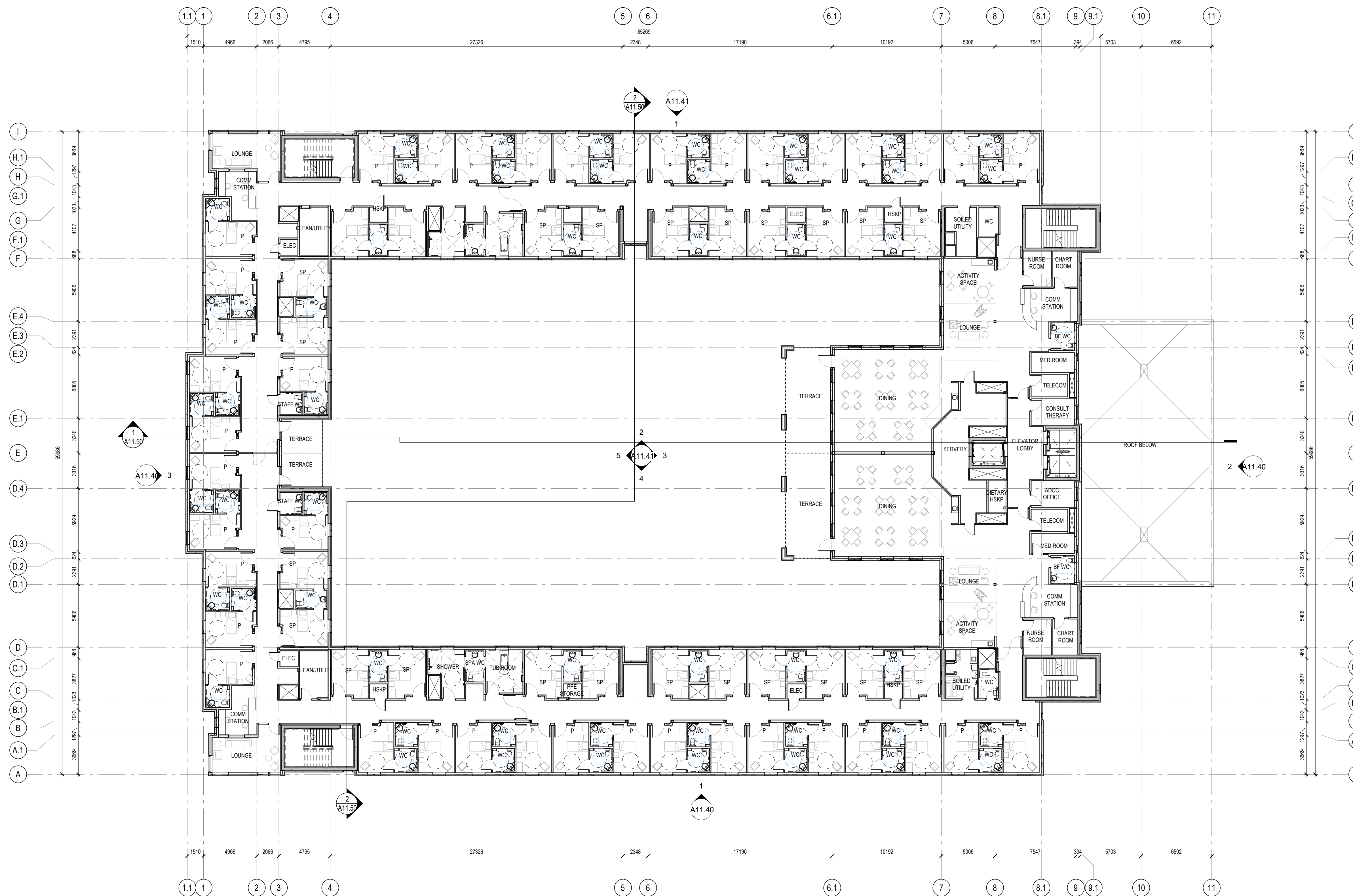
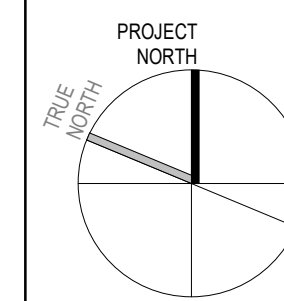
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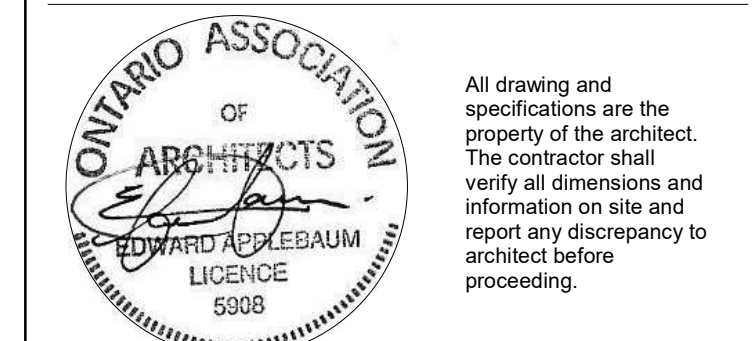
LEVEL 2 FLOOR PLAN

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 reviewed by: BW
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 drawing number:

A11.22



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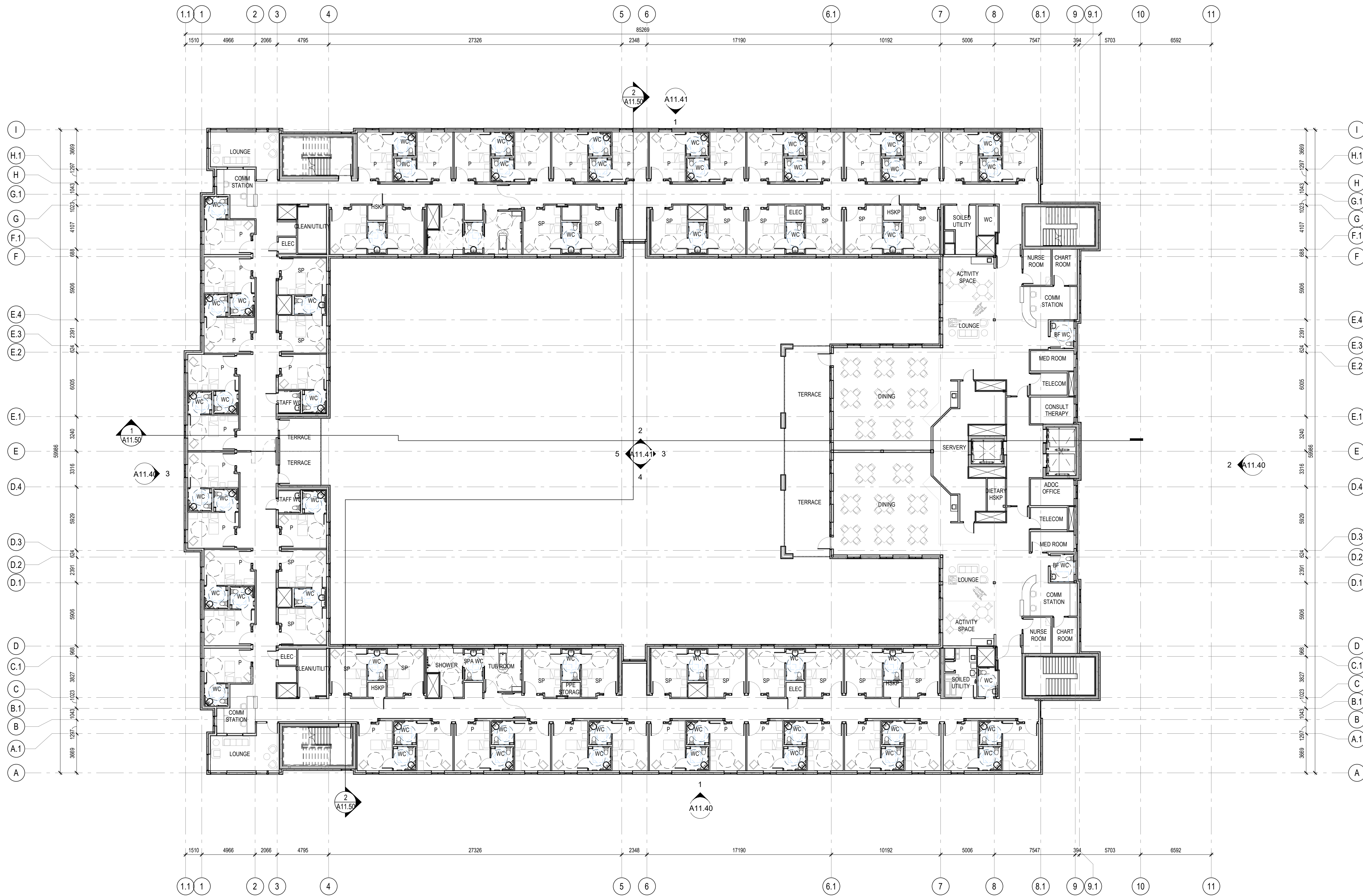
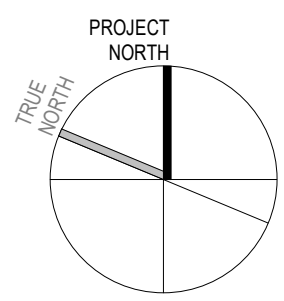
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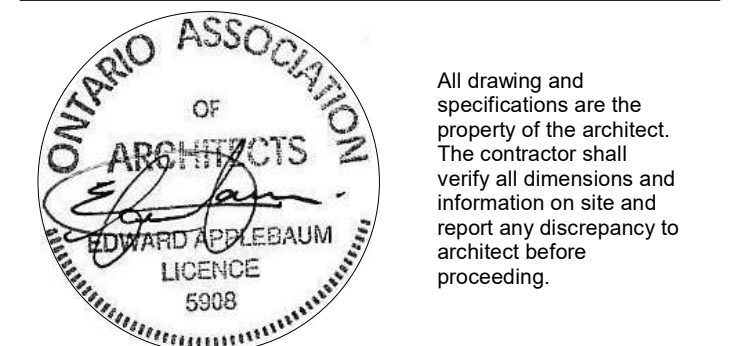
LEVEL 3 FLOOR PLAN

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reviewed by: BW
job number: 22058
plot date: 02/17/2023
drawing number:

A11.23



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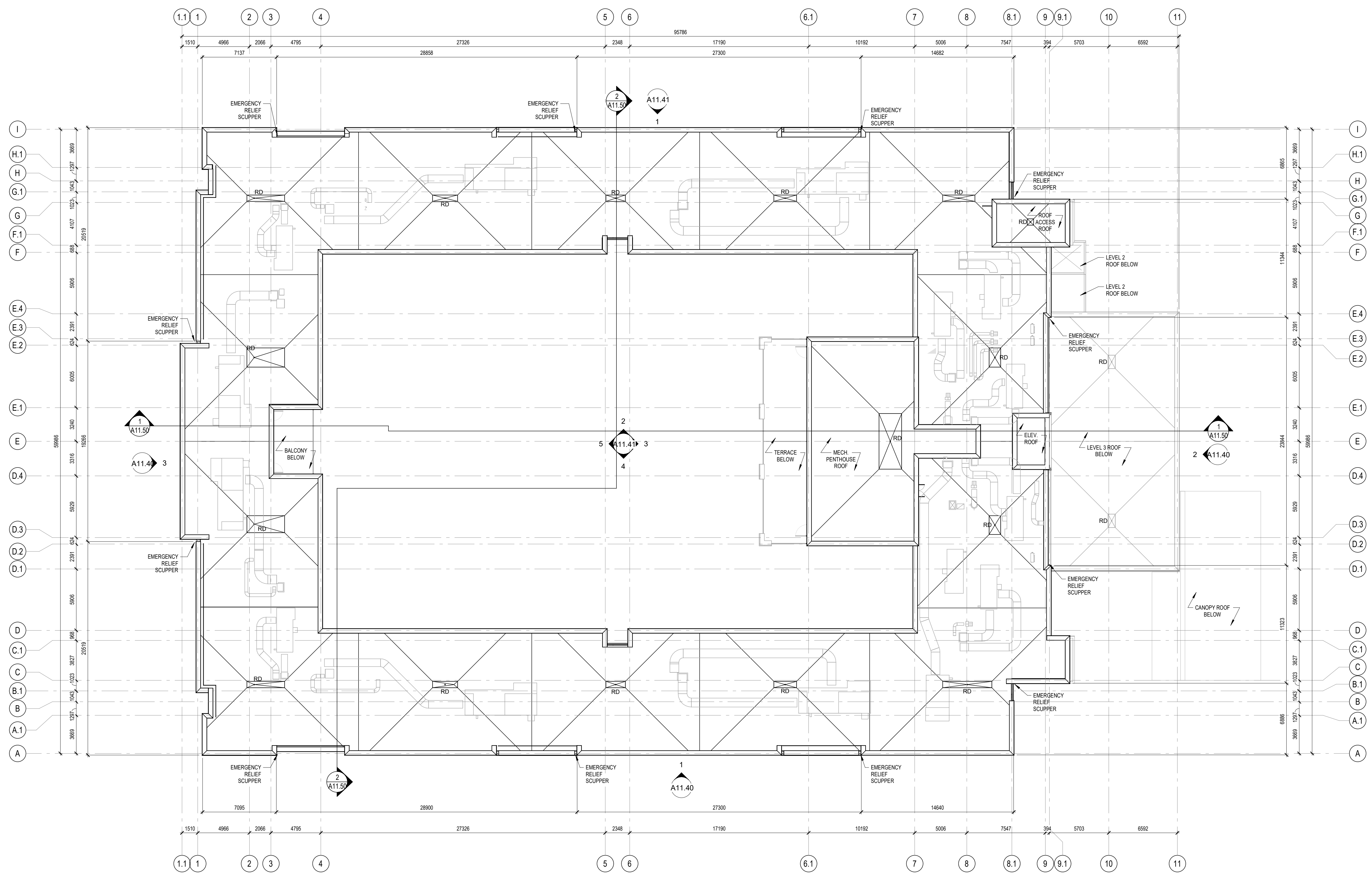
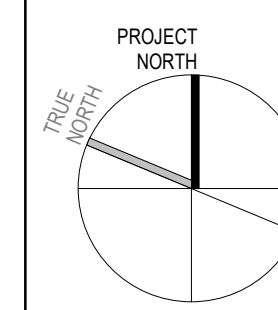
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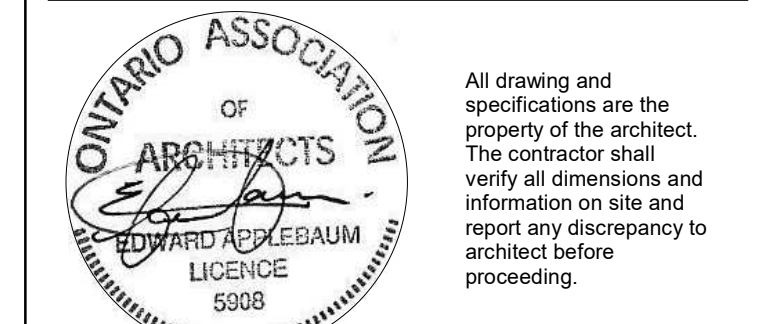
LEVEL 4 FLOOR PLAN

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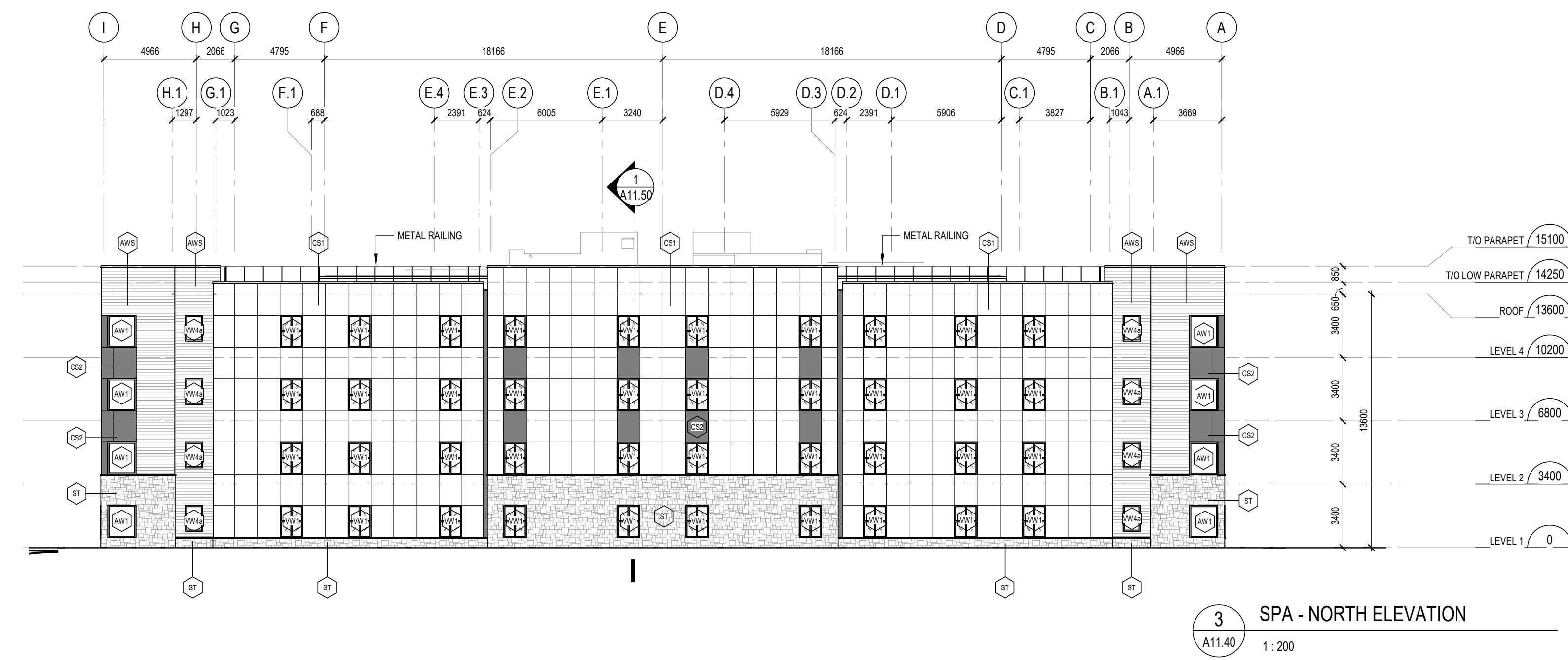
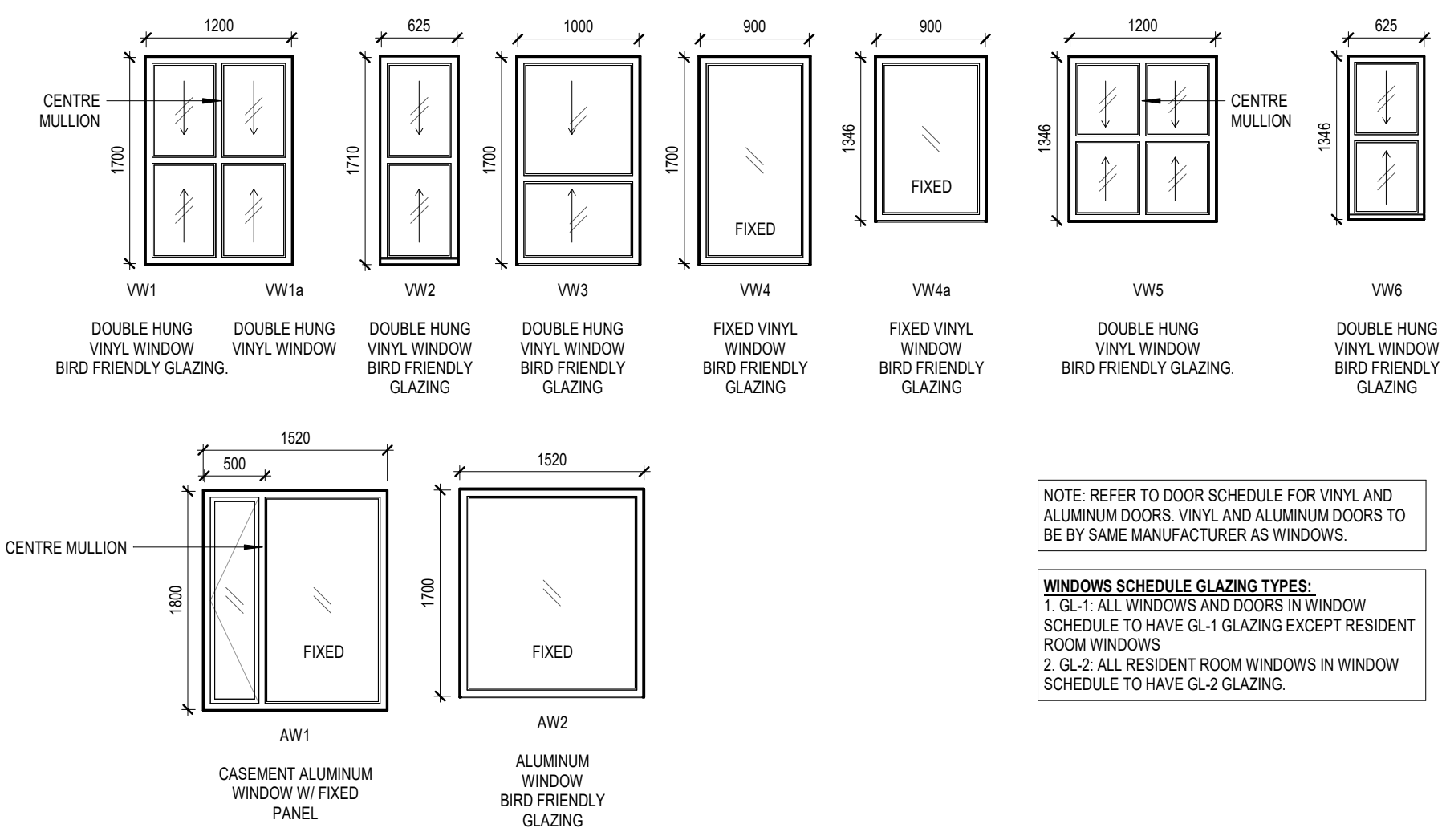
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ROOF PLAN

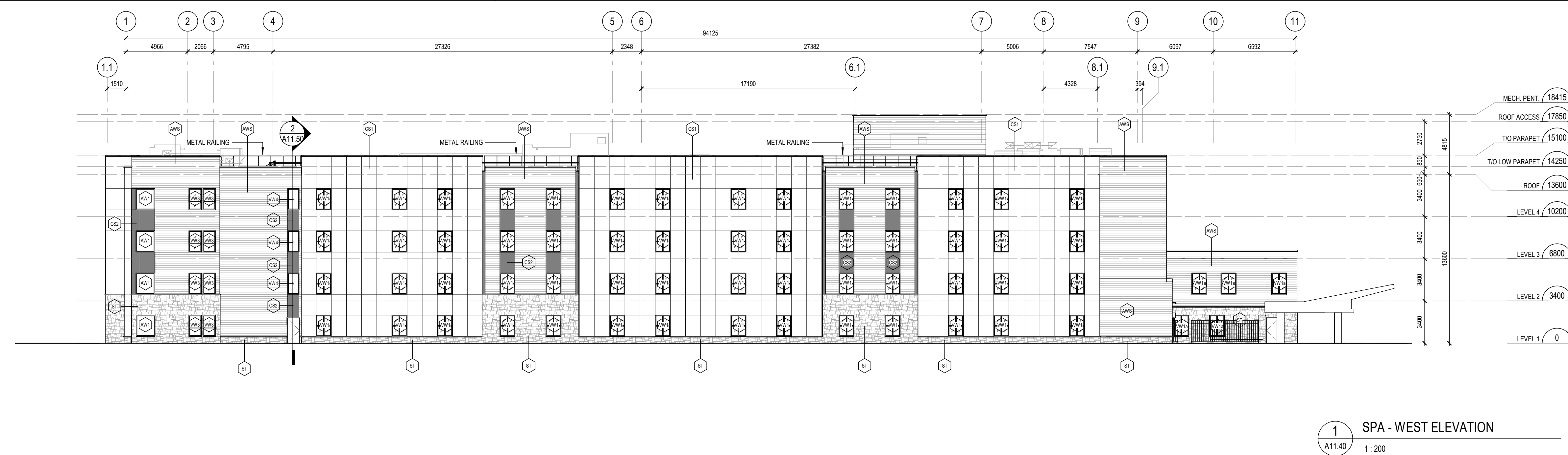
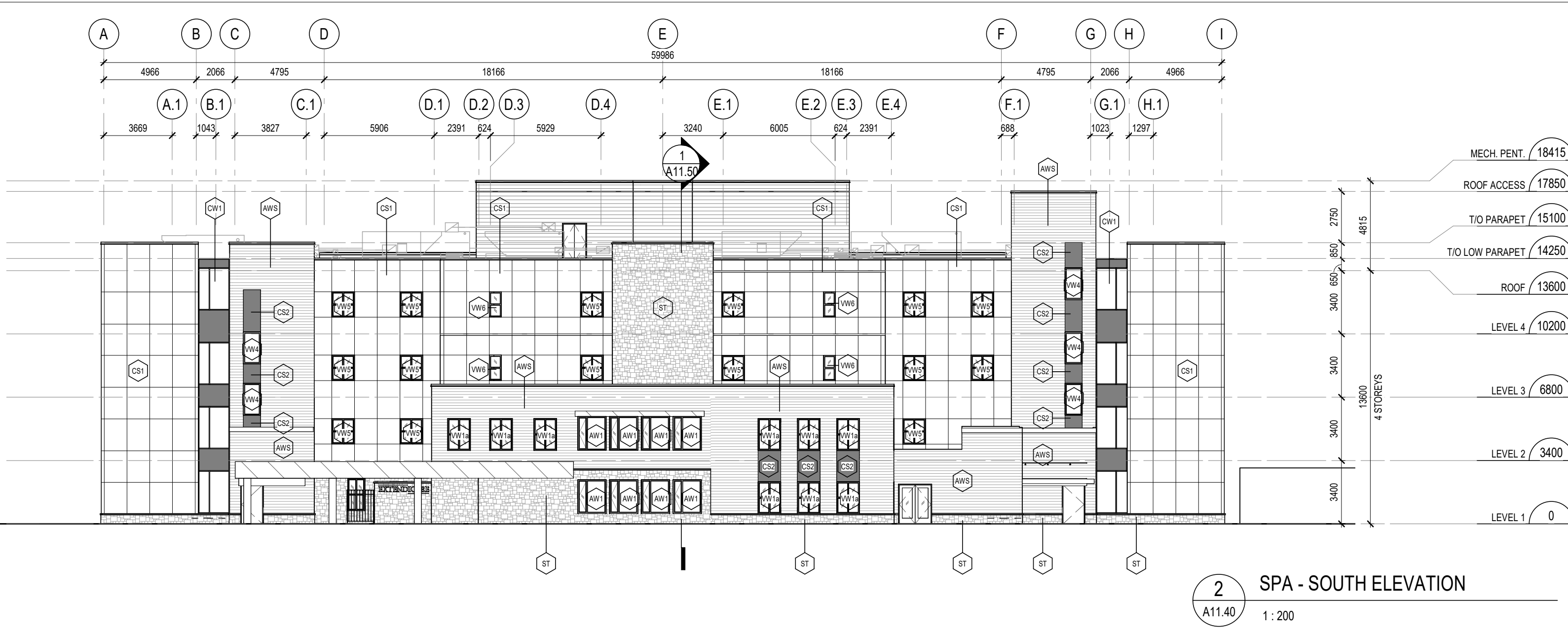
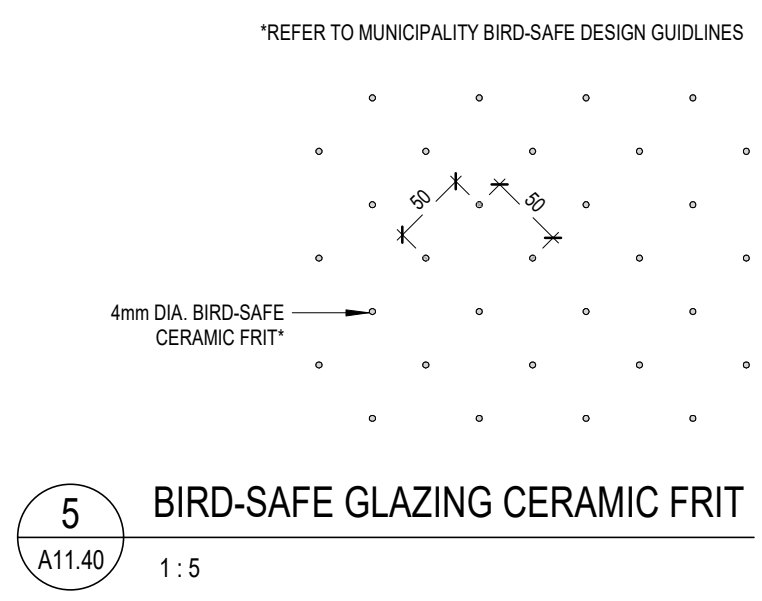
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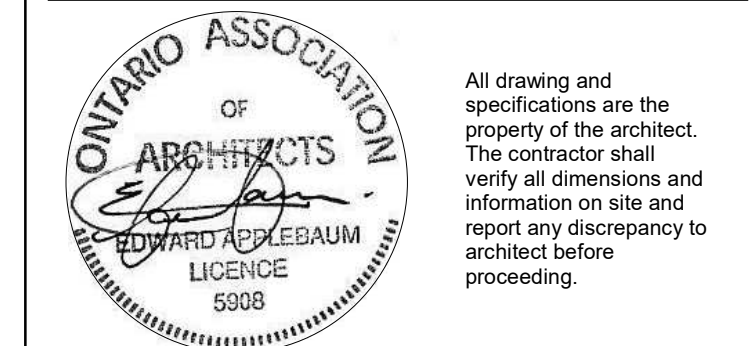


LEGEND - EXTERIOR MATERIALS

- CS1 CEMENTITIOUS SIDING - PANEL (COLOUR 1)
- CS2 CEMENTITIOUS SIDING - PANEL (COLOUR 2)
- AWS# ALUMINUM WOOD LOOK HORIZONTAL SIDING
- MS1 METAL SIDING - HORIZONTAL PLANK STYLE
- ST SIMULATED STONE UNITS
- VW# PREFINISHED VINYL WINDOW
- SF# PREFINISHED ALUMINUM STOREFRONT SYSTEM
- CW# PREFINISHED ALUMINUM CURTAIN WALL
- GL# GLAZING TYPE



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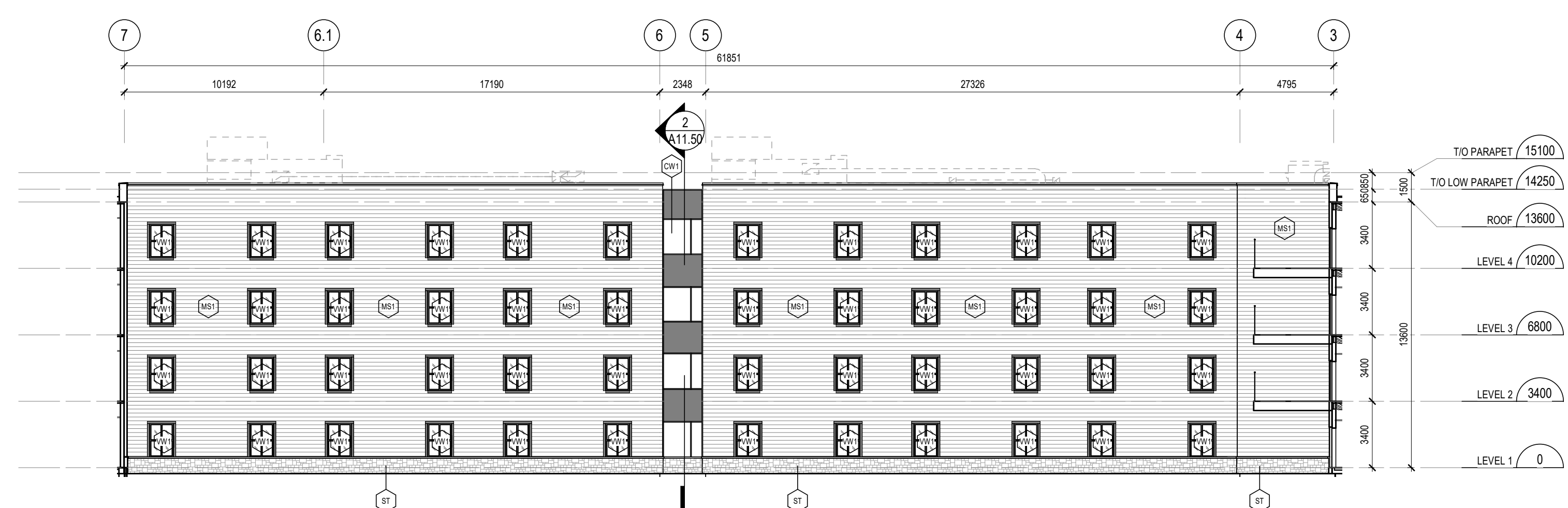
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ELEVATIONS

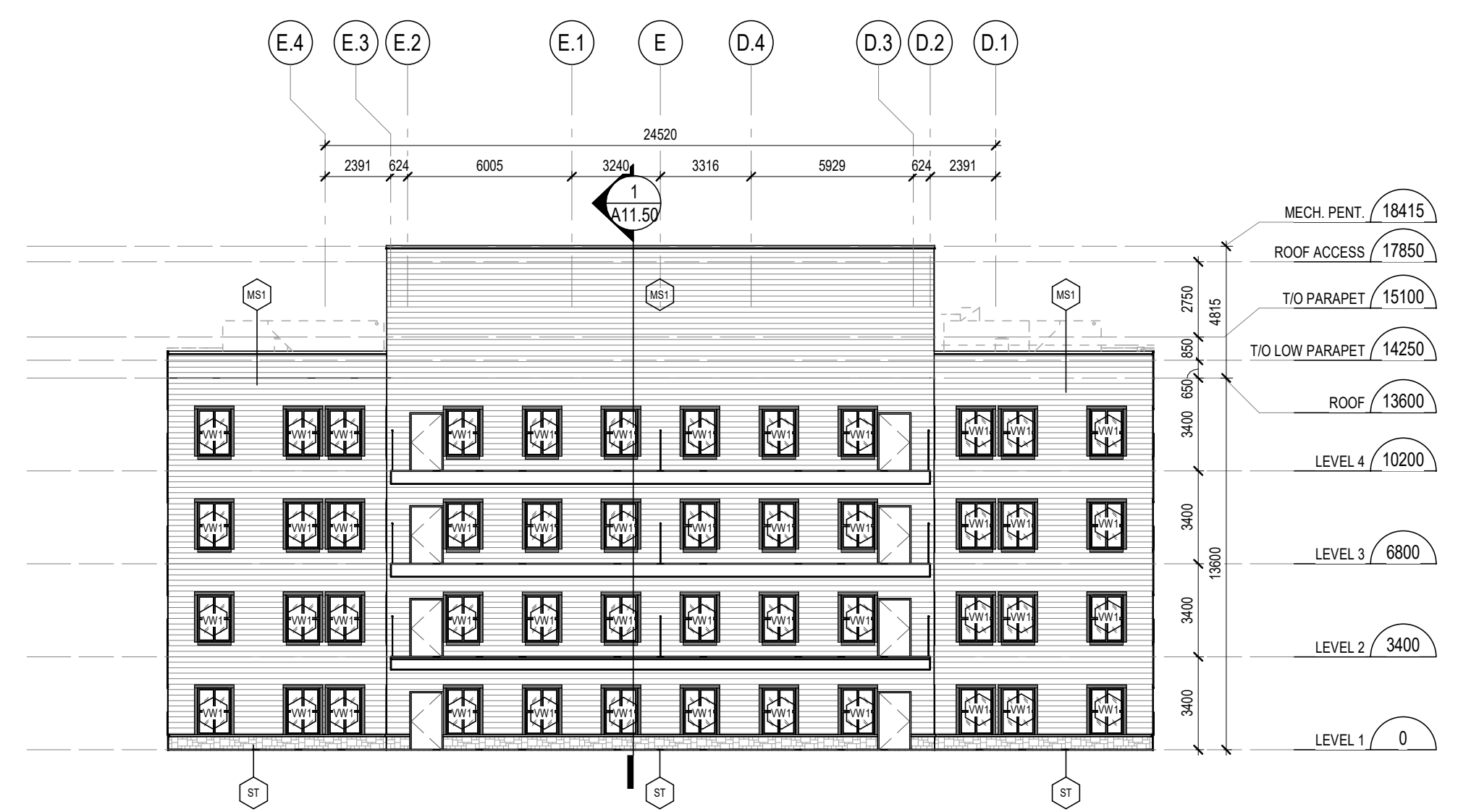
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 plot date: 02/17/2023
 drawing number:



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



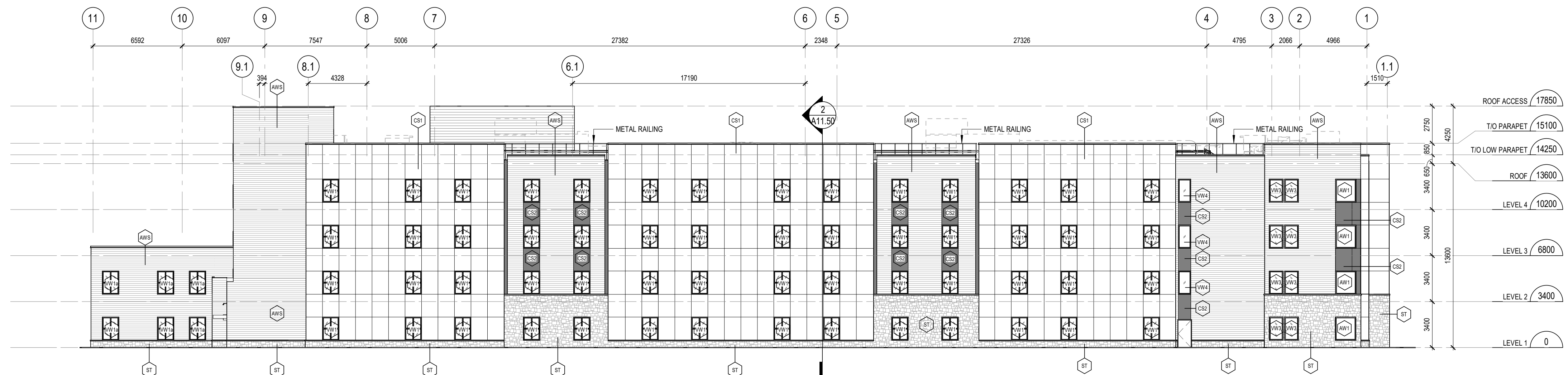
4 SPA - COURTYARD ELEVATION WEST
A11.41 1:200



3 SPA - COURTYARD ELEVATION SOUTH
A11.41 1:200



2 SPA - COURTYARD ELEVATION EAST
A11.41 1:200

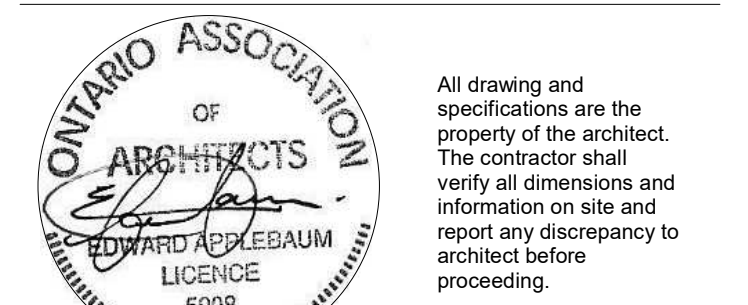


1 SPA - EAST ELEVATION
A11.41 1:200

LEGEND - EXTERIOR MATERIALS

CS1	CEMENTITIOUS SIDING - PANEL (COLOUR 1)
CS2	CEMENTITIOUS SIDING - PANEL (COLOUR 2)
AWS	ALUMINUM WOOD LOOK HORIZONTAL SIDING
MS1	METAL SIDING - HORIZONTAL PLANK STYLE
ST	SIMULATED STONE UNITS
VW#	PREFINISHED VINYL WINDOW
SF#	PREFINISHED ALUMINUM STOREFRONT SYSTEM
CW#	PREFINISHED ALUMINUM CURTAIN WALL
GL#	GLAZING TYPE

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ELEVATIONS

scale: As indicated
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A11.41

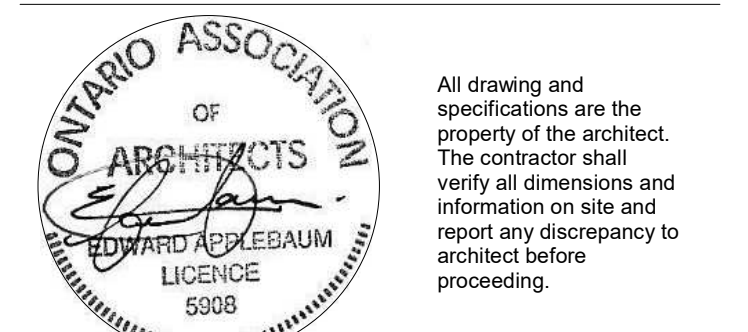


2 BUILDING SECTION NORTH/SOUTH COURTYARD (SPA)
A11.50 1:200



1 BUILDING SECTION EAST/WEST (SPA)
A11.50 1:200

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BUILDING SECTIONS

scale: 1:200
drawn by: XH
reviewed by: BW
job number: 22058
plot date: 02/17/2023
drawing number:

A11.50



4 VIEW 4
A11.51



3 VIEW 3
A11.51



2 VIEW 2
A11.51

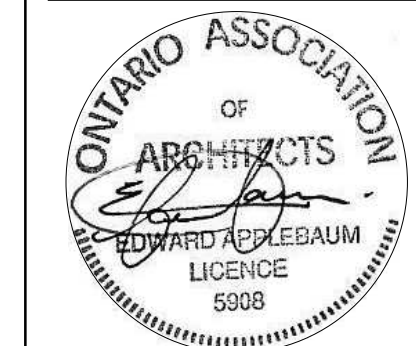


1 VIEW 1
A11.51

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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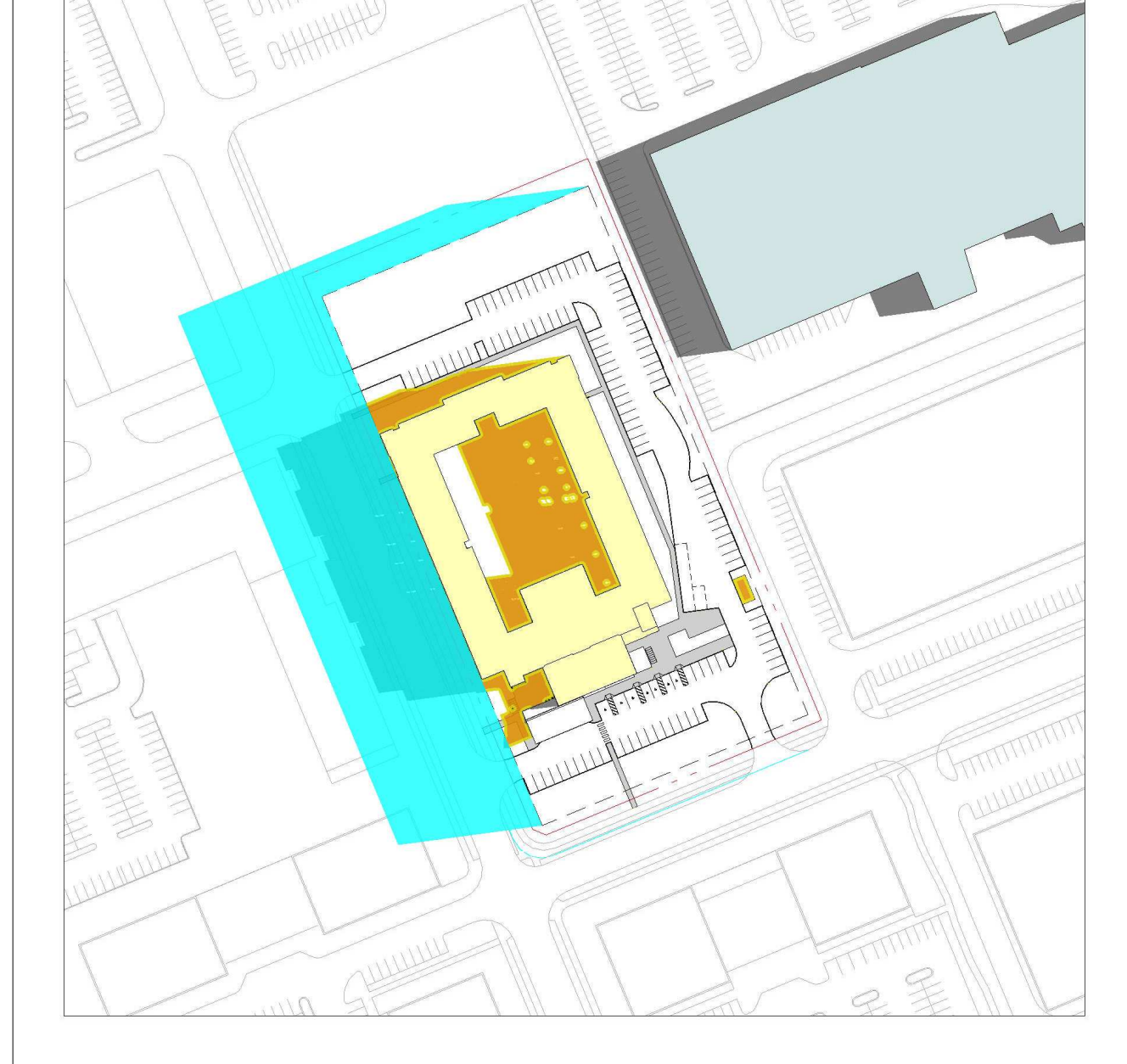
3D VIEWS

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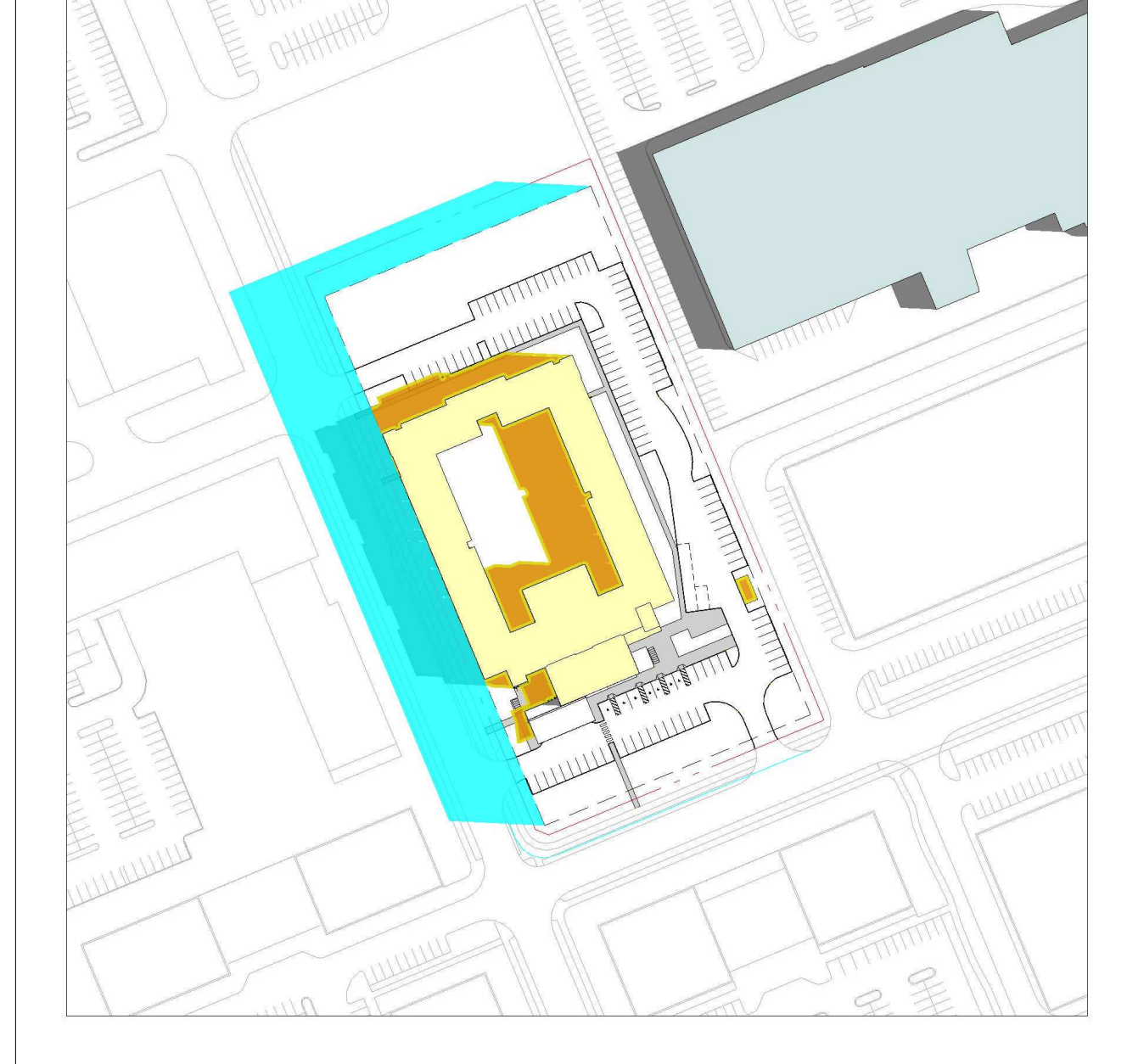
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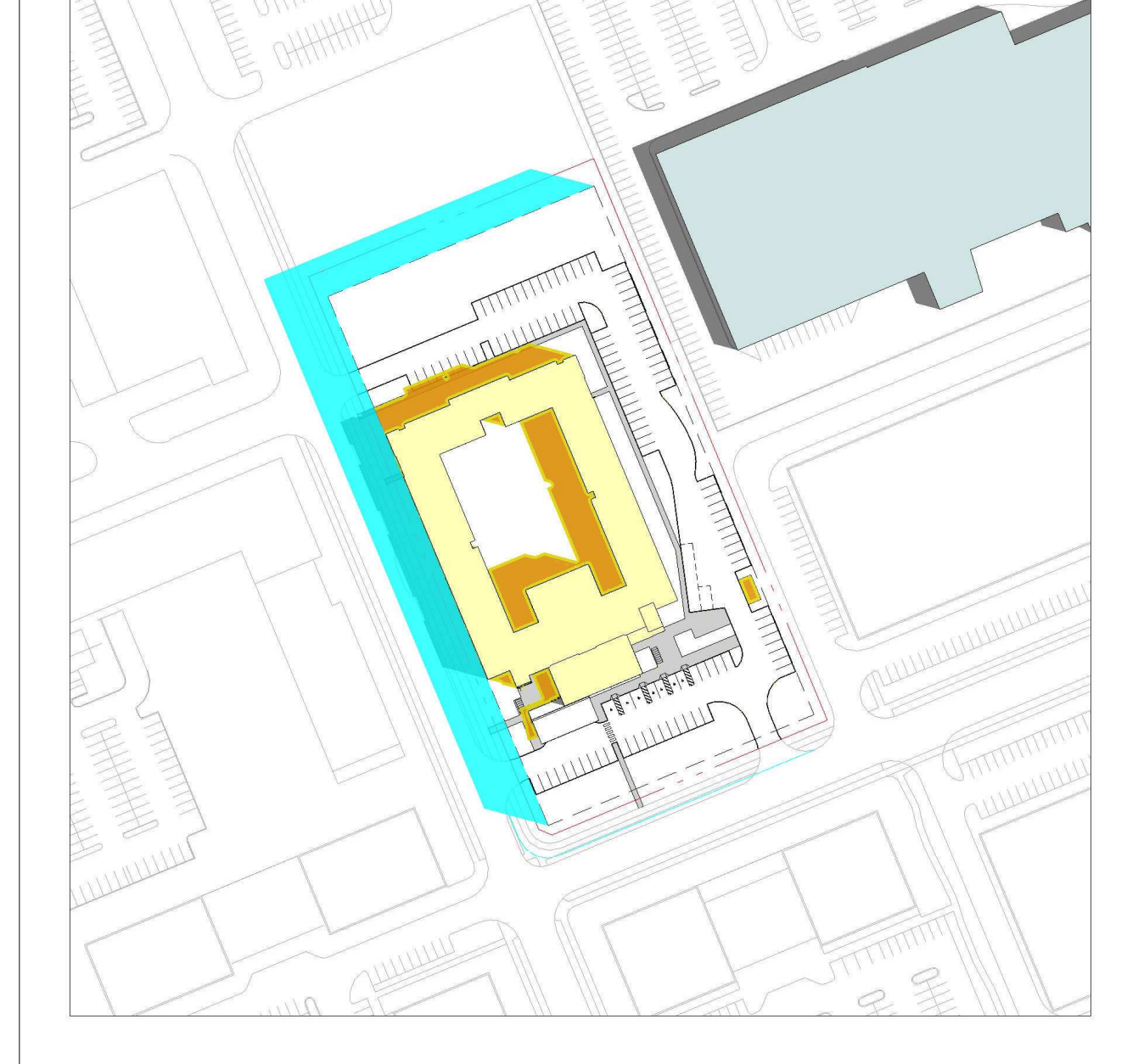
SUMMER SOLSTICE: 8:00am



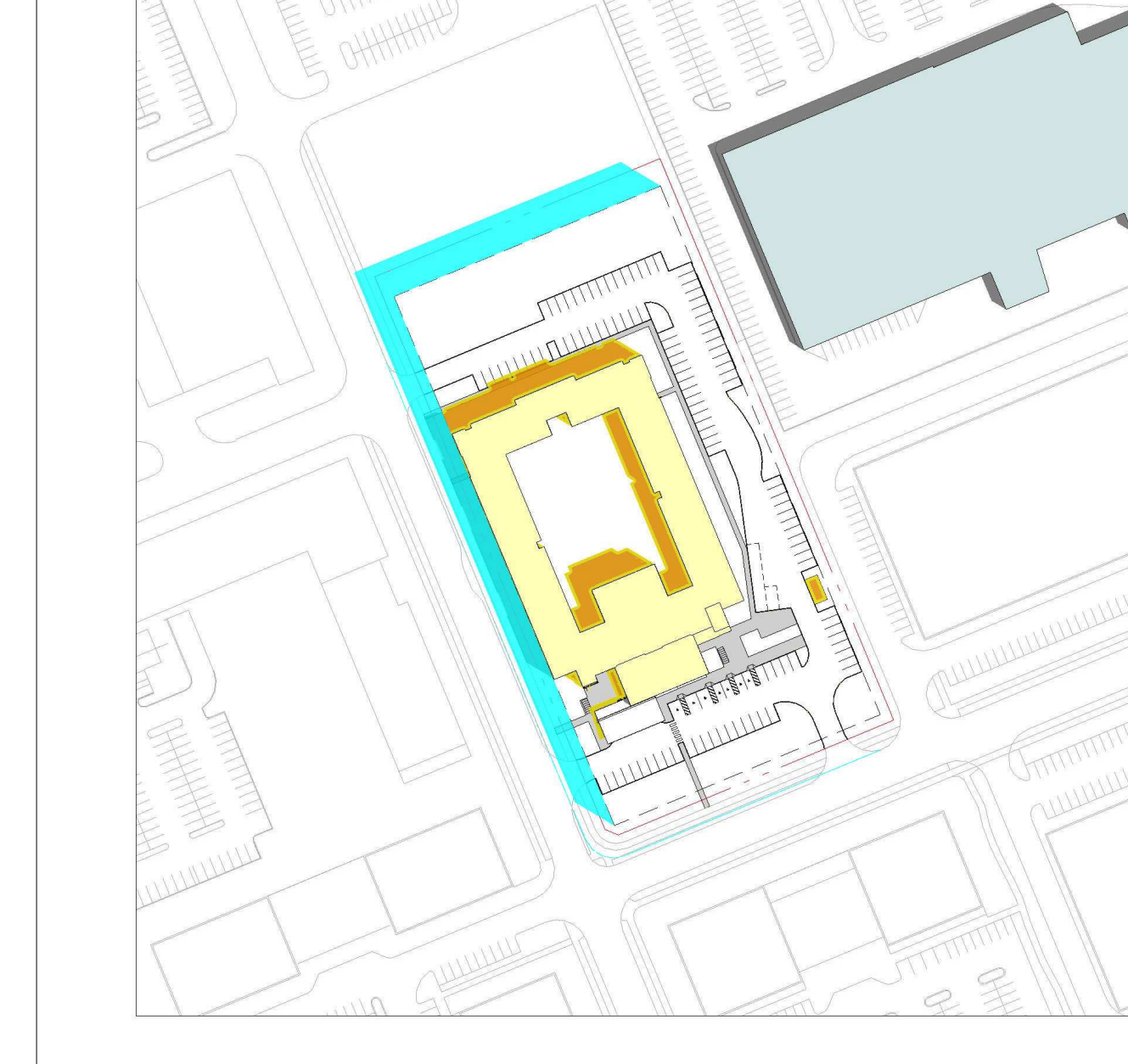
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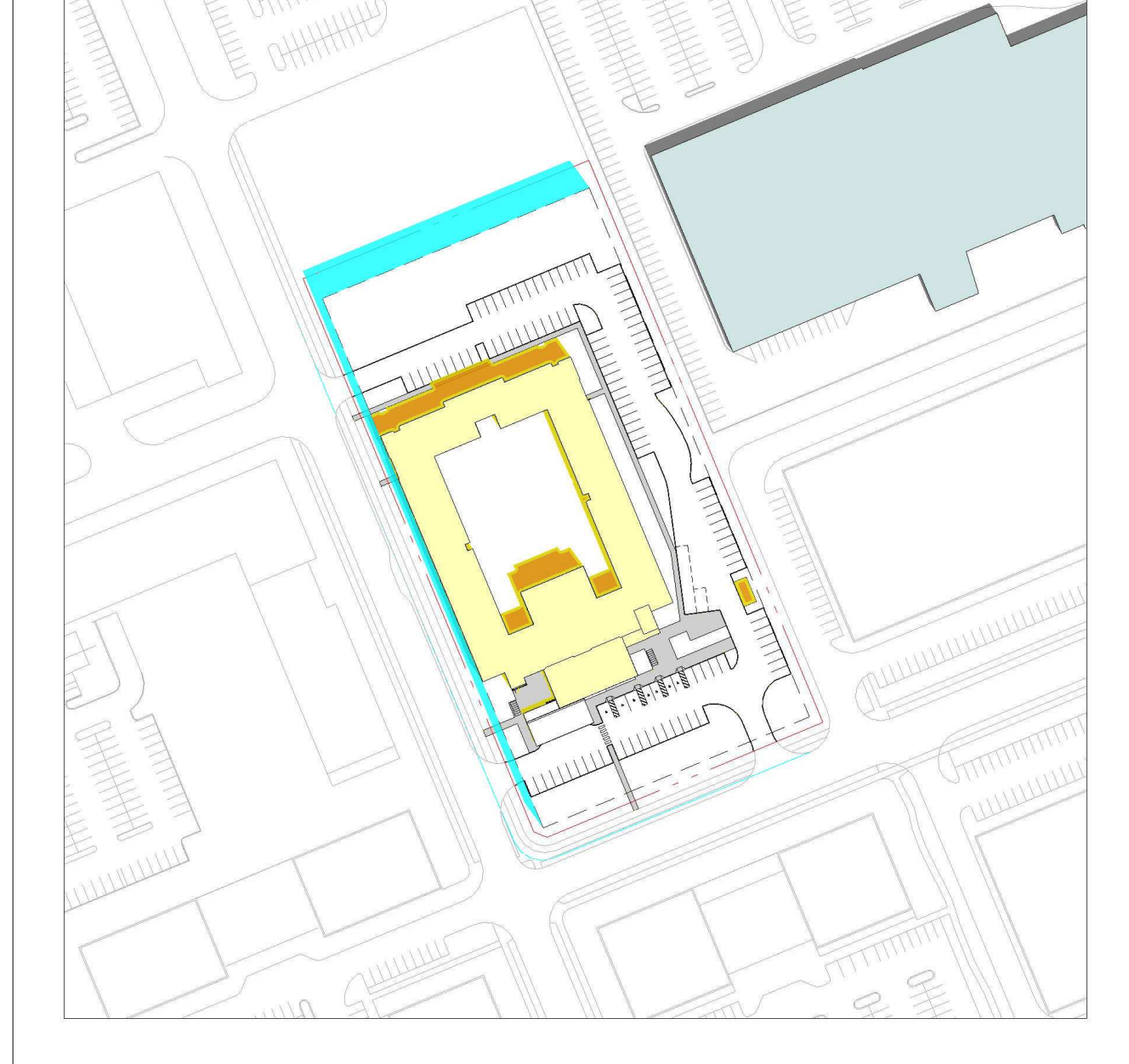
SUMMER SOLSTICE: 10:00am



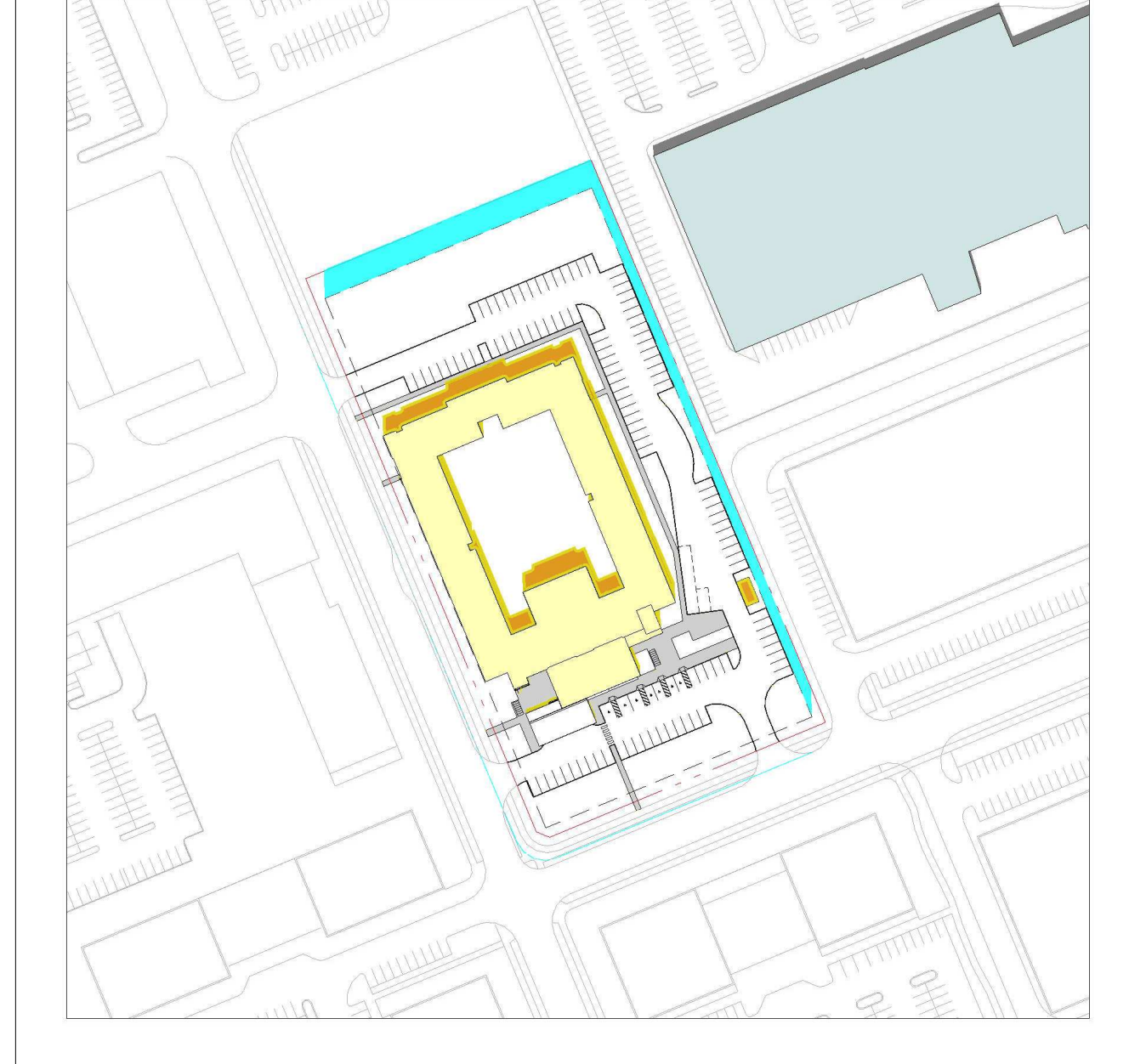
SUMMER SOLSTICE: 11:00am



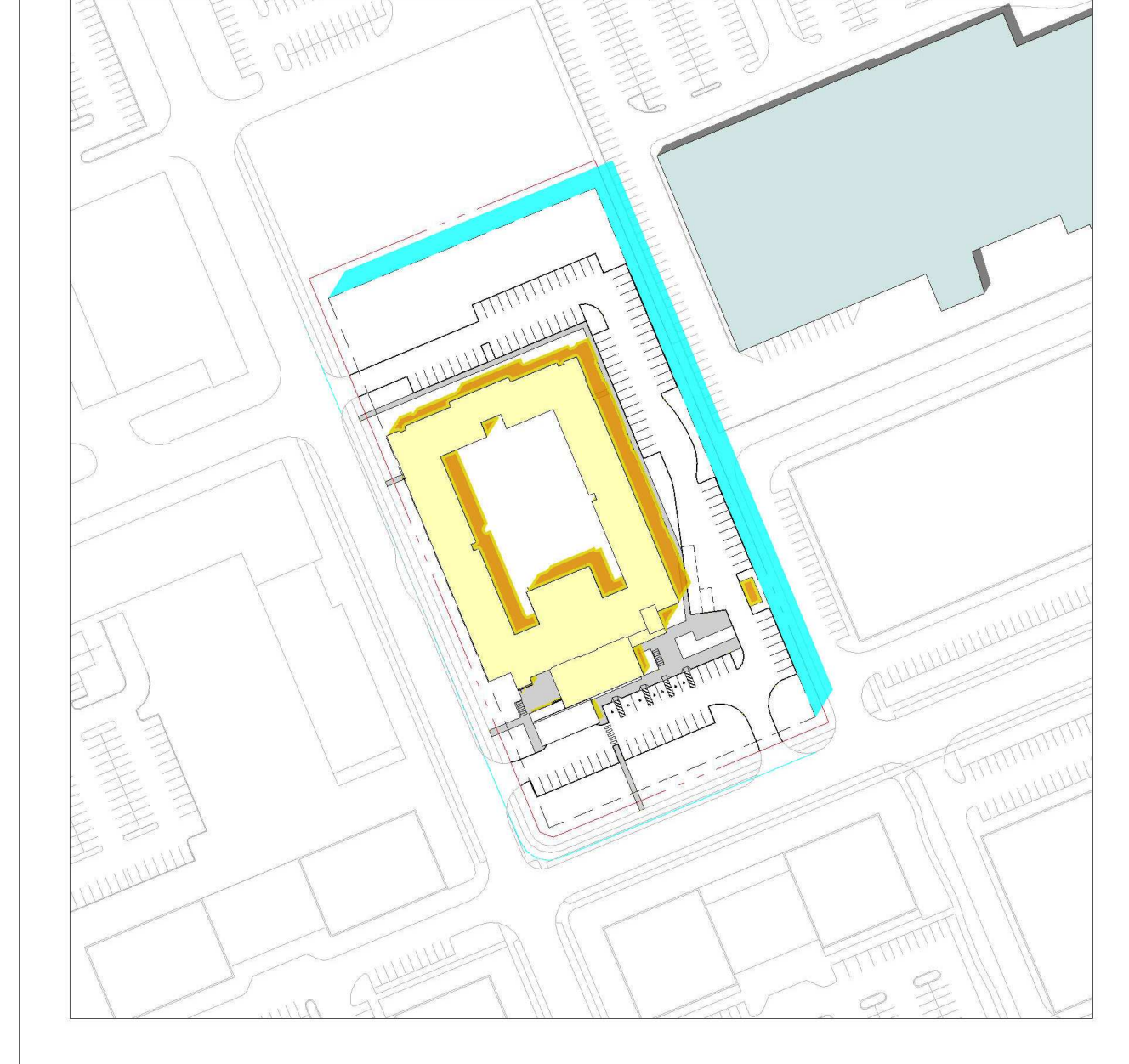
SUMMER SOLSTICE: 12:00pm



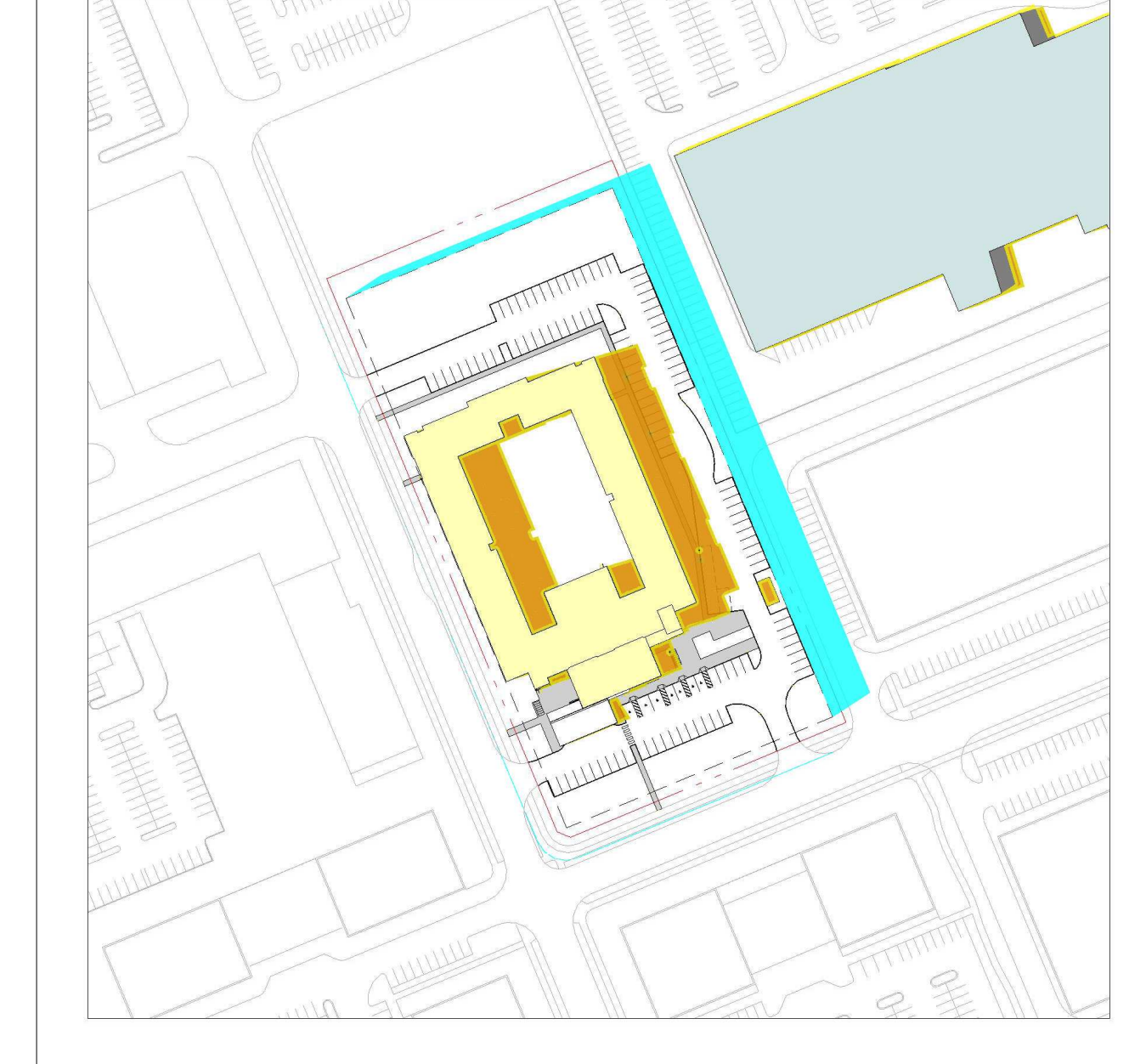
SUMMER SOLSTICE: 1:00pm



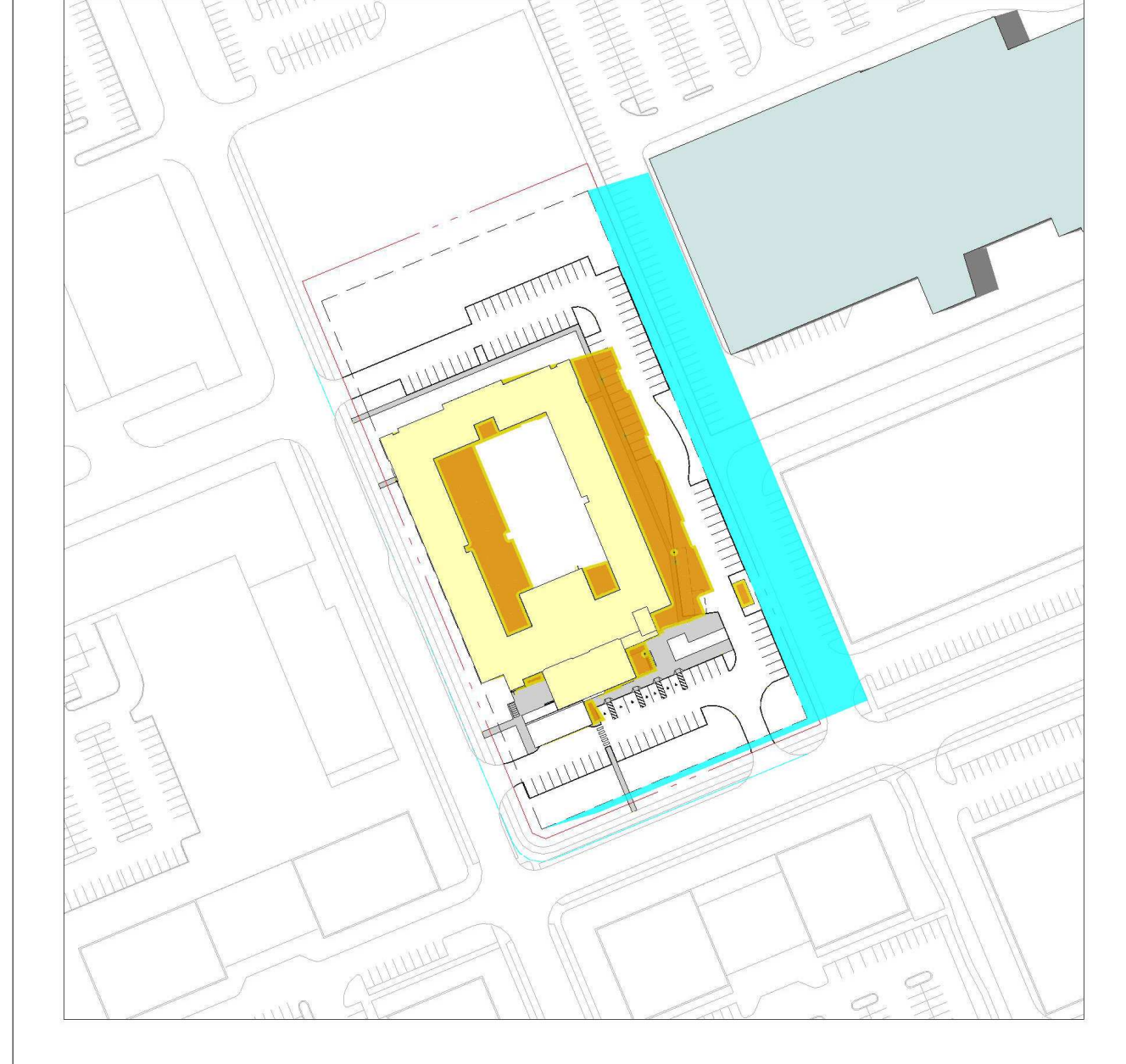
SUMMER SOLSTICE: 2:00pm



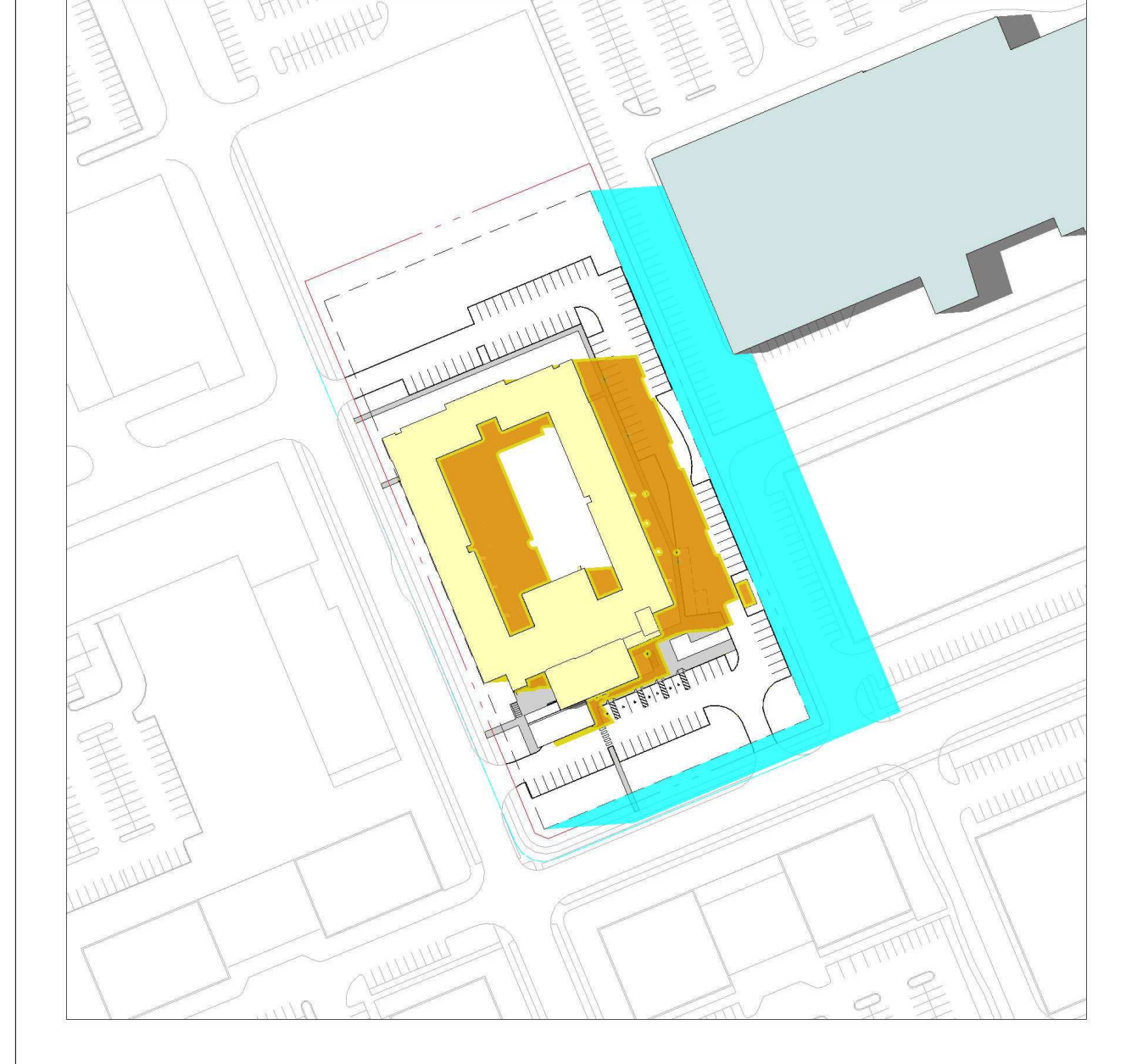
SUMMER SOLSTICE: 3:00pm



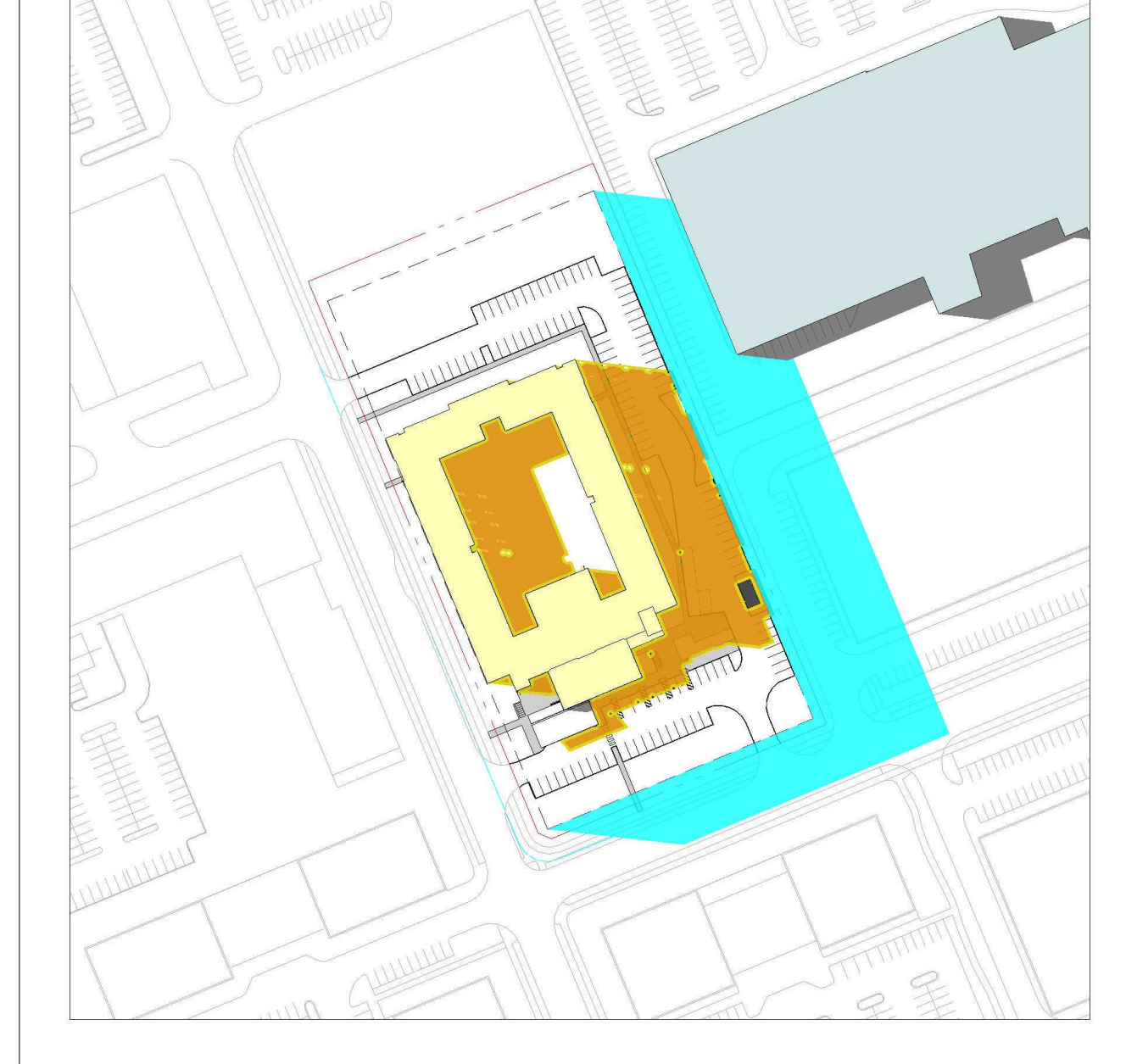
SUMMER SOLSTICE: 4:00pm



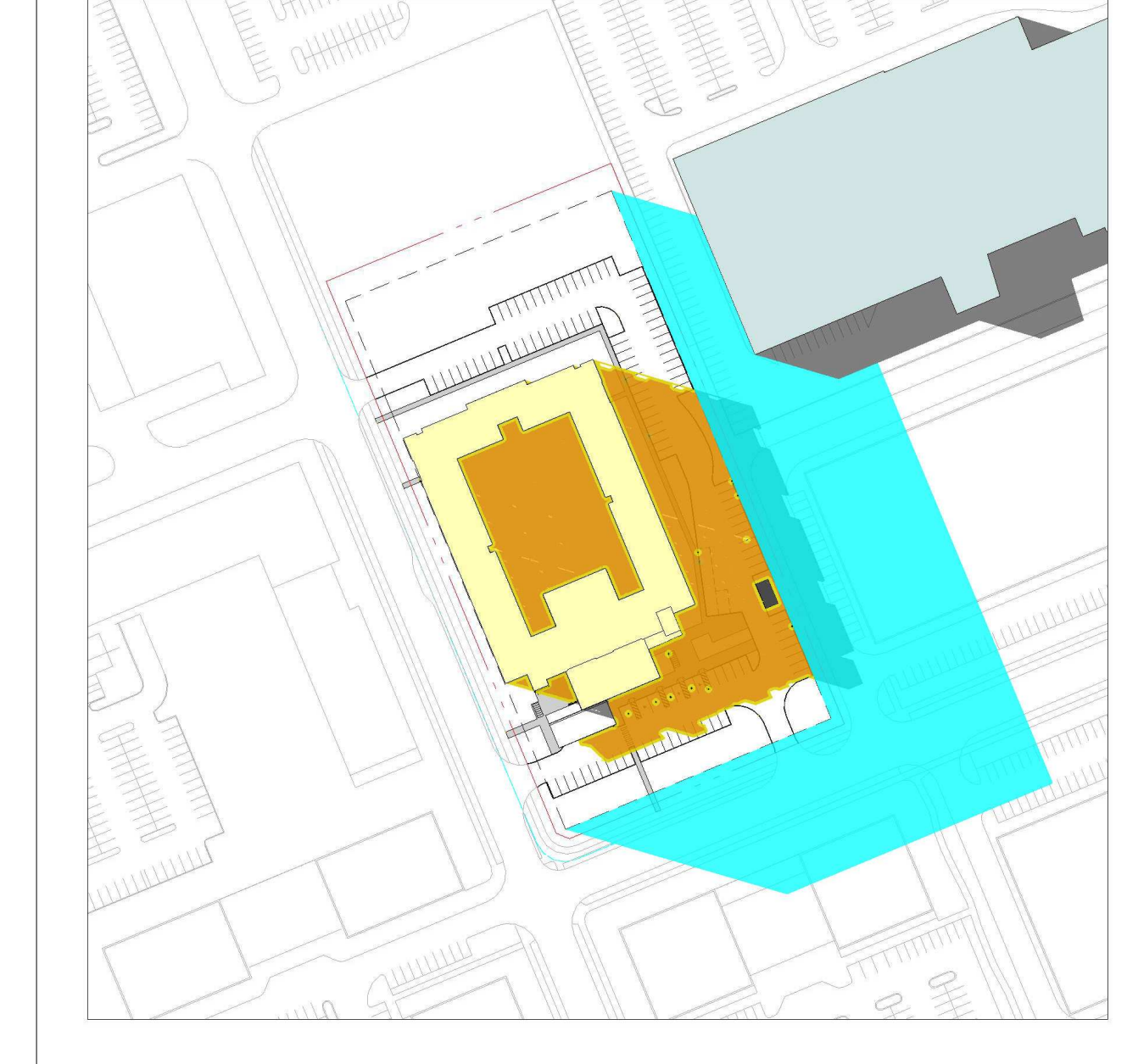
SUMMER SOLSTICE: 5:00pm



SUMMER SOLSTICE: 6:00pm



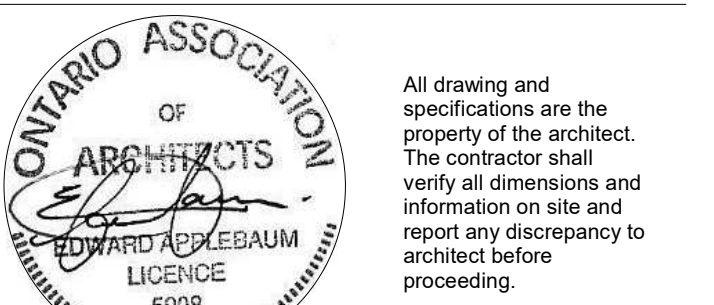
SUMMER SOLSTICE: 7:00pm



SOLAR STUDY LEGEND

- PROPOSED SHADOW OUTLINE
- PROPOSED SHADOW
- AS OF RIGHT SHADOW
- EXISTING DEVELOPMENT

#	date:	revision:	by:
2	02.17.23	ISSUED FOR SITE PLAN APPROVAL	MSA



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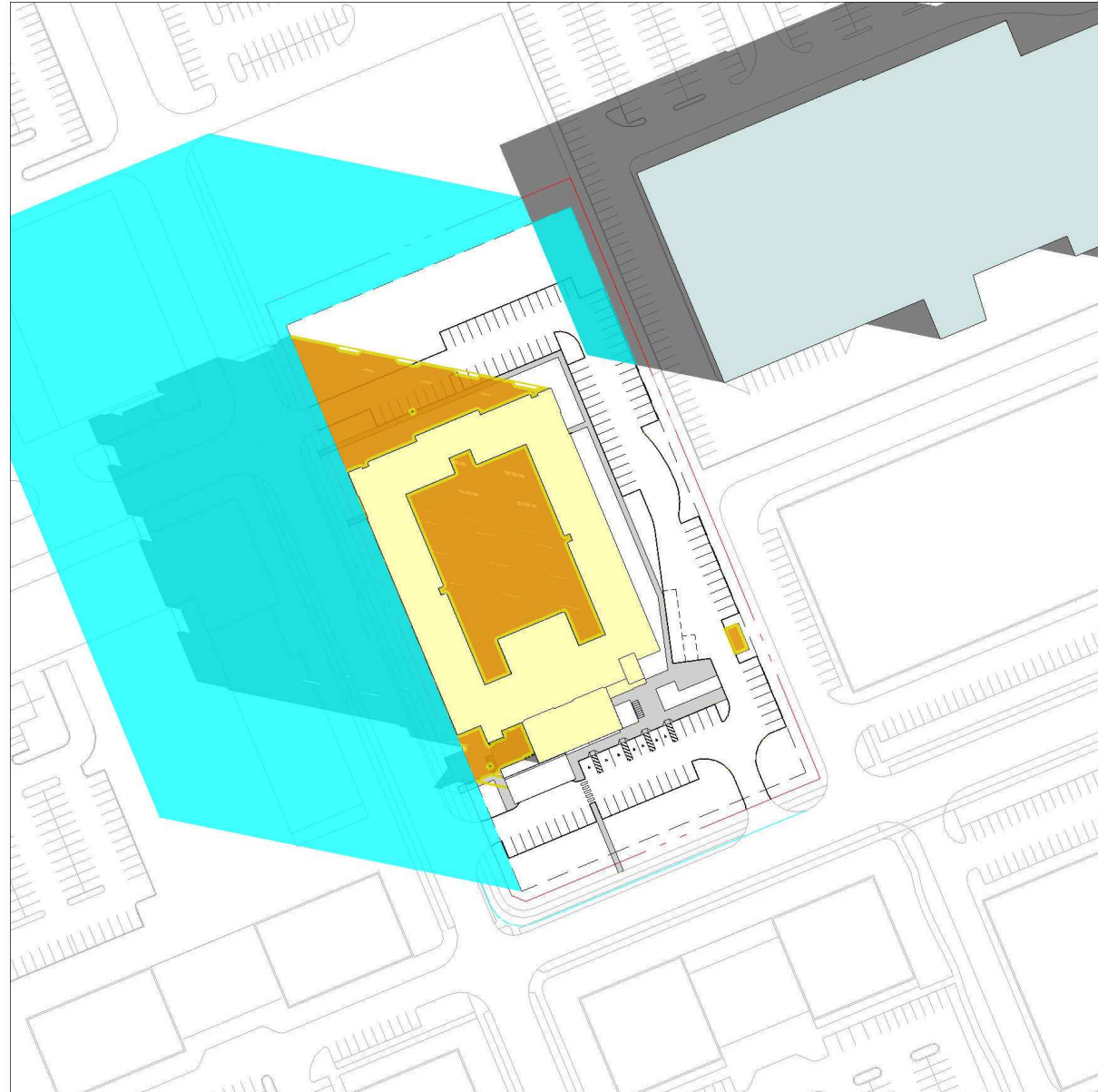
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Ottawa, ON

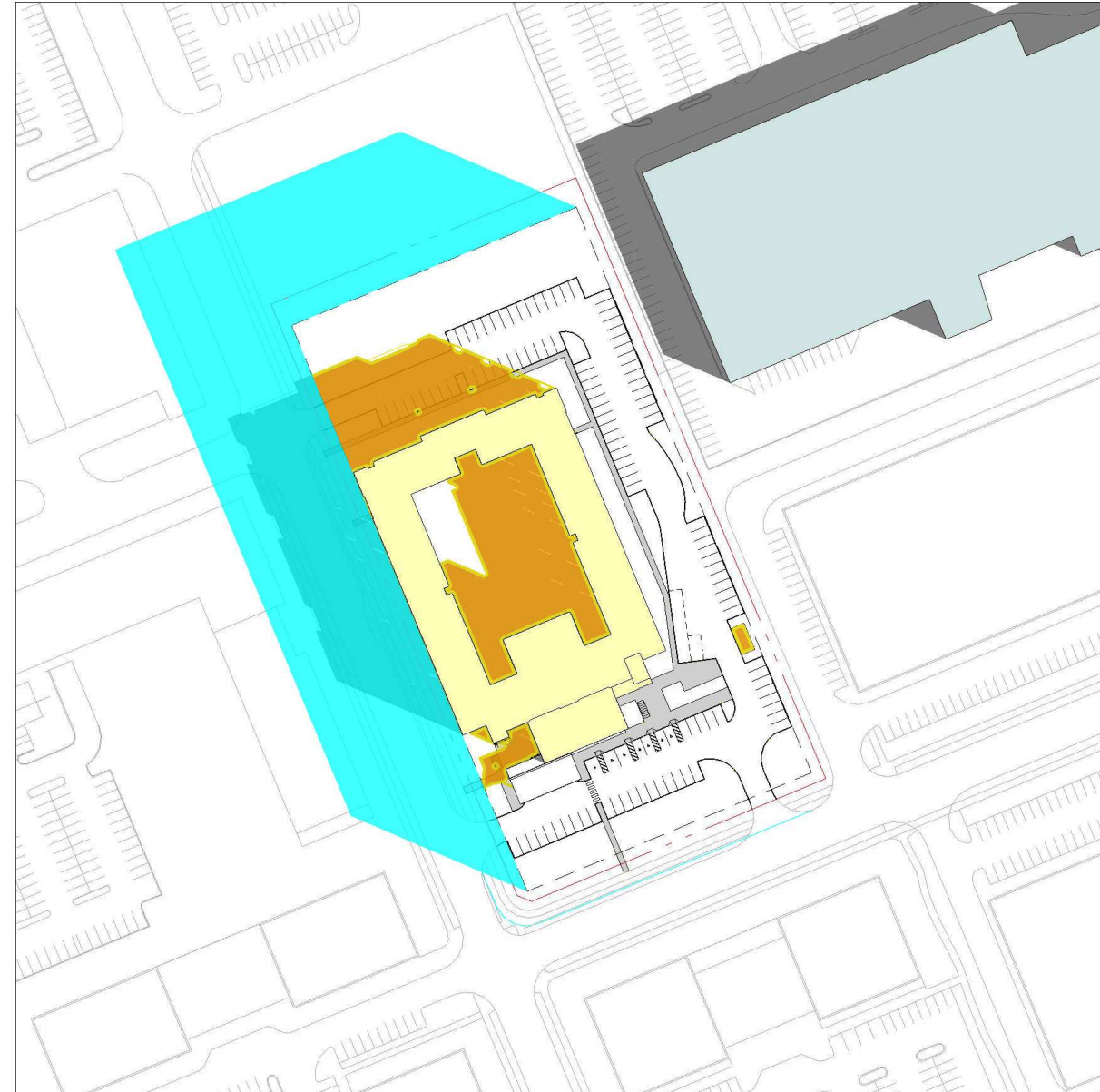
SOLAR STUDY - SUMMER SOLSTICE

scale: 1:2000
 drawn by: MCS/AP
 reviewed by: BW
 job number: 22058
 plot date: 02/17/2023
 drawing number:

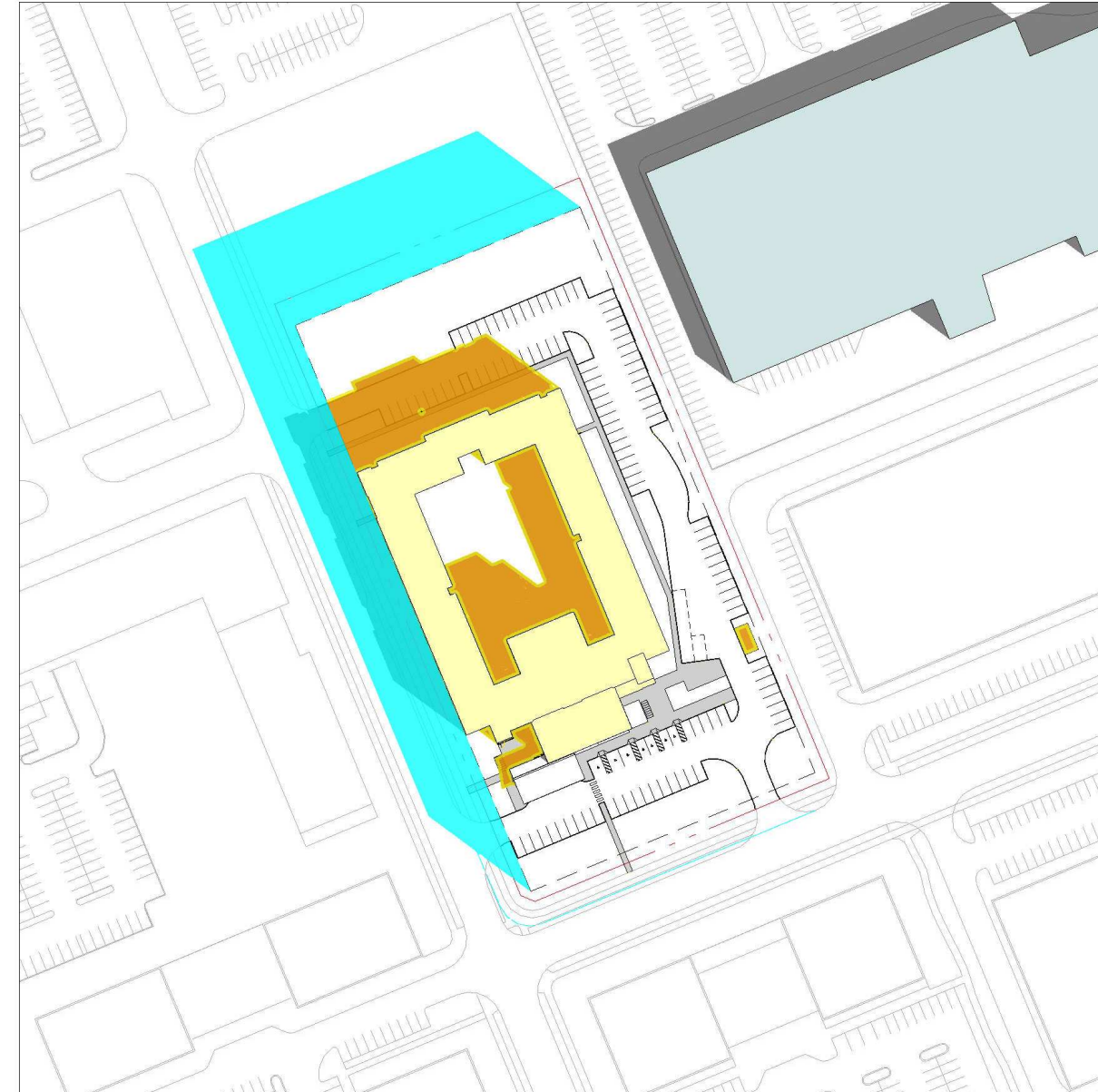
FALL EQUINOX: 8:00am



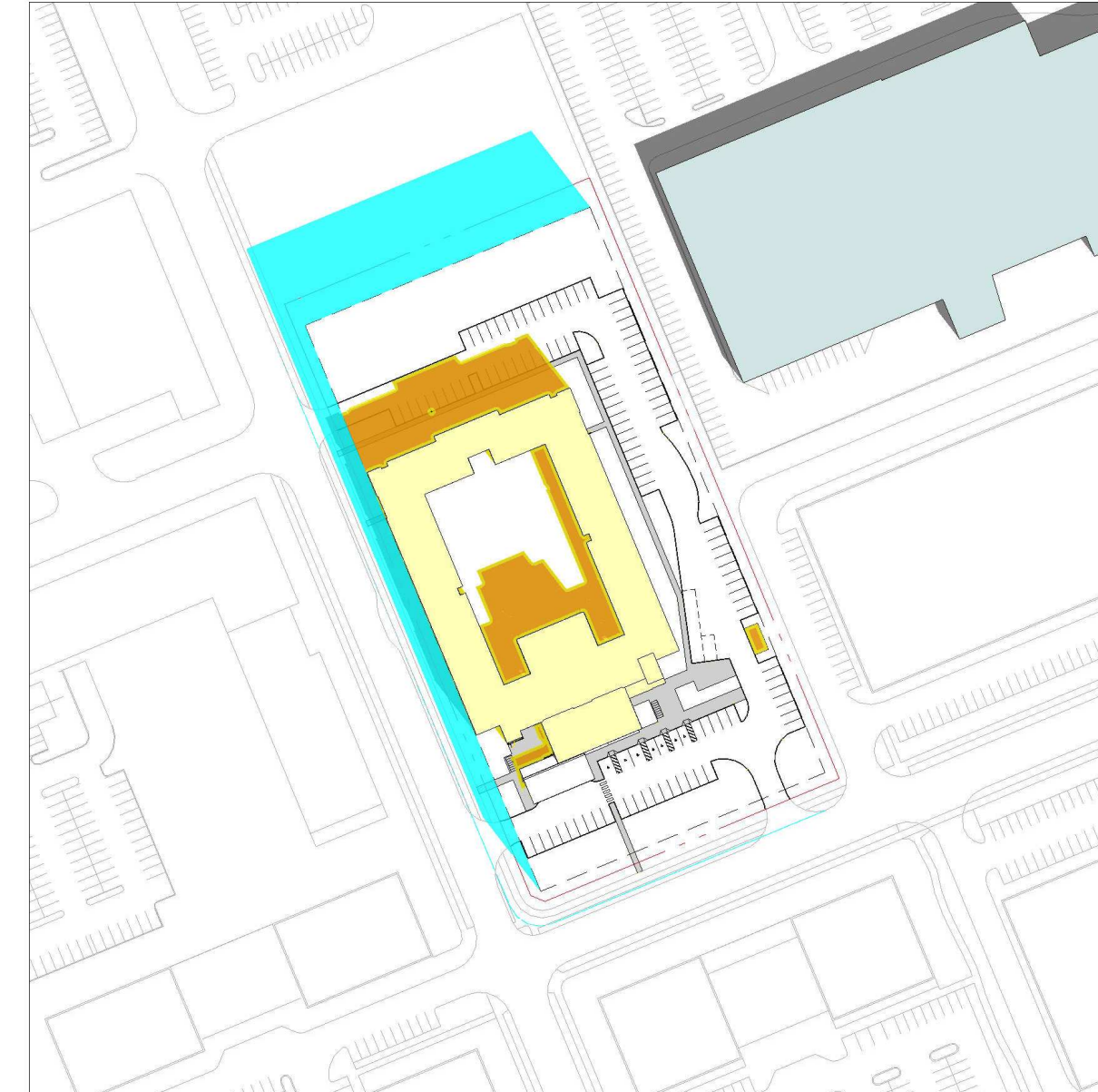
FALL EQUINOX: 9:00am



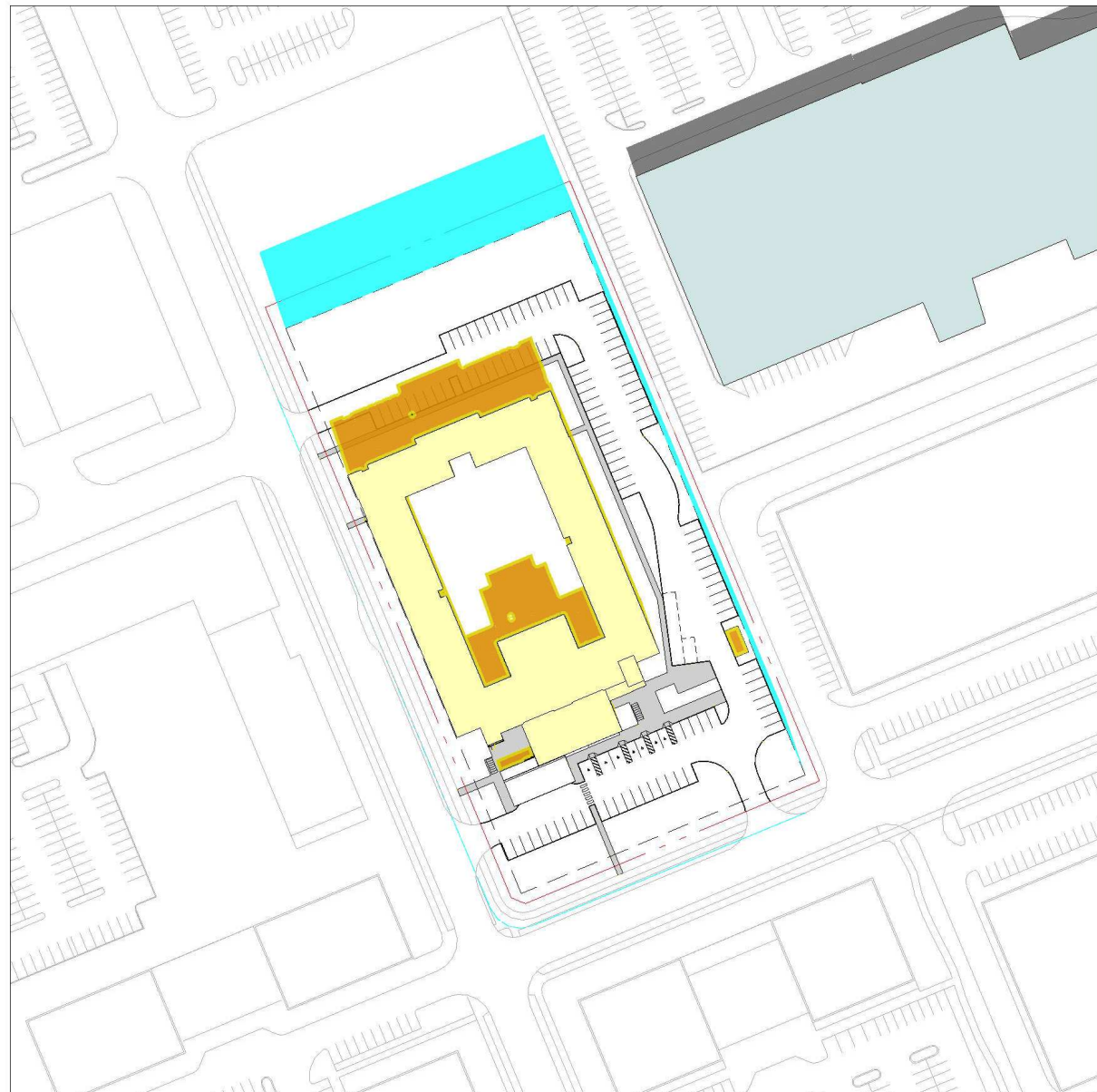
FALL EQUINOX: 10:00am



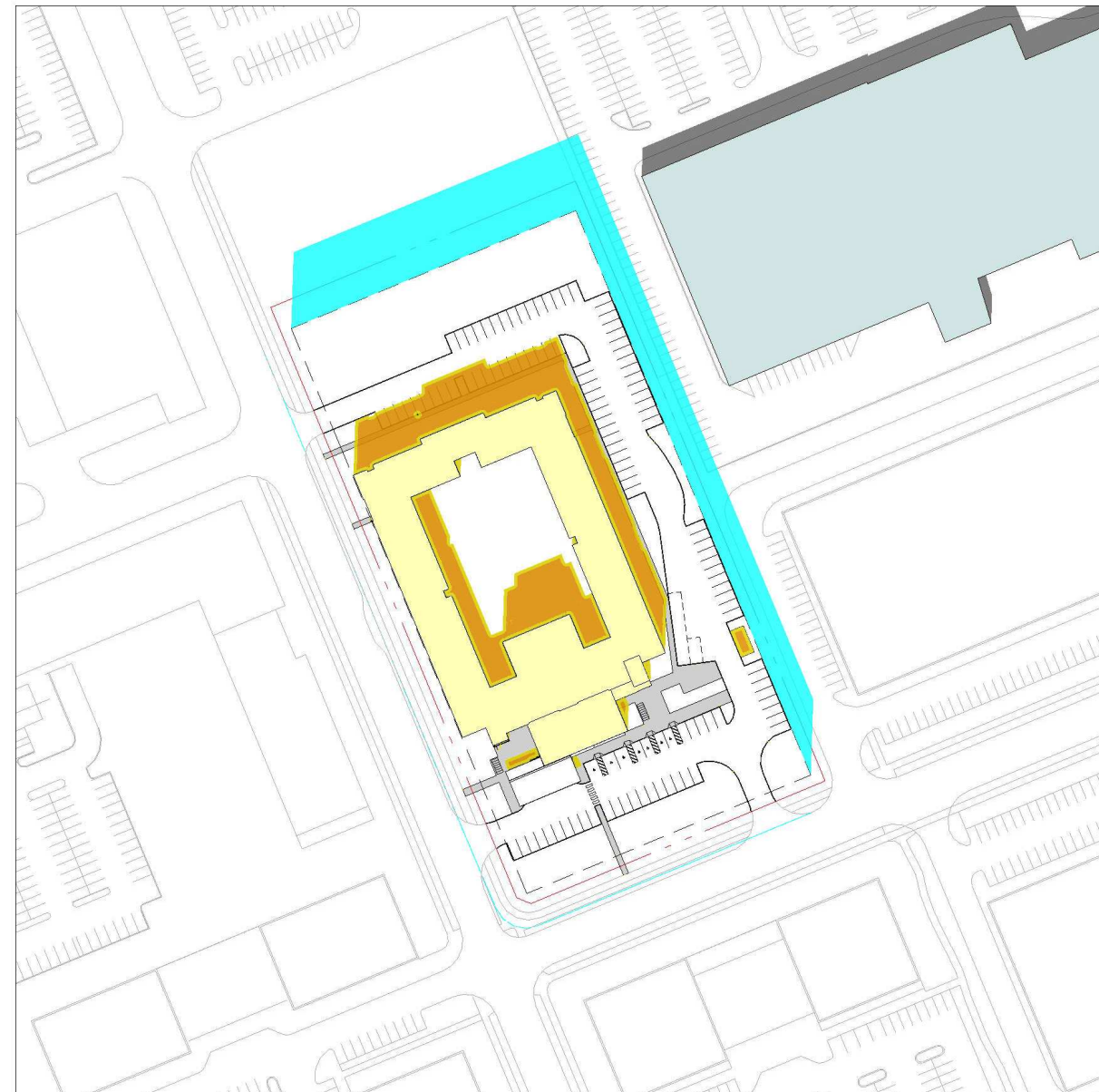
FALL EQUINOX: 11:00am



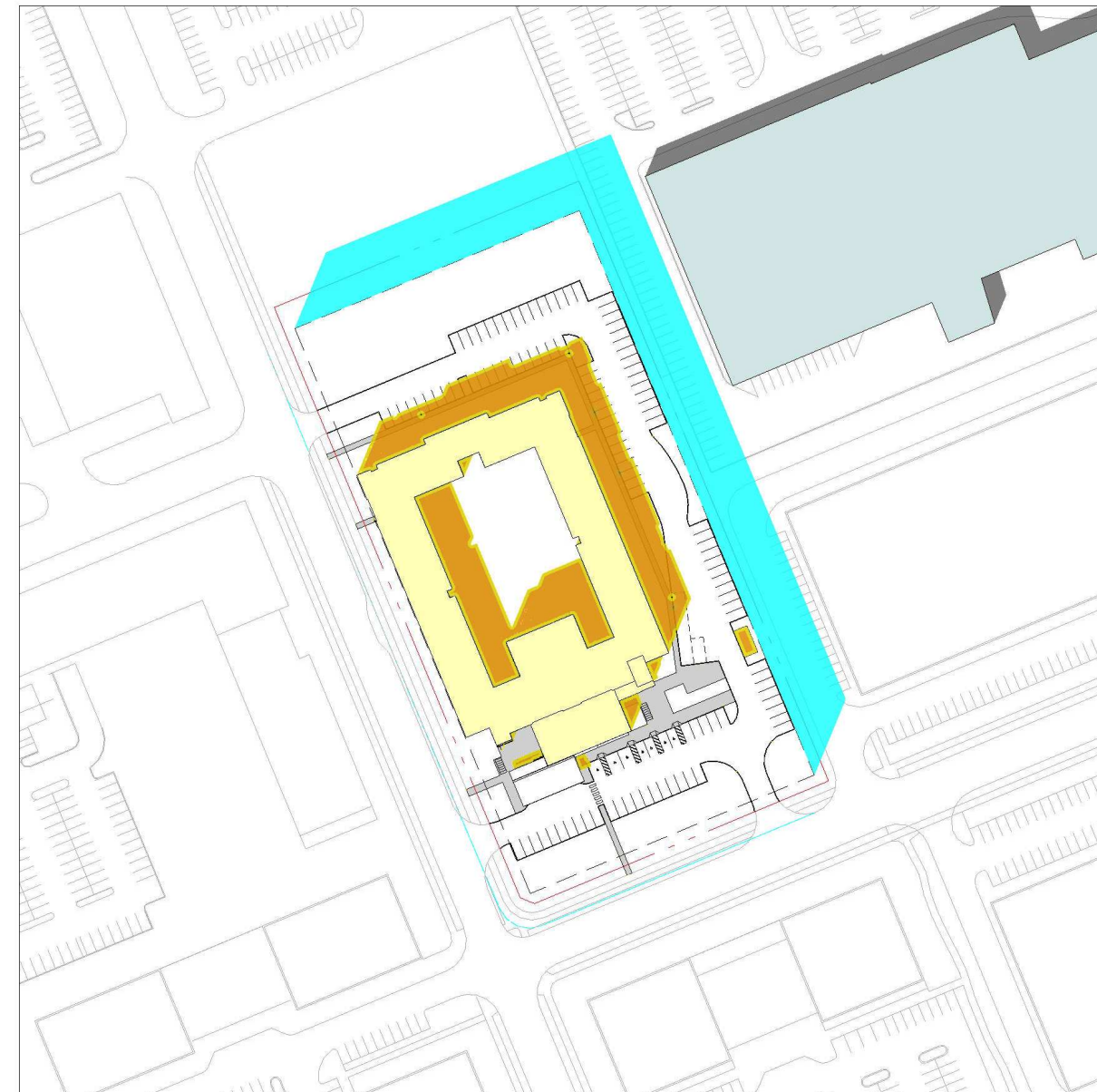
FALL EQUINOX: 12:00pm



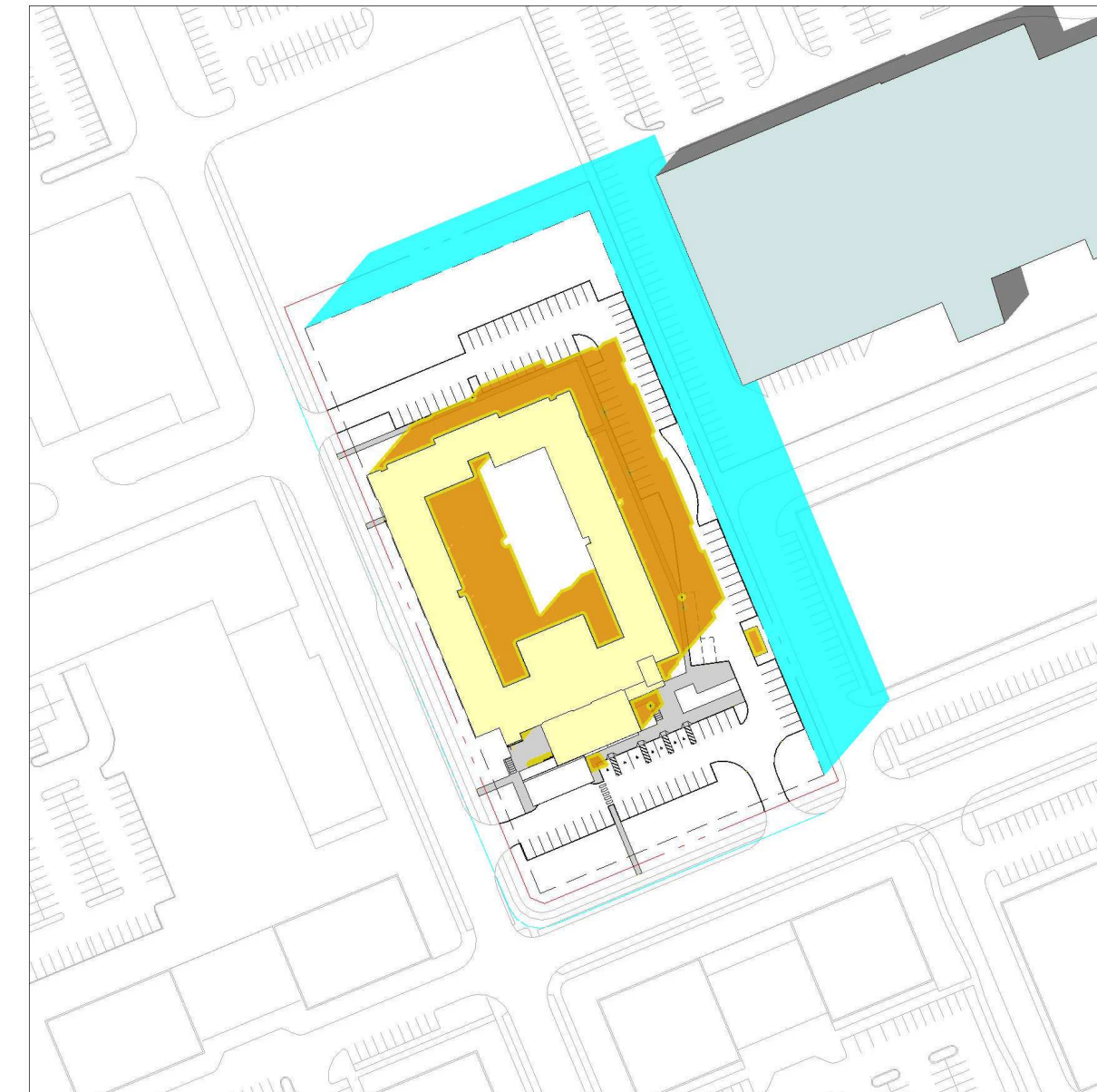
FALL EQUINOX: 1:00pm



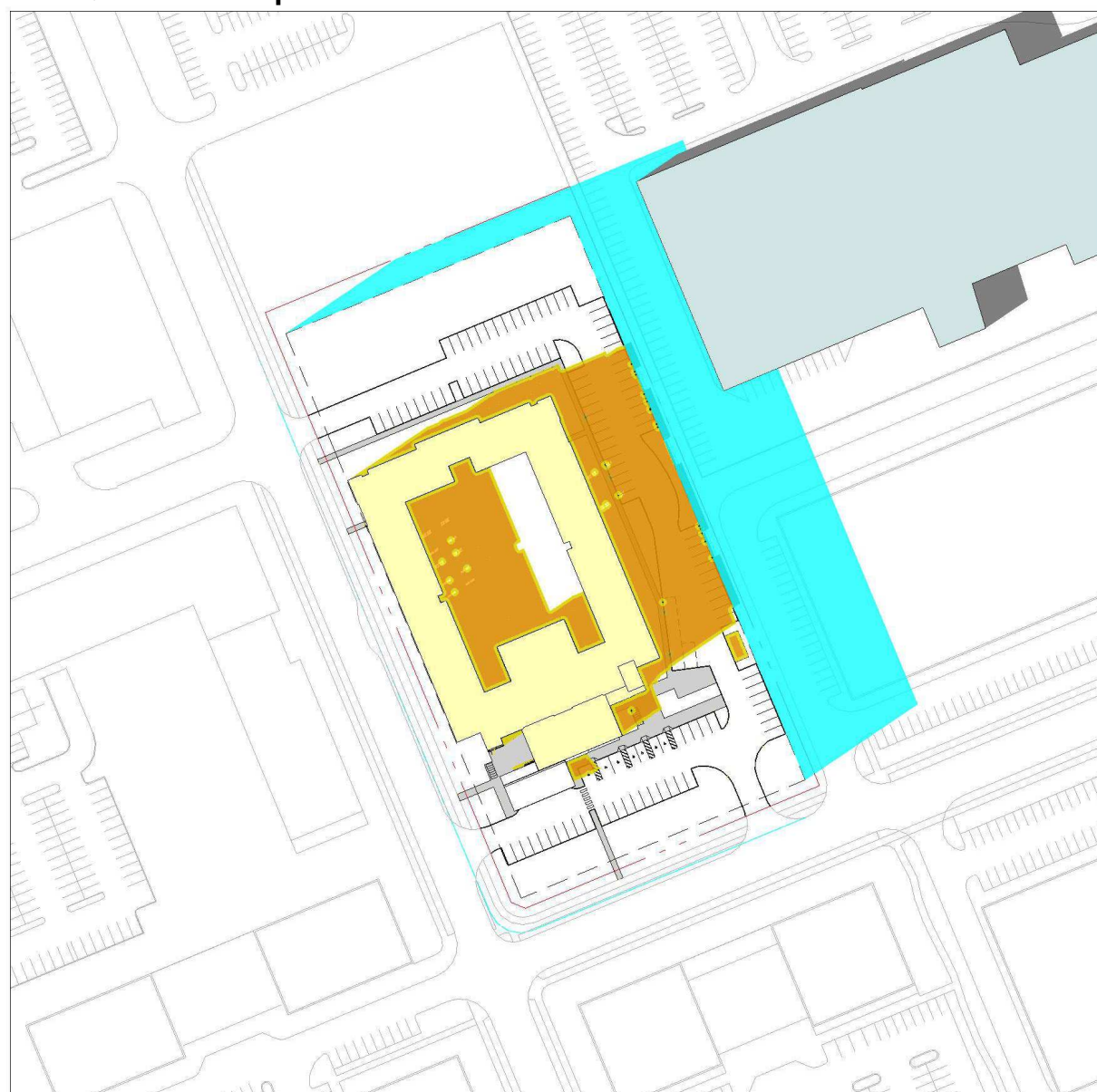
FALL EQUINOX: 2:00pm



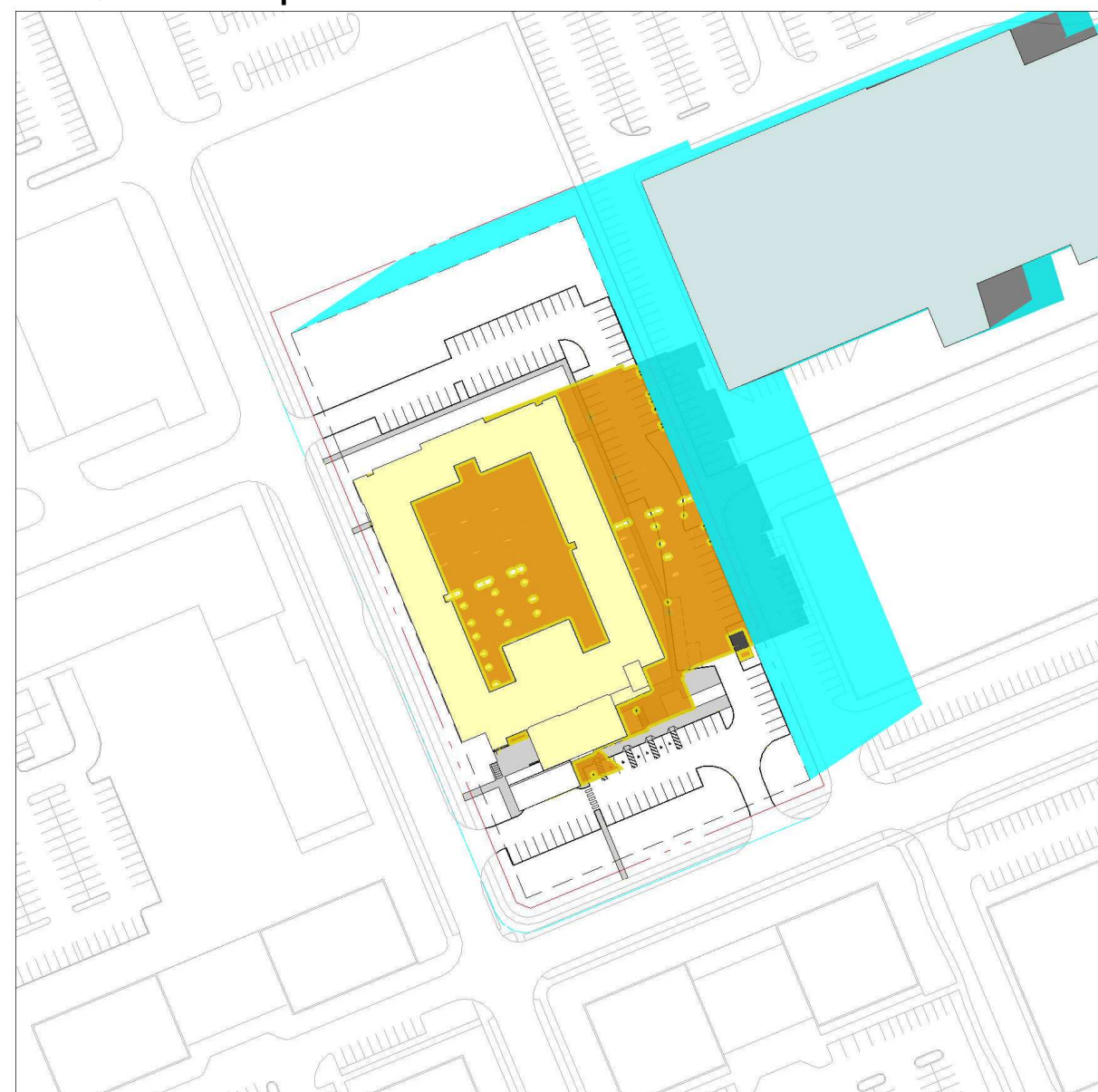
FALL EQUINOX: 3:00pm



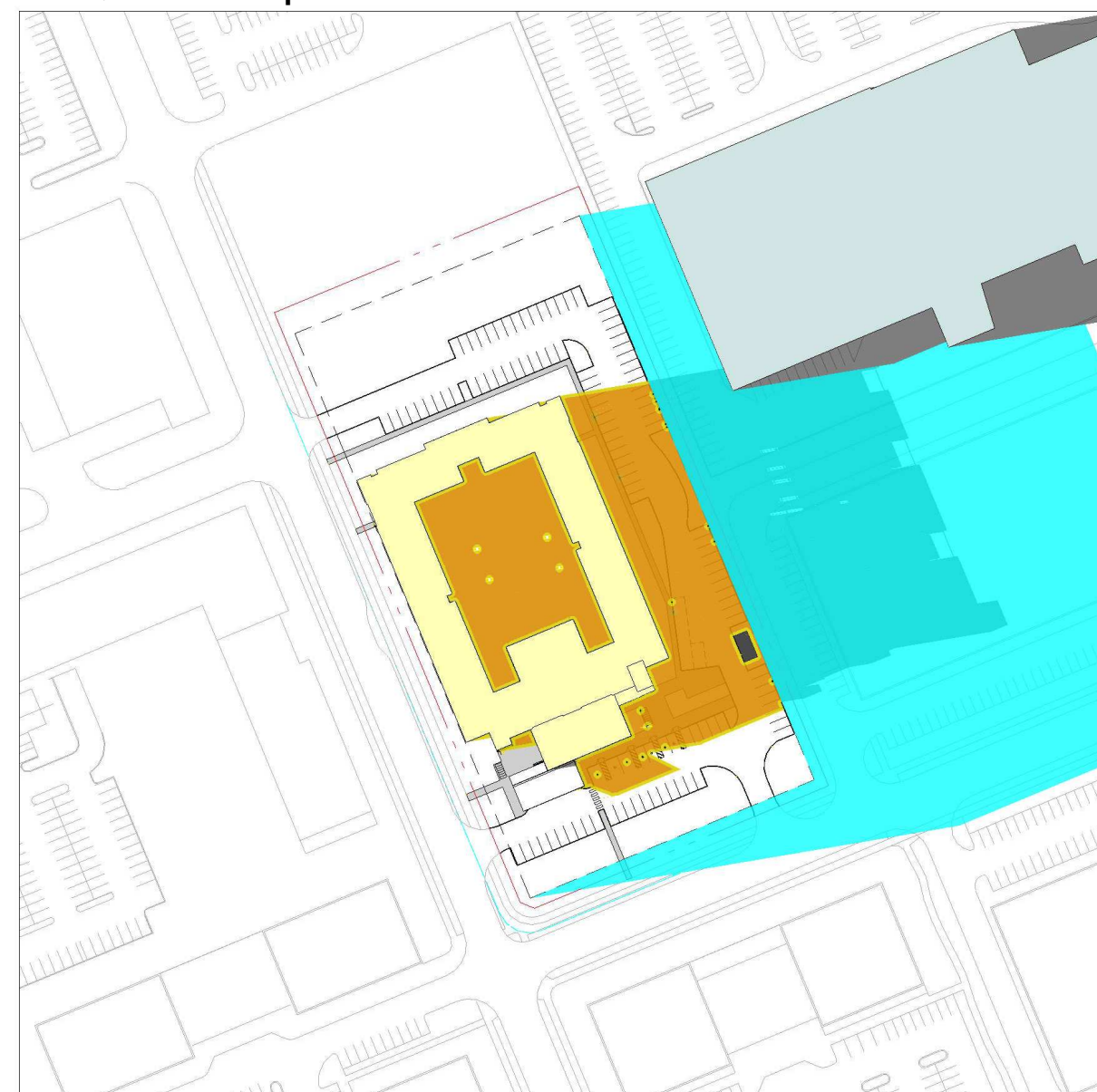
FALL EQUINOX: 4:00pm



FALL EQUINOX: 5:00pm



FALL EQUINOX: 6:00pm



SOLAR STUDY LEGEND

- PROPOSED SHADOW OUTLINE
- PROPOSED SHADOW
- AS OF RIGHT SHADOW
- EXISTING DEVELOPMENT

#	date:	revision:	by:
2	02.17.23	ISSUED FOR SITE PLAN APPROVAL	MSA

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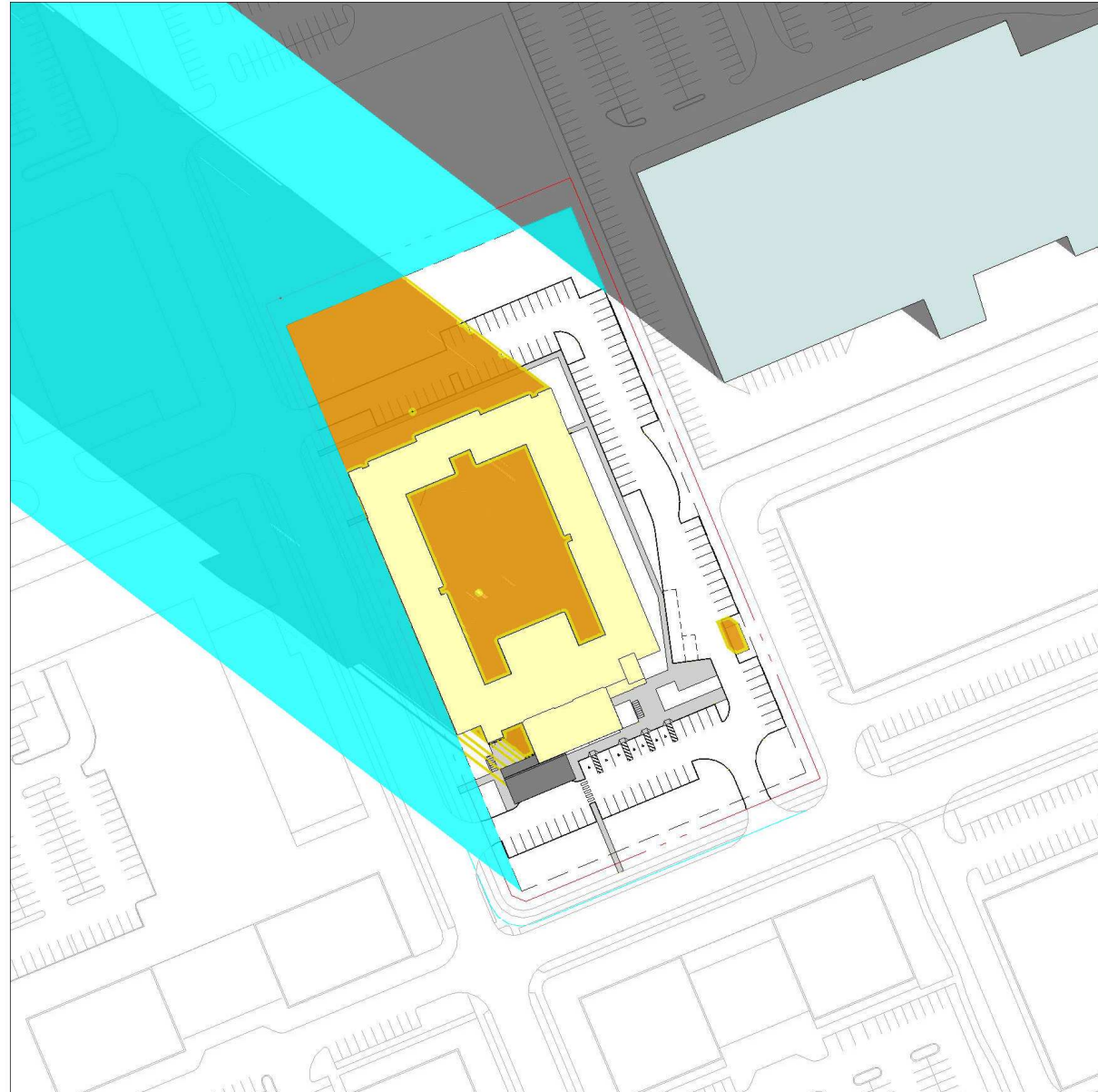
Noella Leclair Way
Ottawa, ON

SOLAR STUDY - FALL EQUINOX

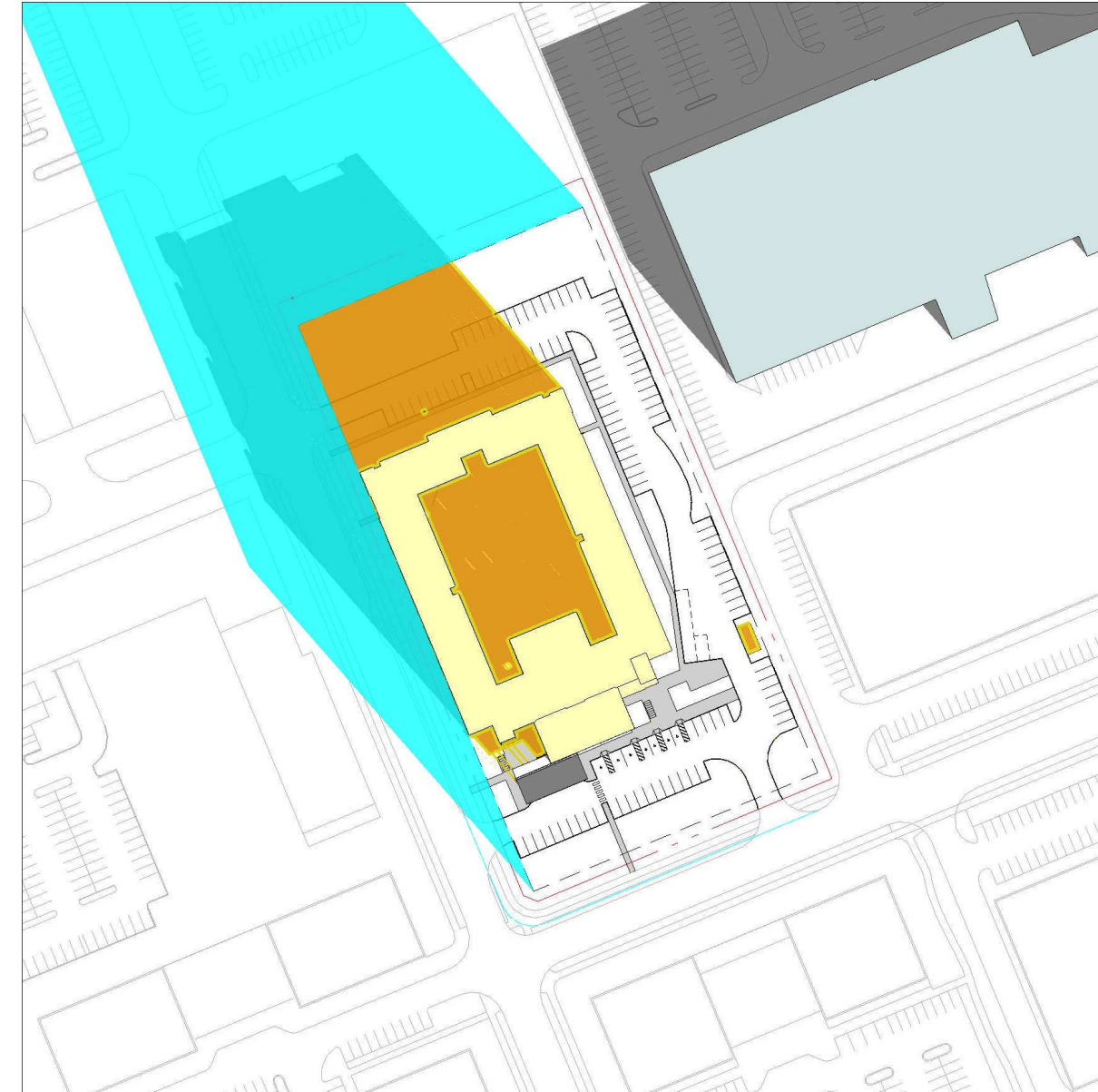
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reviewed by:	BW
job number:	22058
plot date:	02/17/2023
drawing number:	

A11.62

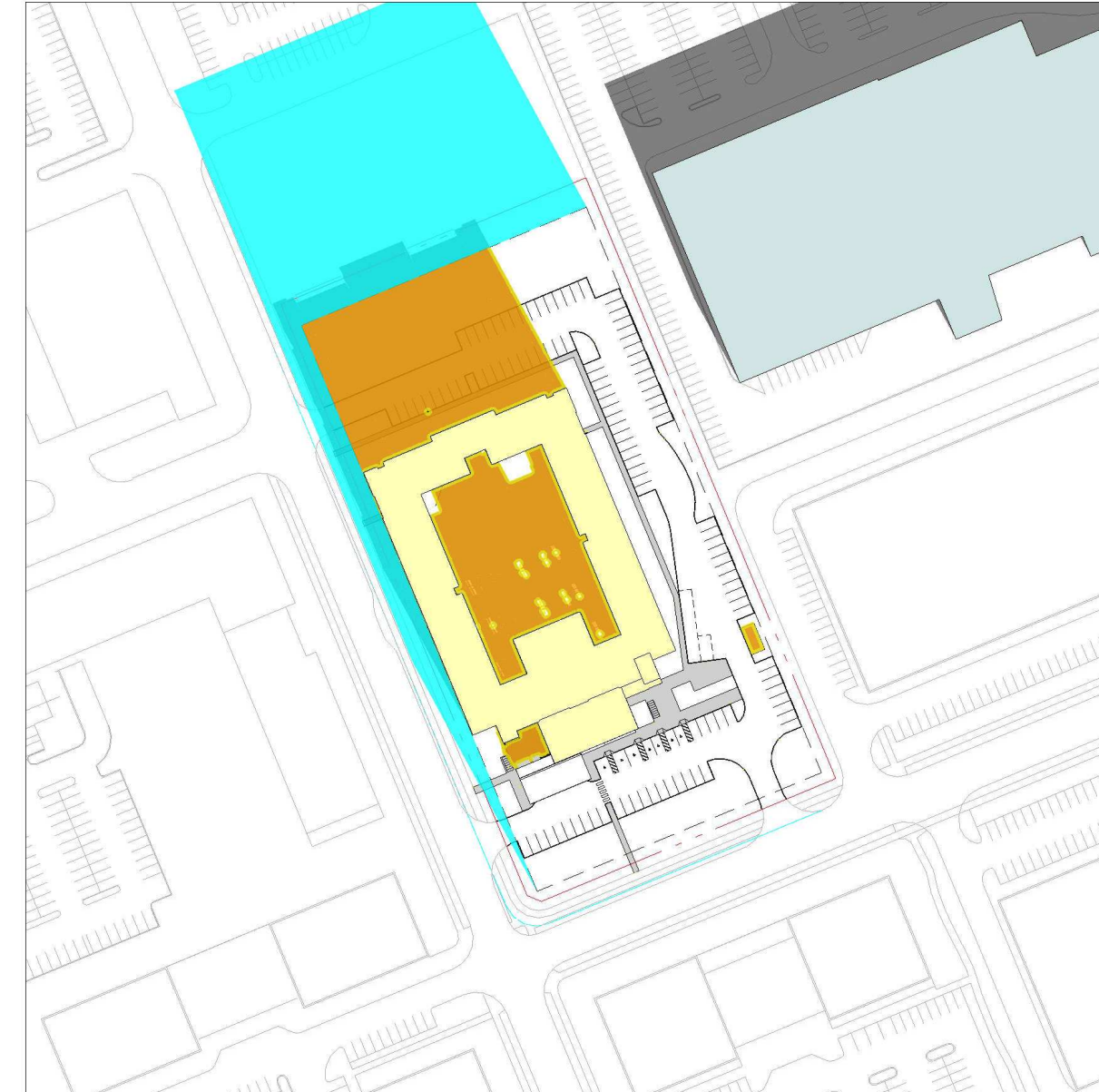
WINTER SOLSTICE: 9:00am



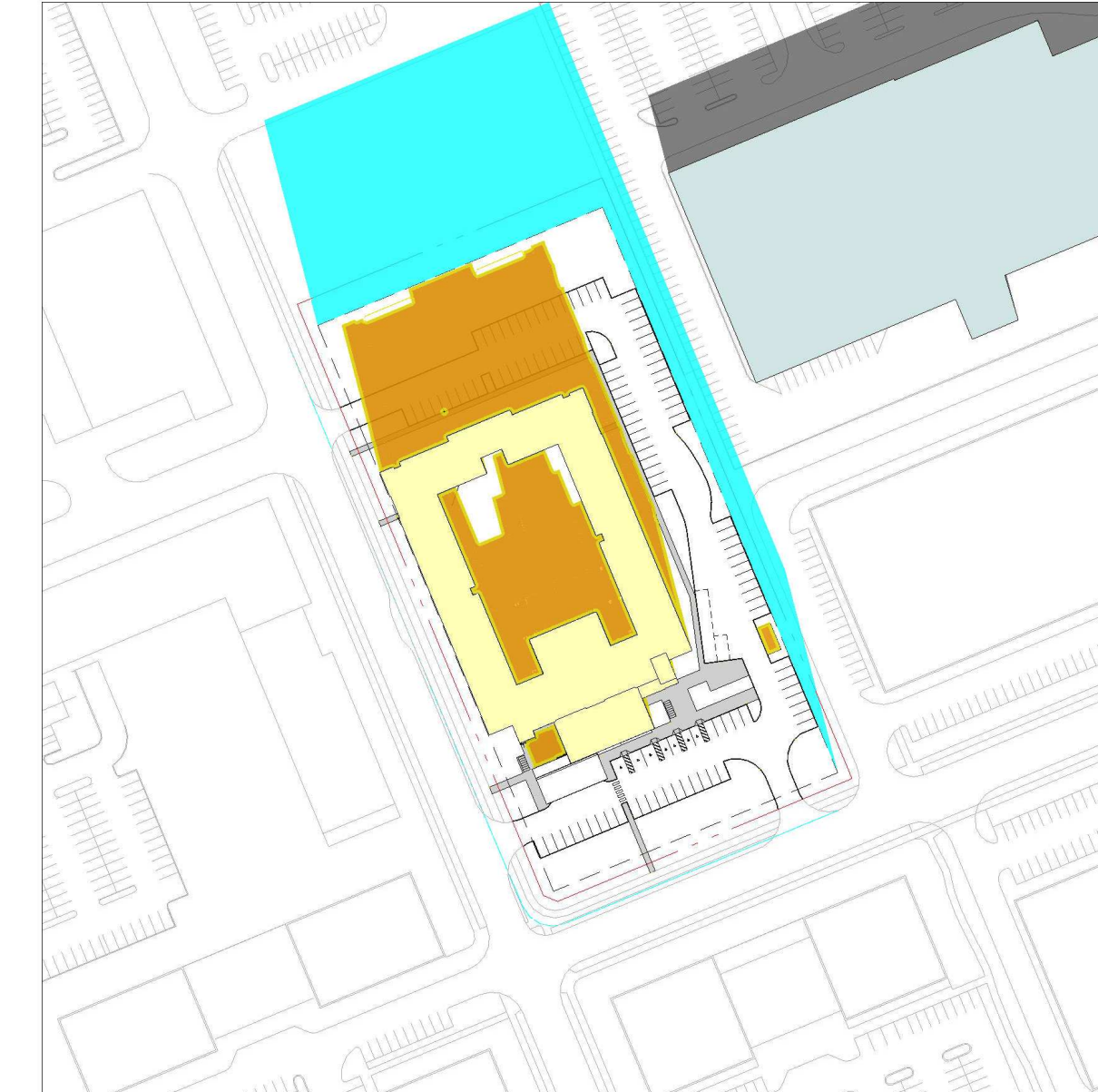
WINTER SOLSTICE: 10:00am



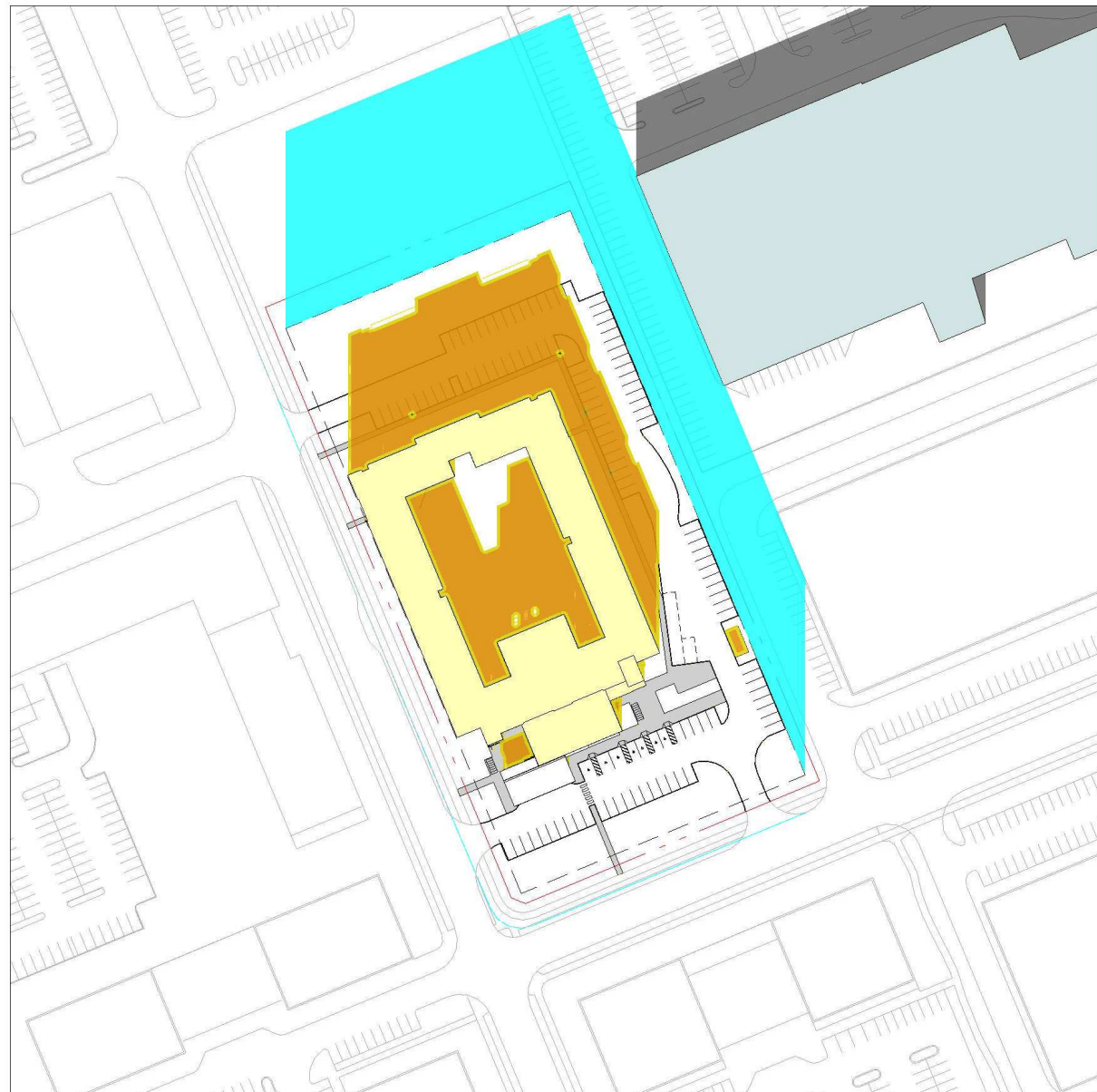
WINTER SOLSTICE: 11:00am



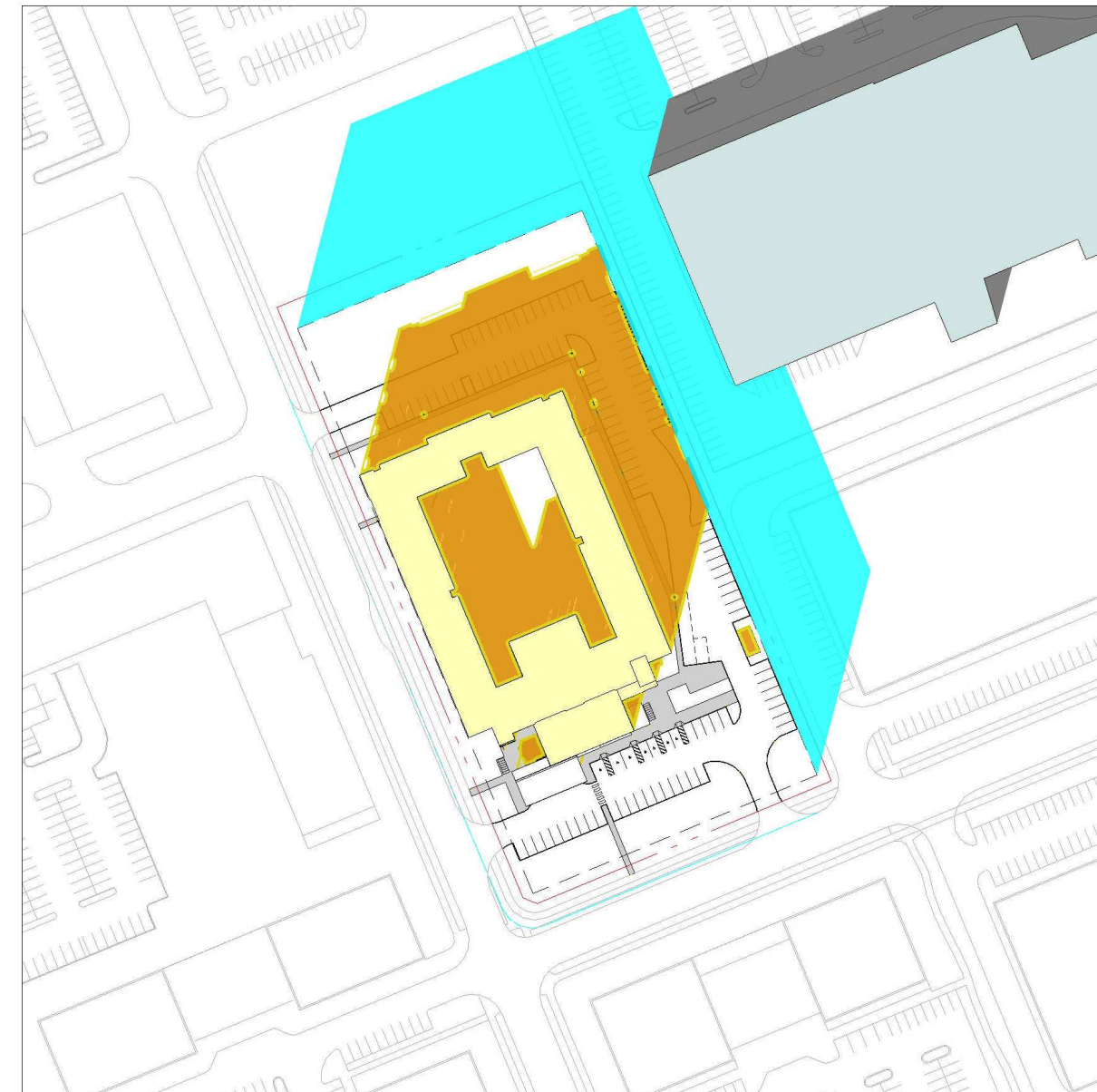
WINTER SOLSTICE: 12:00pm



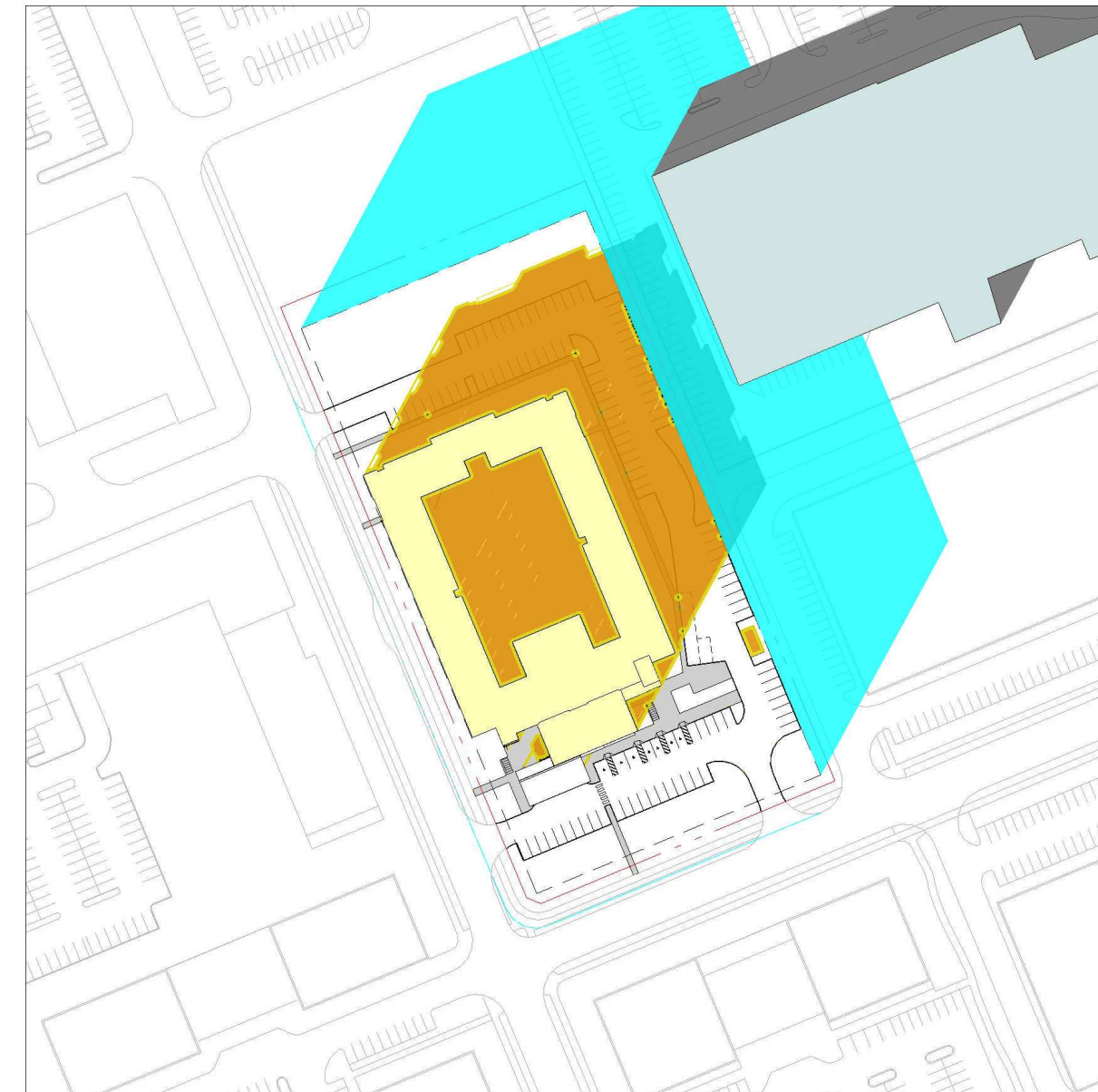
WINTER SOLSTICE: 1:00pm



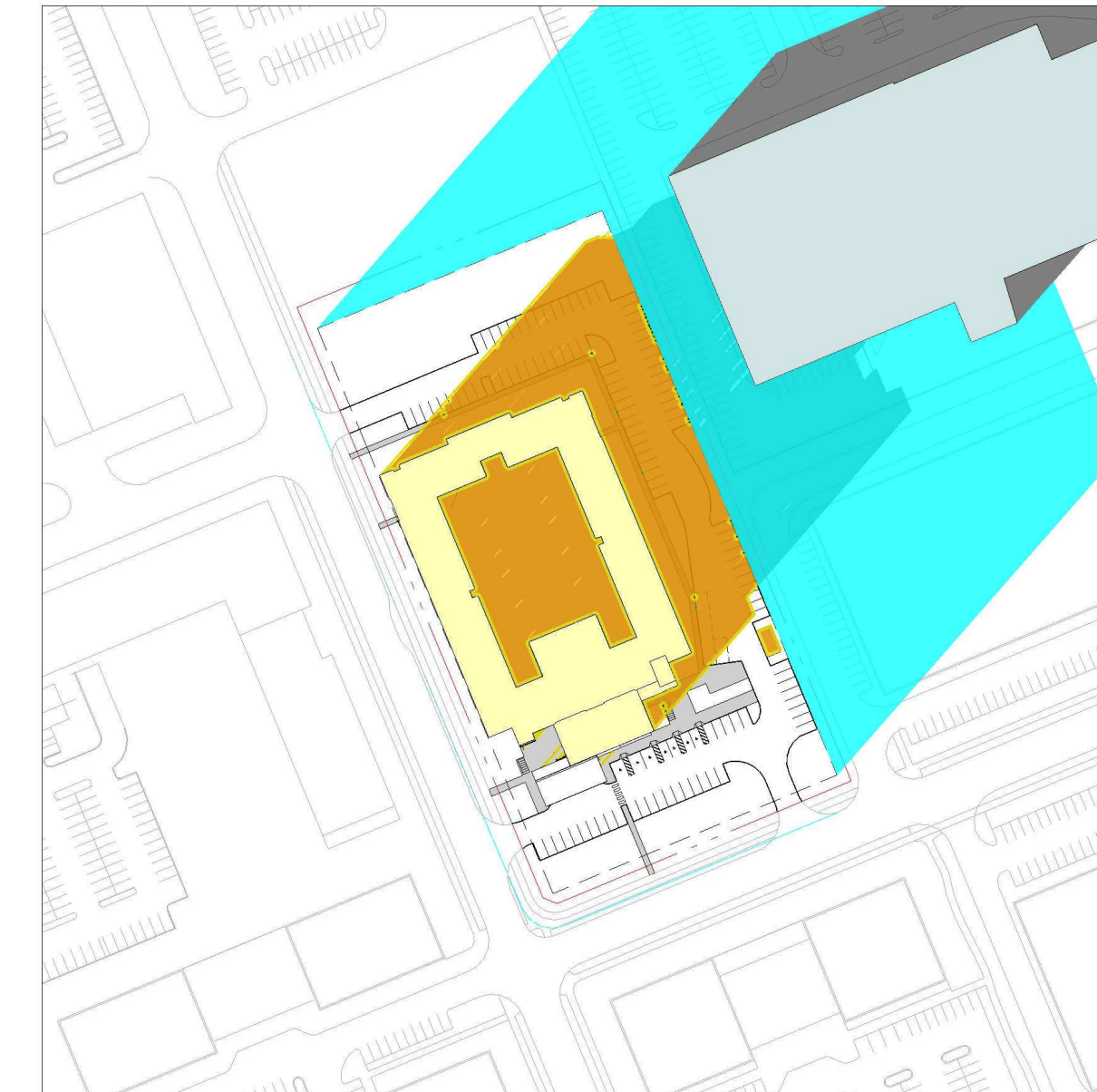
WINTER SOLSTICE: 2:00pm



WINTER SOLSTICE: 3:00pm



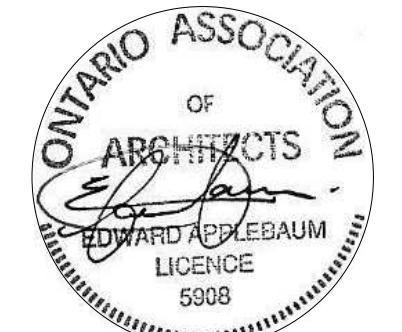
WINTER SOLSTICE: 4:00pm



SOLAR STUDY LEGEND

- PROPOSED SHADOW OUTLINE
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revisions			



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Ottawa, ON

SOLAR STUDY - WINTER SOLSTICE

scale: 1:2000
 drawn by: MCS/AP
 reviewed by: BW
 job number: 22058
 plot date: 02/17/2023
 drawing number:

A11.63