

Ville de Montréal

Arrondissement de
Dollard-des-Ormeaux/Roxboro

Aménagement urbain et Services aux entreprises

12001, boulevard De Salaberry
Dollard-des-Ormeaux (Québec) H9B 2A7

Consultation publique du 16 décembre 2003

4. Étude ou données du service d'urbanisme de l'ancienne ville de DDO sur secteurs propices pour accueillir des garderies

4 (A). Étude de 13 sites possibles pour l'établissement d'une garderie.

4 (B). Données sur l'étude de chacun des 13 sites en question.

4 (A)



Dollard-des-Ormeaux

MEMORANDUM

To : E. Janiszewski, Mayor
J. Benzaquen, Director General

From : André Hoffmann, Town Planner

c.c. : R.B. Coulter, Director – Technical Services

Date : August 14, 2000

Subject : DAY CARE FACILITIES IN D.D.O. – REVISED MEMO

Following your request, we have studied thirteen possible sites.

The enclosed map indicates these sites as well as the existing day care facilities; almost all of which are located in the Town's south east sector. This has created an unbalance, children having to be driven across the Town. Ideally there should be a facility for each sq. km for the single family sector and more for the higher density areas.

Governmental request for additional facilities based on Day Care for 60 children suggest that sites cover approximately 30,000 sq.ft., and contain a building , a playground, parking and drop-off.

While the best sites are obviously on parkland, with existing playgrounds and parking, other factors (environmental, etc.) should also be considered.

The enclosed evaluation chart will facilitate evaluation and comparison at a glance.

**LIST OF SITES STUDIED FOR DAYCARE
FACILITIES IN DOLLARD-DES-ORMEAUX**

| NUMBER | LOCATION (identification) | AREA SQ.FT. |
|--------|--|-------------|
| 1 | Shakespeare (small park) | 30,000 |
| 2 | Mirabel (private and public parcels) | 54,000 |
| 3 | Anselme Lavigne (ex-synagogue) | 62,500 |
| 4 | Lake Road | |
| 5 | Tecumseh – Centennial Park Entrance | |
| 6 | Centennial Park at Lake Road Parking Lot | |
| 7 | Iberville and De Salaberry | 30,000 + |
| 8 | Roger Pilon and Des Sources | 37,500 ± |
| 9 | Spring Garden Road Community Centre | 30,000 |
| 10 | Andras at snow dump | 30,000 + |
| 11 | Ceres at end of cul de sac | 42,000 |
| 12 | Spring Garden and Sunnybrooke (small park) | 25,000 |
| 13 | Westwood (Park) | 23,400 + |

In my opinion, the proposed sites fall into three categories (see enclosed map, photographs and site analysis for each site).

Category " A " : Good : NR 2 Mirabel
 NR 4 Lake Road Park
 NR 6 Centennial Park at Lake Road parking lot
 NR 7 Iberville and De Salaberry
 NR 13 Westwood Park

Should this list prove insufficient, we may consider :

Category " B " : Medium NR 1 Shakespeare
 NR 8 Roger-Pilon and Boul. des Sources
 NR 10 Andras next to the snow dump

Due to planning considerations, I could not recommend the residual five sites.

André Hoffmann

AH/II

Encl.



DAYCARE SITE EVALUATION

Site : #1 SHAKESPEARE

| <u>Location</u> | Value % |
|---|-------------------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 12/15 |
| Accessibility | 6/15 |
| Adjacent to park facilities | 9/10 |
| Adjacent to parking drop-off facilities | 0/10 |
| Impact on the environment (green spaces, views) | 2/5 |
| Environmental suitability (for day care) – Surrounding land use | 8/10 |
| Impact on surrounding homes | 5/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 4/5 |
| Site potential (for other uses) | 5/5 |
| Availability (Town owned or cost, if private) | 10/10 |
| Expansion potential | 5/5 |
| Total : | 66 / 100 % |



DAYCARE SITE EVALUATION

Site : #2 MIZABEL

| <u>Location</u> | Value % |
|---|-------------------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 12 / 15 |
| Accessibility | 14 / 15 |
| Adjacent to park facilities | 2 / 10 |
| Adjacent to parking drop-off facilities | 2 / 10 |
| Impact on the environment (green spaces, views) | 5 / 5 |
| Environmental suitability (for day care) – Surrounding land use | 8 / 10 |
| Impact on surrounding homes | 8 / 10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 5 / 5 |
| Site potential (for other uses) | 2 / 5 |
| Availability (Town owned or cost, if private) | 2 / 10 |
| Expansion potential | 5 / 5 |
| Total : | 65 / 100 % |



DAYCARE SITE EVALUATION

Site : #3 241 ANSELME-LAUVIGNE

| <u>Location</u> | Value % |
|---|---------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 12/15 |
| Accessibility | 10/15 |
| Adjacent to park facilities | 8/10 |
| Adjacent to parking drop-off facilities | 10/10 |
| Impact on the environment (green spaces, views) | 5/5 |
| Environmental suitability (for day care) – Surrounding land use | 8/10 |
| Impact on surrounding homes | 8/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 5/5 |
| Site potential (for other uses) | 2/5 |
| Availability (Town owned or cost, if private) | 0/10 |
| Expansion potential | 5/5 |
| Total : 73 / 100 % | |

NOTE: THIS IS A SPECIAL CASE INVOLVING AN EXISTING BUILDING; THE PRICE WOULD HAVE TO BE RIGHT AND IT WOULD REQUIRE A LARGE GROUP TO MAKE FULL USE OF THIS BUILDING. ON THE POSITIVE SIDE THE TOWN WOULD LIKE TO SEE THIS BUILDING BETTER MAINTAINED.



DAYCARE SITE EVALUATION

Site : #4 LAKE Rd. PARK.
LOCATION A & B

Location

Value %

Need for Day care in area (existing facilities within a radius of 1/2 km)

12/15

Accessibility

12/15

Adjacent to park facilities

10/10

Adjacent to parking drop-off facilities

10/10

Impact on the environment (green spaces, views)

5/5

Environmental suitability (for day care) – Surrounding land use

10/10

Impact on surrounding homes

8/10

Site

Services (availability of sewer/water connections)

3/5

Site potential (for other uses)

5/5

Availability (Town owned or cost, if private)

10/10

Expansion potential

5/5

Total : 90 / 100 %



DAYCARE SITE EVALUATION

Site : #5 TECUMSEH

| <u>Location</u> | Value % |
|---|-------------------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 12/15 |
| Accessibility | 4/15 |
| Adjacent to park facilities | 8/10 |
| Adjacent to parking drop-off facilities | 0/10 |
| Impact on the environment (green spaces, views) | 4/5 |
| Environmental suitability (for day care) – Surrounding land use | 8/10 |
| Impact on surrounding homes | 8/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 4/5 |
| Site potential (for other uses) | 0/5 |
| Availability (Town owned or cost, if private) | 10/10 |
| Expansion potential | 5/5 |
| Total : | 73 / 100 % |



DAYCARE SITE EVALUATION

Site : #6 CENTENNIAL PARK

| <u>Location</u> | Value % |
|---|-------------------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 12/15 |
| Accessibility | 13/15 |
| Adjacent to park facilities | 10/10 |
| Adjacent to parking drop-off facilities | 10/10 |
| Impact on the environment (green spaces, views) | 4/5 |
| Environmental suitability (for day care) – Surrounding land use | 10/10 |
| Impact on surrounding homes | 10/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 2/5 |
| Site potential (for other uses) | 5/5 |
| Availability (Town owned or cost, if private) | 10/10 |
| Expansion potential | 5/5 |
| Total : | 91 / 100 % |



DAYCARE SITE EVALUATION

Site : # 7 IRREVILLE

| <u>Location</u> | Value % |
|---|-------------------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 11/15 |
| Accessibility | 14/15 |
| Adjacent to park facilities | 2/10 |
| Adjacent to parking drop-off facilities | 2/10 |
| Impact on the environment (green spaces, views) | 4/5 |
| Environmental suitability (for day care) – Surrounding land use | 5/10 |
| Impact on surrounding homes | 4/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 4/5 |
| Site potential (for other uses) | 3/5 |
| Availability (Town owned or cost, if private) | 10/10 |
| Expansion potential | 4/5 |
| Total : | 63 / 100 % |



DAYCARE SITE EVALUATION

Site : #8 ROGER PLOU

| <u>Location</u> | Value % |
|---|-----------------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 11/15 |
| Accessibility | 14/15 |
| Adjacent to park facilities | 10/10 |
| Adjacent to parking drop-off facilities | 0/10 |
| Impact on the environment (green spaces, views) | 5/5 |
| Environmental suitability (for day care) – Surrounding land use | 5/10 |
| Impact on surrounding homes | 5/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 5/5 |
| Site potential (for other uses) | 3/5 |
| Availability (Town owned or cost, if private) | 0/10 |
| Expansion potential | 4/5 |
| Total : | 62/100 % |



DAYCARE SITE EVALUATION

Site : #9 SPRING GARDEN ROAD
NEAR COMMUNITY CENTER

| <u>Location</u> | Value % |
|---|------------------|
| Need for Day care in area (existing facilities within a radius of 1/2 km) | 7/15 |
| Accessibility | 12/15 |
| Adjacent to park facilities | 8/10 |
| Adjacent to parking drop-off facilities | 5/10 |
| Impact on the environment (green spaces, views) | 3/5 |
| Environmental suitability (for day care) – Surrounding land use | 5/10 |
| Impact on surrounding homes | 5/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 4/5 |
| Site potential (for other uses) | 4/5 |
| Availability (Town owned or cost, if private) | 10/10 |
| Expansion potential | 2/5 |
| Total : | 65/ 100 % |



DAYCARE SITE EVALUATION

Site : #10 ANDRAS.

| <u>Location</u> | Value % |
|---|-----------------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 7/15 |
| Accessibility | 8/15 |
| Adjacent to park facilities | 5/10 |
| Adjacent to parking drop-off facilities | 0/10 |
| Impact on the environment (green spaces, views) | 4/5 |
| Environmental suitability (for day care) – Surrounding land use | 8/10 |
| Impact on surrounding homes | 5/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 4/5 |
| Site potential (for other uses) | 3/5 |
| Availability (Town owned or cost, if private) | 10/10 |
| Expansion potential | 4/5 |
| Total : | 58/100 % |



DAYCARE SITE EVALUATION

Site : #11 CARRS

| <u>Location</u> | Value % |
|---|-------------------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 7/15 |
| Accessibility | 5/15 |
| Adjacent to park facilities | 5/10 |
| Adjacent to parking drop-off facilities | 0/10 |
| Impact on the environment (green spaces, views) | 4/5 |
| Environmental suitability (for day care) – Surrounding land use | 6/10 |
| Impact on surrounding homes | 5/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 4/5 |
| Site potential (for other uses) | 3/5 |
| Availability (Town owned or cost, if private) | 0/10 |
| Expansion potential | 4/5 |
| Total : | 43 / 100 % |



DAYCARE SITE EVALUATION

Site : # 12 SPRING GARDEN Rd.
4 SUNNYBROOKE

| <u>Location</u> | Value % |
|---|-------------------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 7/15 |
| Accessibility | 12/15 |
| Adjacent to park facilities | 0/10 |
| Adjacent to parking drop-off facilities | 0/10 |
| Impact on the environment (green spaces, views) | 2/5 |
| Environmental suitability (for day care) – Surrounding land use | 4/10 |
| Impact on surrounding homes | 4/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 4/5 |
| Site potential (for other uses) | 3/5 |
| Availability (Town owned or cost, if private) | 10/10 |
| Expansion potential | 0/5 |
| Total : | 46 / 100 % |



DAYCARE SITE EVALUATION

Site : # 13 WESTWOOD PARK

| <u>Location</u> | Value % |
|---|-------------------|
| Need for Day care in area (existing facilities within a radius of ½ km) | 6/15 |
| Accessibility | 6/15 |
| Adjacent to park facilities | 10/10 |
| Adjacent to parking drop-off facilities | 10/10 |
| Impact on the environment (green spaces, views) | 4/5 |
| Environmental suitability (for day care) – Surrounding land use | 8/10 |
| Impact on surrounding homes | 5/10 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 4/5 |
| Site potential (for other uses) | 4/5 |
| Availability (Town owned or cost, if private) | 10/10 |
| Expansion potential | 4/5 |
| Total : | 71 / 100 % |

4 (B)

DAYCARE SITE EVALUATION

(BY POINTS SYSTEM)

| | MAX. VALUE | SITE N° | | | | | | | | | | | | | | |
|--|------------|---------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| ACCESSIBILITY | 20 | 8 | 18 | 16 | 14 | 20 | 20 | 18 | 20 | 16 | 3 | 1 | 18 | 15 | | |
| LOCATION (IN AREA REQUIRING A DAYCARE) | 15 | 10 | 15 | 15 | 15 | 15 | 15 | 13 | 13 | 5 | 5 | 5 | 5 | 5 | | |
| ADJACENT PLAYGROUND | 10 | 9 | 2 | 5 | 10 | 8 | 10 | 2 | 10 | 5 | 8 | 8 | 0 | 10 | | |
| ADJACENT PARKING & DROP-OFF | 10 | 0 | 2 | 10 | 10 | 0 | 10 | 2 | 0 | 5 | 0 | 0 | 0 | 10 | | |
| SUITABLE ENVIRONMENT (FROM DAYCARES POINT OF VIEW) | 10 | 8 | 8 | 8 | 10 | 8 | 9 | 5 | 5 | 5 | 8 | 6 | 4 | 8 | | |
| IMPACT ON EXISTING HOMES | 10 | 5 | 8 | 8 | 8 | 8 | 9 | 4 | 5 | 5 | 5 | 5 | 8 | 5 | | |
| IMPACT ON INTEGRITY OF SURROUNDING SITES: | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 3 | 5 | 5 | 5 | 5 | 5 | | |
| AVAILABILITY OF SERVICE CONNECTIONS | 5 | 4 | 5 | 5 | 3 | 4 | 2 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | | |
| FUTURE EXPANSION POTENTIAL | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 2 | 0 | 3 | 2 | 0 | 5 | | |
| LAND OWNED BY TOWN | 10 | 10 | 2 | 1 | 10 | 10 | 10 | 10 | 0 | 10 | 10 | 0 | 10 | 10 | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| TOTAL | | 64 | 70 | 78 | 90 | 83 | 95 | 66 | 62 | 60 | 51 | 36 | 54 | 77 | | |

NOTE: ALTHOUGH THIS POINTS SYSTEM CAN BE SUBJECTIVE IT GIVES A GOOD INDICATION OF WHICH SITES MERIT FURTHER STUDY.

DAYCARE SITE EVALUATION

Site : # 1 SHAKESPEARE

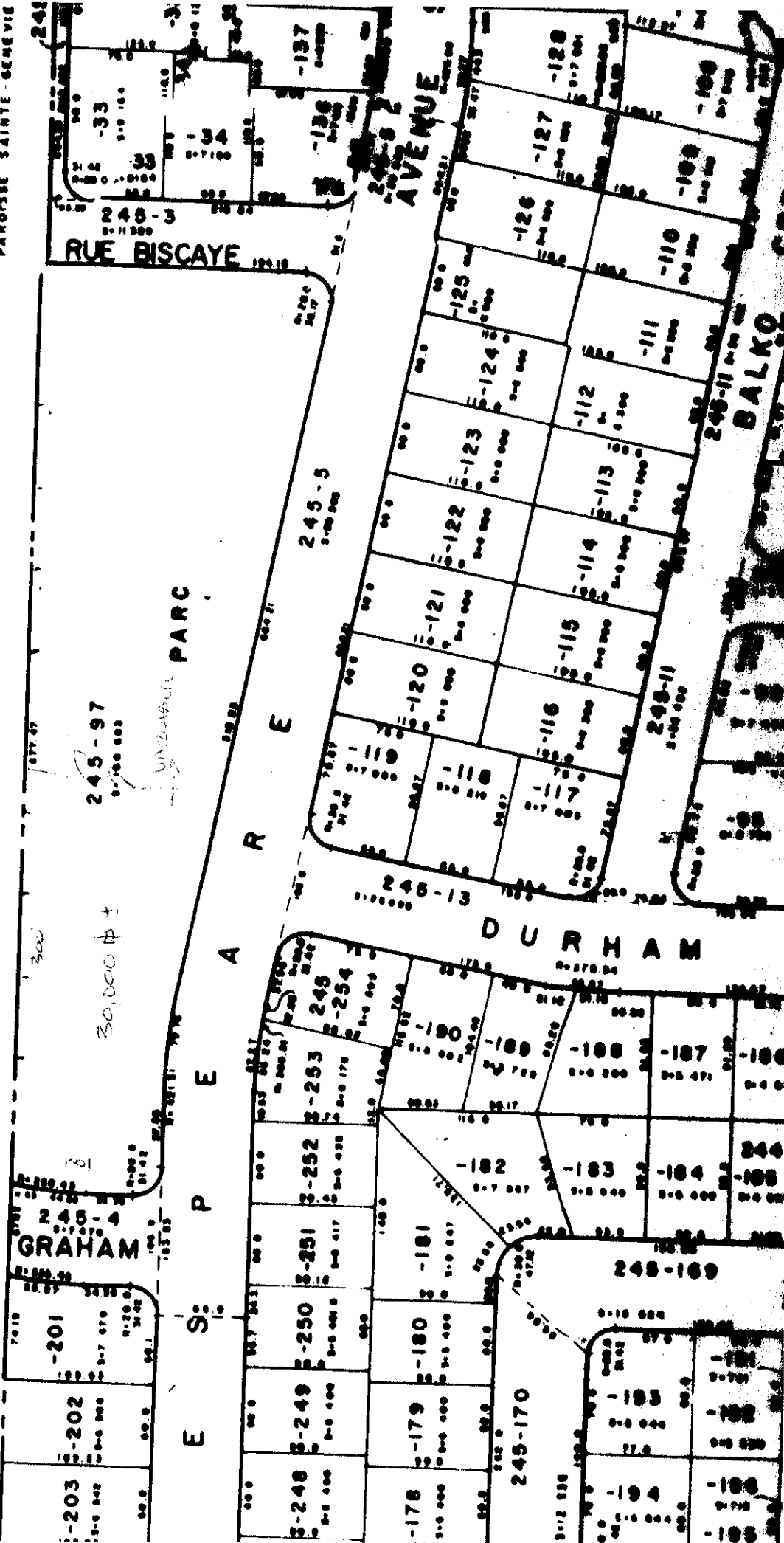
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|---|--------|
| Accessibility : | 8 /20 |
| Location (in area requiring daycare): | 10 /15 |
| Adjacent park facilities: | 9 /10 |
| Adjacent parking & drop-off facilities: | 0 /10 |
| Suitable environment (from daycares point of view): | 8 /10 |
| Impact on existing residents: | 5 /10 |
| Impact on integrity of surrounding sites: | 5 /5 |
| Available of service connections: | 4 /5 |
| Future expansion potential: | 5 /5 |
| Town owned land: | 10 /10 |
| Other factor: | 1 |

TOTAL POINTS: 64 /100

F O N D S

VILLE DE PIERREFON

PAROISSE SAINTE-GENEVIE



245-97

30,000 \$

PARC

GRAHAM

E S I E

A R E

AVENUE

DURHAM

BALCO

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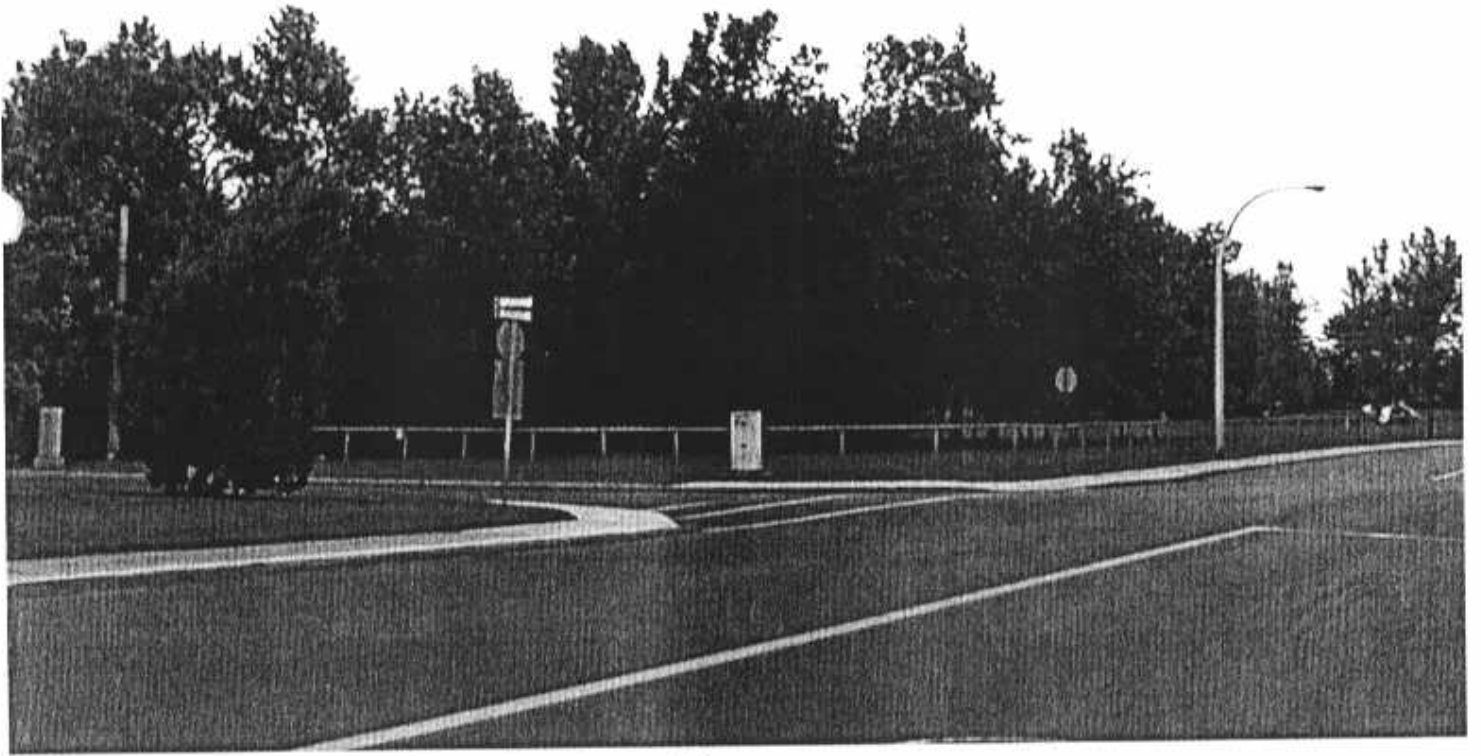
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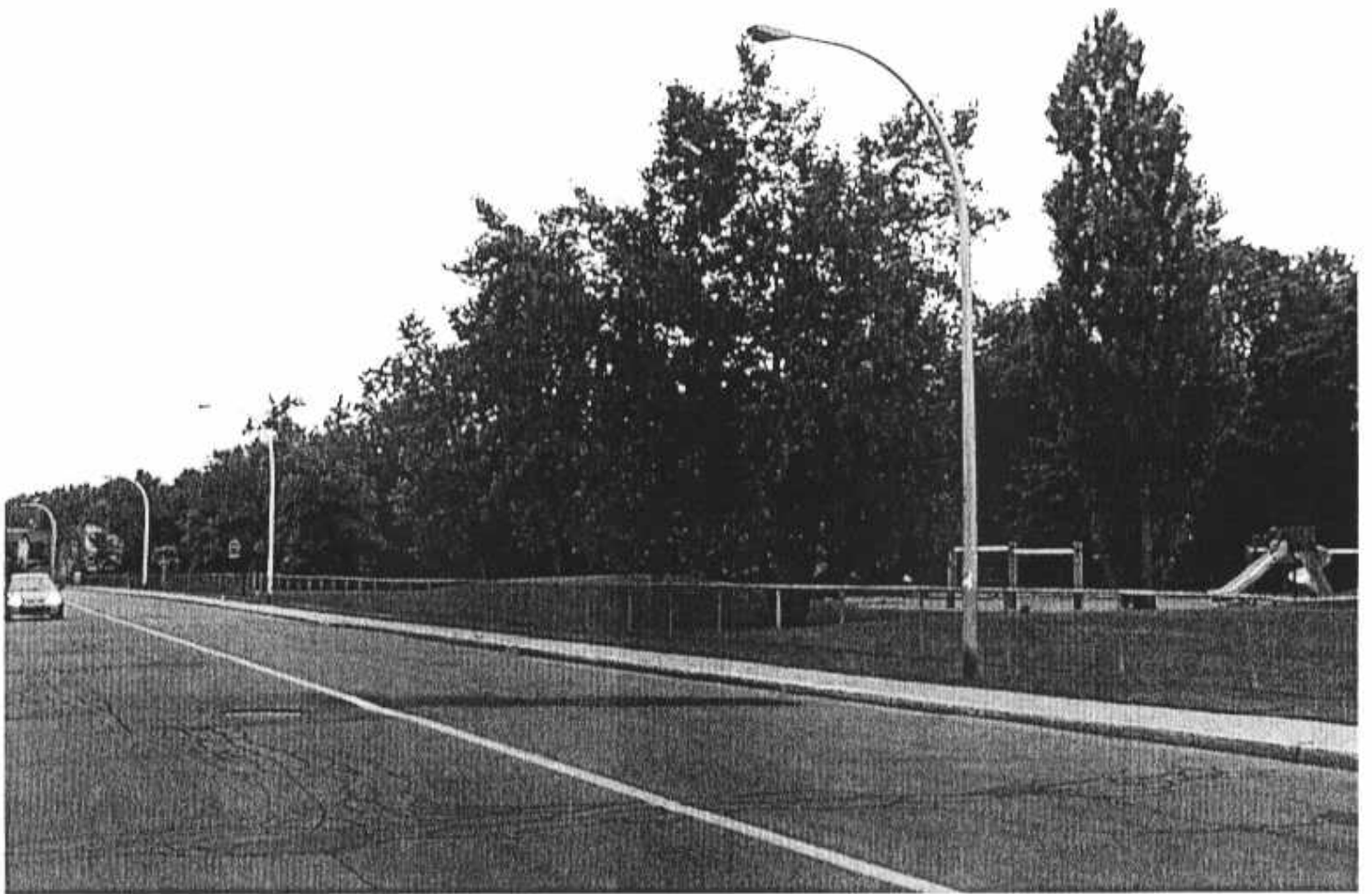
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shakespeare



shakespeare

SITE EVALUATION CHART FOR THE L

| CRITERIA | Value |
|---|-------|
| <u>Location</u> | |
| Need for Day care in area (existing facilities within a radius of ½ km) | 1 |
| Accessibility | 1 |
| Adjacent to park facilities | 1 |
| Adjacent to parking drop-off facilities | 1 |
| Impact on the environment (green spaces, views) | 5 |
| Environmental suitability (for day care) – Surrounding land use | 1 |
| Impact on surrounding homes | 1 |
| <u>Site</u> | |
| Services (availability of sewer/water connections) | 5 |
| Site potential (for other uses) | 5 |
| Availability (Town owned or cost, if private) | 1 |
| Expansion potential | 5 |
| Total % | 10 |
| Good = Medium = Poor = | |

DAYCARE SITE EVALUATION

Site : #2 MIRABEL

| | |
|---|---------------|
| Accessibility : | 18/20 |
| Location (in area requiring daycare): | 15/15 |
| Adjacent park facilities: | 2/10 |
| Adjacent parking & drop-off facilities: | 2/10 |
| Suitable environment (from daycares point of view): | 8/10 |
| Impact on existing residents: | 8/10 |
| Impact on integrity of surrounding sites: | 5/15 |
| Available of service connections: | 5/15 |
| Future expansion potential: | 5/15 |
| Town owned land: | 2/10 |
| Other factor: | 1 |
| TOTAL POINTS: | 70/100 |

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PIERRE TRUDEAU

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ERNAST 253-49

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MIRABEL

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1918082

1871045

1918083

1871046

1918084

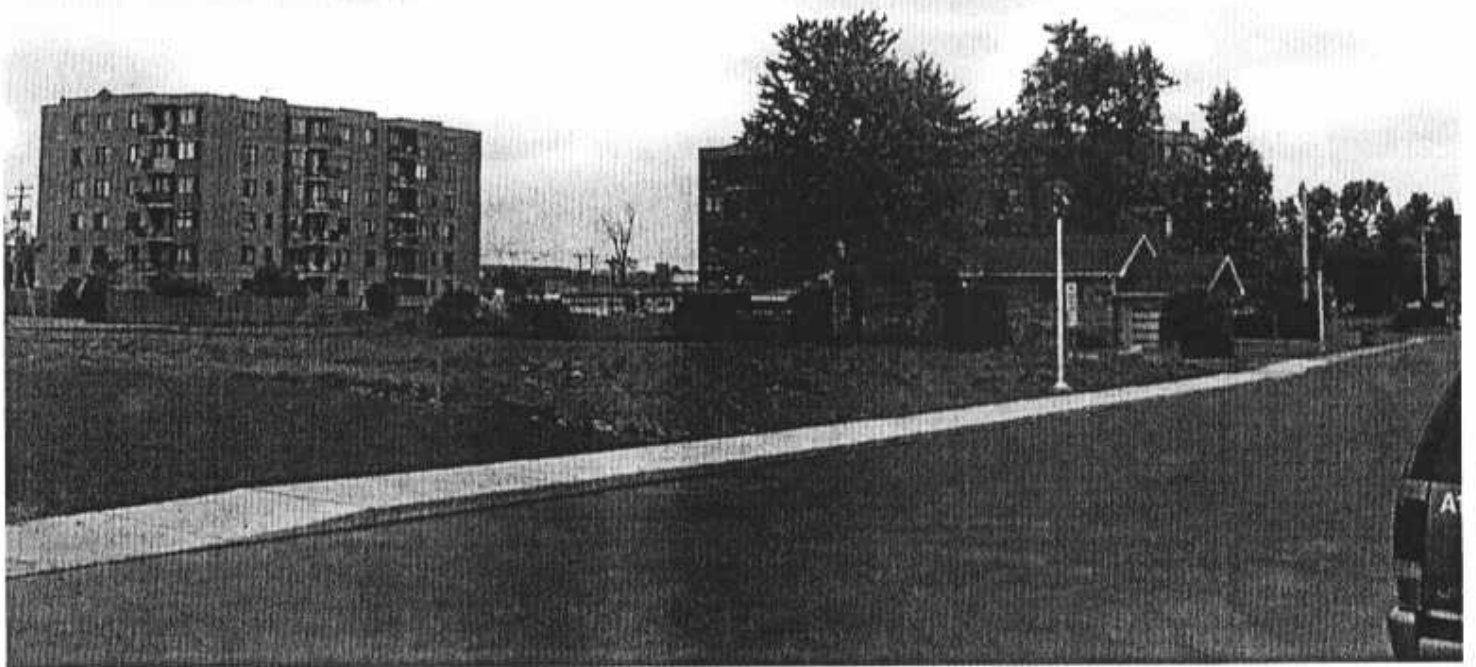
1871047

1918085

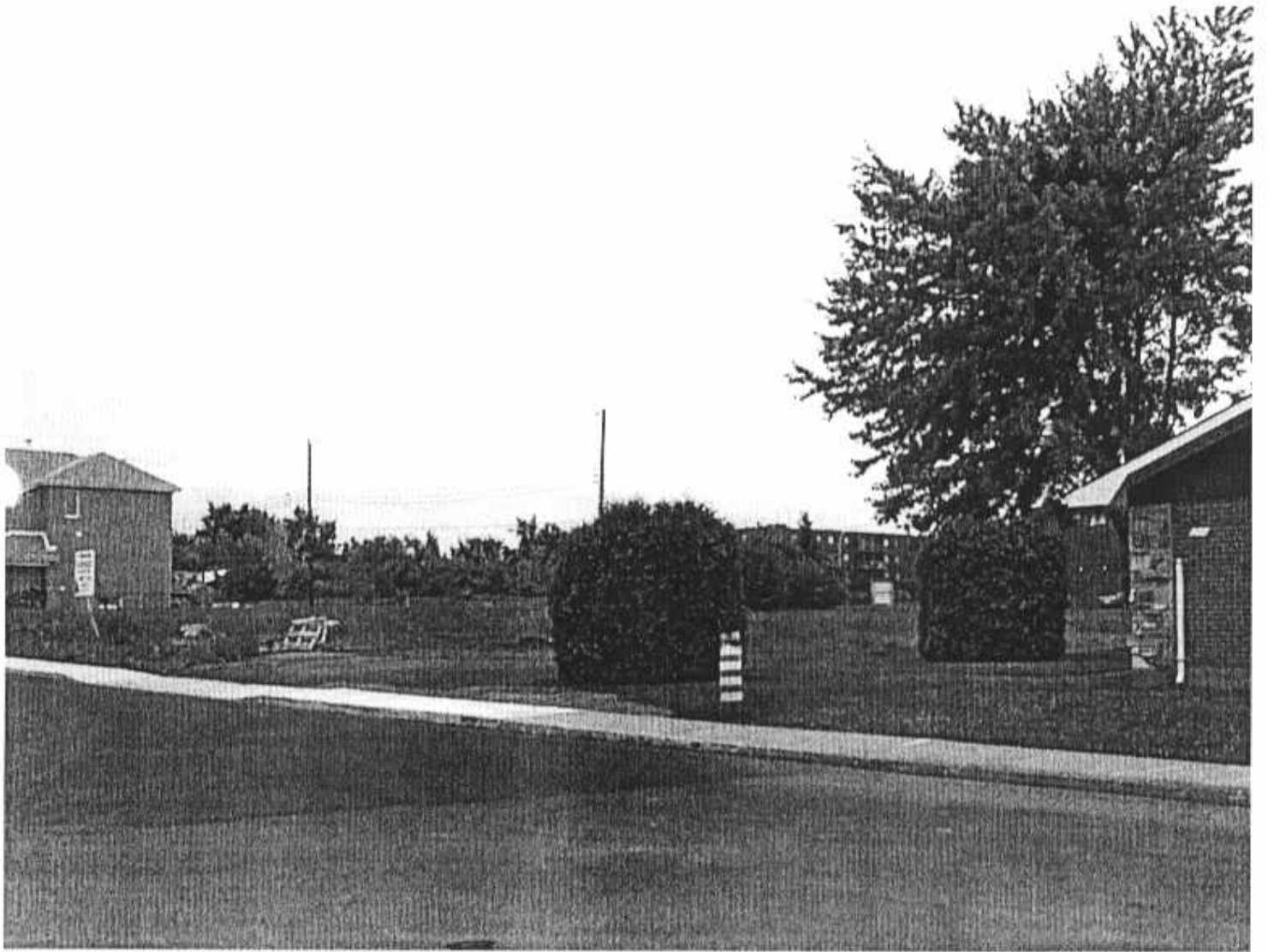
254-80

256-67

1919-080



Mirabel



Mirabel

DAYCARE SITE EVALUATION

Site # 3 241 ANSELME LAUVINE

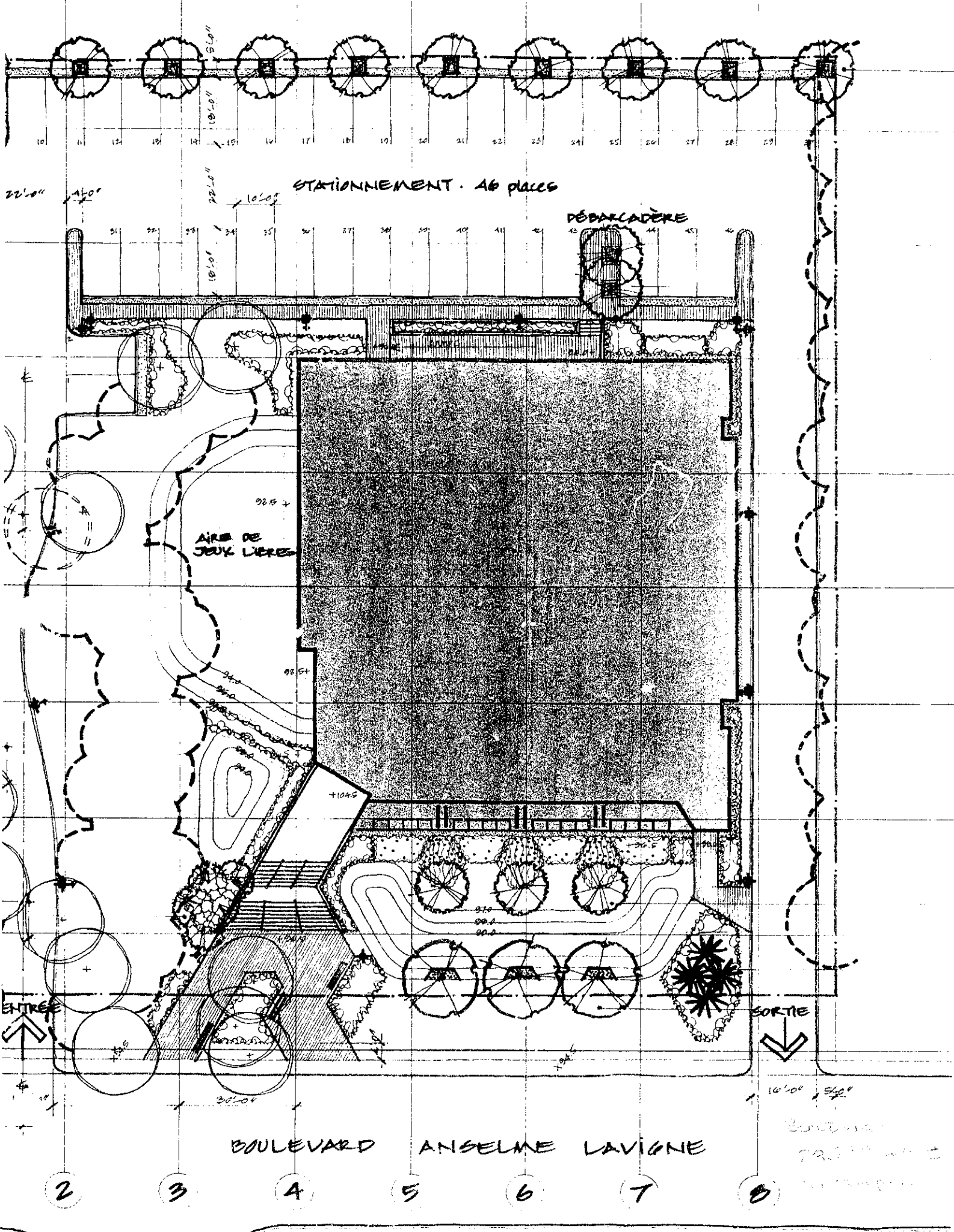
| | |
|---|---------|
| Accessibility : | 16 / 20 |
| Location (in area requiring daycare): | 15 / 15 |
| Adjacent park facilities: | 5 / 10 |
| Adjacent parking & drop-off facilities: | 10 / 10 |
| Suitable environment (from daycares point of view): | 8 / 10 |
| Impact on existing residents: | 8 / 10 |
| Impact on integrity of surrounding sites: | 5 / 5 |
| Available of service connections: | 5 / 5 |
| Future expansion potential: | 5 / 5 |
| Town owned land: | 1 / 10 |
| Other factor: | 1 |

TOTAL POINTS: 78 / 100

NOTE : SPECIAL CASE , EXISTING BUILDING , PRICE
WOULD HAVE TO BE RIGHT.



Anselme Lavigne



STATIONNEMENT . 46 places

DÉBARCADÈRE

AIRE DE JEUX LIÈRES

BOULEVARD ANSELME LAVIGNE

ENTRÉE

SORTIE

2

3

4

5

6

7

8

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

22'00"

4'00"

22'00"

10'00"

18'00"

22.5 +

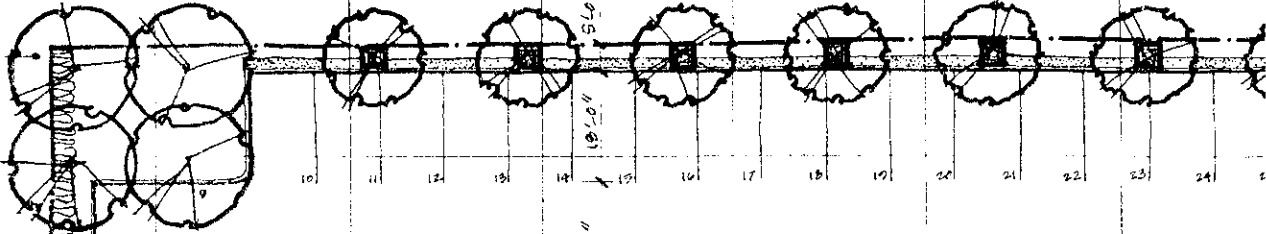
28.54

+10.45

16'00" 5'00"

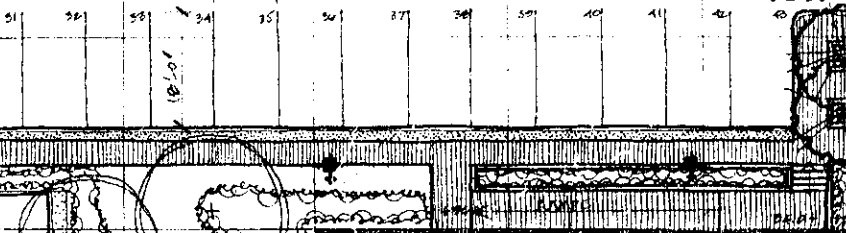
BOULEVARD ANSELME LAVIGNE
22'00" x 10'00"
10'00" x 16'00"

Y-C

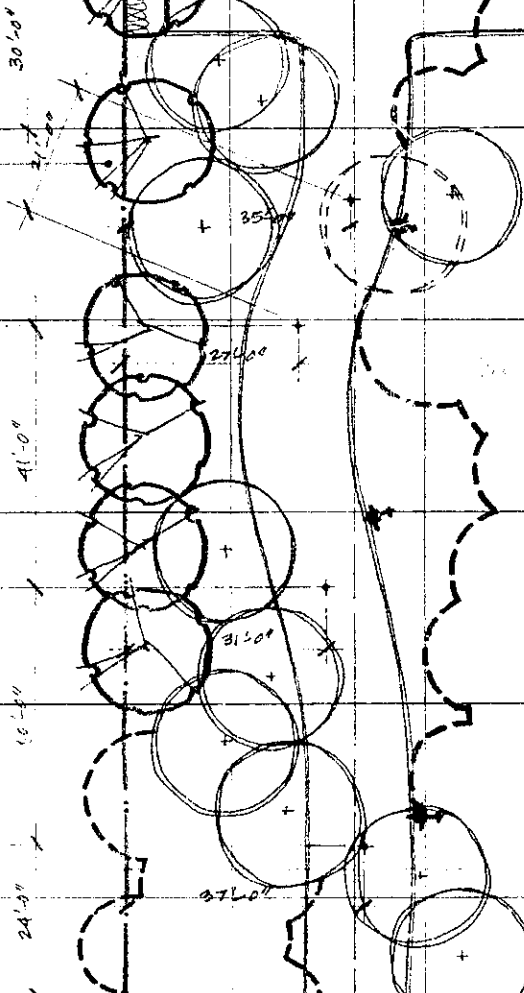


7'-0" 16'-0" 22'-0" 4'-0"

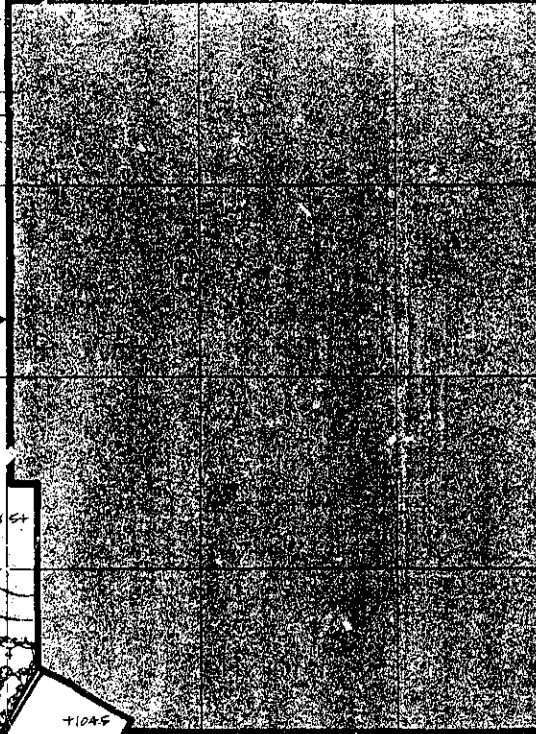
STATIONNEMENT . 46 PLACES



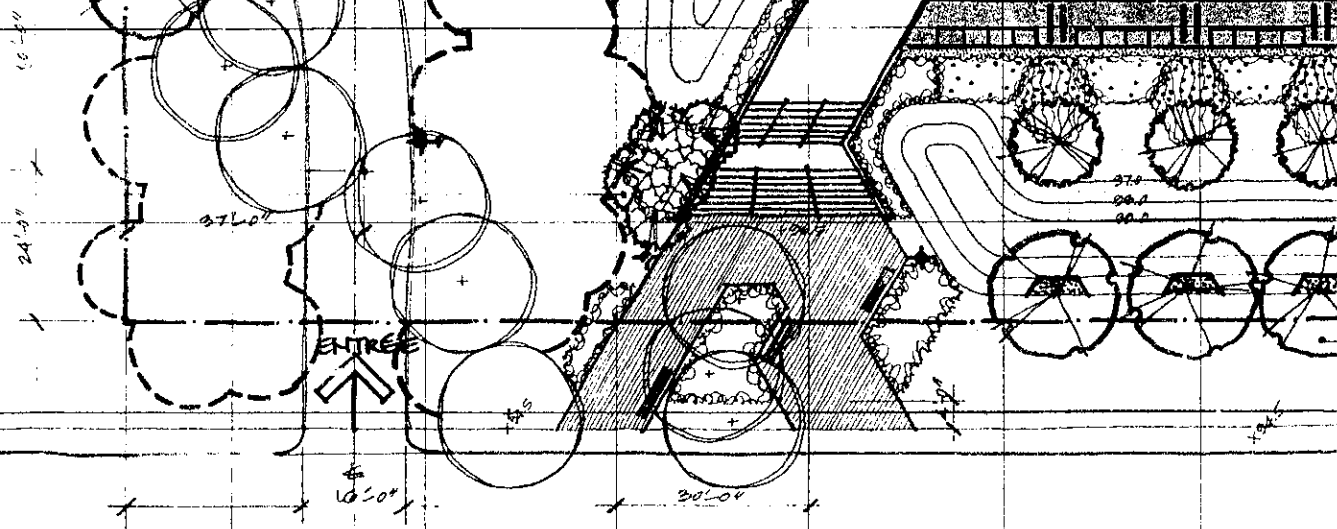
S-E



AIRE DE JEUX LIÉES

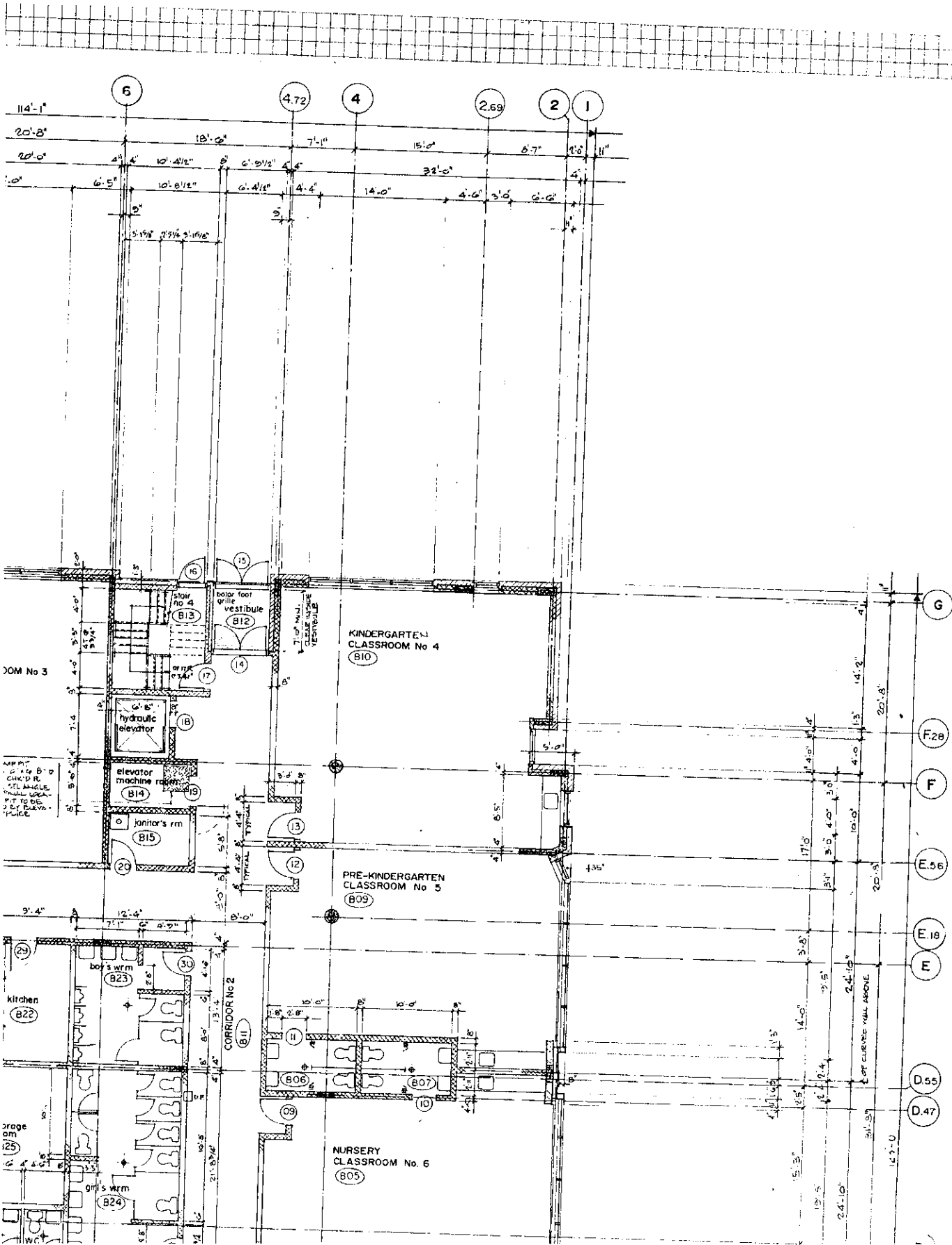


S-F



BOULEVARD ANSELME LI

- 1
- 2
- 3
- 4
- 5
- 6



BOULEVA
DOLLA



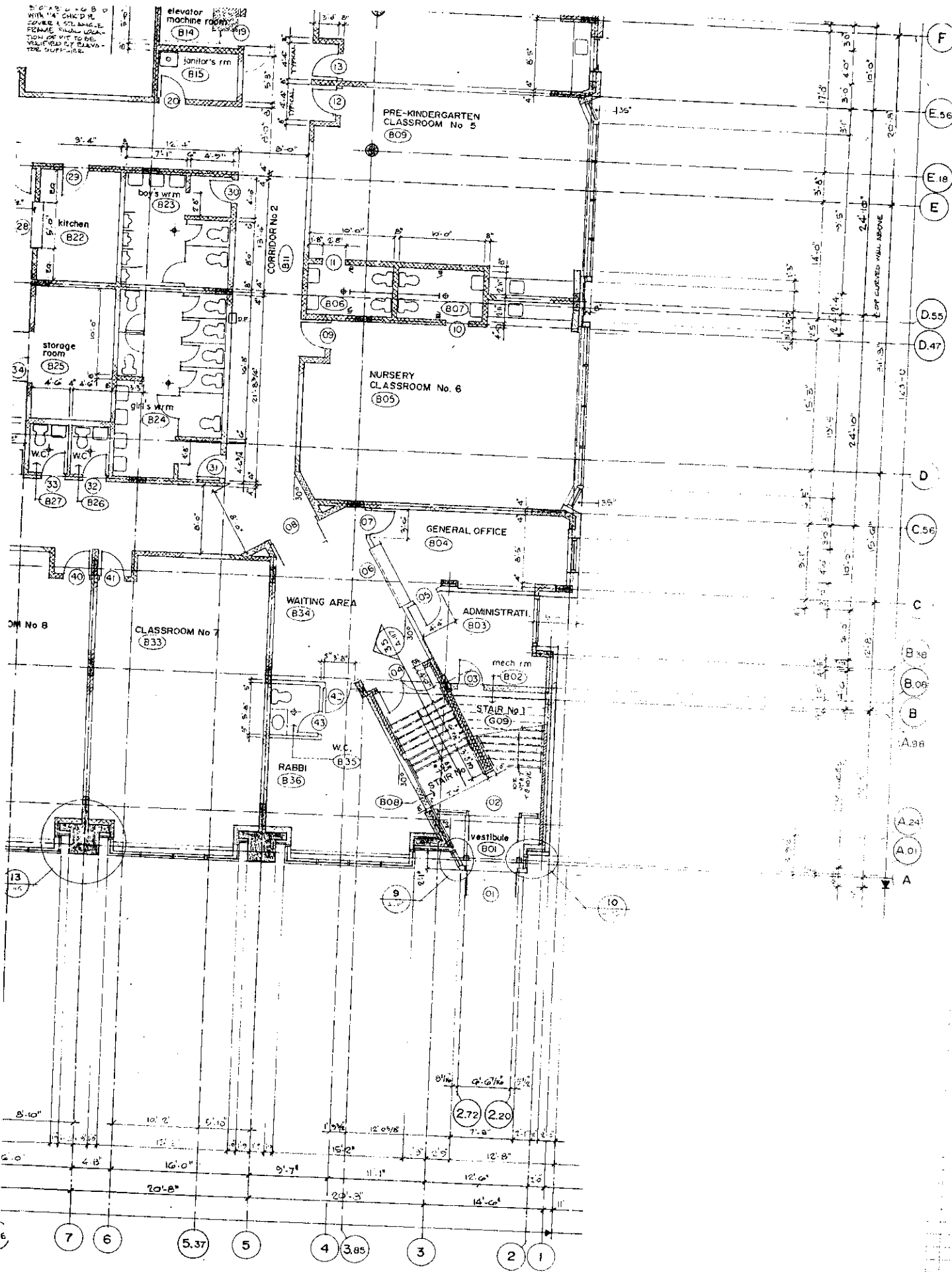
THE STENDEL RI

BARTOSH, CENI
Tel: 731-0116

BOURGALT, LE
& ASSOCIES IN

REVISIONS

| No. | Date |
|-----|------|
| | |
| | |
| | |



5' 0" x 7' 0" x 6' 0" B
WITH 1/4" CHICKEN
COVER & STAINLESS
STEEL FINISH. DIMEN-
SIONS OF VIT TO BE
VERIFIED BY ELEVATE-
TOR. SUPPLY-SEE

... & ASSOC

REVISIONS
No Date

4 MAY 7 1950
3 MAY 4 1950
2 APR 23 1950
MAR 4 1950
No Date
DISTRIBUTION

NOTE GENERA
L
1. ALL DIMENSIONS
ARE TO FACE UNLESS
OTHERWISE SPECIFIED
2. ALL WALLS ARE
TO BE CONCRETE
3. ALL FLOORS ARE
TO BE CONCRETE

DESSINE PAR

VERIFIE PAR

APPROUVE PAR

TITRE DU DESSIN

BASEMENT

ECHELLE

1/8" = 1'-0"

PROJET NO

8858

E. 551/2

20' 7 8/8"

SLEEP CAMP BY
3' 0" x 3' 0" x 6' 0" x 8' 0"
WITH 1/4" CHAIRS & 1/2" SINKS
SINKS & 1/2" SINKS
FRAMES SHALL BE
THOSE OF THE TYPE
REQUIRING TO BE
REMOVED BY THE
SUPPLIER

elevator machine room
(B14)

janitor's rm
(B15)

CORRIDOR No 1
(B19)

RECREATION ROOM No 1
(B20)

RECREATION ROOM No 2
(B21)

boys w/rm
(B23)

kitchen
(B22)

storage room
(B25)

girls w/rm
(B24)

CORRIDOR No 3
(B28)

TEACHER'S RM
(B29)

LIBRARY
(B31)

CLASSROOM No 8
(B32)

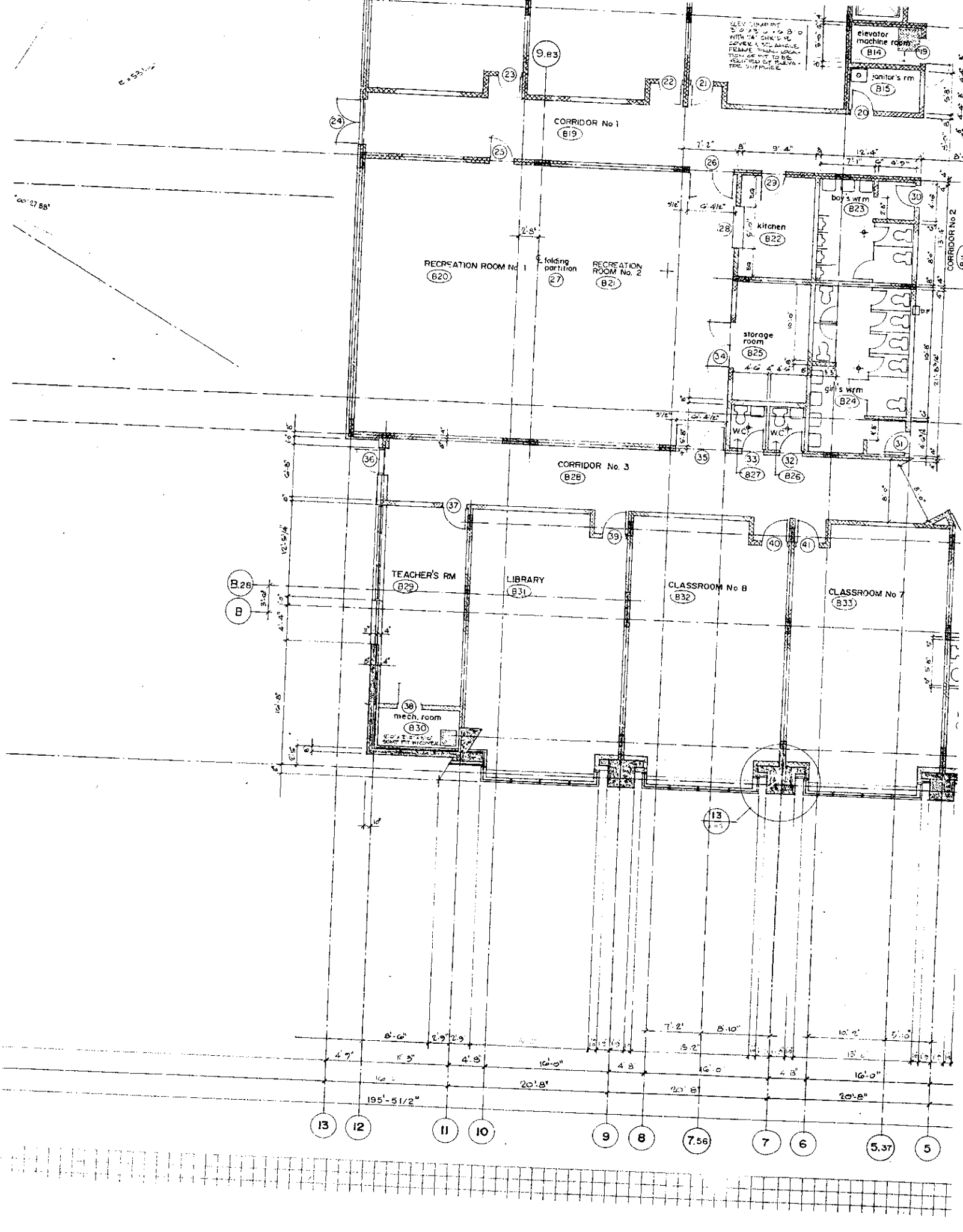
CLASSROOM No 7
(B33)

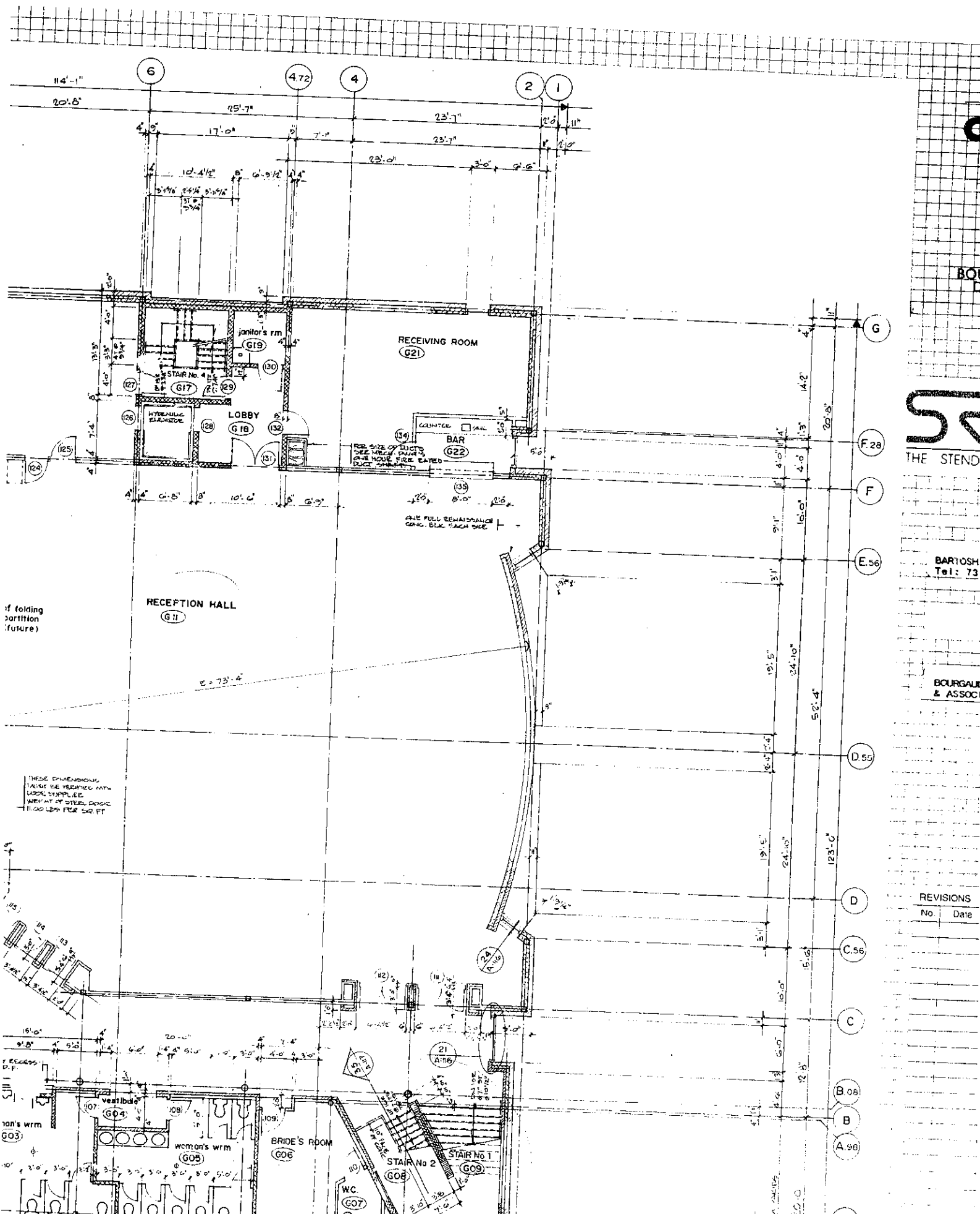
mech. room
(B30)

13
11.5

B.28
B

13 12 11 10 9 8 7.56 7 6 5.37 5





if folding partition (future)

THESE DIMENSIONS MUST BE CHECKED WITH LOCAL SUPPLIER. WEIGHT OF STEEL DOORS 11.00 LBS PER SQ FT



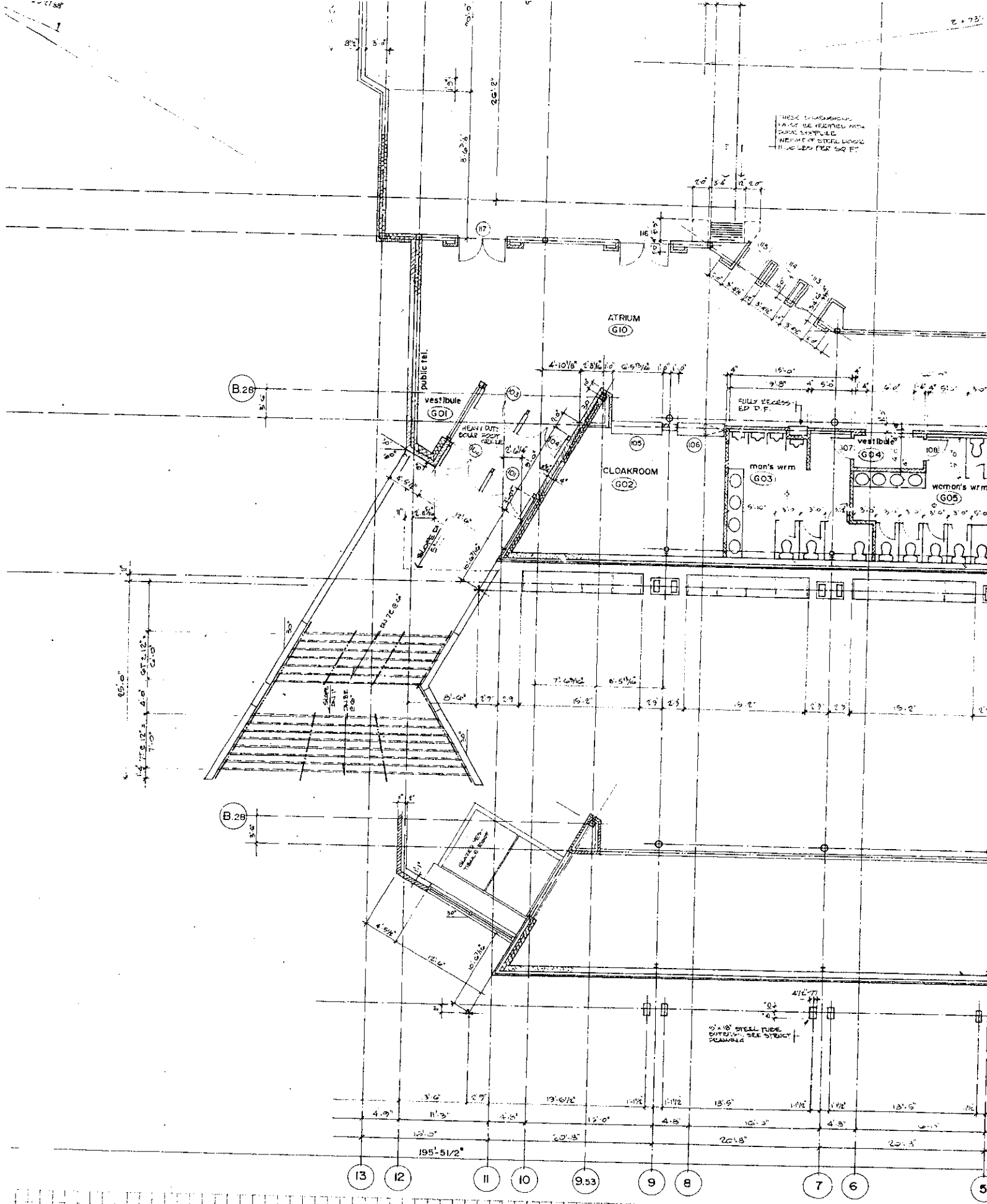
THE STENO

BARTOSH, Tel: 731

BOURGAIN & ASSOCI

| REVISIONS | |
|-----------|------|
| No | Date |
| | |
| | |
| | |

THESE TRANSPARENT
PARTS TO BE REINFORCED WITH
STEEL SYMBOLIC
WEIGHT OF STEEL WORK
TO BE LESS THAN 50 LB. FT.

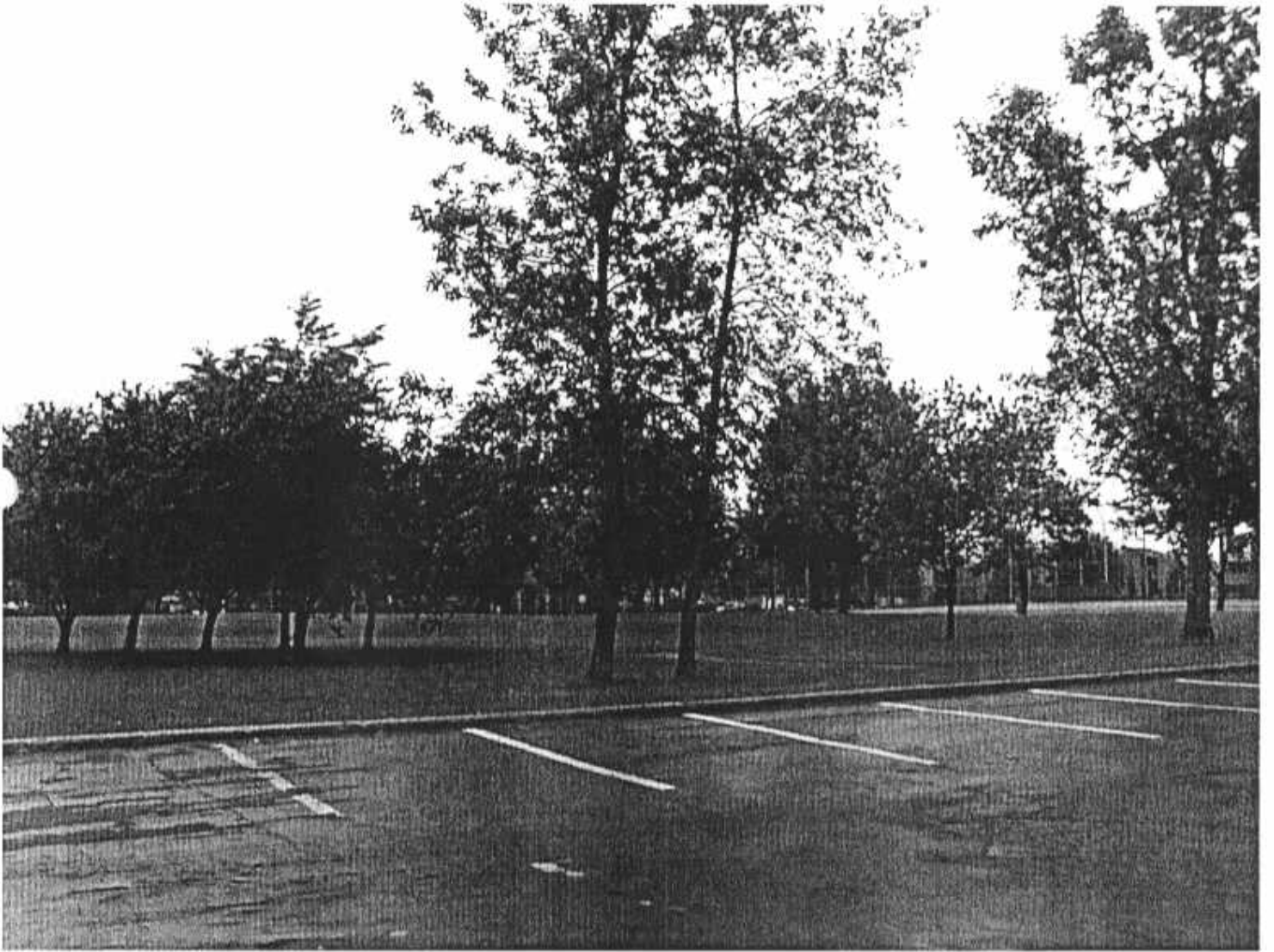


13 12 11 10 9.53 9 8 7 6 5

DAYCARE SITE EVALUATION

Site: #4 Lake Rd. Park.
LOCATION: A & B

| | |
|---|-----------------|
| Accessibility : | 14 / 20 |
| Location (in area requiring daycare): | 15 / 15 |
| Adjacent park facilities: | 10 / 10 |
| Adjacent parking & drop-off facilities: | 10 / 10 |
| Suitable environment (from daycares point of view): | 10 / 10 |
| Impact on existing residents: | 8 / 10 |
| Impact on integrity of surrounding sites: | 5 / 15 |
| Available of service connections: | 3 / 15 |
| Future expansion potential: | 5 / 15 |
| Town owned land: | 10 / 10 |
| Other factor: | 1 |
| TOTAL POINTS: | 90 / 100 |



Lake Road Park



Option 2 Lake Road Park

DAYCARE SITE EVALUATION

Site #5 TECUMSEHA

| | |
|---|--------|
| Accessibility : | 20 /20 |
| Location (in area requiring daycare): | 15 /15 |
| Adjacent park facilities: | 8 /10 |
| Adjacent parking & drop-off facilities: | 0 /10 |
| Suitable environment (from daycares point of view): | 8 /10 |
| Impact on existing residents: | 8 /10 |
| Impact on integrity of surrounding sites: | 5 /5 |
| Available of service connections: | 4 /5 |
| Future expansion potential: | 5 /5 |
| Town owned land: | 10 /10 |
| Other factor: | 1 |

TOTAL POINTS: 83 /100

PLEASE NOTE : ANDREA HOFFMAN , TOWN PLANNER D.D.O.
HAS VOICED A STRANDBOODS OBJECTION TO THE
USE OF THIS SITE FOR A DAYCARE BUILDING,
AS HE FEELS IT WOULD OBSTRUCT THE VIEW
OF THE PARK FROM TECUMSEHA .



Tecumseh



Tecumseh



Tecumseh

DAYCARE SITE EVALUATION

Site #6 CENTENNIAL PARK

| | |
|---|----------------|
| Accessibility : | 20 /20 |
| Location (in area requiring daycare): | 15 /15 |
| Adjacent park facilities: | 10 /10 |
| Adjacent parking & drop-off facilities: | 10 /10 |
| Suitable environment (from daycares point of view): | 9 /10 |
| Impact on existing residents: | 9 /10 |
| Impact on integrity of surrounding sites: | 5 /5 |
| Available of service connections: | 2 /5 |
| Future expansion potential: | 5 /5 |
| Town owned land: | 10 /10 |
| Other factor: | 1 |
| TOTAL POINTS: | 95 /100 |

MANUEL

CHE

33,2 LANG 33,5 279-146 33,5

32,4

32,7

33,4

33,1

33,3

33,5

32,8

32,5

33,6

34,2

STATIONNEMENT

34,1

33,6

33,8

33,1

32,3

32,1

32,1

32,1

32,2

32,1

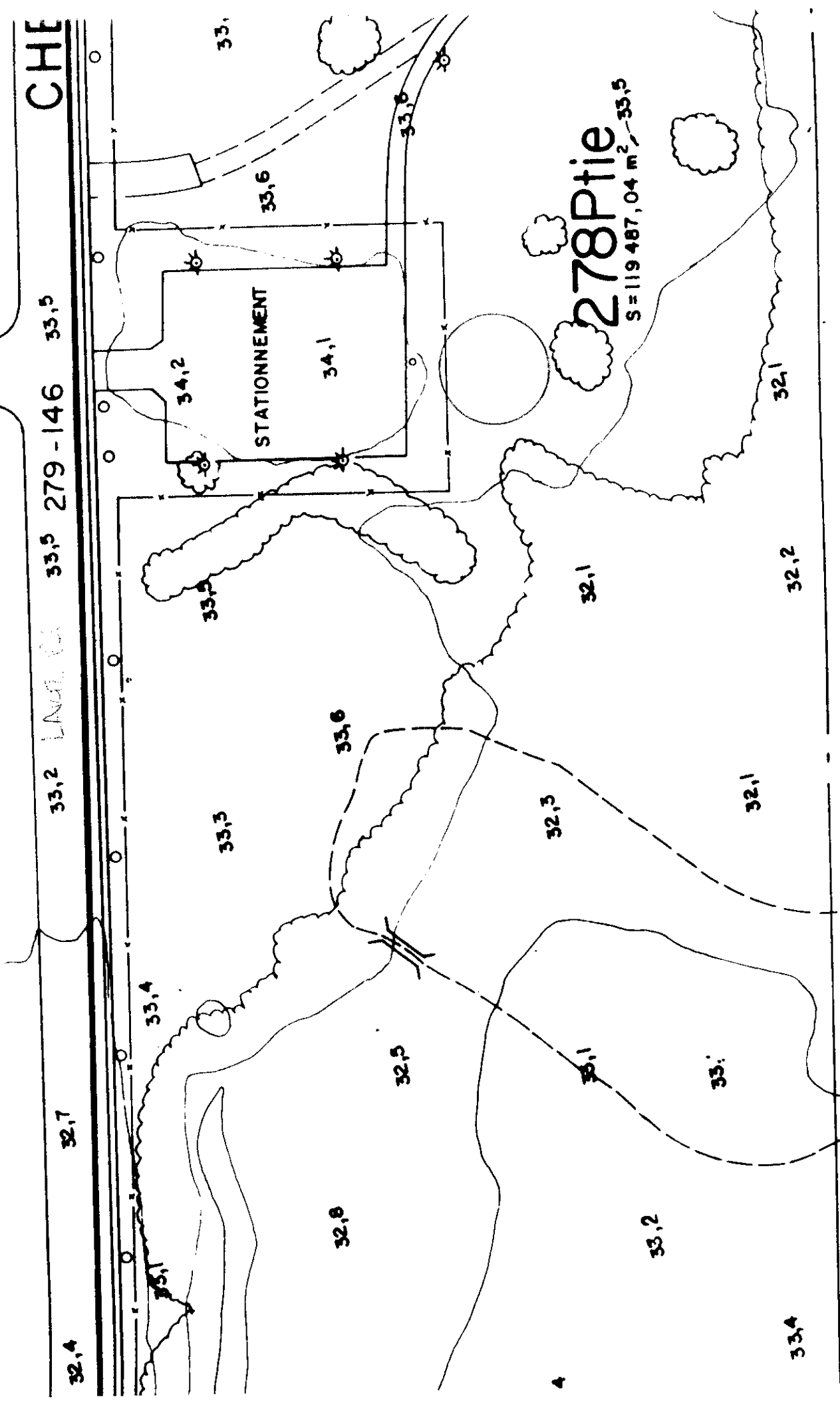
33,2

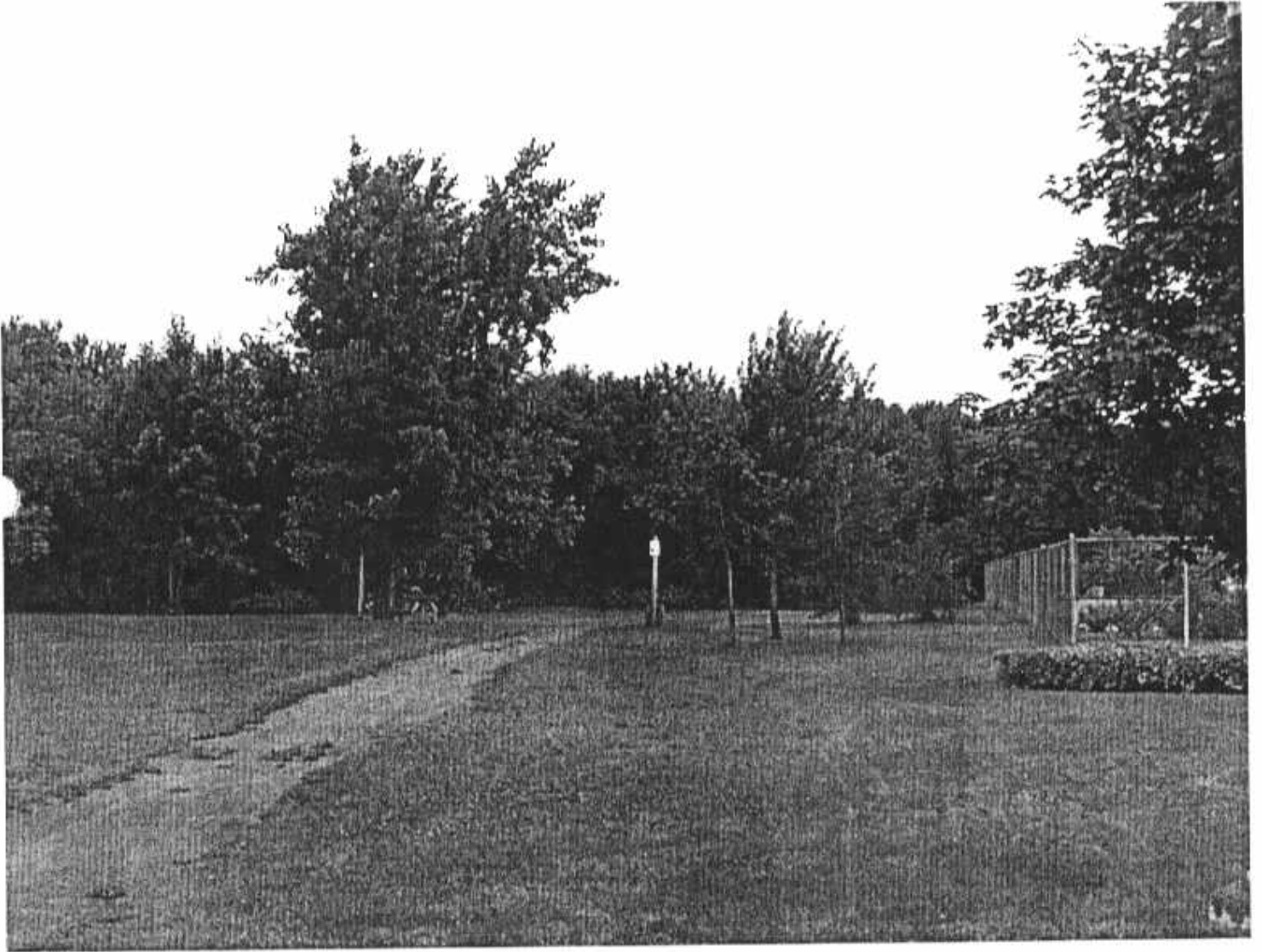
33,1

278Ptie
S = 119 487,04 m² 33,5

33,4

4



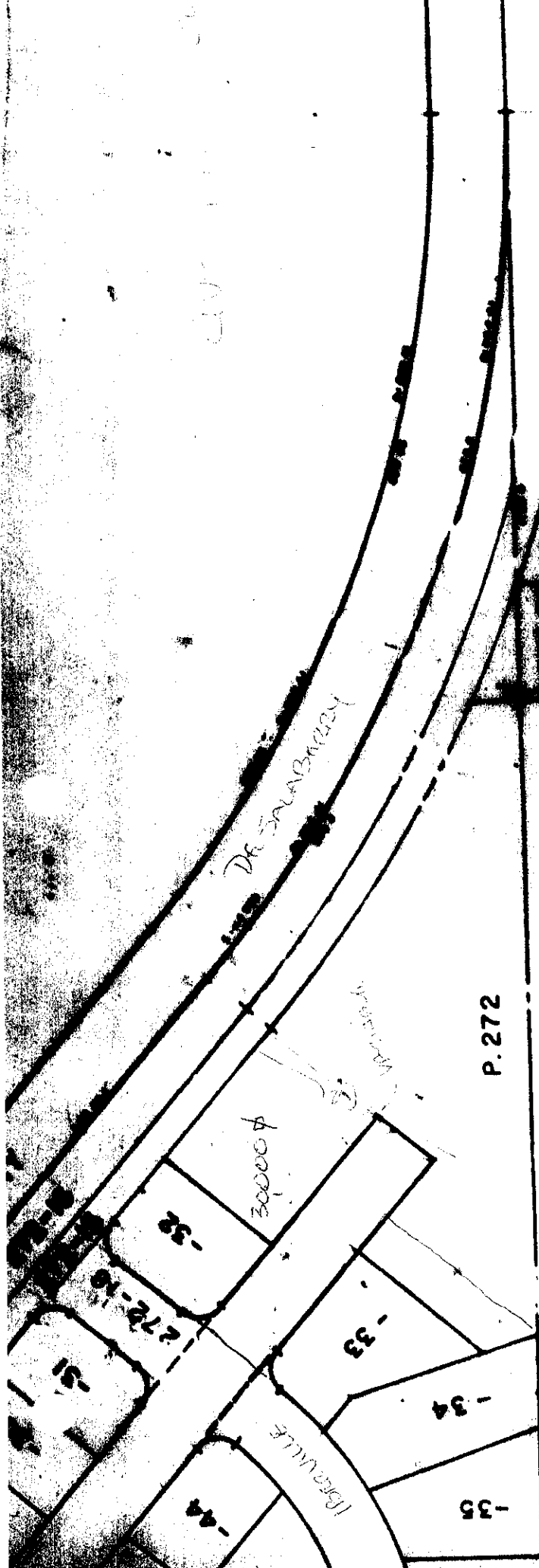


Centennial Park

DAYCARE SITE EVALUATION

Site : #7 IRREVILLE

| | |
|---|----------------|
| Accessibility : | 18 /20 |
| Location (in area requiring daycare): | 13 /15 |
| Adjacent park facilities: | 2 /10 |
| Adjacent parking & drop-off facilities: | 2 /10 |
| Suitable environment (from daycares point of view): | 5 /10 |
| Impact on existing residents: | 4 /10 |
| Impact on integrity of surrounding sites: | 3 /5 |
| Available of service connections: | 4 /5 |
| Future expansion potential: | 5 /5 |
| Town owned land: | 10 /10 |
| Other factor: | 1 |
| TOTAL POINTS: | 66 /100 |



100

DE SALABERRY

30000

P. 272

BOGUEVILLE

-31

-32

-33

-34

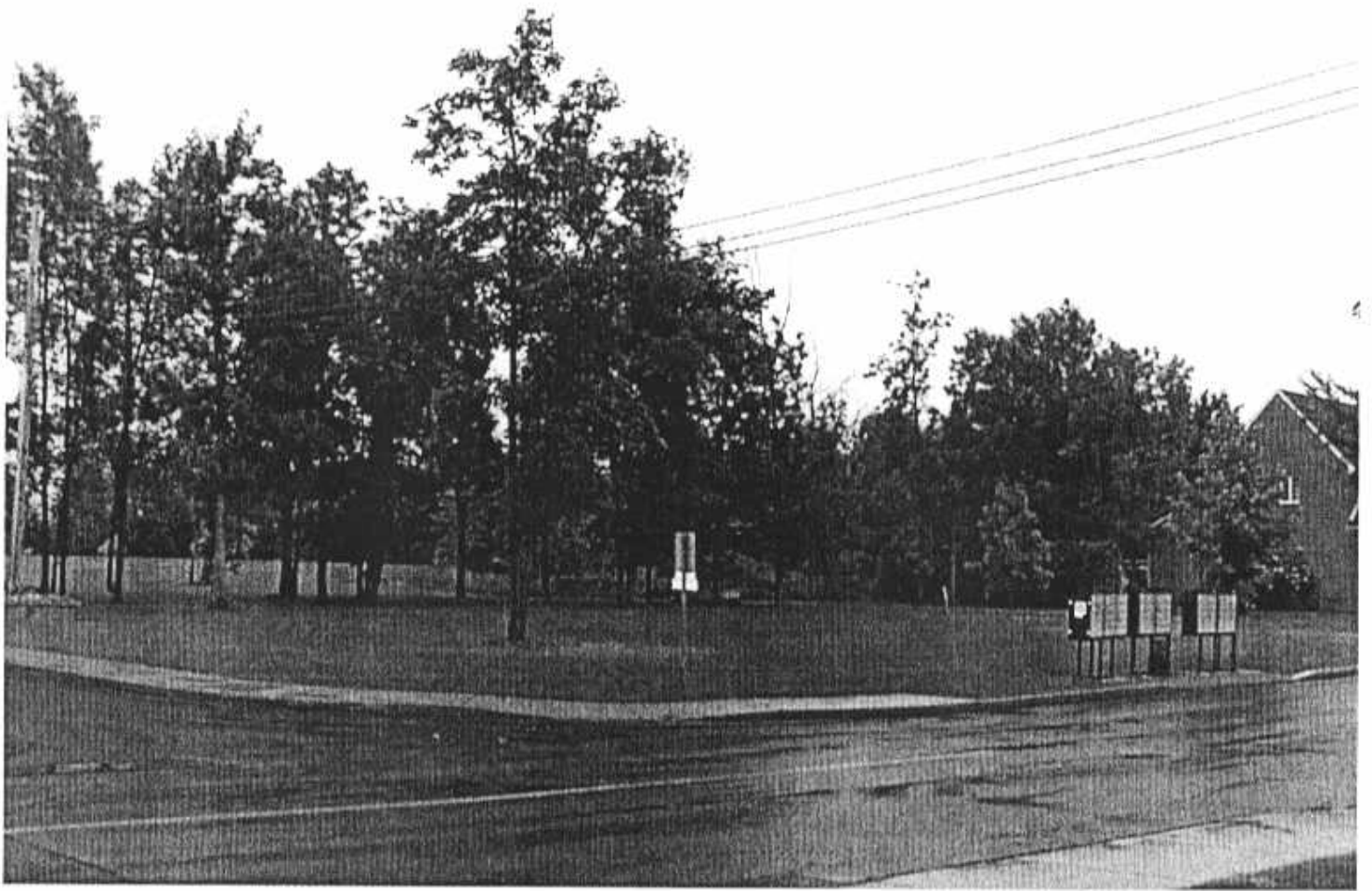
-35

-44

271-18

Hotel
Deville

271-23



Iberville

DAYCARE SITE EVALUATION

Site : #8 ROGER FILON

| | |
|---|--------|
| Accessibility : | 20 /20 |
| Location (in area requiring daycare): | 13 /15 |
| Adjacent park facilities: | 10 /10 |
| Adjacent parking & drop-off facilities: | 0 /10 |
| Suitable environment (from daycares point of view): | 5 /10 |
| Impact on existing residents: | 5 /10 |
| Impact on integrity of surrounding sites: | 3 /5 |
| Available of service connections: | 4 /5 |
| Future expansion potential: | 2 /5 |
| Town owned land: | 0 /10 |
| Other factor: | 1 |

TOTAL POINTS: 62 /100

MONTEE DES SOURCES

295-1

296-301

P 296

P 282

P 281

P 280

P 282

P 281

P 280

281-273

BOUL. ROGER PILON

P 280

37,500 \$ ±

281-272

-271

-270

-269

-268

-267

-266

-265

-264

280-291

-292

-293

281-223

RUE

280-1

-283

-284

283-265

281-283

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-281

-229

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-231

-232

-165

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279-286

L O N

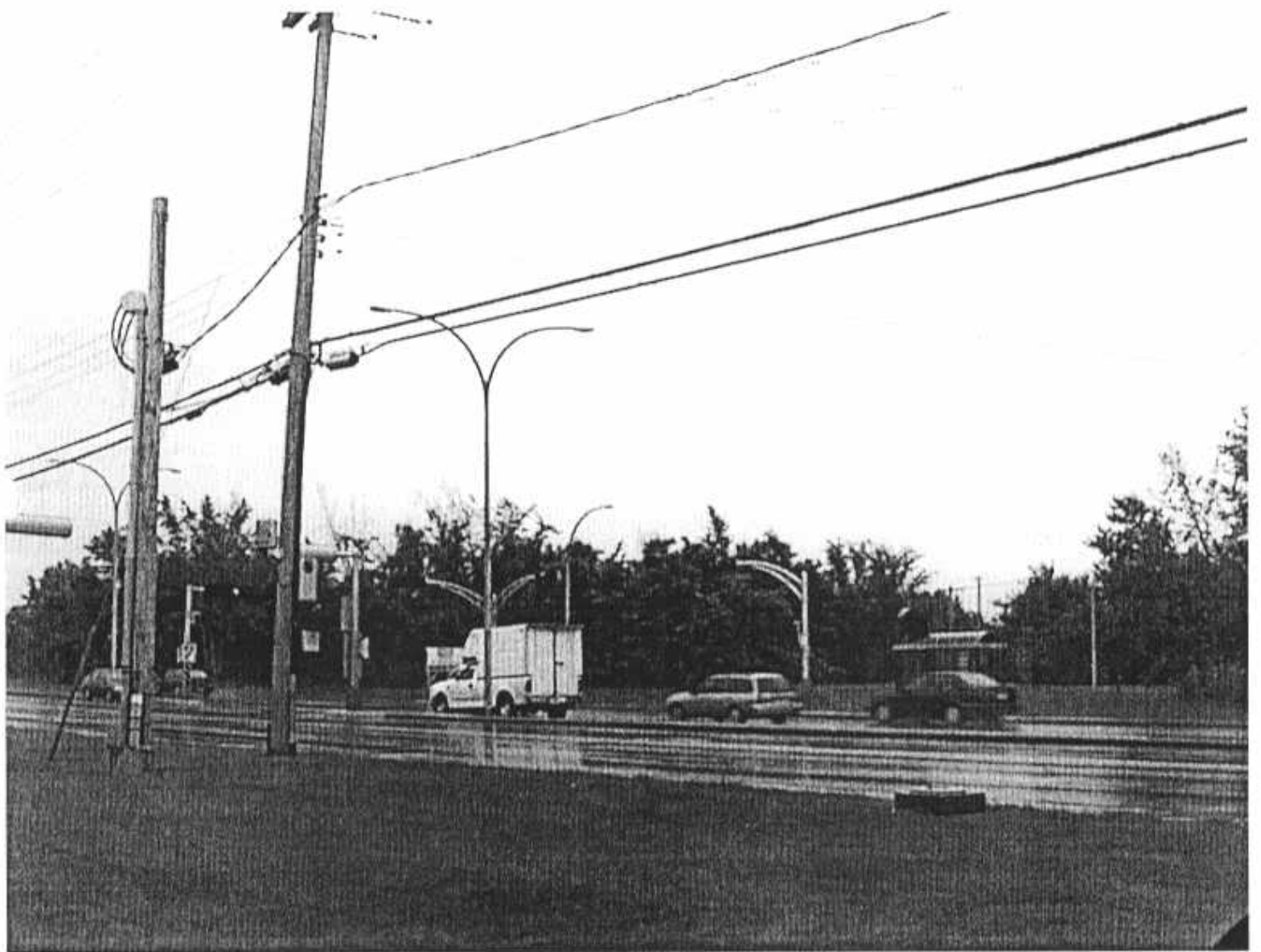
200-2

BOUL. ROGER PILON

CARTE
PACIFIC



Roger Pillon & Sources



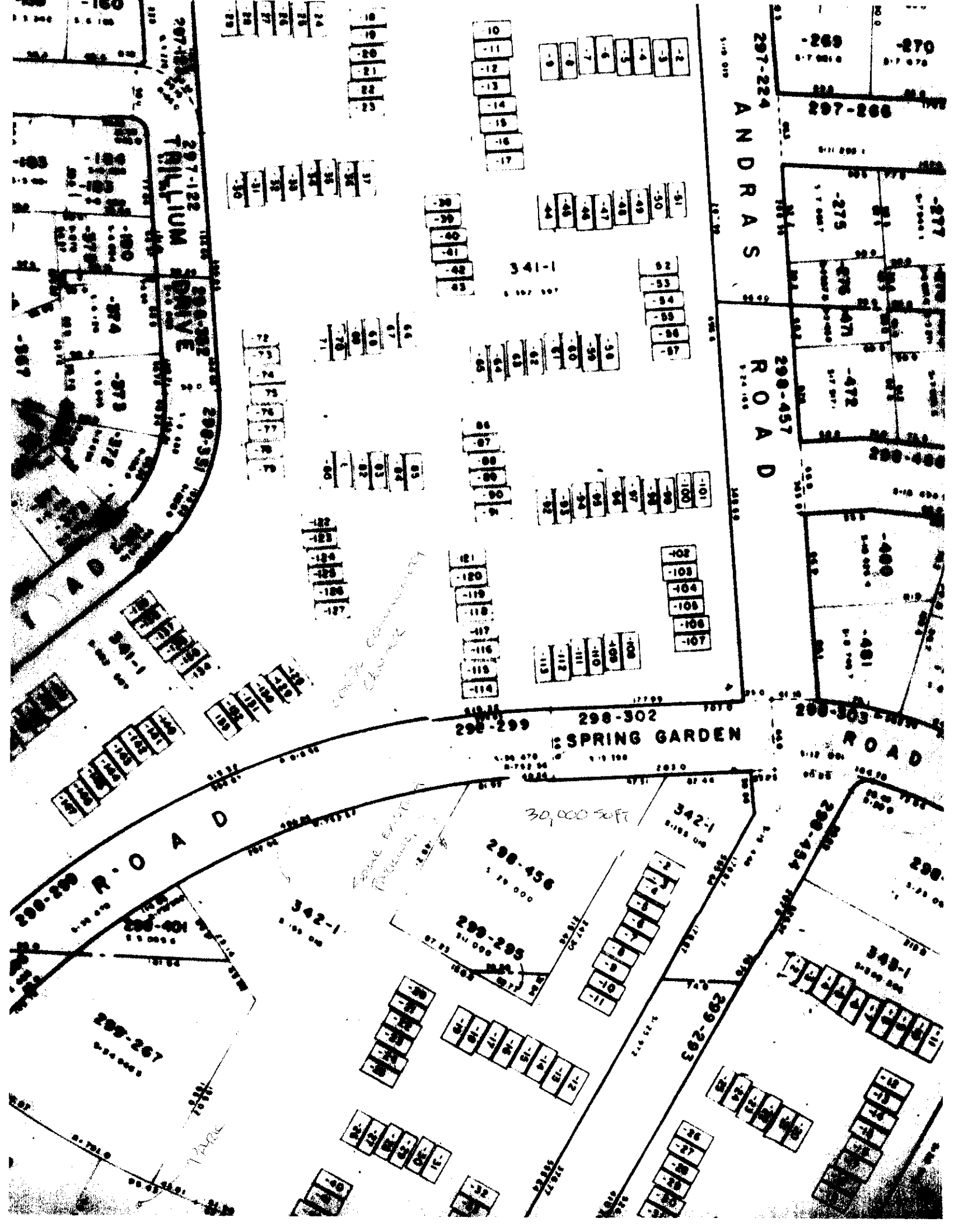
Roger Pilon & Sources

DAYCARE SITE EVALUATION

Site: #9 SPRING GARDEN ROAD
COMMUNITY CENTER

| | |
|---|--------|
| Accessibility : | 16 /20 |
| Location (in area requiring daycare): | 5 /15 |
| Adjacent park facilities: | 5 /10 |
| Adjacent parking & drop-off facilities: | 5 /10 |
| Suitable environment (from daycares point of view): | 5 /10 |
| Impact on existing residents: | 5 /10 |
| Impact on integrity of surrounding sites: | 5 /5 |
| Available of service connections: | 4 /5 |
| Future expansion potential: | 0 /5 |
| Town owned land: | 10 /10 |
| Other factor: | 1 |

TOTAL POINTS: 60 /100



ANDRAS ROAD

297-122
TULLIUM DRIVE
298-351

SPRING GARDEN ROAD

R. O. A. D.

298-299

298-302

298-303

30,000 sq ft

298-456

299-295

342-1

299-293

298-267

342-1

342-1

29-22-23-24-25-26

12-13-14-15-16-17-18-19-20-21

21-22-23-24-25-26

27-28-29-30-31-32

101-100-99-98-97-96-95-94-93-92

102-103-104-105-106-107

108-109-110-111-112-113

114-115-116-117-118-119-120-121

122-123-124-125-126-127-128-129

130-131-132-133-134-135-136-137-138-139

140-141-142-143-144-145-146-147-148-149-150-151

152-153-154-155-156-157-158-159-160-161-162

163-164-165-166-167-168-169-170-171-172-173

174-175-176-177-178-179-180-181-182-183-184

185-186-187-188-189-190-191-192-193-194-195

196-197-198-199-200-201-202-203-204-205-206

207-208-209-210-211-212-213-214-215-216-217

218-219-220-221-222-223-224-225-226-227-228

229-230-231-232-233-234-235-236-237-238-239

240-241-242-243-244-245-246-247-248-249-250

251-252-253-254-255-256-257-258-259-260-261

262-263-264-265-266-267-268-269-270-271-272

273-274-275-276-277-278-279-280-281-282-283

284-285-286-287-288-289-290-291-292-293-294

295-296-297-298-299-300-301-302-303-304-305

306-307-308-309-310-311-312-313-314-315-316

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328-329-330-331-332-333-334-335-336-337-338

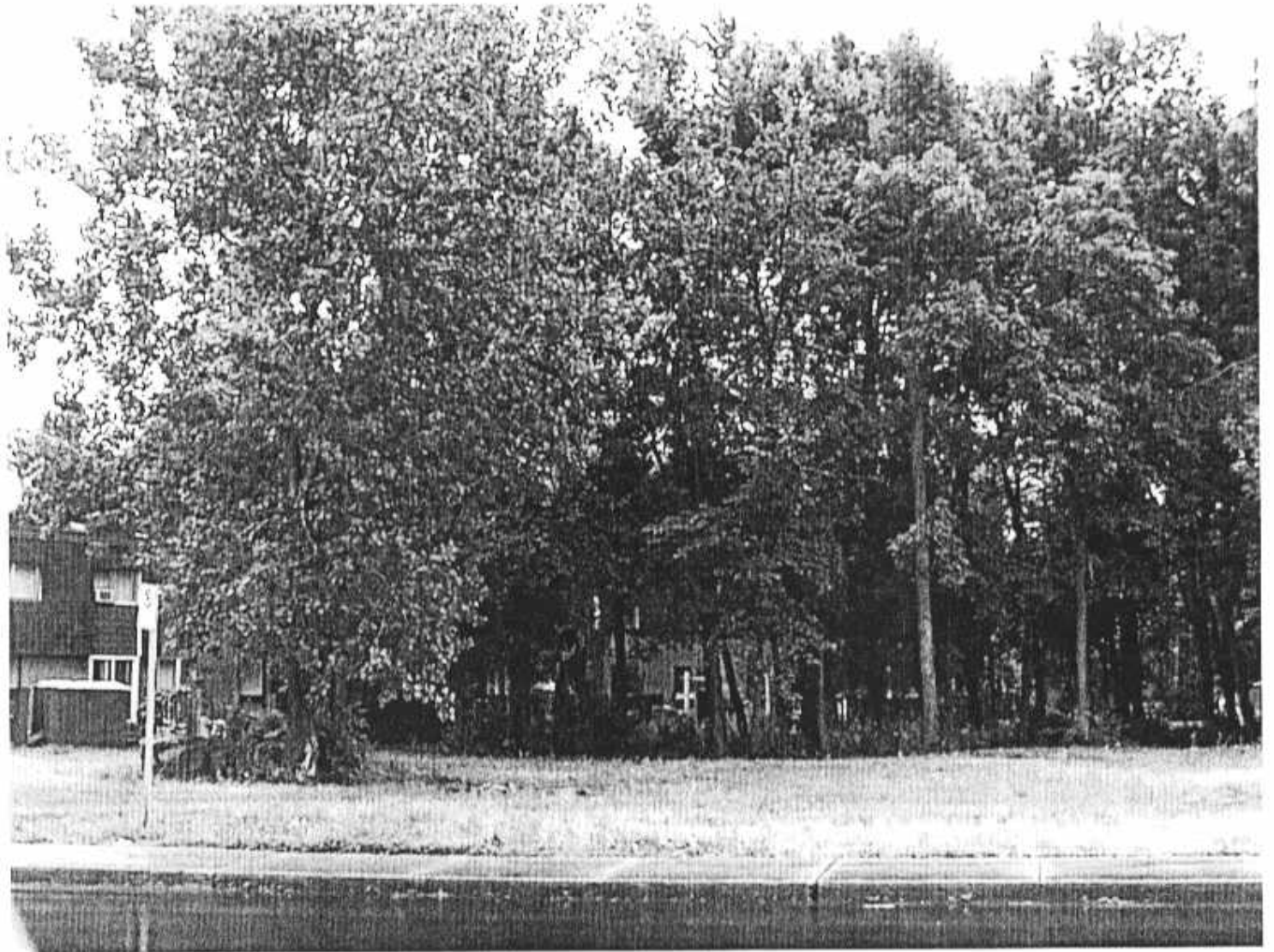
341-1

342-1

342-1



Spring Garden Road "A"



Spring Garden Road "A"

DAYCARE SITE EVALUATION

Site : #10 ANDRAS _____

| | |
|---|----------------|
| Accessibility : | 3 /20 |
| Location (in area requiring daycare): | 5 /15 |
| Adjacent park facilities: | 8 /10 |
| Adjacent parking & drop-off facilities: | 0 /10 |
| Suitable environment (from daycares point of view): | 8 /10 |
| Impact on existing residents: | 5 /10 |
| Impact on integrity of surrounding sites: | 5 /5 |
| Available of service connections: | 4 /5 |
| Future expansion potential: | 3 /5 |
| Town owned land: | 10 /10 |
| Other factor: | 1 |
| TOTAL POINTS: | 51 /100 |

VILLE DE ROXBORO

PAROISSE SAINTE-GENEVIEVE

VILLE DE PIERREFOND
CHEMIN DE FER DU CANAD

P. 296

Reserve Park

VACANT

P. 368

368-11

ANDREAS

35-372

35-434

- 368-21
- 20
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297-224
A N

297-266

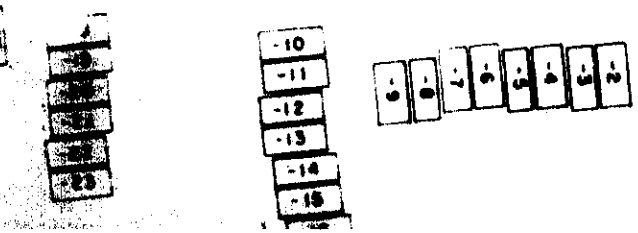
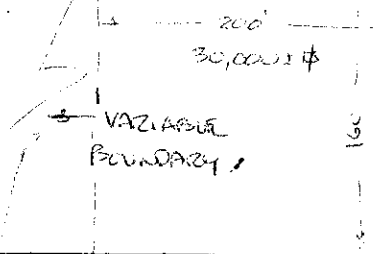
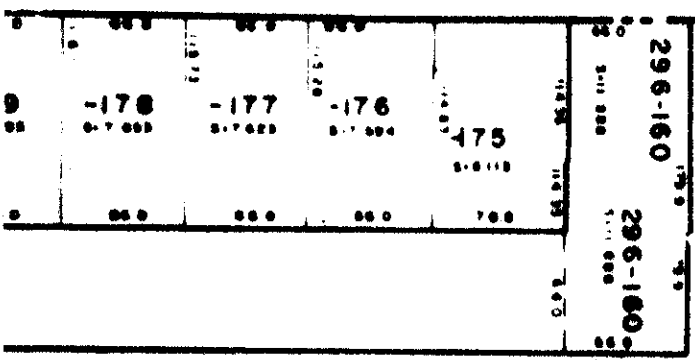
297-267

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374

- 23





Andras



Andras

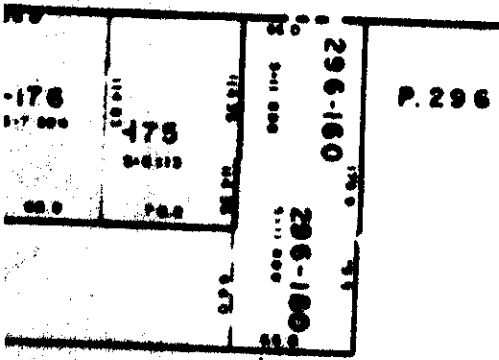
DAYCARE SITE EVALUATION

Site : #11 CERES

| | |
|---|----------------|
| Accessibility : | 1 /20 |
| Location (in area requiring daycare): | 5 /15 |
| Adjacent park facilities: | 8 /10 |
| Adjacent parking & drop-off facilities: | 0 /10 |
| Suitable environment (from daycares point of view): | 6 /10 |
| Impact on existing residents: | 5 /10 |
| Impact on integrity of surrounding sites: | 5 /5 |
| Available of service connections: | 4 /5 |
| Future expansion potential: | 2 /5 |
| Town owned land: | 0 /10 |
| Other factor: | 1 |
| TOTAL POINTS: | 36 /100 |

VILLE DE ROXBORO

PAROISSE SAINTE-GENEVIÈVE



VILLE DE PIERREFONDS
CHEMIN DE FER DU CANADIEN NATIONAL
PAROISSE SAINTE-GENEVIÈVE

Roxboro Parc

Carre

- 35-525
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- 35-541
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- 35-435
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- 437

P. 368

35-372

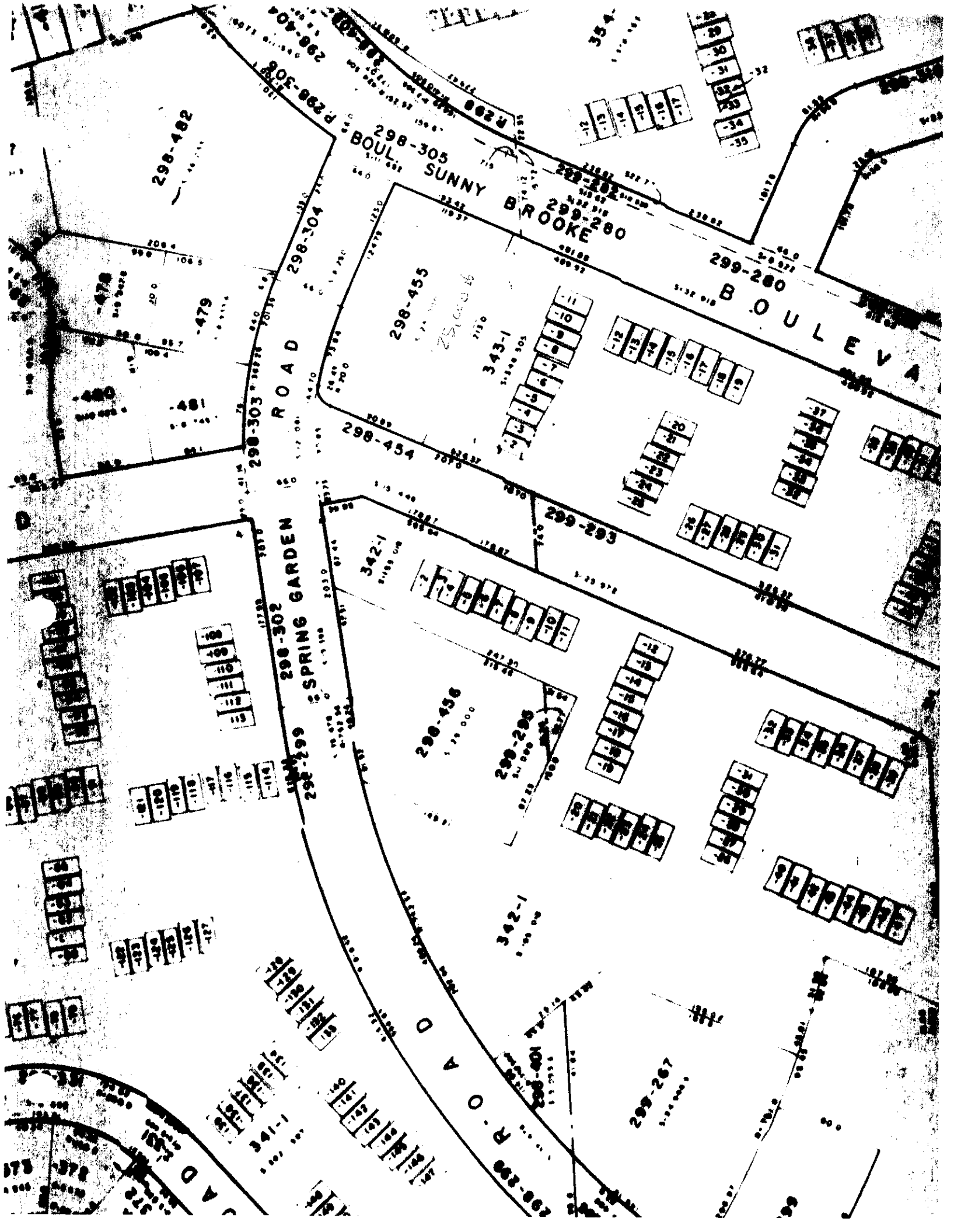


Ceres

DAYCARE SITE EVALUATION

Site #12 SPRING GARDEN ROAD
SUNNY BROOK

| | |
|---|----------------|
| Accessibility : | 18 /20 |
| Location (in area requiring daycare): | 5 /15 |
| Adjacent park facilities: | 0 /10 |
| Adjacent parking & drop-off facilities: | 0 /10 |
| Suitable environment (from daycares point of view): | 4 /10 |
| Impact on existing residents: | 8 /10 |
| Impact on integrity of surrounding sites: | 5 /5 |
| Available of service connections: | 4 /5 |
| Future expansion potential: | 0 /5 |
| Town owned land: | 10 /10 |
| Other factor: | 1 |
| TOTAL POINTS: | 54 /100 |



298-482

298-305
SUNNY
BOUL.

299-280
BROOKE

299-280
BOULEVA

298-304

298-302
SPRING GARDEN

298-299

298-455

298-454

299-293

342-1

298-456

298-293

342-1

299-267

101-107

108-114

115-121

122-128

129-135

136-142

143-149

150-156

157-163

164-170

171-177

178-184

185-191

192-198

199-205

206-212

213-219

220-226

227-233

234-240

241-247

248-254

255-261

262-268

269-275

276-282

283-289

290-296

297-303

304-310

311-317

318-324

325-331

332-338

339-345

346-352

353-359

360-366

367-373

374-380

381-387

388-394

395-401

402-408

409-415

416-422

423-429

430-436

437-443

444-450



Spring Garden Road "B"



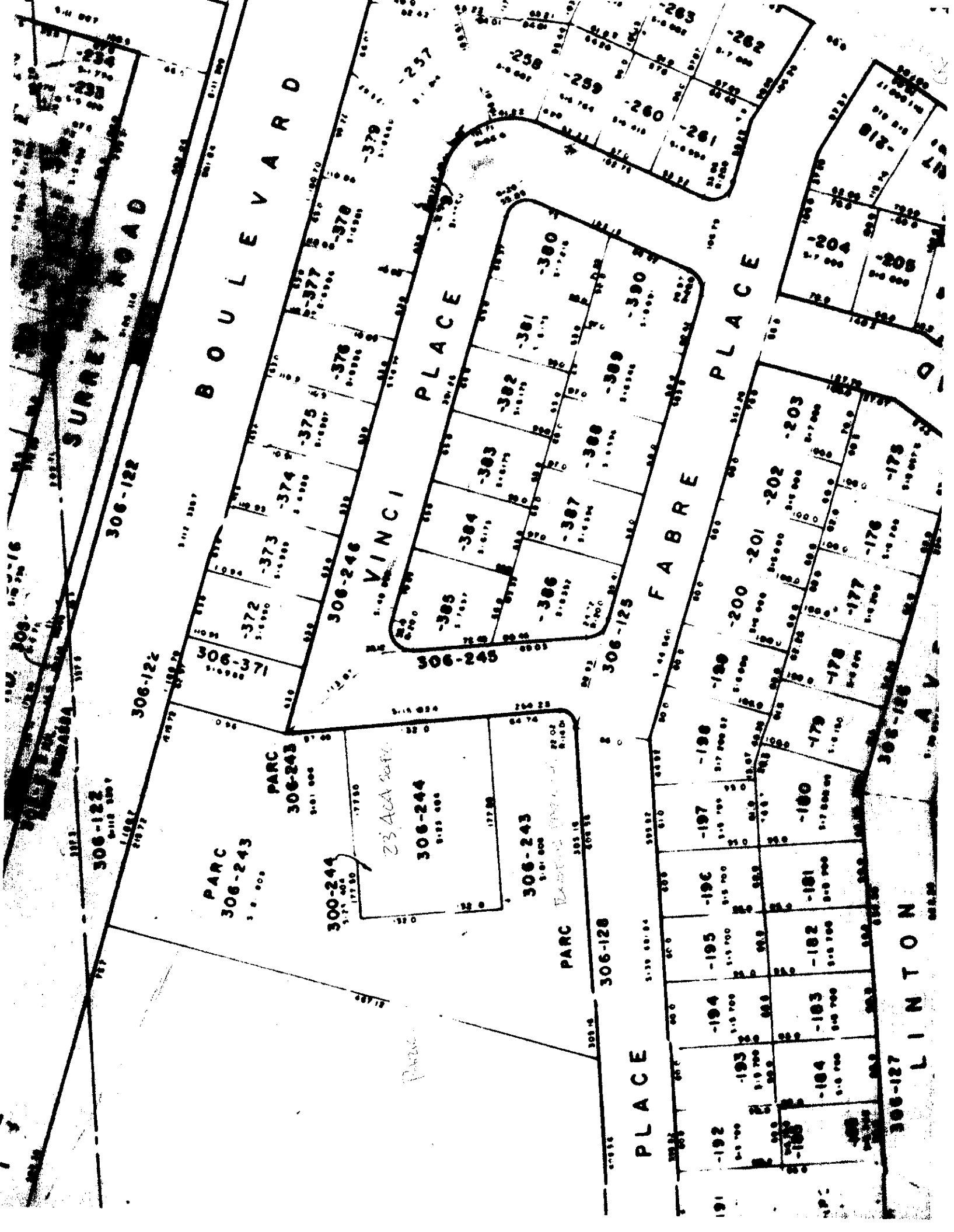
Spring Garden Road "B"

DAYCARE SITE EVALUATION

Site: #13 WESTWOOD PARK

| | |
|---|--------|
| Accessibility : | 15 /20 |
| Location (in area requiring daycare): | 5 /15 |
| Adjacent park facilities: | 10 /10 |
| Adjacent parking & drop-off facilities: | 10 /10 |
| Suitable environment (from daycares point of view): | 8 /10 |
| Impact on existing residents: | 5 /10 |
| Impact on integrity of surrounding sites: | 5 /5 |
| Available of service connections: | 4 /5 |
| Future expansion potential: | 5 /5 |
| Town owned land: | 10 /10 |
| Other factor: | 1 |

TOTAL POINTS: 77 /100



SURREY ROAD
306-122

BOULEVARD

VINCI PLACE

FABRE PLACE

LINTON AV

PARC 306-243
5.2.000

PARC 306-243
5.2.000

PARC 306-243
5.2.000

300-244
1.77.50

23.400 Ares

306-244
5.2.000

306-243
5.2.000

PARC 306-128
5.35.00.00

PLACE

191 -192 -193 -194 -195 -196 -197 -198 -199 -200 -201 -202 -203

-176 -177 -178 -179 -180 -181 -182 -183 -184 -185

306-246

306-245

306-125

306-122

-372 -373 -374 -375 -376 -377 -378

-379 -380 -381 -382 -383 -384 -385

-386 -387 -388 -389 -390

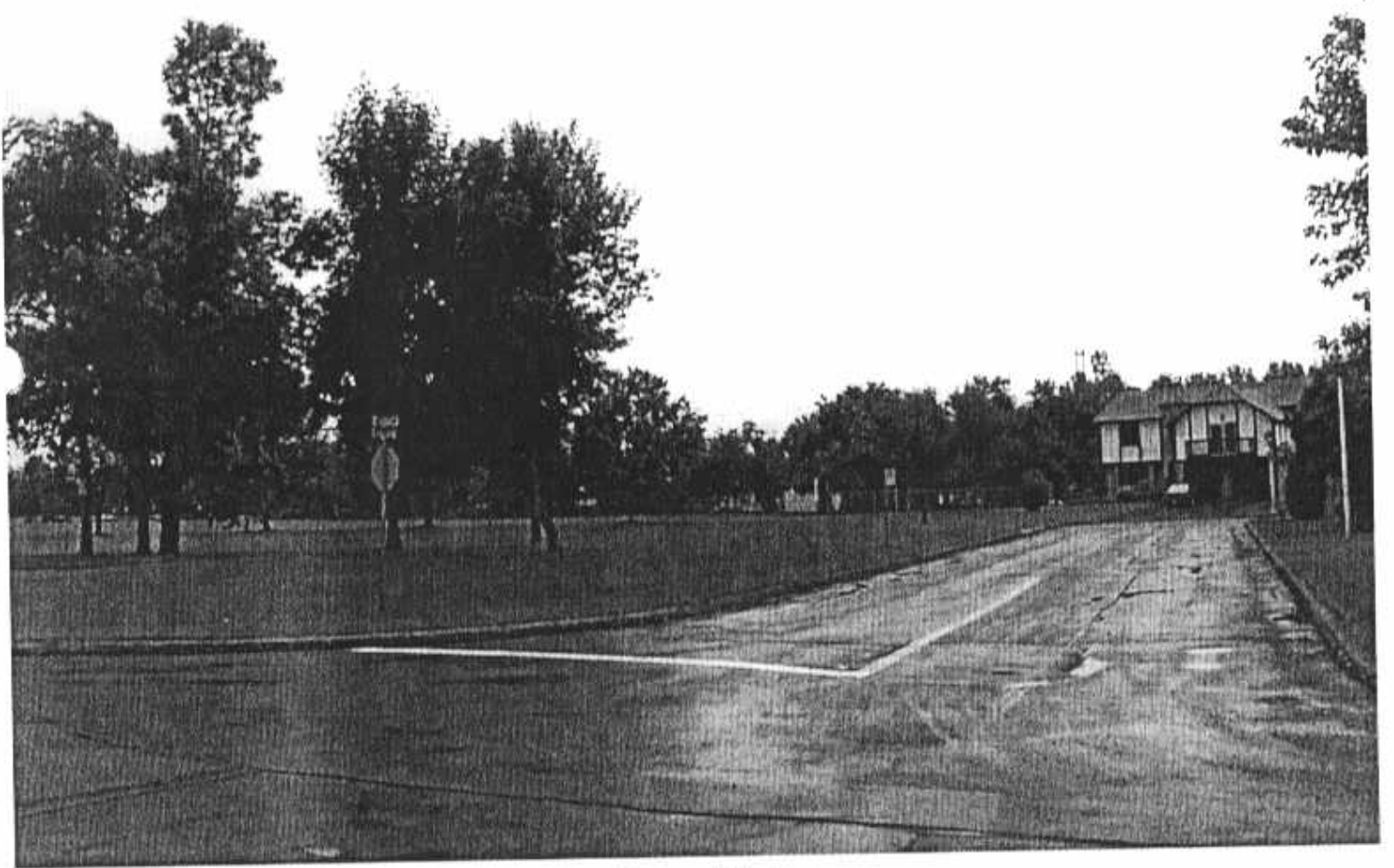
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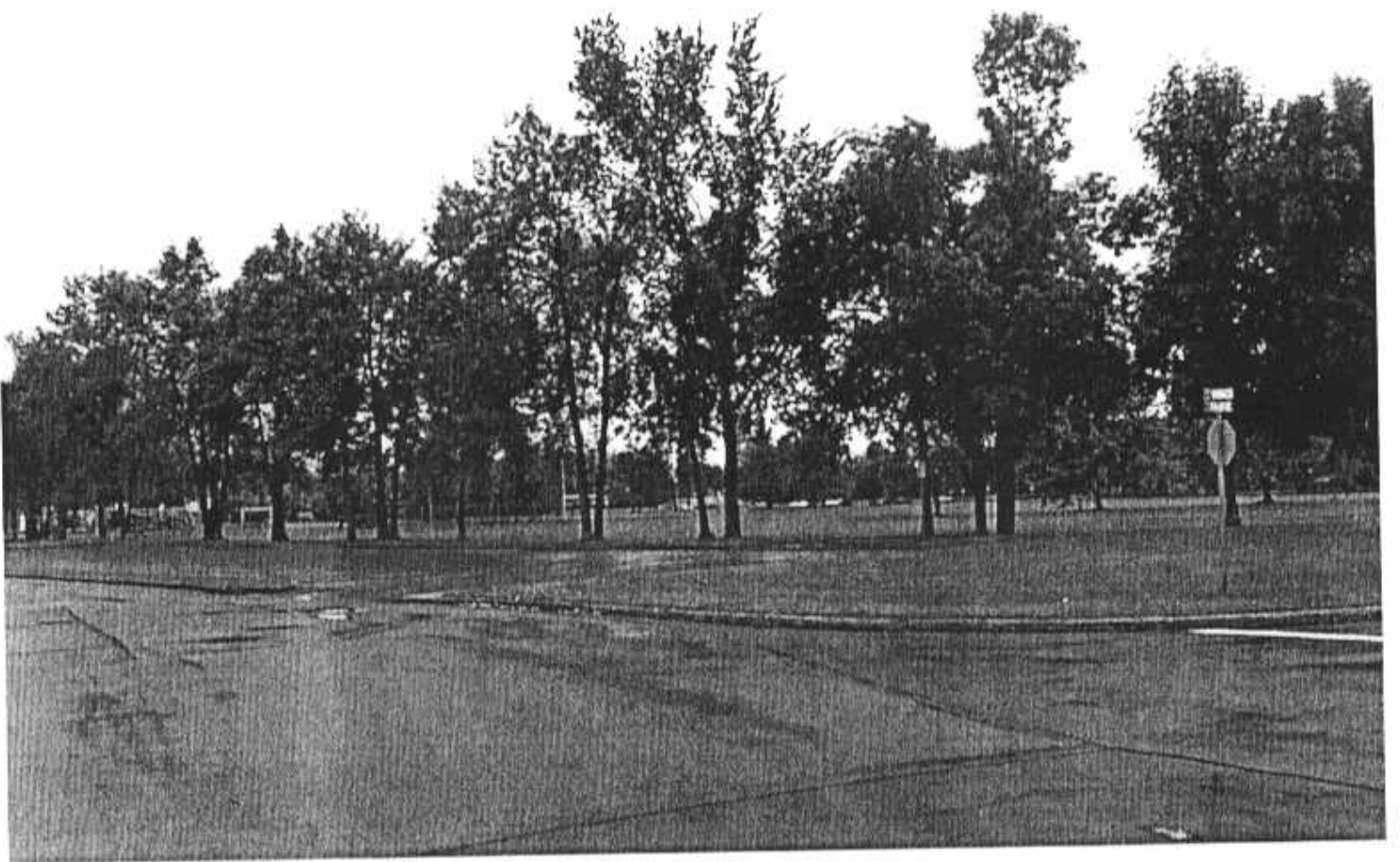
-175 -176

306-127

306-128



Westwood Park



Westwood Park



Learning Tree : Seville



Learning Tree : Seville