

1 SITE PLAN
A100 | 1:200

LEGAL DESCRIPTION:
PART LOT 31, CONCESSION 1, CUMBERLAND OLD SURVEY, PARTS 1, 2, 6, 7, 8, 9, 10, 11, AND 12, PLAN 4R-32177

REFERENCE SURVEY:
BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS O'SULLIVAN, VOLLEBECK LTD., DATED MAY 27, 2022.

MUNICIPAL ADDRESS:
3745 ST. JOSEPH BOULEVARD

DEVELOPMENT INFORMATION:

SITE AREA	2,502 m ²
BUILDING FOOTPRINT	1,072 m ²
GROSS FLOOR AREA	3,828 m ²
BUILDING HEIGHT	23.6 m (SIX STOREYS)
ZONE PROVISIONS (IL H(21))	AREA C SUBURBAN
SCHEDULE 1:	AREA C SUBURBAN
SCHEDULE 1A:	AREA C
SCHEDULE 2B:	RAPID TRANSIT STATIONS (EAST) DISTANCE EXCEEDS 600m.

UNIT MIX:

COMMERCIAL 1	81
COMMERCIAL 2	82
COMMERCIAL 3	94
COMMERCIAL 4	186
COMMERCIAL 5	85
COMMERCIAL 6	251
RESTAURANT	102
TOTAL COMMERCIAL GFA	881 m²
INSTRUCTIONAL	208 m ²
HOTEL SUITES	
BACHELOR HOTEL ROOM	42
ONE BEDROOM HOTEL ROOM	11
TWO BEDROOM HOTEL ROOM	8
TOTAL	61

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	No Minimum	40.14 m
MIN. LOT AREA	No Minimum	2,502 m ²
MAX. LOT COVERAGE	65%	43%
MIN. FRONT YARD SETBACK	7.5 m	7.5 m
MIN. REAR YARD SETBACK	7.5 m	8.5 m
MIN. INTERIOR YARD SETBACK		
East Lot Line	7.5 m	3.9 m
West Lot Line	7.5 m	9.68 m
MAX. BUILDING HEIGHT	21 m	23.6 m
FLOOR SPACE INDEX	2.0	1.52
MIN. WIDTH OF LANDSCAPED AREA		
Abutting a street	3.0 m	7.5 m
All other cases	No Minimum	N/A

ZONING PROVISION	REQUIRED	PROVIDED
CUMULATIVE GFA OF ADDITIONAL PERMITTED USES	2,999 m ² max	403 m ²
EACH ADDITIONAL PERMITTED USE NOT EXCEEDING 300m ²		
Day Program (Instructional)	300 m ²	208 m ²
Restaurant (1 - Cafe)	300 m ²	83 m ²
Restaurant (2 - Full Service)	300 m ²	102 m ²
ACCESSIBLE PARKING PROVISION RATES		
TOTAL No. PARKING SPACES	No. ACCESSIBLE SPACES REQUIRED	No. TYPE A, No. TYPE B
76 - 100	4	2, 2
Five (5) accessible parking spots provided. Two (2) Type A, three (3) Type B.		

VEHICLE PARKING + LOADING	REQUIRED	PROVIDED
HOTEL		
Commercial 6 (Co-Working Space)	61	61
Atrium / Multi-Purpose Space		
Commercial 4 (Gym Space)		
COMMERCIAL 1 (Retail)	3	2
COMMERCIAL 2 (Cafe)	4	3
COMMERCIAL 3 (Retail)	3	-
COMMERCIAL 5 (Retail)	3	-
RESTAURANT (Full-Service)	10	8
DAY PROGRAM (Instructional)	7	6
TOTAL	91 spaces	80 spaces
BICYCLE PARKING		
HOTEL	1.7	3
COMMERCIAL 1	0.3	2
COMMERCIAL 2 (Cafe)	0.3	4
COMMERCIAL 3 (Retail)	0.4	2
COMMERCIAL 5 (Retail)	0.4	2
RESTAURANT (Full-Service)	0.5	6
DAY PROGRAM (Instructional)	1	1
TOTAL	5	20

SITE PLAN GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- CONCRETE PAD, GAS METER (NEIGHBOUR)
- AIR CONDITIONER (NEIGHBOUR)
- ROOF LADDER (NEIGHBOUR)
- FIRE HYDRANT TO BE RELOCATED
- NEW FIRE HYDRANT LOCATION
- BICYCLE PARKING 500x1500mm (20 SPACES TOTAL)
- ELECTRICAL TRANSFORMER ON CONCRETE PAD 3880mm W x 3880mm L (TBC)
- TWSI
- SPEED BUMP
- BUILDING OVERHEAD
- EXTENT OF UNDERGROUND STRUCTURE

SITE PLAN LEGEND:

	EXISTING BUILDING
	ASPHALT PAVING
	NEW GRASS
	CONCRETE SIDEWALK
	CONCRETE PAD
	PAVER TYPE 1
	PAVER TYPE 2
	PAVER TYPE 3
	EMERGENCY EXIT
	SERVICE DOORS
	BUILDING MAIN ENTRANCE
	PROPERTY LINE
	SET BACKS
	FENCE AND VINE PER LANDSCAPE
	NEW DOMESTIC WATER
	NEW SANITARY
	NEW STORM
	NEW ELECTRICAL SERVICE (BELOW GRADE)
	GAS
	SWALE
	CATCH BASIN
	CATCH BASIN EXISTING
	LIGHT STANDARD
	LIGHT STANDARD EXISTING
	FIRE HYDRANT
	FIRE HYDRANT EXISTING
	MANHOLE
	MANHOLE EXISTING
	UTILITY POLE
	UTILITY POLE EXISTING
	CUSTOM SYMBOL
	CUSTOM SYMBOL EXISTING
	SIAMESE CONNECTION
	DROPPED CURB
	NEW TREE
	NEW SHRUB

STAMP

2	2023/10/06	Re-issued for SPC Approval
1	2023/05/12	Issued for Site Plan Control
REV DATE	ISSUE	

NOTES

- OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

13890767 Canada Inc.

3735 Saint Joseph Boulevard
Unit #1, Ottawa
ON, K1C 1T1, CANADA

PROJECT

3745 ST JOSEPH

3745 St. Joseph Ave, Orleans, ON

TITLE

SITE PLAN

PROJECT NO: 220980
DRAWN: CLY/C
APPROVED: DH/CL
SCALE: 1 : 200
DATE PRINTED: 2023-10-06 12:08:42 PM

REV DRAWING NO.
2 A100

D07-12-23-0059



STAMP

2	2023/10/06	Re-issued for SPC Approval
1	2023/05/12	Issued for Site Plan Control

NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

13890767 Canada Inc.

3735 Saint Joseph Boulevard
Unit #1, Ottawa
ON, K1C 1T1, CANADA

PROJECT

3745 ST JOSEPH

3745 St. Joseph Ave, Orleans, ON

TITLE

PARKING LEVELS
FLOOR PLANS

PROJECT NO: 220980
DRAWN: CLYC
APPROVED: DH/CL
SCALE: As indicated
DATE PRINTED: 2023-10-06 12:08:44 PM

REV DRAWING NO.

2 A200



1 P3 PARKING LEVEL
A200 | 1:200

FLOOR PLAN NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

PROGRAMMING LEGEND:

[Red Box]	COMMON SPACE
[Cyan Box]	ATRIUM / EVENT SPACE
[Yellow Box]	COMMERCIAL SPACE
[Purple Box]	COMMUNITY SPACE
[Blue Box]	HOTEL
[Green Box]	UTILITY + SERVICES



2 P2 PARKING LEVEL
A200 | 1:200

FLOOR PLAN KEYNOTES:

- 1 CANOPY ABOVE
- 2 PERGOLA ABOVE
- 3 SPANDREL GLASS PANEL

SUITE BREAKDOWN

SUITE TYPE	FLOOR LEVEL				TOTAL
	THIRD	FOURTH	FIFTH	SIXTH	
BACHELOR	11	11	11	9	42
1 BEDROOM	3	3	3	2	11
2 BEDROOM	2	2	2	2	8
TOTAL	16	16	16	13	61



3 P1 PARKING LEVEL
A200 | 1:200



STAMP

2	2023/10/06	Re-issued for SPC Approval
1	2023/05/12	Issued for Site Plan Control

NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

13890767 Canada Inc.

3735 Saint Joseph Boulevard
Unit #1, Ottawa
ON, K1C 1T1, CANADA

PROJECT

3745 ST JOSEPH

3745 St. Joseph Ave, Orleans, ON

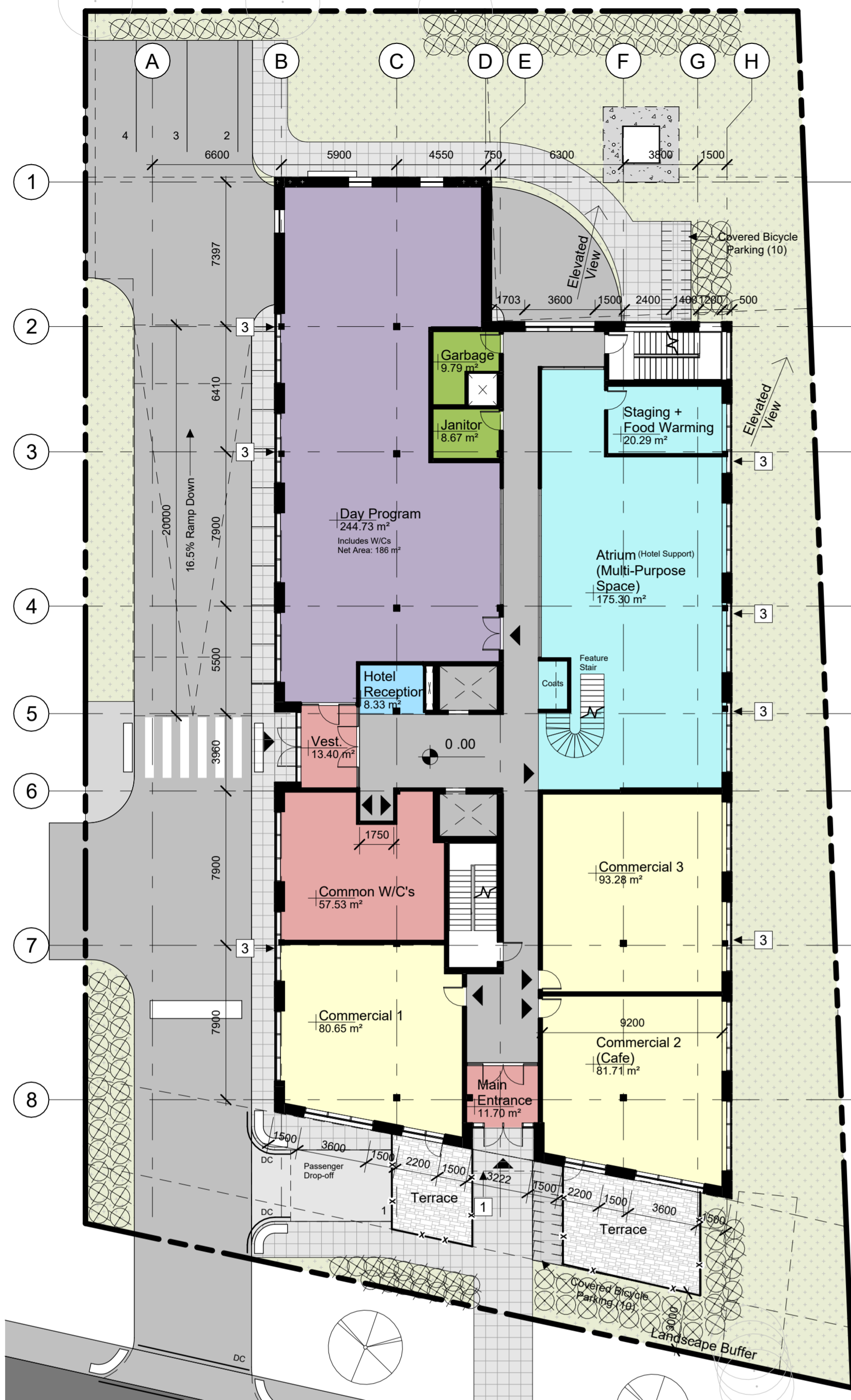
TITLE

PODIUM LEVEL
FLOOR PLANS

PROJECT NO: 220980
DRAWN: CLYC
APPROVED: DH/CL
SCALE: As indicated
DATE PRINTED: 2023-10-06 12:08:46 PM

REV DRAWING NO.

2 A201

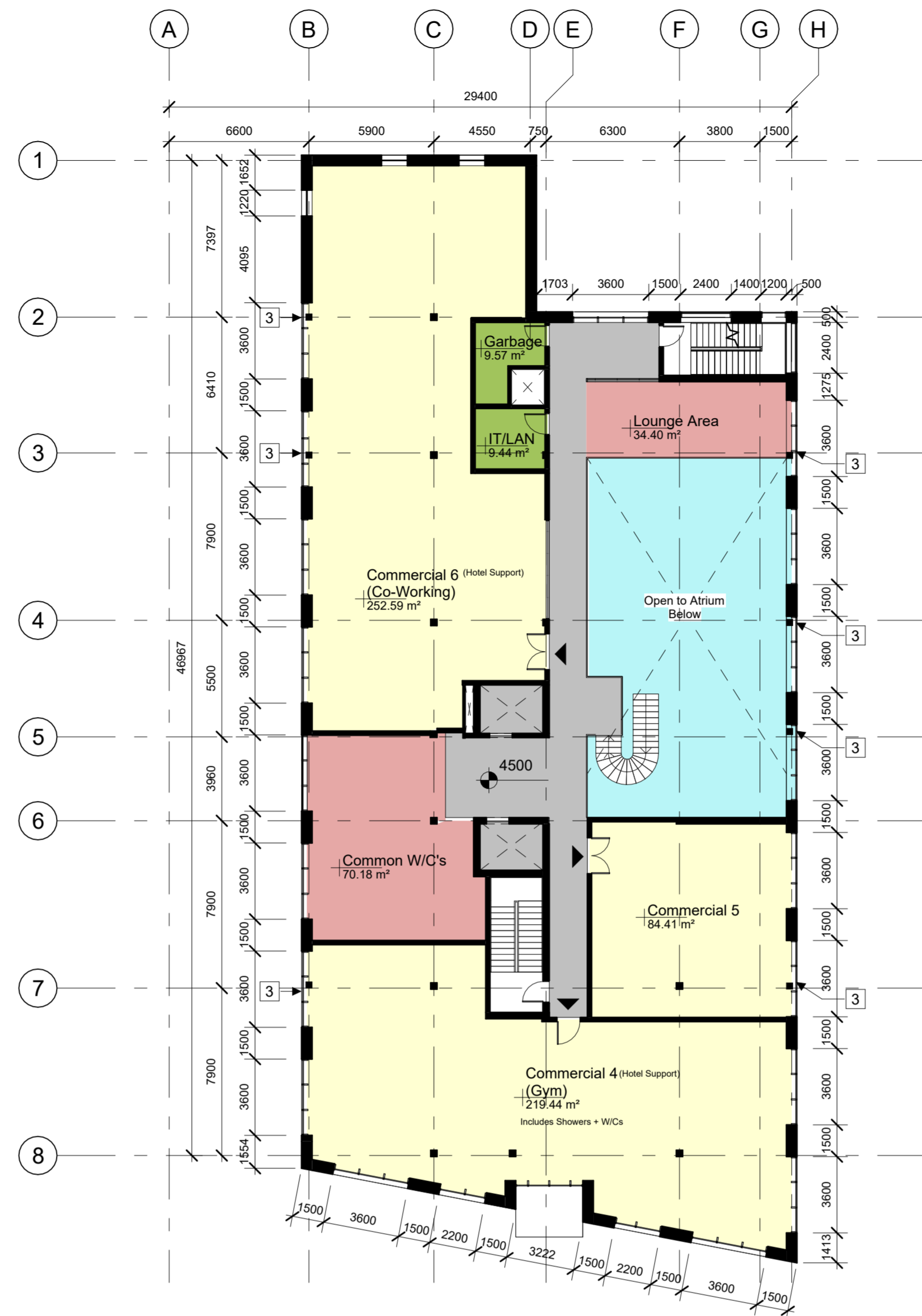


1 GROUND FLOOR
A201 | 1:200

- FLOOR PLAN NOTES:**
1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
 2. DO NOT SCALE THIS DRAWING
 3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
 4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
 5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
 6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
 7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
 8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
 9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

PROGRAMMING LEGEND:

- COMMON SPACE
- ATRIUM / EVENT SPACE
- COMMERCIAL SPACE
- COMMUNITY SPACE
- HOTEL
- UTILITY + SERVICES



2 SECOND FLOOR
A201 | 1:200

- FLOOR PLAN KEYNOTES:**
- 1 CANOPY ABOVE
 - 2 PERGOLA ABOVE
 - 3 SPANDREL GLASS PANEL

SUITE BREAKDOWN

SUITE TYPE	FLOOR LEVEL				TOTAL
	THIRD	FOURTH	FIFTH	SIXTH	
BACHELOR	11	11	11	9	42
1 BEDROOM	3	3	3	2	11
2 BEDROOM	2	2	2	2	8
TOTAL	16	16	16	13	61



3 TYPICAL HOTEL FLOORS
A201 | 1:200