

**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:	UNIT MIX:
SITE AREA 2,502 m <sup>2</sup>	COMMERCIAL 1 81
BUILDING FOOTPRINT 1,072 m <sup>2</sup>	COMMERCIAL 2 82
GROSS FLOOR AREA 3,791 m <sup>2</sup>	COMMERCIAL 3 93
BUILDING HEIGHT 23.6 m (SIX STOREYS)	COMMERCIAL 4 186
ZONE PROVISIONS (IL H(21))	COMMERCIAL 5 84
SCHEDULE 1: AREA C SUBURBAN	COMMERCIAL 6 251
SCHEDULE 1A: AREA C	RESTAURANT 102
SCHEDULE 2B: RAPID TRANSIT STATIONS (EAST) DISTANCE EXCEEDS 600m.	<b>TOTAL COMMERCIAL GFA 879 m<sup>2</sup></b>
	INSTRUCTIONAL 171 m <sup>2</sup>
	<b>HOTEL SUITES</b>
	BACHELOR HOTEL ROOM 42
	ONE BEDROOM HOTEL ROOM 11
	TWO BEDROOM HOTEL ROOM 8
	<b>TOTAL 61</b>

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	No Minimum	40.14 m
MIN. LOT AREA	No Minimum	2,502 m <sup>2</sup>
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 <sup>2</sup> max	403 m <sup>2</sup>
EACH ADDITIONAL PERMITTED USE NOT EXCEEDING 300m <sup>2</sup>		
Day Program (Instructional)	300 m <sup>2</sup>	171 m <sup>2</sup>
Restaurant (1 - Cafe)	300 m <sup>2</sup>	83 m <sup>2</sup>
Restaurant (2 - Full Service)	300 m <sup>2</sup>	102 m <sup>2</sup>
<b>ACCESSIBLE PARKING PROVISION RATES</b>		
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	61	58
Commercial 6 (Co-Working Space)		
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)	6	6
<b>TOTAL (Part 4, Section 104)</b>	<b>90 spaces</b>	<b>77 spaces</b>
(Shared Parking Provisions)	<b>86 spaces</b>	<b>77 spaces</b>
<b>BICYCLE PARKING</b>		
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
<b>TOTAL</b>	<b>5</b>	<b>20</b>

**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
- CONCRETE CURB

**SITE PLAN LEGEND:**

	NOT IN CONTRACT
	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
	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

**CSV ARCHITECTS**

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MECHANICAL/ELECTRICAL ENGINEER  
 Smith + Anderson  
 1600 Carling Ave #530,  
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 (613) 230-1186

**McINTOSH PERRY**  
 CIVIL ENGINEER  
 McIntosh Perry  
 115 Walgreen Road  
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**JAMES B. LENNOX & ASSOCIATES INC.**  
 LANDSCAPE ARCHITECTS  
 James B. Lennox & Associates Inc.  
 3332 Carling Avenue,  
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**STAMP**

REV DATE	ISSUE
6 2024/04/11	Re-issued for SPC Approval
5 2024/03/27	Re-issued for SPC Approval
4 2024/02/07	Re-issued for SPC Approval
3 2023/12/19	Re-issued for SPC Approval
2 2023/10/06	Re-issued for SPC Approval
1 2023/05/12	Issued for Site Plan Control

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**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: 2024-04-11 1:30:10 PM

REV 6 DRAWING NO. A100 18974

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ON, K1C 1T1, CANADA

PROJECT

3745 ST JOSEPH

3745 St. Joseph Ave, Orleans, ON

TITLE

PARKING LEVELS  
FLOOR PLANS

PROJECT NO: 220980  
DRAWN: CL/YC  
APPROVED: DH/CL  
SCALE: As indicated  
DATE PRINTED: 2024-04-11 1:30:11 PM

REV DRAWING NO.

6 A200  
18974

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3 P1 PARKING LEVEL  
A200 | 1:200



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
<b>TOTAL</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>13</b>	<b>61</b>



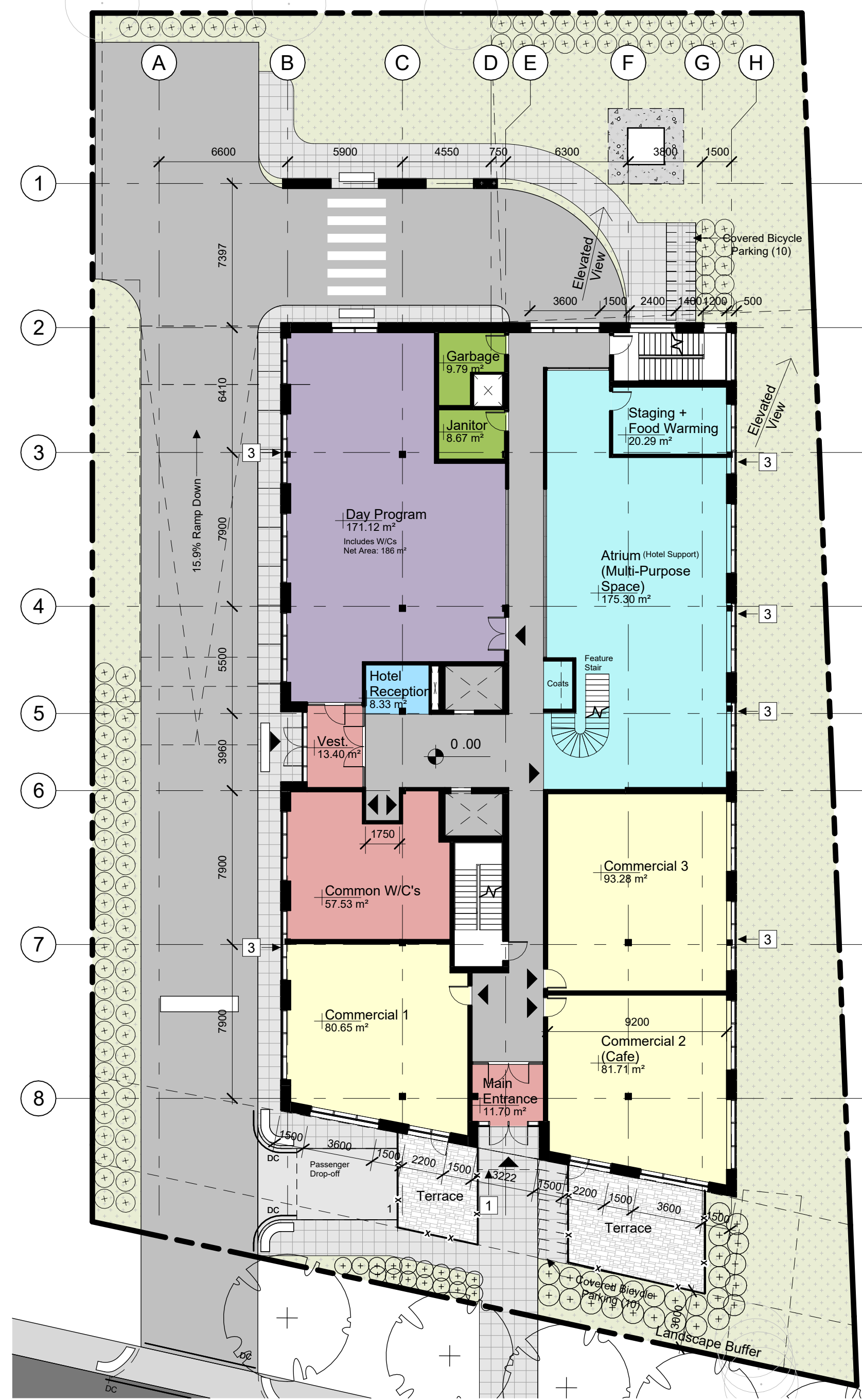
1 P3 PARKING LEVEL  
A200 | 1:200

FLOOR PLAN NOTES:

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PROGRAMMING LEGEND:

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



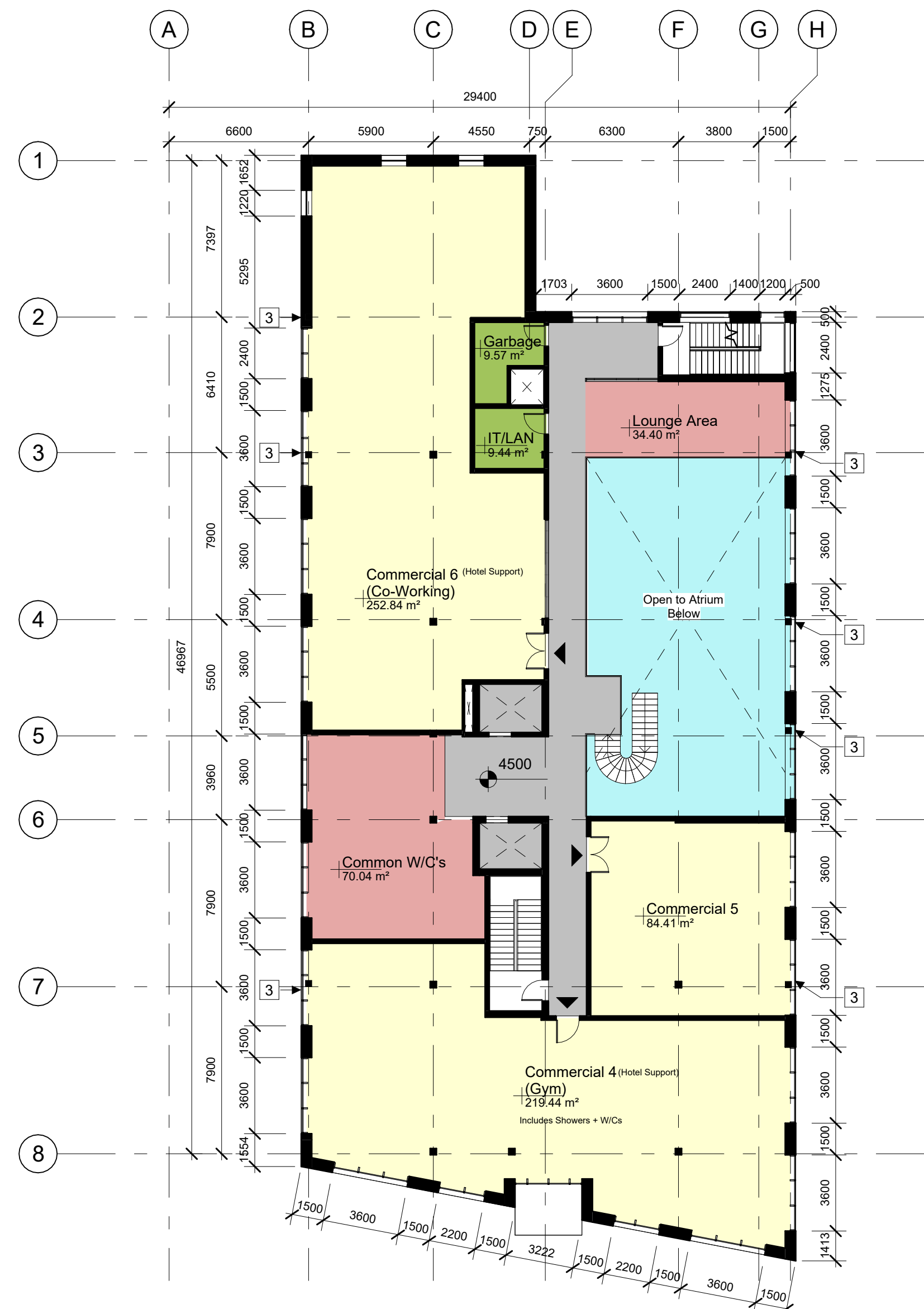
**1 GROUND FLOOR**  
A201 | 1:200

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**PROGRAMMING LEGEND:**

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- 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**

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	THIRD	FOURTH	FIFTH	SIXTH	
BACHELOR	11	11	11	9	42
1 BEDROOM	3	3	3	2	11
2 BEDROOM	2	2	2	2	8
<b>TOTAL</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>13</b>	<b>61</b>



**3 TYPICAL HOTEL FLOORS**  
A201 | 1:200



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FLOOR PLANS**

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