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PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By sevignyo at 9:03 am, Aug 01, 2024

SITE PLAN GENERAL 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

SITE PLAN KEYNOTES:

- 1 CONCRETE PAD, GAS METER (NEIGHBOUR)
- 2 AIR CONDITIONER (NEIGHBOUR)
- 3 ROOF LADDER (NEIGHBOUR)
- 4 FIRE HYDRANT TO BE RELOCATED
- 5 NEW FIRE HYDRANT LOCATION
- 6 BICYCLE PARKING 500x1500mm (20 SPACES TOTAL)
- 7 ELECTRICAL TRANSFORMER ON CONCRETE PAD 3880mm W x 3880mm L (TBC)
- 8 TWSI
- 9 SPEED BUMP
- 10 BUILDING OVERHEAD
- 11 EXTENT OF UNDERGROUND STRUCTURE
- 12 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
- 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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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

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.
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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

SITE PLAN

PROJECT NO: 220980
 DRAWN: CLY/C
 APPROVED: DH/CL
 SCALE: 1 : 200
 DATE PRINTED: 2024-04-11 1:30:10 PM

REV DRAWING NO.

6 A100 18974

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, VOLLEBEK 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	3,791 m ²
BUILDING HEIGHT	23.6 m (SIX STOREYS)
ZONE PROVISIONS (IL H(21))	
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	93
COMMERCIAL 4	186
COMMERCIAL 5	84
COMMERCIAL 6	251
RESTAURANT	102
TOTAL COMMERCIAL GFA	879 m²
INSTRUCTIONAL	171 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	171 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
76 - 100	4	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
TOTAL (Part 4, Section 104)	90 spaces	77 spaces
(Shared Parking Provisions)	86 spaces	77 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

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