

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	3,791 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 300m²		
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, 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
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

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

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McIntosh Perry
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REV DATE	ISSUE
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

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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: 2024-02-07 9:28:29 AM

REV DRAWING NO.

4 A100 18974

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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
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18974

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3 P1 PARKING LEVEL
A200 | 1:200



2 P2 PARKING LEVEL
A200 | 1:200

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

FLOOR PLAN KEYNOTES:

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

PROGRAMMING LEGEND:

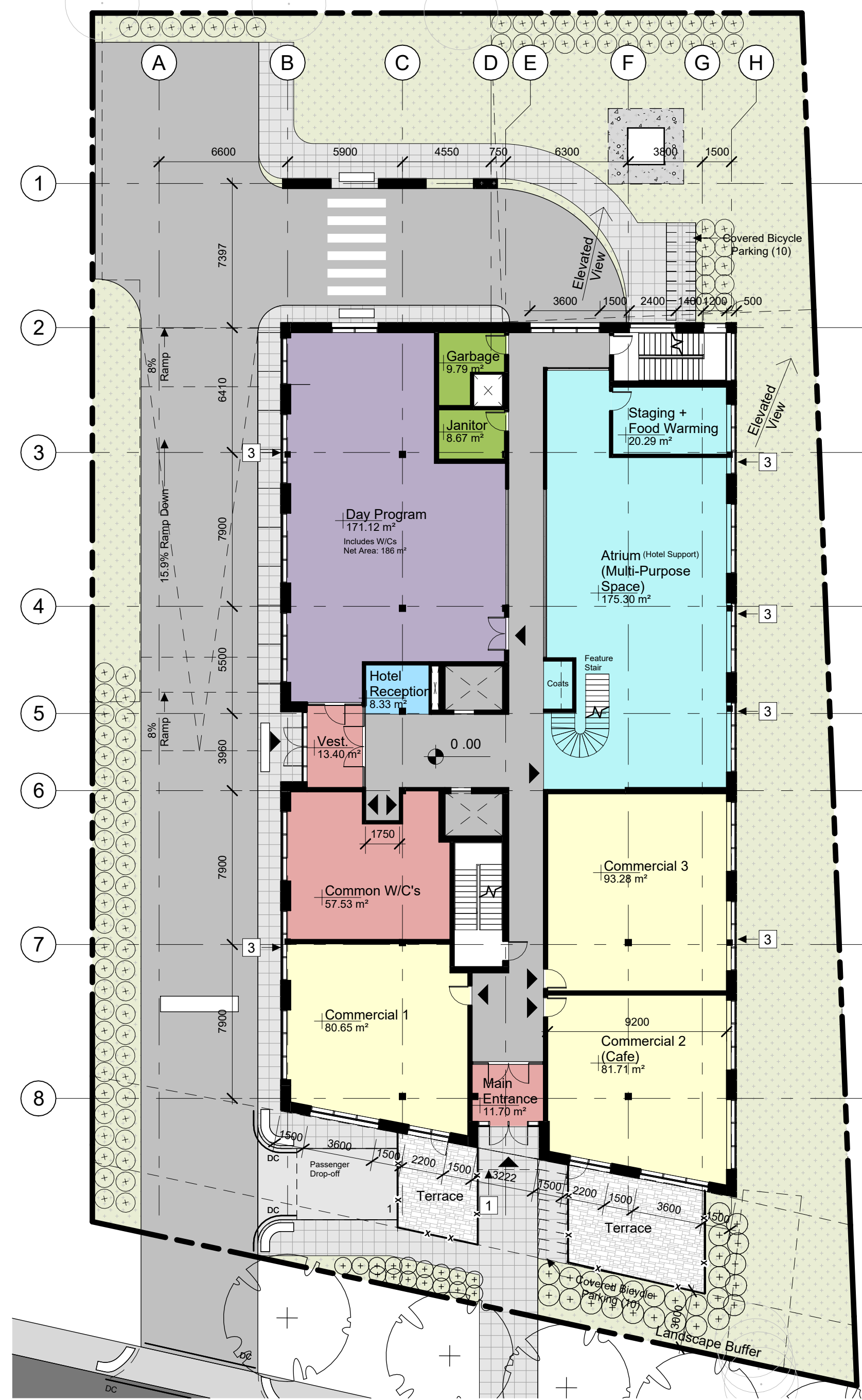
- COMMON SPACE
- ATRIUM / EVENT SPACE
- COMMERCIAL SPACE
- COMMUNITY SPACE
- HOTEL
- UTILITY + SERVICES



1 P3 PARKING LEVEL
A200 | 1:200

FLOOR PLAN NOTES:

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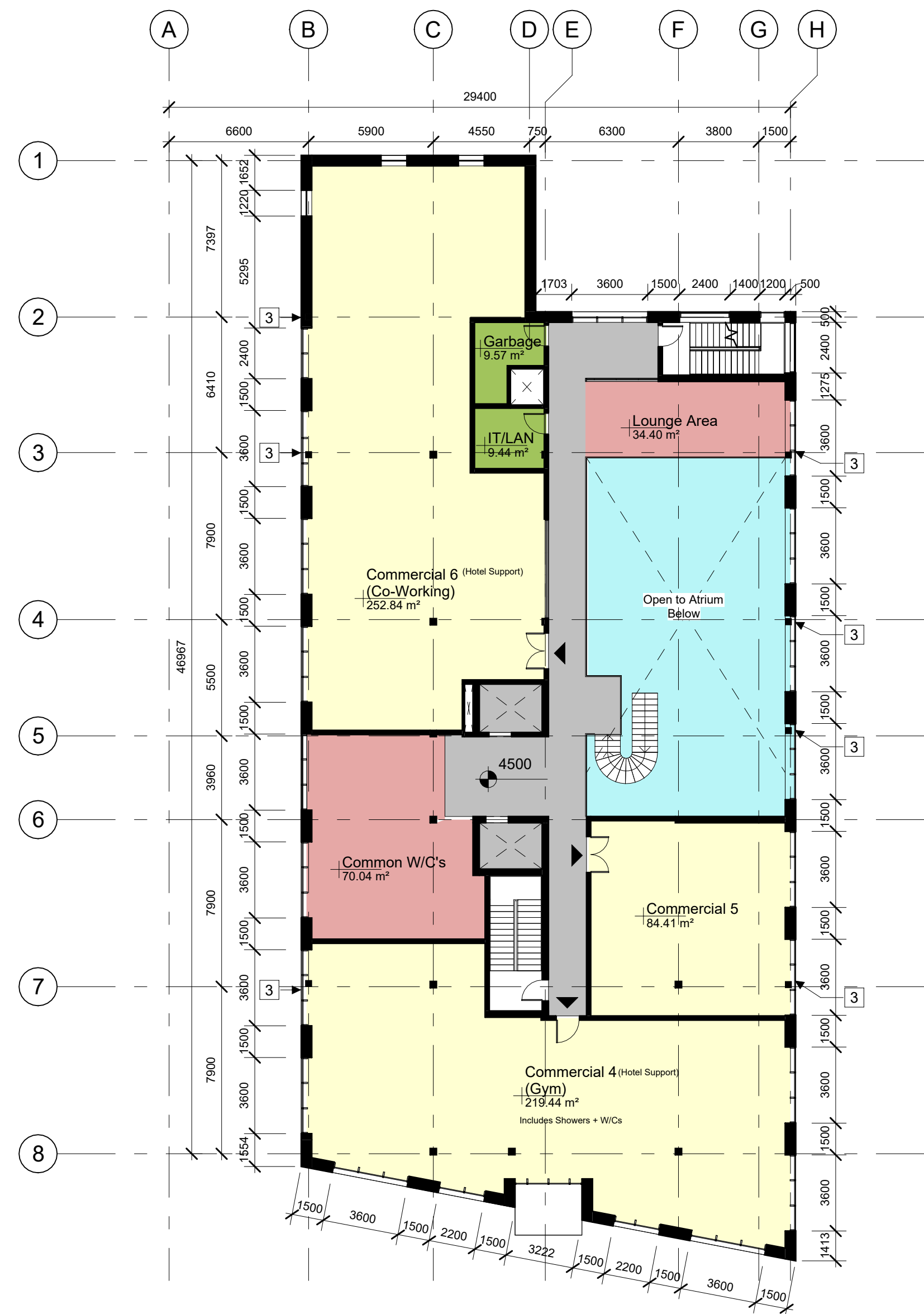
1 GROUND FLOOR
A201 | 1:200

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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



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PROJECT

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3745 St. Joseph Ave, Orleans, ON

TITLE

**PODIUM LEVEL
FLOOR PLANS**

PROJECT NO: 220980
DRAWN: CL/YC
APPROVED: DH/CL
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PROJECT

3745 ST JOSEPH

3745 St. Joseph Ave, Orleans, ON

TITLE

ELEVATIONS

PROJECT NO: 220980
DRAWN: CLYC
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SCALE: 1 : 200
DATE PRINTED: 2024-02-06 5:59:47 PM

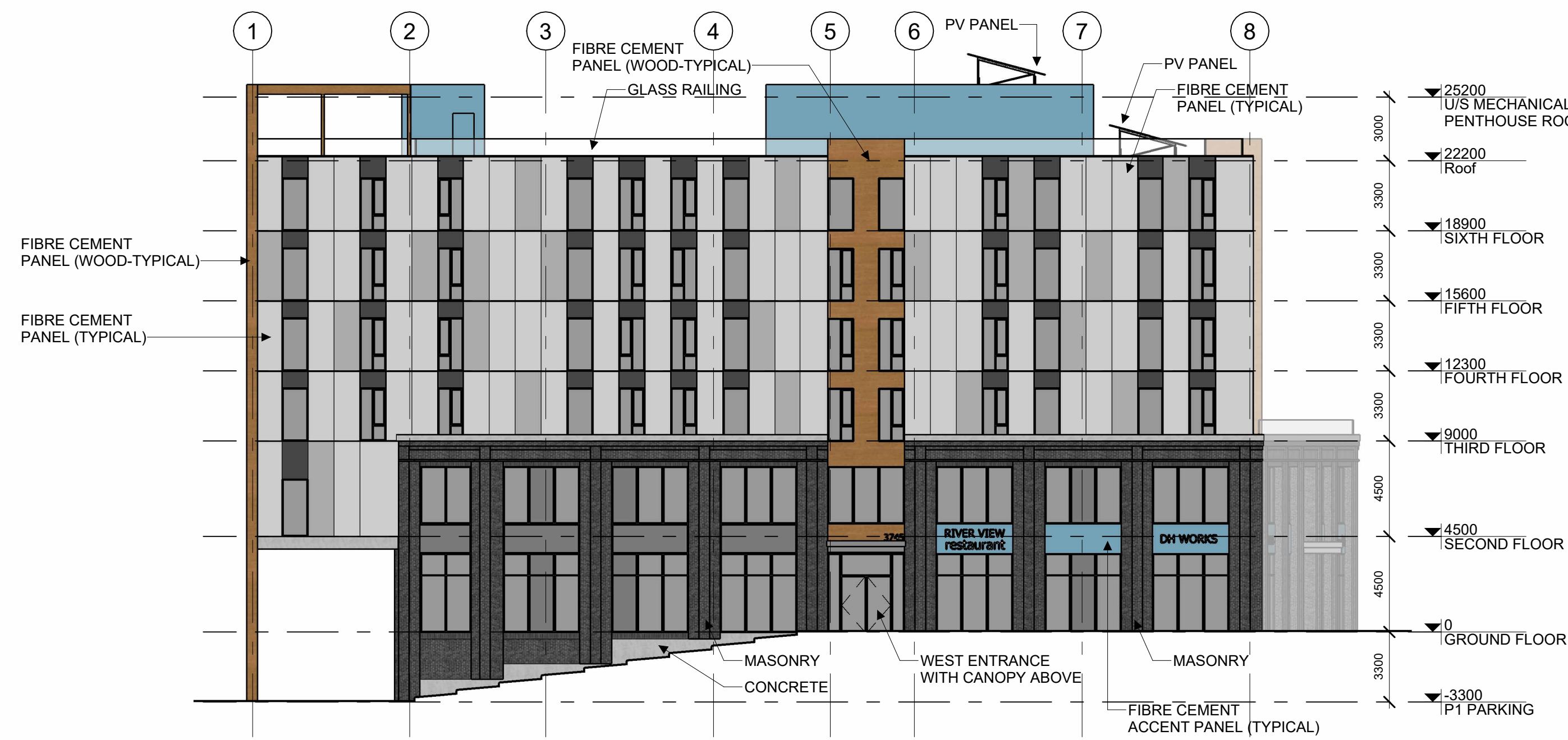
REV DRAWING NO.

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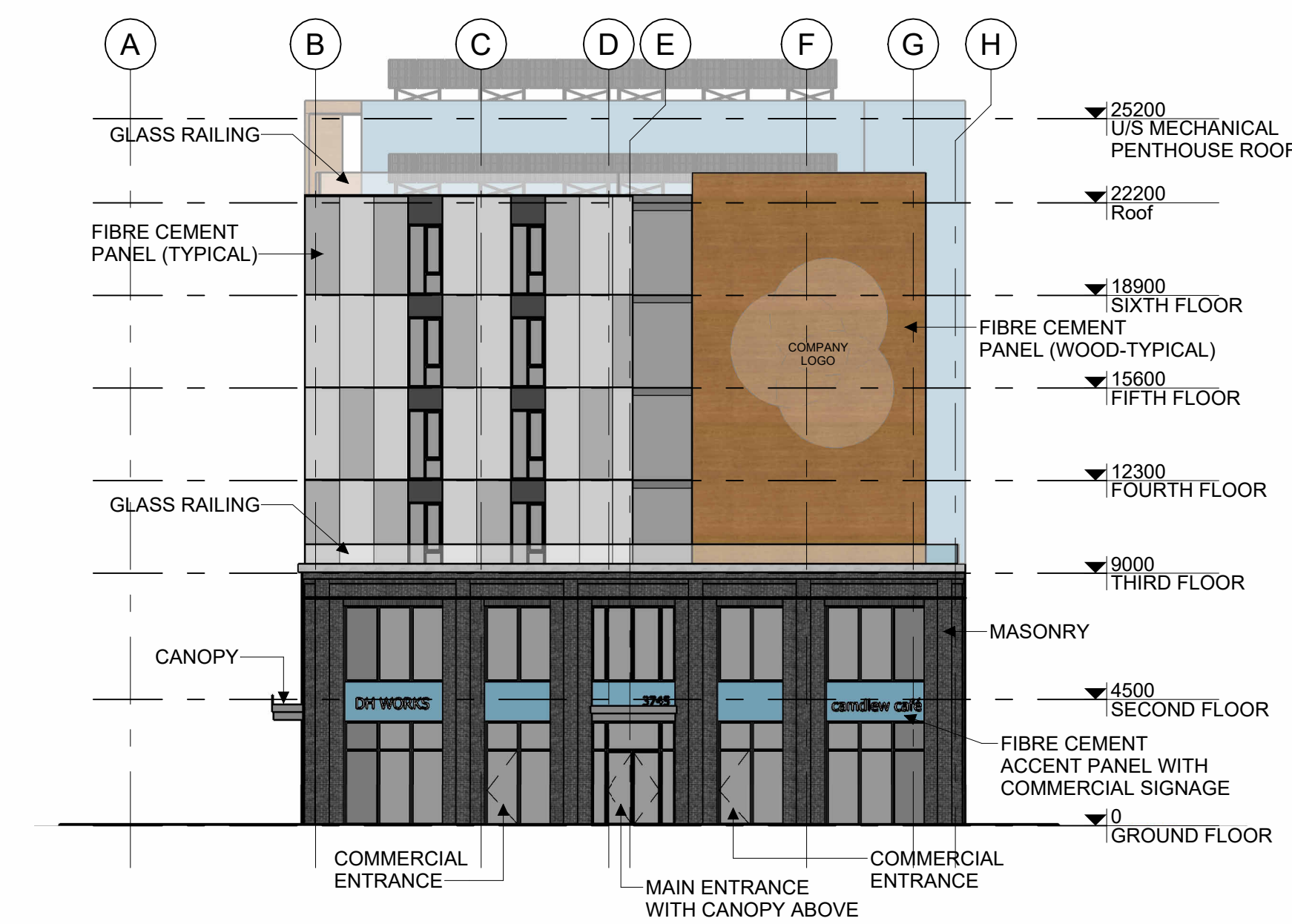
A300

18974

D07-12-23-0059



1 WEST ELEVATION
A300 | 1:200



2 SOUTH ELEVATION
A300 | 1:200



3 EAST ELEVATION
A300 | 1:200



4 NORTH ELEVATION
A300 | 1:200



5 BUILDING SECTION
A300 | 1:200