

### 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, VOLLEBEKK ZONE PROVISIONS LTD., DATED MAY 27, 2022.

#### MUNICIPAL ADDRESS:

3745 ST. JOSEPH BOULEVARD

#### **DEVELOPMENT INFORMATION:**

SITE AREA BUILDING FOOTPRINT GROSS FLOOR AREA BUILDING HEIGHT SCHEDULE 1: SCHEDULE 1A: SCHEDULE 2B:

2,502 m<sup>2</sup> 1,072 m<sup>2</sup> 3,828 m<sup>2</sup> 23.6 m (SIX STOREYS) (IL H(21)) AREA C SUBURBAN AREA C

DISTANCE EXCEEDS 600m.

## <u>UNIT MIX:</u>

COMMERCIAL 1 COMMERCIAL 2 COMMERCIAL 3 COMMERCIAL 4 COMMERCIAL 5 COMMERCIAL 6 RESTAURANT TOTAL COMMERCIAL GFA

INSTRUCTIONAL

HOTEL SUITES BACHELOR HOTEL ROOM

81

82

94

186

251

102

881 m<sup>2</sup>

208 m<sup>2</sup>

42

61

85

RAPID TRANSIT STATIONS (EAST) ONE BEDROOM HOTEL ROOM 11 TWO BEDROOM HOTEL ROOM 8 TOTAL

ZONING PROVISION	REQUIRED	PROVIDED	ZONING PROVISION	REQUIRED	<u>PROVIDED</u>	VEHICLE PARKING + LOADING
MIN. LOT WIDTH	No Minimum	40.14 m	CUMULTIVE GFA OF ADD PERMITTED USES	ITIONAL 2,999 m <sup>2</sup> ma	ax 403 m <sup>2</sup>	HOTEL Commercial 6 (Co-Working Space)
MIN. LOT AREA	No Minimum	2,502 m <sup>2</sup>	EACH ADDITIONAL PERM	IITTED		Atrium / Multi-Pupose Space Commercial 4 (Gym Space)
MAX. LOT COVERAGE	65%	43%	USE NOT EXCEEDING 30 Day Program (Instructional)	0m²	208 m <sup>2</sup>	COMMERCIAL 1 (Retail)
MIN. FRONT YARD SETBACK	7.5 m	7.5 m	Restuarant (1 - Cafe) Restaurant (2 - Full Service	300 m <sup>2</sup>	83 m <sup>2</sup> 102 m <sup>2</sup>	COMMERCIAL 2 (Cafe) COMMERCIAL 3 (Retail)
MIN. REAR YARD SETBACK	7.5 m	8.5 m	, ,	,		COMMERCIAL 5 (Retail) RESTAURANT (Full-Service)
MIN. INTERIOR YARD SETBACK						DAY PROGRAM (Instructional)
East Lot Line	7.5 m	3.9 m				TOTAL
West Lot Line	7.5 m	9.68 m				
			ACCESSIBLE PARKING P	ROVISION RATES		BICYCLE PARKNG
MAX. BUILDING HEIGHT	21 m	23.6 m	TOTAL No.	No. ACCESSIBLE	<u>No. No.</u>	HOTEL COMMERCIAL 1
FLOOR SPACE INDEX	2.0	1.52	PARKING SPACES	SPACES REQUIRED	<u>TYPE A</u> <u>TYPE B</u>	COMMERCIAL 2 (Cafe)
MIN. WIDTH OF LANDSCAPED AR	EA		76 - 100	4	2 2	COMMERCIAL 3 (Retail) COMMERCIAL 5 (Retail)
Abutting a street	3.0 m	7.5 m	Five (5) accessible parking	spots provided.		RESTAURANT (Full-Service)
All other cases	No Minimum	N/A	Two (2) Type A, three (3) T			DAY PROGRAM (Instructional) TOTAL

### 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

### <u>SITE PLAN LEGEND:</u>

	EXISTING BUILDING
	ASPHALT PAVING
+ + + + + + + + + + + + + + + + + + +	NEW GRASS
	CONCRETE SIDEWALK
	CONCRETE PAD
	PAVER TYPE 1
	PAVER TYPE 2
	PAVER TYPE 3
	EMERGENCY EXIT
	SERVICE DOORS
$\bigtriangleup$	BUILDING MAIN ENTRANCE
	SET BACKS FENCE AND VINE PER LANDSCAPE
-WTR-WTR-	NEW DOMESTIC WATER
-SAN-SAN-	NEW SANITARY
—st—st—	NEW STORM
—H——H—	NEW ELECTRICAL SERVICE (BELOW GRADE)
—G——G—	GAS
	SWALE
СВ	CATCH BASIN
EX CB	CATCH BASIN
¢⊖ LS	LIGHT STANDARD
∘⊖ EX LS	LIGHT STANDARD EXISTING
- - FH	FIRE HYDRANT
EX FH	FIRE HYDRANT EXISTING
⊗ <sub>MH</sub>	MANHOLE
⊗ <sup>EX</sup> MH	MANHOLE EXISTING
UP	UTILITY POLE
EX UP	UTILITY POLE EXISTING
⊖xx	CUSTOM SYMBOL
⊖ <sup>EX</sup> XX	CUSTOM SYMBOL EXISTING
	SIAMESE CONNECTION
(	DROPPED CURB
	NEW TREE

NEW SHRUB

<u>REQUIRED</u>

61

10

91 spaces

1.7

0.3

0.3

0.4

0.4 0.5

1

- 5

<u>PROVIDED</u>

61

80 spaces

20

# **CSV** ARCHITECTS

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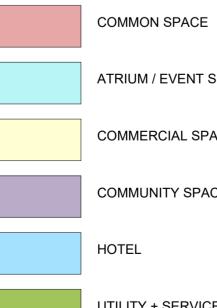
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<b>CSV</b> ARCHITECTS
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613.564.8118190 O'Connor Street, Suite 100www.csv.caOttawa, Ontario, K2P 2R3
STRUCTURAL ENGINEER WSP
2611 Queensview Drive, Suite 300 Ottawa, ON, K2B 8K2 (613) 829-2800
(013) 829-2000
MECHANICAL/ELECTRICAL ENGINEER
Smith + Anderson 1600 Carling Ave #530, Ottawa, ON K1Z 1G3
(613) 230-1186 <b>Smith + Andersen</b>
McINTOSH
115 Walgreen Road
R.R. 3 Carp, ON, K0A 1L0 (613) 836-2184 JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
James B. Lennox & Associates Inc. 3332 Carling Avenue,
Ottawa, Ontario, K2H 5A8 (613) 722-5168
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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: CL/YC APPROVED: DH/CL
SCALE:As indicatedDATE PRINTED:2023-10-06 12:08:44 PM
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SUITE BREAKDOWN					l
		FLOOR LEVEL			
SUITE TYPE	THIRD	FOURTH	FIFTH	SIXTH	TOTAL
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

<b>CSV</b> ARCHITECTS
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McINTOSH
CIVIL ENGINEER PERRY McIntosh Perry 115 Walgreen Road R.R. 3 Carp, ON, KOA 1L0 (613) 836-2184 JAMES B. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECT JAMES B. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECT James B. Lennox & Associates Inc. 3332 Carling Avenue, Ottawa, Ontario, K2H 5A8 (613) 722-5168
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2       2023/10/06       Re-Issued for SPC Approval         1       2023/05/12       Issued for Site Plan Control         REV DATE       ISSUE
<ul> <li>NOTES</li> <li>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.</li> <li>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.</li> <li>3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.</li> <li>4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.</li> <li>5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.</li> </ul>
CLIENT 13890767 Canada Inc.
3735 Saint Joseph Boulevard Unit #1, Ottawa ON, K1C 1T1, CANADA PROJECT <b>3745 ST JOSEPH</b>
3745 St. Joseph Ave, Orleans, ON
FLOOR PLANS
PROJECT NO:220980DRAWN:CL/YCAPPROVED:DH/CLSCALE:As indicatedDATE PRINTED:2023-10-06 12:08:46 PM
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