



  
**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

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

**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
- 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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**STRUCTURAL ENGINEER**  
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 2811 Queensview Drive, Suite 300  
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**MECHANICAL/ELECTRICAL ENGINEER**  
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 1600 Carling Ave #530,  
 Ottawa, ON K1Z 1G3  
 (613) 230-1186

**CIVIL ENGINEER**  
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 (613) 836-2184

**JAMES B. LENNOX & ASSOCIATES INC.**  
 LANDSCAPE ARCHITECTS

**LANDSCAPE ARCHITECT**  
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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**

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- 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: 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 <sup>2</sup>
BUILDING FOOTPRINT	1,072 m <sup>2</sup>
GROSS FLOOR AREA	3,791 m <sup>2</sup>
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
<b>TOTAL COMMERCIAL GFA</b>	<b>879 m<sup>2</sup></b>
INSTRUCTIONAL	171 m <sup>2</sup>
HOTEL SUITES	
BACHELOR HOTEL ROOM	42
ONE BEDROOM HOTEL ROOM	11
TWO BEDROOM HOTEL ROOM	8
<b>TOTAL</b>	<b>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
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
<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>

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