

1 SITE PLAN
A100 | 1:200

LEGAL DESCRIPTION:
PART OF LOT 30 CONCESSION 12 PART 1, 4R31503 IN THE CITY OF OTTAWA

REFERENCE SURVEY:
BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD., DATED MAY 27, 2022.

MUNICIPAL ADDRESS:
3745 ST. JOSEPH BOULEVARD

DEVELOPMENT INFORMATION:	UNIT MIX:
SITE AREA 2,502 m²	COMMERCIAL 1 81
BUILDING FOOTPRINT 1,080 m²	COMMERCIAL 2 82
GROSS FLOOR AREA 3,828 m²	COMMERCIAL 3 94
BUILDING HEIGHT 23.6 m (SIX STOREYS)	COMMERCIAL 4 186
ZONE PROVISIONS (IL H(21))	COMMERCIAL 5 85
SCHEDULE 1: AREA C SUBURBAN	COMMERCIAL 6 251
SCHEDULE 1A: AREA C	RESTAURANT 102
SCHEDULE 2B: RAPID TRANSIT STATIONS (EAST) DISTANCE EXCEEDS 600m.	TOTAL COMMERCIAL GFA 881 m²
	INSTRUCTIONAL 208 m²
	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 m²
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 m² max	403 m²
EACH ADDITIONAL PERMITTED USE NOT EXCEEDING 300m²		
Day Program (Instructional)	300 m²	208 m²
Restaurant (1 - Cafe)	300 m²	83 m²
Restaurant (2 - Full Service)	300 m²	102 m²

VEHICLE PARKING + LOADING	REQUIRED	PROVIDED
HOTEL		
Commercial 6 (Co-Working Space)	61	61
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)	7	6
TOTAL	91 spaces	80 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
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- 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)

SITE PLAN LEGEND:

- EXISTING BUILDING
- ASPHALT PAVING
- NEW GRASS
- CONCRETE SIDEWALK
- CONCRETE PAD
- MULCH/PLANTING
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- STONE DUST/SAND
- PAVER TYPE 1
- PAVER TYPE 2
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- SET BACKS
- FENCE PER LANDSCAPE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS
- SWALE
- CATCH BASIN
- LIGHT STANDARD
- LIGHT STANDARD EXISTING
- 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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MECHANICAL/ELECTRICAL ENGINEER
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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

SITE PLAN

PROJECT NO: 220980
DRAWN: CLY/C
APPROVED: DH/CL
SCALE: 1 : 200
DATE PRINTED: 2023-05-12 3:48:49 PM

REV DRAWING NO.
1 A100



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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
DATE PRINTED: 2023-05-12 3:48:51 PM

REV DRAWING NO.
1 A200



1 P3 PARKING LEVEL
A200 | 1:200

FLOOR PLAN NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
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PROGRAMMING LEGEND:

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



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
TOTAL	16	16	16	13	61



3 P1 PARKING LEVEL
A200 | 1:200



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PROJECT

3745 ST JOSEPH

3745 St. Joseph Ave, Orleans, ON

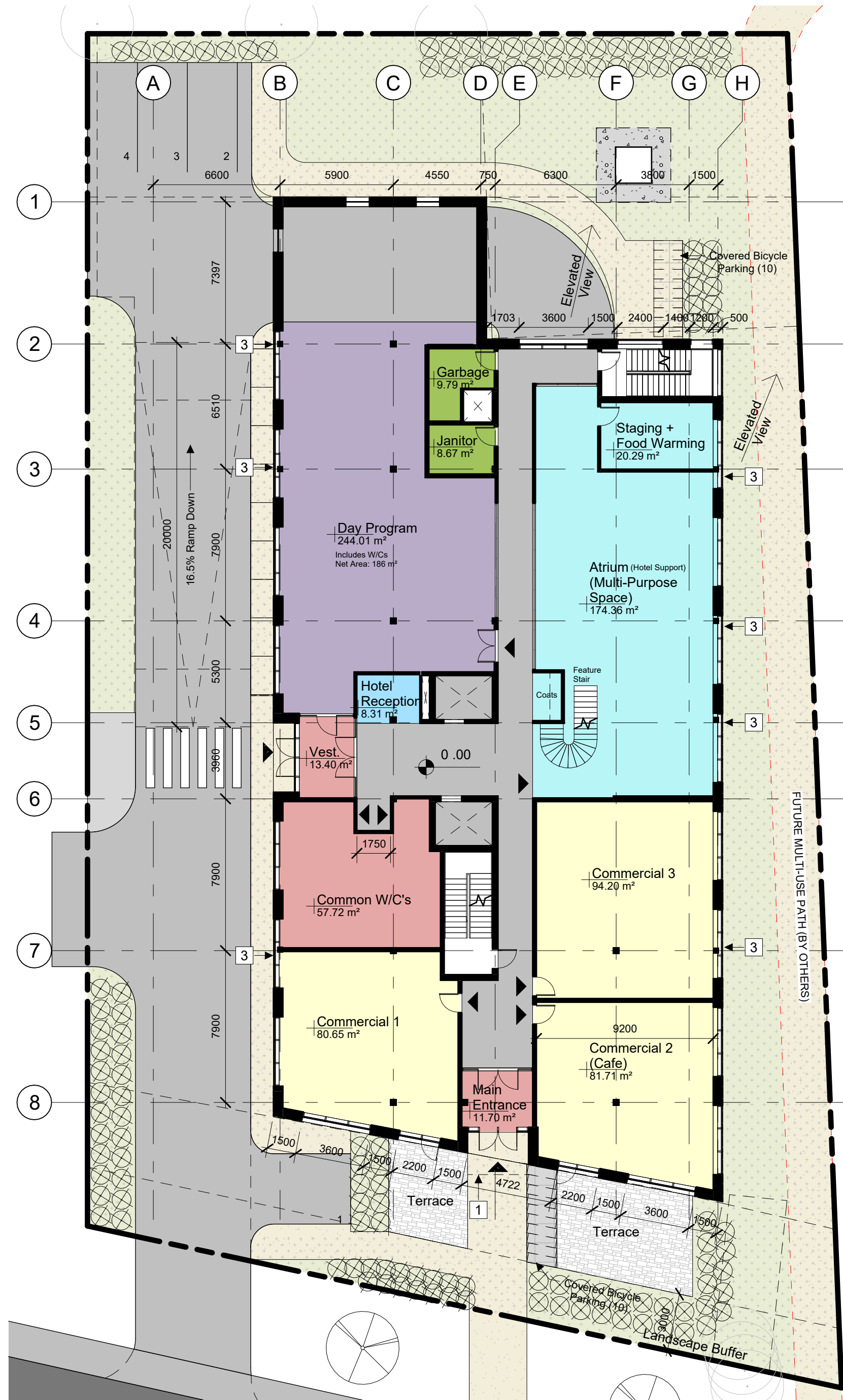
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**PODIUM LEVEL
FLOOR PLANS**

PROJECT NO: 220980
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1 A201

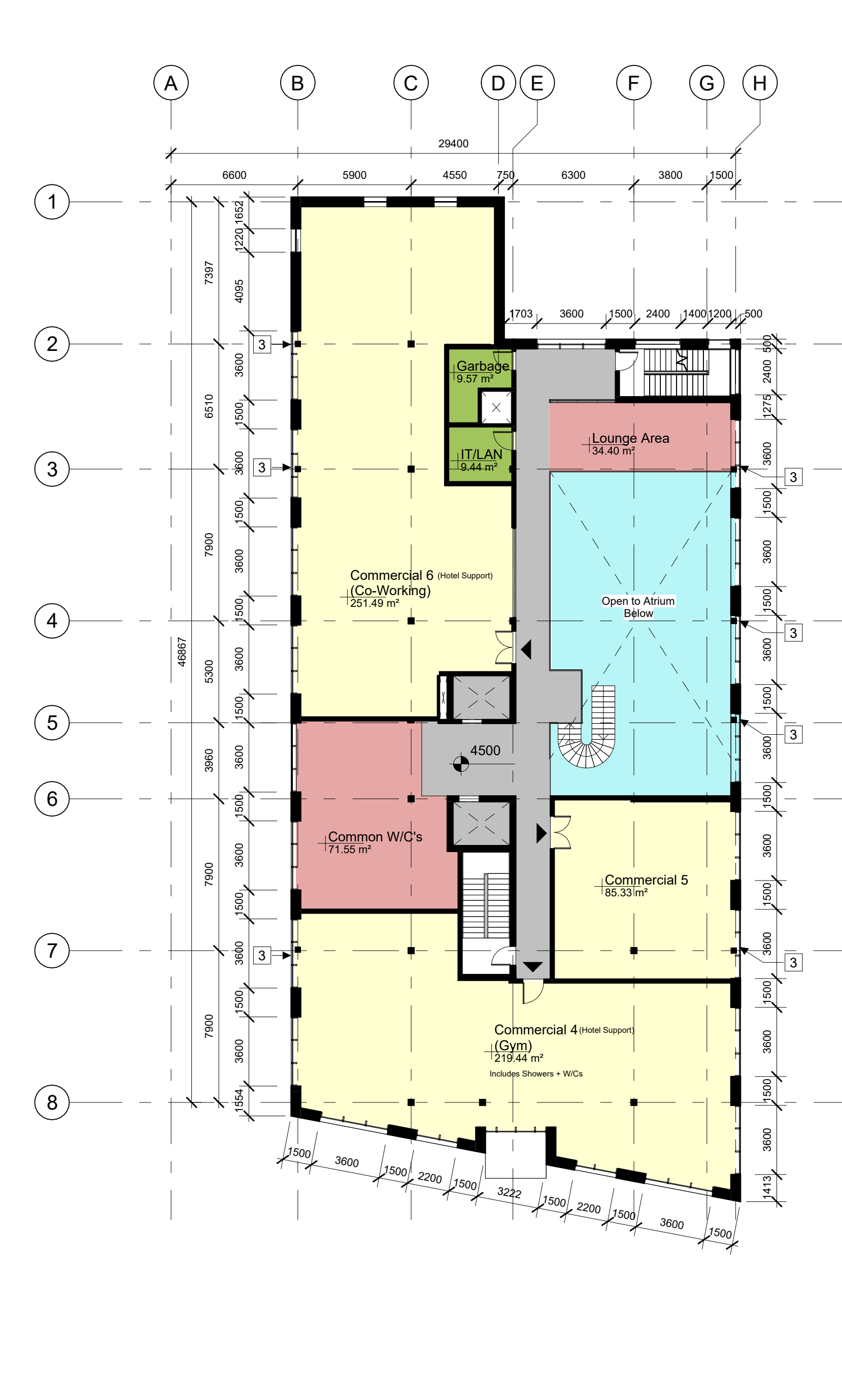


1 GROUND FLOOR
A201 | 1:200

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- 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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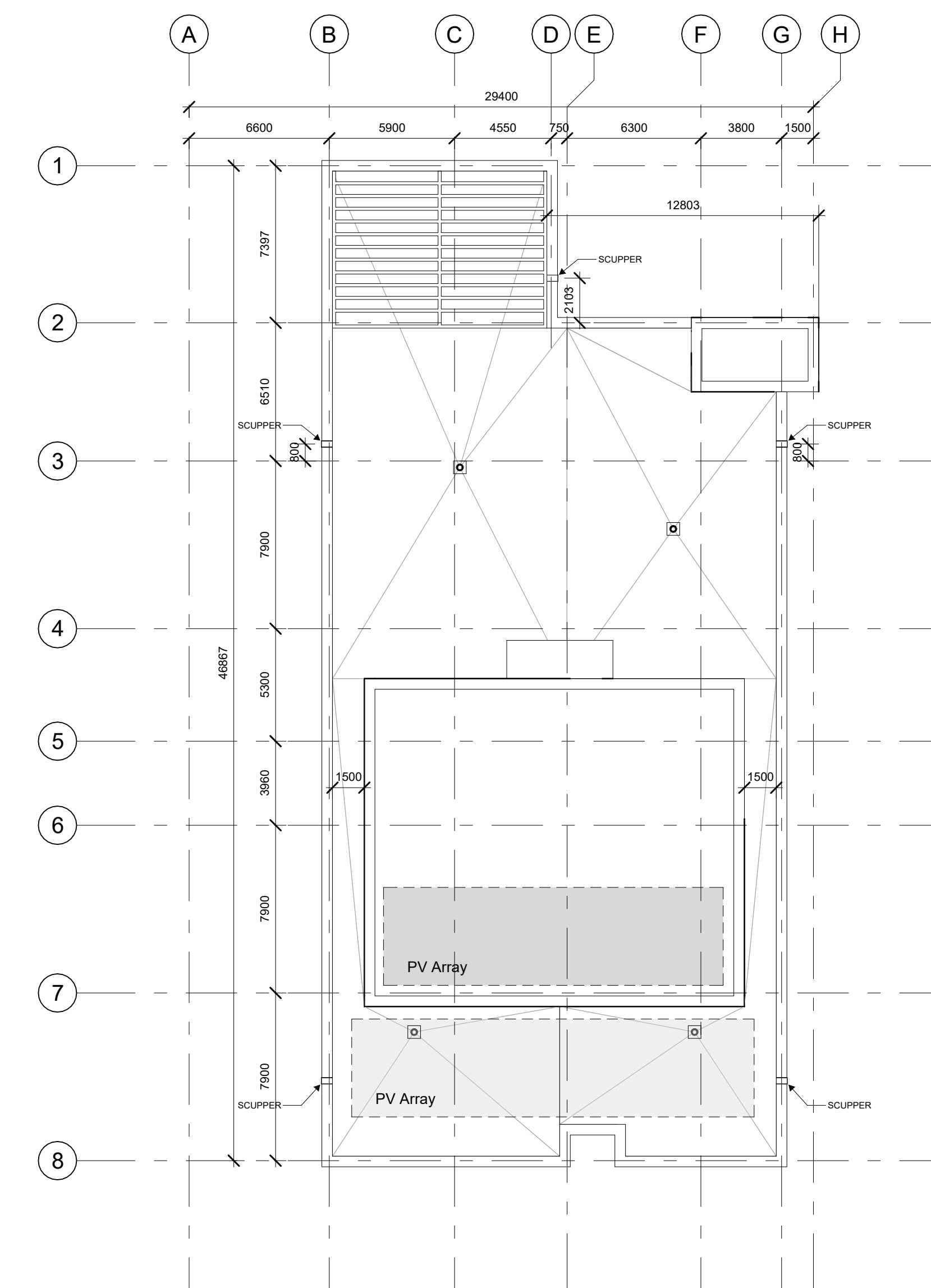
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UPPER LEVEL FLOOR PLANS

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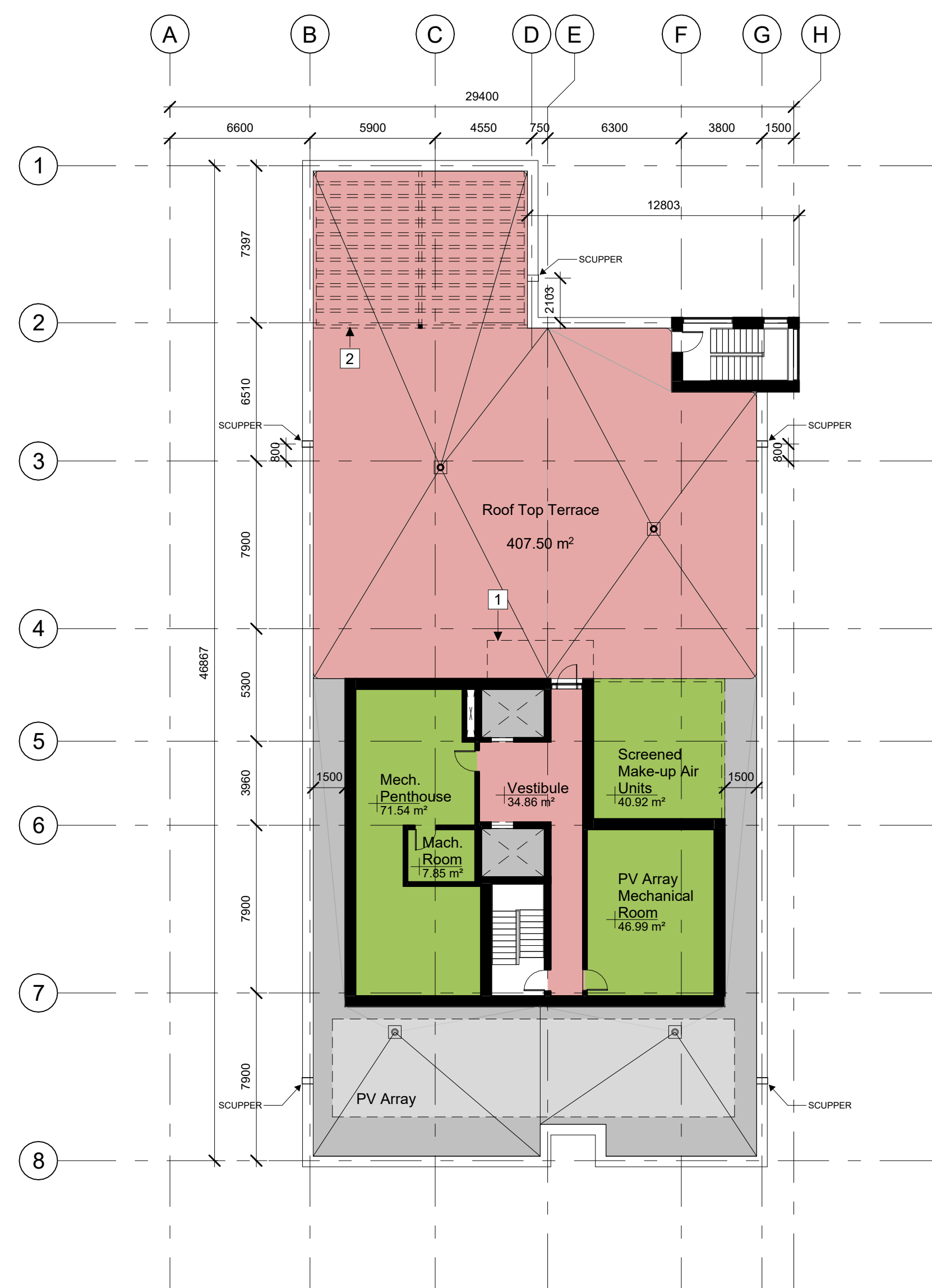
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1 A202



3 ROOF PLAN

A202 | 1:200



2 MECHANICAL PENTHOUSE + ROOFTOP TERRACE

A202 | 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



1 SIXTH FLOOR

A202 | 1:200

FLOOR PLAN NOTES:

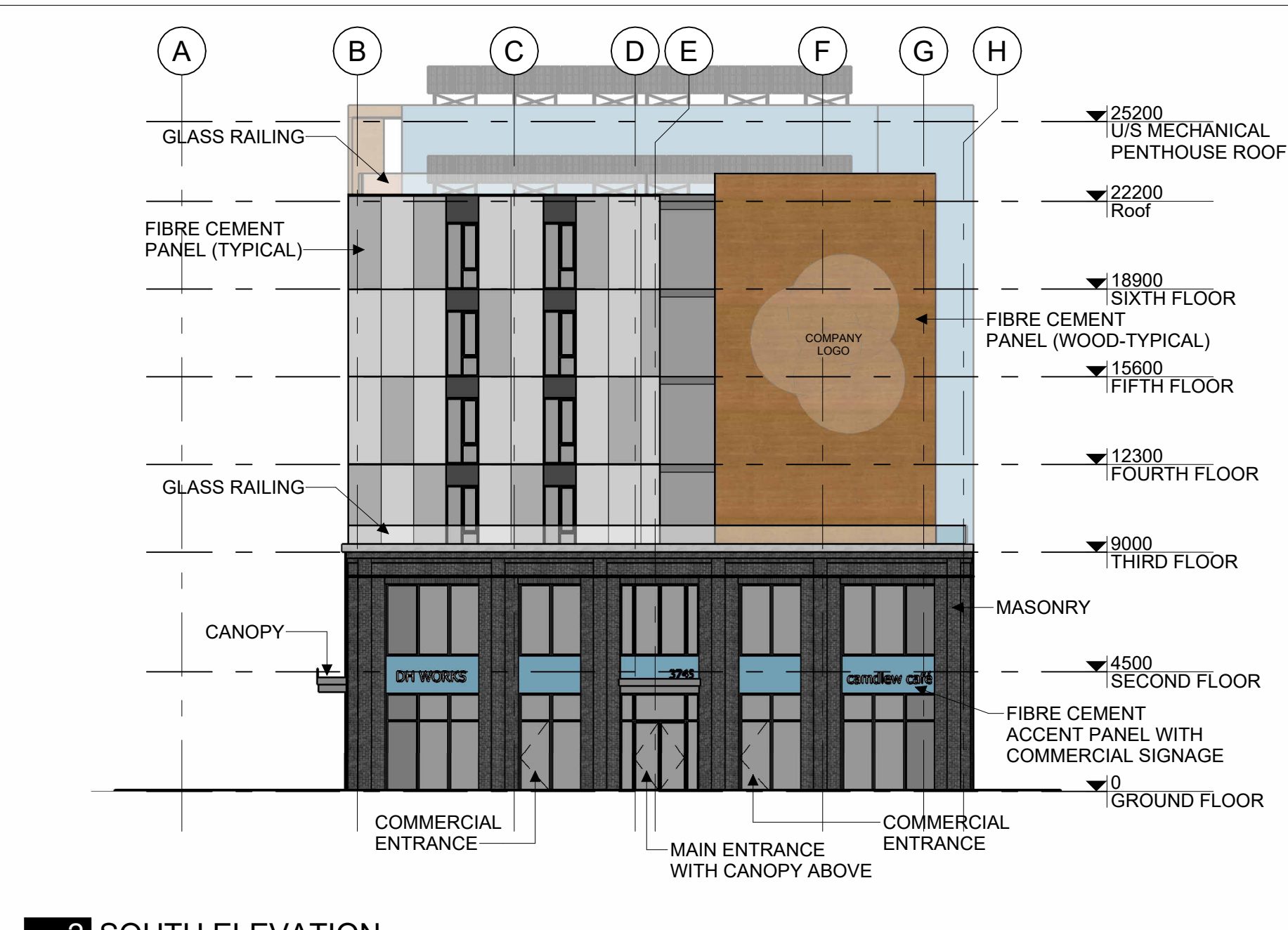
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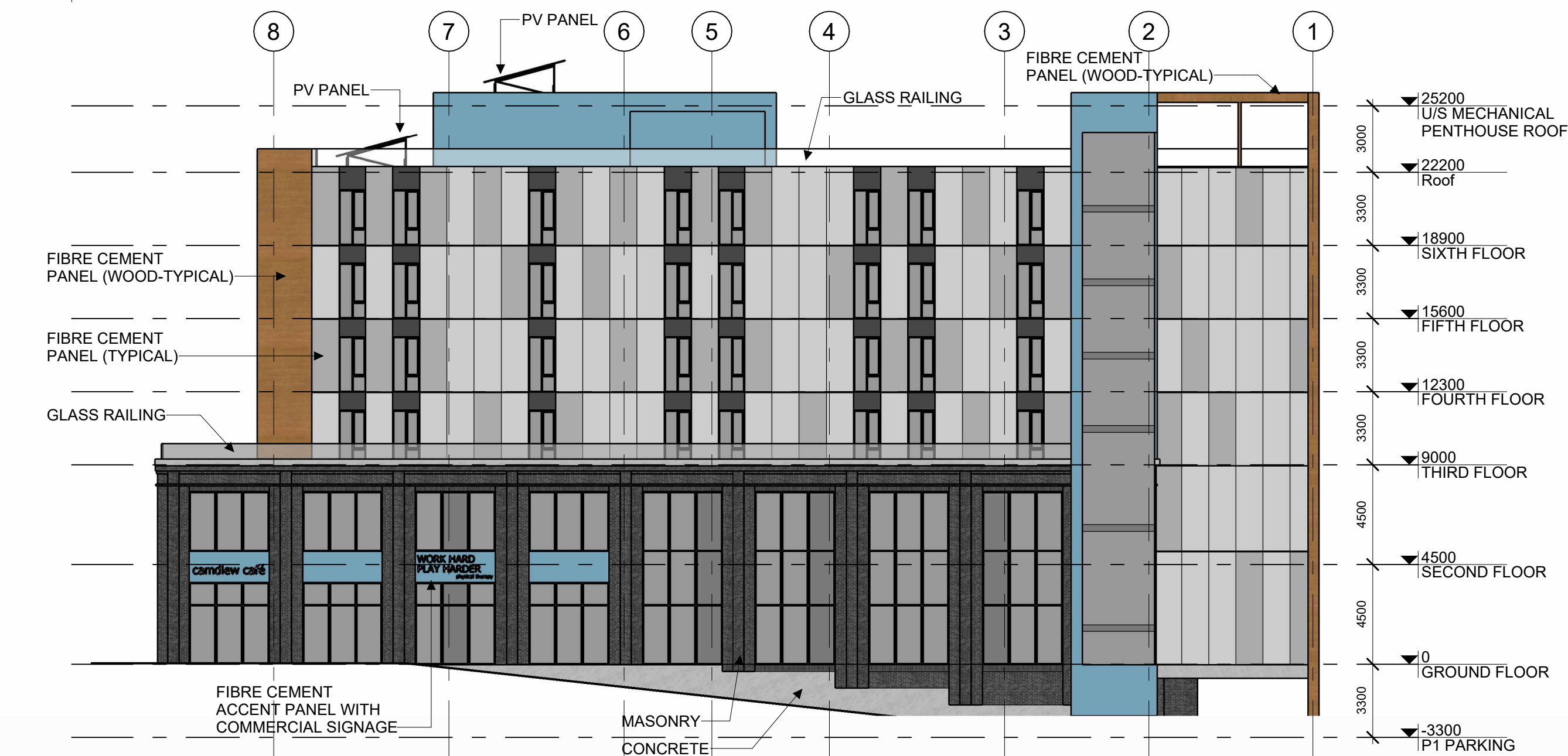
- COMMON SPACE
- ATRIUM / EVENT SPACE
- COMMERCIAL SPACE
- COMMUNITY SPACE
- HOTEL
- UTILITY + SERVICES



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



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PROJECT
3745 ST JOSEPH

3745 St. Joseph Ave, Orleans, ON

TITLE
ELEVATIONS

PROJECT NO: 220980
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SCALE: 1:200
DATE PRINTED: 2023-05-12 3:48:12 PM

REV DRAWING NO.

1 A300



D01 3745 ST JOSEPH | Perspective View from St. Joseph Looking East

1 : 100 | 12.05.2023

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D02 3745 ST JOSEPH | Perspective View from St. Joseph Looking West

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D03 3745 ST JOSEPH | Perspective View from Taylor Creek Business Park Looking South

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D04 3745 ST JOSEPH | View of Main Entrance from St. Joseph Boulevard

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D05 3745 ST JOSEPH | Perspective View of Main Entrance and Patios

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D06 3745 ST JOSEPH | Perspective View of Secondary Entrance

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D07 3745 ST JOSEPH | View from Rooftop Terrace to Petrie Island

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