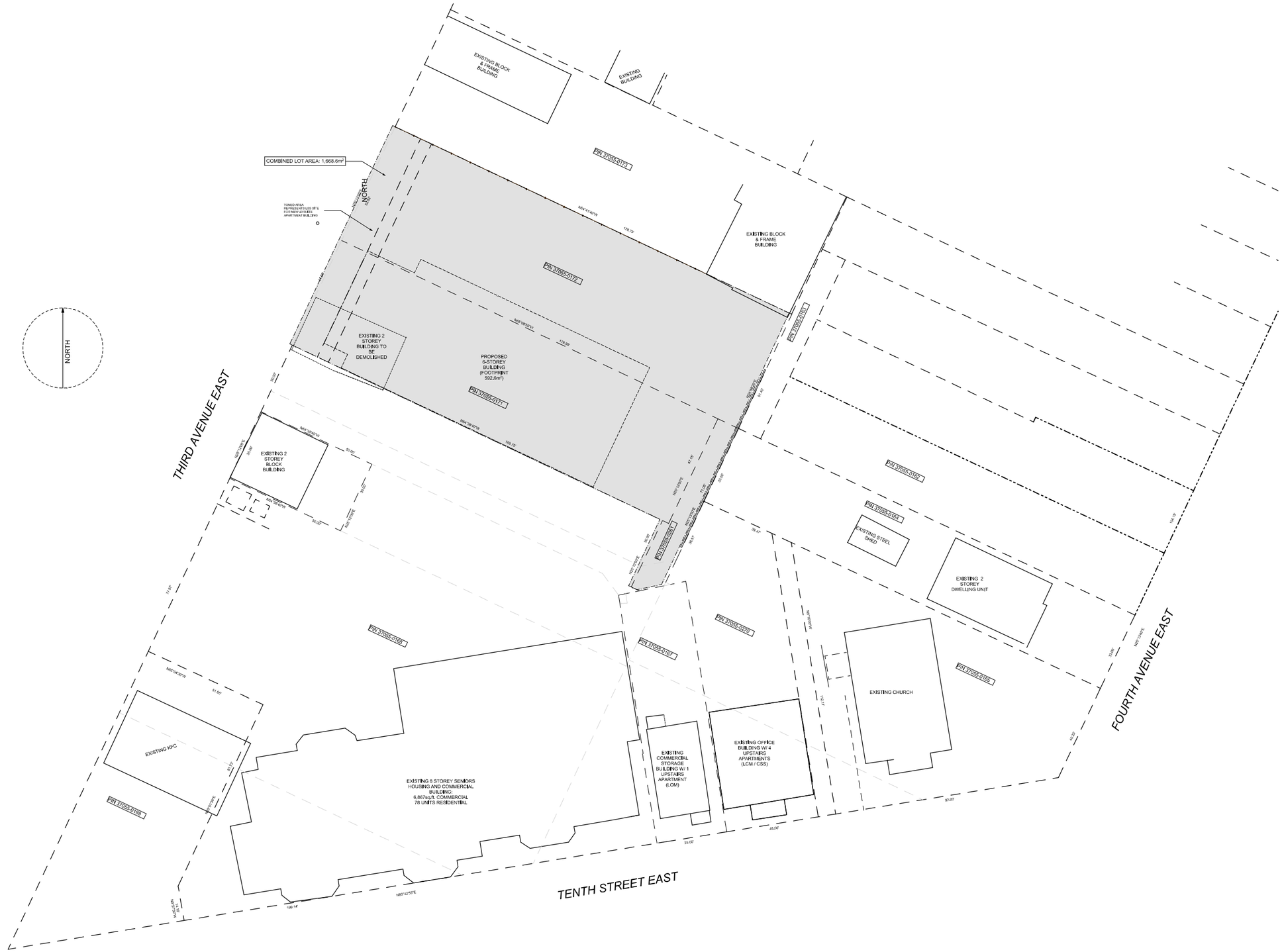
NORTH
COMBINED LOT AREA: 1,668.6m²
TONED AREA REPRESENTS LOT LINES FOR NEW 4STOREY APARTMENT BUILDING
EXISTING BLOCK & FRAME BUILDING
EXISTING BUILDING
PIN 37055-0173
PIN 37055-0172
PIN 37055-0171
EXISTING 2 STOREY BUILDING TO BE DEMOLISHED
PROPOSED 6-STOREY BUILDING (FOOTPRINT 592.6m²)
EXISTING BLOCK & FRAME BUILDING
PIN 37055-0170
PIN 37055-0169
PIN 37055-0168
PIN 37055-0167
PIN 37055-0166
PIN 37055-0165
PIN 37055-0164
PIN 37055-0163
PIN 37055-0162
EXISTING STEEL SHED
EXISTING 2 STOREY DWELLING UNIT
EXISTING CHURCH
EXISTING OFFICE BUILDING W/ 4 UPSTAIRS APARTMENTS (LCM / CSS)
EXISTING COMMERCIAL STORAGE BUILDING W/ 1 UPSTAIRS APARTMENT (LOM)
EXISTING 6 STOREY SENIORS HOUSING AND COMMERCIAL BUILDING: 6,867sq.ft. COMMERCIAL 78 UNITS RESIDENTIAL
EXISTING KFC
EXISTING 2 STOREY BLOCK BUILDING
THIRD AVENUE EAST
FOURTH AVENUE EAST
TENTH STREET EAST
N64°41'40"W
178.79'
S25°18'20"W
135.90'
N64°38'40"W
166.75'
N25°18'20"E
90.00'
N64°38'40"W
90.00'
S25°18'20"W
N64°41'40"E
178.79'
N25°18'20"E
33.00'
S25°18'20"W
N64°38'40"W
166.75'
S25°18'20"W
33.00'
N64°38'40"W
90.00'
N25°18'20"E
90.00'
S64°41'40"E
178.79'
N25°18'20"E
33.00'
S64°38'40"E
166.75'
N25°18'20"E
33.00'
N64°38'40"W
90.00'
S25°18'20"W
90.00'
N64°38'40"W
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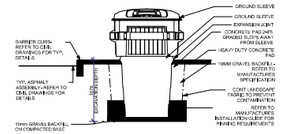
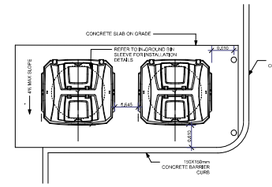
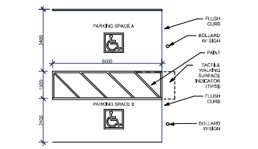
91.90'
S64°38'40"E
91.90'
S25°18'20"W
91.90



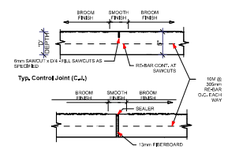
9 A-10 IN-GROUND DISPOSAL BIN SECTION
SCALE: 1:50



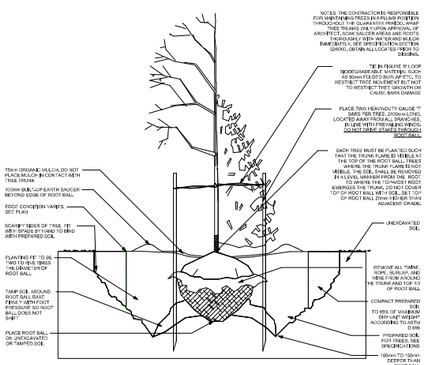
10 A-10 1:50 Details
SCALE: 1:50



11 A-10 BF PARKING
SCALE: 1:100

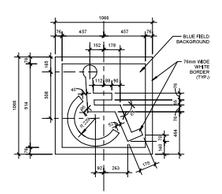


12 A-10 SIDEWALK DETAILS
SCALE: 1:10

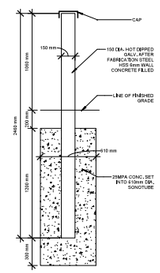


02-SITE-PLANT TREE-20

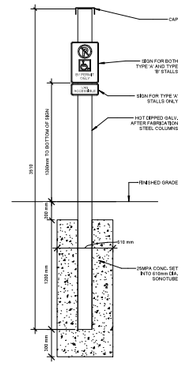
2 A-10 1:20 Details
SCALE: 1:20



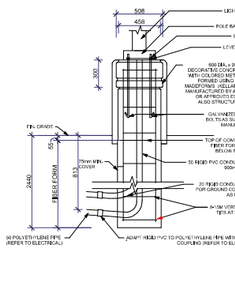
3 A-10 02-SITE-BF PARKING SYMBOL
SCALE: 1" = 1'-0"



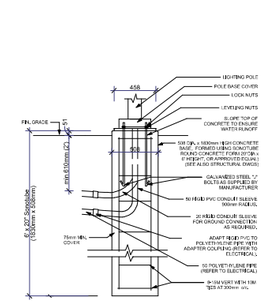
4 A-10 02-SITE-BOLLARD
SCALE: 1" = 1'-0"



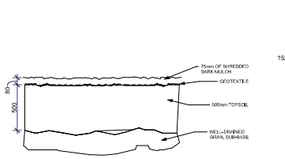
5 A-10 02-SITE-BF BOLLARD
SCALE: 1" = 1'-0"



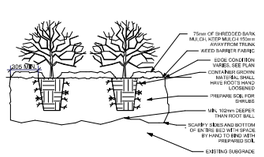
LS1 1:20 Details
SCALE: 1:20



LS2 1:20 Details
SCALE: 1:20



02-SITE-PLANT PERENNIAL-20



02-SITE-PLANT SHRUB-20

02-SITE-PLANT -20

6 A-10 1:20 Details
SCALE: 1:20

7 A-10 1:20 Details
SCALE: 1:20

8 A-10 1:20 Details
SCALE: 1:20

ZONING INFORMATION

Dwelling Units in combination with a permitted non-residential use
CITY OF OWEN SOUND ZONING: C1 + 14.36
As required for the permitted non-residential use

	REGULATIONS	Uses Commercial	PROPOSED
a.	MINIMUM LOT FRONTAGE	n/a	
b.	MINIMUM LOT AREA	n/a	1666.2 M²
c.	MAXIMUM LOT COVERAGE	n/a	36% (600m²)
d.	MINIMUM FRONT YARD SETBACK	0.2m	
e.	MINIMUM REAR YARD SETBACK	n/a	10.0m
f.	MINIMUM INTERIOR SIDE YARD SETBACK	n/a	0.0m
g.	MINIMUM EXTERIOR SIDE YARD SETBACK	n/a	N/A
h.	MAXIMUM BUILDING HEIGHT	12m	24.0m
i.	MINIMUM GROSS FLOOR AREA	n/a	
j.	FLOOR SPACE INDEX	Max. 5.0 FSI	2.7 FSI
k.	OTHER		

OFF STREET PARKING REQUIREMENTS FOR C1 ZONE

CITY OF OWEN SOUND ZONING C1
As required for the permitted non-residential use

LAND USE CATEGORY	USE	
RESIDENTIAL / MIXED USES	RESIDENTIAL / MIXED USE	Dwelling units in combination with a permitted use, SUBJ. Dwellings

CITY OF OWEN SOUND ZONING, C1 14.20

14.20 Notwithstanding Section 6.18.3 for any dwelling units in combination with a permitted non-residential use, parking stalls are parking stalls in housing for the elderly the minimum required number of vehicle parking stalls shall be 0.5 spaces for each dwelling unit. Notwithstanding the provisions of the Core Commercial (C1) Zone the definition of Landscaped Open Space for any dwelling units in combination with a permitted use shall be permitted to include commercial balconies and landscaped open space.

PROPOSED BUILDING INFORMATION

DESCRIPTION	
BUILDING HEIGHT	6 STOREYS
BUILDING AREA	1013 M² = 6510.2 Sqft
GROSS AREA	3,342.6 M² = 35,980.6 Sqft
NUMBER OF UNITS	
2 BEDROOM UNITS	3
1 BEDROOM UNITS	35
COMMERCIAL AREA	87.6 m² 943.0 Sqft

PARKING CALCULATION

USE	NUMBER OF PARKING STALLS REQ'D	PROPOSED NUMBER OF UNITS/ AREA	NUMBER OF STALLS
Proposed: Dwelling units in combination with non-residential uses, SUBJ. Dwellings	0.5 Space for each unit	40 (proposed)	20 Parking stalls
Proposed: Commercial Use	1 Space per 30m² of gross floor area	87.6m²	3 Parking stalls
	TOTAL REQUIRED		23 CARS
	TOTAL PROVIDED		23 CARS

BARRIER FREE PARKING STALLS

Total Required Parking Stalls	13 to 100	Min. Number of B.F. Stalls	2

Owen Sound Zoning Bylaw 2010-078,
4.21 LIGHTING & LANDSCAPING OF PARKING AND LOADING AREAS

4.19 Parking and lighting are provided in accordance with any affected parking or parking area expansion shall be designed so lighting such that excessive light and glare is directed only within the premises.

5) Where a parking area containing four more parking stalls or a loading area(s) abuts a residential zone, a visual barrier consisting of a fence or hedgerow at least 1.5 metres in height and having not less than a 50% opacity shall be provided and maintained along the common lot line(s) of the residential zone, unless a continuous privacy fence or a lot vegetation screen having a minimum height of 1.5 metres is provided and maintained along the common lot line.

6) Where a parking area consisting of four more parking stalls or any parking area abuts a Residential Zone, a landscaped buffer a minimum of 2 metres in width, consisting of a continuous privacy fence or a lot vegetation screen having a minimum height of 1.5 metres is provided and maintained along the common lot line(s).

7) Any parking area required to be illuminated for the purpose of this section shall be arranged in such a way as to direct illumination away from any adjacent residential zone.

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BARRIER FREE SUITES

SUITE	TYPE	1 BEDRM	2 BEDRM	S.F.
101	Barrier Free	N/A	N/A	
201	A		2	
202	B	1		
203	C	1		
204	C	1		
205	C	1		
206	C	1		
207	B	1		
208	B	1		
301	A		1	
302	C	1		
303	C	1		
304	C	1		
305	C	1		
306	C	1		
307	B	1		
308	B	1		
401	A		1	
402	C	1		
403	C	1		
404	C	1		
405	C	1		
406	C	1		
407	B	1		
408	B	1		
501	A		1	
502	C	1		
503	C	1		
504	C	1		
505	C	1		
506	C	1		
507	A		1	
508	B	1		
601	A		1	
602	C	1		
603	C	1		
604	C	1		
605	C	1		
606	C	1		
607	B	1		
608	B	1		
TOTAL	14	21	13	
PERCENTAGE B.F. = 100%				

BUILDING INFORMATION	PROPOSED
BUILDING AREA	592.0m² (87% footprint)
NUMBER OF STOREYS	5 STOREYS
NUMBER OF UNITS (INCLUDING	40 UNITS
1 BEDROOM	35 UNITS
2 BEDROOM	5 UNITS
TOTAL BARRIER FREE INCLUDED	40 UNITS (min.15%)
COMMON SPACE	72m² (775 SF)

6	SITE PLAN REVISIONS	2020/07/08
5	SITE PLAN REVISIONS	2020/06/26
4	SITE PLAN REVISIONS	2020/06/08
3	SITE PLAN REVISIONS	2020/05/26
2	SITE PLAN REVISIONS	2020/05/08
1	SITE PLAN REVISIONS	2020/04/24
No.	Description	Date

Revision History

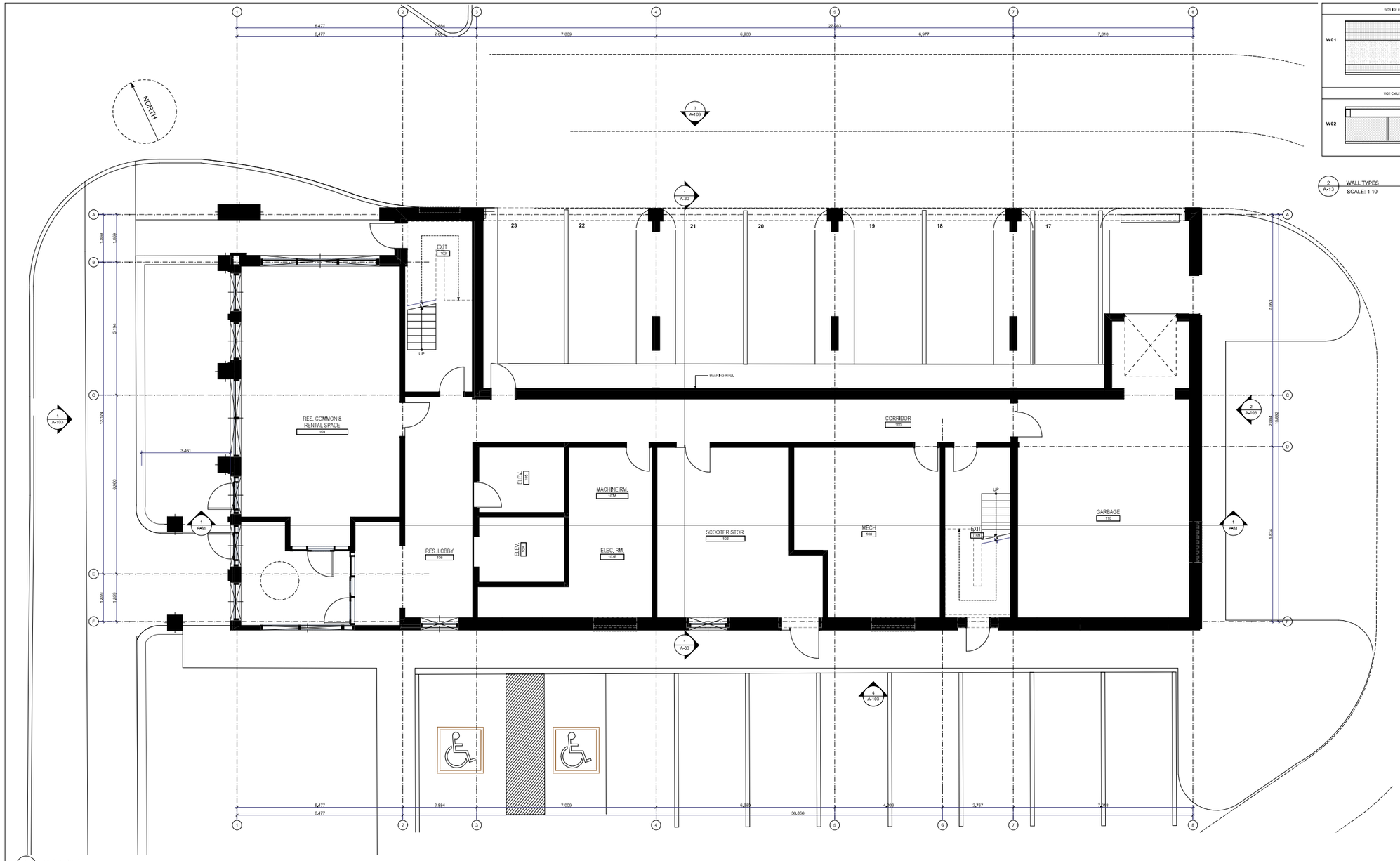
Drawings are the property of the Consultant named in this seal and shall not be reproduced or published without permission of the Consultant named below.

G. M. DIEMERT ARCHITECT INC.
Suite 201, 957 Fourth Avenue East,
Owen Sound
N4K 2N9
TEL: 519-376-1075 EMAIL: gdiemert@gmdia.ca

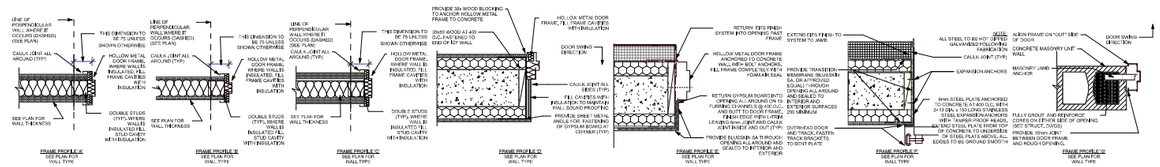
PROPOSED
ST. CLARE PLACE
1454-2457 3RD AVENUE EAST
Owen Sound, N4K6P6

Drawing Name
SITE PLAN

Layout ID: **A-10**
Project Number: **2103**
ORIGINAL DRAWING SIZE: **ANSI D** (559 x 864mm) (22" x 34")



1 A-13 — 1st FLOOR 1:50
SCALE: 1:50



3 A-13 — DOOR JAMB DETAILS
SCALE: 1:10

W01 EXTERIOR WALL - LOAD-BEARING

W01 — 450 — 63mm INSULATION W/ STUCCO FINISH, 63mm INSULATION, 190mm CONCRETE, 63mm INSULATION, 15.9mm GYPSUM BOARD

W02 CIVIL INTERIOR WALL - LOAD-BEARING

W02 — 205 — 15.9mm GYPSUM BOARD, 64mm STEEL STUD, 190mm HOLLOW CONCRETE BLOCK, 15.9mm GYPSUM BOARD

2 A-13 — WALL TYPES
SCALE: 1:10

7	1	ISSUED FOR PLANNING	2020/10/02
6	1	ISSUED FOR PLANNING	2020/09/04
5	1	ISSUED FOR PLANNING	2020/07/31
4	1	ISSUED FOR PLANNING	2020/07/24
3	1	ISSUED FOR PLANNING	2020/07/03
2	1	ISSUED FOR PLANNING	2020/06/26
MARK	DAY	Design Issue	DATE

Revision History

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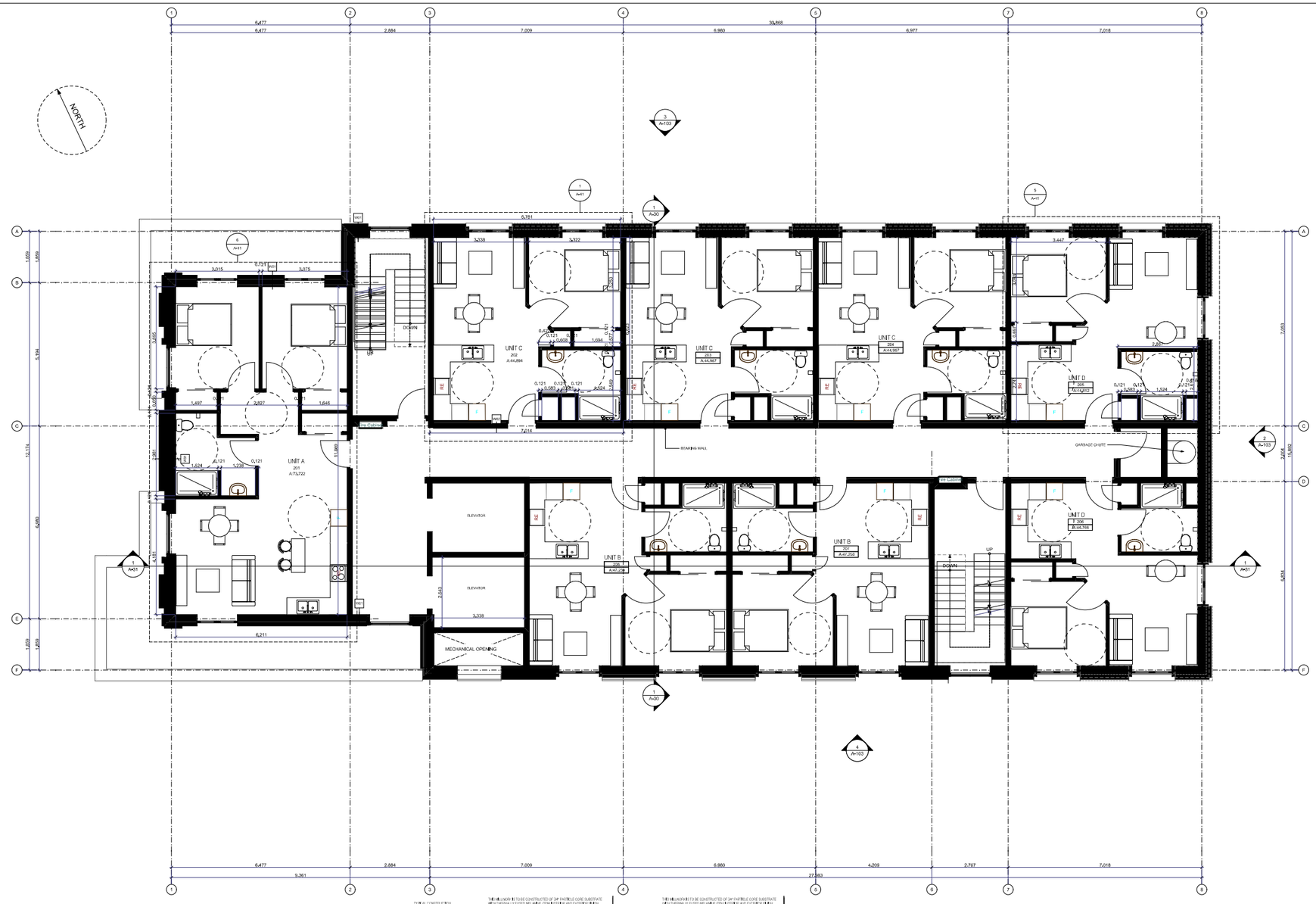
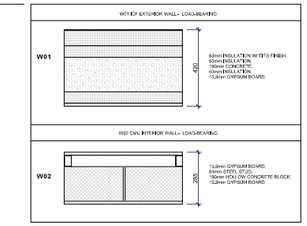
PROPOSED
ST. CLARE PLACE
1043-1057 3RD AVENUE EAST
Owen Sound, N4K6P6

Drawing Name
GROUND FLOOR PLAN

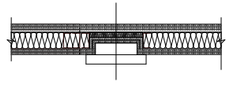
Layout ID: **A-13**
Project Number: **2103**
ORIGINAL DRAWING SIZE: ANSI D (559 x 864mm) [22" x 34"]



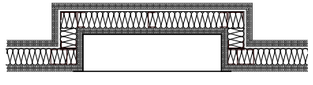


2 A-14 WALL TYPES
SCALE: 1:10

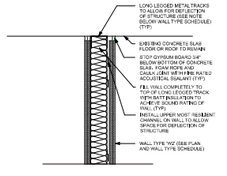
1 A-14 2nd - 6th FLOOR PLAN
SCALE: 1:50



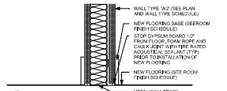
3 A-14 FIRE EXTINGUISHER CABINET
SCALE: 1:10



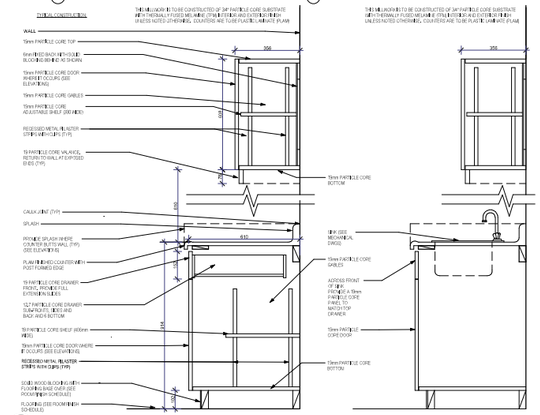
4 A-14 FIRE HOSE CABINET
SCALE: 1:10

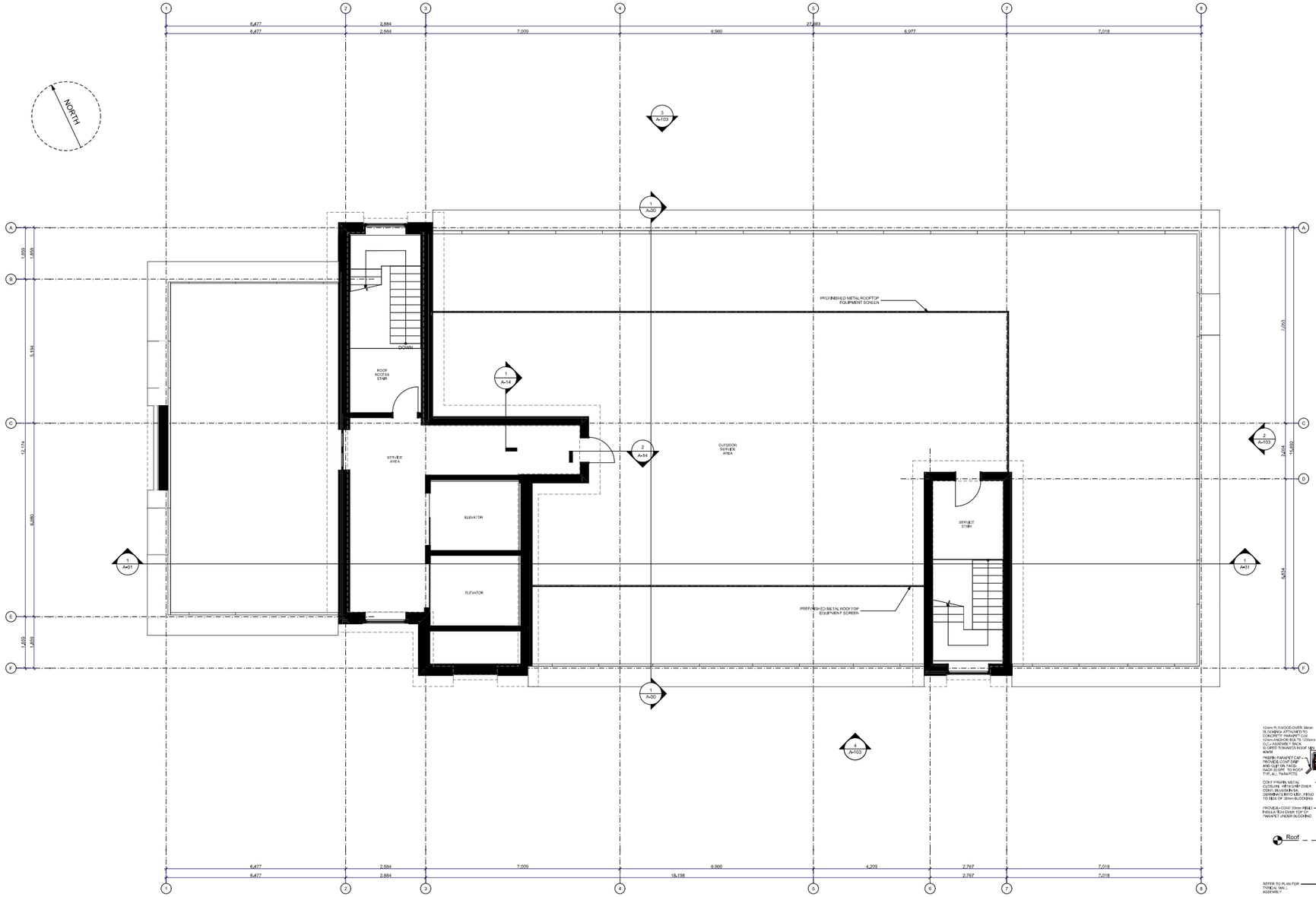


5 A-14 TOP OF WALL DETAIL
SCALE: 1:10

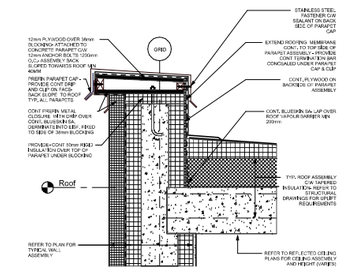


6 A-14 WALL BASE DETAIL
SCALE: 1:10

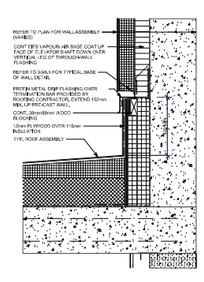

TYPICAL CONSTRUCTION
WALL
15mm PARTICLE CORE TOP
6mm FIBERBOARD WITH DOUBLE BLOOD RED BORDER AS SHOWN
15mm PARTICLE CORE DOOR SHELF (SEE ELEVATIONS)
15mm PARTICLE CORE GABLES
15mm PARTICLE CORE ADJUSTABLE SHELF (SW HMD)
RECESSED METAL PLASTER STRIPS WITH DRIPS (TYP)
15 PARTICLE CORE VALANCE, RETURN TO WALL AT EXPOSED ENDS (TYP)
CAULK JOINT (TYP)
SPLASH
PROVIDE SPLASH WHERE COUNTER BUTTS WALL (TYP) (SEE ELEVATIONS)
PLASTIC LAMINATED COUNTER WITH POST FORMED EDGE
15 PARTICLE CORE DRAWER FRONTS, FINISH DETAIL EXTERIOR FACES
12.7 PARTICLE CORE DRAWER SIDE PIECES, BACK AND BOTTOM
15 PARTICLE CORE SHELF (WSHH HMD)
15mm PARTICLE CORE DOOR WHERE IT OCCURS (SEE ELEVATIONS)
RECESSED METAL PLASTER STRIPS WITH DRIPS (TYP)
SOLID WOOD BLOCKING WHERE FOUNTAIN BASE OCCURS (SEE POCKET TYP SCHEDULE)
FLOORING (SEE ROOM FINISH SCHEDULE)
THESE DOORS TO BE CONSTRUCTED OF 34" PARTICLE CORE SUBSTRATE WITH VENEER PLY FACED MELAMINE STYLE FINISH AND EXTERIOR FINISH UNLESS NOTED OTHERWISE, COUNTERS ARE TO BE PLASTIC LAMINATE PLANK
THESE DOORS TO BE CONSTRUCTED OF 34" PARTICLE CORE SUBSTRATE WITH VENEER PLY FACED MELAMINE STYLE FINISH AND EXTERIOR FINISH UNLESS NOTED OTHERWISE, COUNTERS ARE TO BE PLASTIC LAMINATE PLANK
356
610
356
1800
1800
1800



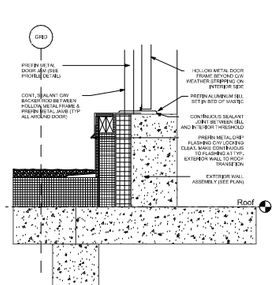
1 A-15 ROOF PLAN
SCALE: 1:50



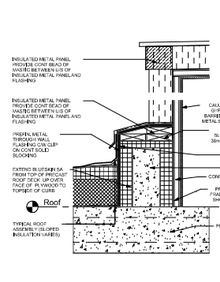
9 A-15 PARAPET DETAIL
SCALE: 1:10



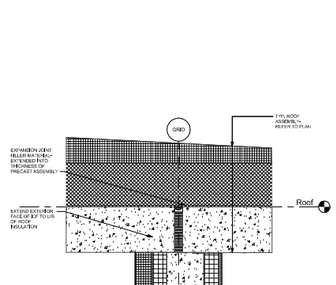
7 A-15 ROOF SECTION AT WALL
SCALE: 1:10



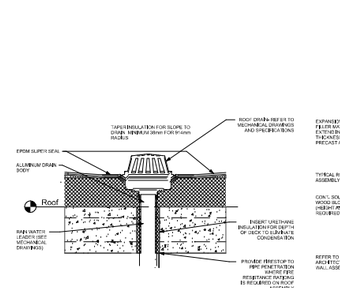
2 A-15 SECTION THROUGH MAN DOOR
SCALE: 1:10



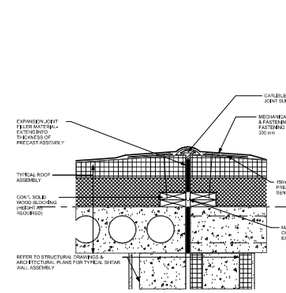
3 A-15 SECTION THROUGH MECH. DOGHOUSE
SCALE: 1:10



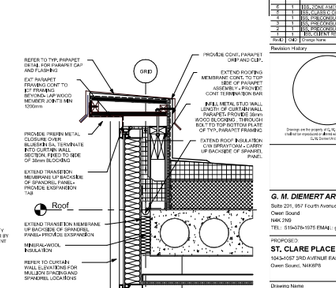
4 A-15 ROOF EXPANSION JOINT DETAIL
SCALE: 1:10



5 A-15 ROOF DRAIN DETAIL
SCALE: 1:10



6 A-15 ROOF EXPANSION JOINT DETAIL
SCALE: 1:10



8 A-15 CURTAIN WALL - PARAPET DETAIL
SCALE: 1:10

4	ISSUED FOR PERMIT	2020/10/08
3	ISSUED FOR PERMIT REVIEW	2020/09/08
2	ISSUED FOR CONSULTANT REVIEW	2020/08/28
1	ISSUED FOR REVIEW	2020/07/31
0	ISSUED FOR PRE-CONSULT	2020/07/24
Mark	Date	Revision Name

Revision History

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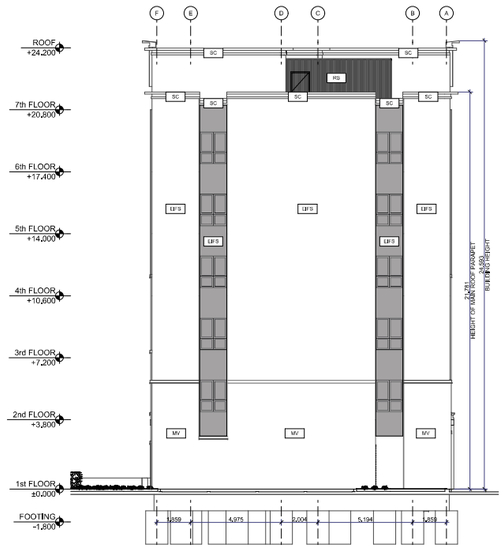
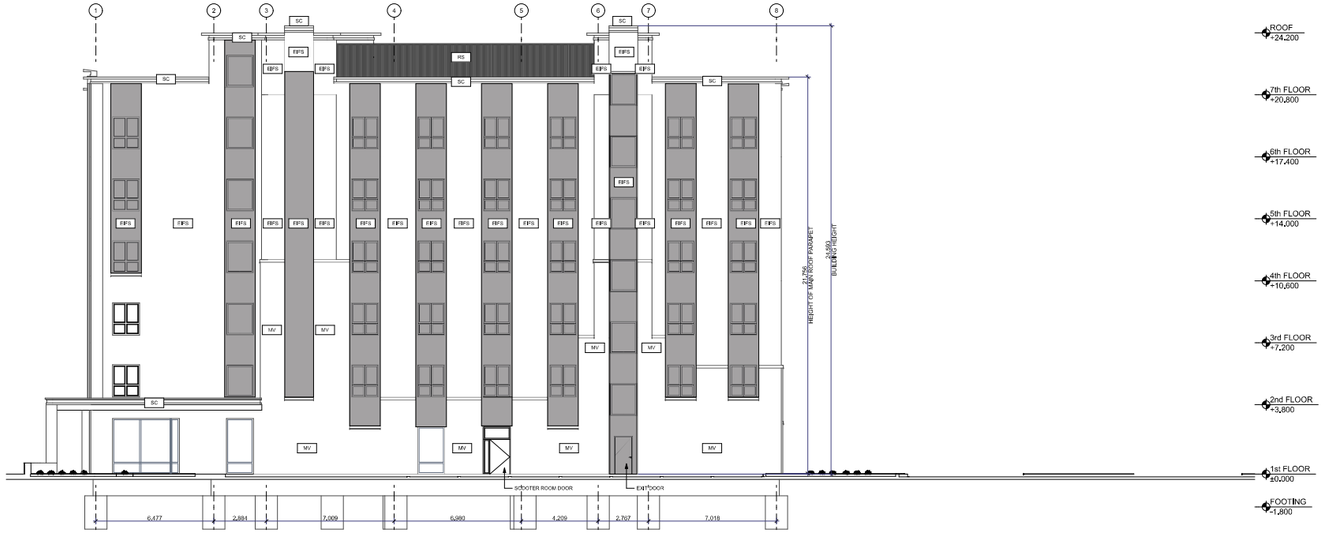
PROPOSED
ST. CLARE PLACE
1540-1557 3RD AVENUE EAST
Owen Sound, N4K6P8

Drawing Name
ROOF PLAN

Layout ID: **A-15**
Project Number: **2103**
ORIGINAL DRAWING SIZE: **ARCH D** (609 x 864mm) 22" x 34"



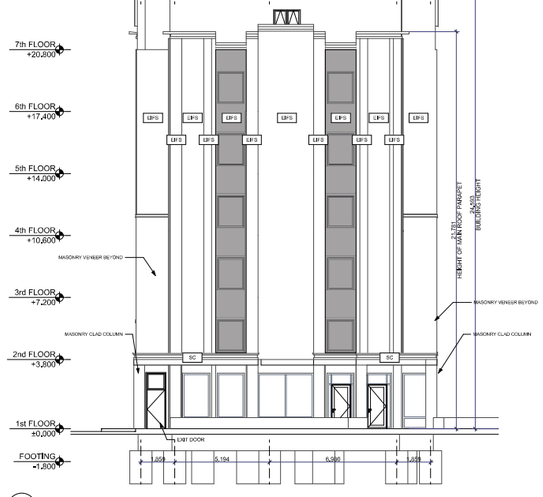
1 A-20 EAST ELEVATION 1:100
SCALE: 1:100



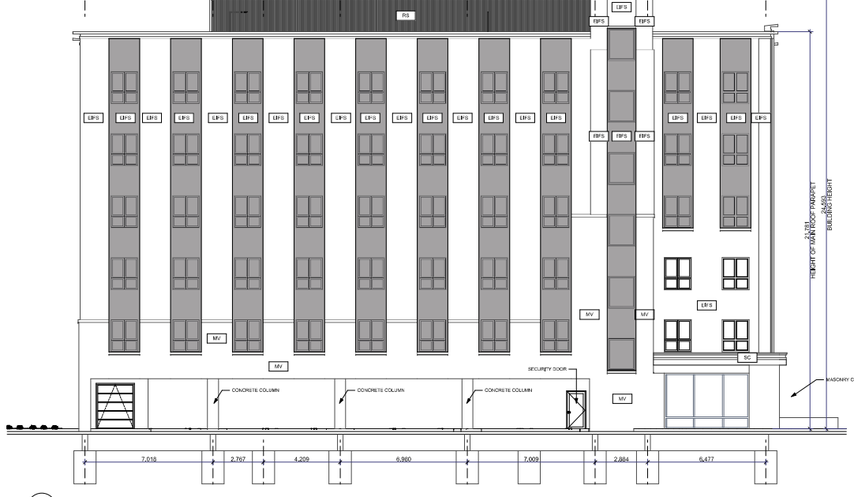
3 A-20 SOUTH ELEVATION 1:100
SCALE: 1:100

LEGEND

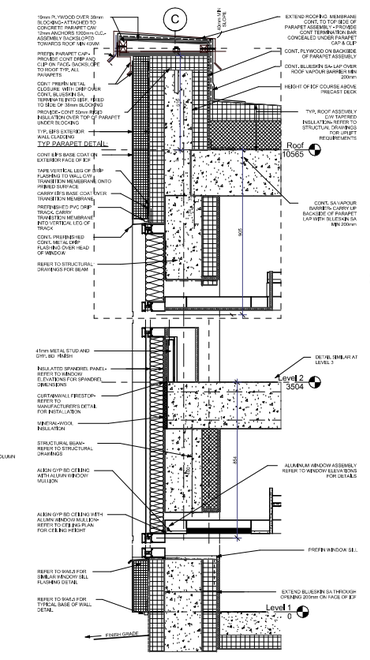
EIFS	EIFS
MV	MASONRY VENEER
SC	PREFINISHED STEEL-CLAD CORNICE, TYPICAL
RS	PREFINISHED METAL ROOFTOP EQUIPMENT SCREEN



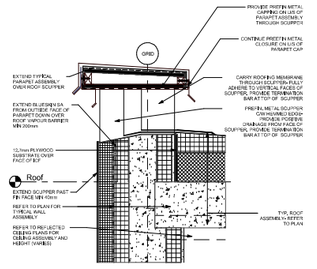
2 A-20 WEST ELEVATION 1:100
SCALE: 1:100



4 A-20 NORTH ELEVATION 1:100
SCALE: 1:100



5 A-20 TYP. WALL SECTION
SCALE: 1:10



6 A-20 SCUPPER DETAIL
SCALE: 1:10

4	ISSUED FOR CLIENT REVIEW	2020/10/02
3	ISSUED FOR SPA SUBMISSION	2020/09/04
2	ISSUED FOR SPA SUBMISSION	2020/07/07
1	ISSUED FOR SPA SUBMISSION	2020/05/04
No.	ISSUED FOR SPA SUBMISSION	2020/03/06
No.	ISSUED FOR CLIENT REVIEW	2020/02/06
Mark	Date	Issue Name

Revision History

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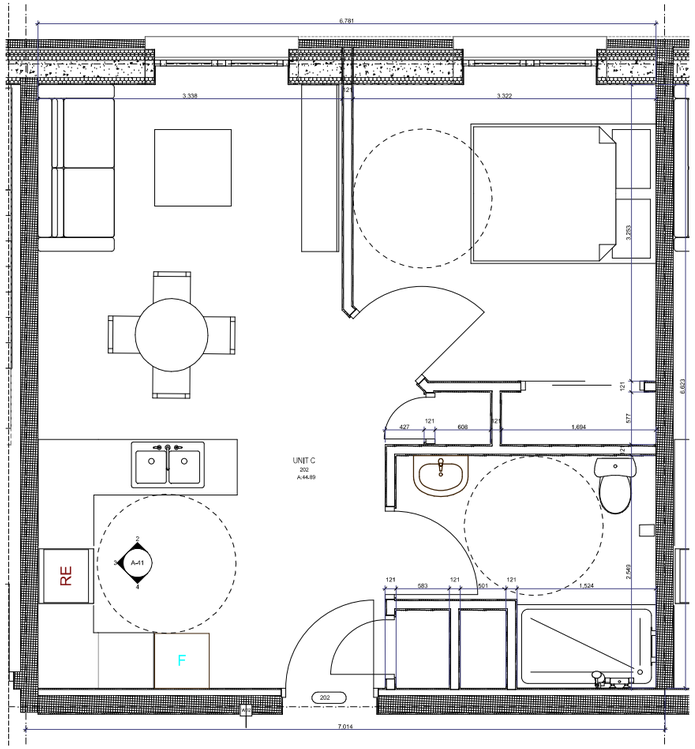
PROPOSED
ST. CLARE PLACE
1040-1057 3RD AVENUE EAST
Owen Sound, N4K6P5

Drawing Name:
ELEVATIONS

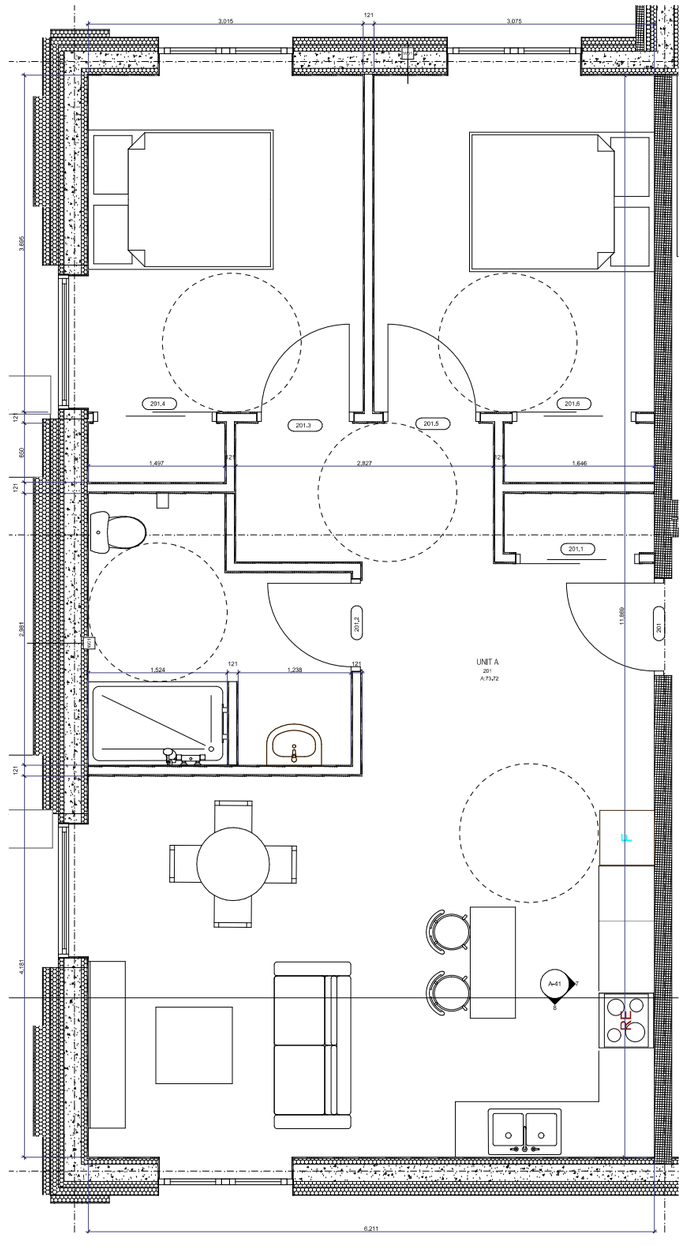
Layout ID: **A-20**

Project Number: **2103**

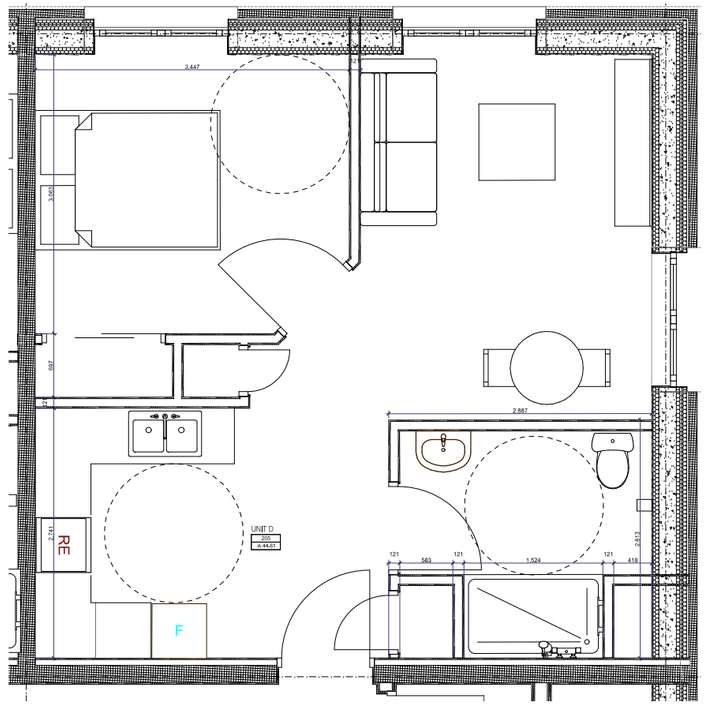
ORIGINAL DRAWING SIZE: **ANSI D** (559 x 864mm) (22" x 34")



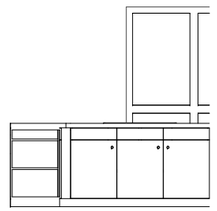
1 A-41 UNIT C PLAN
SCALE: 1:20



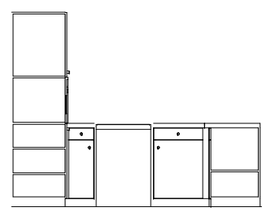
6 A-41 UNIT A PLAN
SCALE: 1:20



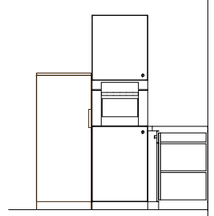
5 A-41 UNIT D PLAN
SCALE: 1:20



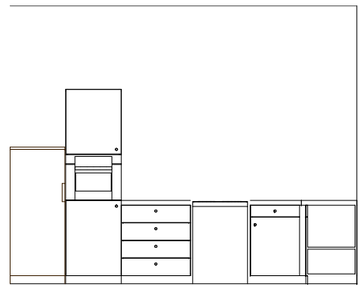
2 A-41 SINK
SCALE: 1:20



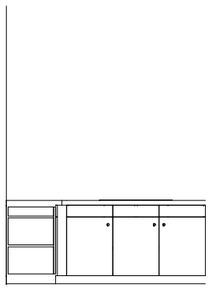
3 A-41 STOVE
SCALE: 1:20



4 A-41 FRIDGE
SCALE: 1:20



7 A-41 FRIDGE-STOVE
SCALE: 1:20



8 A-41 SINK
SCALE: 1:20

PROPOSED BUILDING INFORMATION	
DESCRIPTION	
BUILDING HEIGHT	4 STOREYS
BUILDING AREA:	5424 M² = 6378.7 SqM
GROSS AREA	3,042.4 M² = 35,885.0 SqM
NUMBER OF UNITS	
2 BEDROOM UNITS	5
1 BEDROOM UNITS	55
COMMERCIAL AREA	97.8 M² 942.5 SqM

7	1	ISSUED FOR PLANNING RPT	2020/10/08
6	1	ISSUED FOR SITE PLAN	2020/10/02
5	1	ISSUED FOR PLANNING	2020/09/28
4	1	ISSUED FOR PLANNING	2020/09/04
3	1	ISSUED FOR PLANNING	2020/08/04
2	1	ISSUED FOR PLANNING	2020/07/24
1	1	ISSUED FOR REVIEW	2020/07/10
NO.	BY	DESCRIPTION	DATE

Revision History

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PROPOSED
ST. CLARE PLACE
1043-1057 3RD AVENUE EAST
Owen Sound, N4K6P8

Drawing Name
UNIT PLANS

Layout ID: **A-41**
Project Number: **2103**
ORIGINAL DRAWING SIZE: **ANSI D** (559 x 864mm) (22" x 34")

1 Arial 1

2 Arial 2

3 Entrance

4 Parking

7	1	ISSUED FOR PLANNING REVIEW	2020/10/08
6	1	ISSUED FOR REVIEW	2020/09/28
5	1	ISSUED FOR PLANNING REVIEW	2020/09/14
4	1	ISSUED FOR PLANNING REVIEW	2020/08/04
3	1	ISSUED FOR PLANNING REVIEW	2020/07/24
2	1	ISSUED FOR REVIEW	2020/07/10
No.	By	Revision Note	Date

Revision History

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PROPOSED
ST. CLARE PLACE
1043-1057 3RD AVENUE EAST
Owen Sound, N4K6P8

Drawing Name
Perspective Renders

Layout ID: **A-90**

Project Number: **2103**

ORIGINAL DRAWING SIZE: **ANSI D** (559 x 864mm) (22" x 34")

1 North

2 South

3 East

4 West

7	1	ISSUED FOR PLANNING	2020/10/08
6	1	ISSUED FOR REVIEW	2020/09/28
5	1	ISSUED FOR REVIEW	2020/09/14
4	1	ISSUED FOR REVIEW	2020/08/31
3	1	ISSUED FOR REVIEW	2020/08/24
2	1	ISSUED FOR REVIEW	2020/07/31
Mark	Ver	Description	Date

Revision History

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PROPOSED
ST. CLARE PLACE
1043-1057 3RD AVENUE EAST
Owen Sound, N4K6P8

Drawing Name
Perspective Renders

Layout ID: **A-91**

Project Number: **2103**

ORIGINAL DRAWING SIZE: **ARCH D** (609.6 x 864mm) (22" x 34")