



# Royal Rose Court

Rejuvenation of the Historical Owen Sound Courthouse & Jail

1235 & 1259 3rd Avenue East  
Owen Sound, ON N4K 2L6

FC Entertainment & Hospitality Inc.

2023-04-20

## OPA/ZBA Application

Issued for OPA/ZBA - Submission 1

Project # 22.0056.00



**FC ENTERTAINMENT & HOSPITALITY INC.**

2066 Avenue Road, 2nd Floor  
Toronto, ON M5M 4A6

info@fchospitality.ca  
www.fchospitality.ca



**THE PLANNING PARTNERSHIP**

1255 Bay Street, Suite 500  
Toronto, ON M5R 2A9

info@planpart.ca  
www.planpart.ca

### ARCHITECTURE

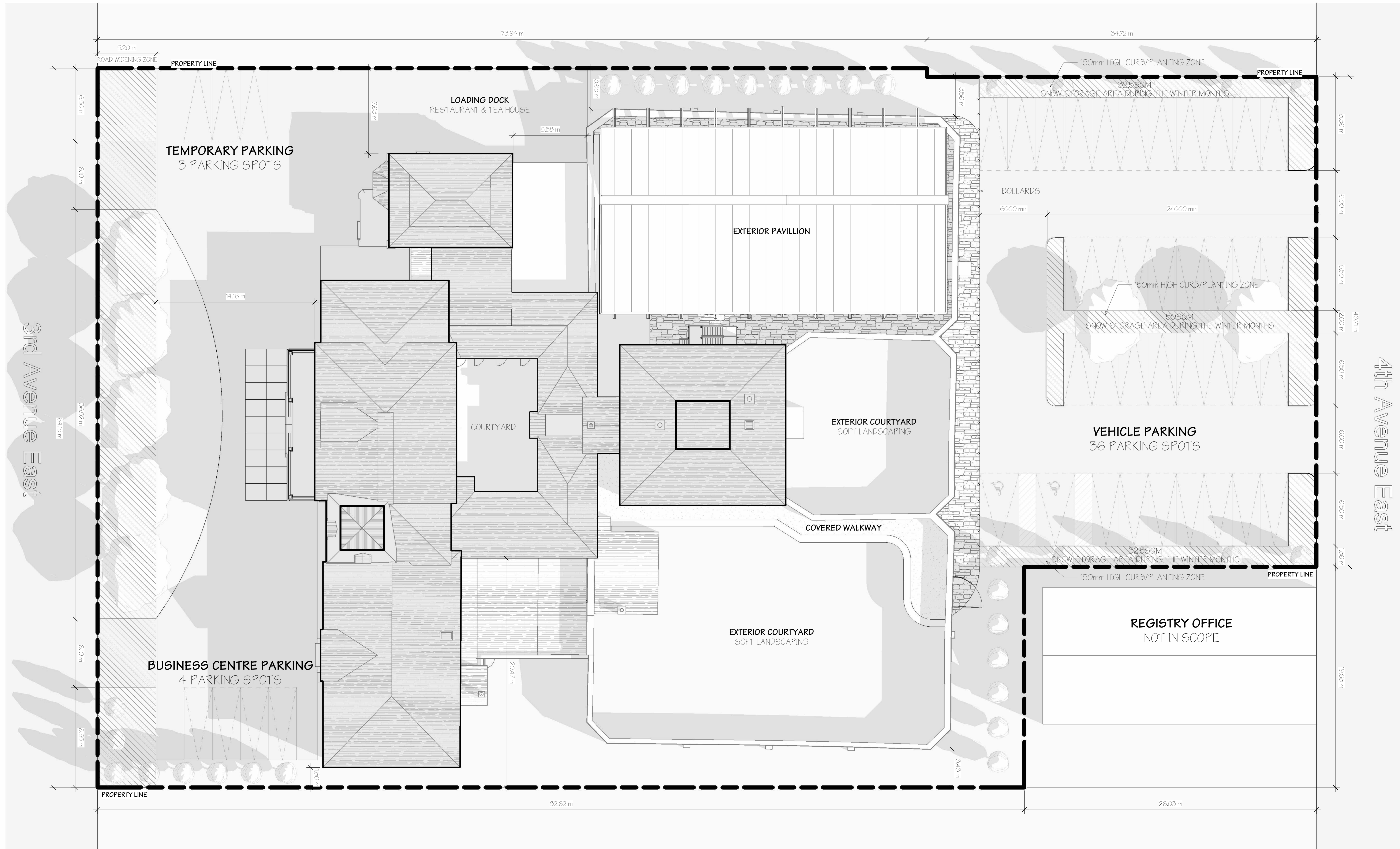
Sheet Number	Sheet Name
AP-001	SITE PLAN
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AA-103	EXISTING & DEMO DRAWINGS - LEVEL 2
AA-104	EXISTING & DEMO DRAWINGS - LEVEL 3
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AA-106	EXISTING & DEMO ELEVATIONS
AA-107	EXISTING & DEMO ELEVATIONS
AP-101	PROPOSED FLOOR PLAN - BASEMENT
AP-102	PROPOSED FLOOR PLAN - LEVEL 1
AP-103	PROPOSED FLOOR PLAN - LEVEL 2
AP-104	PROPOSED FLOOR PLAN - LEVEL 3
AP-105	PROPOSED FLOOR PLAN - ROOF
AE-101	BUILDING ELEVATIONS
AE-102	BUILDING ELEVATIONS

ZONING DESIGNATION: EXISTING ZONING: Institutional  
 LEGAL DESCRIPTION: PROPOSED ZONING: Mixed Use Commercial  
 PROPERTY ADDRESS: LOTS 15 & 16 EAST OF BAY ST & LOTS 15 & 16 WEST OF HILL ST  
 1234 & 1259 3rd AVENUE EAST, OWEN SOUND, ONTARIO

OWNERSHIP: FC Hospitality & Entertainment Inc.

SITE SPECIFICS	EXISTING	PROPOSED
Building Use	Vacant	Mixed-Use Commercial
Lot Area	6434.26 sq.m	No Change
Lot Coverage	21.00 %	20.5 %
GFA	1985 sq.m	2050 sq.m
Front Yard Setback	4.16 m	No Change
Side Yard Setback (N)	3.55 m	No Change
Side Yard Setback (S)	1.8 m	No Change
Rear Yard Setback	31.39 m	No Change
Landscaped Surface	54 %	33.5 %

INFORMATION TAKEN FROM PLAN OF SURVEY



1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF BOLDERA ARCHITECTS INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC PURPOSES OF CHAIRING. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF BOLDERA ARCHITECTS INC. IS STRICTLY PROHIBITED.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INFORMATION CONTAINED HEREIN OR SUPPLEMENTARY INFORMATION REQUIRED BY THE INTENT OF THE CONTRACT DOCUMENTS.  
 3. IF CONSTRUCTION ADMINISTRATION SERVICES ARE INCLUDED IN THE SCOPE OF WORK, THE ARCHITECT SHALL REVIEW AND APPROVE ALL WORK SUBMITTED BY THE CONTRACTOR FOR THESE DOCUMENTS ONLY.  
 4. DIMENSIONS ARE NOT TO SCALE FOR CONSTRUCTION.  
 5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT AND DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING OR CONTINUING WITH ANY WORK.  
 6. THE DRAWING AND THIS SET OF CONSTRUCTION AND SPECIFICATIONS ARE THE ARCHITECT'S PORTION OF A SET OF CONSTRUCTION AND SPECIFICATIONS. THE ARCHITECT HAS REVIEWED THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE DRAWINGS DO NOT CONSTITUTE A FULL AND COMPLETE MECHANICAL AND ELECTRICAL DESIGN.  
 7. PORTIONS OF EXISTING FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS, AND PIPING ARE INDICATED BY THE MECHANICAL ENGINEER. THE CONTRACTOR SHALL VERIFY THE MECHANICAL DRAWINGS COVERED FROM THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE DRAWINGS DO NOT CONSTITUTE A FULL AND COMPLETE MECHANICAL AND ELECTRICAL DESIGN.  
 8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND PLANNING ACT REGULATIONS AND ORDINANCES. ALL PLUMBING AND MECHANICAL WORK TO CONFORM TO CANADA-CANADIAN STANDARDS. ALL ELECTRICAL WORK TO CONFORM TO CANADIAN ELECTRICAL CODE AS APPLICABLE.  
 9. ALL CONTRACTORS OR SUBCONTRACTORS MUST OBTAIN NECESSARY PERMITS AND ALL NECESSARY APPROVALS FROM THE APPLICABLE AUTHORITIES BEFORE COMMENCING ANY WORK.  
 10. BOLDERA ARCHITECTS INC.

No.	Description	Date
01	Issued for Pre-Consultation Meeting	2023-10-14
02	Issued for Client Review	2023-12-09
03	Issued for OPAZBA - Submission 1	2023-04-20

**Boldera Architects**  
 Rethinking the future of architecture, sustainably.  
 Boldera Architects Inc. Phone: 647 799 9518  
 62 Westmount Avenue Email: info@boldera.ca  
 Toronto, Ontario M6H 5K1 Web: boldera.ca

FC Entertainment & Hospitality Inc.  
**Royal Rose Court**  
 1235 & 1259 3rd Avenue East  
 Owen Sound, ON N4K 2J5

OPAZBA Application	Date
22.0006.00	2023-04-20

Project Number: 22.0006.00 Scale: 1:128  
 Drawn by: ER Checked by: ER

**AP-001**

NOT FOR CONSTRUCTION

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF BOLDERA ARCHITECTS INC. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

IF THIS CONTRACT IS FOR THE DESIGN OF A BUILDING, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ARCHITECTURE AND THE ARCHITECTURE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY OTHER WORK OR FOR THE DESIGN OF ANY OTHER WORK THAT IS NOT PART OF THE CONTRACT DOCUMENTS.

IF CONTRACT ADMINISTRATION SERVICES ARE INCLUDED IN THE SCOPE OF WORK, THE ARCHITECT SHALL BE RESPONSIBLE FOR MONITORING THE CONSTRUCTION OF THE WORK AND REPORTING ANY DEFICIENCIES TO THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK OR FOR THE DESIGN OF ANY OTHER WORK THAT IS NOT PART OF THE CONTRACT DOCUMENTS.

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED BY THE ARCHITECT.

THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT AND DISCLOSE ANY DEFICIENCIES TO THE ARCHITECT BEFORE COMMENCING OR CONTINUING WITH ANY WORK.

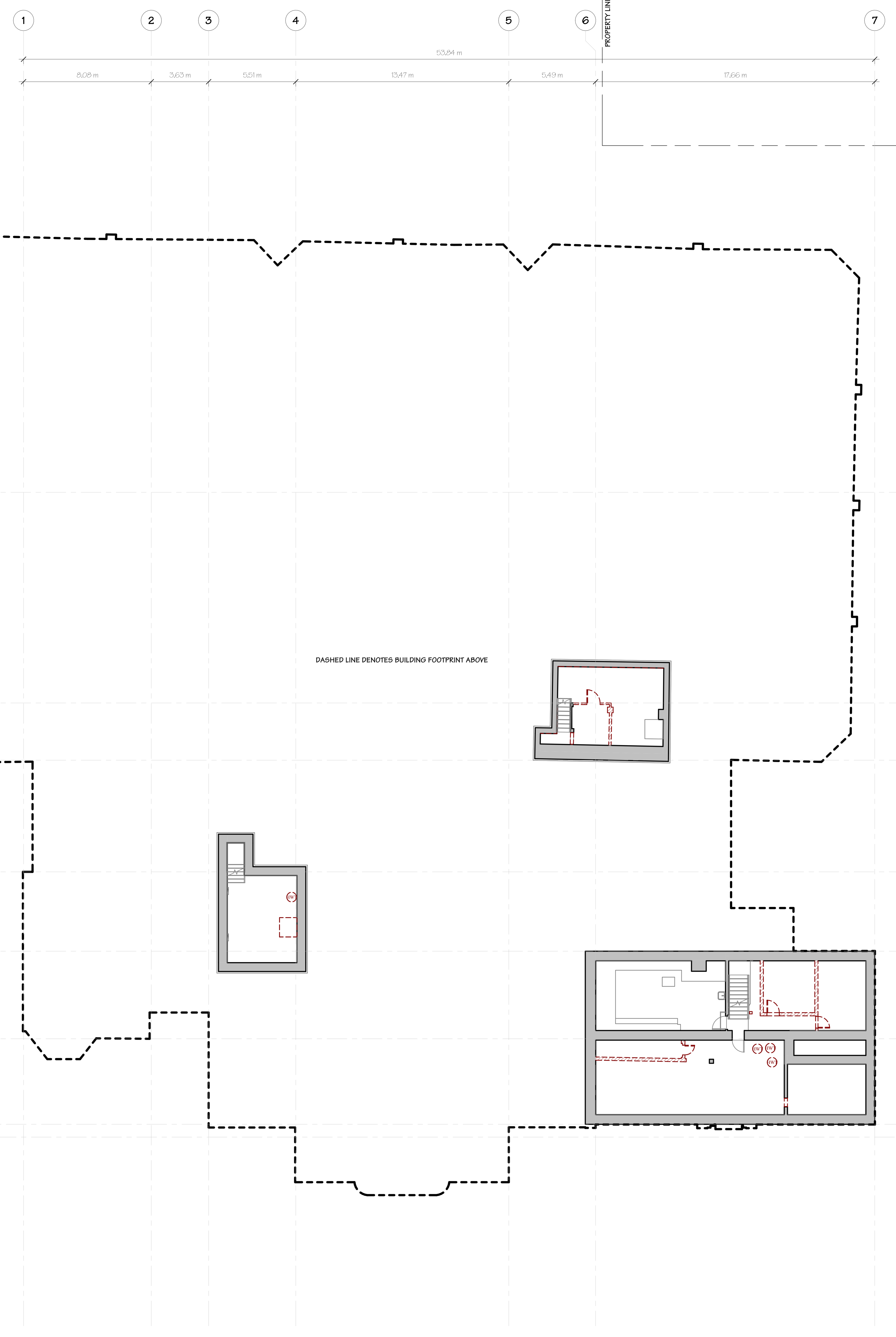
POSITIONS OF EXISTING FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THESE POSITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING ANY WORK.

ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.

ALL CONTRACTORS OF SUBCONTRACTORS MUST COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS AND ALL APPLICABLE SAFETY PROTOCOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS AND ALL APPLICABLE SAFETY PROTOCOLS.

BOLDERA ARCHITECTS INC.

PROPERTY LINE



Legend:

- DEMOLITION
- EXISTING CONSTRUCTION

Revision Schedule

No.	Description	Date
1	Issued for Pre-Consultation Meeting	2022-10-14
2	Issued for Client Review	2022-12-09

**Boldera Architects**  
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Owen Sound, ON N4K 2J6

EXISTING & DEMO DRAWINGS - BASEMENT

OPAZBA Application	Date
	2022-12-09

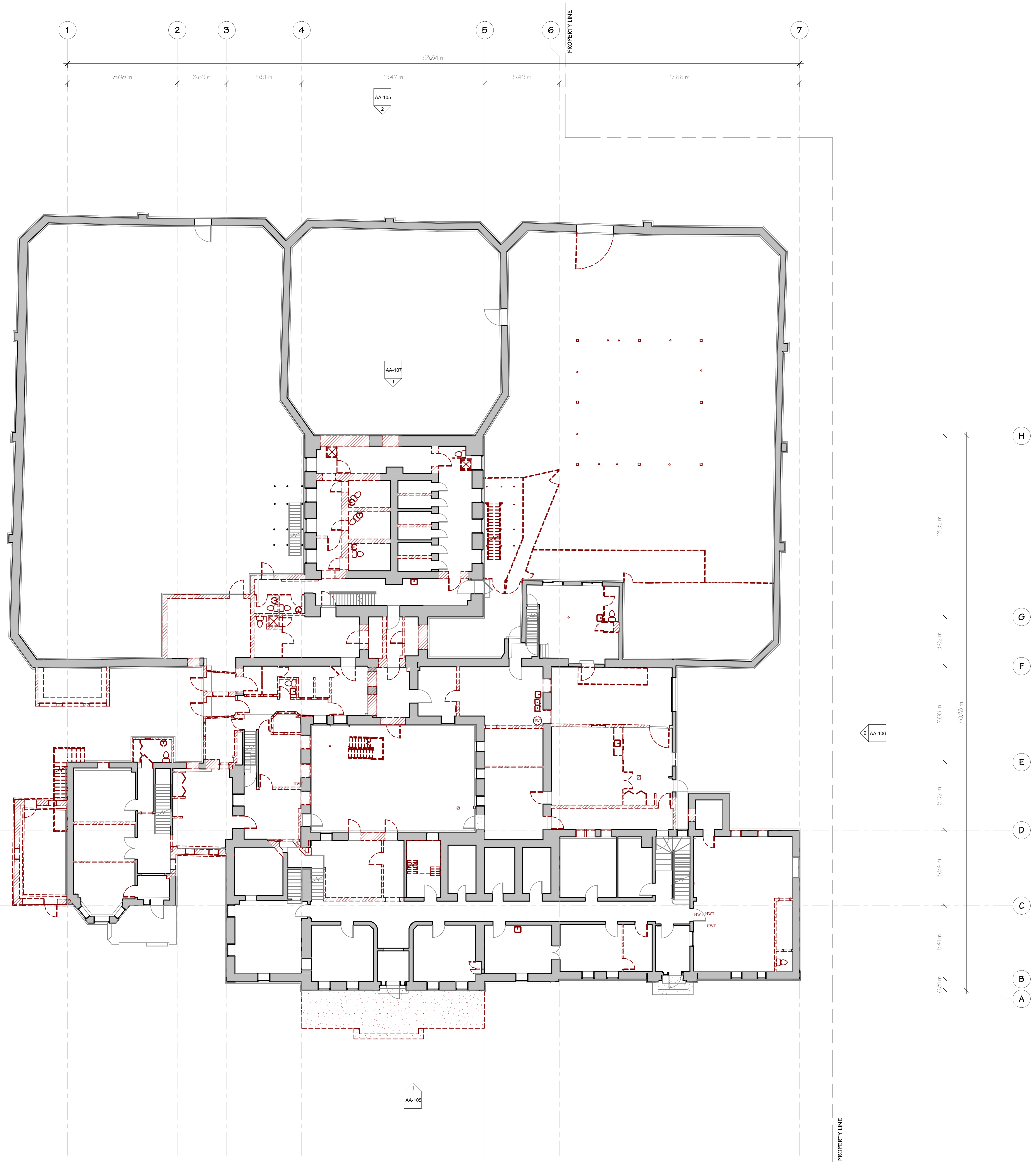
Project Number	Scale
22.0006.00	1 : 100

Drawn by	Checked by
ER	ER

**AA-101**

NOT FOR CONSTRUCTION

PROPERTY LINE



1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF BOLDERA ARCHITECTS INC. AND SHALL REMAIN THE PROPERTY OF BOLDERA ARCHITECTS INC. WITHOUT LIMITATION OF REMEDY. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOLDERA ARCHITECTS INC.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE EXISTING CONDITIONS OF THE PROJECT OR FOR ANY CHANGES TO THE EXISTING CONDITIONS OF THE PROJECT.

3. IF CONSTRUCTION ADMINISTRATION SERVICES ARE INCLUDED IN THE SCOPE OF WORK, THE ARCHITECT SHALL BE RESPONSIBLE FOR MONITORING THE CONSTRUCTION OF THE EXISTING CONDITIONS OF THE PROJECT.

4. DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION.

5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE PERFORMING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING OR CONTINUING WITH ANY WORK.

6. THIS DRAWING AND THE WORK THEREON SHALL BE THE PROPERTY OF BOLDERA ARCHITECTS INC. AND SHALL REMAIN THE PROPERTY OF BOLDERA ARCHITECTS INC. WITHOUT LIMITATION OF REMEDY. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOLDERA ARCHITECTS INC.

7. POSITIONS OF EXPOSED FINISH MECHANICAL AND ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FROM THE ARCHITECTURAL DRAWINGS COVERED BY THIS CONTRACT. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE PROJECT PRIOR TO THE COMMENCEMENT OF WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE EXISTING CONDITIONS OF THE PROJECT OR FOR ANY CHANGES TO THE EXISTING CONDITIONS OF THE PROJECT.

8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND ALL APPLICABLE REGULATIONS AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES PRIOR TO THE COMMENCEMENT OF WORK.

9. ALL CONTRACTORS OF SUBCONTRACTORS MUST SAFELY THROUGHOUT THE WORK AND AT ALL TIMES MAINTAIN THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.

BOLDERA ARCHITECTS INC.

DEMOLITION  
EXISTING CONSTRUCTION

**Revision Schedule**

No.	Description	Date
1	Issued for Pre-Construction Meeting	2023-10-14
2	Issued for Client Review	2023-12-09
3	Issued for OPAZBA - Submission 1	2023-04-20

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**EXISTING & DEMO DRAWINGS - LEVEL 1**

OPAZBA Application	Date
	2023-04-20

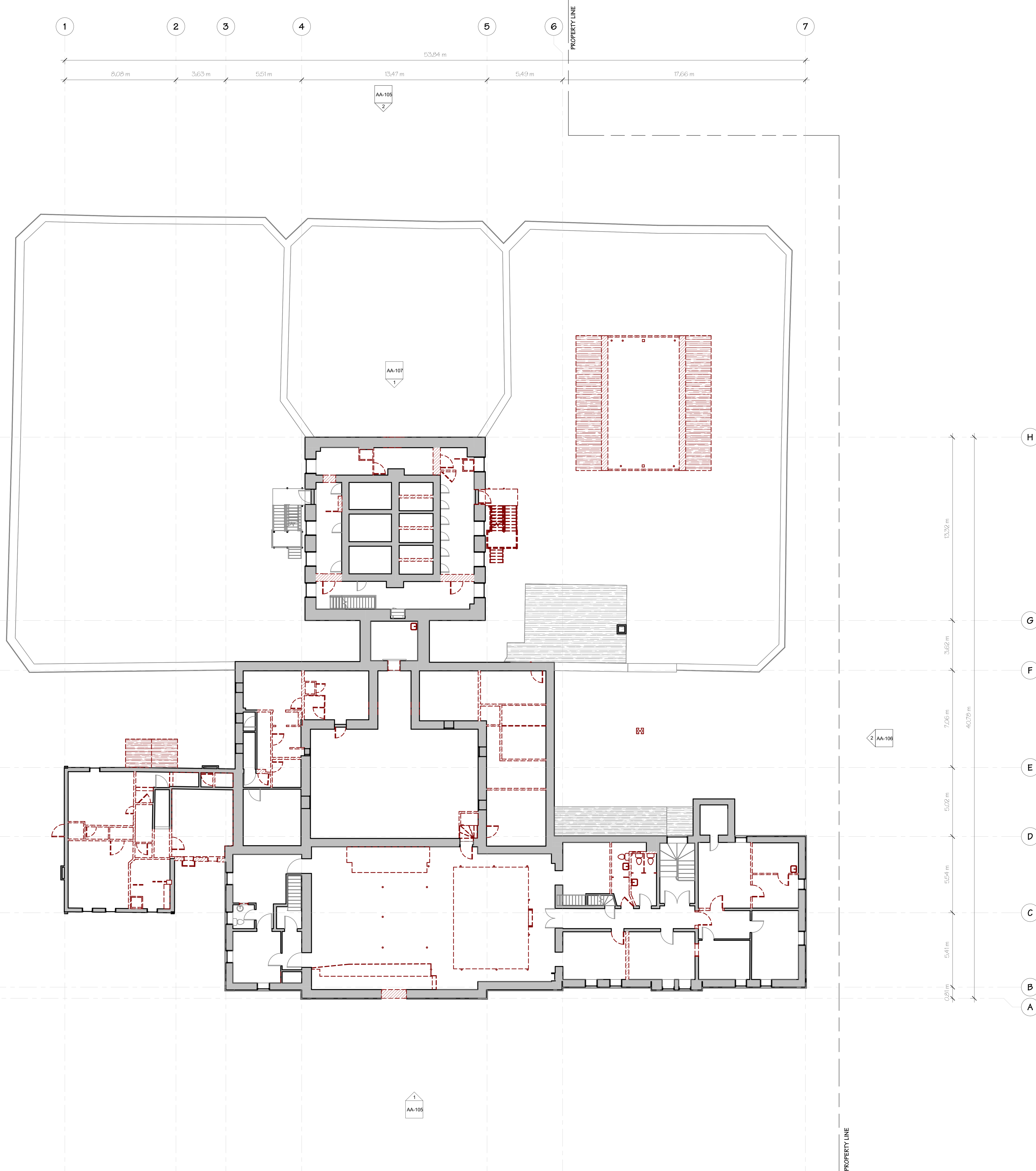
Project Number	Scale
22.0006.00	1 : 100

Drawn by	Checked by
ER	ER

**AA-102**

NOT FOR CONSTRUCTION

PROPERTY LINE



1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF BOLDERA ARCHITECTS INC. AND SHALL REMAIN THE PROPERTY OF BOLDERA ARCHITECTS INC. WITHOUT LIMITATION OF REMEDY. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND FOR THE ARCHITECT'S DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THESE DOCUMENTS IF THE CONTRACTOR DOES NOT VERIFY THE DIMENSIONS AND FOR THE ARCHITECT'S DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

3. IF CONSTRUCTION ADMINISTRATION SERVICES ARE INCLUDED IN THE SCOPE OF WORK, THE ARCHITECT SHALL REVIEW AND APPROVE ALL WORK SUBMITTED BY THE CONTRACTOR FOR CONSTRUCTION ADMINISTRATION SERVICES.

4. DIMENSIONS ARE NOT TO BE SCALED FOR CONSTRUCTION.

5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE PERFORMING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

6. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE ARCHITECT.

7. POSITIONS OF EXISTING MECHANICAL AND ELECTRICAL DEVICES, FITTINGS, AND PIPING ARE INDICATED ON THE MECHANICAL DRAWINGS. THE CONTRACTOR SHALL VERIFY THE ARCHITECTURAL DRAWINGS COVER THE MECHANICAL AND ELECTRICAL DEVICES. THESE DEVICES MAY BE COVERED BY WALLS OR OTHER STRUCTURES. THE CONTRACTOR SHALL VERIFY THE POSITIONS OF EXISTING MECHANICAL AND ELECTRICAL DEVICES BEFORE CONSTRUCTION.

8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND ALL APPLICABLE REGULATIONS AND ORDINANCES. ALL PLUMBING AND MECHANICAL WORK TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT BUILDING CODE AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

9. ALL CONTRACTORS OF SUBCONTRACTORS MUST SAFELY THROUGHLY REVIEW DRAWINGS AND AT ALL TIMES ENSURE THAT THEY CAN SAFELY CONSTRUCT THE WORK REPRESENTED BY THESE DRAWINGS.

BOLDERA ARCHITECTS INC.

**Revision Schedule**

No.	Description	Date
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**Royal Rose Court**  
 1235 & 1239 3rd Avenue East  
 Queen Square, ON M6K 2J5

**EXISTING & DEMO DRAWINGS - LEVEL 2**

OPAZBA Application	Date
	2023-04-20

Project Number	Scale
22.0006.00	1 : 100

Drawn by	Checked by
ER	ER

AA-103

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IF CONSTRUCTION ADMINISTRATION SERVICES ARE INCLUDED IN THE SCOPE OF WORK, THE ARCHITECT SHALL BE RESPONSIBLE FOR MONITORING THE CONSTRUCTION OF THE WORK AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK.

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE PERFORMING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK.

THE DRAWING AND THE WORK SHALL BE SUBJECT TO THE ARCHITECT'S SUPERVISION AND CONTROL. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SUPPLEMENTARY INFORMATION RECEIVED BY THE ARCHITECT FROM OTHER SOURCES.

POSITIONS OF EXISTING FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND FIXTURES ARE INDICATED BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND FIXTURES BEFORE COMMENCEMENT OF WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SUPPLEMENTARY INFORMATION RECEIVED BY THE ARCHITECT FROM OTHER SOURCES.

ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SUPPLEMENTARY INFORMATION RECEIVED BY THE ARCHITECT FROM OTHER SOURCES.

ALL CONTRACTORS OF SUBCONTRACTORS MUST SATISFY THROUGHOUT THE WORKING AND AT ALL TIMES REQUIRE THAT THE CONTRACTOR CONNECTS TO THE WORK REPRESENTATIVE OF THESE

BOLDERA ARCHITECTS INC.

DEMOLITION  
EXISTING CONSTRUCTION

Revision Schedule

No.	Description	Date
1	Issued for Pre-Consultation Meeting	2022-10-14
2	Issued for Client Review	2022-12-09

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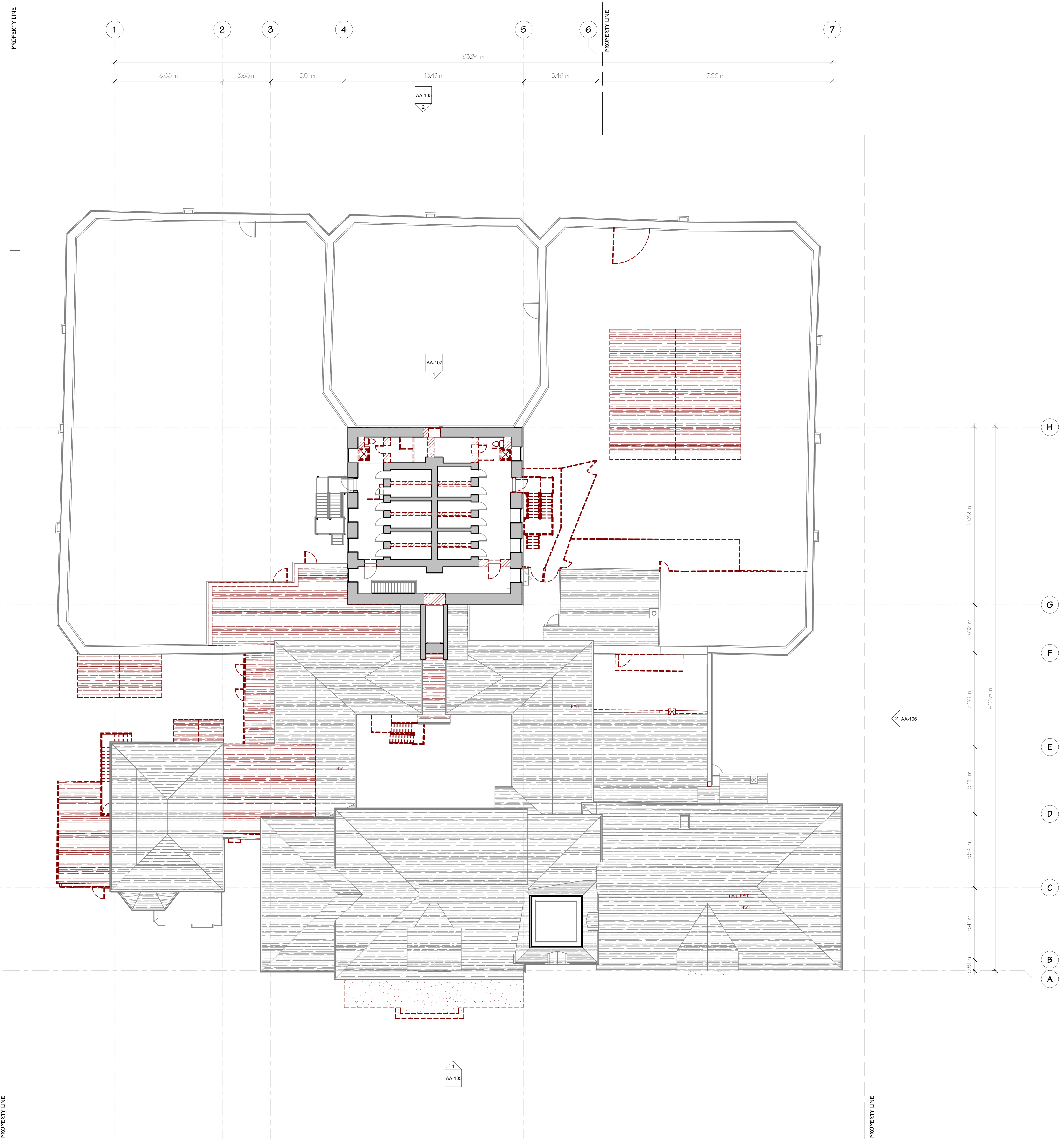
EXISTING & DEMO DRAWINGS - LEVEL 3

OPAZBA Application	Date
22.0006.00	2022-12-09

Project Number: 22.0006.00 | Scale: 1:100  
Drawn by: ER | Checked by: ER

**AA-104**

NOT FOR CONSTRUCTION



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IF CONSTRUCTION ADMINISTRATION SERVICES ARE INCLUDED IN THE SCOPE OF WORK, THE ARCHITECT SHALL BE RESPONSIBLE FOR MONITORING THE CONSTRUCTION OF THESE DOCUMENTS BY THE CONTRACTOR AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING, INSURANCE, AND SUPPLEMENTARY INFORMATION REQUIRED BY THE CITY OF TORONTO.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING, INSURANCE, AND SUPPLEMENTARY INFORMATION REQUIRED BY THE CITY OF TORONTO.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING, INSURANCE, AND SUPPLEMENTARY INFORMATION REQUIRED BY THE CITY OF TORONTO.

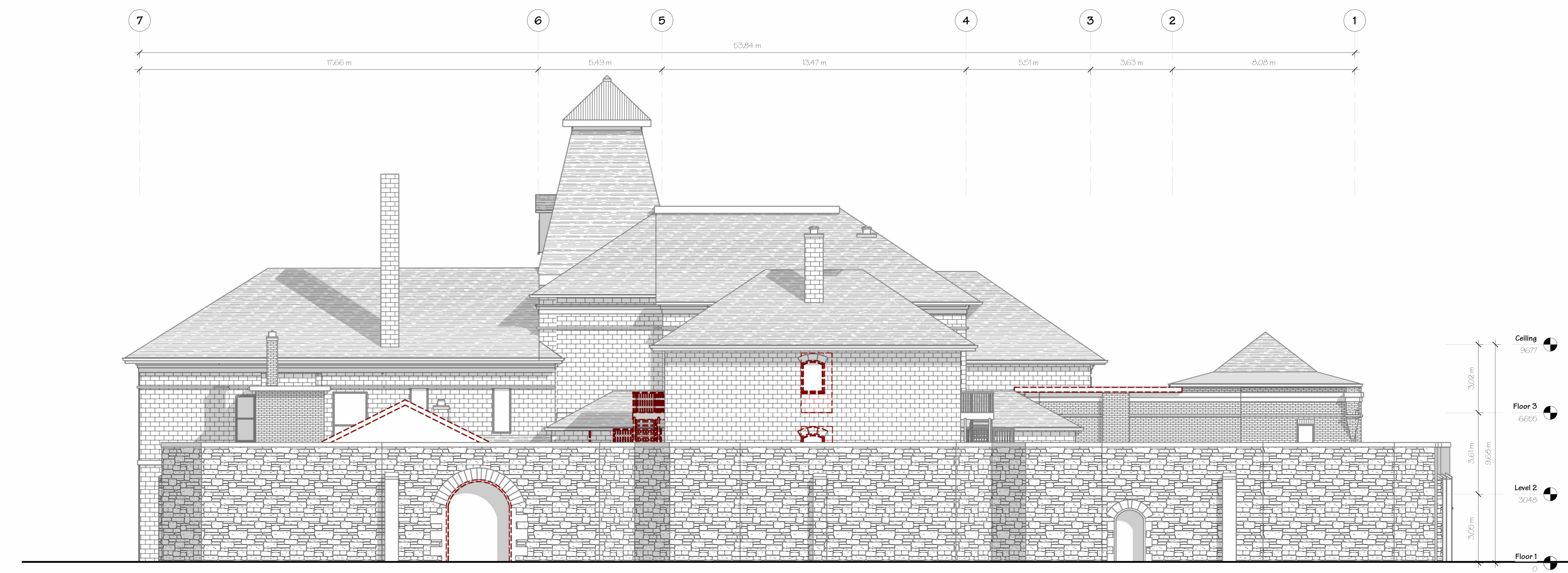
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT BUILDING CODE AND ALL APPLICABLE REGULATIONS AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING, INSURANCE, AND SUPPLEMENTARY INFORMATION REQUIRED BY THE CITY OF TORONTO.

ALL CONTRACTORS OF SUBCONTRACTORS MUST SAFELY THROUGHOUT THE WORKING AND AT ALL TIMES ENSURE THAT THE CONTRACTOR COMPLETES THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

BOLDERA ARCHITECTS INC.



**1** WEST ELEVATION - EXISTING & DEMOLITION  
1:75



**2** EAST ELEVATION - EXISTING & DEMOLITION  
1:75

NOT FOR CONSTRUCTION

Legend:  
 DEMOLITION  
 EXISTING CONSTRUCTION

**Revision Schedule**

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**EXISTING & DEMO ELEVATIONS**

OPAZBA Application	Date
22.0006.00	2023-04-20

Project Number: 22.0006.00 Scale: 1:75  
 Drawn by: JM Checked by: ER

**AA-105**





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2. THIS CONTRACT IS VALID FOR THE DESIGN OF BOLDERA ARCHITECTS INC. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THESE DOCUMENTS BY THE CONTRACTOR AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DOCUMENTS FROM UNAUTHORIZED REPRODUCTION OR DISTRIBUTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE QUALITY OF ANY INFORMATION REQUIRED BY THE CONTRACT DOCUMENTS.

3. IF CONSTRUCTION ADMINISTRATION SERVICES ARE INCLUDED IN THE SCOPE OF WORK, THE ARCHITECT SHALL BE RESPONSIBLE FOR MONITORING THE CONSTRUCTION OF THESE DOCUMENTS.

4. DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION.

5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE PERFORMING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

6. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION AND SHOULD BE REVIEWED BY THE ARCHITECT.

7. POSITIONS OF EXPOSED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS, AND PIPING SHALL BE INDICATED IN THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE SHALL BE CLEARLY IDENTIFIED AND SHALL BE CONFORMANT WITH THE CURRENT BUILDING CODE AND ALL APPLICABLE REGULATIONS AND STANDARDS. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT BUILDING CODE AND ALL APPLICABLE REGULATIONS AND STANDARDS.

8. ALL CONTRACTORS OF SUBCONTRACTORS MUST OBTAIN ALL NECESSARY PERMITS AND AT ALL TIMES MAINTAIN THE SAFETY OF THE WORKING AREA AND THE SURROUNDING AREA.

9. BOLDERA ARCHITECTS INC.



**1** COURTYARD EAST ELEVATION - EXISTING & DEMOLITION  
1:75

NOT FOR CONSTRUCTION

**Revision Schedule**

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**EXISTING & DEMO ELEVATIONS**

OPAZBA Application	Date	2023-04-20
Project Number	Scale	1:75
Drawn by	Checked by	ER

**AA-107**



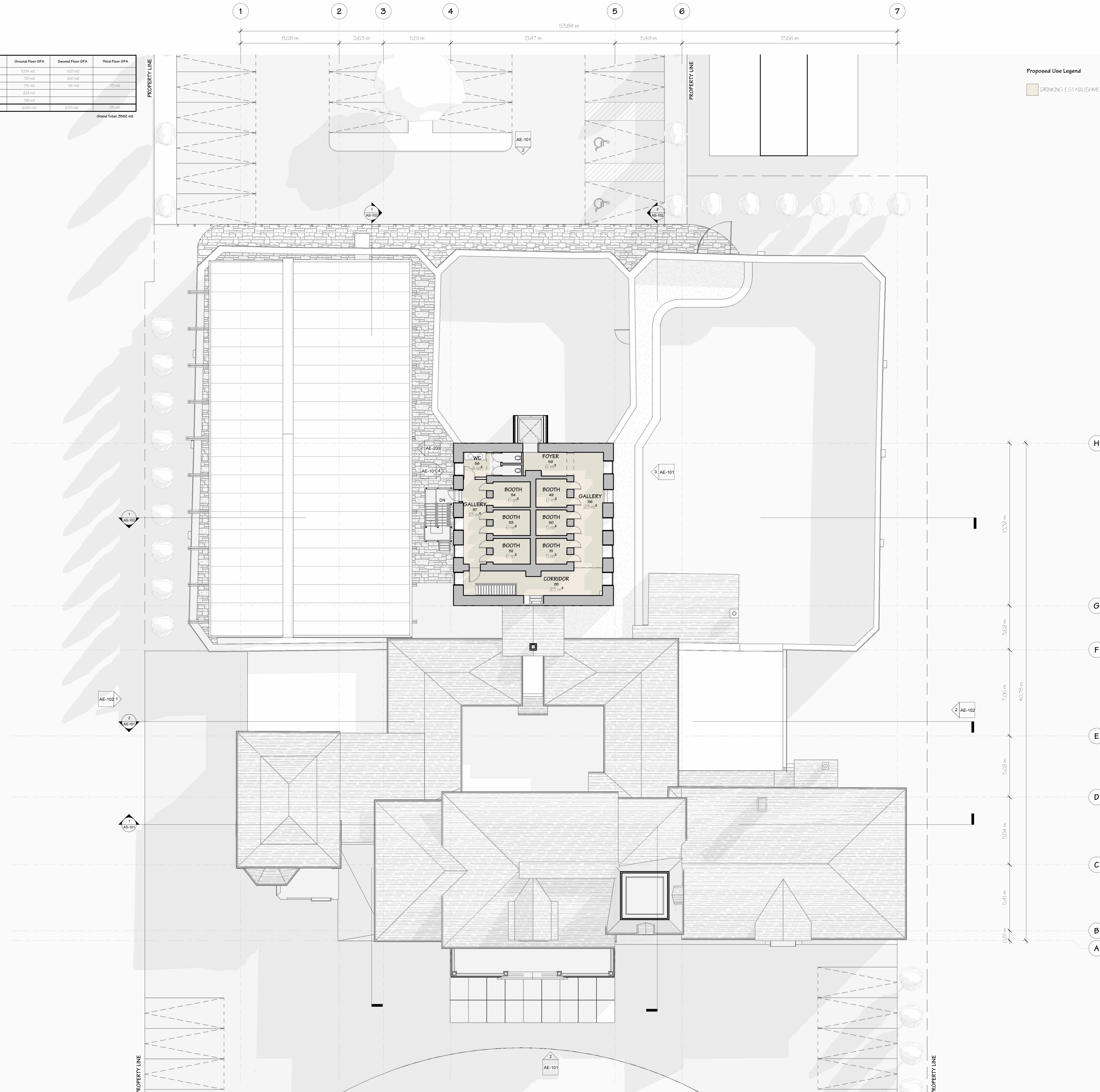




AREA SUMMARY SCHEDULE

Proposed Use	Basement GFA	Ground Floor GFA	Second Floor GFA	Third Floor GFA
Community Lifestyle	245 m <sup>2</sup>	1204 m <sup>2</sup>	5203 m <sup>2</sup>	
Restaurant	41 m <sup>2</sup>	310 m <sup>2</sup>	220 m <sup>2</sup>	
Drinking Establishment		170 m <sup>2</sup>	180 m <sup>2</sup>	175 m <sup>2</sup>
Drinking Establishment Patio		224 m <sup>2</sup>		
Office		328 m <sup>2</sup>		175 m <sup>2</sup>
<b>Total</b>	<b>2890 m<sup>2</sup></b>	<b>1836 m<sup>2</sup></b>	<b>5323 m<sup>2</sup></b>	<b>175 m<sup>2</sup></b>

Grand Total: 3562 m<sup>2</sup>



Proposed Use Legend  
 DRINKING ESTABLISHMENT

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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINMENT OF ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECTURE DEPARTMENT AND THE CITY OF TORONTO. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINMENT OF THESE PERMITS AND APPROVALS.

3. IF CONSTRUCTION ADMINISTRATION SERVICES ARE INCLUDED IN THE SCOPE OF WORK, THE ARCHITECT SHALL REVIEW AND APPROVE ALL WORK SUBMITTED BY THE CONTRACTOR FOR THE DESIGN DEVELOPMENT PHASE.

4. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL SITE CONDITIONS.

6. THE DRAWINGS AND THIS SCHEDULE FOR CONSTRUCTION ARE SUBJECT TO THE ARCHITECT'S REVISIONS AND AMENDMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECTURE DEPARTMENT AND THE CITY OF TORONTO.

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8. ALL CONTRACTORS AND SUBCONTRACTORS MUST SAFETY THROUGHOUT THE WORKING AND AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL ON THE SITE.

9. BOLDERA ARCHITECTS INC.

Revision Schedule

No.	Description	Date
1	Issued for Pre-Construction Meeting	2023-10-14
2	Issued for Client Review	2023-12-09
3	Issued for OPAZBA - Submission 1	2023-04-20

**Boldera Architects**  
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FC Entertainment & Hospitality Inc.  
**Royal Rose Court**  
 1235 & 1239 3rd Avenue East  
 Queen Square, ON M6K 2J6

PROPOSED FLOOR PLAN - LEVEL 3

OPAZBA Application	Date
	2023-04-20

Project Number	Scale	As Indicated
22.0006.00		

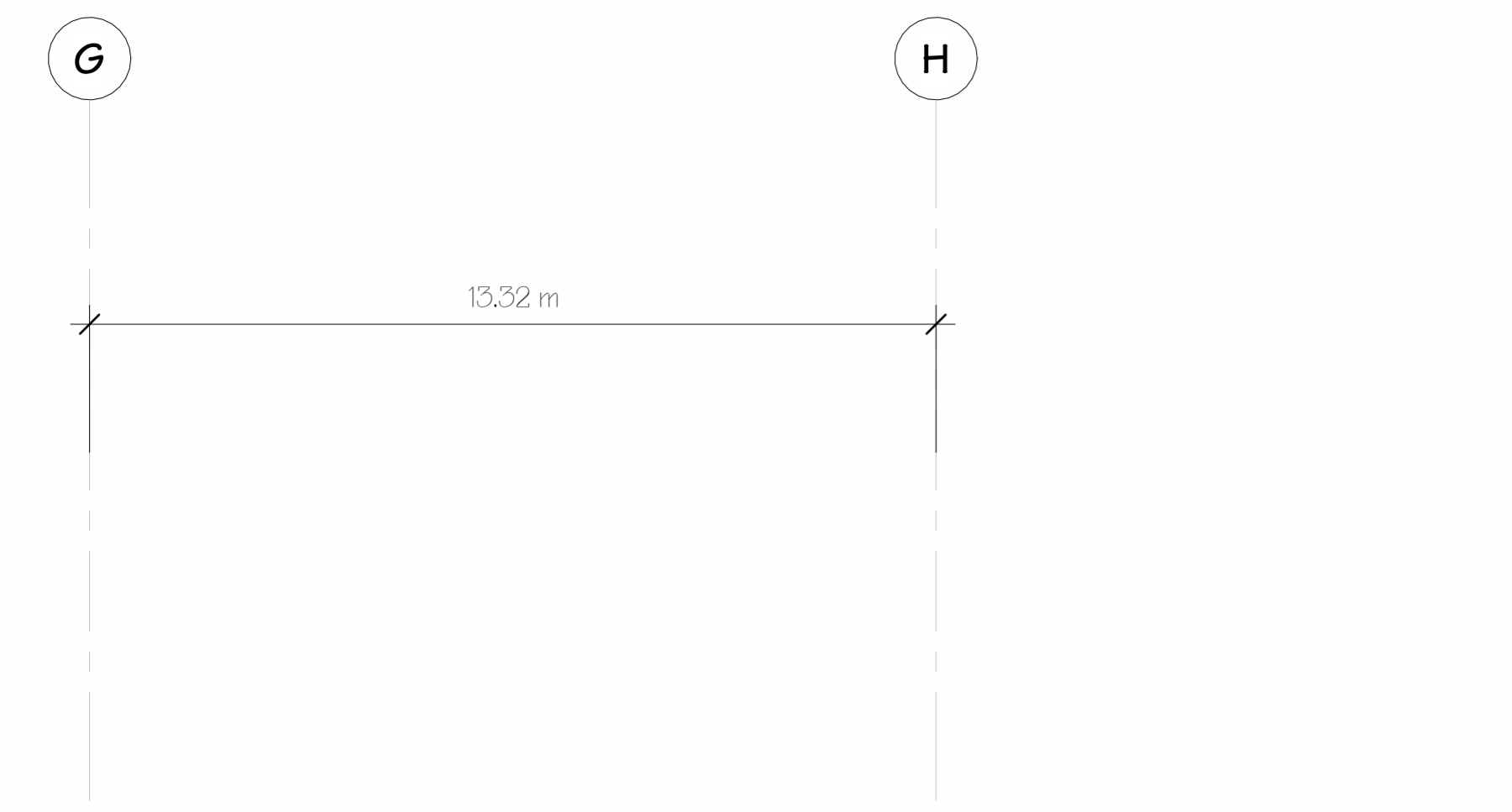
Drawn by	Checked by
JM	ER

**AP-104**

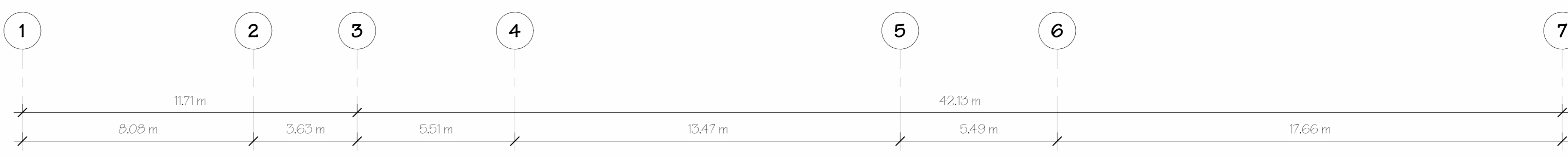
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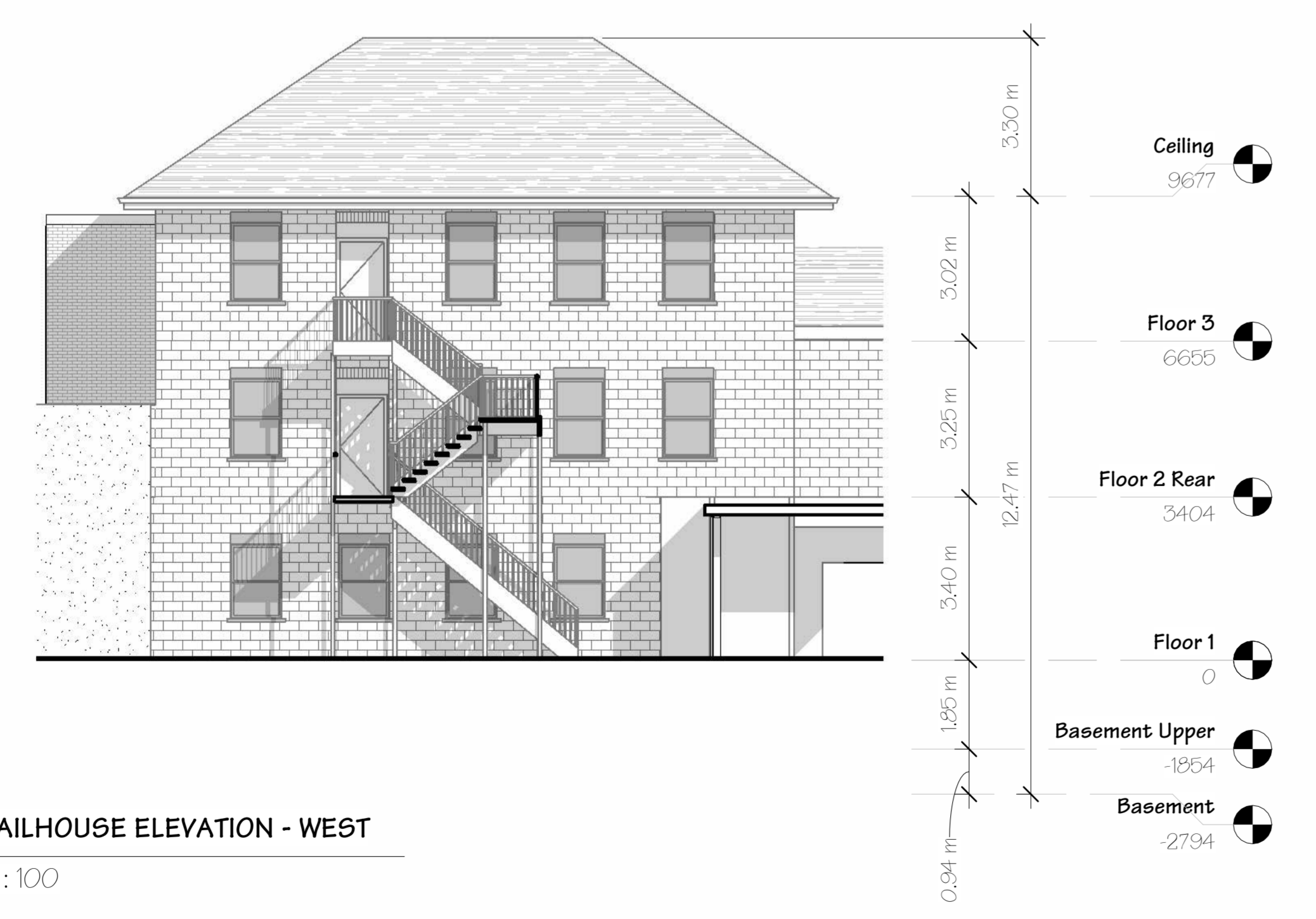
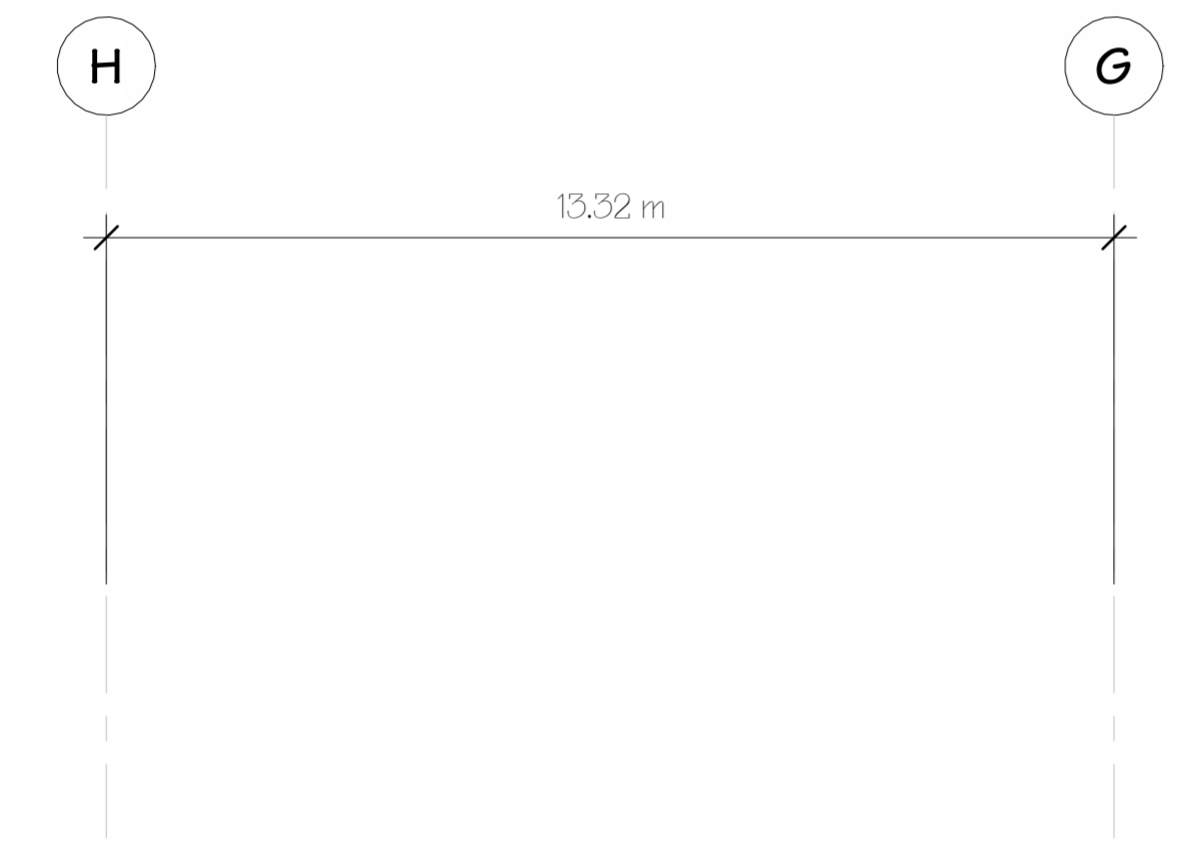
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**3** JAILHOUSE ELEVATION - EAST  
1:100



**2** WEST ELEVATION  
1:100



**4** JAILHOUSE ELEVATION - WEST  
1:100



**1** EAST ELEVATION  
1:100

**Revision Schedule**

No.	Description	Date
02	Issued for Client Review	2023-12-09
03	Issued for OPAZBA - Submission 1	2023-04-20

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**BUILDING ELEVATIONS**

OPAZBA Application	Date
22.0006.00	2023-04-20

Project Number: 22.0006.00 Scale: 1:100  
Drawn by: Author Checked by: Checker

**AE-101**

NOT FOR CONSTRUCTION

