

## ROYAL ROSE COURT

OWEN SOUND, ONTARIO

### NOISE IMPACT STUDY

RWDI #2303377

March 15, 2023

#### SUBMITTED TO

**Nima Agish, M. Arch, M. Eng.**

Project Manager, Estimator

[nima@fusioncorp.ca](mailto:nima@fusioncorp.ca)

**Fusioncorp Developments Inc.**

2066 Avenue Rd., 2<sup>nd</sup> Floor

Toronto, ON M5M 4A6

T: 416.628.4394

M: 416.890.7810

#### SUBMITTED BY

**Jacque Kelton**

Technical Coordinator

[Jacque.Kelton@rwdi.com](mailto:Jacque.Kelton@rwdi.com)

**Gillian Redman, P.Eng.**

Senior Noise Engineer

[Gillian.Redman@rwdi.com](mailto:Gillian.Redman@rwdi.com)

**Peter Soligo, P.Eng.**

Project Manager

[Peter.Soligo@rwdi.com](mailto:Peter.Soligo@rwdi.com)

**RWDI**

600 Southgate Drive

Guelph, Ontario N1G 4P6

T: 519.823.1311



## VERSION HISTORY

Index	Date	Description	Prepared by	Reviewed by
1	March 15, 2023	Site Plan Approval Report	JKK	GER



## EXECUTIVE SUMMARY

Rowan Williams Davies & Irwin Inc. (RWDI) was retained to conduct a noise impact study for the proposed redevelopment of a heritage building into an event venue located at 1235 3<sup>rd</sup> Avenue in Owen Sound, Ontario. The purpose of this assessment is to predict facility sound levels at surrounding noise-sensitive land uses and determine the overall feasibility of the project. The facility is not expected to be a source of dust or odour. An ecology unit will be installed on the kitchen hood to eliminate the potential for odour.

This study assessed site sound levels due to cooling equipment and activities associated with their outdoor event spaces using the Ministry of the Environment, Conservation and Parks Publication NPC-300 as well as the City of Owen Sound Terms of Reference. The maximum PWLs for the condensing units are as follows:

- Location of CU\_01 can have a PWL of 85 dBA for one condensing unit or 82 dBA each if two condensing units are installed.
- Location of CU\_02 can have a PWL of 90 dBA for one condensing unit or 87 dBA each if two condensing units are installed.

The sound levels for the condensing units should be confirmed by an acoustical engineer to ensure these criteria are met. The sound levels due to the facility, based on the predictable worst-case scenario, meet MECP NPC-300 exclusion limits at all surrounding receptors.

The impact study is based on assumptions regarding the current site plan and anticipated typical operations as confirmed with FusionCorp. Should changes to the site layout and/or operations be implemented, we recommend that the noise impact assessment be re-evaluated to ensure continued compliance with the sound level limits.



# TABLE OF CONTENTS

## EXECUTIVE SUMMARY

<b>1</b>	<b>INTRODUCTION.....</b>	<b>1</b>
<b>2</b>	<b>DESCRIPTION OF PROJECT AND SITE.....</b>	<b>1</b>
<b>3</b>	<b>NOISE ASSESSMENT .....</b>	<b>1</b>
<b>3.1</b>	<b>City of Owen Sound Development Application Guidelines.....</b>	<b>1</b>
<b>3.2</b>	<b>Applicable Criteria.....</b>	<b>2</b>
<b>3.3</b>	<b>Representative Receptors.....</b>	<b>2</b>
<b>3.4</b>	<b>Modelling Inputs.....</b>	<b>2</b>
<b>3.5</b>	<b>Results .....</b>	<b>3</b>
<b>4</b>	<b>CONCLUSION .....</b>	<b>4</b>
<b>5</b>	<b>REFERENCES .....</b>	<b>5</b>
<b>6</b>	<b>STATEMENT OF LIMITATIONS .....</b>	<b>5</b>

## LIST OF TABLES

Table 1:	NPC-300 Exclusion Limit – Continuous Stationary Sources.....	2
Table 2:	Stationary Sources Modelled Sound Power Level .....	3
Table 3:	Predicted Sound Levels – Continuous Sources.....	3

## LIST OF FIGURES

Figure 1:	Facility and Significant Source Locations
Figure 2:	Location of Worst-Case Receptors for Stationary Source Assessment

## LIST OF APPENDICES

Appendix A:	Preliminary Design Drawings
Appendix B:	Zoning Information
Appendix C:	Sound Level Contours



# 1 INTRODUCTION

RWDI was retained to conduct a noise impact study for the proposed redevelopment of a heritage building into an event venue located at 1235 3<sup>rd</sup> Avenue in Owen Sound, Ontario. The purpose of this assessment is to predict sound levels from the site at surrounding noise-sensitive land uses. The site can be seen in **Figure 1**. The sound impacts will be assessed using the applicable guidelines and hence determine the overall feasibility of the project. This assessment is based on architectural drawings dated October 14, 2022, as well as operational information provided by FusionCorp.

# 2 DESCRIPTION OF PROJECT AND SITE

The facility is located at 1235 3<sup>rd</sup> Avenue in Owen Sound, Ontario. The project consists of the redevelopment of a heritage building (courthouse and jail) into an event venue, restaurant, and entertainment complex. Site plans are included in **Appendix A**. The facility is bordered by institutional land uses to the south and residential land uses to the north, east and west.

Radiant space heating already exists at the site. As part of the redevelopment, condensing units may be added to the building. The units will be located at ground level either to the north or south side of the building.

The facility has the potential to operate from daytime into the night and sound from the facility has been evaluated against daytime (07:00-19:00h), evening (19:00-23:00h), and nighttime (23:00-07:00h) sound level limits to account for a worst-case operating scenario.

# 3 NOISE ASSESSMENT

The evaluation of noise was assessed using the applicable Ontario Ministry of the Environment, Conservation and Parks (MECP) NPC-300 Guidelines (MOE, 2013). Only the significant stationary sources of sound were assessed. These include condensing units and activities associated with the outdoor event spaces.

## 3.1 City of Owen Sound Development Application Guidelines

The City of Owen Sound has Development Application Guidelines for a Noise and Vibration Study, which indicates that the study is required to “demonstrate that the operation of the proposed use will not produce any noise or vibration emissions beyond acceptable levels or that surrounding land uses will not adversely impact the proposed development” (City of Owen Sound, 2021).

### 3.2 Applicable Criteria

Noise levels are assessed for the predictable worst-case one-hour  $L_{EQ}$  for daytime, evening and nighttime periods. For assessing sound, NPC-300 defines sound level criteria for two possible locations at each noise-sensitive land use (receptor): outdoor and façade. The outdoor points of reception (PORs) for stationary source assessment can include front yards, backyards, terraces or patios. The façade PORs are the centre of any window or door on the most exposed wall.

The assessment criterion is the higher of either the exclusion limit per NPC-300 or the minimum background sound level that occurs or is likely to occur at a receptor. The applicable exclusion limit is determined based on the level of urbanization or “Class” of the area. Land uses surrounding the facility are Class 1 areas due to the acoustical environmental which is influenced mainly by human activity. The NPC-300 Class 1 exclusion limits were applied for continuous sources in the assessment and are summarized in **Table 1**.

**Table 1: NPC-300 Exclusion Limit – Continuous Stationary Sources**

Time Period	Class 1 Exclusion Limit	
	Outdoor $L_{EQ-1hr}$	Façade $L_{EQ-1hr}$
Daytime 07:00-19:00h	50 dBA	50 dBA
Evening 19:00-23:00h	50 dBA	50 dBA
Nighttime 23:00-07:00h	not applicable	45 dBA

### 3.3 Representative Receptors

Noise-sensitive land uses surrounding the site are existing residential dwellings located on all sides of the facility. A zoning map of the area is included in **Appendix B**. The worst-case representative receptors have been modelled as shown in **Figure 2**. Meeting the applicable criteria at these representative receptors will ensure compliance at all receptors.

### 3.4 Modelling Inputs

For this study, a site visit was not conducted as the development is currently in the design stages. Information regarding potential stationary sources were obtained through analysis of site plan drawings and discussions with FusionCorp. Sound level data of similar sources on file at RWDI was used to model sound levels in the outdoor event areas. The primary source of noise in these areas will be the sound of people talking. There may be background music however elevated voices are predicted to be the most dominant source of noise. Sound levels for the condensing units are based on performance specifications for when the units are selected. The summary of the sound power levels used for the current assessment is provided in **Table 2**.

The following were adopted for the analysis:

- The condensing units on the north side of the site (CU\_01) are at ground level and can have an overall maximum Sound Power Level (PWL) of 85 dBA if only one unit is installed in that location. If two condensers are installed in that location, then each condenser can have a maximum PWL of 82 dBA.



- The condensing units on the south side of the site (CU\_02) are at ground level and can have an overall maximum PWL of 90 dBA. If two condensers are installed in that location, then each condenser can have a maximum PWL of 87 dBA.
- All sources would emit sound concurrently and continuously during the predictable worst-case one-hour period.

**Table 2: Stationary Sources Modelled Sound Power Level**

Source ID	Maximum Sound Power Level		Reference
CU_01	85 dBA per condenser if only one unit	82 dBA per condenser if two units installed	Performance Specification
CU_02	90 dBA per condenser if only one unit	87 dBA per condenser if two units installed	Performance Specification
<b>People Talking in Outdoor Event Spaces (Voices_01 and 02)</b>	90 dBA		RWDI Data on file

### 3.5 Results

Detailed noise modelling was carried out, based on the available information, using the Cadna/A software package, a commercially available implementation of the ISO 9613 algorithms (ISO, 1994 and ISO, 1996). The sound levels during the predictable worst-case one hour and the applicable sound level limit are presented in **Table 3**. Sound level contours for continuous sources are provided in **Appendix C**. The predicted sound levels attributable to the continuous stationary sources are predicted to meet NPC-300 sound limits at all the surrounding receptors.

**Table 3: Predicted Sound Levels**

Receptor	Description	Time of Day	Sound Level L <sub>EQ-1hr</sub> (dBA)	NPC-300 Class 1 Limit (dBA)	Meets Criteria?
R01_f	Facade of 1224 4TH AVE E	Day/Evening	43	50	Yes
		Night	43	45	Yes
R01_o	OPOR of 1224 4TH AVE E	Day/Evening	42	50	Yes
		Day/Evening	30	50	Yes
R02_f	Facade of 1240 3RD AVE E	Night	30	45	Yes
		Day/Evening	26	50	Yes
R02_o	OPOR of 1240 3RD AVE E	Day/Evening	44	50	Yes
		Night	44	45	Yes
R03_f	Facade of 1275 3RD AVE E	Day/Evening	45	50	Yes
		Day/Evening	42	50	Yes
R03_o	OPOR of 1275 3RD AVE E	Night	42	45	Yes
		Day/Evening	34	50	Yes
R04_f	Facade of 1270 4TH AVE E	Day/Evening	37	50	Yes
		Night	37	45	Yes
R04_o	OPOR of 1270 4TH AVE E	Day/Evening	35	50	Yes
		Day/Evening	37	50	Yes
R05_f	Facade of 1259 4TH AVE E	Night	37	45	Yes
		Day/Evening	35	50	Yes
R05_o	OPOR of 1259 4TH AVE E	Day/Evening	35	50	Yes

## 4 DUST AND ODOUR

The site is not expected to be a source of dust or odour. The only potential for odour may come from the kitchen exhaust fan however an ecology unit will be installed on the kitchen hood to eliminate the potential for odour. The facility will be in line with other commercial facilities in the area.

## 5 CONCLUSION

RWDI completed a noise impact study for the proposed redevelopment, to be located at 1235 3<sup>rd</sup> Avenue in Owen Sound, Ontario. The maximum PWLs for the condensing units are as follows:

- Location of CU\_01 can have a PWL of 85 dBA for one condensing unit or 82 dBA each if two condensing units are installed.
- Location of CU\_02 can have a PWL of 90 dBA for one condensing unit or 87 dBA each if two condensing units are installed.

The sound levels for the condensing units should be confirmed by an acoustical engineer to ensure these criteria are met. With these criteria the sound levels due to the facility, based on the predictable worst-case scenario, meet the MECP NPC-300 limits at all surrounding receptors.

The facility is not expected to be a source of dust or odour. And ecology unit will be installed on the kitchen hood to eliminate the potential for odour.

The study is based on the current site plan and operating scenario. Should changes to the site layout and/or operations be implemented, we recommend that the potential noise impact be re-evaluated to ensure compliance with the sound level limits.





## 6 REFERENCES

1. International Organization for Standardization (ISO), 1994, International Standard ISO 9613-1:1994, Acoustics –Attenuation of Sound during propagation outdoors. Part 1: Calculation of the absorption of sound by the atmosphere.
2. International Organization for Standardization (ISO), 1996, International Standard ISO 9613-2:1996, Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation.
3. Ontario Ministry of the Environment (MOE), August 2013, Publication NPC-300, *Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning*.
4. City of Owen Sound, Development Application Guidelines, Noise and Vibration Study. November 12<sup>th</sup>, 2021

## 7 STATEMENT OF LIMITATIONS

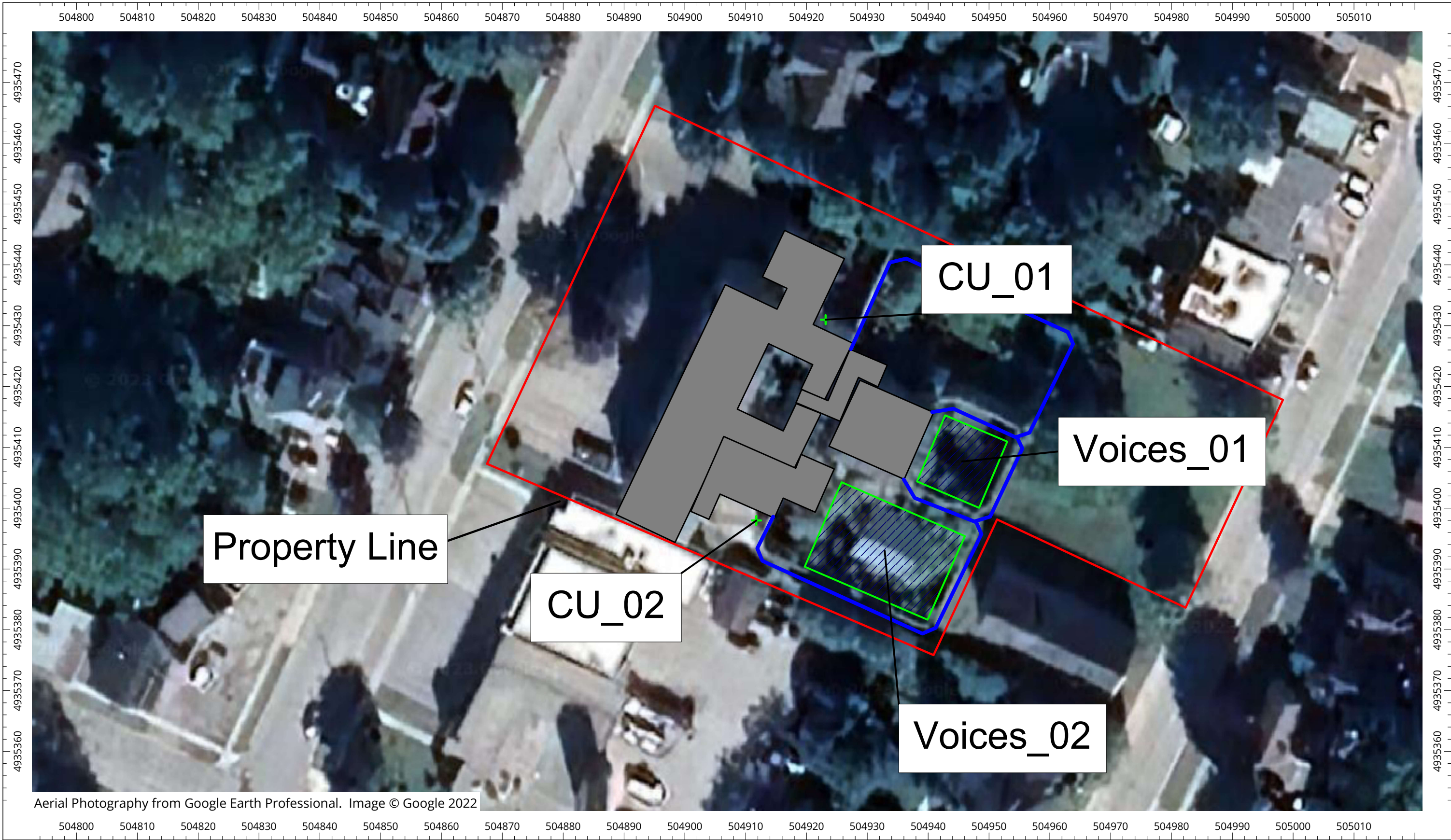
This report entitled Royal Rose Court Noise Impact Study was prepared by Rowan Williams Davies and Irwin Inc. (“RWDI”) FusionCorp (“Client”). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein (“Project”). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilize the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.

A large decorative graphic on the left side of the page. It features a blue triangular shape at the top left, which transitions into a large, light grey curved shape that dominates the lower half of the page. The word 'FIGURES' is centered within the grey area.

# FIGURES



Aerial Photography from Google Earth Professional. Image © Google 2022

**Stationary Sources**

Location of Stationary Sources in Relation to the Facility

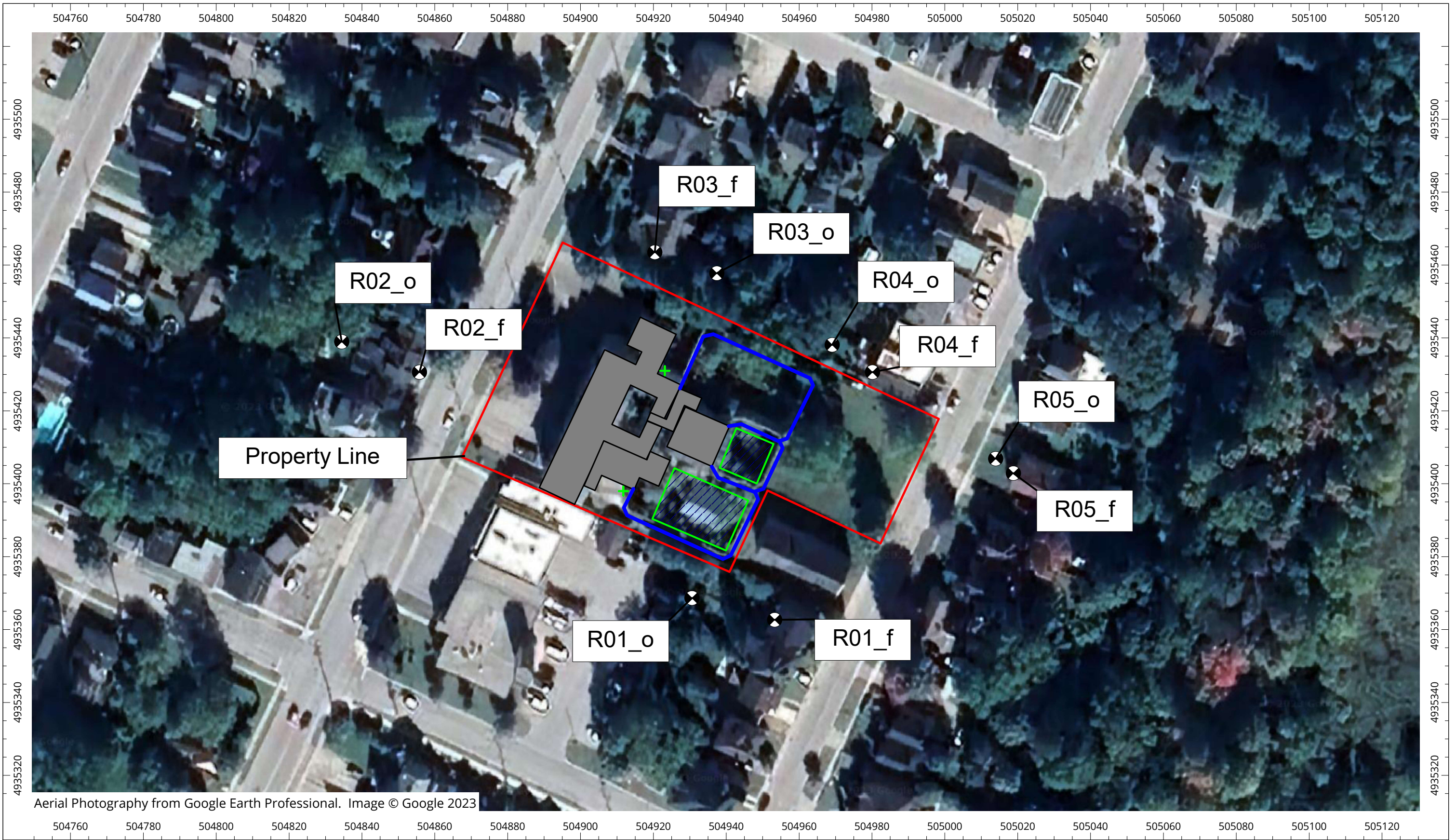
Royal Rose Court - Owen Sound, Ontario



Project #: 2303377

Drawn by: JKK	Figure: <b>1</b>
Scale: 1:600	
Date: 23.02.2023	





**Location of Worst Case Receptors for Stationary Source Assessment**

Stationary Source Assessment

Royal Rose Court - Owen Sound, Ontario



Project #: 2303377

Drawn by: JKK	Figure: <b>2</b>
Scale: 1:1000	
Date: 23.02.2023	



The page features a decorative background with a large, light gray curved shape on the right side and a blue curved shape on the left side, separated by a white border. The text 'APPENDIX A' is centered within the gray area.

# APPENDIX A

2022-10-14

# Concept Design

Issued for Pre-Consultation Meeting

Project # 22.0056.00

Project Team:



**FC ENTERTAINMENT & HOSPITALITY INC.**

2066 AVENUE ROAD, 2ND FLOOR  
TORONTO, ON M5M 4A6

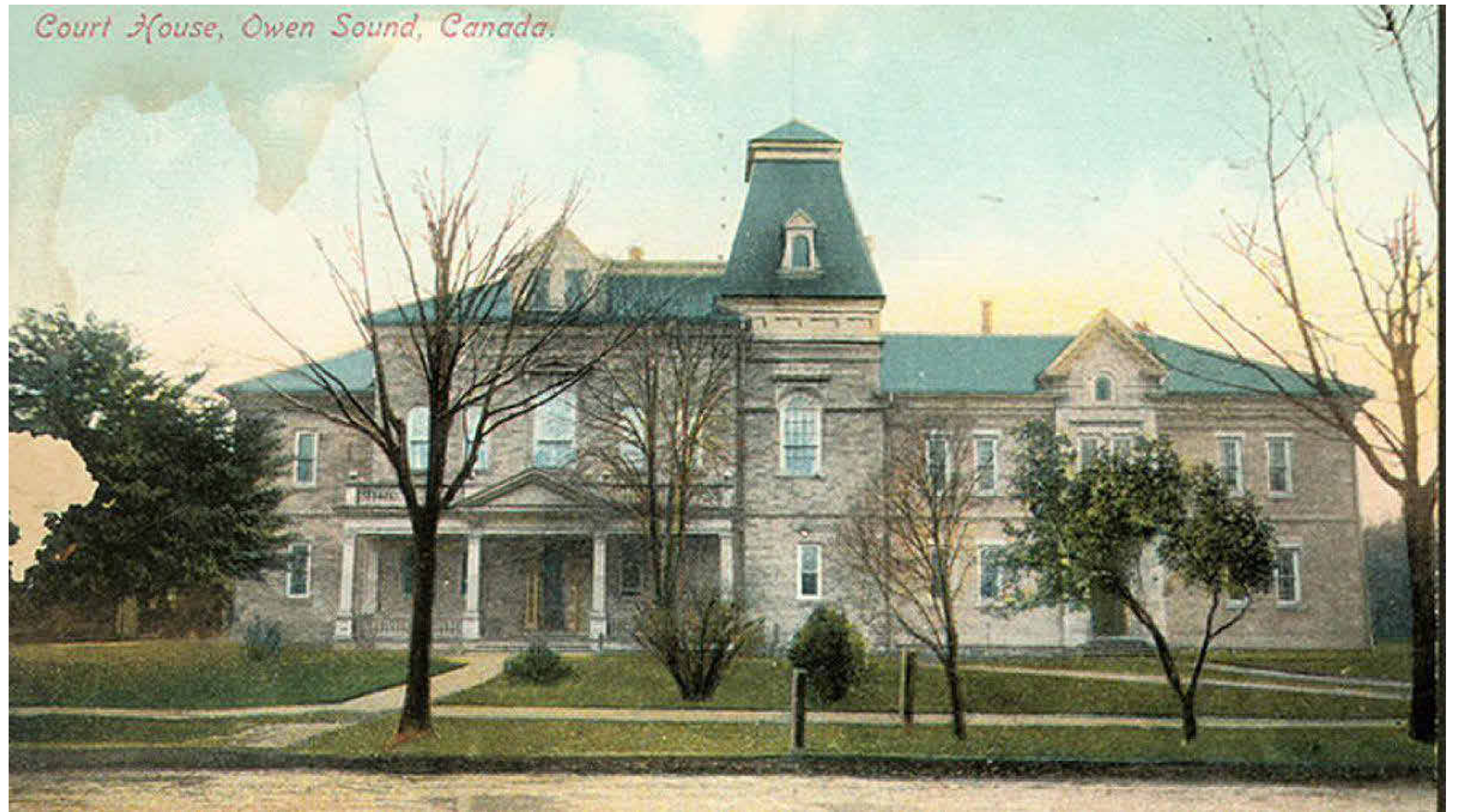
info@fchospitality.ca  
www.fchospitality.ca



**THE PLANNING PARTNERSHIP**

1255 BAY ST. #500,  
TORONTO, ON M5R 2A9

info@planpart.ca  
www.planpart.ca



# Royal Rose Court

Rejuvenation of the Historical Courthouse & Jail  
Owen Sound, Ontario

**FC Entertainment & Hospitality**

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



62 Westmount Avenue  
M6H 3K1 Toronto, Ontario

info@ersarchitects.com | www.ersarchitects.com

## ARCHITECTURE

Sheet Number      Sheet Name

A100	SITE PLAN
A101	EXISTING & DEMOLITION PLAN - BASEMENT
A102	EXISTING & DEMOLITION PLAN - LEVEL 1
A103	EXISTING & DEMOLITION PLAN - LEVEL 2
A104	EXISTING & DEMOLITION PLAN - LEVEL 3
A201	PROPOSED FLOOR PLAN - BASEMENT
A203	PROPOSED FLOOR PLAN - LEVEL 2
A204	PROPOSED FLOOR PLAN - LEVEL 3

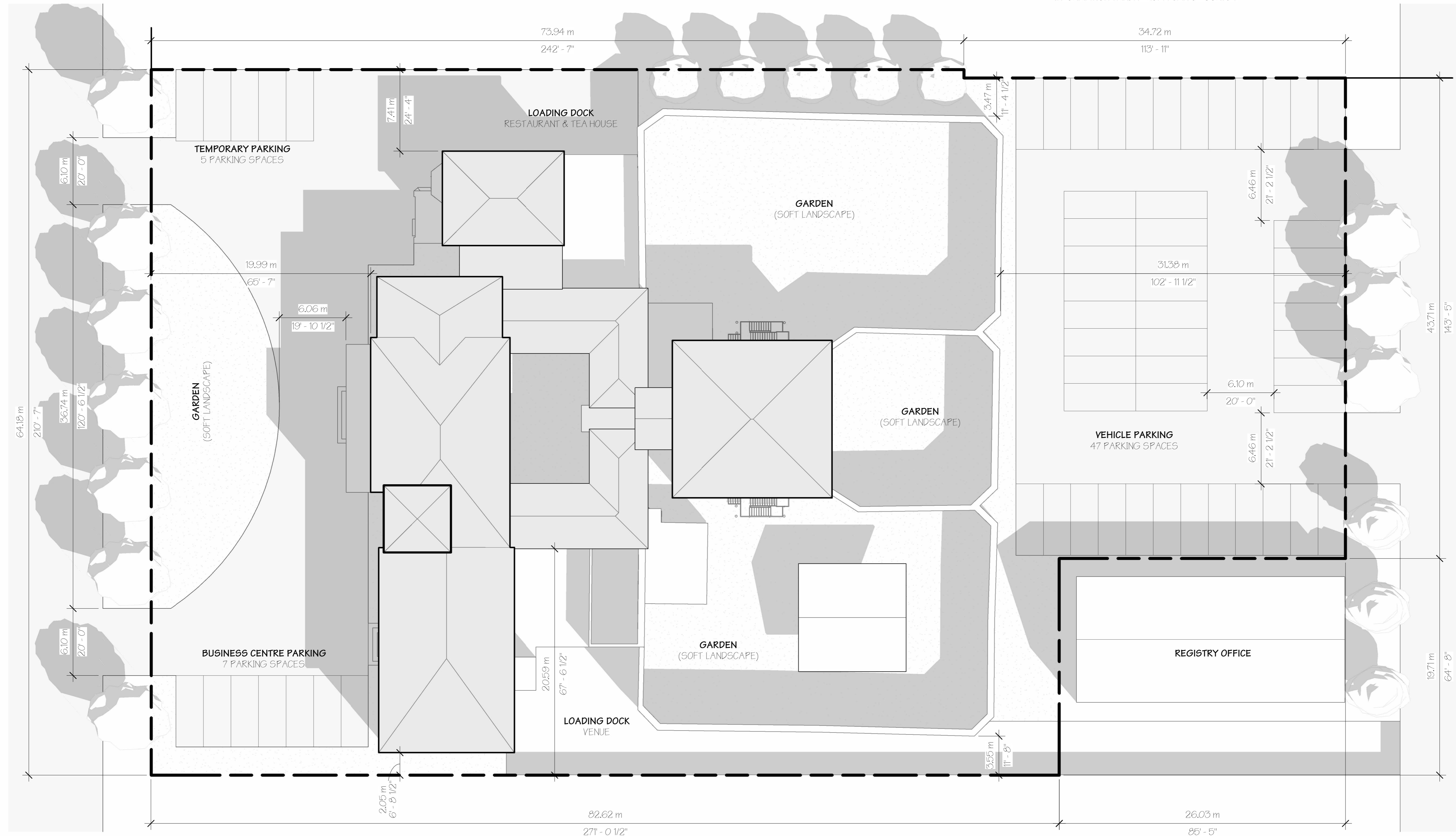
NOT FOR CONSTRUCTION

ZONING DESIGNATION **Institutional**  
 LEGAL DESCRIPTION **LOTS 15 & 16 EAST OF BAY ST & LOTS 15 & 16 WEST OF HILL ST**  
 PROPERTY ADDRESS **1234-1259 3rd AVENUE EAST, OWEN SOUND, ONTARIO**

OWNERSHIP **FC Hospitality & Entertainment Inc.**

SITE SPECIFICS	PERMITTED	PROPOSED	EXISTING
Building Use	Institutional	<b>WF Mixed-Use</b>	Institutional
Lot Area		<b>No Change</b>	6434.26 sq.m
Lot Coverage	60 %	<b>20.5 %</b>	21.10 %
GFA		<b>2050 sq.m</b>	1985 sq.m
Front Yard Setback	7.5 m	<b>20 m</b>	20 m
Side Yard Setback (E)	1 m	<b>3.55 m</b>	3.55 m
Side Yard Setback (W)	1 m	<b>3.47 m</b>	3.47 m
Rear Yard Setback	2 m	<b>31.38 m</b>	31.38 m
Landscaped Surface	25 %	<b>33.5 %</b>	54 %

INFORMATION TAKEN FROM PLAN OF SURVEY



**1** SITE PLAN  
 1/16" = 1'-0"

1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. THE ARCHITECT BEARS RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION, THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.  
 3. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR **DESIGN COORDINATION ONLY**.  
 4. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.  
 5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING OR CONTINUING WITH ANY WORK.  
 6. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.  
 7. POSITIONS OF EXPOSED FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND FIXTURES MAY BE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN IN THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY ERS ARCHITECTS INC.  
 8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND BYLAWS OF THE AUTHORITIES HAVING JURISDICTION. ALL PLUMBING AND DRAINAGE WORK TO CONFORM TO CURRENT ONTARIO REGULATIONS. ALL ELECTRICAL WORK TO CONFORM TO ONTARIO HYDRO ELECTRICAL SAFETY CODE AS AMENDED.  
 9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.  
 © ERS ARCHITECTS INC.

**NOT FOR CONSTRUCTION**

**ERS ARCHITECTS**  
 62 Westmount Avenue  
 M5H 3K1 Toronto, Ontario  
 info@ersarchitects.com | www.ersarchitects.com

**Revision Schedule**

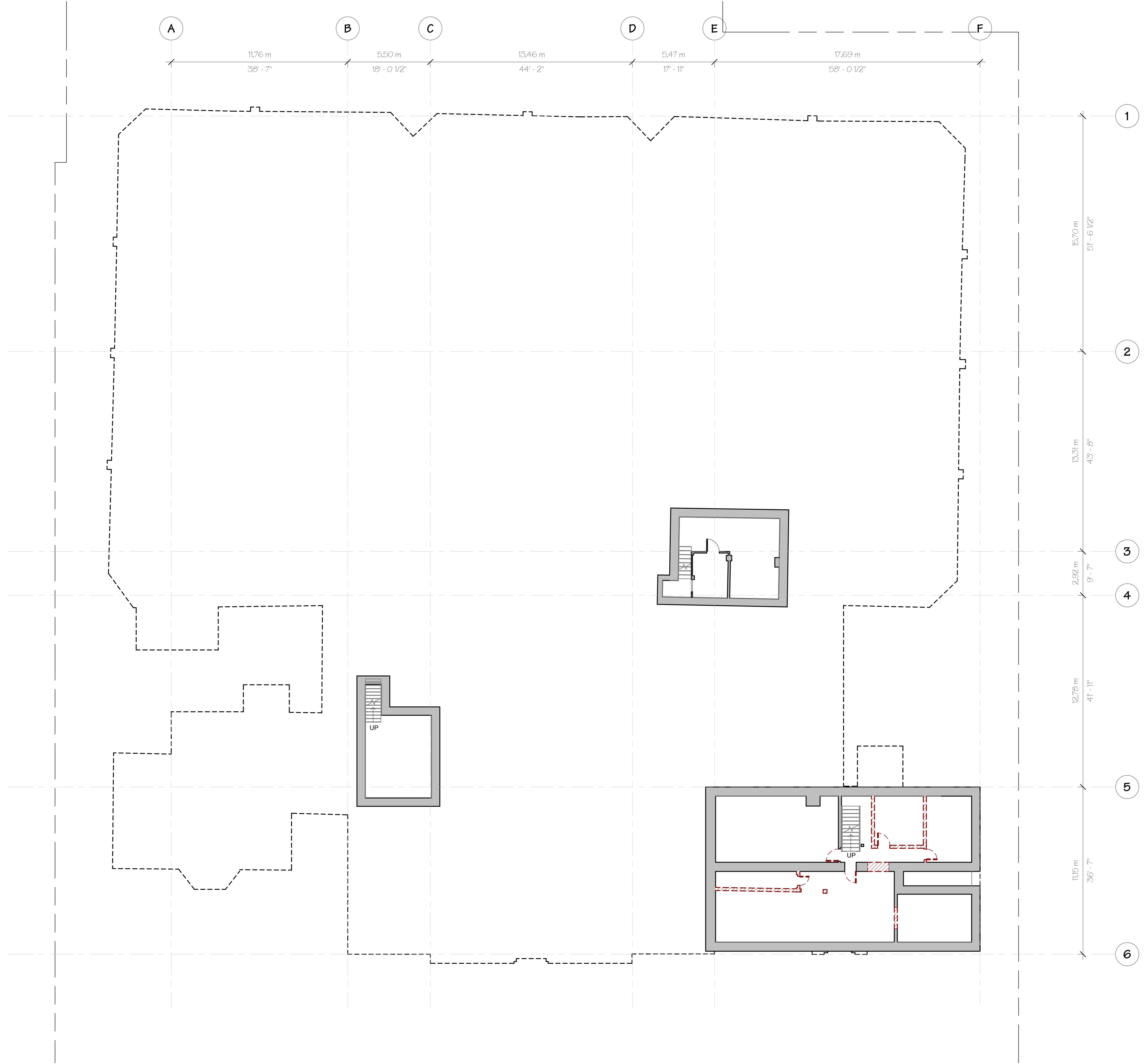
No.	Description	Date
1	Issued for Pre-Consultation Meeting	2022-10-14

FC Entertainment & Hospitality  
**Royal Rose Court**  
 1235-1259 3rd Avenue East  
 Owen Sound, ON N4K 2L6

**SITE PLAN**

Project Number **22.0056.00**  
 Date **2022-10-14**  
 Drawn by **ER**  
 Checked by **ER**  
 Scale **1/16" = 1'-0"**

**A100**



1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ERS ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION, THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.
3. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR GENERAL CONFORMANCE ONLY.
4. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.
5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING OR CONTINUING WITH ANY WORK.
6. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.
7. POSITIONS OF EXPOSED FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND OUTLETS MAY BE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN IN THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY ERS ARCHITECTS INC.
8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND BYLAWS OF THE AUTHORITIES HAVING JURISDICTION. ALL PLUMBING AND DRAINAGE WORK TO CONFORM TO CURRENT ONTARIO REGULATIONS. ALL ELECTRICAL WORK TO CONFORM TO ONTARIO HYDRO ELECTRICAL SAFETY CODE AS AMENDED.
9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

© ERS ARCHITECTS INC.

**NOT FOR CONSTRUCTION**

**ERS**  
ARCHITECTS

62 Westmount Avenue  
M5H 3K1 Toronto, Ontario

info@ersarchitects.com | www.ersarchitects.com

EXISTING CONSTRUCTION  
 DEMOLITION

**Revision Schedule**

No.	Description	Date
1	Issued for Pre-Consultation Meeting	2022-10-14

FC Entertainment & Hospitality

**Royal Rose Court**

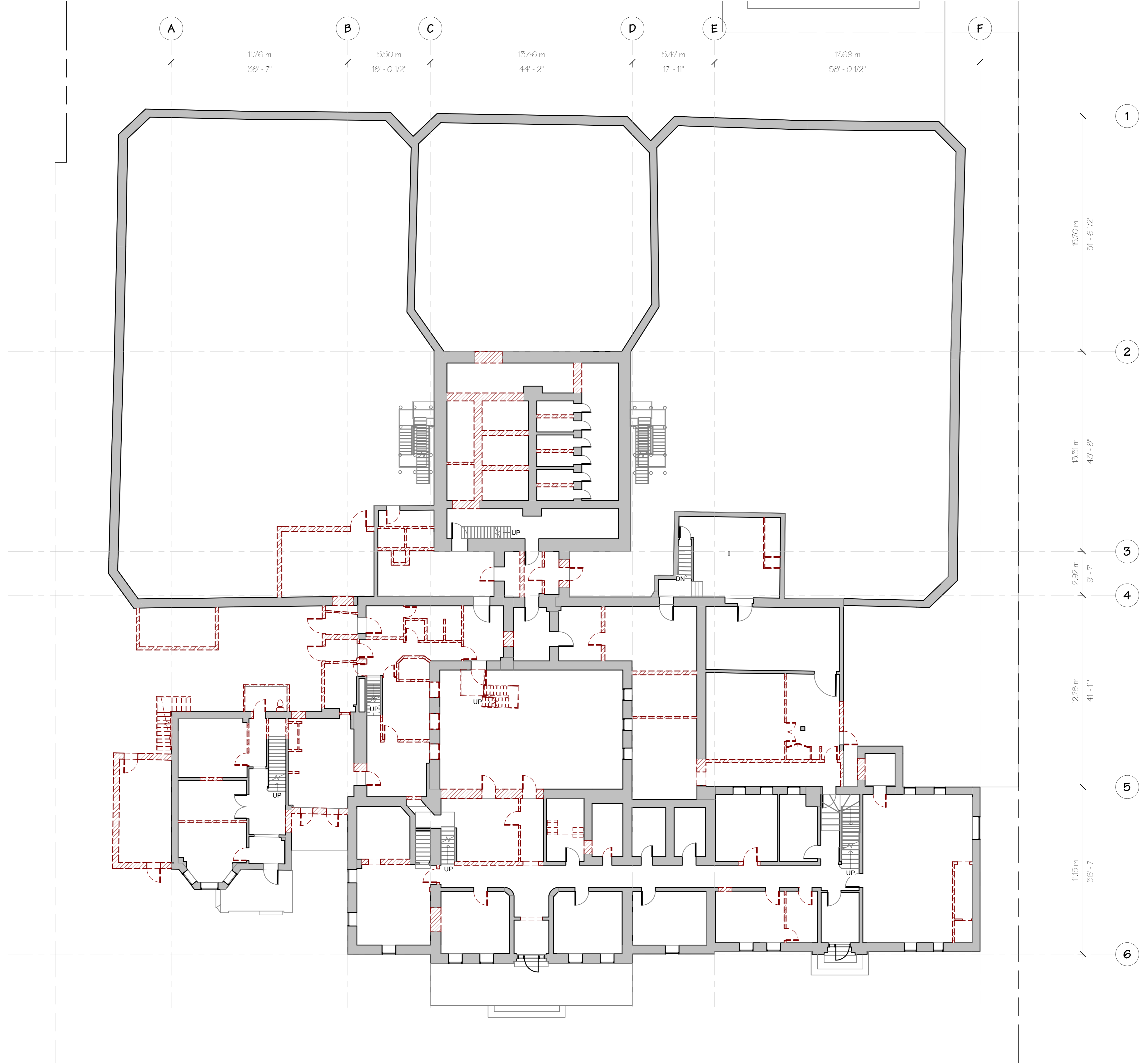
1235-1259 3rd Avenue East  
Owen Sound, ON N4K 2L6

**EXISTING & DEMOLITION  
PLAN - BASEMENT**

Project Number	22.0056.00
Date	2022-10-14
Drawn by	ER
Checked by	ER
Scale	1" = 10'-0"

**A101**





1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ERS ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UPON WRITTEN APPLICATION. THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

3. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR **DESIGN COORDINATION ONLY**.

4. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.

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

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

7. POSITIONS OF EXPOSED FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND FIXTURES MAY BE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN IN THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY ERS ARCHITECTS INC.

8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND BYLAWS OF THE AUTHORITIES HAVING JURISDICTION. ALL PLUMBING AND DRAINAGE WORK TO CONFORM TO CURRENT ONTARIO REGULATIONS. ALL ELECTRICAL WORK TO CONFORM TO ONTARIO HYDRO ELECTRICAL SAFETY CODE AS AMENDED.

9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

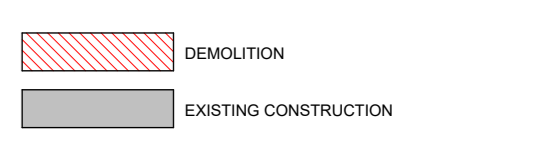
© ERS ARCHITECTS INC.

**NOT FOR CONSTRUCTION**

**ERS ARCHITECTS**

62 Westmount Avenue  
M5H 3K1 Toronto, Ontario

info@ersarchitects.com | www.ersarchitects.com



**Revision Schedule**

No.	Description	Date
1	Issued for Pre-Consultation Meeting	2022-10-14

FC Entertainment & Hospitality

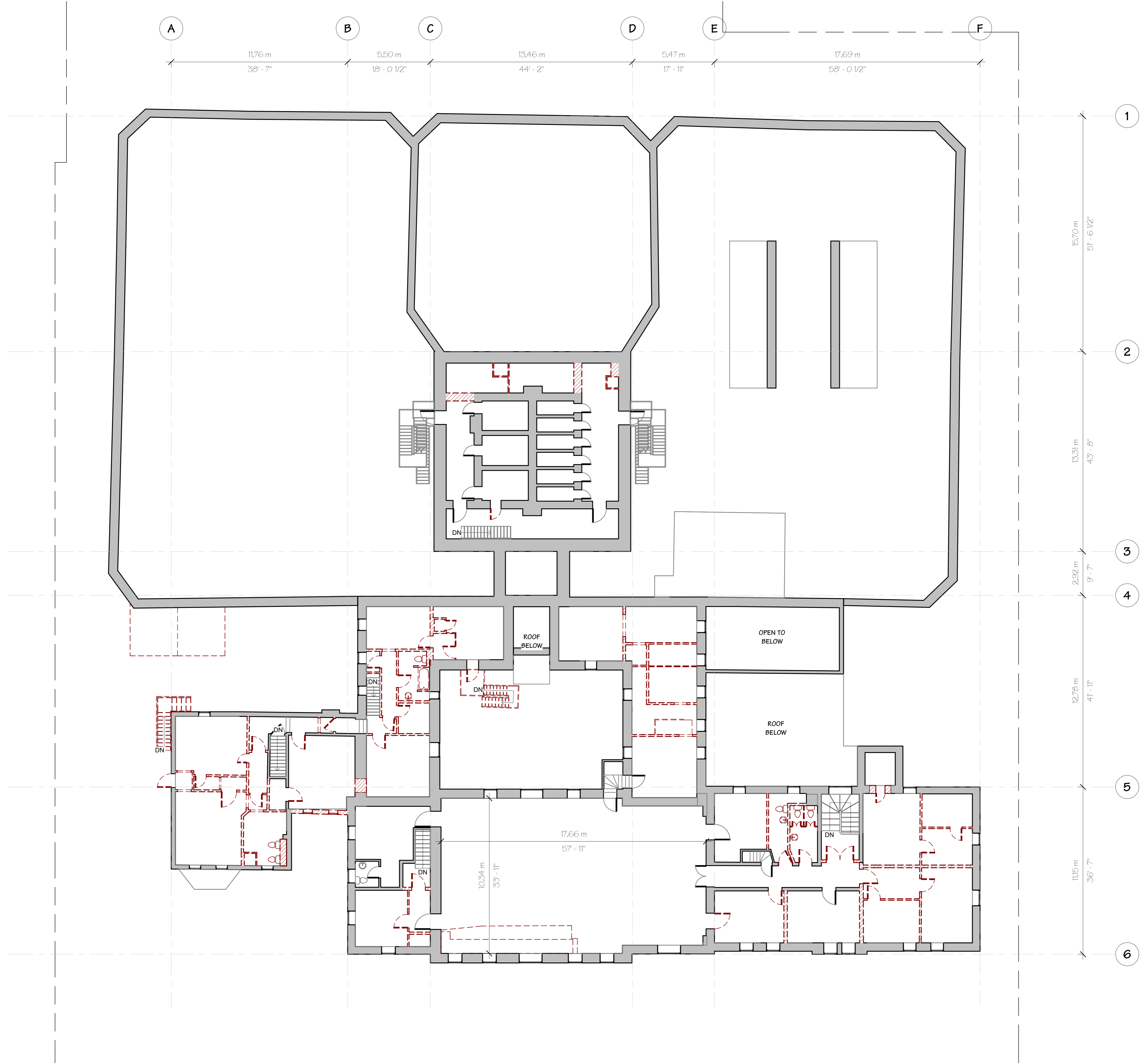
**Royal Rose Court**

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

**EXISTING & DEMOLITION PLAN - LEVEL 1**

Project Number	22.0056.00
Date	2022-10-14
Drawn by	Author
Checked by	Checker
Scale	1" = 10'-0"

**A102**



1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ERS ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UPON WRITTEN APPLICATION. THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

3. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR GENERAL CONFORMANCE ONLY.

4. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.

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

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

7. POSITIONS OF EXPOSED FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS, AND FIXTURES MAY BE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN IN THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY ERS ARCHITECTS INC.

8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND BYLAWS OF THE AUTHORITIES HAVING JURISDICTION. ALL PLUMBING AND DRAINAGE WORK TO CONFORM TO CURRENT ONTARIO REGULATIONS. ALL ELECTRICAL WORK TO CONFORM TO ONTARIO HYDRO ELECTRICAL SAFETY CODE AS AMENDED.

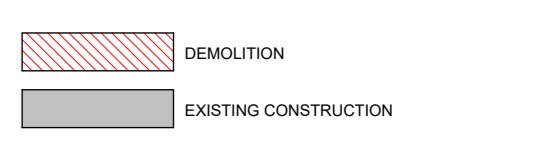
9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

© ERS ARCHITECTS INC.

**NOT FOR CONSTRUCTION**

**ERS**  
ARCHITECTS

62 Westmount Avenue  
M5H 3K1 Toronto, Ontario  
info@ersarchitects.com | www.ersarchitects.com



**Revision Schedule**

No.	Description	Date
1	Issued for Pre-Consultation Meeting	2022-10-14

FC Entertainment & Hospitality

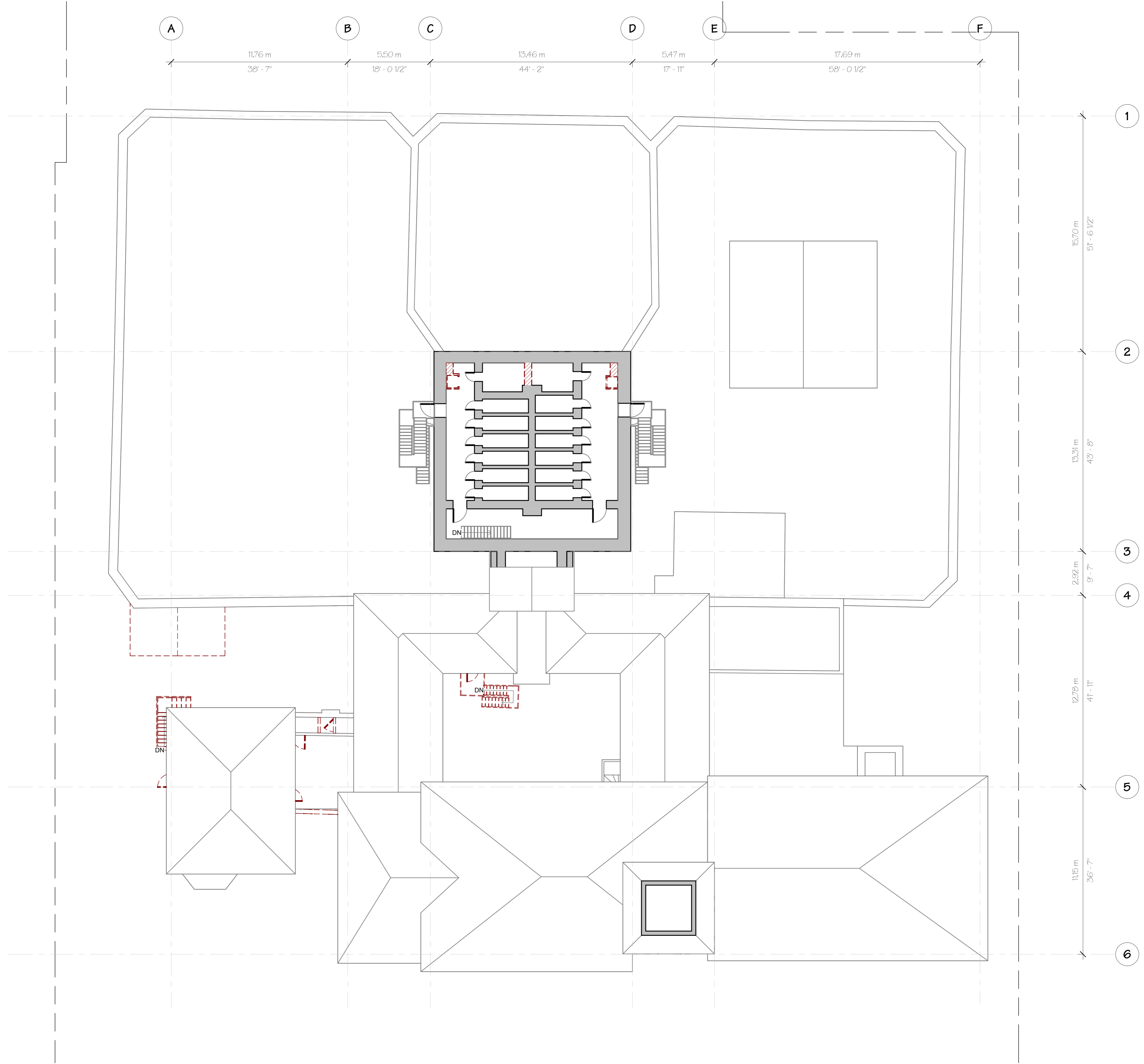
**Royal Rose Court**

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

**EXISTING & DEMOLITION  
PLAN - LEVEL 2**

Project Number	22.0056.00
Date	2022-10-14
Drawn by	Author
Checked by	Checker
Scale	1" = 10'-0"

**A103**



1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ERS ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. THE ARCHITECT SEARS AND RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UPON WRITTEN APPLICATION. THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

3. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR **MECHANICAL, ELECTRICAL AND PLUMBING (MEP)** ONLY.

4. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.

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

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

7. POSITIONS OF EXPOSED FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND FIXTURES MAY BE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN IN THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY ERS ARCHITECTS INC.

8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND BYLAWS OF THE AUTHORITIES HAVING JURISDICTION. ALL PLUMBING AND DRAINAGE WORK TO CONFORM TO CURRENT ONTARIO REGULATIONS. ALL ELECTRICAL WORK TO CONFORM TO ONTARIO HYDRO ELECTRICAL SAFETY CODE AS AMENDED.

9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

© ERS ARCHITECTS INC.

**NOT FOR CONSTRUCTION**

**ERS**  
ARCHITECTS

62 Westmount Avenue  
M5H 3K1 Toronto, Ontario  
info@ersarchitects.com | www.ersarchitects.com

DEMOLITION  
 EXISTING CONSTRUCTION

**Revision Schedule**

No.	Description	Date
1	Issued for Pre-Consultation Meeting	2022-10-14

FC Entertainment & Hospitality  
**Royal Rose Court**  
1235-1259 3rd Avenue East  
Owen Sound, ON N4K 2L6

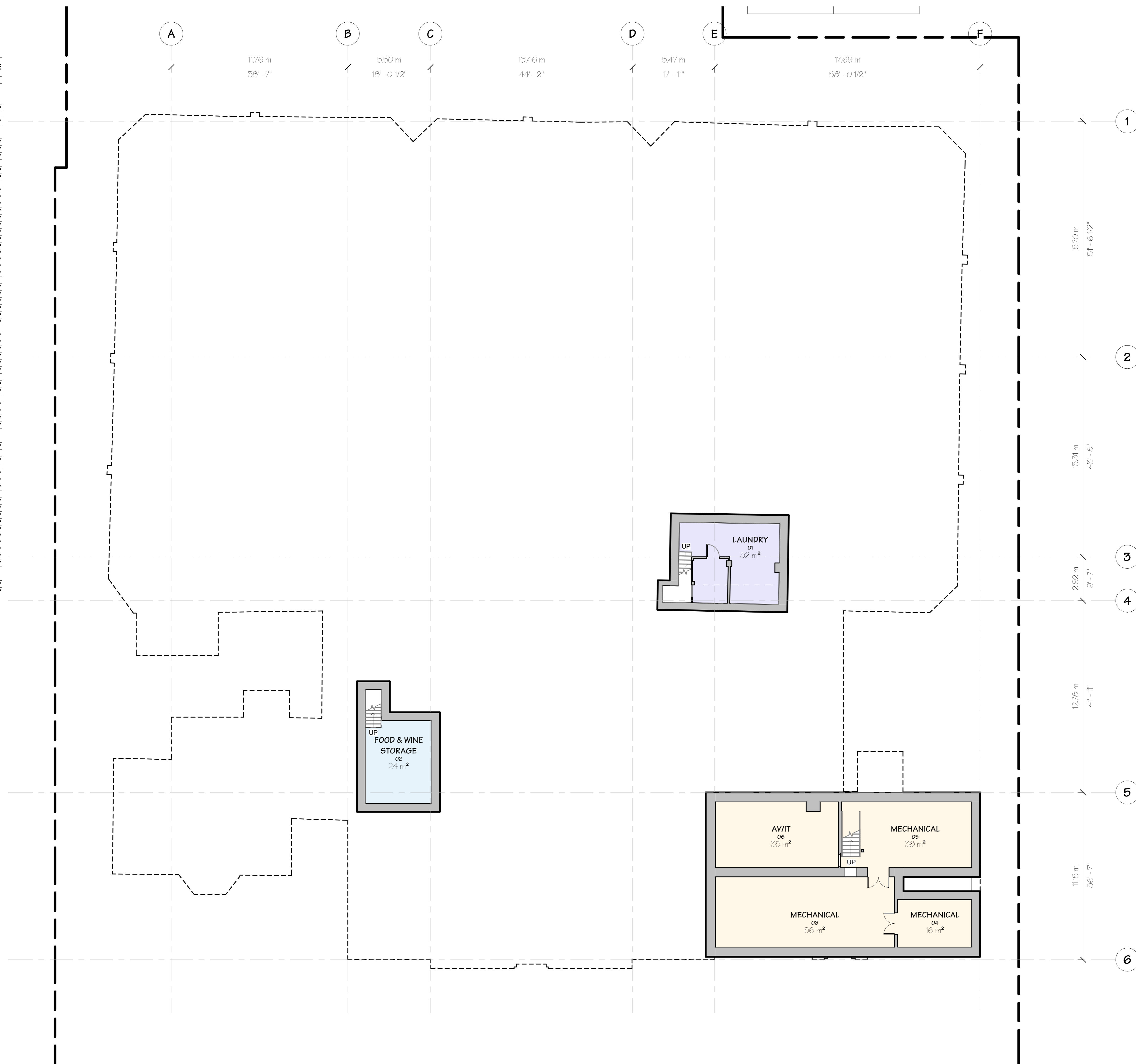
**EXISTING & DEMOLITION  
PLAN - LEVEL 3**

Project Number	22.0056.00
Date	2022-10-14
Drawn by	Author
Checked by	Checker
Scale	1" = 10'-0"

**A104**

**PROPOSED ROOM AREA SCHEDULE**

Name	Number	Area
<b>BASEMENT</b>		
Back of House & Services		
LAUNDRY	01	32 m <sup>2</sup>
Restaurant		
FOOD & WINE STORAGE	02	24 m <sup>2</sup>
<b>LEVEL 1</b>		
Back of House & Services		
SHIPPING & RECEIVING	10	36 m <sup>2</sup>
STAFF ROOM	11	33 m <sup>2</sup>
STORAGE	63	13 m <sup>2</sup>
Entertainment		
WINE GALLERY	14	49 m <sup>2</sup>
SPEAKEASY	15	48 m <sup>2</sup>
Incubator & Business Centre		
OFFICE	28	19 m <sup>2</sup>
COWORKING SPACE	16	72 m <sup>2</sup>
WC	29	7 m <sup>2</sup>
WC	30	7 m <sup>2</sup>
OFFICE	31	18 m <sup>2</sup>
OFFICE	17	16 m <sup>2</sup>
FOYER	18	9 m <sup>2</sup>
BOARDROOM	19	19 m <sup>2</sup>
CORRIDOR	20	41 m <sup>2</sup>
OFFICE	21	11 m <sup>2</sup>
OFFICE	32	11 m <sup>2</sup>
OFFICE	33	7 m <sup>2</sup>
OFFICE	22	7 m <sup>2</sup>
Reception		
RECEPTION	25	19 m <sup>2</sup>
FOYER	26	5 m <sup>2</sup>
DRAWING ROOM	27	40 m <sup>2</sup>
ENTRANCE	23	11 m <sup>2</sup>
CORRIDOR	24	22 m <sup>2</sup>
LOUNGE	62	51 m <sup>2</sup>
Restaurant		
RESTAURANT	34	70 m <sup>2</sup>
WC	35	6 m <sup>2</sup>
WC	36	6 m <sup>2</sup>
WC ACCESS	37	6 m <sup>2</sup>
KITCHEN	38	41 m <sup>2</sup>
CORRIDOR	39	13 m <sup>2</sup>
Tea House		
TEA ROOM	40	53 m <sup>2</sup>
FOYER	41	14 m <sup>2</sup>
Wedding Venue		
SHIPPING & RECEIVING	43	45 m <sup>2</sup>
KITCHEN	44	73 m <sup>2</sup>
FOYER	45	9 m <sup>2</sup>
STORAGE	64	23 m <sup>2</sup>
<b>LEVEL 2</b>		
Back of House & Services		
STAGING AREA & KITCHEN	46	33 m <sup>2</sup>
Entertainment		
SPEAKEASY	47	117 m <sup>2</sup>
Restaurant		
RESTAURANT	48	128 m <sup>2</sup>
PRIVATE DINING	49	21 m <sup>2</sup>
WC	50	13 m <sup>2</sup>
Wedding Venue		
THE COURTROOM	51	176 m <sup>2</sup>
EVENT SPACE	52	73 m <sup>2</sup>
GROOM SUITE	54	18 m <sup>2</sup>
WAITING AREA	55	22 m <sup>2</sup>
BAR	56	14 m <sup>2</sup>
WC	57	14 m <sup>2</sup>
BRIDAL SUITE	58	34 m <sup>2</sup>
CORRIDOR	59	23 m <sup>2</sup>
MANAGEMENT OFFICE	60	25 m <sup>2</sup>
WC	65	7 m <sup>2</sup>
<b>LEVEL 3</b>		
Entertainment		
SPEAKEASY	61	117 m <sup>2</sup>
Grand total:	54	1824 m <sup>2</sup>



**Department Legend**

<span style="background-color: #d9e1f2; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Back of House & Services
<span style="background-color: #fff2cc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	GFA Exclusion
<span style="background-color: #d9ead3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Restaurant

1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ERS ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. THE ARCHITECT BEARS RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UPON WRITTEN APPLICATION. THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.
3. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN COORDINATION ONLY.
4. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.
5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING OR CONTINUING WITH ANY WORK.
6. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.
7. POSITIONS OF EXPOSED FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND OUTLETS MAY BE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN IN THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY ERS ARCHITECTS INC.
8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND BYLAWS OF THE AUTHORITY HAVING JURISDICTION. ALL PLUMBING AND DRAINAGE WORK TO CONFORM TO CURRENT ONTARIO REGULATIONS. ALL ELECTRICAL WORK TO CONFORM TO ONTARIO HYDRO ELECTRICAL SAFETY CODE AS AMENDED.
9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

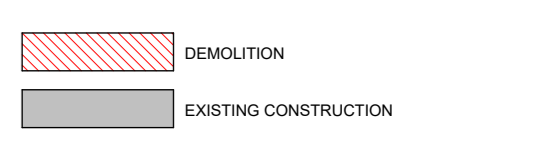
ERS ARCHITECTS INC.

**NOT FOR CONSTRUCTION**

**ERS ARCHITECTS**

62 Westmount Avenue  
M6H 3K1 Toronto, Ontario

info@ersarchitects.com | www.ersarchitects.com



**Revision Schedule**

No.	Description	Date

FC Entertainment & Hospitality

**Royal Rose Court**

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

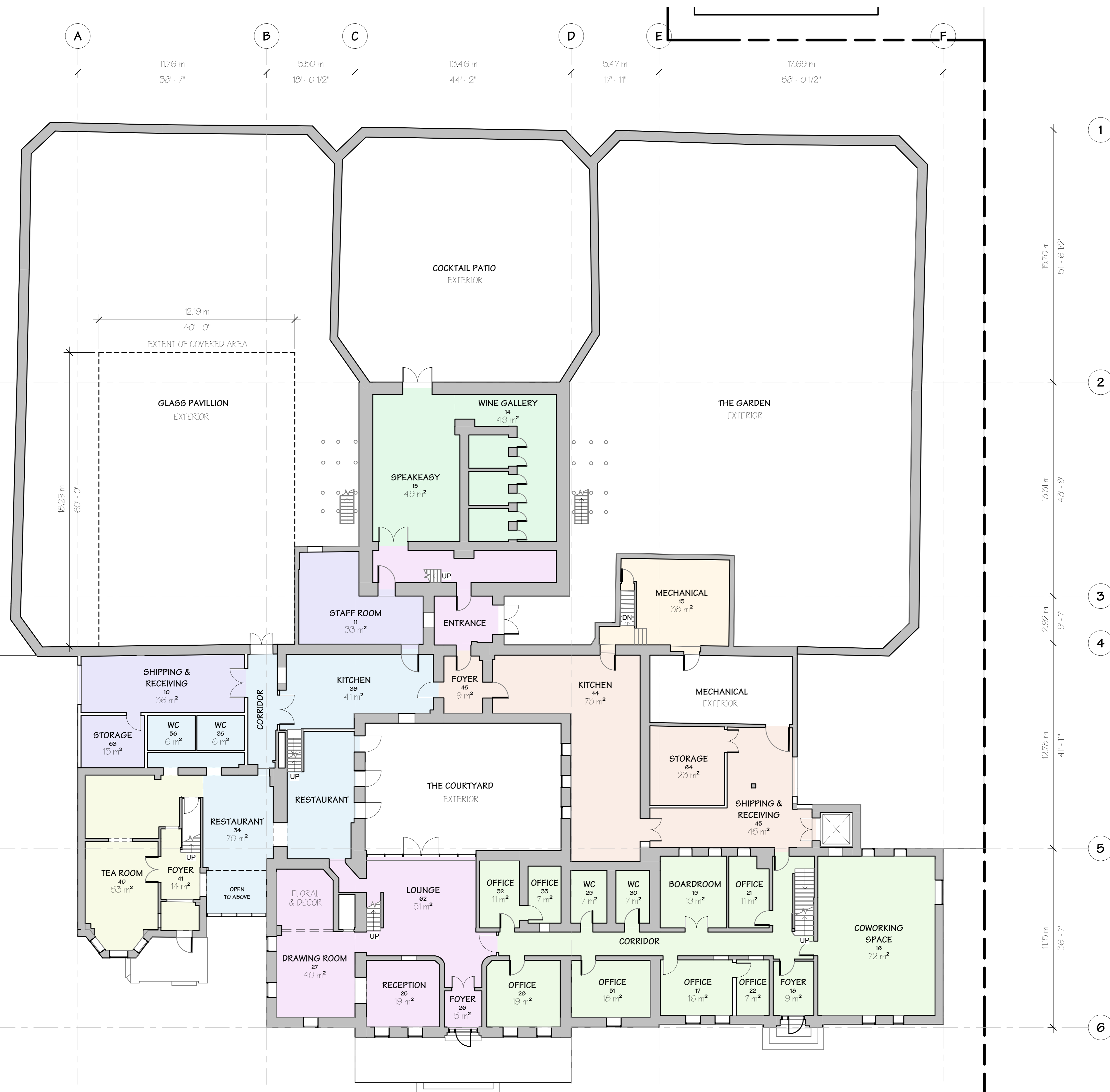
**PROPOSED FLOOR PLAN - BASEMENT**

Project Number	22.0056.00
Date	
Drawn by	Author
Checked by	Checker
Scale	1" = 10'-0"

**A201**

**PROPOSED ROOM AREA SCHEDULE**

Name	Number	Area
<b>BASEMENT</b>		
Back of House & Services		
LAUNDRY	01	32 m <sup>2</sup>
Restaurant		
FOOD & WINE STORAGE	02	24 m <sup>2</sup>
<b>LEVEL 1</b>		
Back of House & Services		
SHIPPING & RECEIVING	10	36 m <sup>2</sup>
STAFF ROOM	11	33 m <sup>2</sup>
STORAGE	63	13 m <sup>2</sup>
Entertainment		
WINE GALLERY	14	49 m <sup>2</sup>
SPEAKEASY	15	49 m <sup>2</sup>
Incubator & Business Centre		
OFFICE	28	19 m <sup>2</sup>
COWORKING SPACE	16	72 m <sup>2</sup>
WC	29	7 m <sup>2</sup>
WC	30	7 m <sup>2</sup>
OFFICE	31	18 m <sup>2</sup>
OFFICE	17	16 m <sup>2</sup>
FOYER	18	9 m <sup>2</sup>
BOARDROOM	19	19 m <sup>2</sup>
CORRIDOR	20	41 m <sup>2</sup>
OFFICE	21	11 m <sup>2</sup>
OFFICE	32	11 m <sup>2</sup>
OFFICE	33	7 m <sup>2</sup>
OFFICE	22	7 m <sup>2</sup>
Reception		
RECEPTION	25	19 m <sup>2</sup>
FOYER	26	5 m <sup>2</sup>
DRAWING ROOM	27	40 m <sup>2</sup>
ENTRANCE	23	11 m <sup>2</sup>
CORRIDOR	24	22 m <sup>2</sup>
LOUNGE	62	51 m <sup>2</sup>
Restaurant		
RESTAURANT	34	70 m <sup>2</sup>
WC	35	6 m <sup>2</sup>
WC	36	6 m <sup>2</sup>
WC ACCESS	37	6 m <sup>2</sup>
KITCHEN	38	41 m <sup>2</sup>
CORRIDOR	39	13 m <sup>2</sup>
Tea House		
TEA ROOM	40	53 m <sup>2</sup>
FOYER	41	14 m <sup>2</sup>
Wedding Venue		
SHIPPING & RECEIVING	43	45 m <sup>2</sup>
KITCHEN	44	73 m <sup>2</sup>
FOYER	45	9 m <sup>2</sup>
STORAGE	64	23 m <sup>2</sup>
<b>LEVEL 2</b>		
Back of House & Services		
STAGING AREA & KITCHEN	46	33 m <sup>2</sup>
Entertainment		
SPEAKEASY	47	117 m <sup>2</sup>
Restaurant		
RESTAURANT	48	129 m <sup>2</sup>
PRIVATE DINING	49	21 m <sup>2</sup>
WC	50	13 m <sup>2</sup>
Wedding Venue		
THE COURTRROOM	51	176 m <sup>2</sup>
EVENT SPACE	52	73 m <sup>2</sup>
GROOM SUITE	54	18 m <sup>2</sup>
WAITING AREA	55	22 m <sup>2</sup>
BAR	56	14 m <sup>2</sup>
WC	57	14 m <sup>2</sup>
BRIDAL SUITE	58	34 m <sup>2</sup>
CORRIDOR	59	23 m <sup>2</sup>
MANAGEMENT OFFICE	60	25 m <sup>2</sup>
WC	65	7 m <sup>2</sup>
<b>LEVEL 3</b>		
Entertainment		
SPEAKEASY	61	117 m <sup>2</sup>
Grand total:	54	1824 m <sup>2</sup>



**Department Legend**

- Back of House & Services
- Entertainment
- GFA Exclusion
- Incubator & Business Centre
- Reception
- Restaurant
- Tea House
- Wedding Venue

1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. THE ARCHITECT BEARS RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION, THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

3. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN COORDINATION ONLY.

4. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.

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

6. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

7. POSITIONS OF EXPOSED FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND OUTLETS MAY BE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN IN THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY ERS ARCHITECTS INC.

8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND BYLAWS OF THE AUTHORITY HAVING JURISDICTION. ALL PLUMBING AND DRAINAGE WORK TO CONFORM TO CURRENT ONTARIO REGULATIONS. ALL ELECTRICAL WORK TO CONFORM TO ONTARIO HYDRO ELECTRICAL SAFETY CODE AS AMENDED.

9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

© ERS ARCHITECTS INC.

**NOT FOR CONSTRUCTION**

**ERS ARCHITECTS**

62 Westmount Avenue  
M6H 3K1 Toronto, Ontario

info@ersarchitects.com | www.ersarchitects.com

DEMOLITION

EXISTING CONSTRUCTION

**Revision Schedule**

No.	Description	Date
1	Issued for Pre-Consultation Meeting	2022-10-14

FC Entertainment & Hospitality

**Royal Rose Court**

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

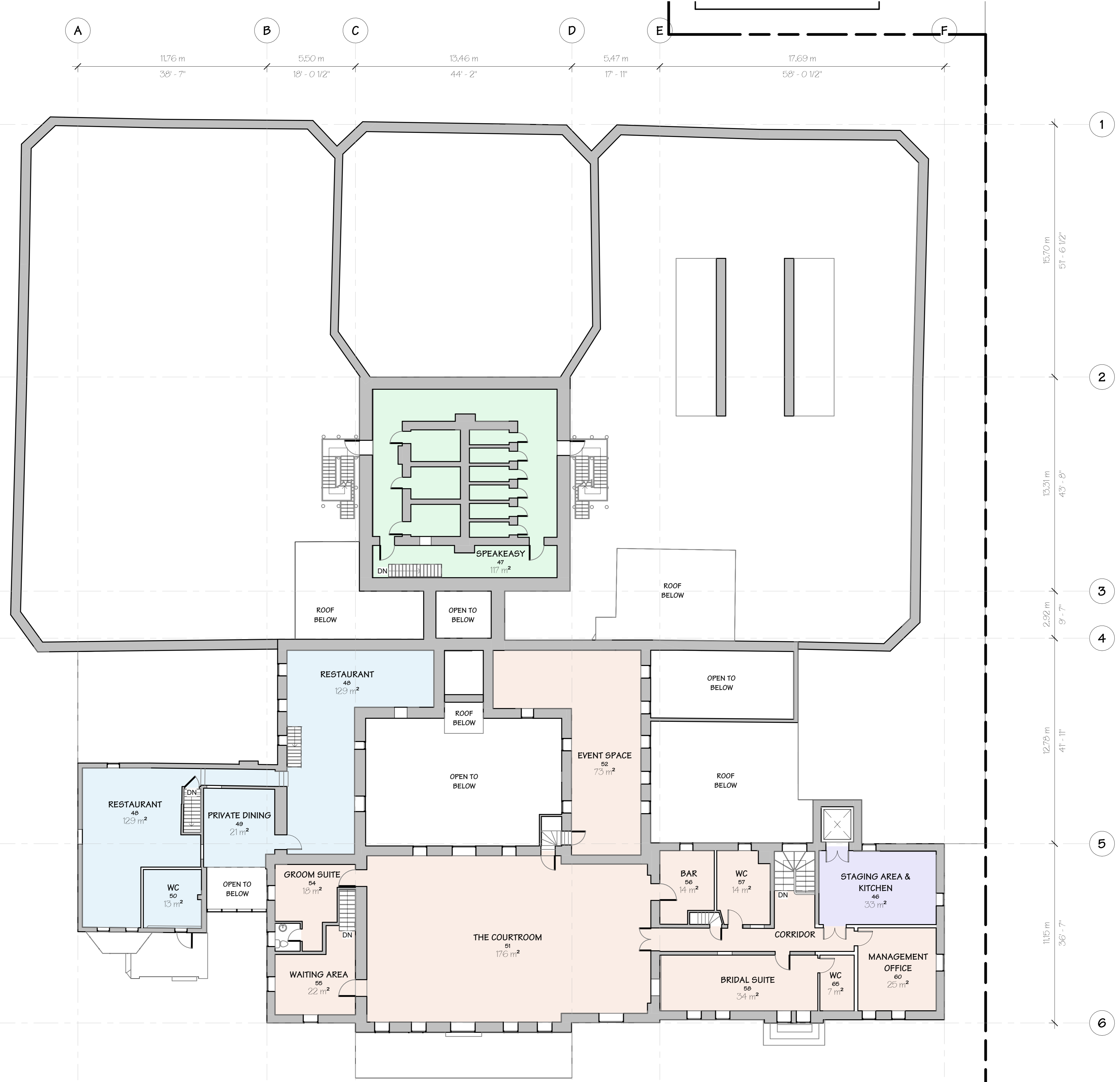
**PROPOSED FLOOR PLAN - LEVEL 1**

Project Number	22.0056.00
Date	2022-10-14
Drawn by	Author
Checked by	Checker
Scale	1" = 10'-0"

**A202**

**PROPOSED ROOM AREA SCHEDULE**

Name	Number	Area
<b>BASEMENT</b>		
Back of House & Services		
LAUNDRY	01	32 m <sup>2</sup>
Restaurant		
FOOD & WINE STORAGE	02	24 m <sup>2</sup>
<b>LEVEL 1</b>		
Back of House & Services		
SHIPPING & RECEIVING	10	36 m <sup>2</sup>
STAFF ROOM	11	33 m <sup>2</sup>
STORAGE	63	13 m <sup>2</sup>
Entertainment		
WINE GALLERY	14	49 m <sup>2</sup>
SPEAKEASY	15	49 m <sup>2</sup>
Incubator & Business Centre		
OFFICE	28	19 m <sup>2</sup>
COWORKING SPACE	16	72 m <sup>2</sup>
WC	29	7 m <sup>2</sup>
WC	30	7 m <sup>2</sup>
OFFICE	31	18 m <sup>2</sup>
OFFICE	17	16 m <sup>2</sup>
FOYER	18	9 m <sup>2</sup>
BOARDROOM	19	19 m <sup>2</sup>
CORRIDOR	20	41 m <sup>2</sup>
OFFICE	21	11 m <sup>2</sup>
OFFICE	32	11 m <sup>2</sup>
OFFICE	33	7 m <sup>2</sup>
OFFICE	22	7 m <sup>2</sup>
Reception		
RECEPTION	25	19 m <sup>2</sup>
FOYER	26	5 m <sup>2</sup>
DRAWING ROOM	27	40 m <sup>2</sup>
ENTRANCE	23	11 m <sup>2</sup>
CORRIDOR	24	22 m <sup>2</sup>
LOUNGE	62	51 m <sup>2</sup>
Restaurant		
RESTAURANT	34	70 m <sup>2</sup>
WC	35	6 m <sup>2</sup>
WC	36	6 m <sup>2</sup>
WC ACCESS	37	6 m <sup>2</sup>
KITCHEN	38	41 m <sup>2</sup>
CORRIDOR	39	13 m <sup>2</sup>
Tea House		
TEA ROOM	40	53 m <sup>2</sup>
FOYER	41	14 m <sup>2</sup>
Wedding Venue		
SHIPPING & RECEIVING	43	45 m <sup>2</sup>
KITCHEN	44	73 m <sup>2</sup>
FOYER	45	9 m <sup>2</sup>
STORAGE	64	23 m <sup>2</sup>
<b>LEVEL 2</b>		
Back of House & Services		
STAGING AREA & KITCHEN	46	33 m <sup>2</sup>
Entertainment		
SPEAKEASY	47	117 m <sup>2</sup>
Restaurant		
RESTAURANT	48	129 m <sup>2</sup>
PRIVATE DINING	49	21 m <sup>2</sup>
WC	50	13 m <sup>2</sup>
Wedding Venue		
THE COURTROOM	51	176 m <sup>2</sup>
EVENT SPACE	52	73 m <sup>2</sup>
GROOM SUITE	54	18 m <sup>2</sup>
WAITING AREA	55	22 m <sup>2</sup>
BAR	56	14 m <sup>2</sup>
WC	57	14 m <sup>2</sup>
BRIDAL SUITE	58	34 m <sup>2</sup>
CORRIDOR	59	23 m <sup>2</sup>
MANAGEMENT OFFICE	60	25 m <sup>2</sup>
WC	65	7 m <sup>2</sup>
<b>LEVEL 3</b>		
Entertainment		
SPEAKEASY	61	117 m <sup>2</sup>
Grand total:	54	1824 m <sup>2</sup>



**Department Legend**

- Back of House & Services
- Entertainment
- Restaurant
- Wedding Venue

1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF ERS ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. THE ARCHITECT BEARS RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION, THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.
3. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN COORDINATION ONLY.
4. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.
5. THE CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING OR CONTINUING WITH ANY WORK.
6. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.
7. POSITIONS OF EXPOSED FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND FIXTURES MAY BE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN IN THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY ERS ARCHITECTS INC.
8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND BYLAWS OF THE AUTHORITIES HAVING JURISDICTION. ALL PLUMBING AND DRAINAGE WORK TO CONFORM TO CURRENT ONTARIO REGULATIONS. ALL ELECTRICAL WORK TO CONFORM TO ONTARIO HYDRO ELECTRICAL SAFETY CODE AS AMENDED.
9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

ERS ARCHITECTS INC.

**NOT FOR CONSTRUCTION**

**ERS ARCHITECTS**

62 Westmount Avenue  
M6H 3K1 Toronto, Ontario

info@ersarchitects.com | www.ersarchitects.com

DEMOLITION

EXISTING CONSTRUCTION

**Revision Schedule**

No.	Description	Date

FC Entertainment & Hospitality

**Royal Rose Court**

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

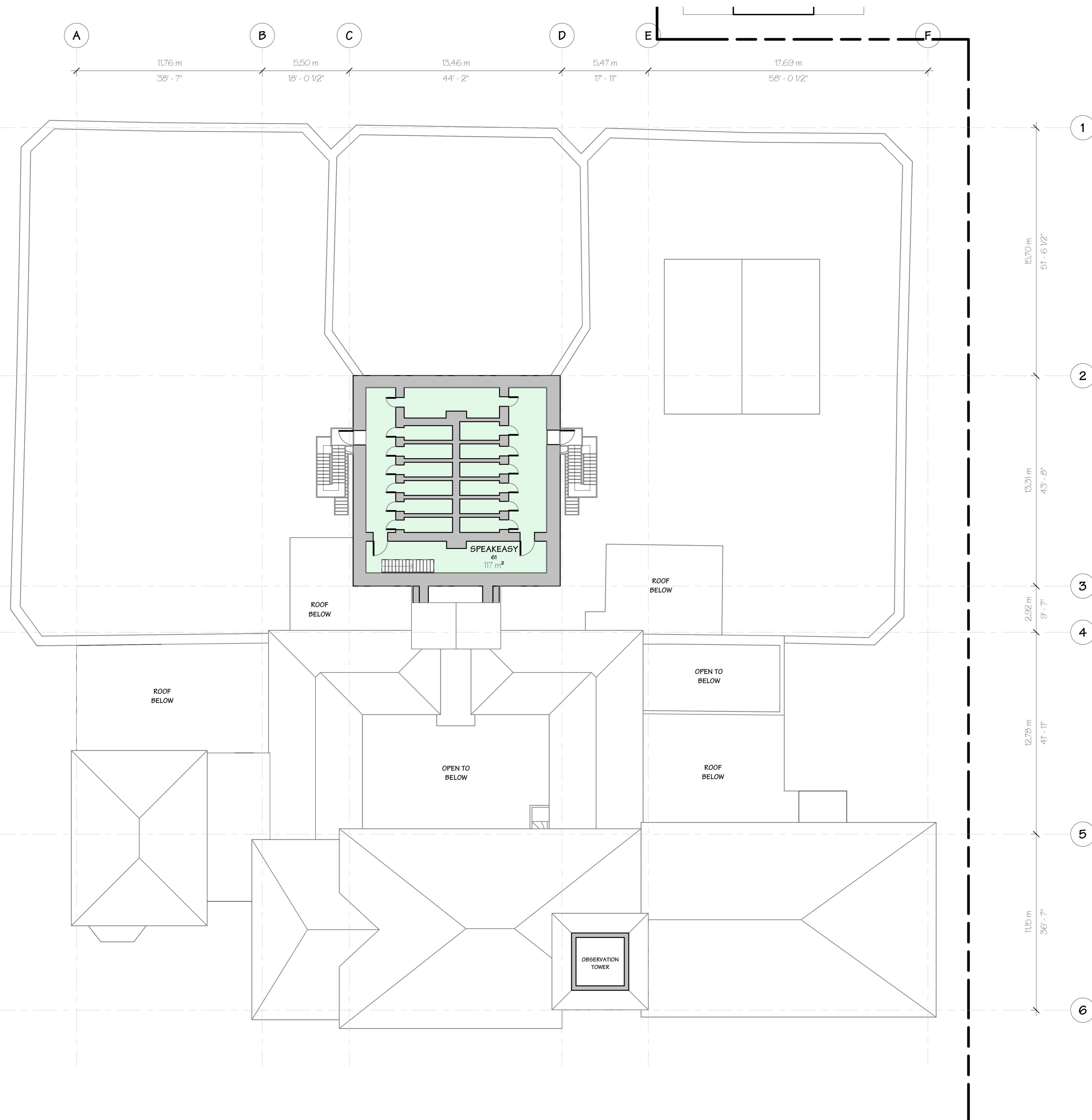
**PROPOSED FLOOR PLAN - LEVEL 2**

Project Number	22.0056.00
Date	
Drawn by	Author
Checked by	Checker
Scale	1" = 10'-0"

**A203**

**PROPOSED ROOM AREA SCHEDULE**

Name	Number	Area
<b>BASEMENT</b>		
Back of House & Services		
LAUNDRY	01	32 m <sup>2</sup>
Restaurant		
FOOD & WINE STORAGE	02	24 m <sup>2</sup>
<b>LEVEL 1</b>		
Back of House & Services		
SHIPPING & RECEIVING	10	36 m <sup>2</sup>
STAFF ROOM	11	33 m <sup>2</sup>
STORAGE	63	13 m <sup>2</sup>
Entertainment		
WINE GALLERY	14	49 m <sup>2</sup>
SPEAKEASY	15	48 m <sup>2</sup>
Incubator & Business Centre		
OFFICE	28	19 m <sup>2</sup>
COWORKING SPACE	16	72 m <sup>2</sup>
WC	29	7 m <sup>2</sup>
WC	30	7 m <sup>2</sup>
OFFICE	31	18 m <sup>2</sup>
OFFICE	17	16 m <sup>2</sup>
FOYER	18	9 m <sup>2</sup>
BOARDROOM	19	19 m <sup>2</sup>
CORRIDOR	20	41 m <sup>2</sup>
OFFICE	21	11 m <sup>2</sup>
OFFICE	32	11 m <sup>2</sup>
OFFICE	33	7 m <sup>2</sup>
OFFICE	22	7 m <sup>2</sup>
Reception		
RECEPTION	25	19 m <sup>2</sup>
FOYER	26	5 m <sup>2</sup>
DRAWING ROOM	27	40 m <sup>2</sup>
ENTRANCE	23	11 m <sup>2</sup>
CORRIDOR	24	22 m <sup>2</sup>
LOUNGE	62	51 m <sup>2</sup>
Restaurant		
RESTAURANT	34	70 m <sup>2</sup>
WC	35	6 m <sup>2</sup>
WC	36	6 m <sup>2</sup>
WC ACCESS	37	6 m <sup>2</sup>
KITCHEN	38	41 m <sup>2</sup>
CORRIDOR	39	13 m <sup>2</sup>
Tea House		
TEA ROOM	40	53 m <sup>2</sup>
FOYER	41	14 m <sup>2</sup>
Wedding Venue		
SHIPPING & RECEIVING	43	45 m <sup>2</sup>
KITCHEN	44	73 m <sup>2</sup>
FOYER	45	9 m <sup>2</sup>
STORAGE	64	23 m <sup>2</sup>
<b>LEVEL 2</b>		
Back of House & Services		
STAGING AREA & KITCHEN	46	33 m <sup>2</sup>
Entertainment		
SPEAKEASY	47	117 m <sup>2</sup>
Restaurant		
RESTAURANT	48	128 m <sup>2</sup>
PRIVATE DINING	49	21 m <sup>2</sup>
WC	50	13 m <sup>2</sup>
Wedding Venue		
THE COURTRROOM	51	176 m <sup>2</sup>
EVENT SPACE	52	73 m <sup>2</sup>
GROOM SUITE	54	18 m <sup>2</sup>
WAITING AREA	55	22 m <sup>2</sup>
BAR	56	14 m <sup>2</sup>
WC	57	14 m <sup>2</sup>
BRIDAL SUITE	58	34 m <sup>2</sup>
CORRIDOR	59	23 m <sup>2</sup>
MANAGEMENT OFFICE	60	25 m <sup>2</sup>
WC	65	7 m <sup>2</sup>
<b>LEVEL 3</b>		
Entertainment		
SPEAKEASY	61	117 m <sup>2</sup>
Grand total:	54	1824 m <sup>2</sup>



**Department Legend**

Entertainment

1. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ERS ARCHITECTS INC. THE ARCHITECT BEARS RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION, THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

3. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR GENERAL CONFORMANCE ONLY.

4. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.

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

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

7. POSITIONS OF EXPOSED FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS AND FIXTURES MAY BE INDICATED ON THE ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN IN THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THESE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY ERS ARCHITECTS INC.

8. ALL WORK IS TO BE CARRIED OUT IN CONFORMANCE WITH THE MOST CURRENT BUILDING CODE AND BYLAWS OF THE AUTHORITY HAVING JURISDICTION. ALL PLUMBING AND DRAINAGE WORK TO CONFORM TO CURRENT ONTARIO REGULATIONS. ALL ELECTRICAL WORK TO CONFORM TO ONTARIO HYDRO ELECTRICAL SAFETY CODE AS AMENDED.

9. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES ENSURE THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

ERS ARCHITECTS INC.

**NOT FOR CONSTRUCTION**

**ERS ARCHITECTS**

62 Westmount Avenue  
M6H 3K1 Toronto, Ontario

info@ersarchitects.com | www.ersarchitects.com

DEMOLITION

EXISTING CONSTRUCTION

**Revision Schedule**

No.	Description	Date

FC Entertainment & Hospitality

**Royal Rose Court**

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

**PROPOSED FLOOR PLAN - LEVEL 3**

Project Number: 22.0056.00

Date:

Drawn by: Author

Checked by: Checker

Scale: 1" = 10'-0"

**A204**

The page features a decorative background with a large, light gray circular shape on the right side and a blue triangular shape on the top left. A white curved line separates the blue triangle from the gray circle.

# APPENDIX B



# SECTION 3

## ZONES AND ZONING MAPS

---

### 3.1 ZONES

For the purposes of this By-law, zones have been established, which may be referred to by their full name or by their symbol, as listed below:

Symbol	Zones
R1	Single Residential
R2	Low Density Residential
R3	Low Density Residential
R4	Medium Density Residential
R5	General Residential
MR	Multiple Residential
C1	Core Commercial
C2	Retail Commercial
C3	Neighbourhood Commercial
C4	Arterial Commercial
C5	Regional Shopping Centre
MC	Mixed Use Commercial
M1	General Industrial
M2	Heavy Industrial
MU	Mixed Use Industrial
I	Institutional
OS	Open Space
ZH	Hazard
A	Agricultural
RUR	Rural

### 3.2 ZONING MAPS

For the purpose of this By-Law, the location and boundaries of the zones established by this By-law are shown on the maps hereto attached as Schedules 'A', 'Map 1' through 'Map 21' and shall be referred to as the "Zoning Maps" for the City of Owen Sound, which together with everything shown thereon are hereby incorporated in and are declared to form part of this By-law to the same extent as if fully described herein.

### 3.3 INTERPRETATION OF ZONE BOUNDARIES

Where any uncertainty exists as to the location of the boundary of any of the said zones, as shown on the Zoning Maps, the following rules shall apply:

- a) Except for ZH zone boundaries, where zone boundaries approximately follow property or lot lines as they existed on the date of the passing of this By-law, such property or lot lines shall be deemed to be the said boundary.
- b) Except for ZH zone boundaries, where any zone boundary is indicated as following a highway, a street, lane, watercourse or railway right-of-way, such zone boundary shall be construed to follow the centre line of the street, lane, watercourse or railway right-of-way.
- c) Where zoning boundaries follow the corporate limits of the City, the corporate limits are the boundary.
- d) Except for ZH zone boundaries, where zoning boundaries follow a shoreline, the boundary is the shoreline.
- e) The Niagara Escarpment Commission shall be consulted where a boundary interpretation is required for lands within the Niagara Escarpment Plan Area.

Where a zone boundary, other than the Hazard (ZH) Zone, is left uncertain after the applications of the provisions of paragraphs a), b), c), d) and e) noted above, then the boundary line shall be determined according to the scale of the Zoning Maps attached to the original copy of this By-law filed in the office of the Clerk of the City of Owen Sound.

Where a Hazard (ZH) Zone boundary is left uncertain following a review of the Zoning Maps, the City may refer to Schedule "B" of this By-law, request confirmation of the boundary from the Grey Sauble Conservation Authority or should further detail be required may request the owner have a survey prepared by an Ontario Land Surveyor.

Zone boundaries, other than Hazard (ZH) Zone, shall be measured in accordance with the scale on the Zoning Maps unless dimensions shown on the Zoning Maps provide greater accuracy.

### 3.4 SPECIAL PROVISIONS

Where the zone symbol applying to certain lands as shown on Schedule A Zoning Maps is followed by reference to Section 14 of this By-law then special provisions apply to such lands and such special provisions shall be found by reference to that Section of the By-law specified.

Lands denoted in this manner shall be subject to all the restrictions of this By-law except as otherwise provided for by the special provisions.

### 3.5 HOLDING ZONES

Where the zone symbol applying to certain lands as shown on Schedule A Zoning Maps is followed by the letter 'H' in brackets (i.e. (H)) the lands have been placed in a 'Holding Zone' pursuant to Section 36 of the *Planning Act*, as amended. The Holding Symbol (H) shall be removed at such time in the future when plans to develop the lands have been submitted and approved by the City or such other

conditions as deemed appropriate by the City have been met. When the Holding Symbol has been removed, the lands shall be developed according to the requirements of the Zone used in conjunction with the Holding Symbol.

Notwithstanding, the above, existing uses, open space and accessory uses thereof, shall be permitted as interim uses until the Holding Symbol (H) is removed.



## Zoning Map

Drawn by: JKK

Figure: B.1

Project #:

2303377

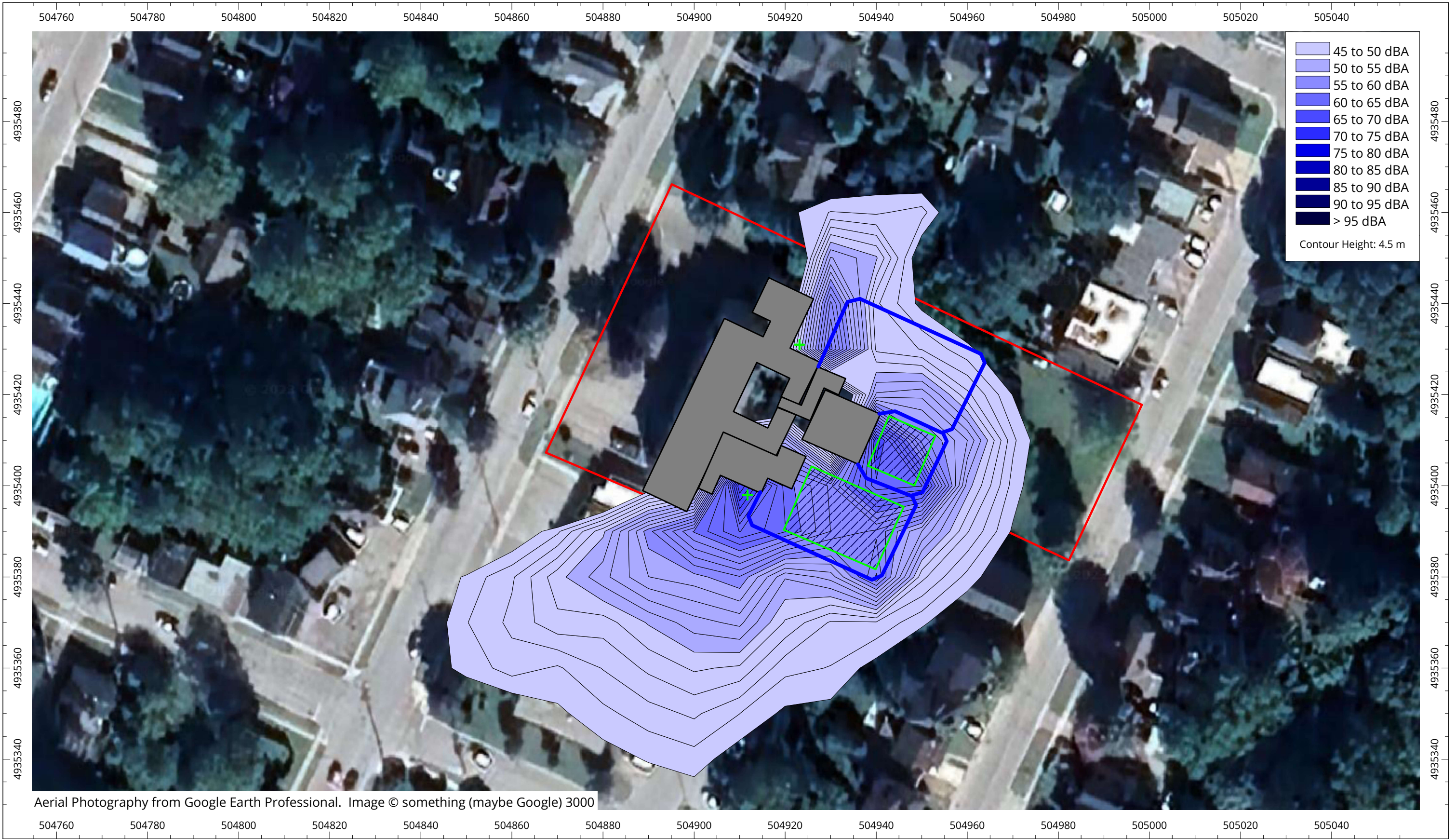
Date:

2023-02-27




The page features a decorative background with a blue curved shape on the left and a large grey curved shape on the right, separated by a white line.

# APPENDIX C



**Predicted Sound Level Contours**  
 Day/Evening/Night  
 Royal Rose Court - Owen Sound, Ontario

True North  
  
 Project #2303377

Drawn by: JKK	Figure: <b>C.1</b>
Scale: 1:800	
Date: Feb. 27, 2023	

