

CONSTRUCTION MANAGER
 Vuze Construction
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PROJECT DEVELOPER
Theberge Developments Ltd.
 1600 Laperrerie Ave Suite 205
 Ottawa, ON K1Z 1B7
 Tel: (613) 421-1515
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 Email: jeremy@thebergehomes.com

PROJECT DEVELOPER
Starwood Group Inc.
 188 Eglinton Avenue East Suite 800
 Toronto, Ontario, M4P 2X7
 Tel: (416) 482-4822
 Fax: (416) 482-8224

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY
PART 1 Plan of
PART OF LOTS 1, 2, 3 AND 4
REGISTERED PLAN 17
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

URBAN PLANNER
Fotenn Consultants Inc.
 396 Cooper Street, Suite 300
 Ottawa, ON Canada, K2P 2H7
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 Fax: (613) 730-1136
 E-Mail: nahal@fotenn.com
 E-Mail: alain@fotenn.com

CIVIL ENGINEER
McINTOSH PERRY
 115 Walgreen Road
 Ottawa, ON K0A 1L0
 Tel: (613) 836-2184
 Fax: (613) 836-3742
 Email: r.robineau@mcintoshperry.com

LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.
 Landscape Architects
 3332 Carling Ave.
 Ottawa, Ontario K2H 5A8
 Tel: 613-722-5188
 Fax: 1-866-343-3942
 Email: ml@jbla.ca

TRANSPORTATION ENGINEER
CHG Transportation Inc.
 13 Markham Avenue
 Ottawa, ON K2G 3Z1
 Tel: (343) 999-9117
 Cell: (613) 697-3797
 Email: Christopher.Gordon@CHGTransportation.com
 Email: john.kingsley@chgtransportation.com

WIND / NOISE ENGINEER
Gradient Wind Engineering
 127 Walgreen Road,
 Ottawa, ON, Canada K0A 1L0
 Tel: (613) 836-0934
 Cell: (613) 226-5273
 Email: joshua.foster@gradientwind.com

SURVEYOR
Annis O'Sullivan Vollebakk Ltd.
 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
 E-Mail: Andys@aovltd.com

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation AM3(2015) S438	SITE AREA	0.264 ha.	2,643.97 sq. m. (28,459 sq. ft.)
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT	16 STOREYS / 52.4m	18 STOREYS / 58.0m	
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	6.0m	
GRADE (GEODETIC ELEVATION - ASL)	72.40m ASL	72.40m ASL	
DENSITY - MAXIMUM FLOOR SPACE INDEX	4.25	5.1	
FRONT YARD SETBACK - AS PER SCHEDULE S438	9.0m	9.3m	
CORNER YARD SETBACK (Saint Joseph / Duford Avenue)	3.5m / 0.0m	3.5m / 0.3m	
INTERIOR SIDE YARD SETBACK	0.0m	0.3m	
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,212m ²	1,635m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	606m ²	785m ²	
RESIDENTIAL PARKING (AREA Z' - MIN. 0 / MAX. 1.75 PER UNIT)	MIN. 0 / MAX. 354	124	
VISITOR PARKING - 0.1 PER UNIT AFTER 12 UNITS	20	19	
COMMERCIAL PARKING (AREA Z)	NOT REQUIRED	230	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	104	8	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	2	8	
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	
ST. JOSEPH BOULEVARD FRONTAGE MINIMUM GROUND FLOOR GLAZING	50%	± 65%	

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NOTATION SYMBOLS:

- Ⓢ INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- Ⓢ INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- Ⓢ INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- Ⓢ INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- Ⓢ - DETAIL NUMBER
- Ⓢ - TITLE
- Ⓢ - SCALE
- Ⓢ - DETAIL REFERENCE PAGE
- Ⓢ - DETAIL CROSS REFERENCE PAGE



PROJECT STATISTICS

GROSS BUILDING (GFA DEFINED PER SECTIONAL CITY OF OTTAWA BY-LAWS (OFFICIAL ZONING BY-LAW))	
PARKING LEVELS (3 TYPICAL)	N/A
GROUND FLOOR	259.8 sq. m. (2,798 sq. ft.)
1st FLOOR	452.4 sq. m. (4,870 sq. ft.)
2nd FLOOR	1,042.5 sq. m. (11,221 sq. ft.)
3rd & 4th FLOOR	2,085.0 sq. m. (22,442 sq. ft.)
5th to 17th FLOOR	13 x 714.0 sq. m. (13 x 7,685 sq. ft.)
18th FLOOR	552.0 sq. m. (5,941 sq. ft.)
MECHANICAL LEVEL	N/A
TOTAL AREA	13,674.6 sq. m. (147,192 sq. ft.)

UNIT STATISTICS

STUDIO UNIT	0
1 BEDROOM UNIT	25
1 BEDROOM + DEN UNIT	114
2 BEDROOM UNIT	65
3 BEDROOM UNIT	3
TOTAL	207

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- AREA Z' NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	20
COMMERCIAL RETAIL	- AREA Z' NONE REQUIRED	0
TOTAL		20

PROVIDED

RESIDENCE	- 0.6 PER UNIT	124
VISITOR	- 0.1 PER UNIT (AFTER 12)	20
TOTAL		144

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (206 UNITS)	103
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	2
TOTAL		105

PROVIDED

EXTERIOR	8
INDOOR ON MEZZANINE FLOOR	230
TOTAL	238

LOT COVERAGE

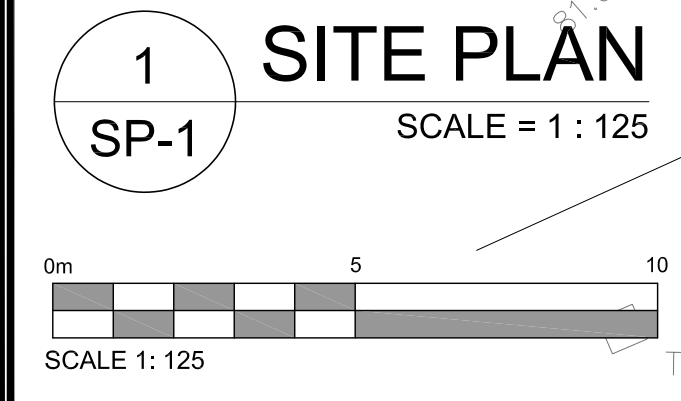
PAVED SURFACE =	43.7 sq. m.	1.6%
BUILDING FOOTPRINT =	1,618.9 sq. m.	61.2%
LANDSCAPE OPEN SPACE =	981.4 sq. m.	37.2%
TOTAL =	2,643.97 sq. m.	100.0%

AMENITY SPACE

AT GRADE COMMUNAL =	150.0 sq. m.
GRND FLOOR AMENITY ROOM COMMUNAL =	175.0 sq. m.
1st FLOOR TERRACE COMMUNAL =	360.0 sq. m.
1st FLOOR TERRACE COMMUNAL =	0.0 sq. m.
ROOF INTERIOR COMMUNAL =	140.0 sq. m.
ROOF TOP COMMUNAL =	145.0 sq. m.
PRIVATE TERRACE =	885.0 sq. m.
PRIVATE BALCONIES =	395.0 sq. m.
TOTAL =	2,250.0 sq. m.
TOTAL COMMUNAL =	885.0 sq. m.
REQUIRED - 6.0M² PER UNIT (207) =	1,242.0 sq. m.
REQUIRED COMMUNAL @ 50% =	621.0 sq. m.

SOLID WASTE (207 UNITS)

GARBAGE - COMPACTED	- 0.11 PER UNIT	11 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	8 YARDS
COMPOST	- 240L PER 50 UNITS	4



KEY MAP

- SITE PLAN SYMBOLS**
- CONCRETE SIDEWALK / WALK
 - NEW BOULEVARD PAVERS ON CITY / PRIVATE PROPERTY
 - CONCRETE / ASPHALT DRIVING SURFACE
 - UNIT PAVERS AT PRIVATE TERRACE
 - SOFT LANDSCAPING
 - AREA OF MAIN ELECTRICAL ROOM BELOW
 - AREA OF CISTERN BELOW
 - AREA OF TEMP. LOADING FOR DELIVERIES
 - PROPOSED ROAD WIDENING
 - PROPOSED HYDRO DUCT BANK LINES
 - LINE OF 5.0M HYDRO SETBACK
 - BIKE RACK
 - ENTRANCE / EXIT DOOR
 - FIRE HYDRANT
 - EXISTING TREES
 - SIAMSE CONNECTION
 - SITE LIGHTING
 - SWALE - SEE CIVIL & LANDSCAPE
- NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN



CLIENT: St. Joseph Inc.
MASTER CRAFT STARWOOD
 Investment Builders Since 1951

ARCHITECT: rla/architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t. 613.724.9932 f. 613.724.1209 ra@architecture.ca

PROJECT TITLE: 3030 St. JOSEPH BOULIVARD

OTTAWA ONTARIO

SHEET TITLE: SITE PLAN

DRAWN: R.V. **CHECKED:** R.V.
SCALE: 1:125 **SHEET No.:** SP-1
PROJECT No.: 2222

#19036



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5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
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1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

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CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951

ARCHITECT: **rla/architecture**
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PROJECT TITLE:
3030 ST. JOSEPH BLVD.
 OTTAWA, ON. K1E 1E2

SHEET TITLE:
CONTEXT PLAN

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 550	SHEET No: 1
PROJECT No: 2222	Plan No.: # 19036

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PROJECT TITLE:
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OTTAWA, ON. K1E 1E2

SHEET TITLE:
SITE PLAN

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 150	SHEET No: 2
PROJECT No: 2222	Plan No.: # 19036

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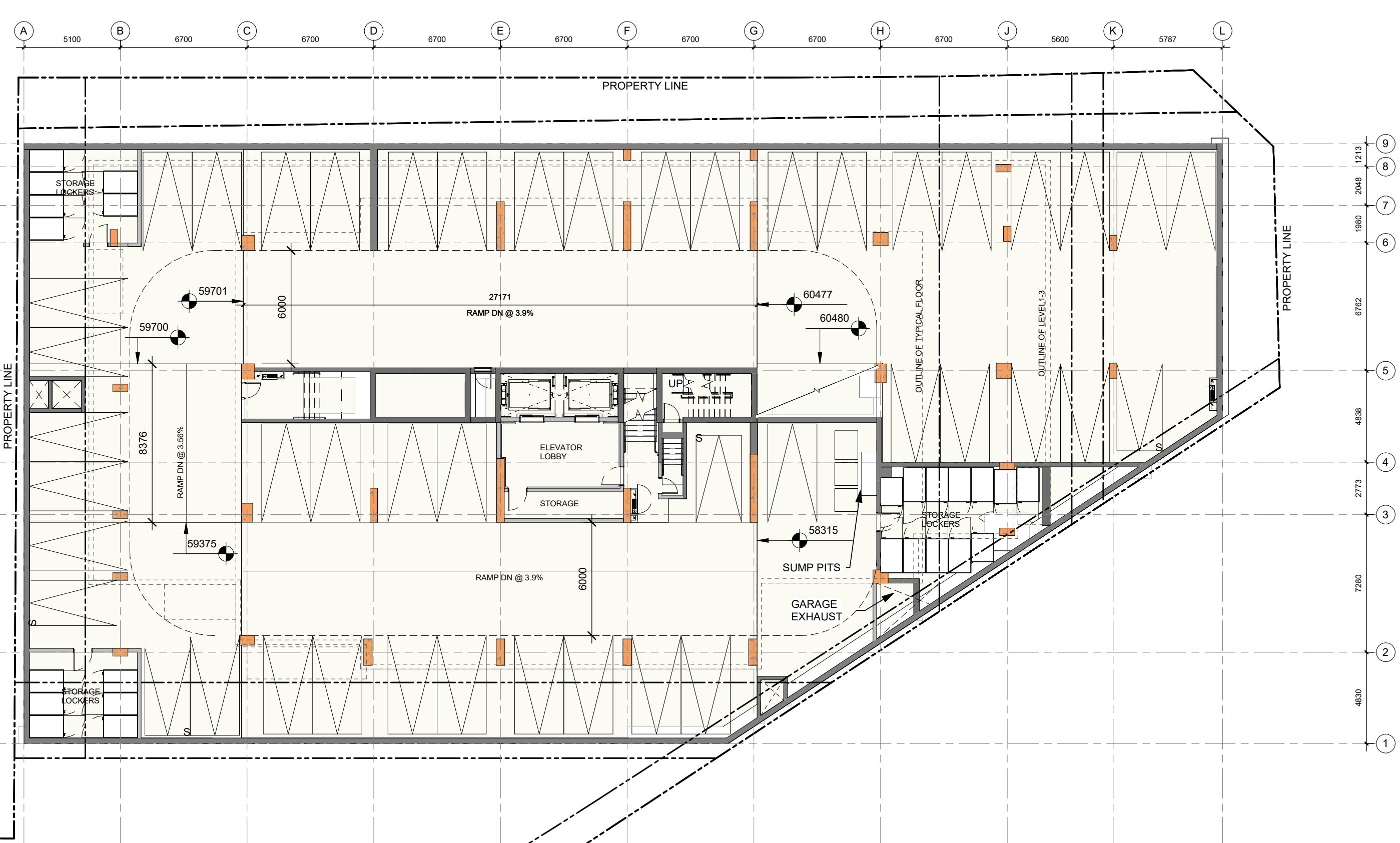
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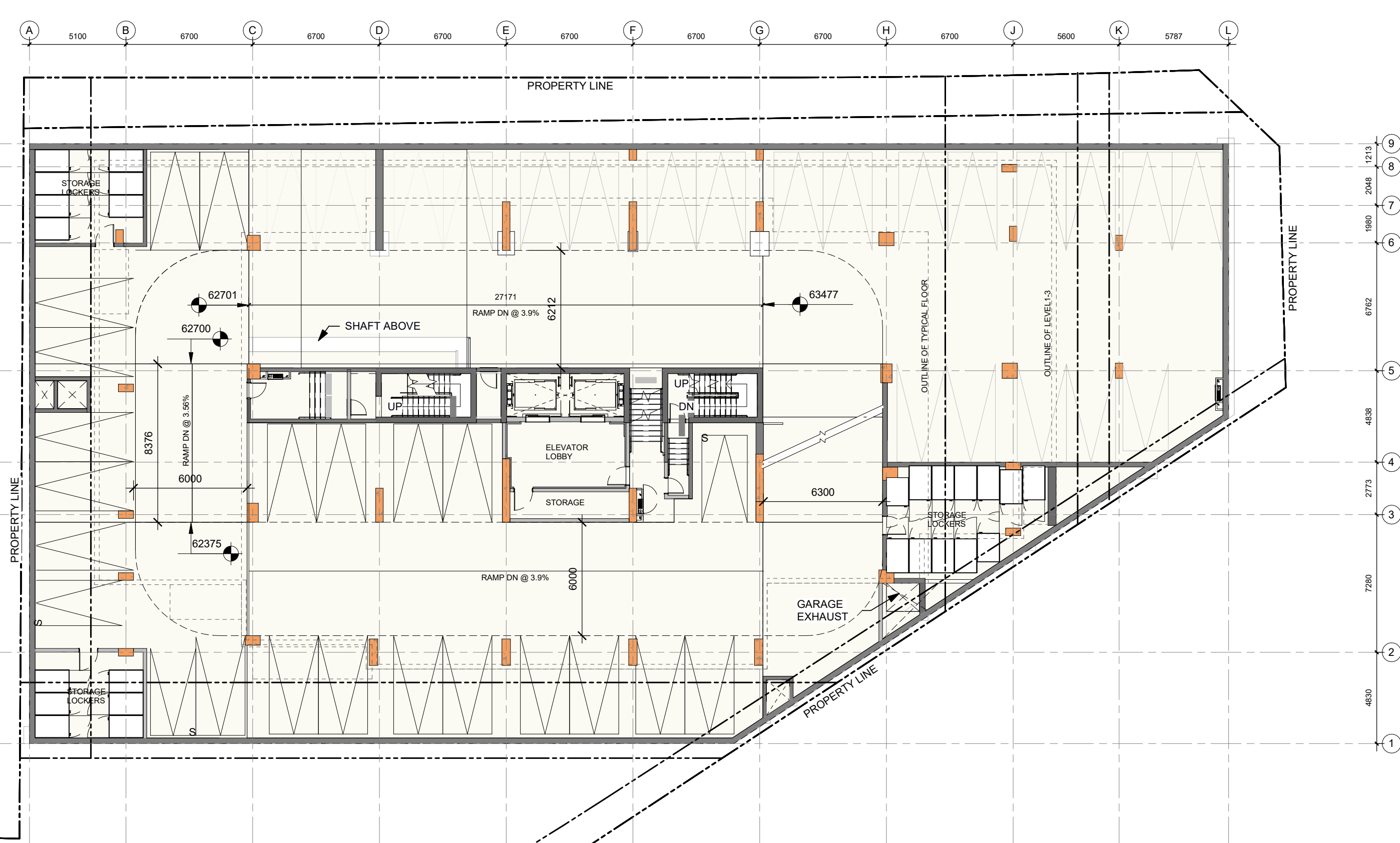
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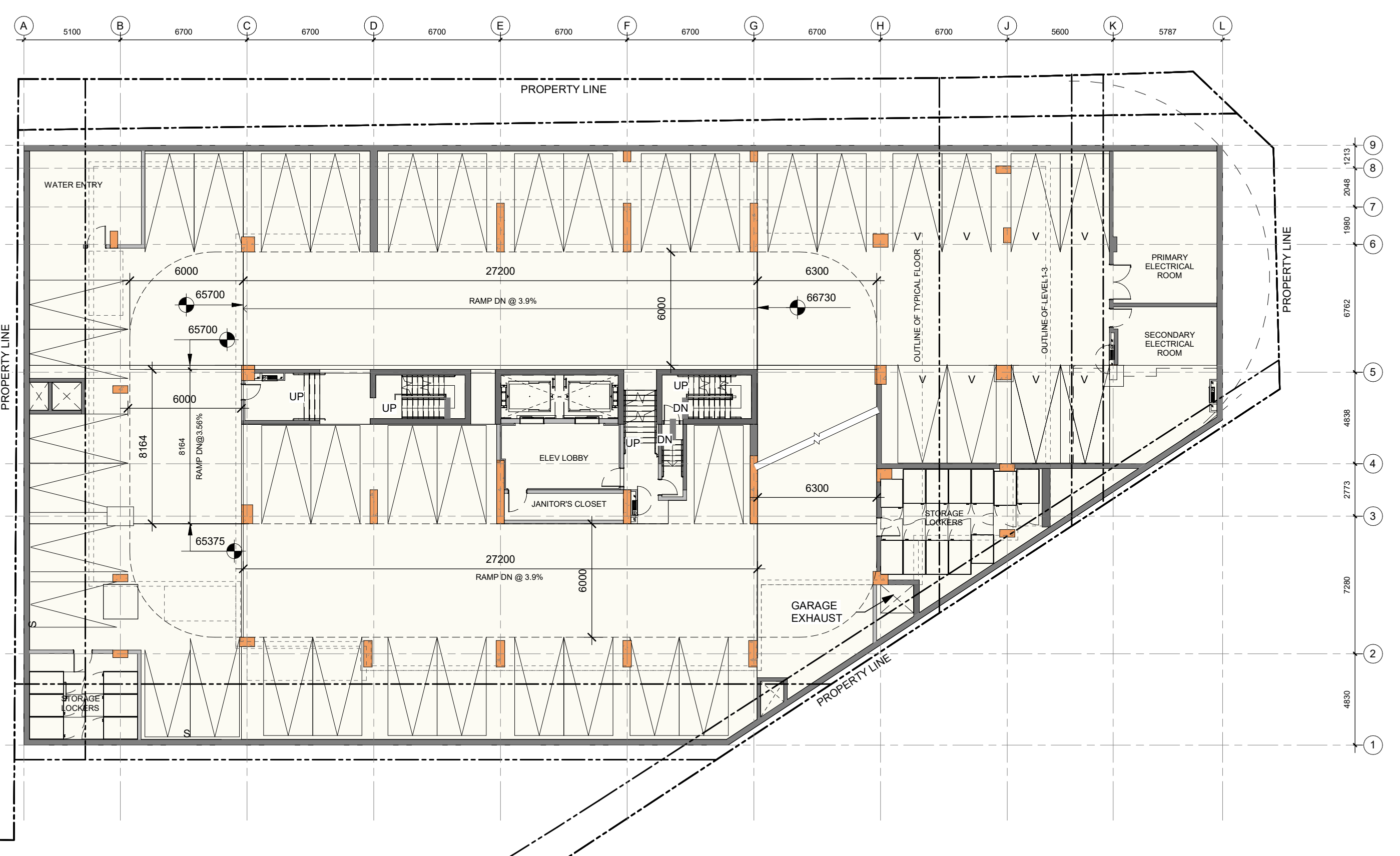
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PROJECT No: 2222	3
	Plan No. : # 19036



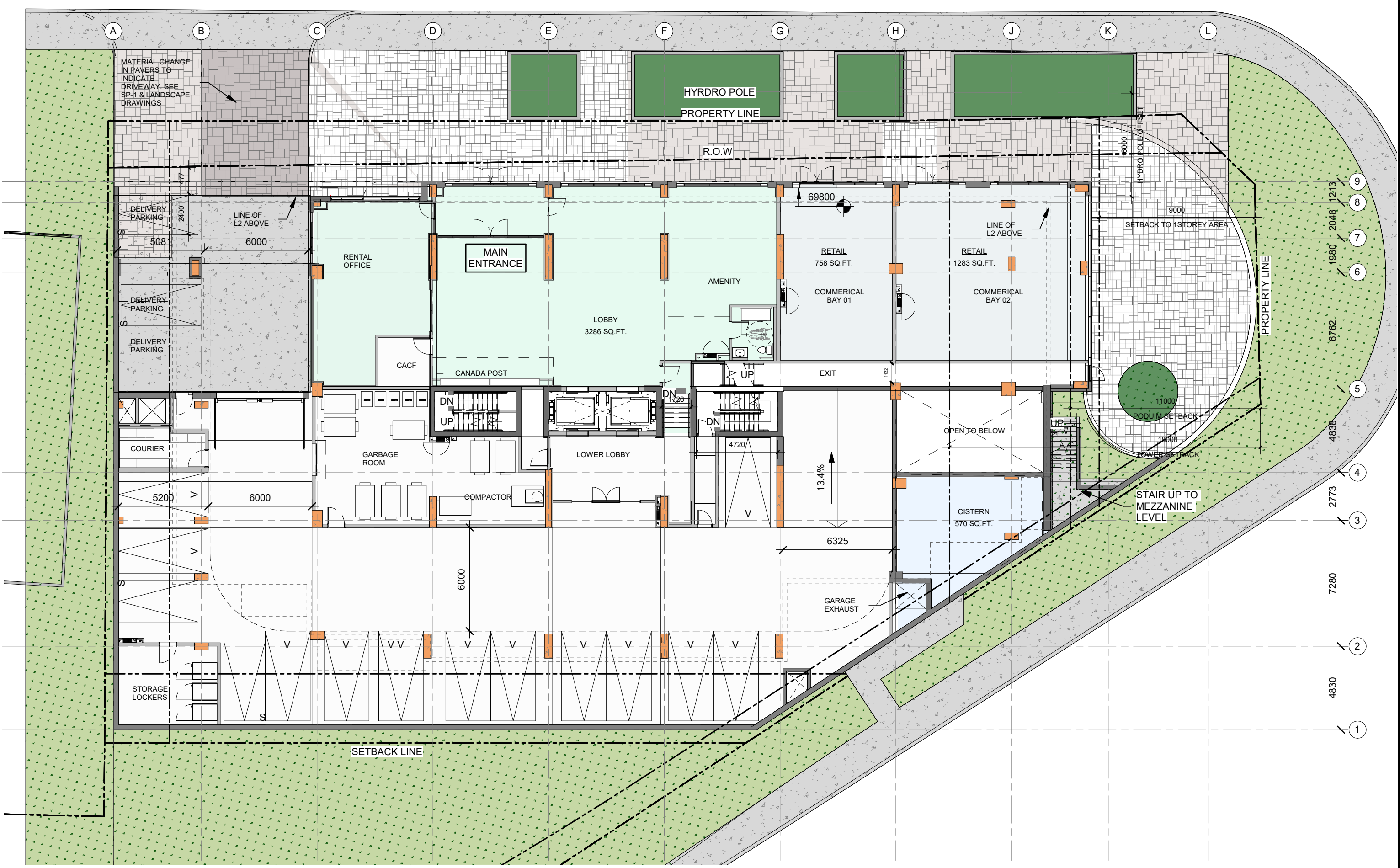
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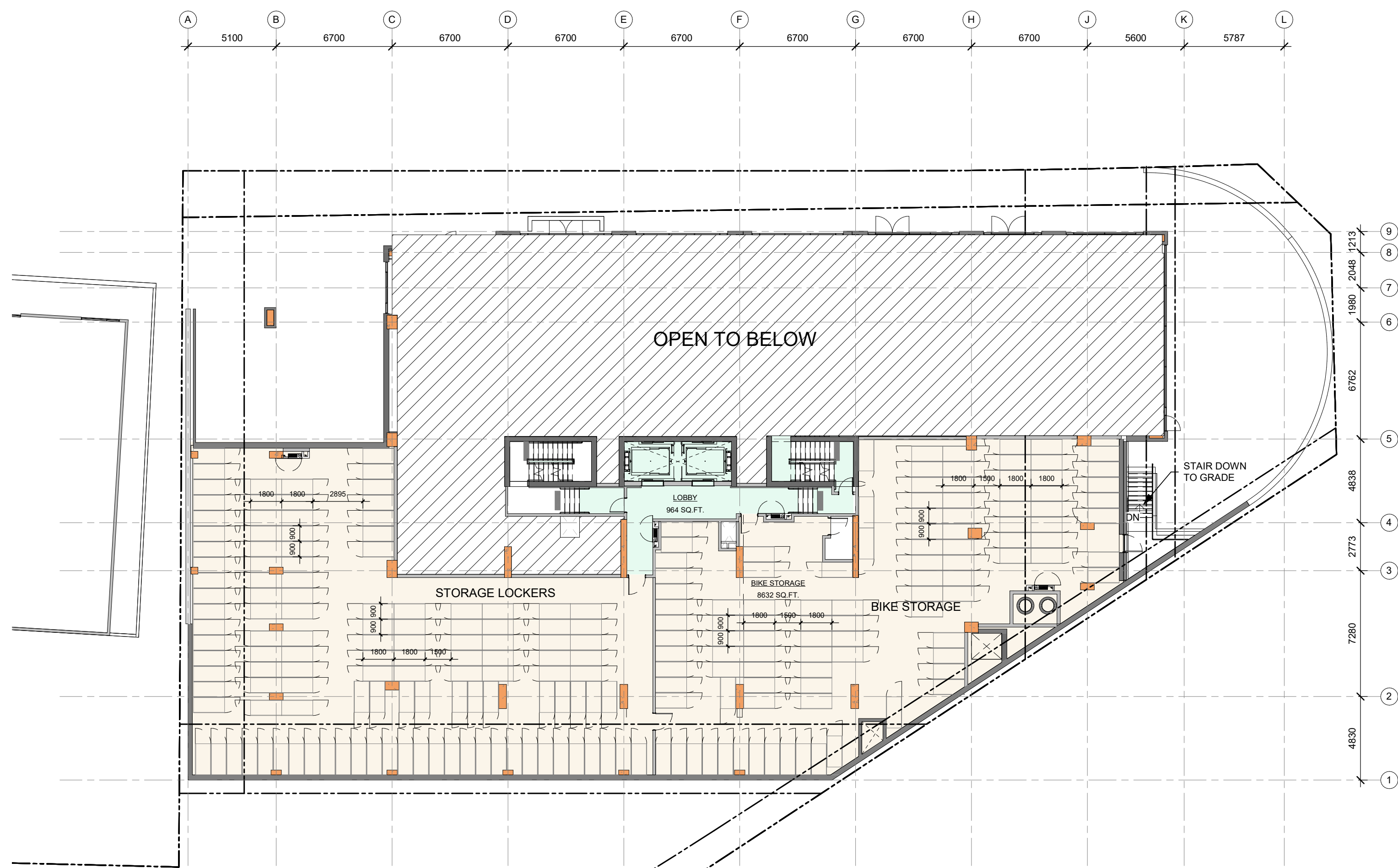


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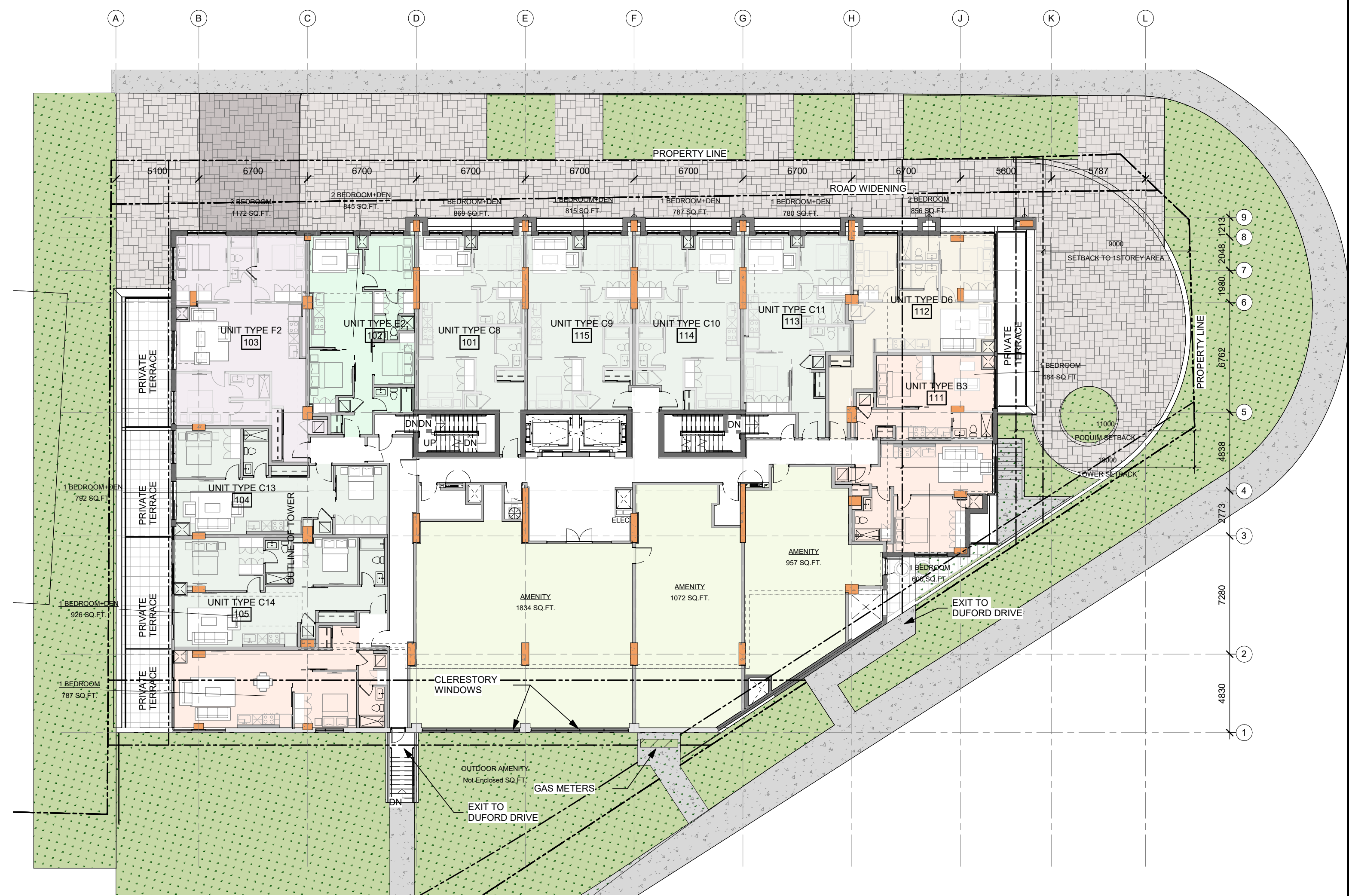


GROUND FLOOR

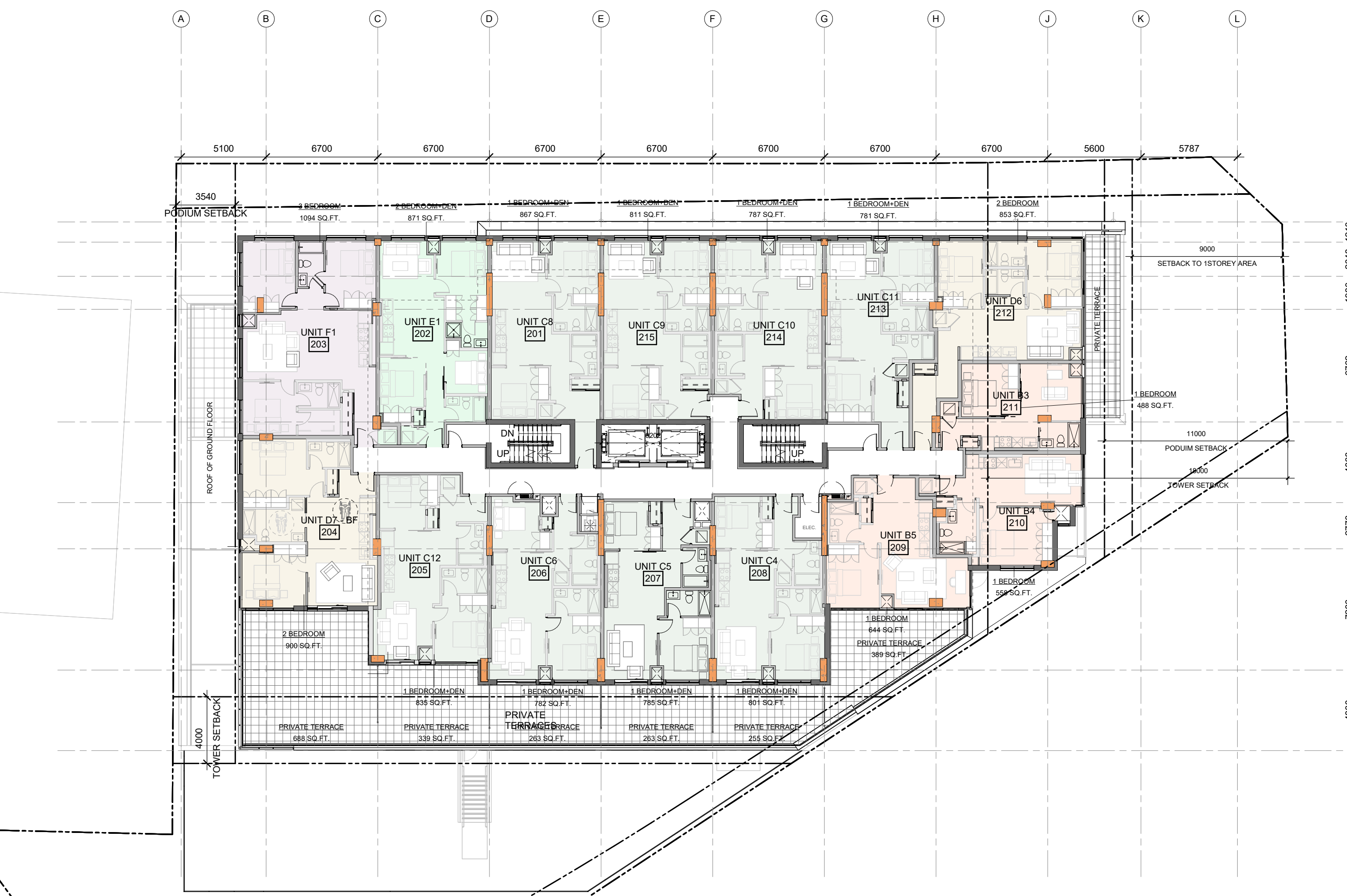
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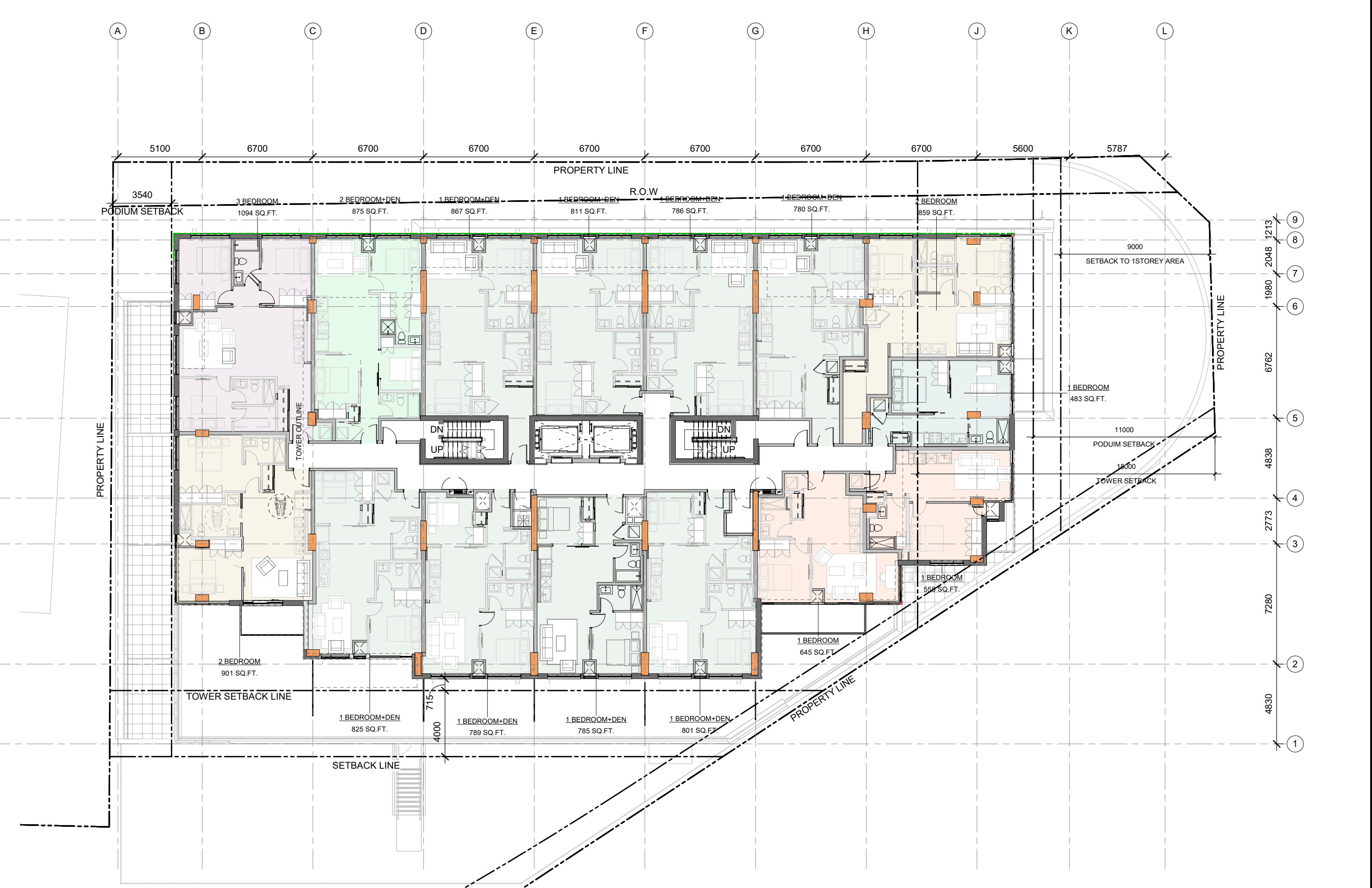
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LEVEL 1




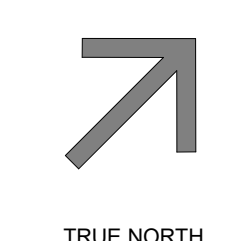
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LEVEL 3-4

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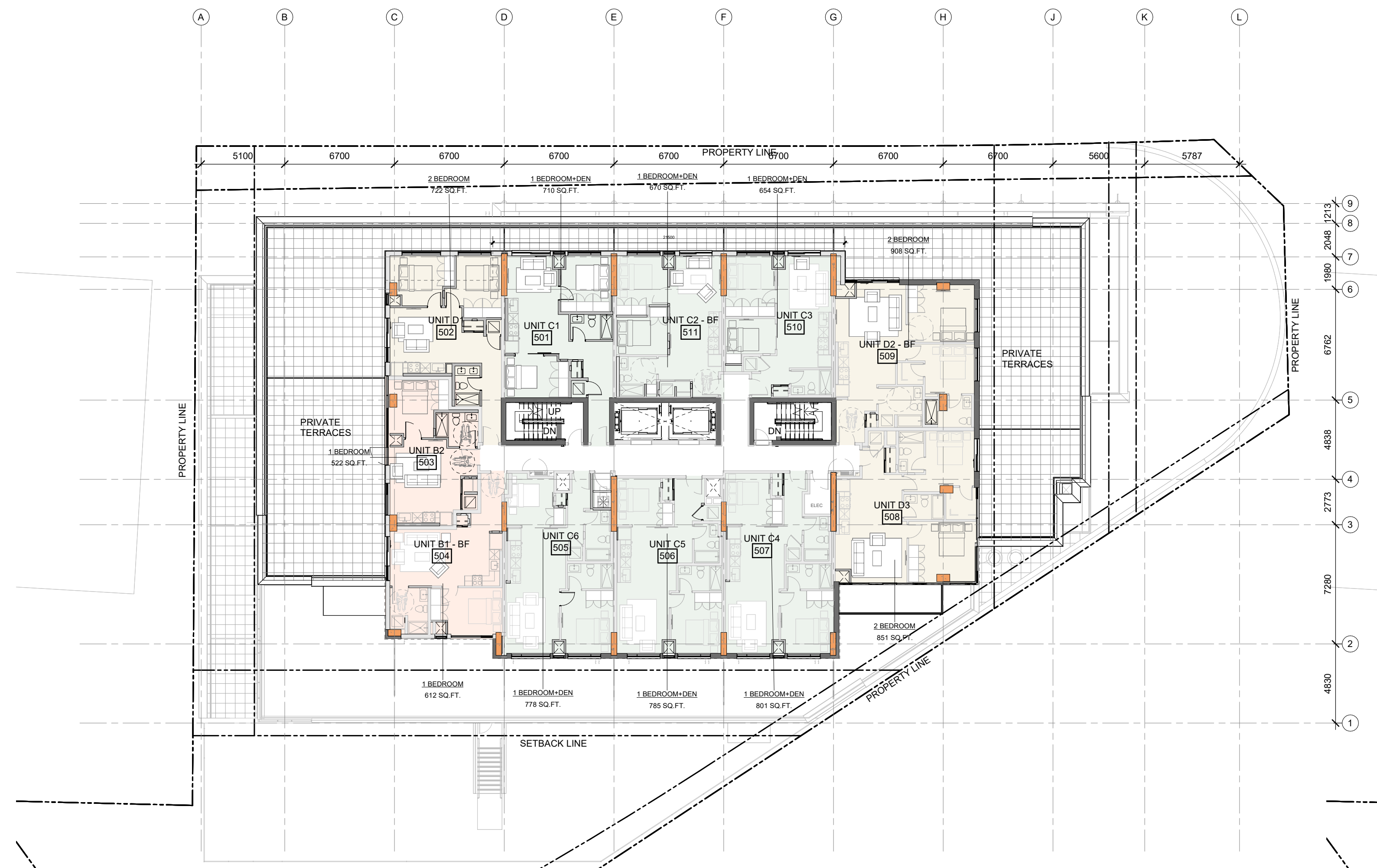
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SHEET TITLE:
FLOOR PLANS

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PROJECT No.:	4
2222	Plan No. : # 19036

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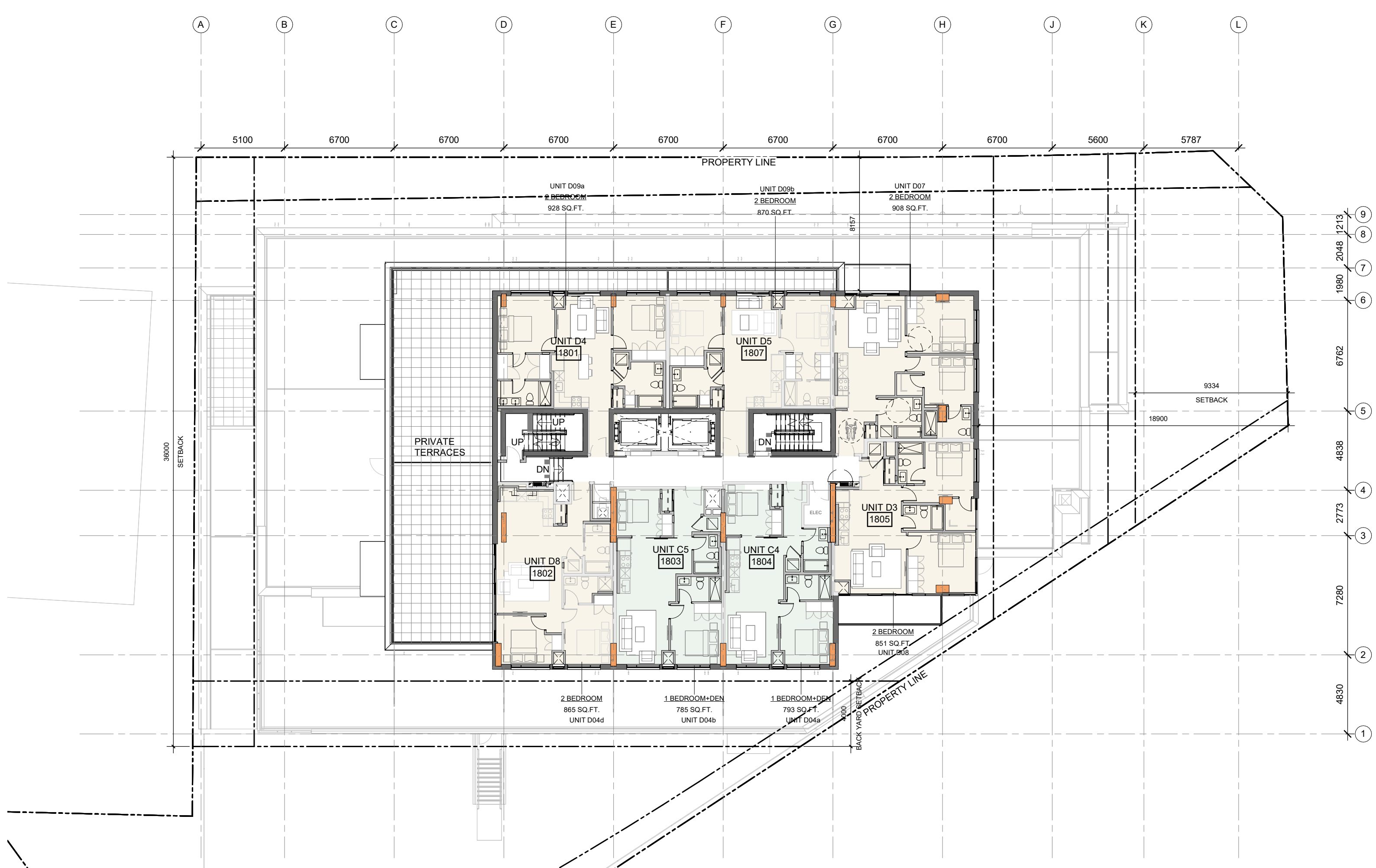
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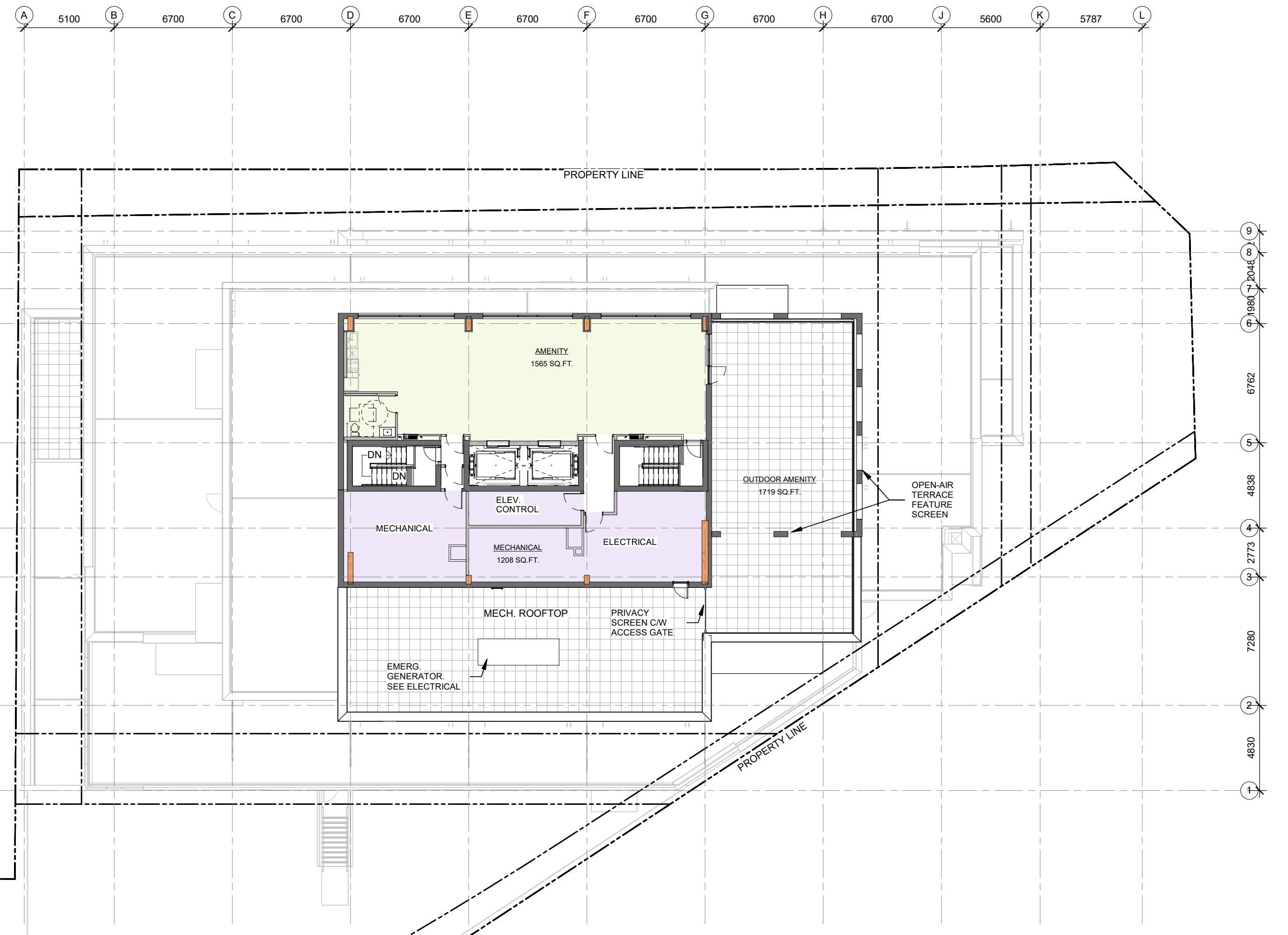
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LEVEL 6-17




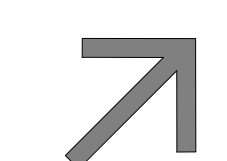
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MECHANICAL FLOOR

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PROJECT No: 2222	Plan No.: # 19036

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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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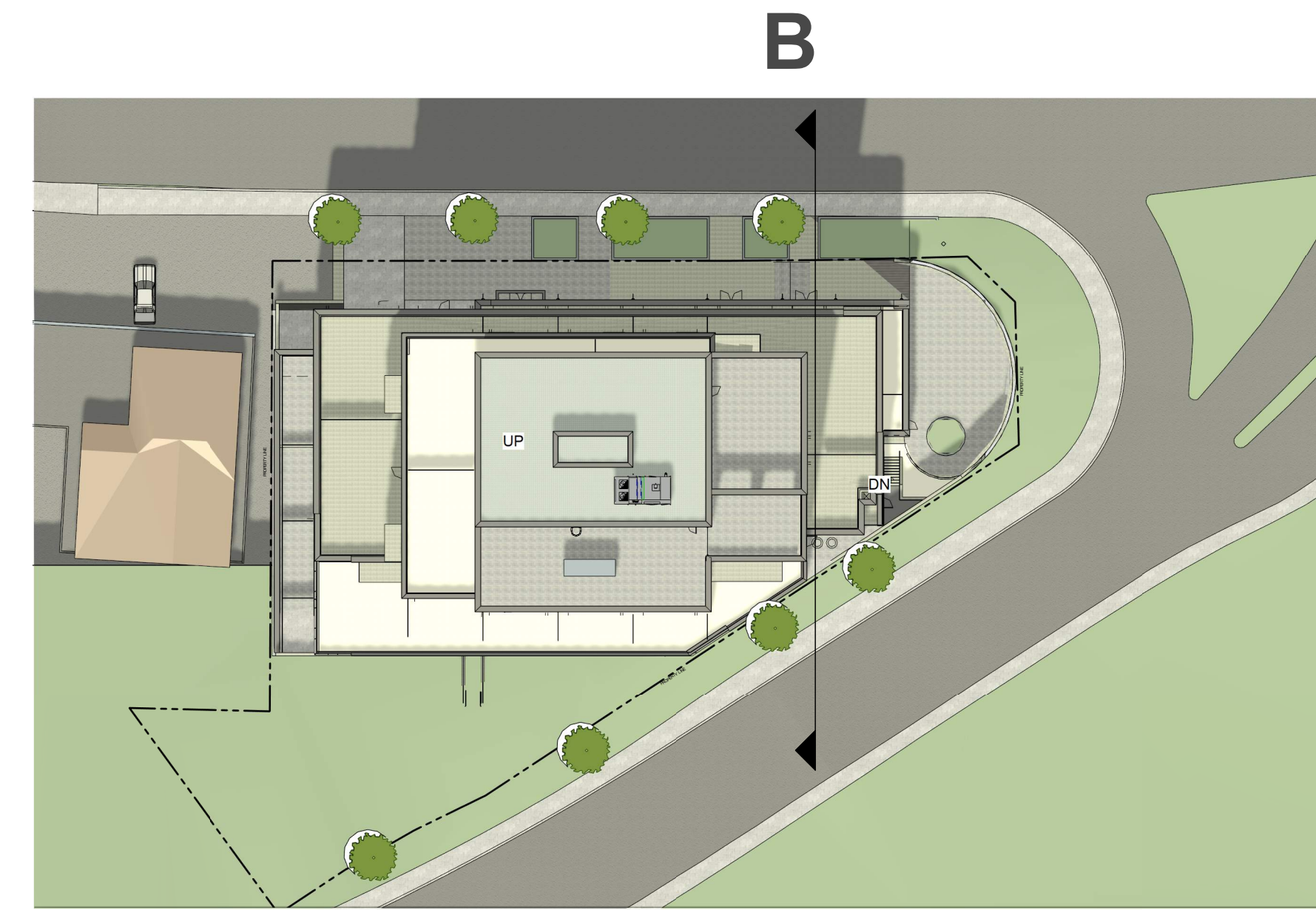
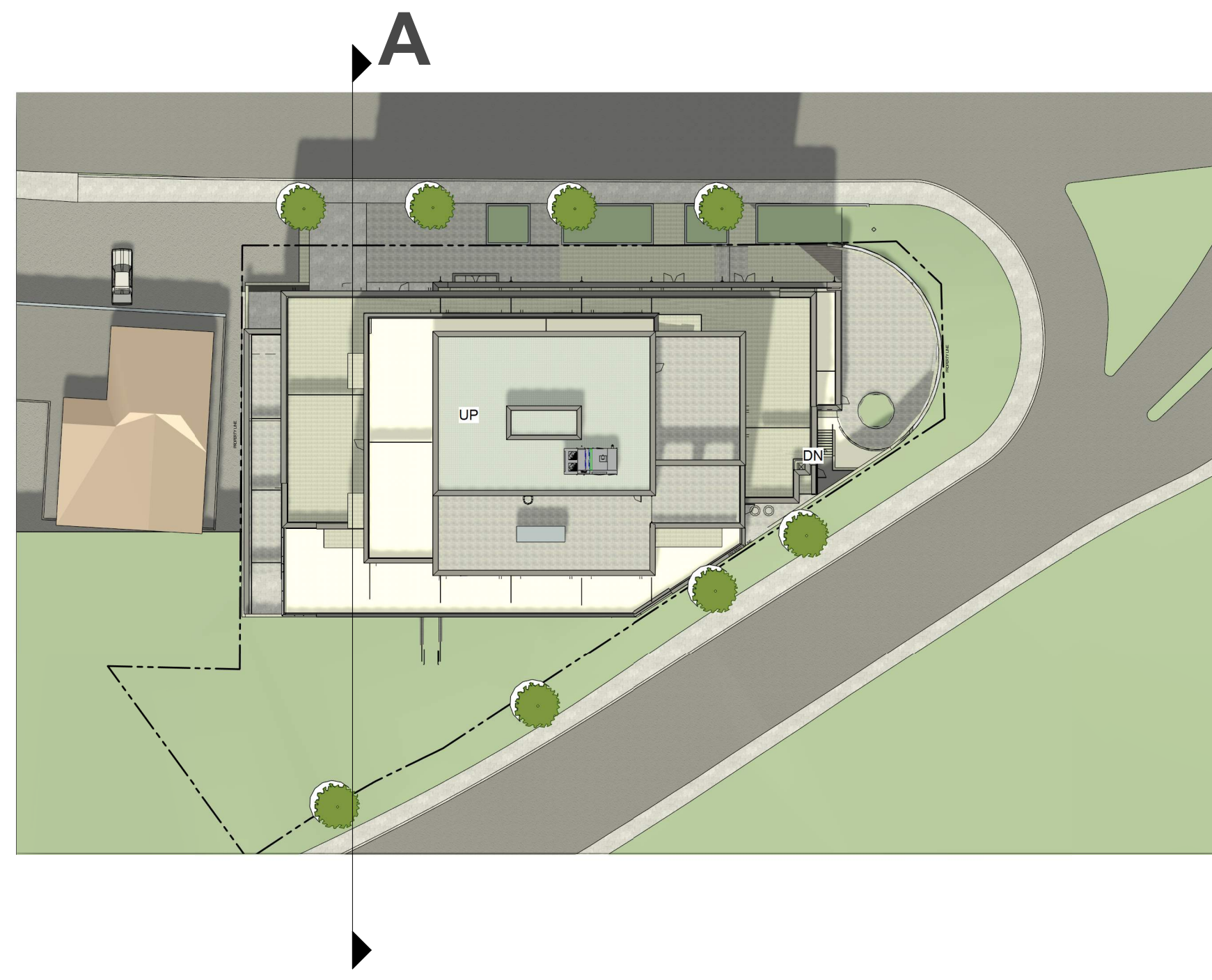
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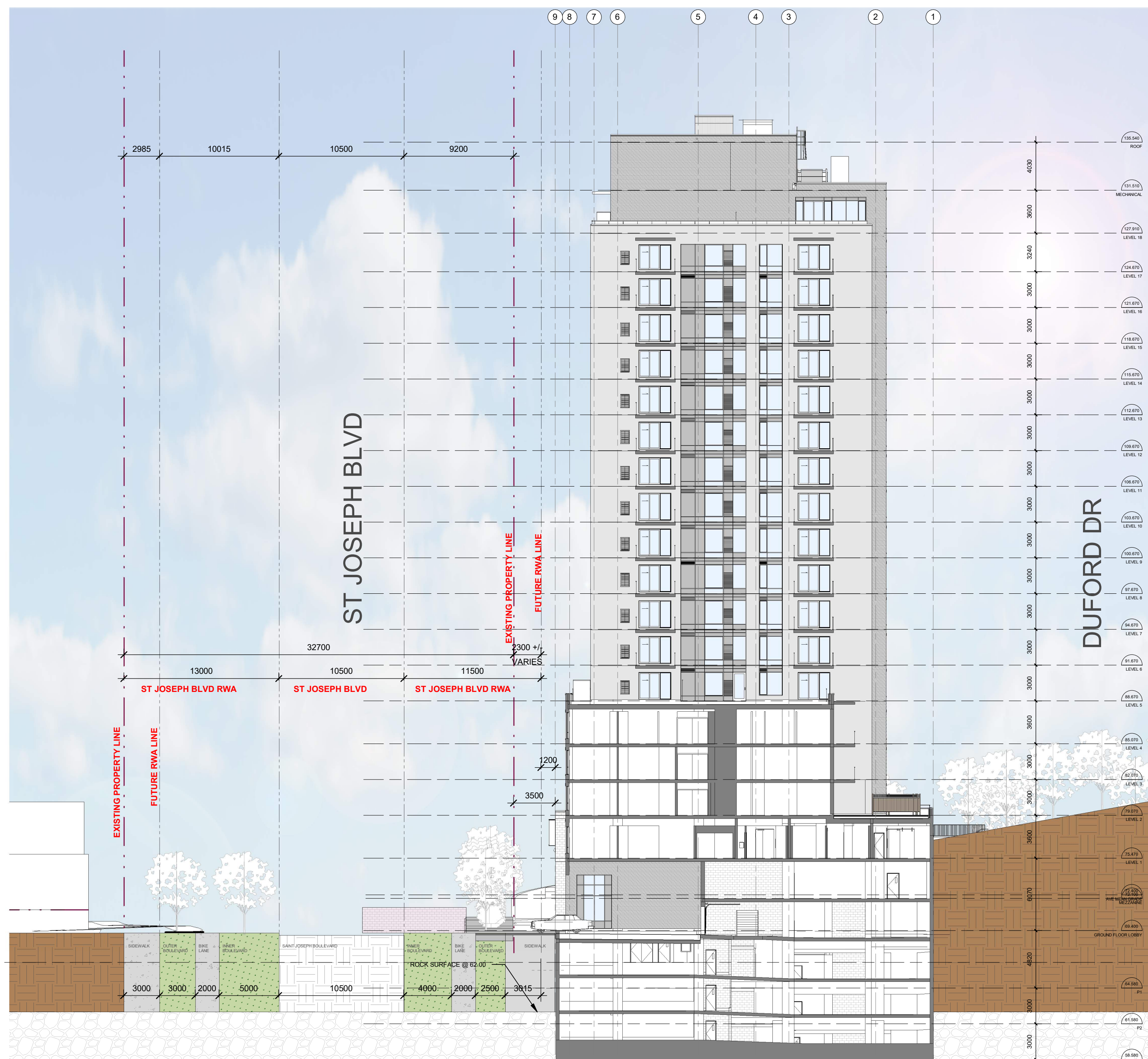
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PROJECT No: 2222	Plan No.: # 19036

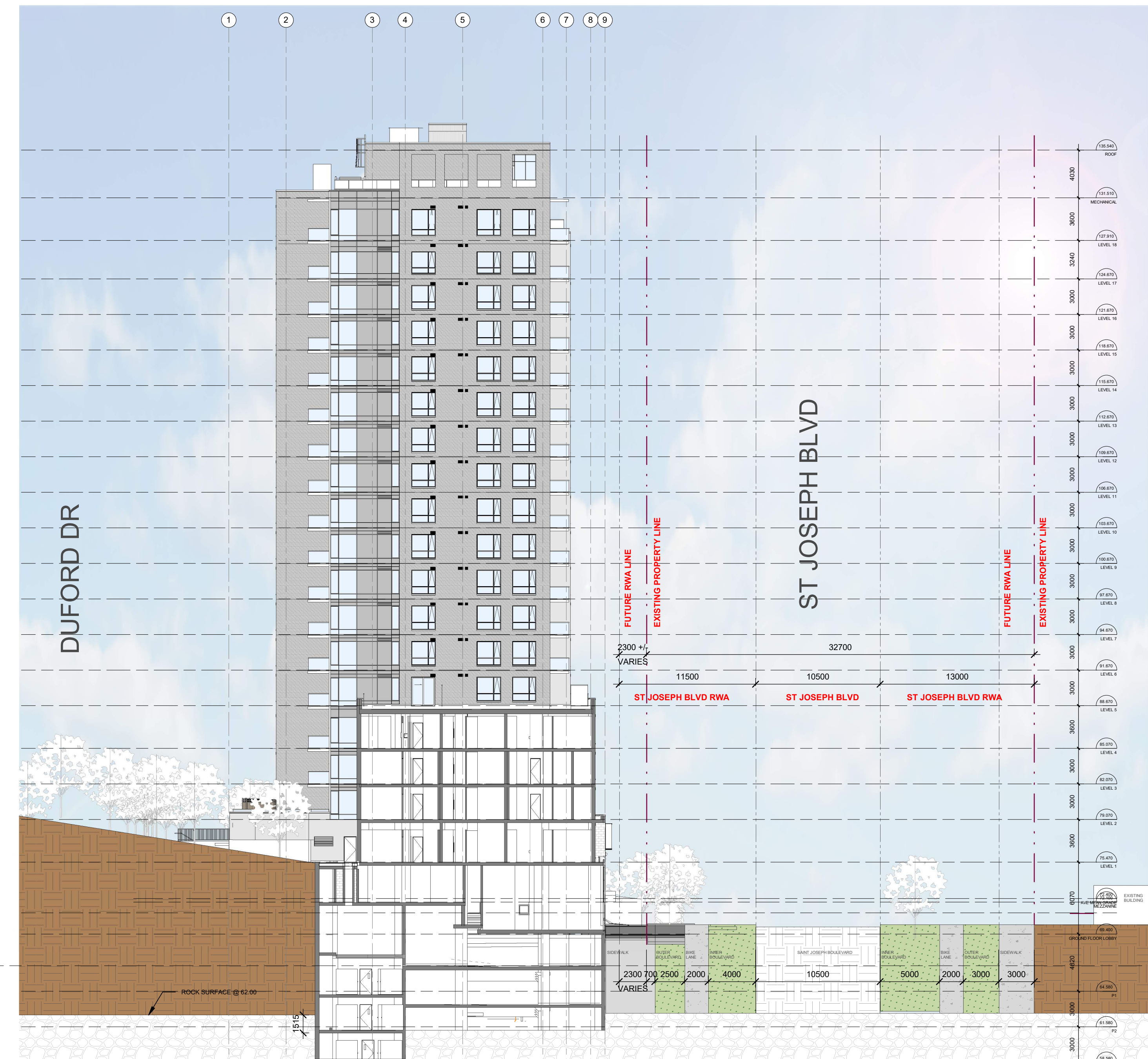
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SECTION A



SECTION B

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ARCHITECT: **rla/architecture**
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PROJECT TITLE:
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SECTIONS

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SCALE: As indicated	SHEET No.: 7
PROJECT No.: 2222	Plan No.: # 19036

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VIEW LOOKING SOUTH WEST FROM ACROSS ST. JOSEPH



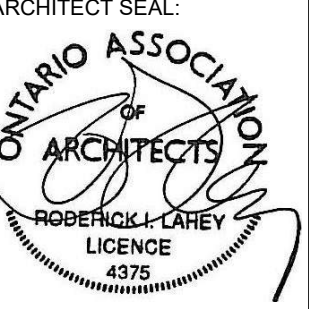
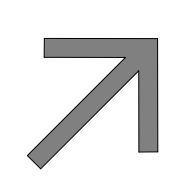
VIEW LOOKING SOUTH EAST FROM ACROSS ST. JOSEPH



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No.	DESCRIPTION	DATE
6	OPA, ZBLA AND SPC REVISION R02	2024-07-31
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS:

 ARCHITECT SEAL: RODERICK LAHEY LICENCE 4375	NORTH ARROW:  TRUE NORTH
--	---

CLIENT:
MASTERCRAFT STARWOOD
 Investment Builders Since 1951


ARCHITECT:
rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.roderricklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
3D VIEWS

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: 8
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (Breed B) (707.00 x 1000.00mm)
 PLOT DATE: 7/31/2024 3:46:04 PM



VIEW LOOKING SOUTH FROM ACROSS ST. JOSEPH




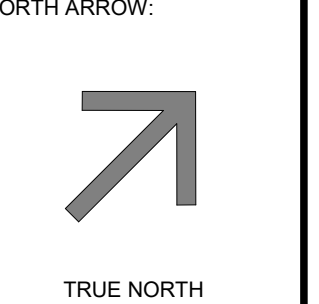
ENLARGED VIEW LOOKING WEST AT PODIUM



ENLARGED VIEW LOOKING SOUTH WEST AT PODIUM

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ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951


ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:
3030 ST. JOSEPH BLVD.
 OTTAWA, ON. K1E 1E2

SHEET TITLE:
3D VIEWS

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: 9
PROJECT No: 2222	Plan No.: # 19036

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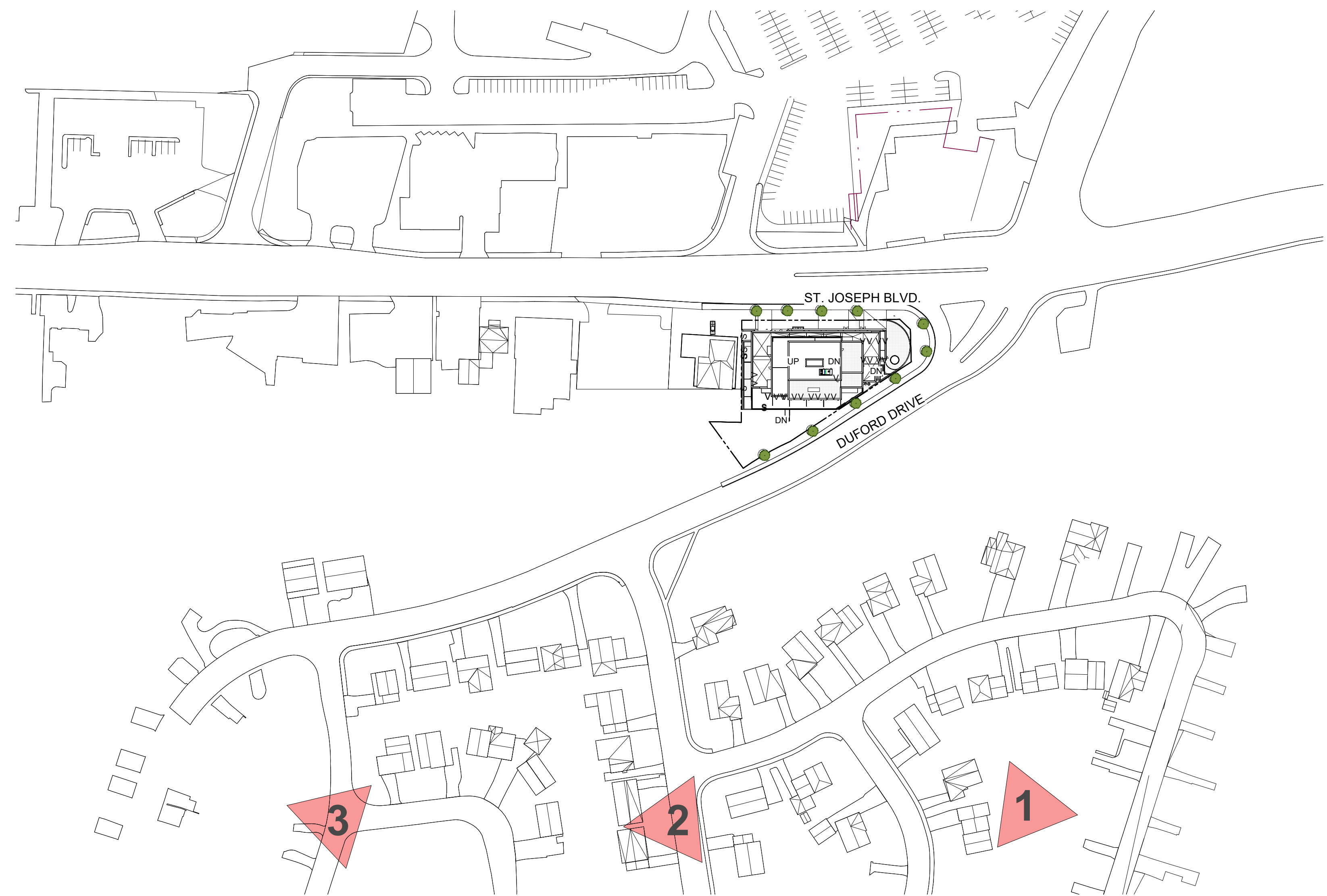
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3



2



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REVISIONS:

 ARCHITECT SEAL: Roderick Lahey LICENCE 4375	NORTH ARROW:  TRUE NORTH
--	---

CLIENT:
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ARCHITECT:
rla/architecture
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PROJECT TITLE:
3030 ST. JOSEPH BLVD.

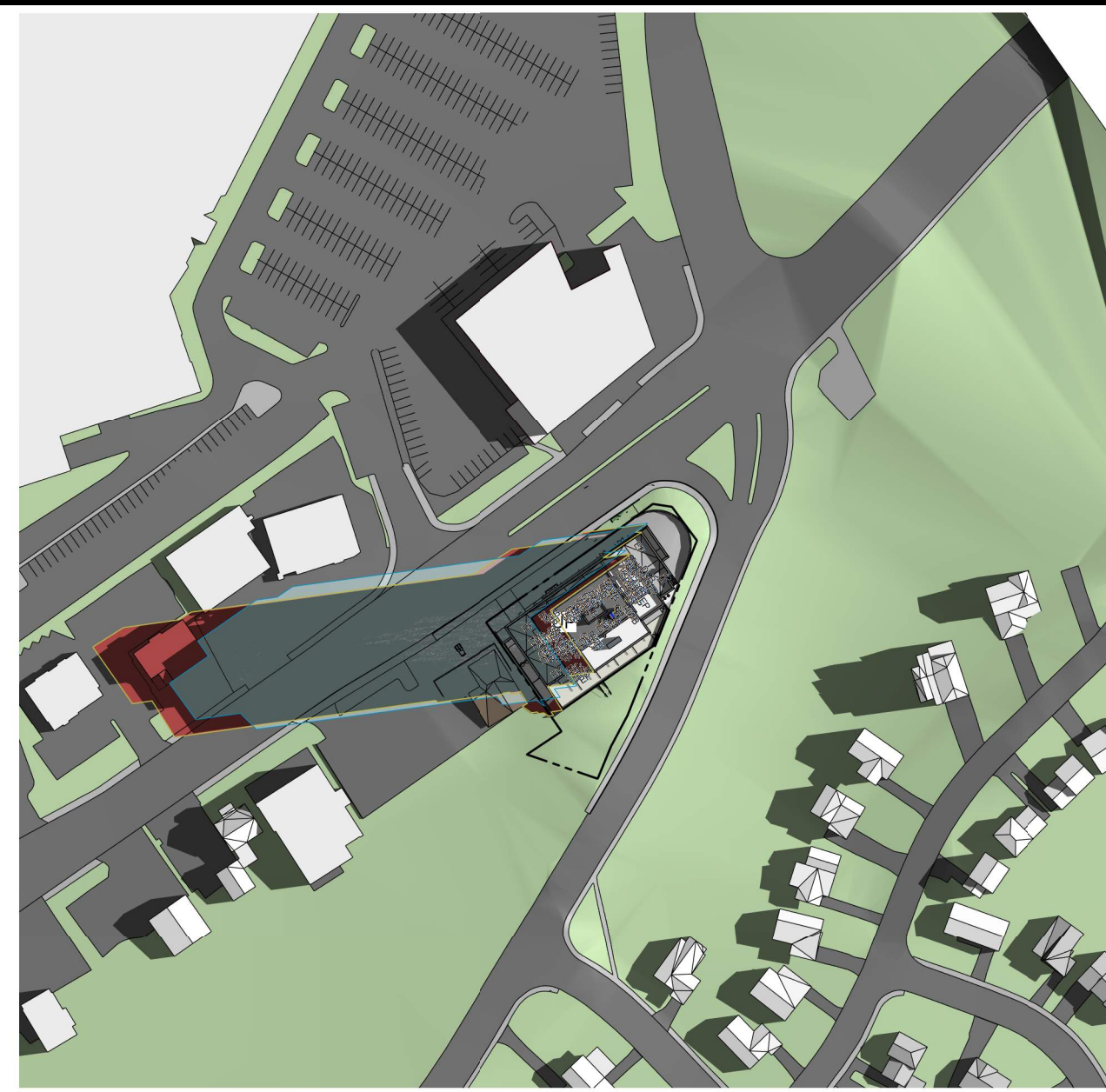
OTTAWA, ON. K1E 1E2

SHEET TITLE:
3D VIEW FROM THE TOP OF THE HILL

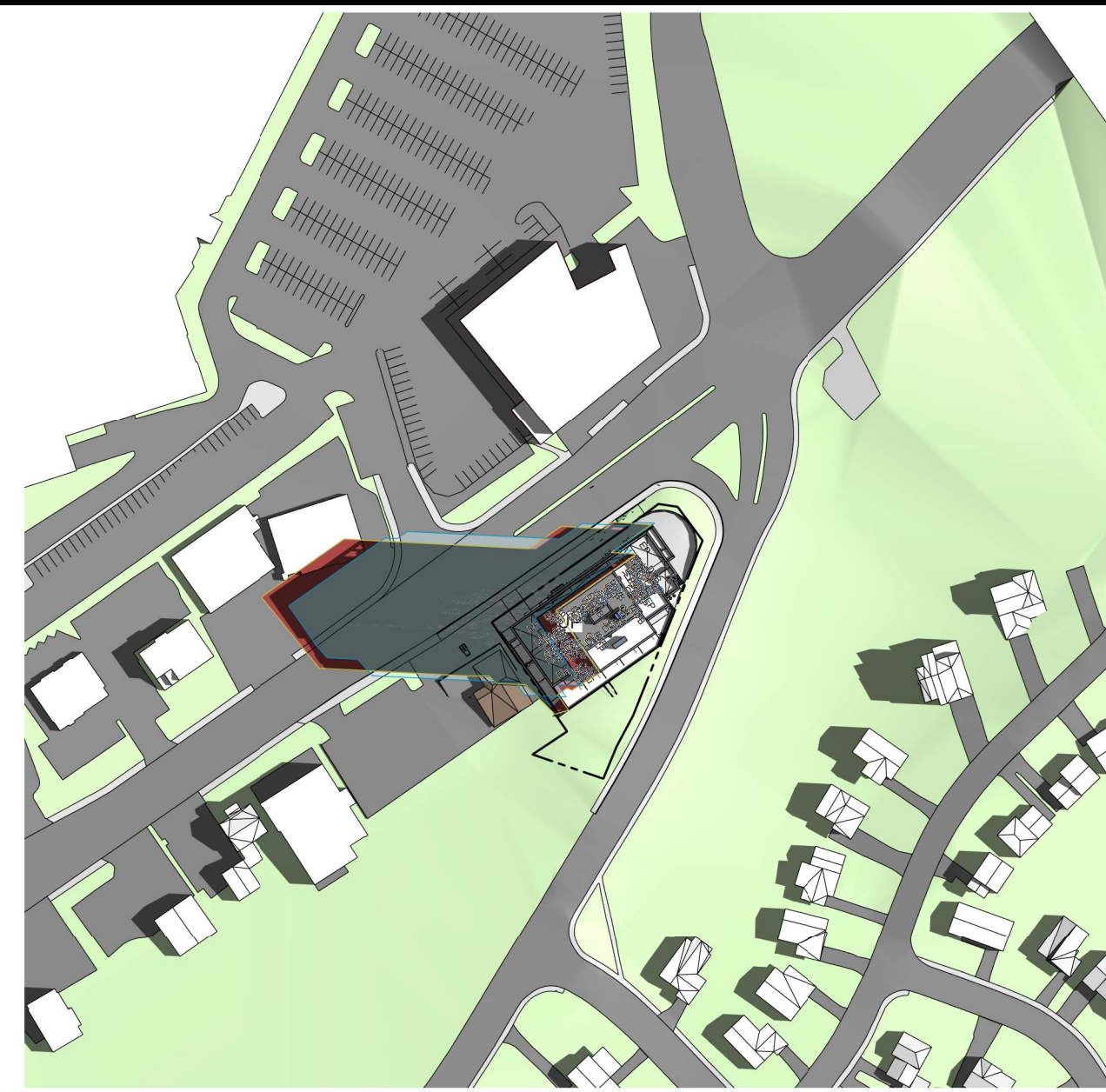
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PROJECT No: 2222	Plan No.: # 19036

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9:00 AM



10:00 AM



11:00 AM



12:00 PM



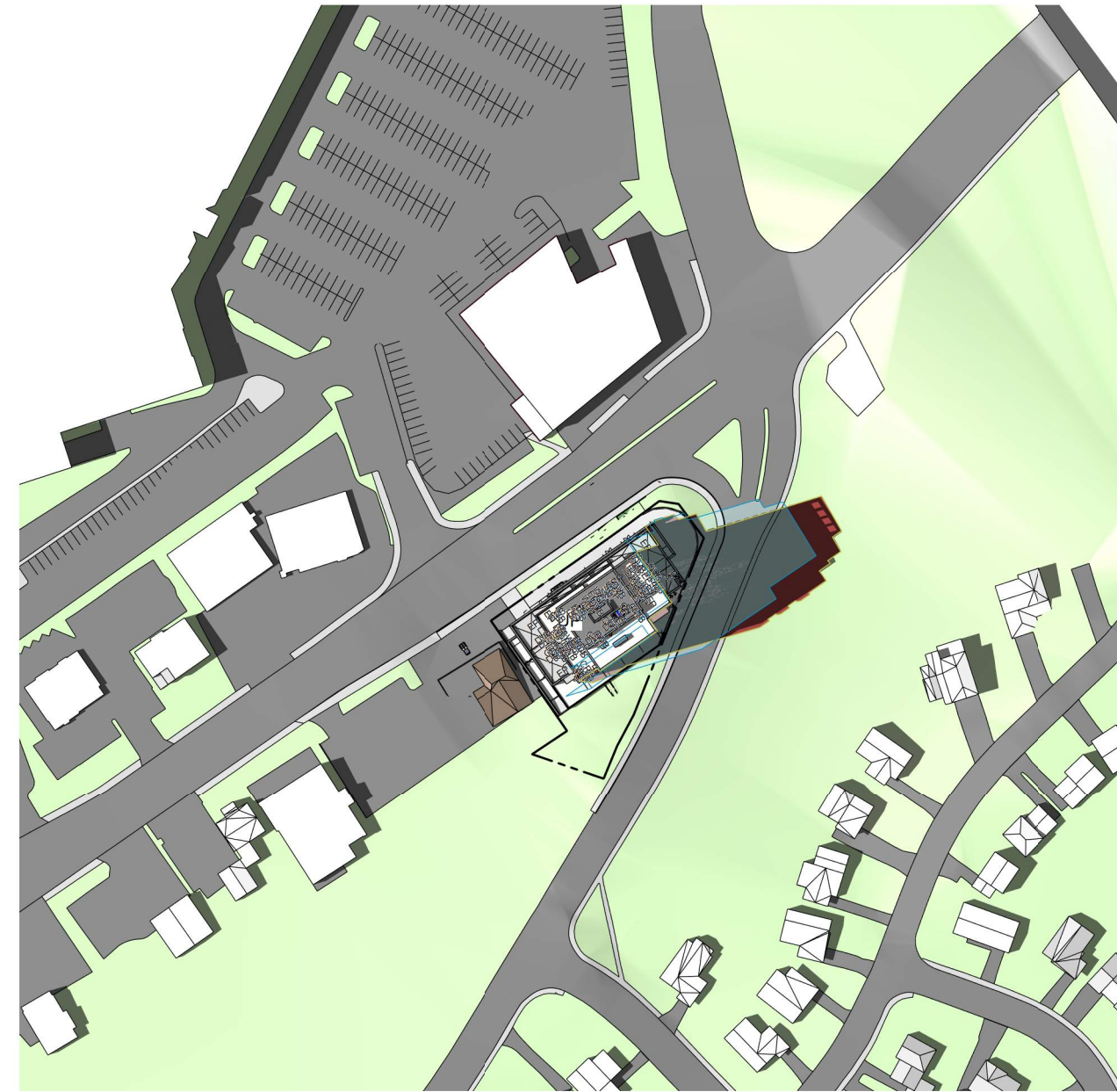
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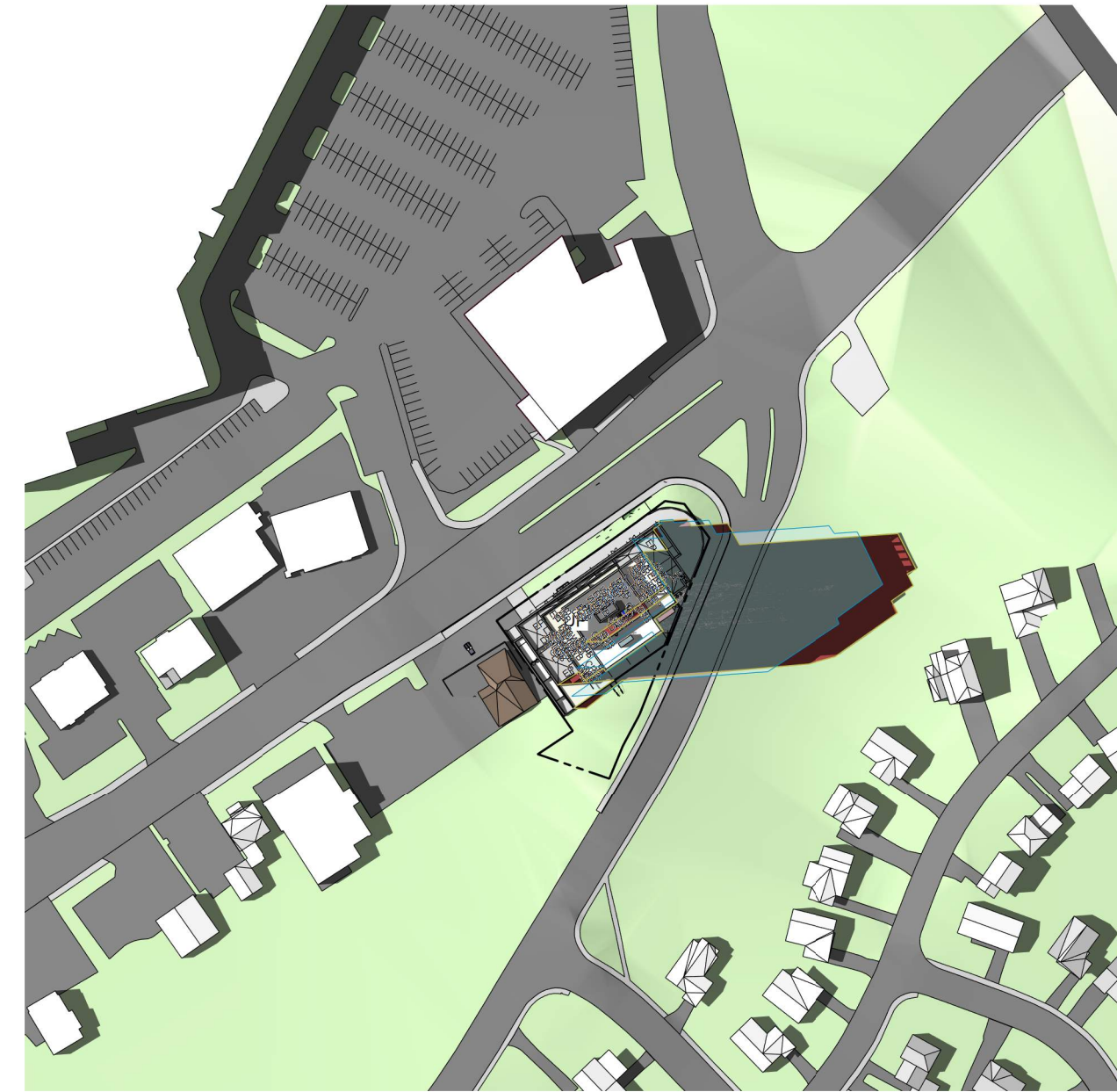
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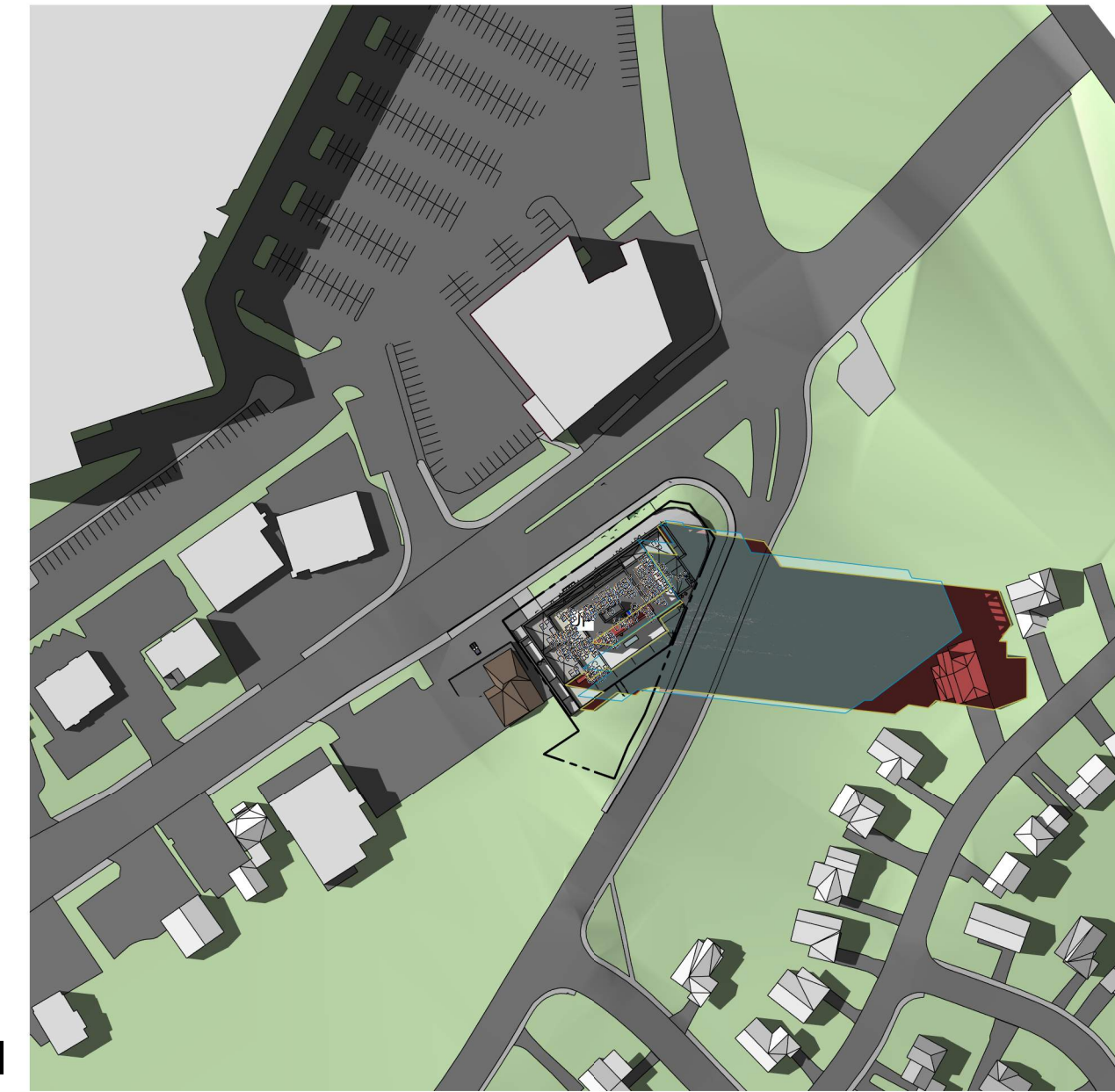
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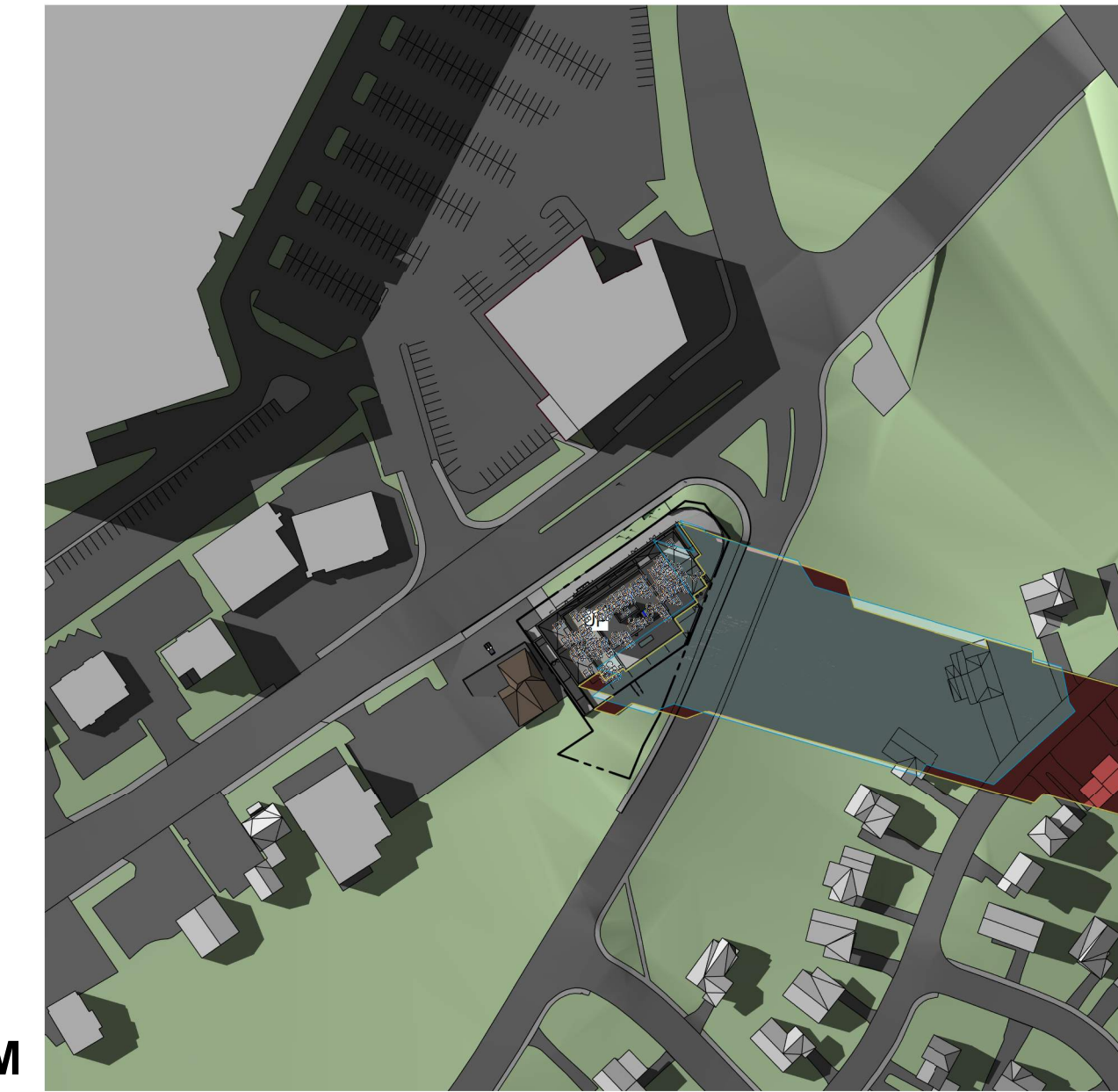
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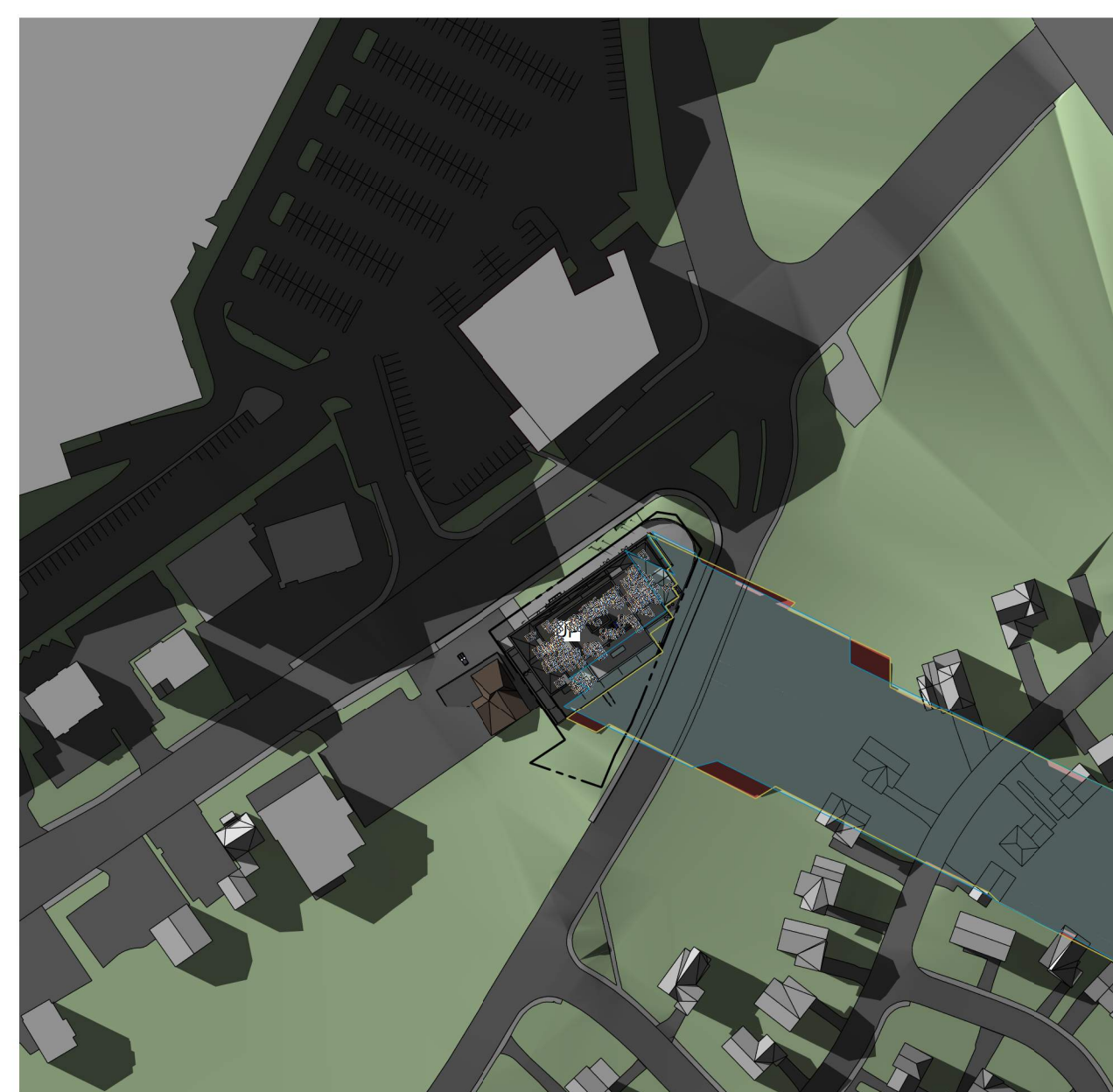
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6:00 PM



7:00 PM



8:00 PM

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow

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ARCHITECT SEAL: NORTH ARROW:

RODERICK-LAHEY ARCHITECTS
 LICENCE 4375
 TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951

ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
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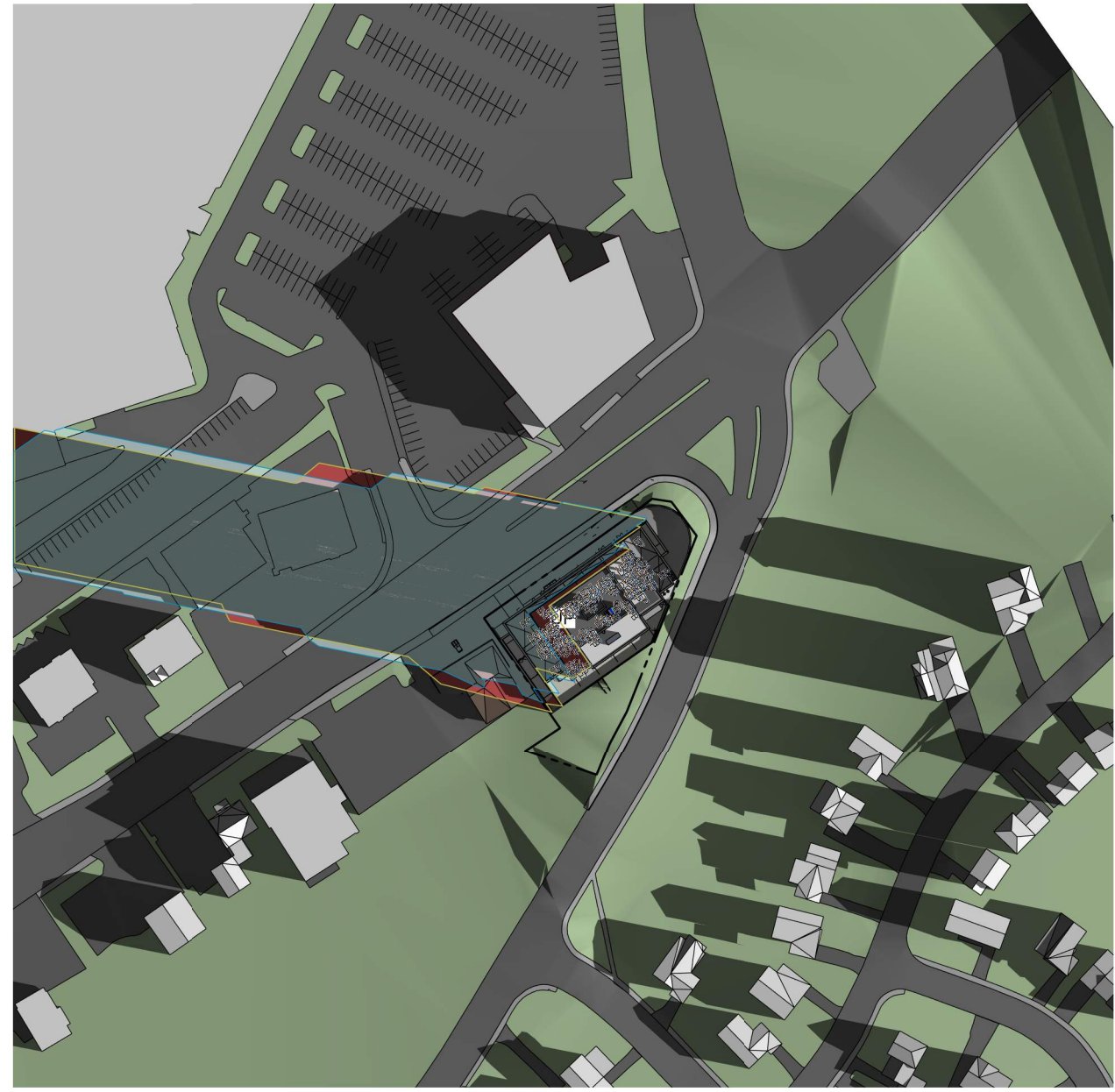
OTTAWA, ON. K1E 1E2

SHEET TITLE:
SUNSHADE ANALYSIS

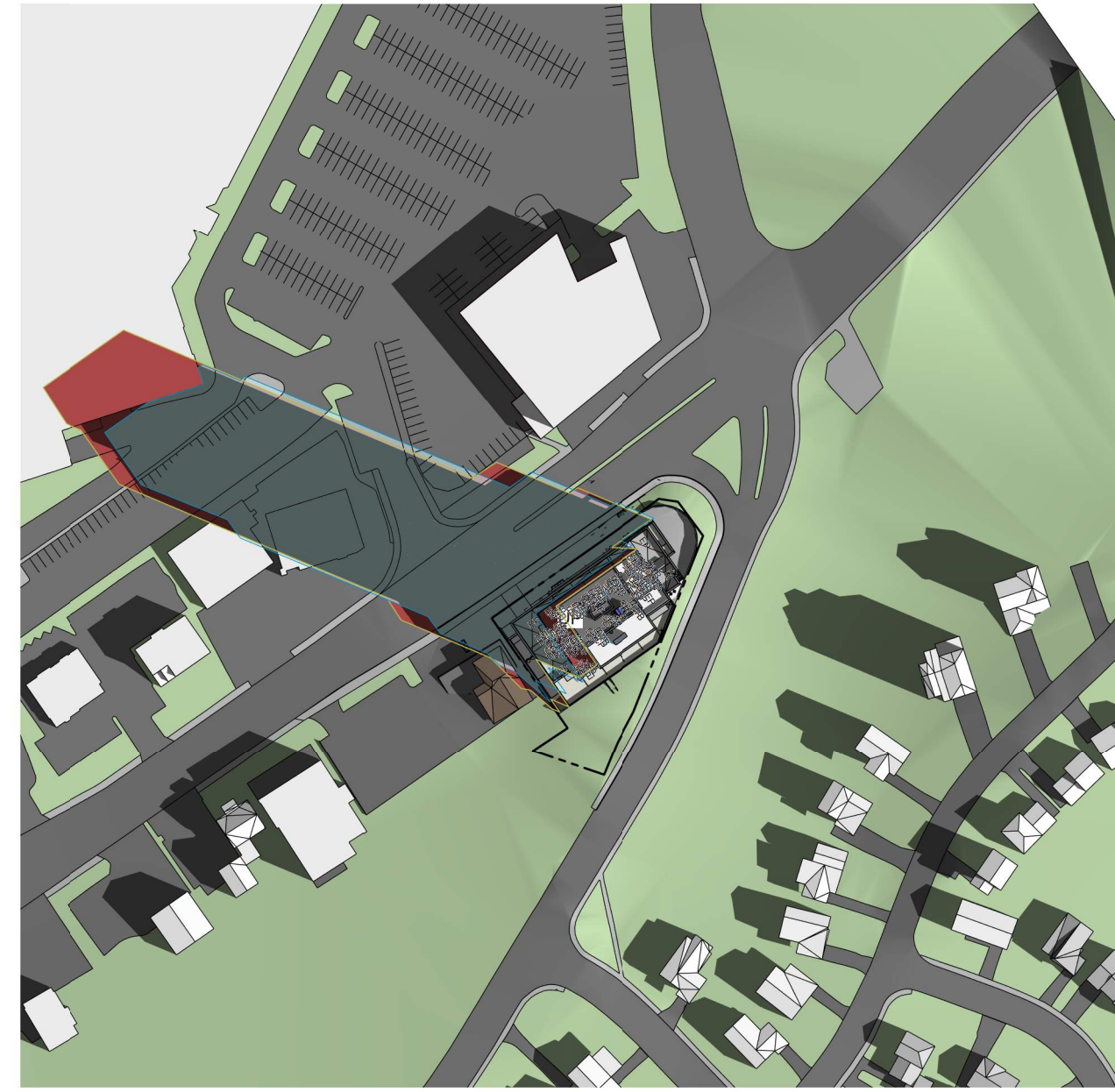
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SCALE: 1 : 2000	SHEET No: 12
PROJECT No: 2222	Plan No.: # 19036

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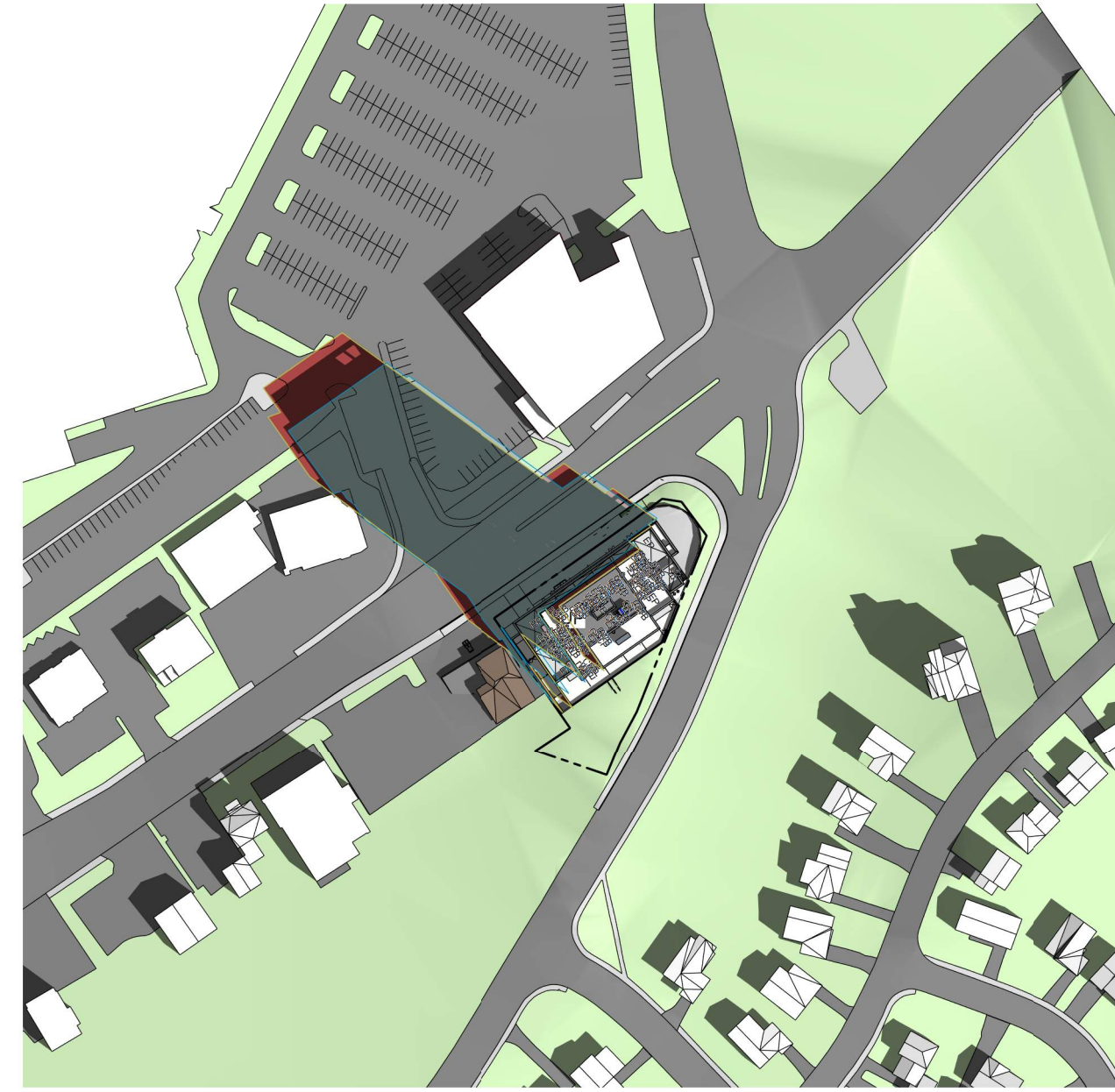
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8:00 AM



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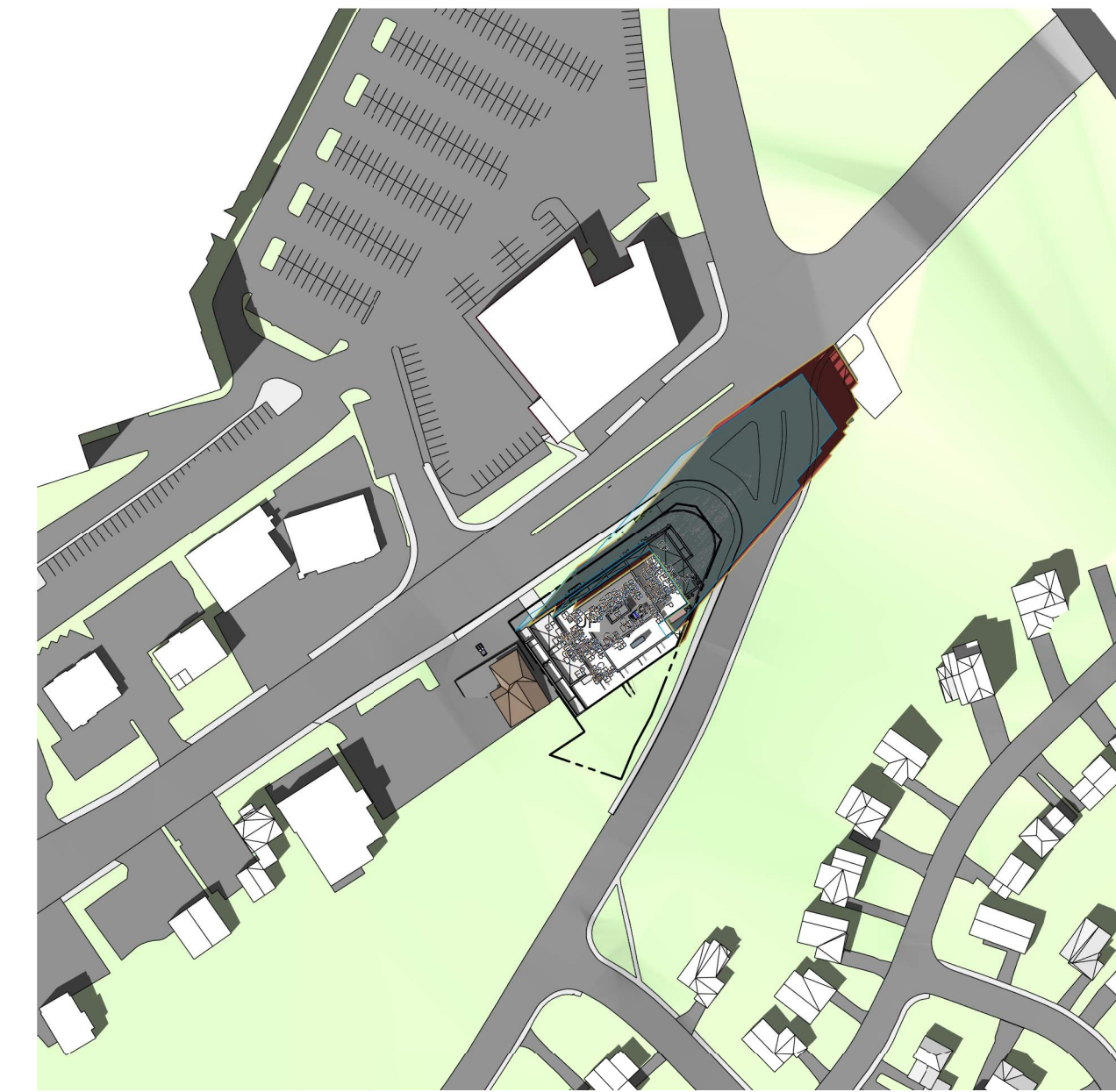
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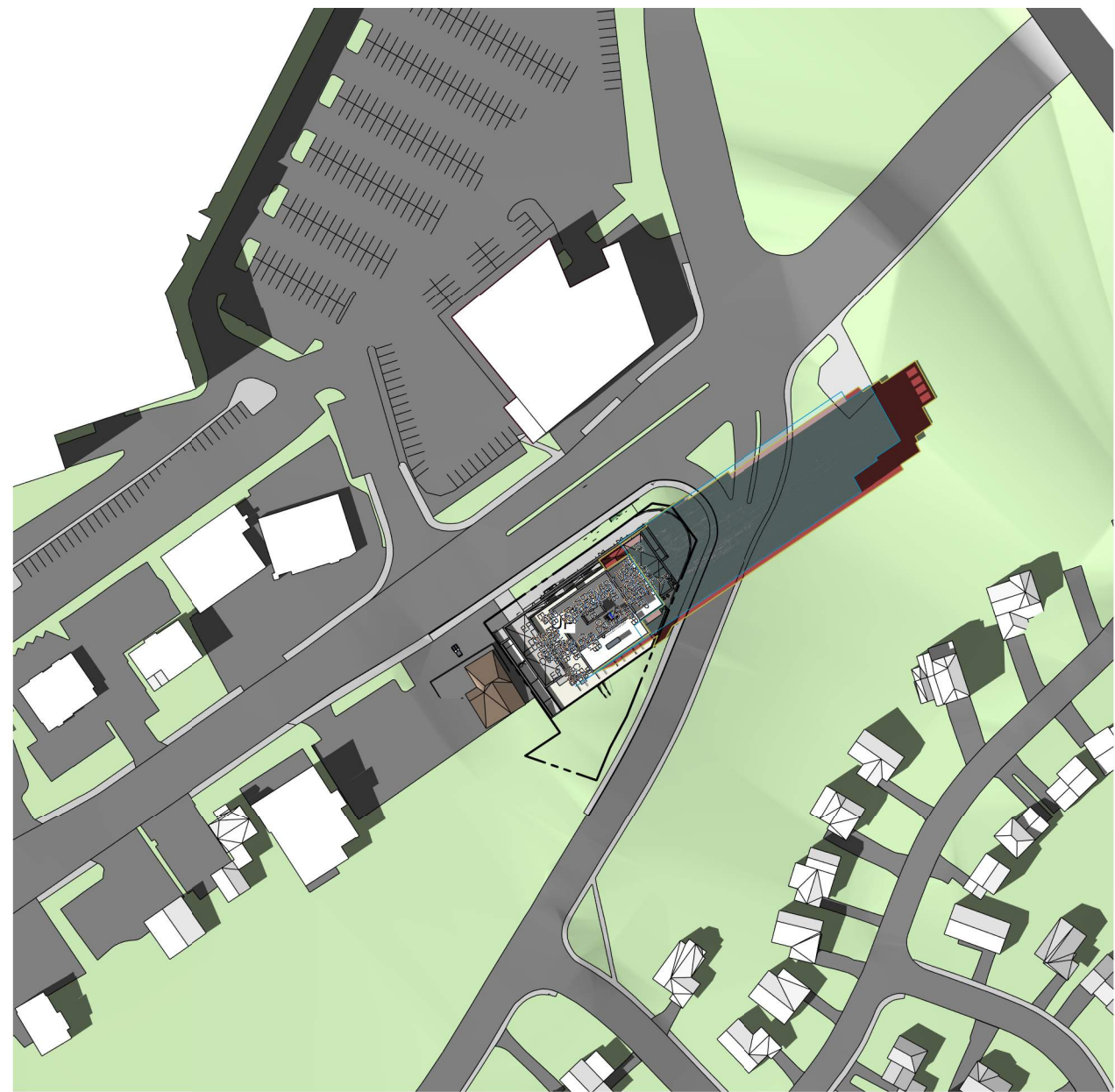
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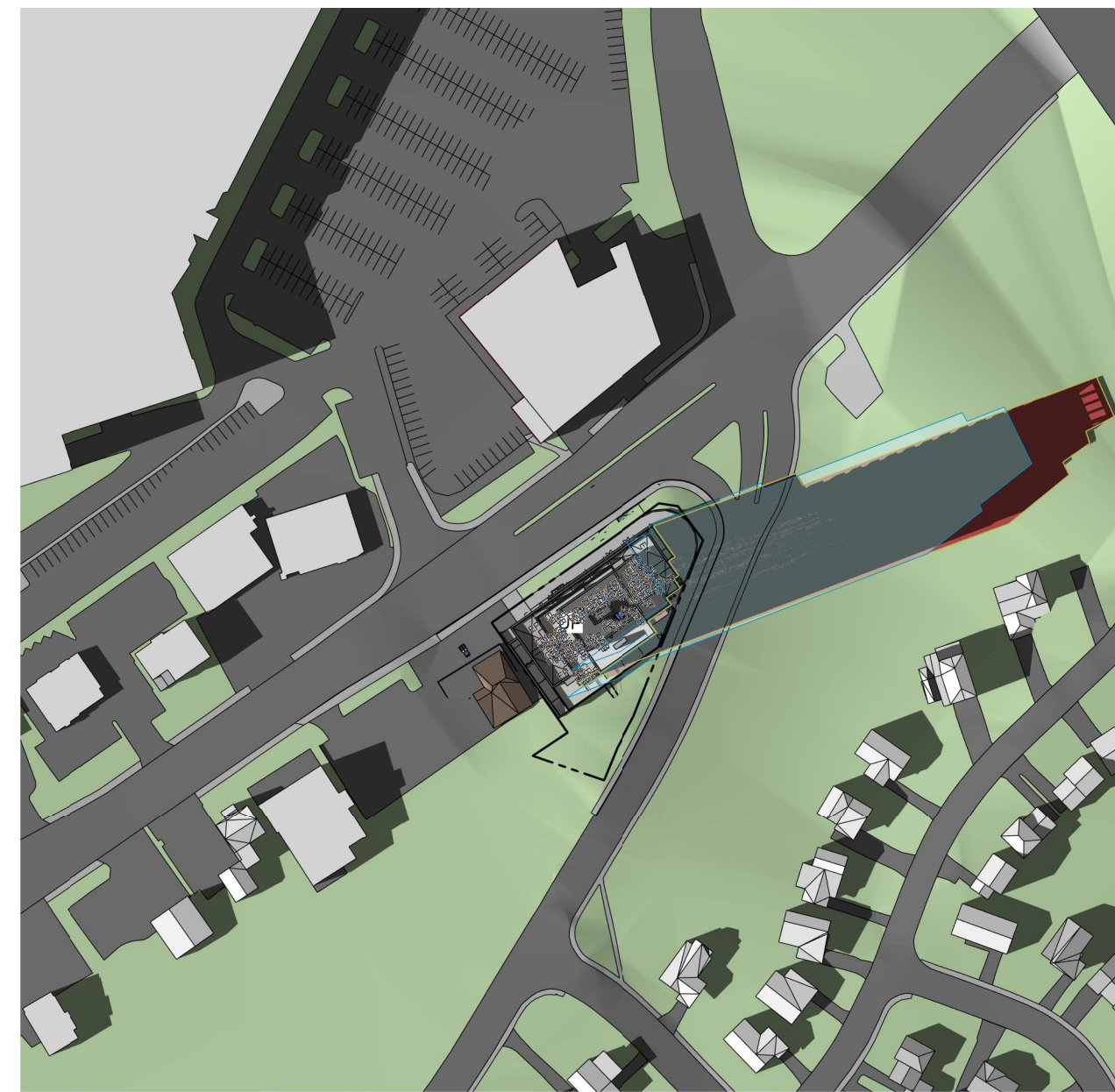
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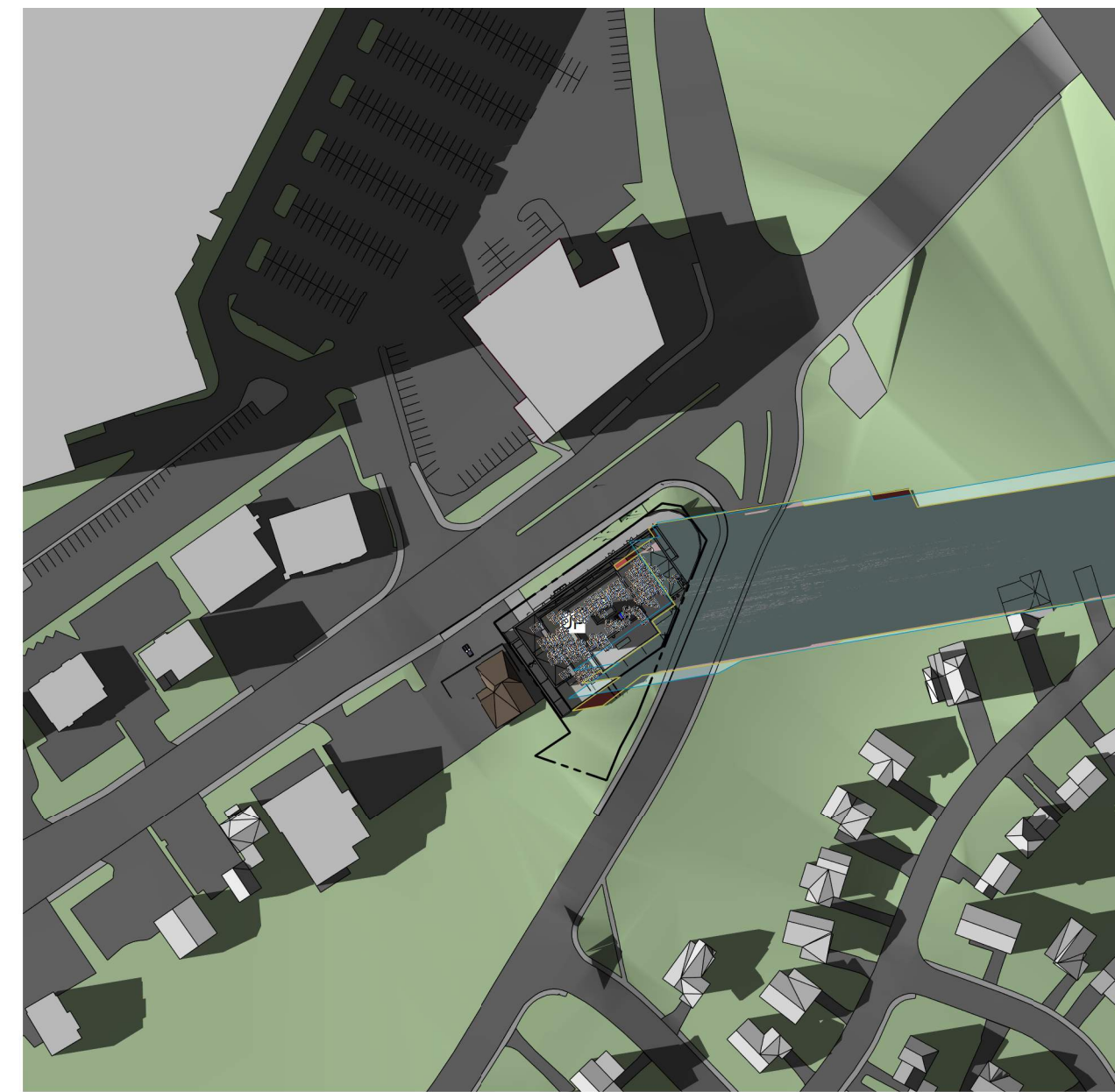
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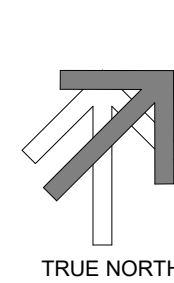
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-  Proposed Shadow Outline
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PROJECT TITLE:
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OTTAWA, ON. K1E 1E2

SHEET TITLE:
SUNSHADE ANALYSIS

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 2000	SHEET No: 13
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (Beech) (707.00 x 1000.00mm)
PLOT DATE: 7/31/2024 1:56:45 PM

