

CONSTRUCTION MANAGER
Vuze Construction
Street: City
Quebec, # # # #
Tel: (819) 664-4195
Email: mchenier@vuzeconstruction.com

PROJECT DEVELOPER
Theberge Developments Ltd.
1600 Laperriere Ave Suite 205
Ottawa, ON K1Z 1B7
Tel: (613) 421-1515
Cell: (613) 880-5491
Email: joeytheberge@thebergehomes.com
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
Tel: (613) 730-5709
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(2705) S438
SITE AREA 0.264 ha, 2,643.97 sq. m, (28,459) sq. ft.
ZONING
BUILDING HEIGHT: 16 STOREYS / 52.2m
ALLOWABLE PROJECTION - AMENITY LEVEL: 0.0m
GRADE (GEODEIC ELEVATION - ASL): 72.40m ASL
DENSITY - MAXIMUM FLOOR SPACE INDEX: 4.25
FRONT YARD SETBACK - AS PER SCHEDULE S438: 9.0m
CORNER YARD SETBACK (Saint Joseph / Duford Avenue): 3.5m / 0.0m
INTERIOR SIDE YARD SETBACK: 0.0m
AMENITY AREA - TOTAL PER UNIT - 6.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²
RESIDENTIAL PARKING (AREA 2) - MIN. 0 / MAX. 1.75 PER UNIT
VISITOR PARKING - 0.1 PER UNIT AFTER 12 UNITS
COMMERCIAL PARKING (AREA 2)
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA
ASLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH: 6.0m / 6.7m
ST. JOSEPH BOULEVARD FRONTAGE MINIMUM GROUND FLOOR GLAZING: 50%**REQUIRED**
18 STOREYS / 58.5m
6.0m
72.40m ASL
4.25
9.0m
3.5m / 0.0m
0.0m
1.212m²
606m²
MIN. 0 / MAX. 354
19
NOT REQUIRED
101
2
6.0m / 6.7m
50%**PROVIDED**
18 STOREYS / 58.5m
6.0m
72.40m ASL
5.1
9.3m
3.5m / 0.3m
0.3m
1.635m²
785m²
141
19
205
8
6.0m / 6.7m
± 65%**NOTATION SYMBOLS:**
① INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
② INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLY SCHEDULE.
③ INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON AR50 SERIES.
④ INDICATES DOOR TYPE: REFER TO DOOR SCHEDULES AND DETAILS ON AR50 SERIES.
⑤ - DETAIL NUMBER
⑥ - TITLE
⑦ - SCALE
⑧ - DETAIL REFERENCE PAGE
⑨ - DETAIL CROSS REFERENCE PAGE

PROJECT STATISTICS
GROSS BUILDING
(CITY OF OTTAWA'S DEFINITION)
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: 2,085.9 sq. m, (22,442) sq. ft. (2 x 1,042.5 sq. m)
5th to 17th FLOOR: 8,960.2 sq. m, (96,447) sq. ft. (13 x 689.25 sq. m, 13 x (7,416) sq. ft.)
18th FLOOR: 517.5 sq. m, (5,641) sq. ft.
MECHANICAL LEVEL: N/A
TOTAL AREA: 13,261.4 sq. m, (142,745) sq. ft.

UNIT STATISTICS
STUDIO UNIT: 4
1 BEDROOM UNIT: 48
1 BEDROOM + DEN UNIT: 39
2 BEDROOM UNIT: 103
2 BEDROOM + DEN UNIT: 8
3 BEDROOM UNIT: 4
TOTAL: 206
COMMERCIAL RETAIL: 190.0 sq. m, (2,050) sq. ft.

CAR PARKING
REQUIRED BY ZONING BY-LAW
RESIDENCE - AREA 2 NONE REQUIRED: 0
VISITOR - 0.1 PER DWELLING UNIT (AFTER 12 UNITS): 20
COMMERCIAL RETAIL - AREA 2 NONE REQUIRED: 0
TOTAL: 20
PROVIDED
RESIDENCE - 0.6 PER UNIT: 125
VISITOR - 0.1 PER UNIT (AFTER 12): 20
TOTAL: 145

LOCATION
P3 LEVEL UNDER GROUND PARKING: 46
P2 LEVEL UNDER GROUND PARKING: 44
P1 LEVEL UNDER GROUND PARKING: 39
GROUND FLOOR PARKING: 16
TOTAL: 145
BICYCLE PARKING
REQUIRED
RESIDENCE - 0.5 PER UNIT (206 UNITS): 103
COMMERCIAL RETAIL - 1.0 PER 250m² OF G.F.A.: 2
TOTAL: 105
PROVIDED
EXTERIOR: 8
INDOOR ON L1 FLOOR: 205
TOTAL: 213

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
GROUND FLOOR AMENITY ROOM COMMUNAL = 50.0 sq. m
1st FLOOR AMENITY ROOM COMMUNAL = 380.0 sq. m
1st FLOOR TERRACE COMMUNAL = 85.0 sq. m
PRIVATE TERRACE = 300.0 sq. m
PRIVATE BALCONIES = 550.0 sq. m
ROOF TOP COMMUNAL = 100.0 sq. m
TOTAL = 1,595.0 sq. m
TOTAL COMMUNAL = 745.0 sq. m
REQUIRED - 6.0M² PER UNIT (206) = 1,236.0 sq. m
REQUIRED COMMUNAL @ 50% = 618.0 sq. m

SOLID WASTE (206 UNITS)
GARBAGE: -0.11 PER UNIT, 23 YARDS
RECYCLING GMP: -0.018 PER UNIT, 4 YARDS
RECYCLING FIBER: -0.038 PER UNIT, 8 YARDS
COMPOST: -240L PER 50 UNITS, 4

DRAWING NOTES
① PROPERTY LINE
② PROPOSED ROAD WIDENING
③ HARD SURFACE PAVING, SEE LANDSCAPE PLAN
④ CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
⑤ CONCRETE SIDEWALK TO BE REPLACED WITH NEW BARRIER CURB / SIDEWALK
⑥ SOFT LANDSCAPING, SEE LANDSCAPE PLAN
⑦ 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
⑧ OUTLINE OF BELOW GRADE PARKING GARAGE
⑨ OUTLINE OF UPPER FLOORS
⑩ AMENITY / PRIVATE TERRACE
⑪ RETAINING WALL WITH GUARD RAIL AS REQUIRED
⑫ EXISTING FIRE HYDRANT
⑬ AT GRADE VENTILATION GRILL (INTAKE / EXHAUST)
⑭ SIAMASE CONNECTION
⑮ EXISTING CITY SIDEWALK
⑯ PRIVACY SCREEN
⑰ PROPOSED SERVICES
⑱ GAS EQUIPMENT LOCATION
⑲ EXISTING STREET LIGHT / TRAFFIC POLE
⑳ BICYCLE PARKING SPACE WITH RACK
㉑ SERVICE ENTRANCE - MOVE IN/OUT
⑳ 150mm WIDE BARRIER CURB
㉒ RE-INSTATE EXISTING BOARD FENCE
㉓ 150mm WIDE BARRIER CURB
㉔ PROPOSED TREES, SEE LANDSCAPE FOR DETAILS
㉕ EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
㉖ WATER ENTRY IN P1 PARKING GARAGE
㉗ HYDRO POLE WITH OH WIRES
㉘ CISTERN AT GROUND FLOOR
㉙ POSSIBLE COMMERCIAL PATIO
㉚ EXISTING TREE TO BE REMOVED
㉛ LINE OF MAIN ELECTRICAL ROOM BELOW
㉜ SIDE-WALL VENTILATION GRILL (INTAKE / EXHAUST)
㉝ LINE OF L1 PODIUM TERRACE ABOVE
㉞ TRENCH DRAIN, SEE CIVIL & MECHANICAL
㉟ ACCESS HATCHES FOR CISTERN @ L1 LEVEL
㊱ 150mm H. CURB FOR TREE PLANTER, SEE LANDSCAPE
㊲ AREA OF TEMPORARY LOADING FOR DELIVERIES (3.5m X 9.0m)
㊳ CATCH BASIN / MANHOLE - SEE CIVIL
㊴ RE-ROUTED EXISTING SERVICES - SEE CIVIL
㊵ TRANSFORMER & EMERGENCY GENERATOR CW SOUND ENCLOSURE AND 1.8m H. CHAIN LINK ENCLOSURE W/ GATE, PROVIDE CONCRETE PAD FOR ENCLOSURE. SEE CIVIL & ELECTRICAL FOR ADDITIONAL DETAILS
㊶ LINE OF STORAGE CHAMBER BELOW, SEE CIVIL DRAWINGS FOR DETAILS
㊷ EXISTING COMMUNICATIONS LINE (BELL - TBC) TO BE RELOCATED
㊸ GROUND FLOOR COLUMN
㊹ 1200mm H. PRIVACY WALL
㊺ LINE OF 1/2" HYDRO DUCT BANK, SEE ELECTRICAL
㊻ EXISTING GUY-WIRE TO BE RETAINED AND CONNECTED TO EXISTING HYDRO POLE

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 HYDRO VAULT BELOW
AREA OF CISTERN @ L1
AREA OF TEMP. LOADING FOR DELIVERIES
PROPERTY LINE
PROPOSED ROAD WIDENING
PROPOSED HYDRO DUCT BANK LINES
BIKE RACK
ENTRANCE / EXIT DOOR
FIRE HYDRANT
EXISTING TREES
SIAMASE CONNECTION
SIDEWALK - SEE CIVIL & LANDSCAPE
NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

RETAINING WALL SECTION A-AA
METAL GUARD
STONE FINISH
CONCRETE RETAINING WALL
SEE STRUCTURAL
SEE LANDSCAPE PLAN FOR DETAILS
SEE STRUCTURAL FOR FOOTING DETAILS

KEY MAP

1 SITE PLAN
SCALE = 1 : 125

LOT COVERAGES
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%

AMENITY SPACE
AT GRADE COMMUNAL = 150.0 sq. m
GROUND FLOOR AMENITY ROOM COMMUNAL = 50.0 sq. m
1st FLOOR AMENITY ROOM COMMUNAL = 380.0 sq. m
1st FLOOR TERRACE COMMUNAL = 85.0 sq. m
PRIVATE TERRACE = 300.0 sq. m
PRIVATE BALCONIES = 550.0 sq. m
ROOF TOP COMMUNAL = 100.0 sq. m
TOTAL = 1,595.0 sq. m
TOTAL COMMUNAL = 745.0 sq. m
REQUIRED - 6.0M² PER UNIT (206) = 1,236.0 sq. m
REQUIRED COMMUNAL @ 50% = 618.0 sq. m

SOLID WASTE (206 UNITS)
GARBAGE: -0.11 PER UNIT, 23 YARDS
RECYCLING GMP: -0.018 PER UNIT, 4 YARDS
RECYCLING FIBER: -0.038 PER UNIT, 8 YARDS
COMPOST: -240L PER 50 UNITS, 4


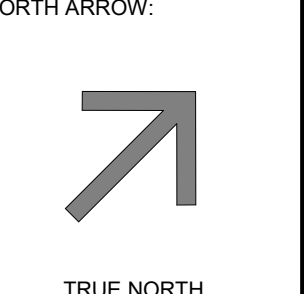


IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	YYYY-MM-DD
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

No.	DESCRIPTION	YYYY-MM-DD

ARCHITECT SEAL:  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.rodericklahey.ca

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

PAPER SIZE: ISO Full (Breed 6) (707.00 x 1000.00mm)
 PLOT DATE: 3/14/2024 4:02:24 PM


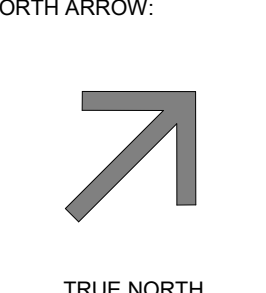


IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	YYYY-MM-DD
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

No.	DESCRIPTION	YYYY-MM-DD
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

ARCHITECT SEAL:  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.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
SITE PLAN

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

PAPER SIZE: ISO Full Based 61 (707.00 x 1000.00mm) PLOT DATE: 3/14/2024 4:41:48 PM

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.


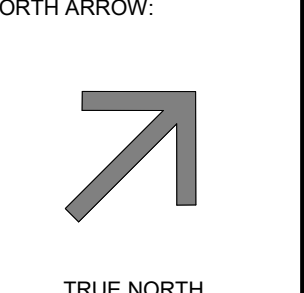
DO NOT SCALE DRAWINGS.


COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	DATE
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
	DESCRIPTION	YYYY-MM-DD

REVISIONS:

ARCHITECT SEAL:  NORTH ARROW: 

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


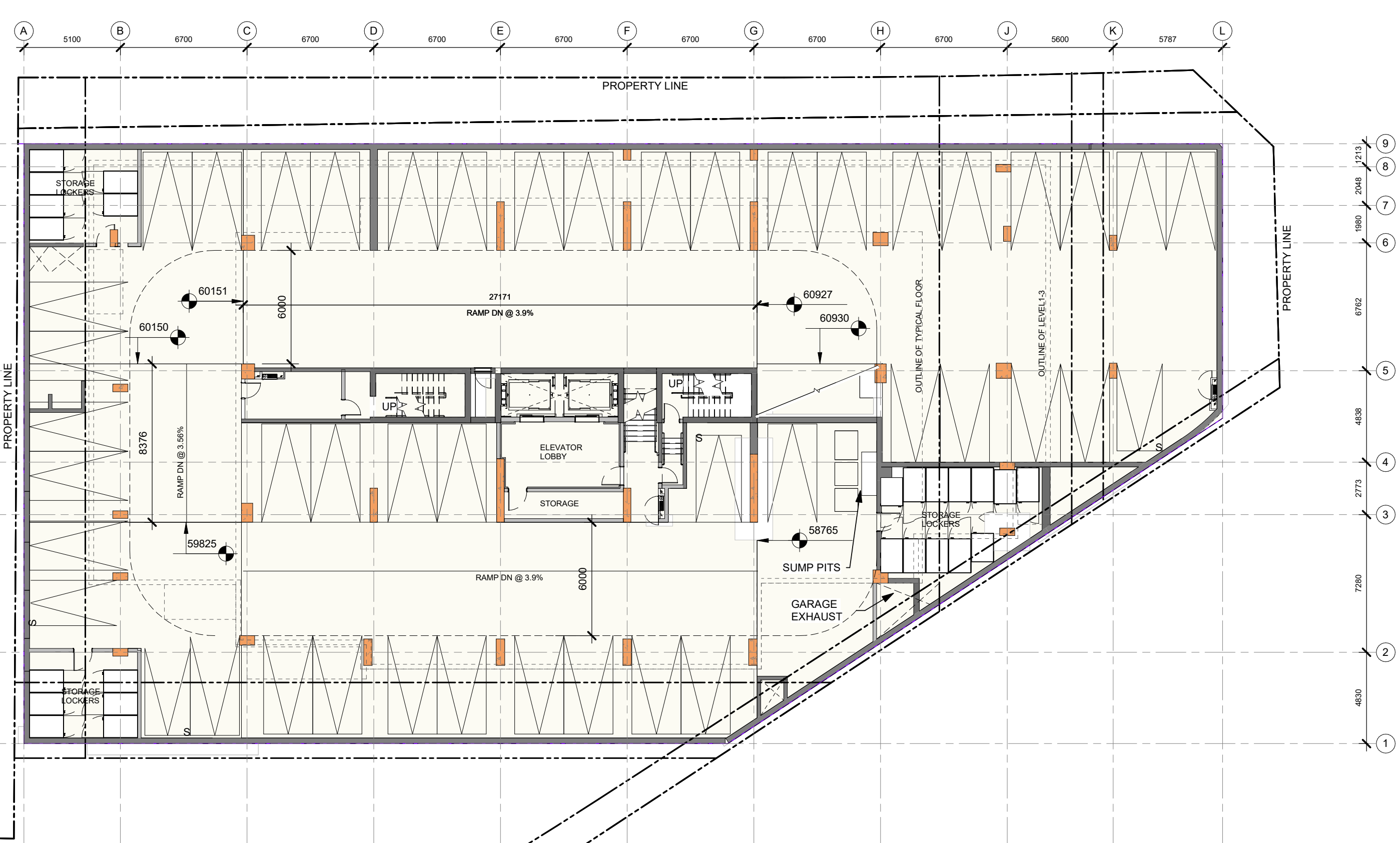
ARCHITECT: **rla/architecture**
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

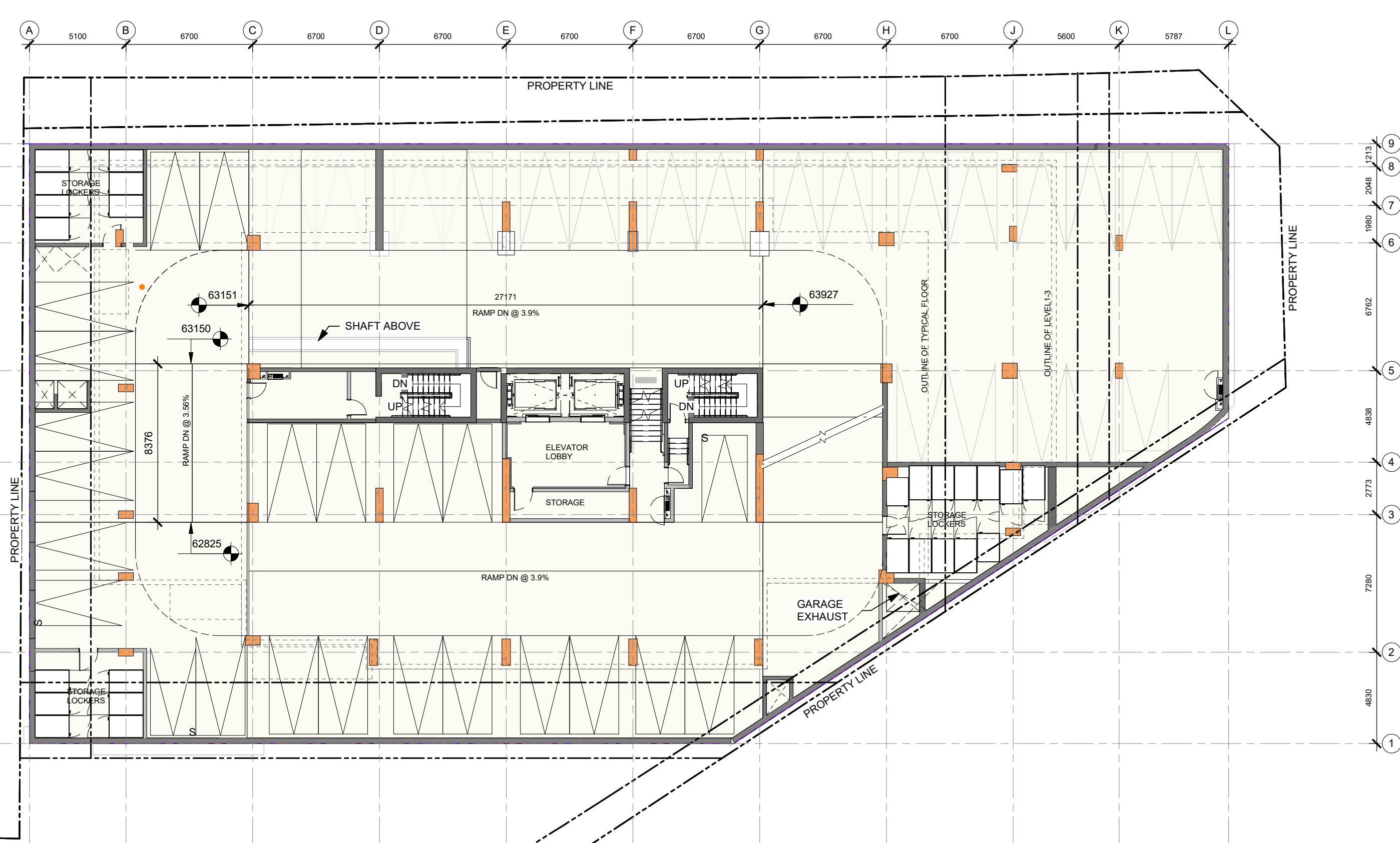
OTTAWA, ON. K1E 1E2

SHEET TITLE:
FLOOR PLANS

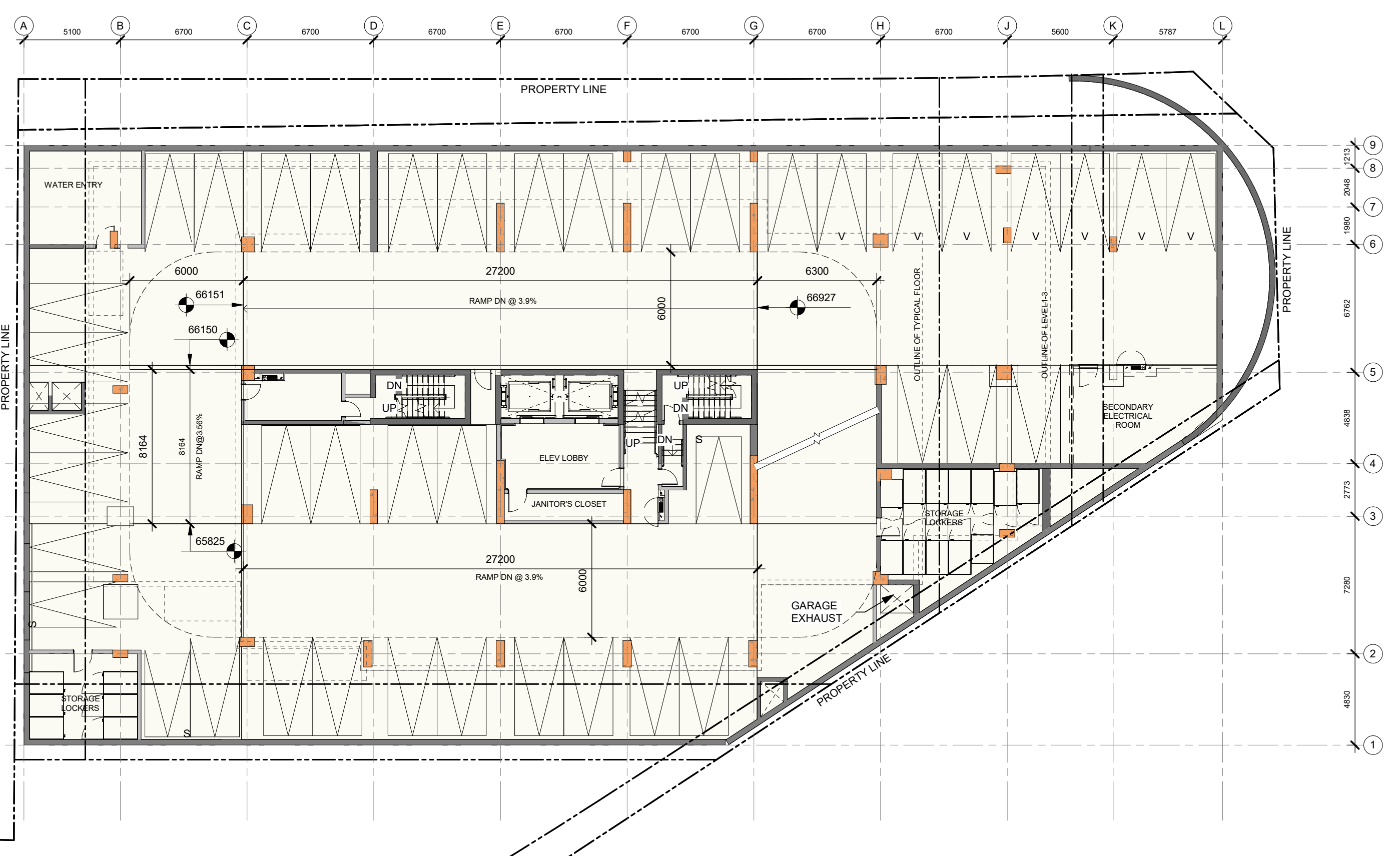
DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 200	SHEET No: 3
PROJECT No: 2222	Plan No.: # 19036



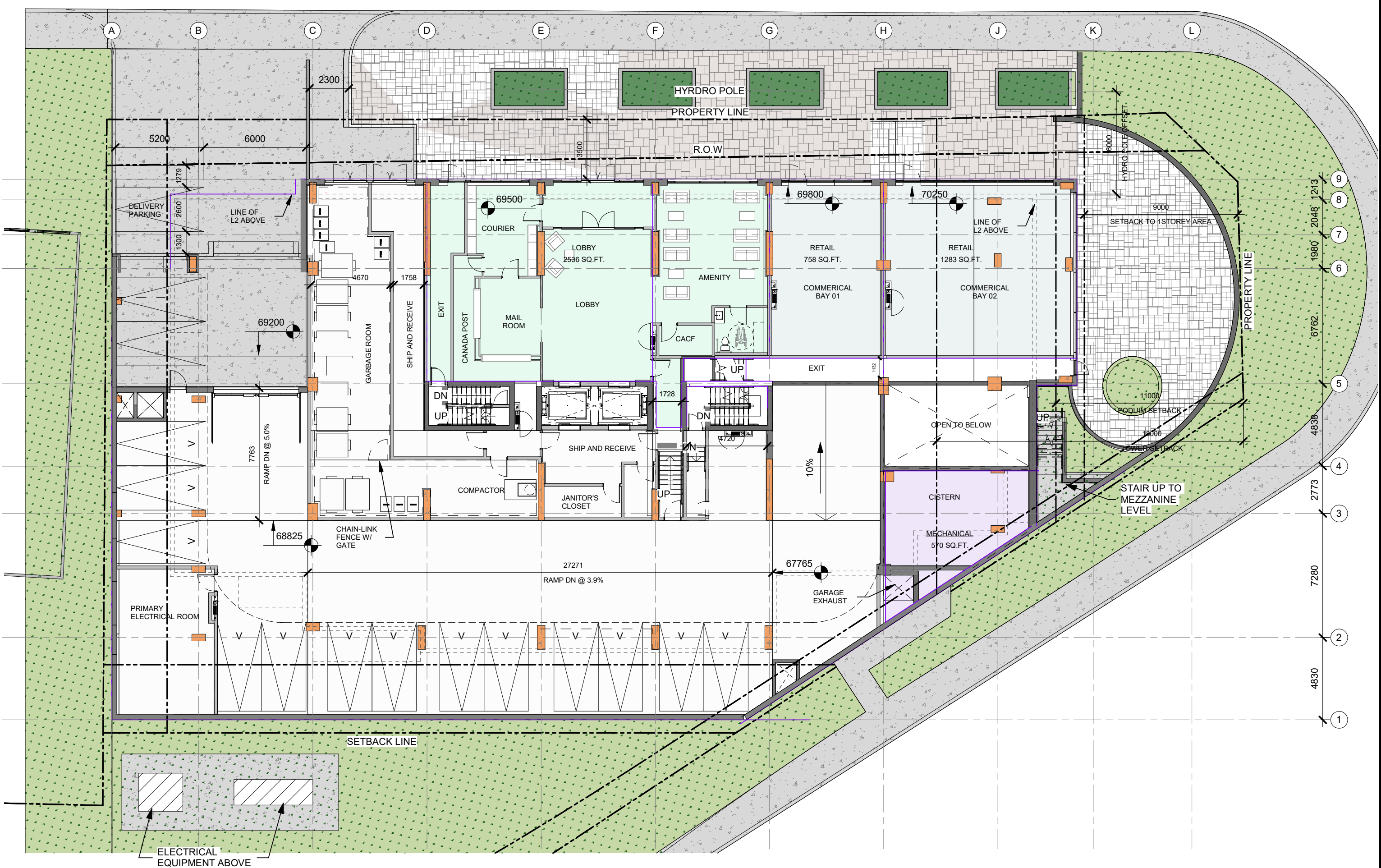
LEVEL P3



LEVEL P2



LEVEL P1

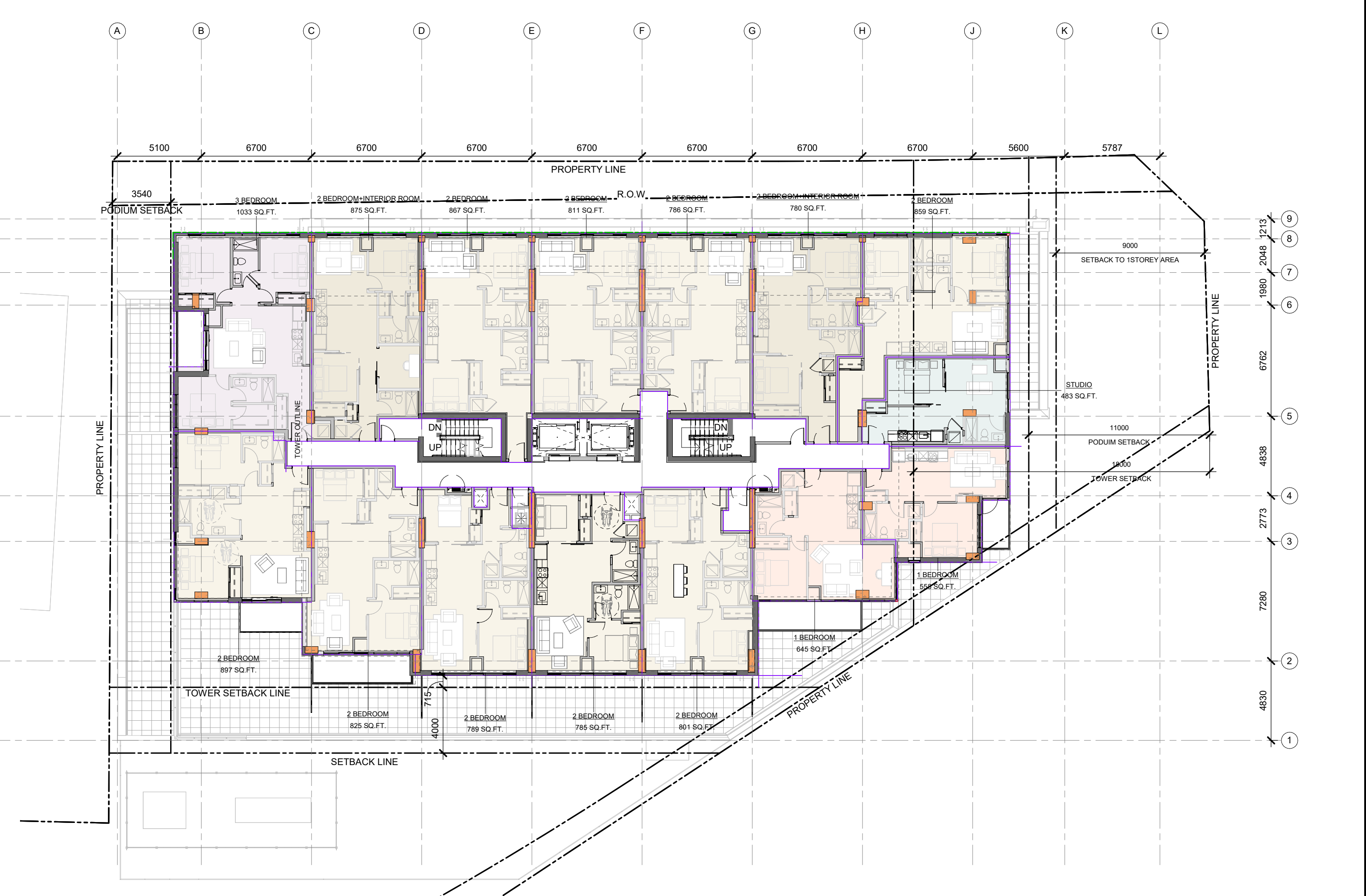
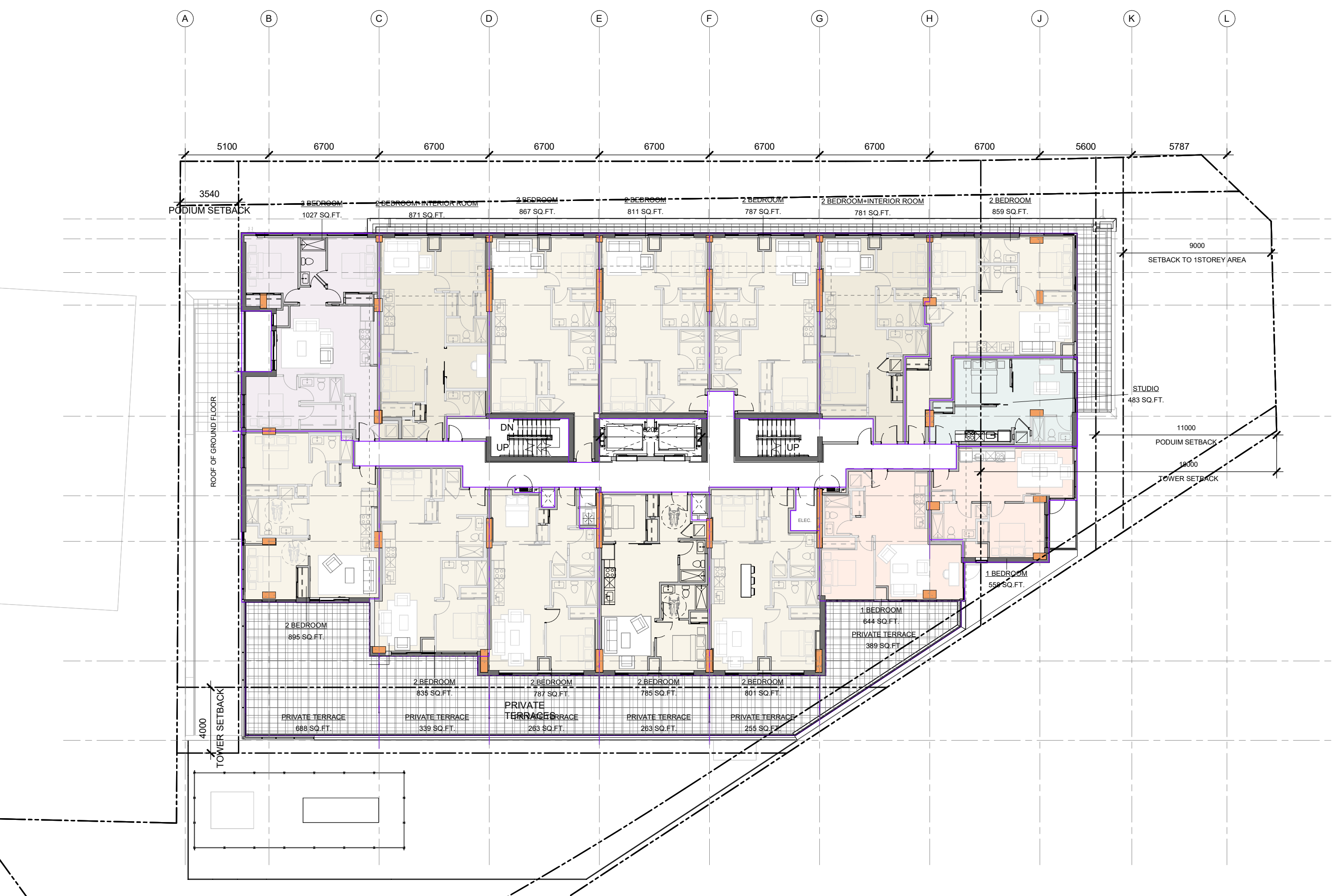
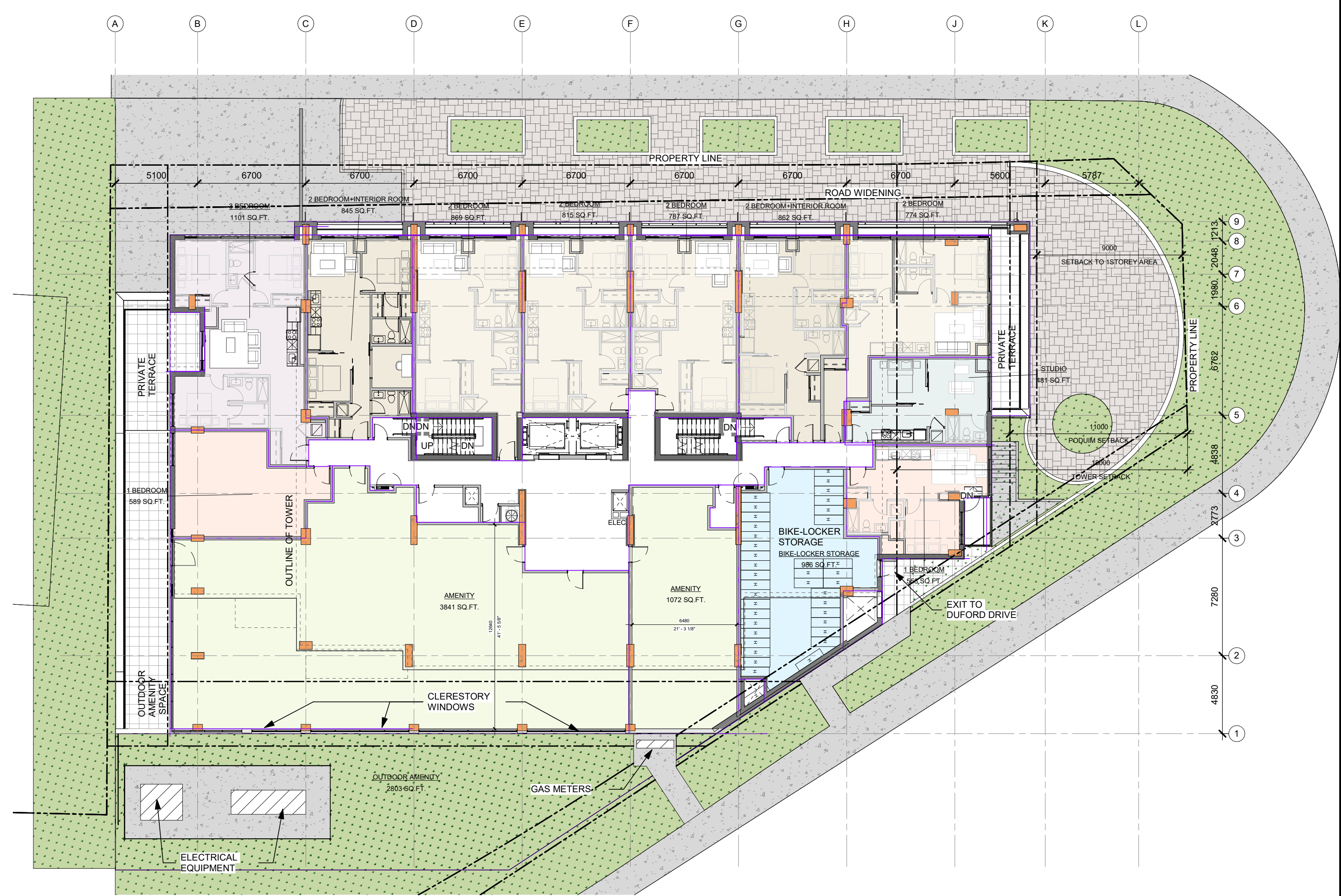
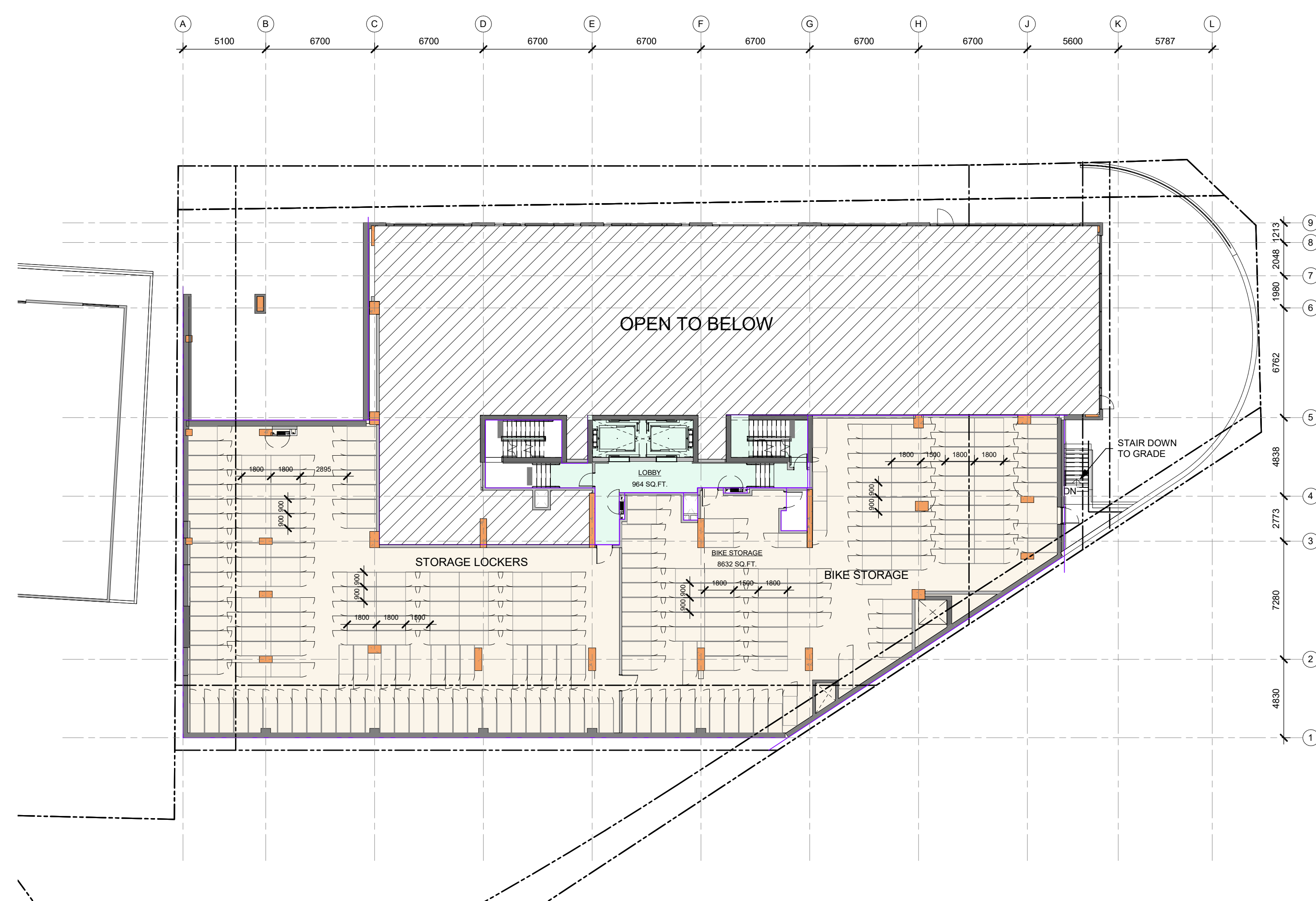


GROUND FLOOR

PAPER SIZE: ISO Full (841x1189mm) D07-12-23-0990 PLOT DATE: 2024-04-15 09:57 PM


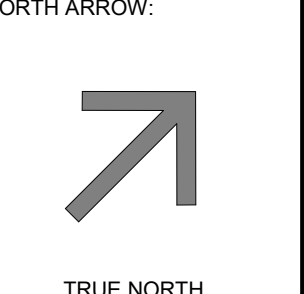
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE



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

REVISIONS: YYY-MM-DD

ARCHITECT SEAL:  NORTH ARROW: 

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.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.
 OTTAWA, ON. K1E 1E2

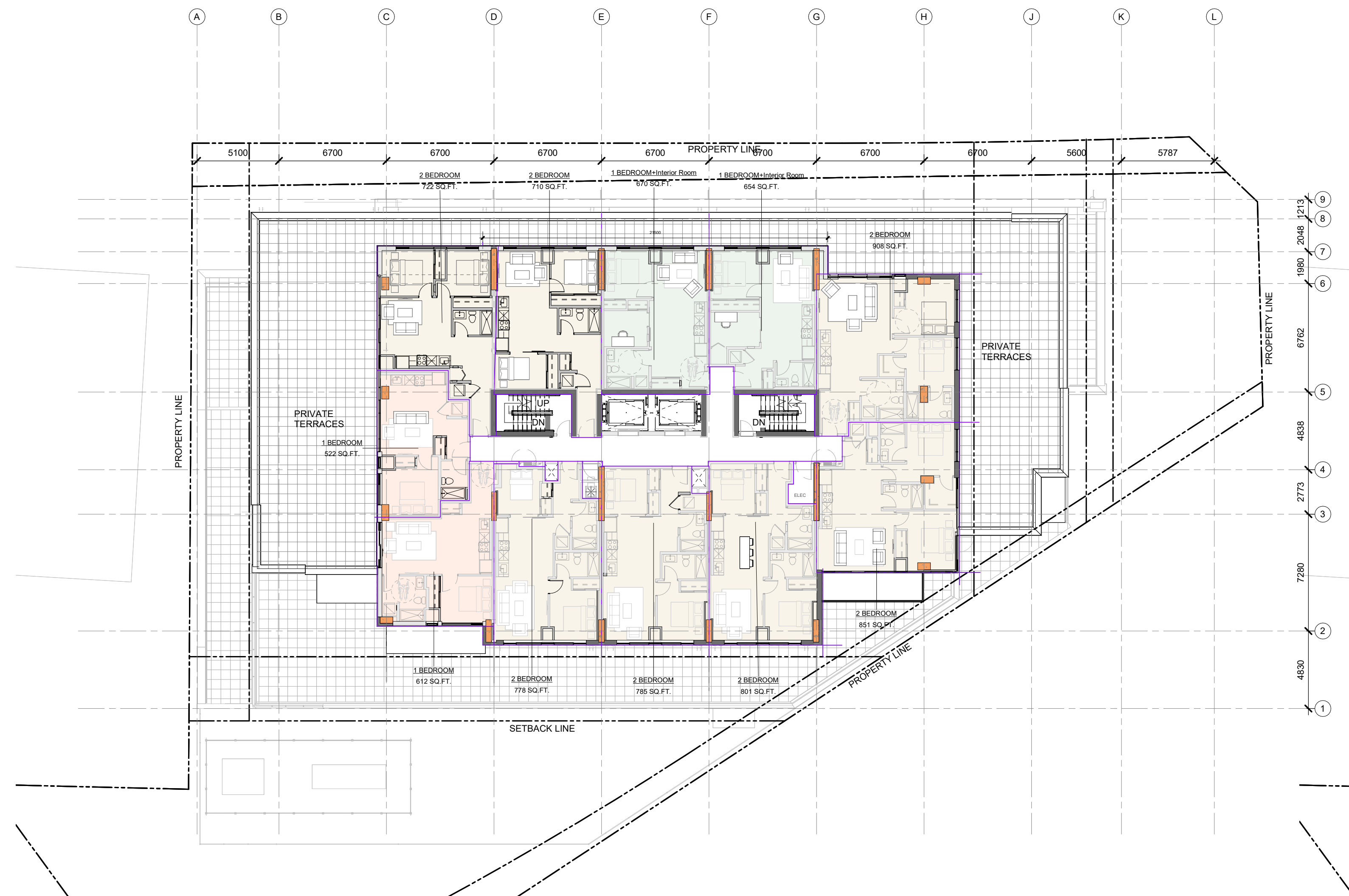
SHEET TITLE:
FLOOR PLANS

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No.:
PROJECT No.:	4
2222	Plan No. : # 19036

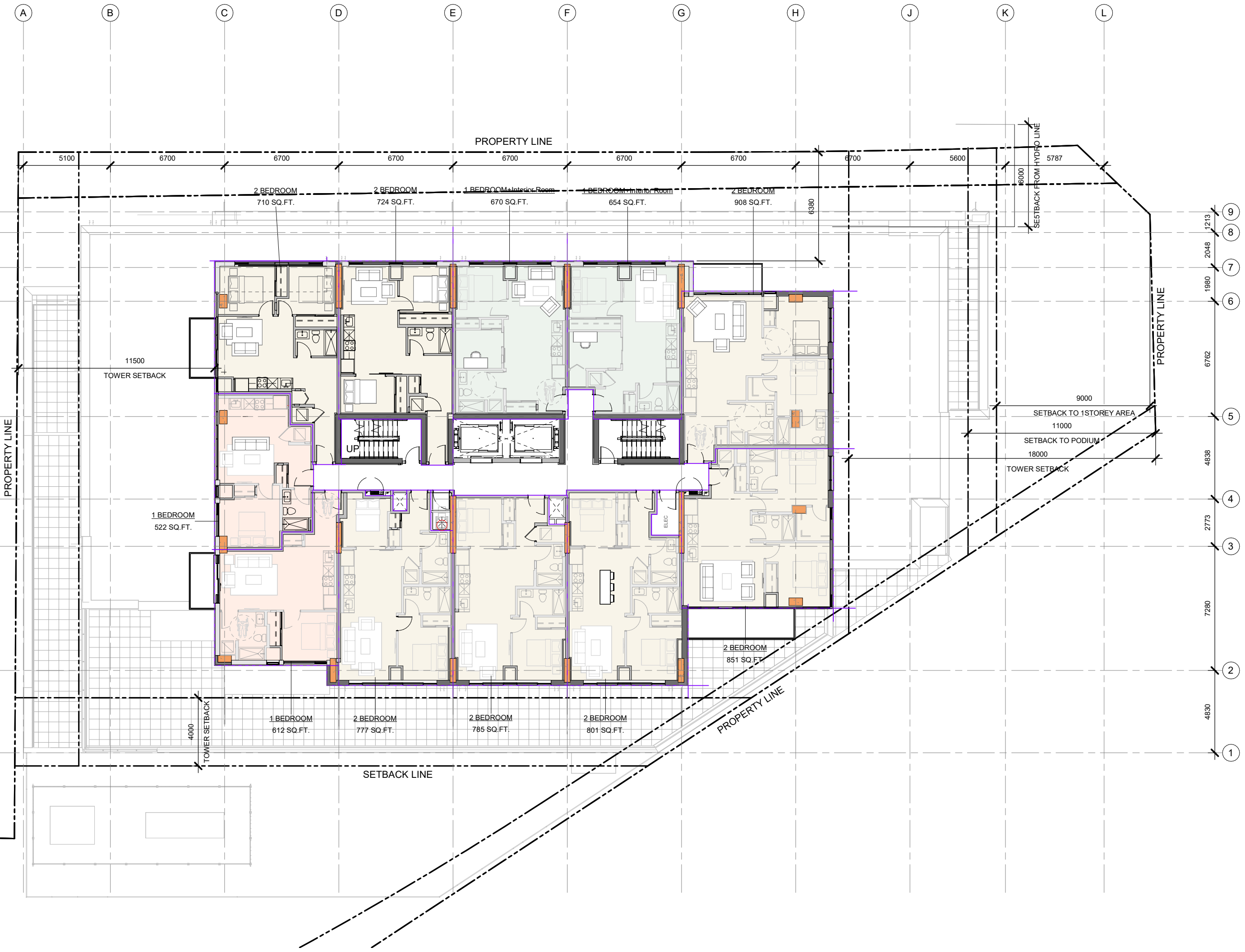
PAPER SIZE: ISO Full (842x1190) Plot Date: 2024-03-15 4:22:23 PM

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

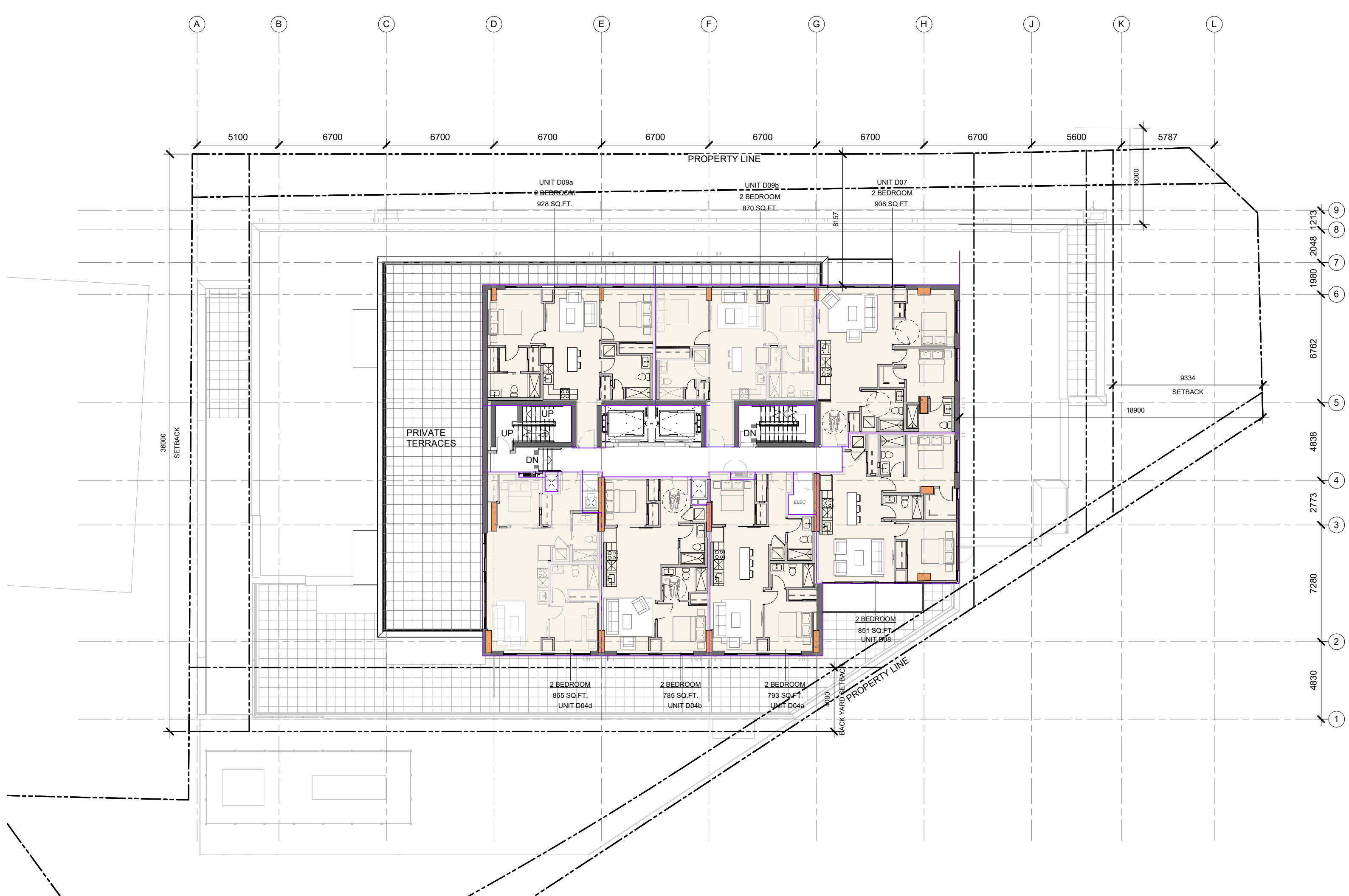
WITHOUT PREJUDICE



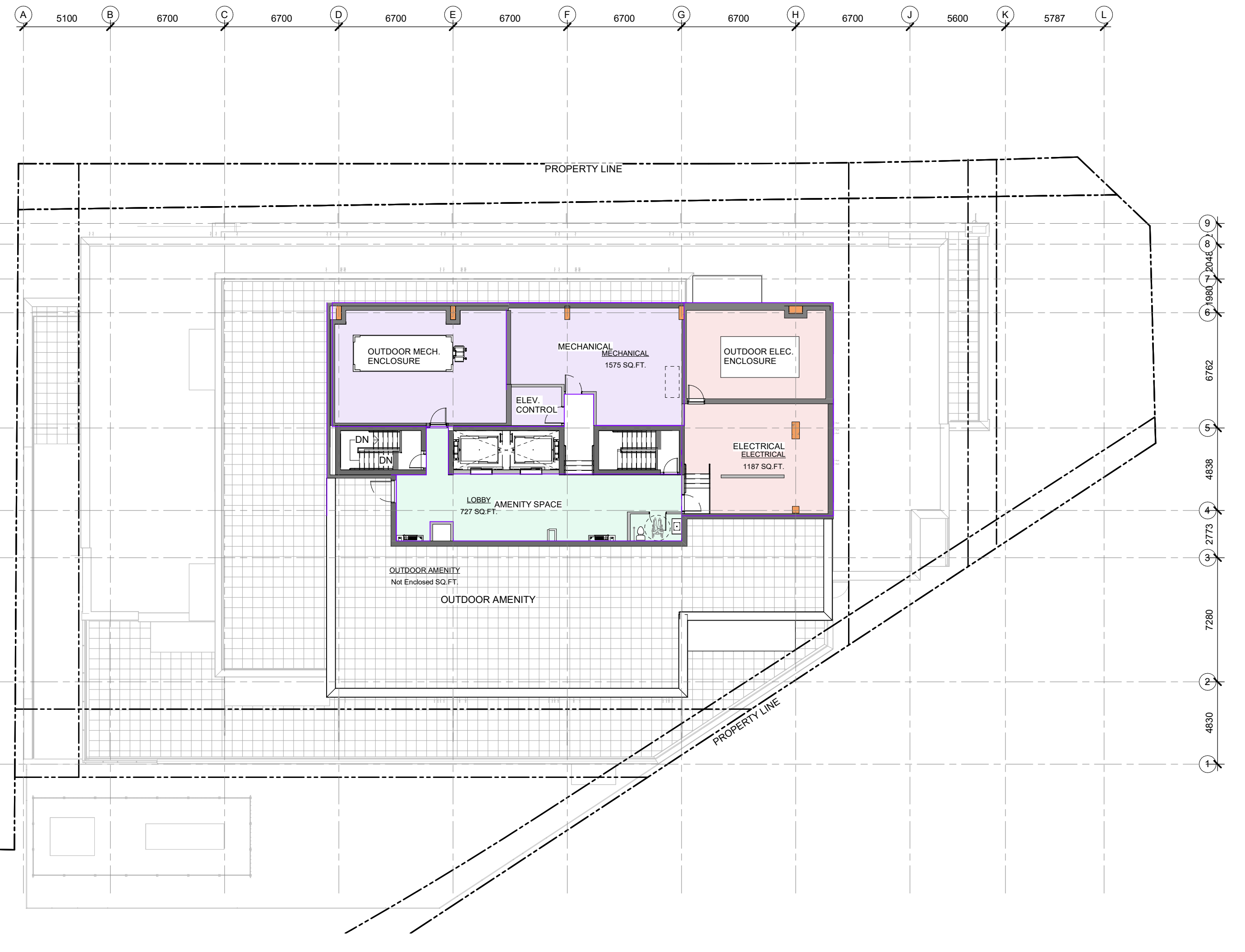
LEVEL 5



LEVEL 6-17



LEVEL 18



MECHANICAL FLOOR

No.	DESCRIPTION	DATE
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: YYY-MM-DD

ARCHITECT SEAL: 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.rodericklacey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.
 OTTAWA, ON. K1E 1E2

SHEET TITLE:
FLOOR PLANS

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 200	SHEET No: 5
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (Breed B) (707.00 x 1000.00mm) PLOT DATE: 24/02/2024 4:50:05 PM

NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.
COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	DATE
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:	NORTH ARROW:

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.rodericklahey.ca

PROJECT TITLE:

3030 ST. JOSEPH BLVD.

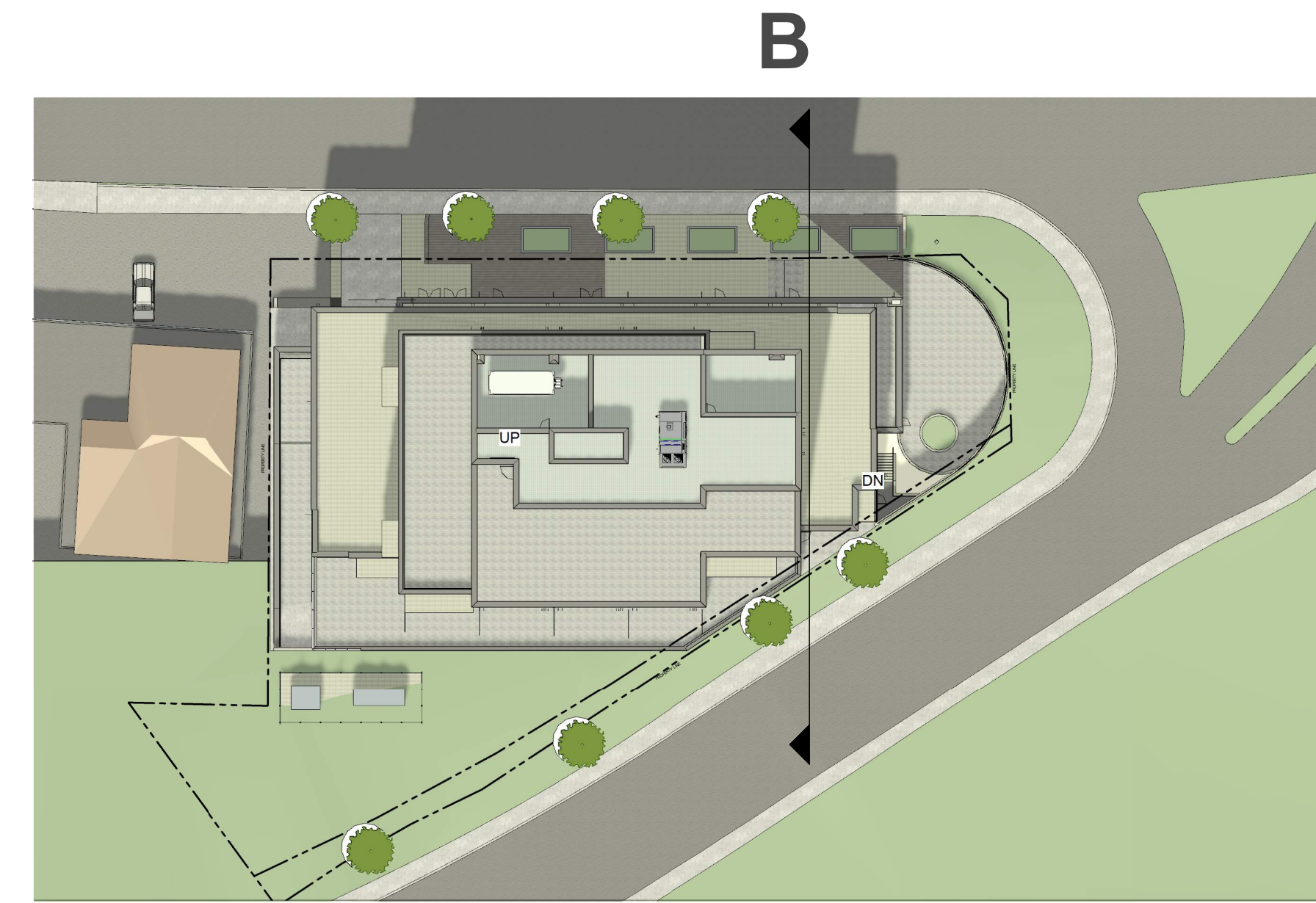
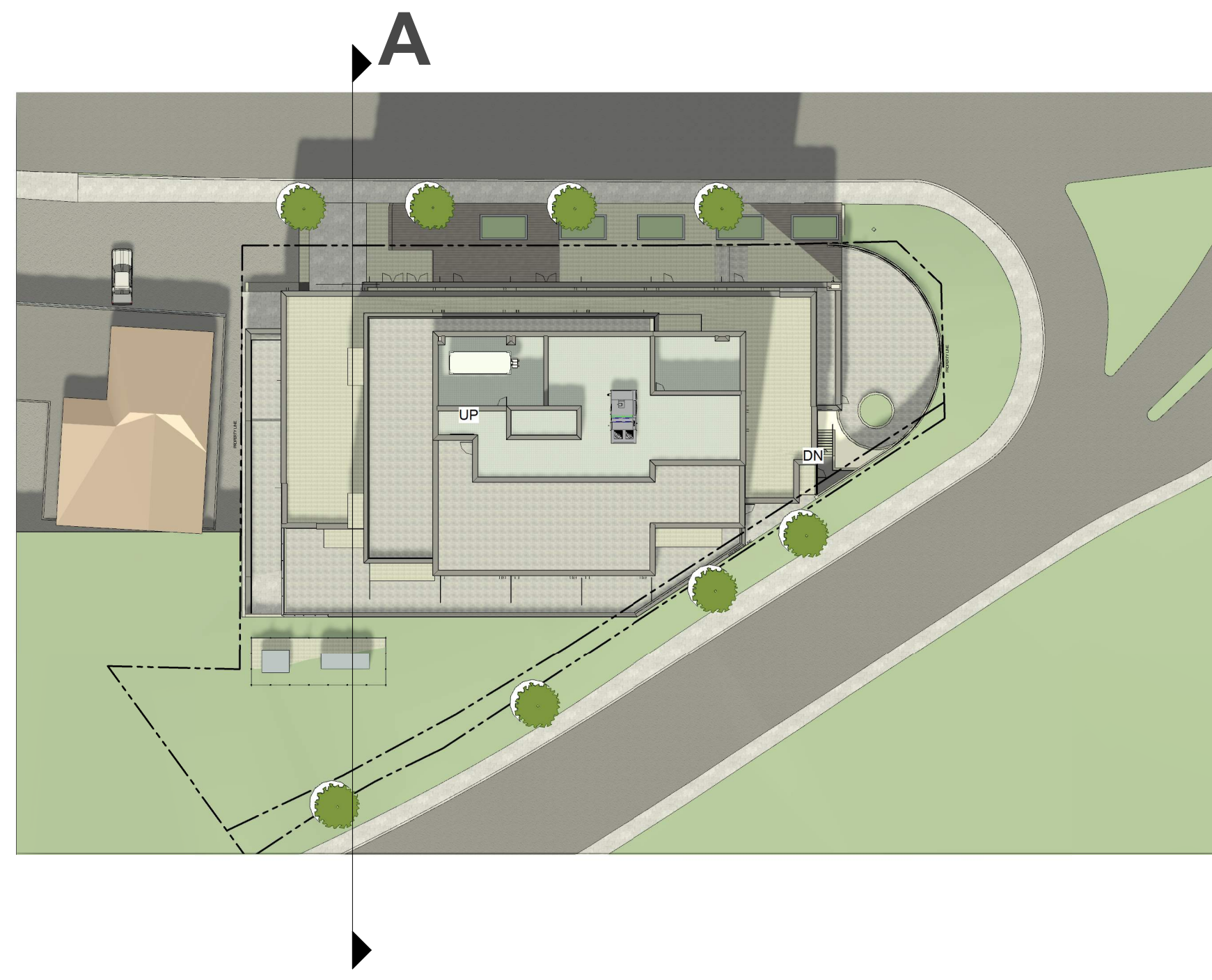
OTTAWA, ON. K1E 1E2

SHEET TITLE:

ELEVATIONS

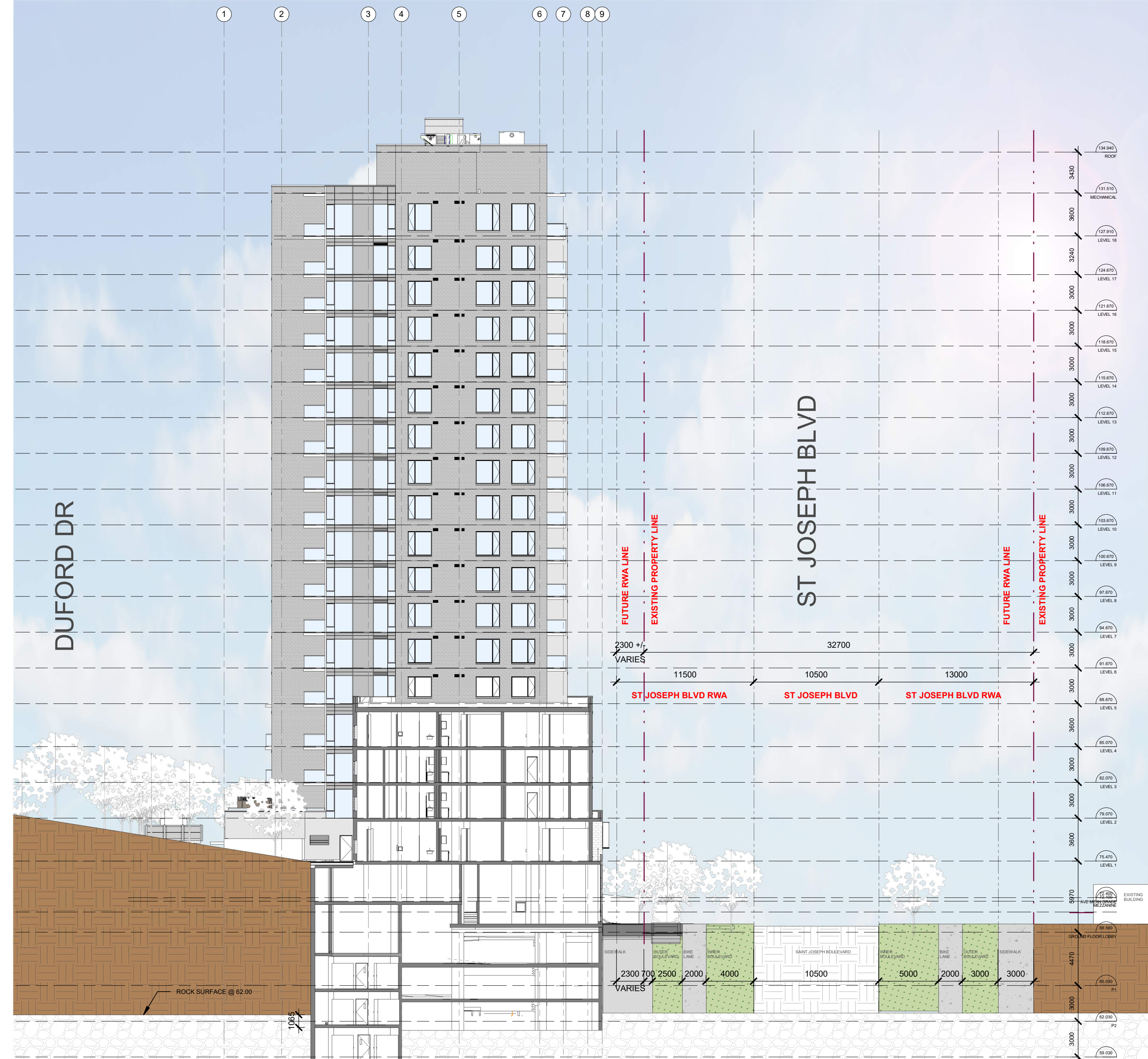
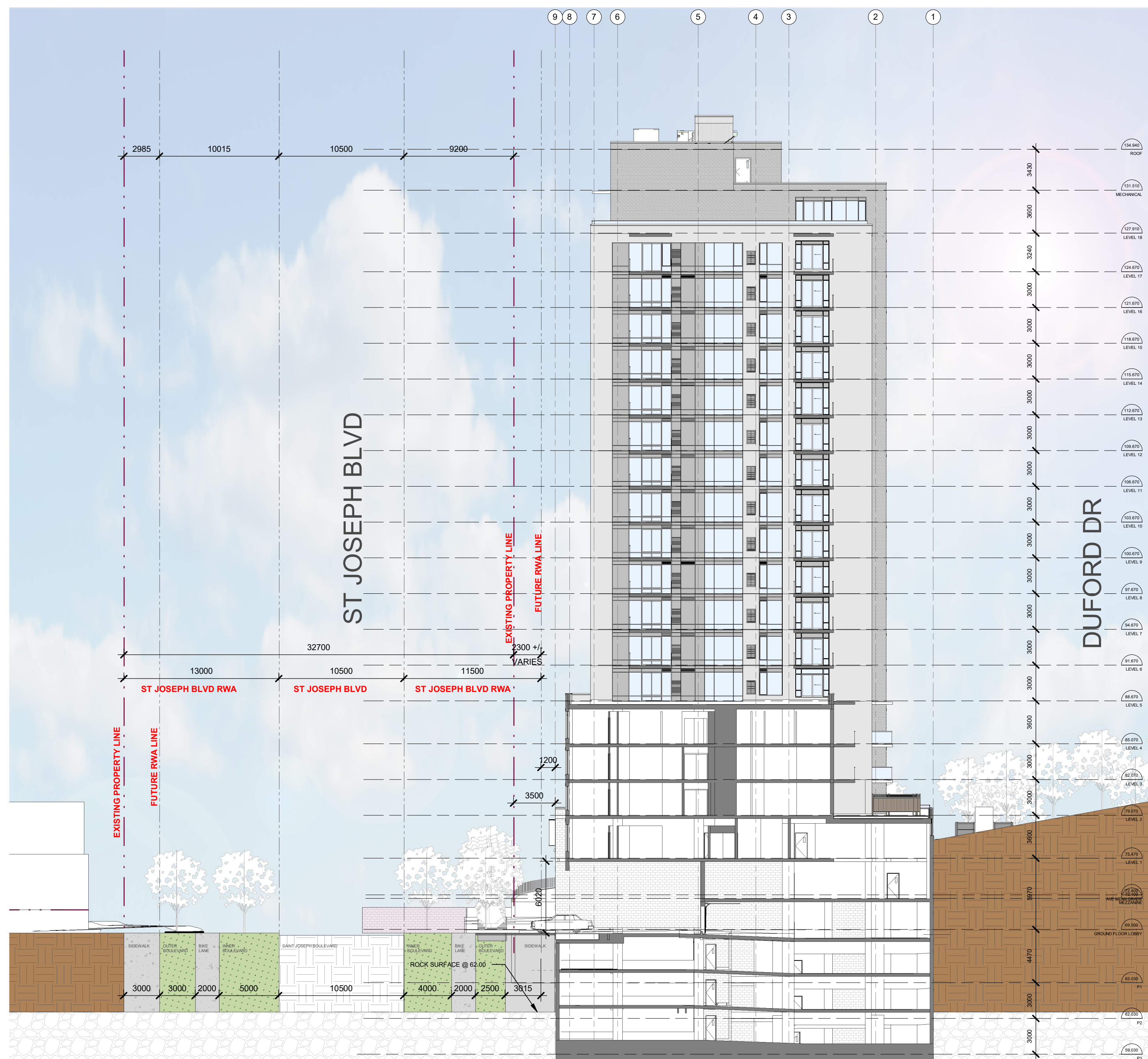
DRAWN: Author	CHECKED: Checker
SCALE: 1 : 300	SHEET No: 6
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (841x1189mm)
PLOT DATE: 24/03/2024 4:47:56 PM



IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE



No.	DESCRIPTION	DATE
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

ARCHITECT SEAL: [Signature]

NORTH ARROW: [Symbol]

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.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
SECTIONS

DRAWN: Author	CHECKED: Checker
SCALE: As indicated	SHEET No.: 7
PROJECT No.: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (Breed 61 (707.60x 1000.00mm))
PLOT DATE: 24/02/2024 4:51:14 PM

VIEW LOOKING SOUTH WEST FROM ACROSS ST. JOSEPH



VIEW LOOKING SOUTH EAST FROM ACROSS ST. JOSEPH


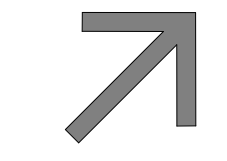


IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	DATE
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: YYY-MM-DD

ARCHITECT SEAL:  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.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
3D VIEWS

DRAWN: Author CHECKED: Checker

SCALE: SHEET No:

PROJECT No: 2222 SHEET No: **8**
 Plan No.: # 19036

PAPER SIZE: ISO Full Based B1 (707.00 x 1000.00mm)
 PLOT DATE: 24/02/2024 4:55:07 PM



VIEW LOOKING SOUTH FROM ACROSS ST. JOSEPH



ENLARGED VIEW LOOKING WEST AT PODIUM




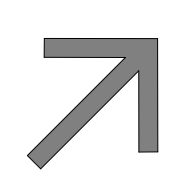
ENLARGED VIEW LOOKING SOUTH WEST AT PODIUM

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	DATE
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: YYY-MM-DD

 <p>ARCHITECT SEAL: RODERICK+LAHEY LICENCE 4375</p>	<p>NORTH ARROW:</p>  <p>TRUE NORTH</p>
--------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------

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.rodericklahey.ca

PROJECT TITLE:

3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:

3D VIEWS

DRAWN: Author	CHECKED: Checker
-------------------------	----------------------------

SCALE:	SHEET No:
--------	-----------

PROJECT No: 2222	9 Plan No.: # 19036
---------------------	-------------------------------

PAPER SIZE: ISO Full (841x1189)mm
PLOT DATE: 24/02/2024 5:01:56 PM

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE




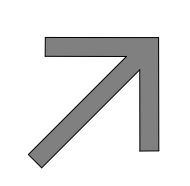
VIEW LOOKING WEST ACROSS DUFORD DRIVE



VIEW LOOKING NORTH EAST FROM DUFORD DRIVE

No.	DESCRIPTION	DATE
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: YYY-MM-DD

 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.rodericklahey.ca

PROJECT TITLE:
 3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

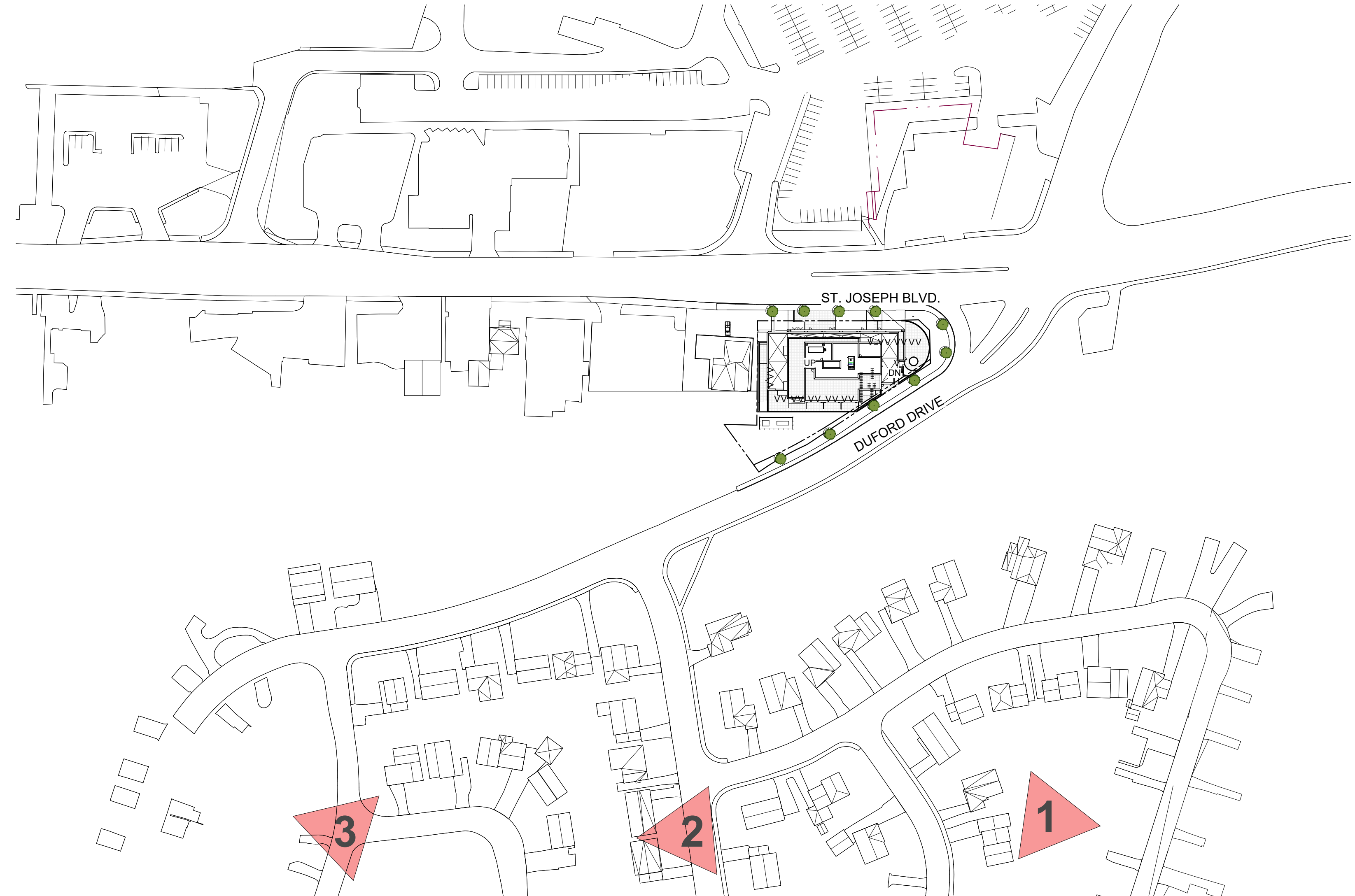
SHEET TITLE:
 3D VIEWS LOOKING FROM BACK

DRAWN: S.S	CHECKED: R.V
---------------	-----------------

SCALE:	SHEET No:
--------	-----------

PROJECT No: 2222	10 Plan No.: # 19036
---------------------	-------------------------

PAPER SIZE: ISO Full (842x1189mm) PLOT DATE: 24/02/2024 5:05:54 PM



IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	DATE
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

No.	DESCRIPTION	DATE

ARCHITECT SEAL: 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.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

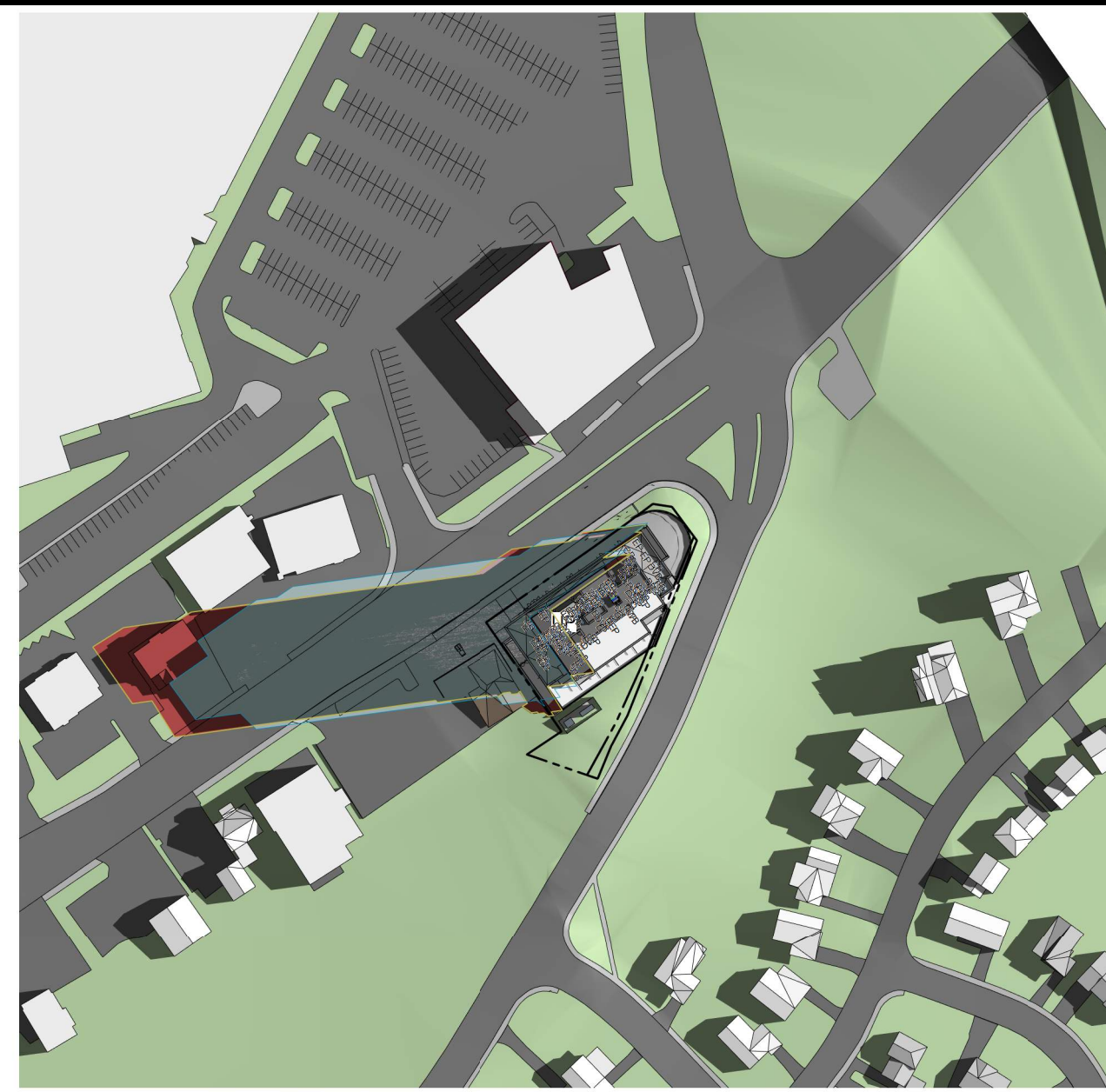
OTTAWA, ON. K1E 1E2

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

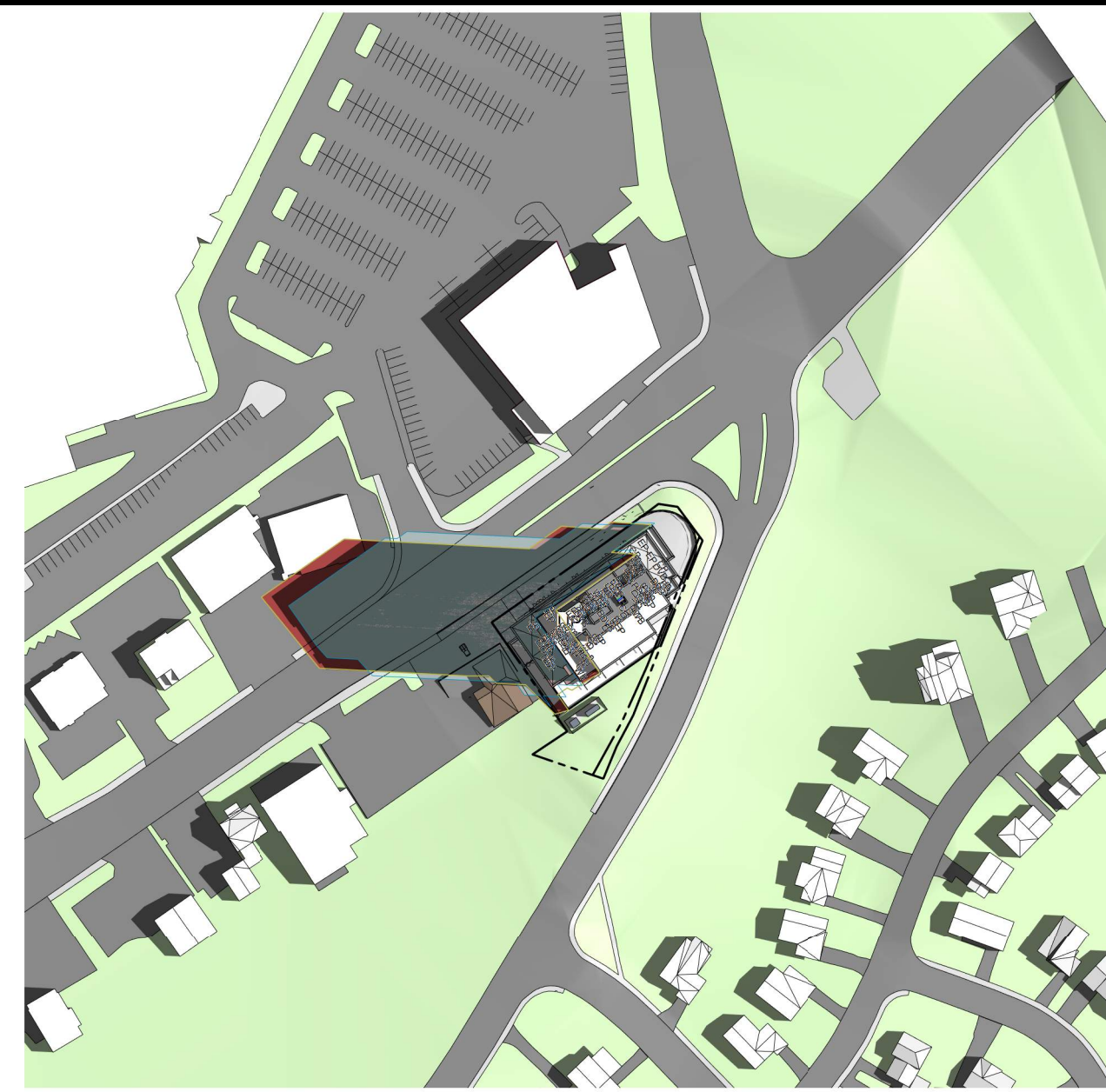
DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 1200	SHEET No: 11
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full Based 61 (707.60 x 1000.00mm)
 PLOT DATE: 3/14/2024 5:14:41 PM

TEST TIME: JUNE 21 DST



8:00 AM



9:00 AM



10:00 AM



11:00 AM



12:00 PM



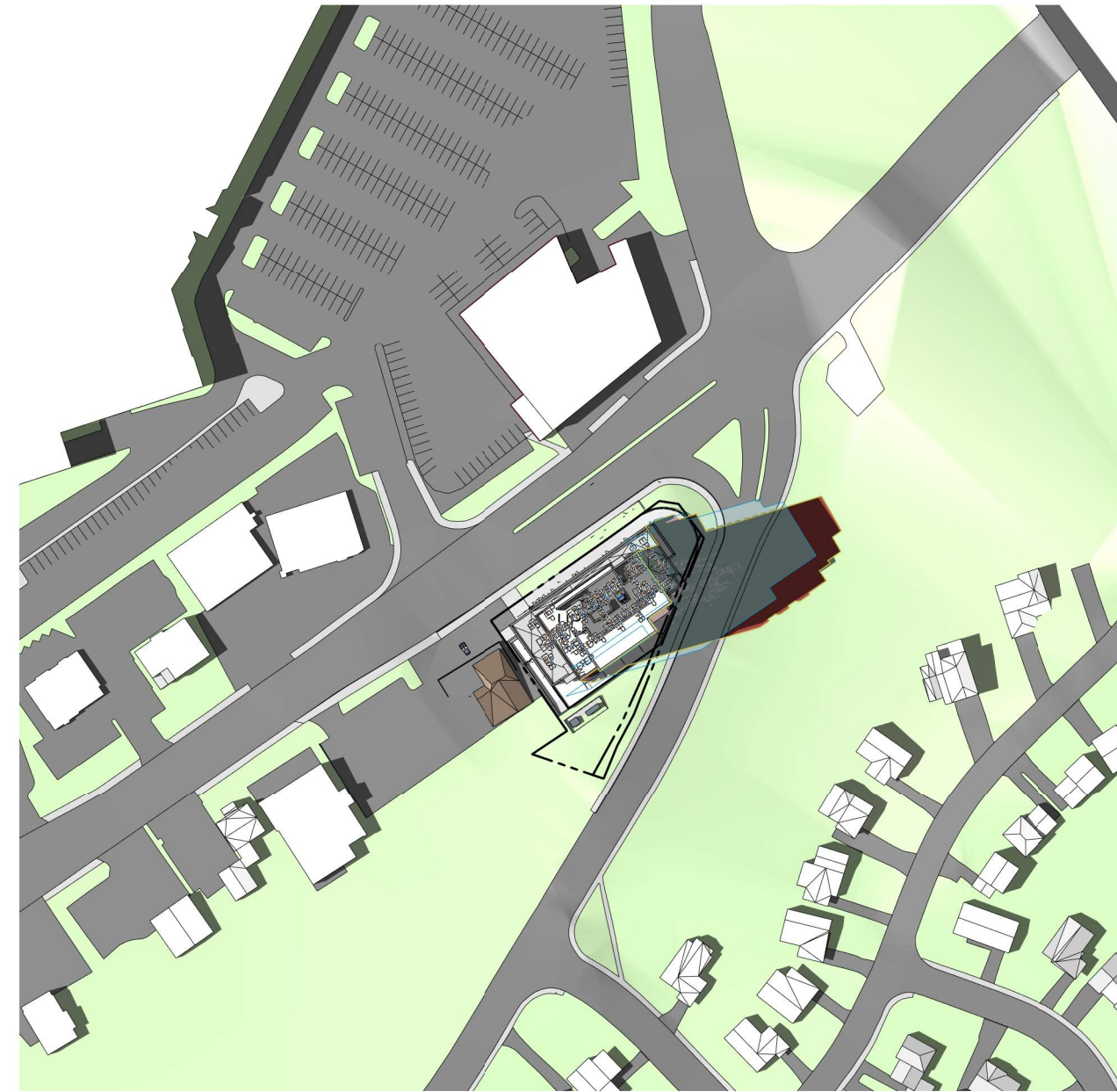
1:00 PM



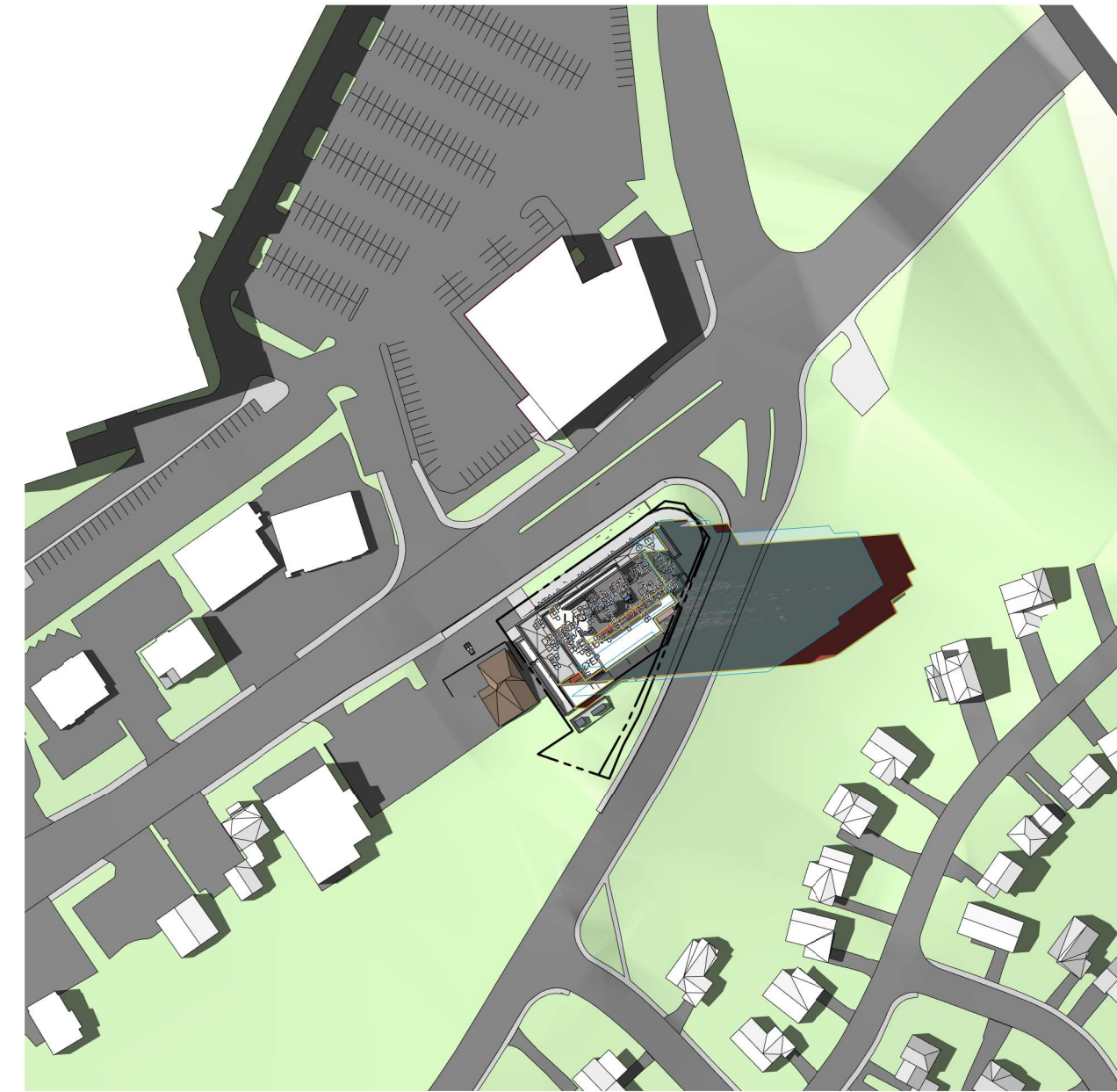
2:00 PM



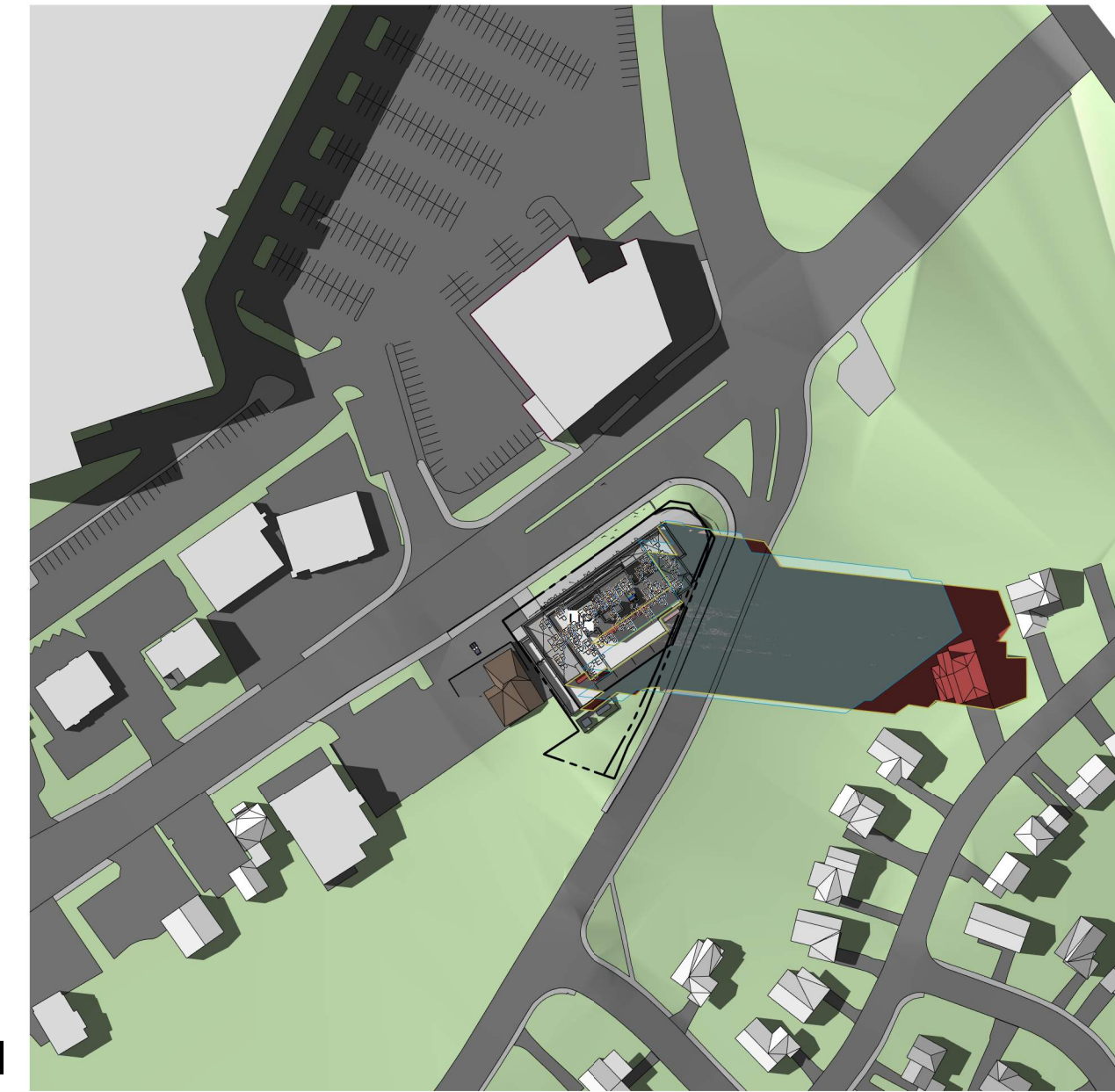
3:00 PM



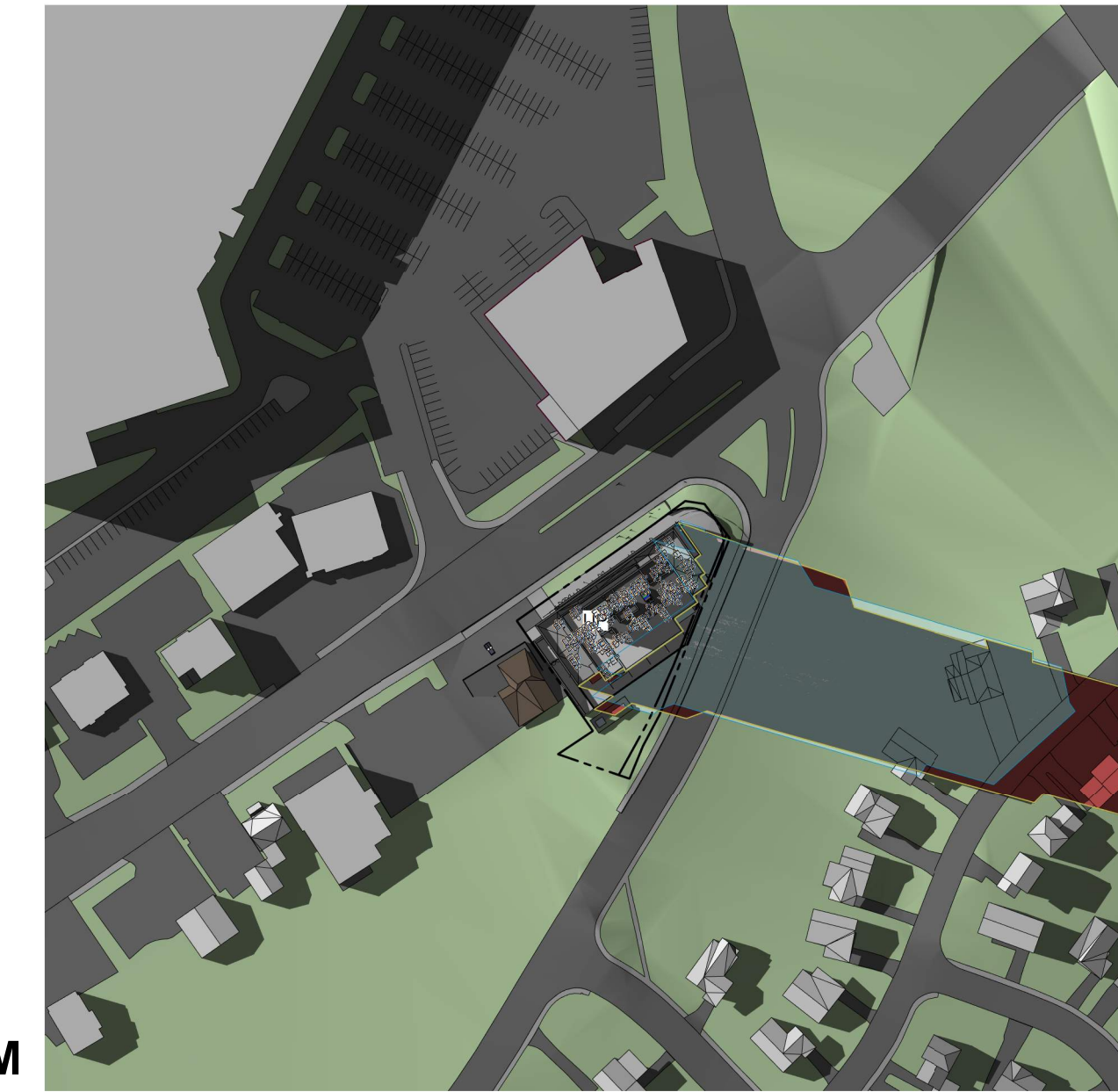
4:00 PM



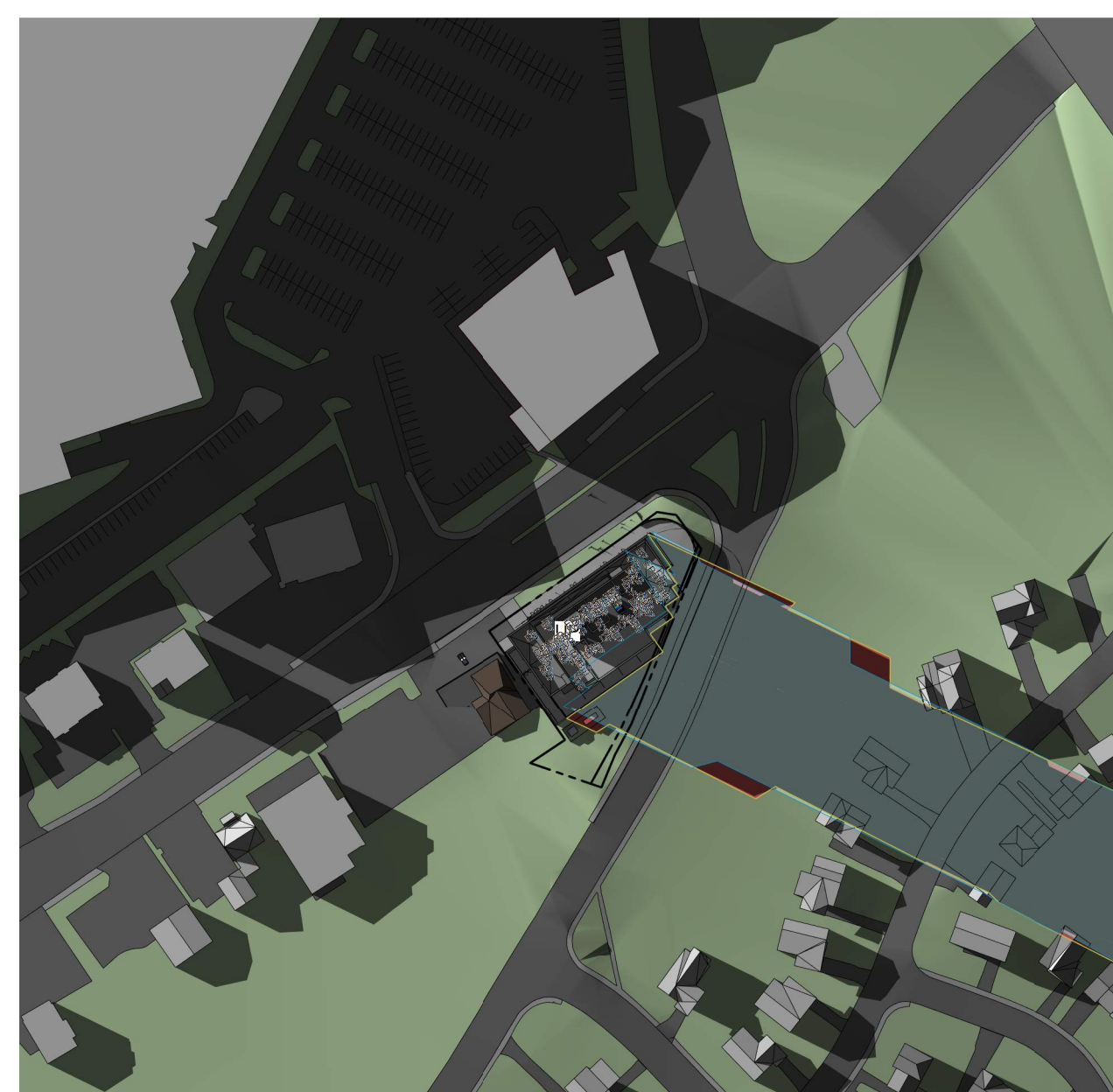
5:00 PM



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

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.
COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	YYYY-MM-DD
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

ARCHITECT SEAL: ARCHITECTS
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.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

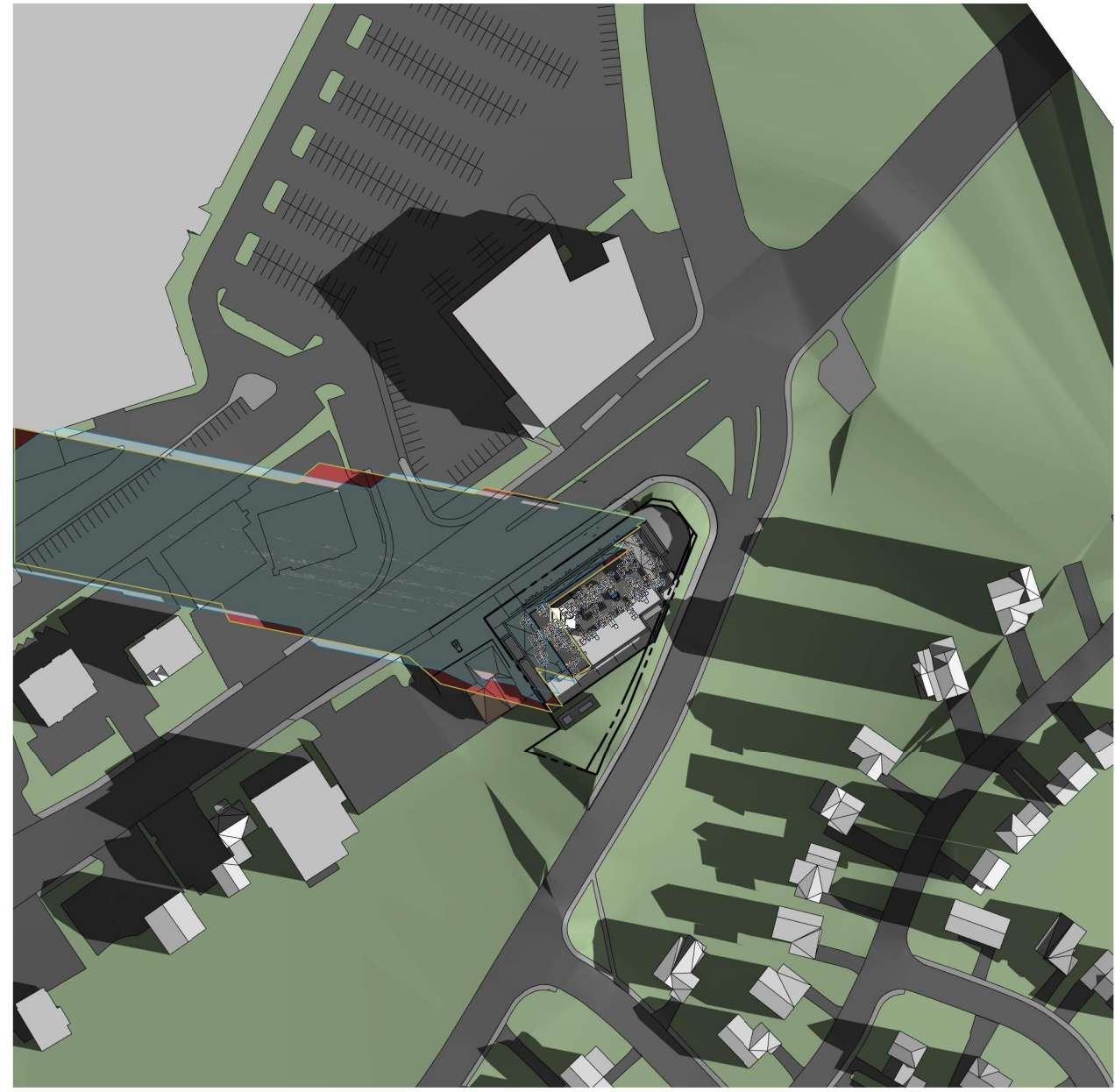
OTTAWA, ON. K1E 1E2

SHEET TITLE:
SUNSHADE ANALYSIS

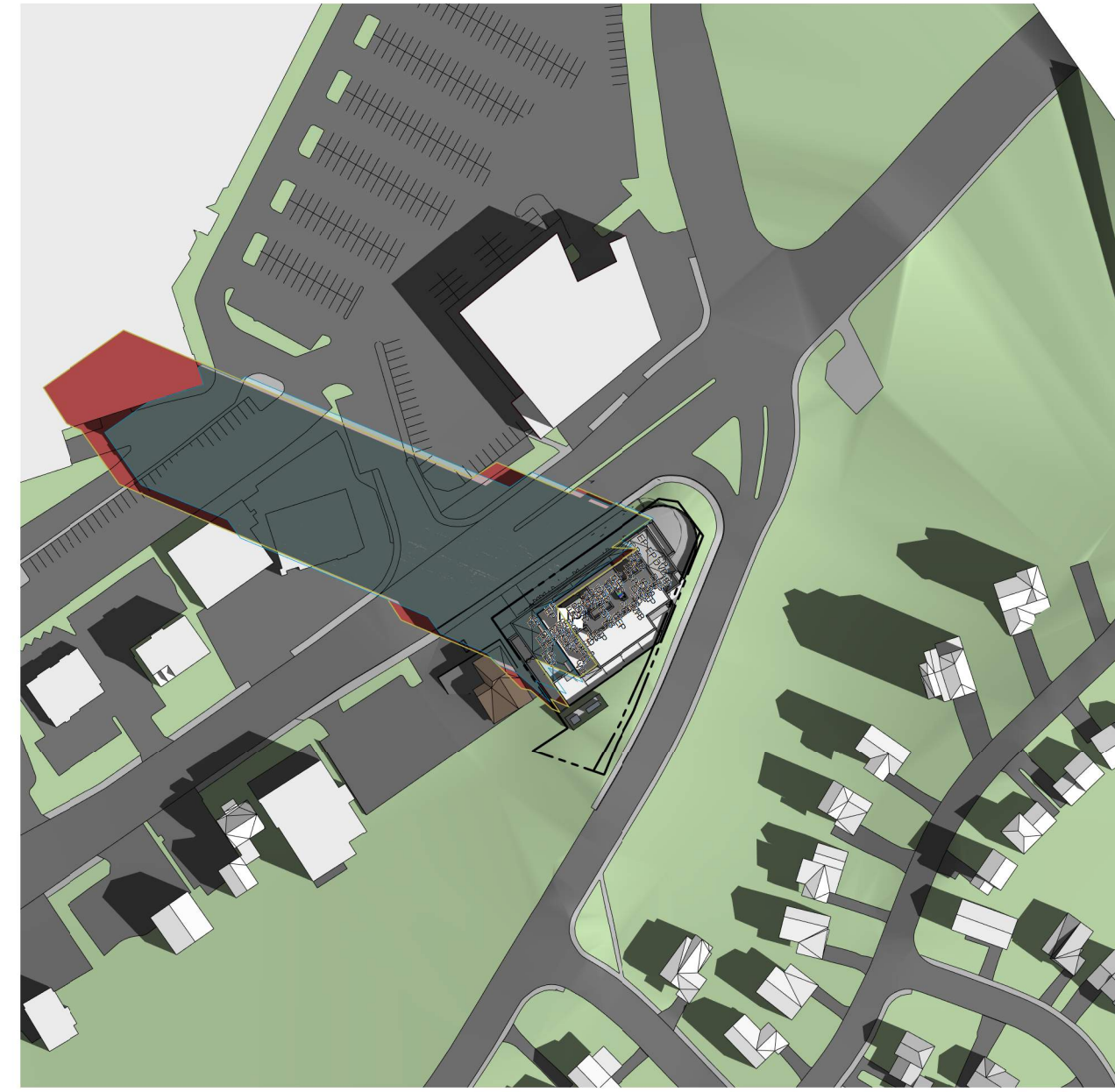
DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 2000	SHEET No: 12
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (Beech) 610x914 (24"x36")
PLOT DATE: 24/06/2024 5:02:21 PM

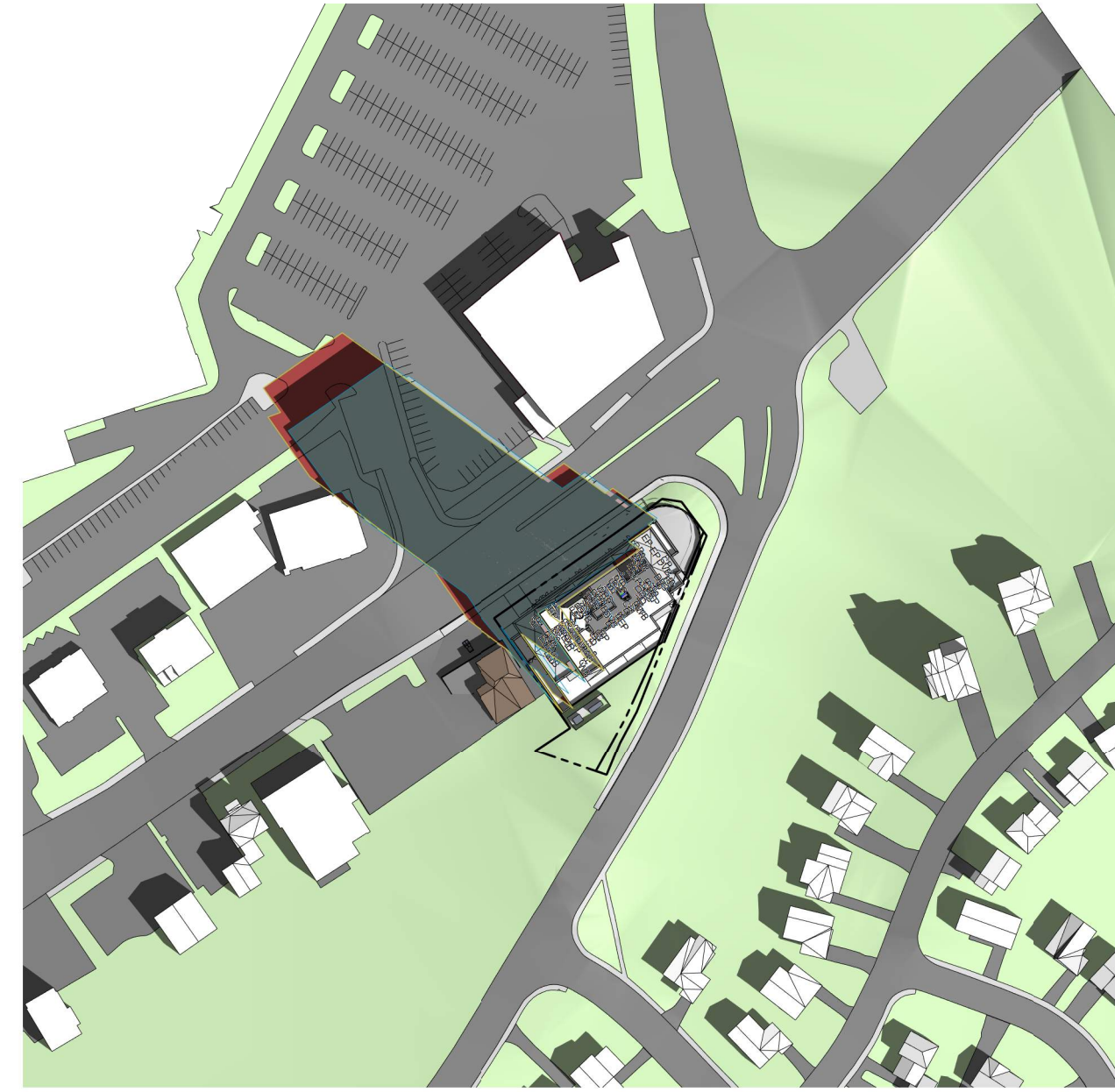
TEST TIME: SEPTEMBER 21 DST



8:00 AM



9:00 AM



10:00 AM



11:00 AM



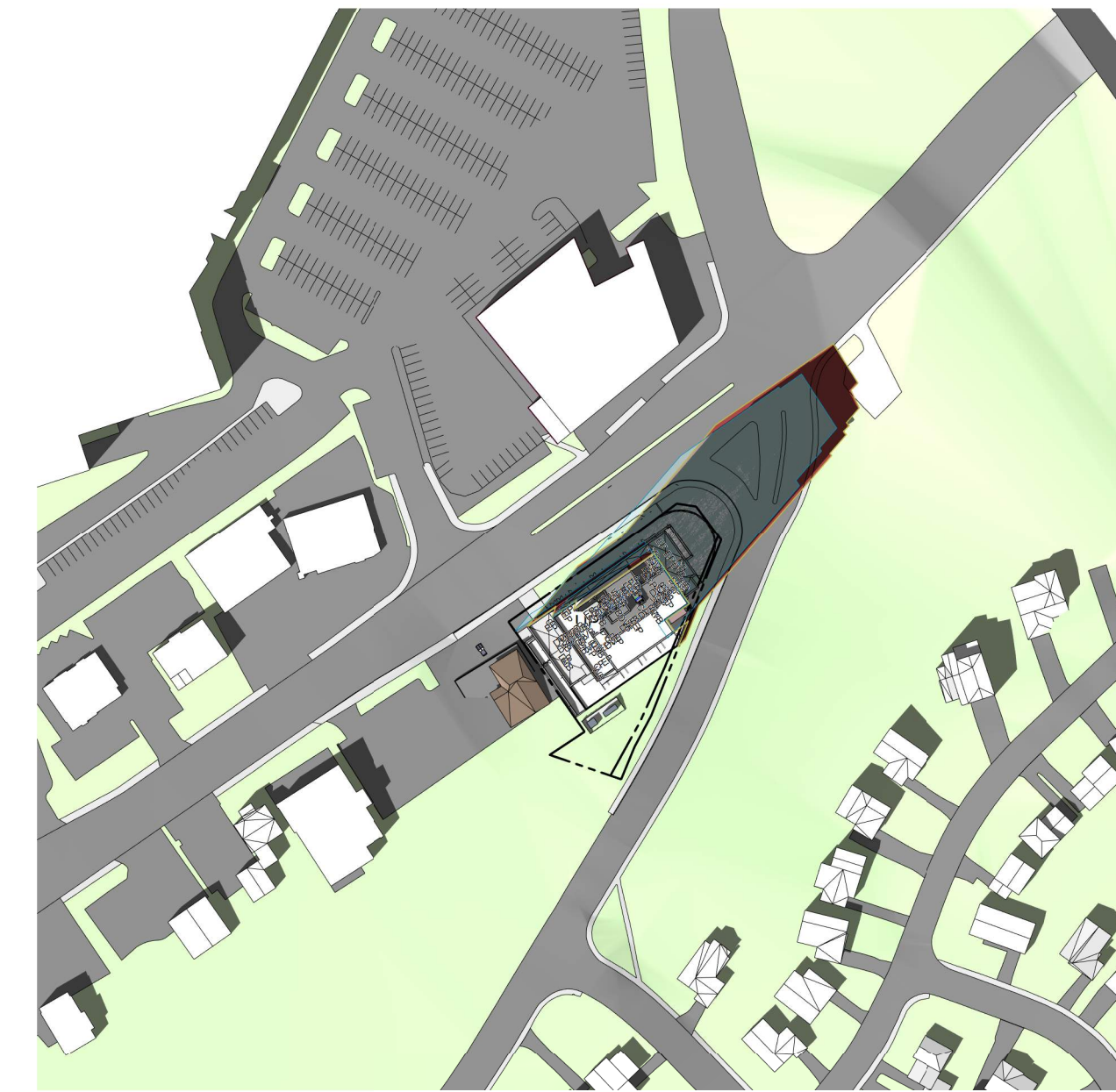
12:00 PM



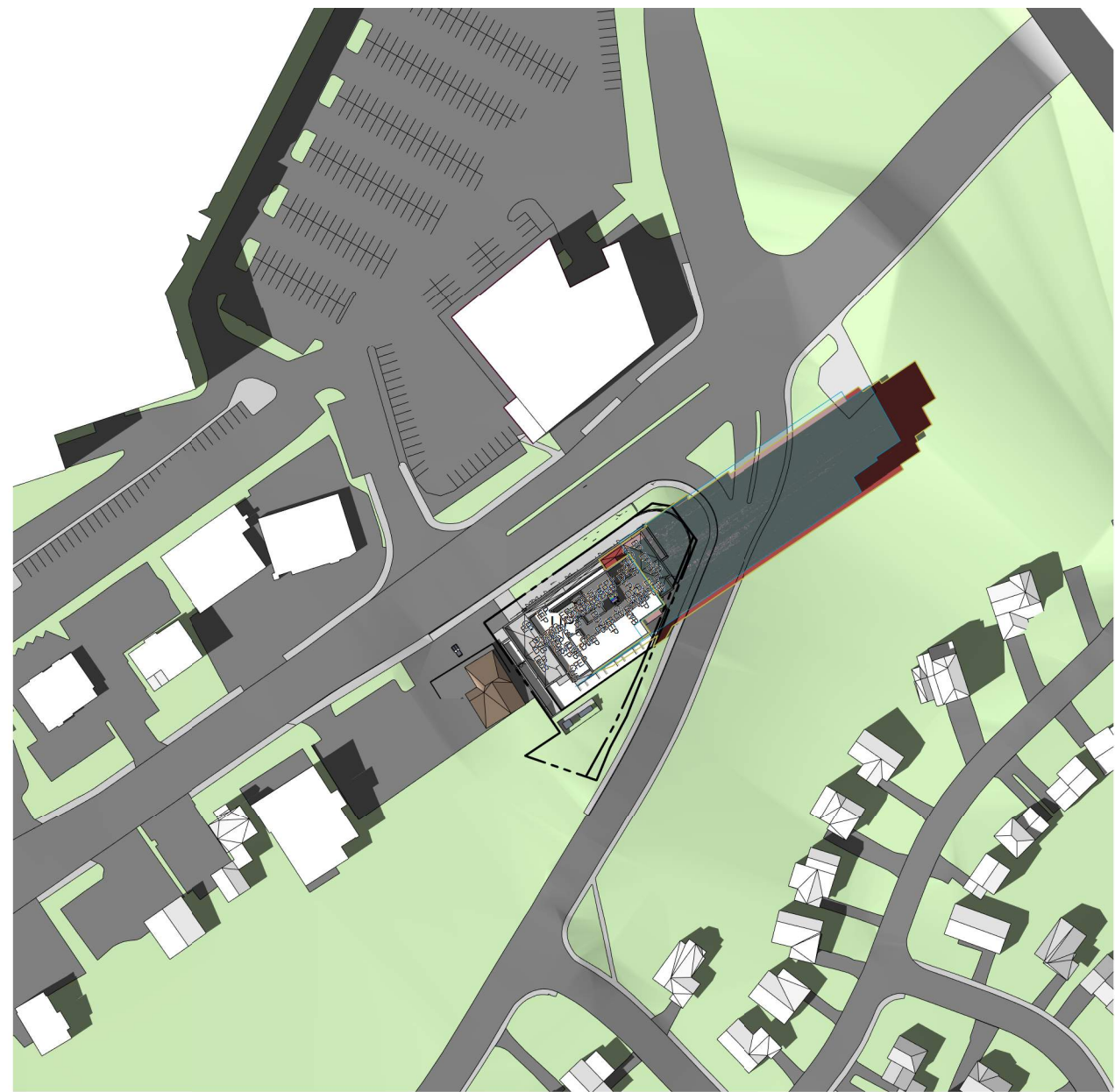
1:00 PM



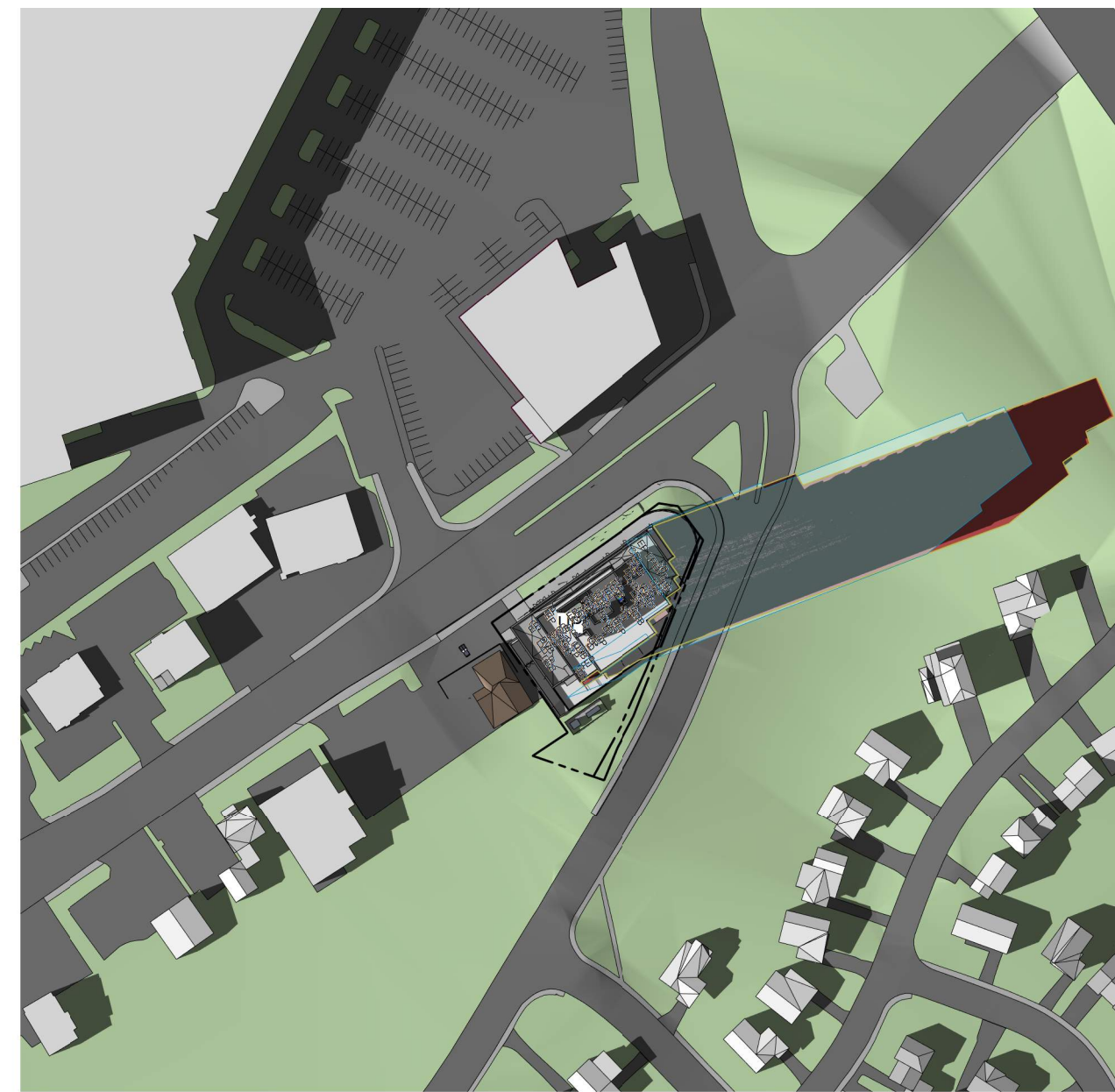
2:00 PM



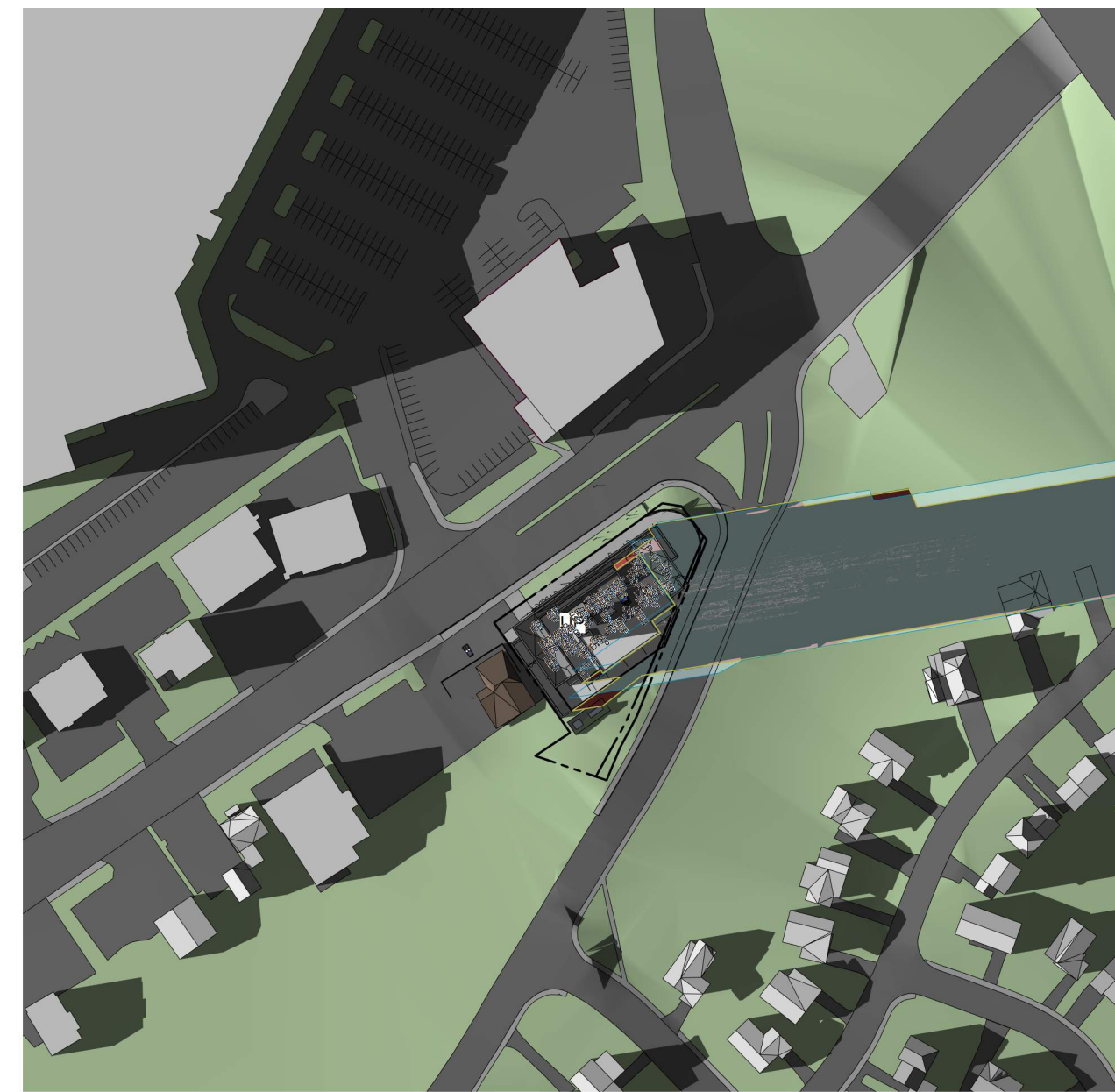
3:00 PM









4:00 PM



5:00 PM



6:00 PM


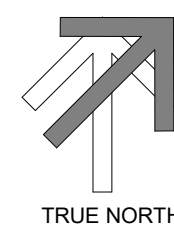
-  Proposed Shadow Outline
-  As of Right Shadow Outline
-  Traditional Main Street
-  Proposed Development
-  Public Spaces
-  Communal Amenity Areas
-  New Net Shadow

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	YYYY-MM-DD
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:

	NORTH ARROW:  TRUE NORTH
---------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

CLIENT:
MASTERCRAFT STARWOOD
 Investment Builders Since 1951


ARCHITECT:

 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
 3030 ST. JOSEPH BLVD.

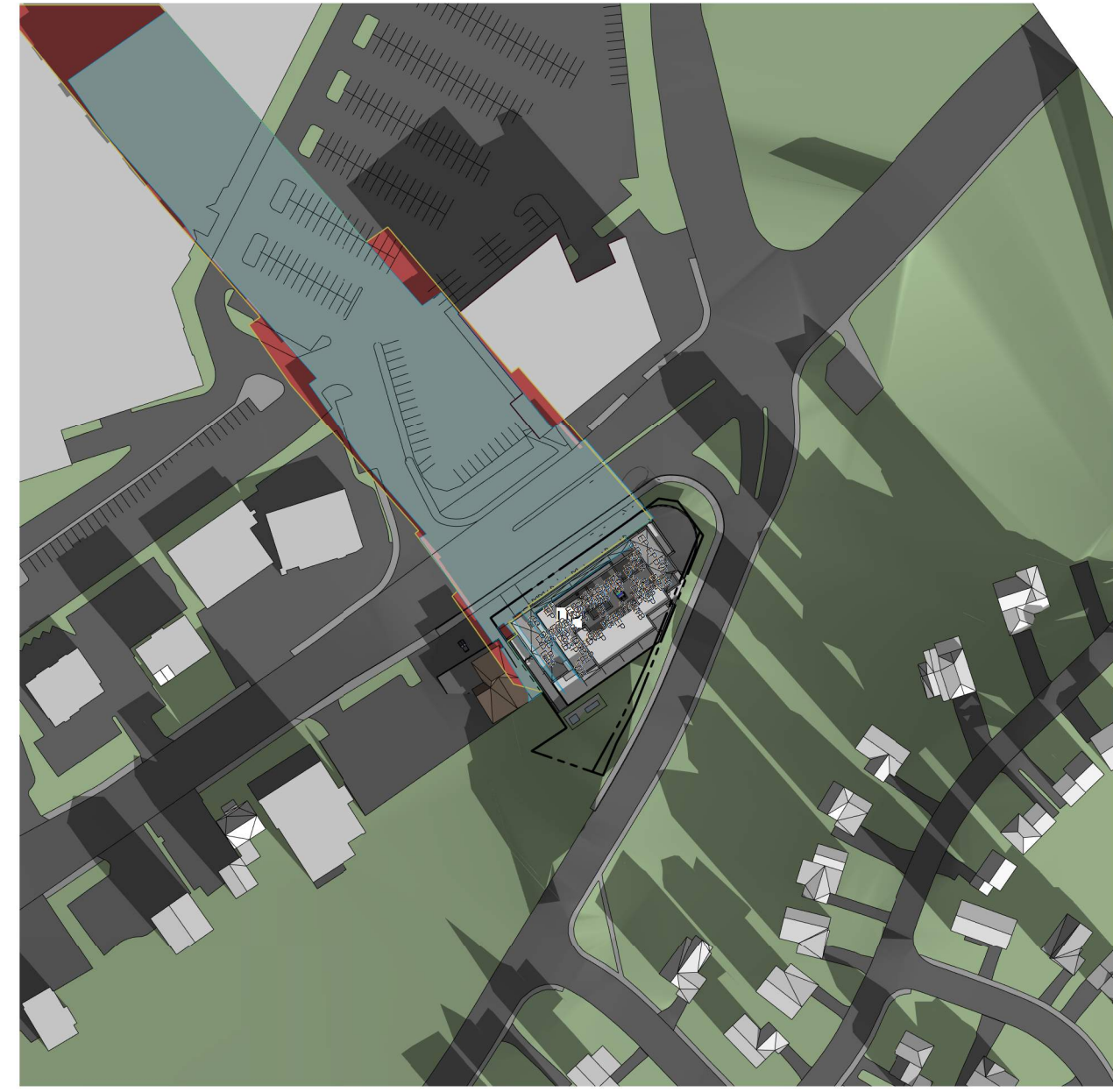
OTTAWA, ON. K1E 1E2

SHEET TITLE:
 SUNSHADE ANALYSIS

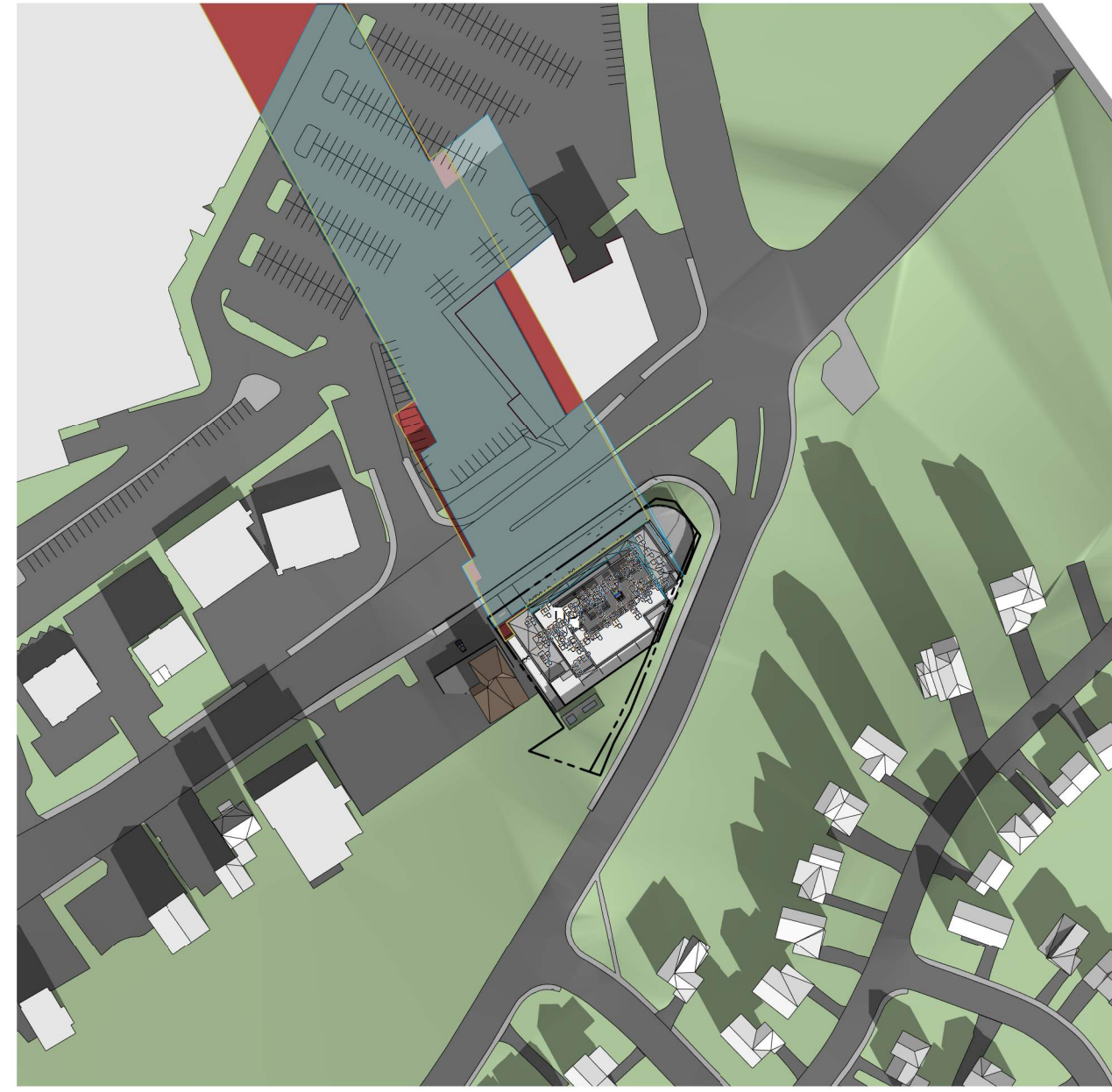
DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 2000	SHEET No: 13
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (841x1189mm)
 PLOT DATE: 24/09/2024 5:26:14 PM

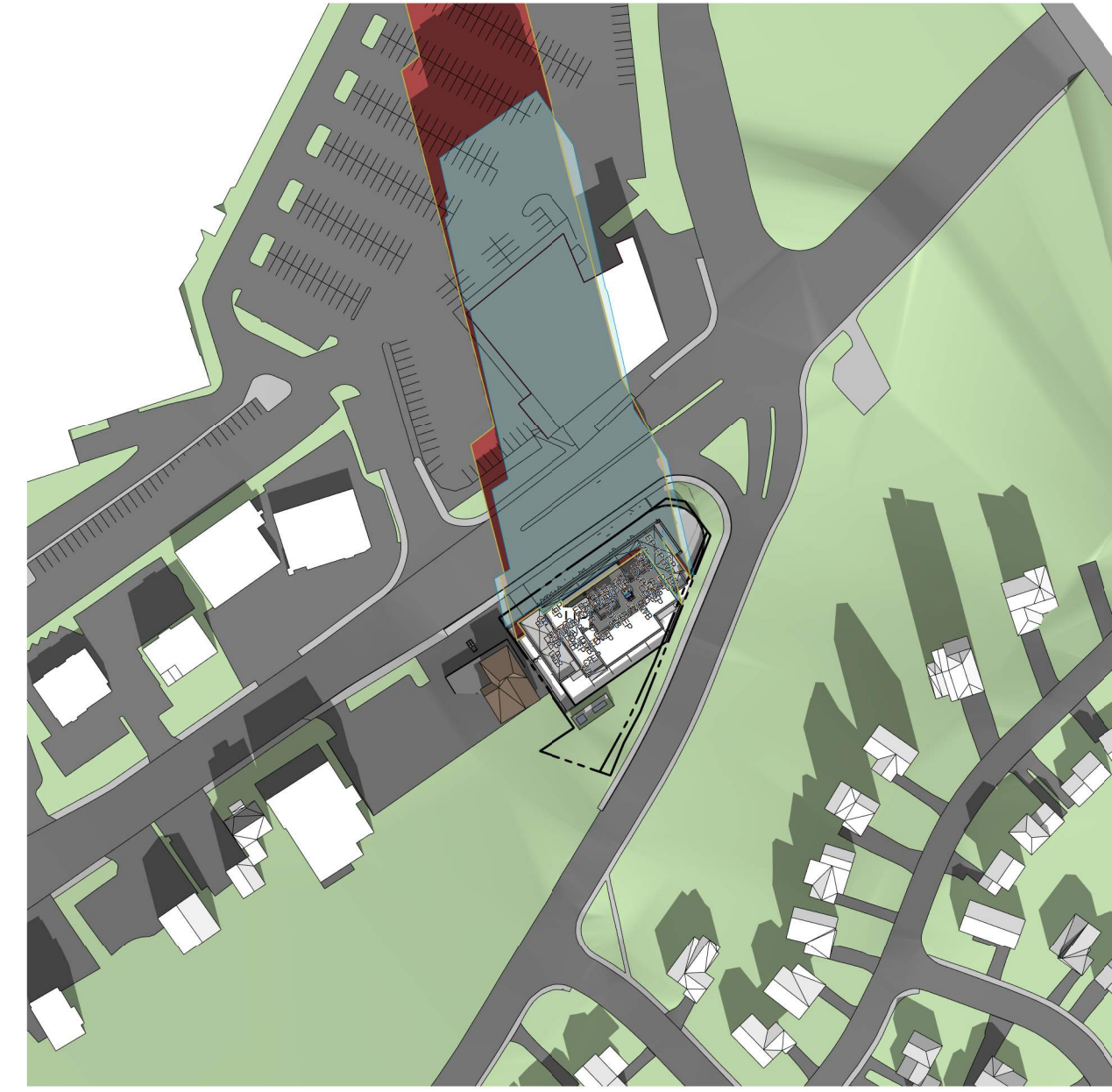
TEST TIME: DECEMBER 21 DST



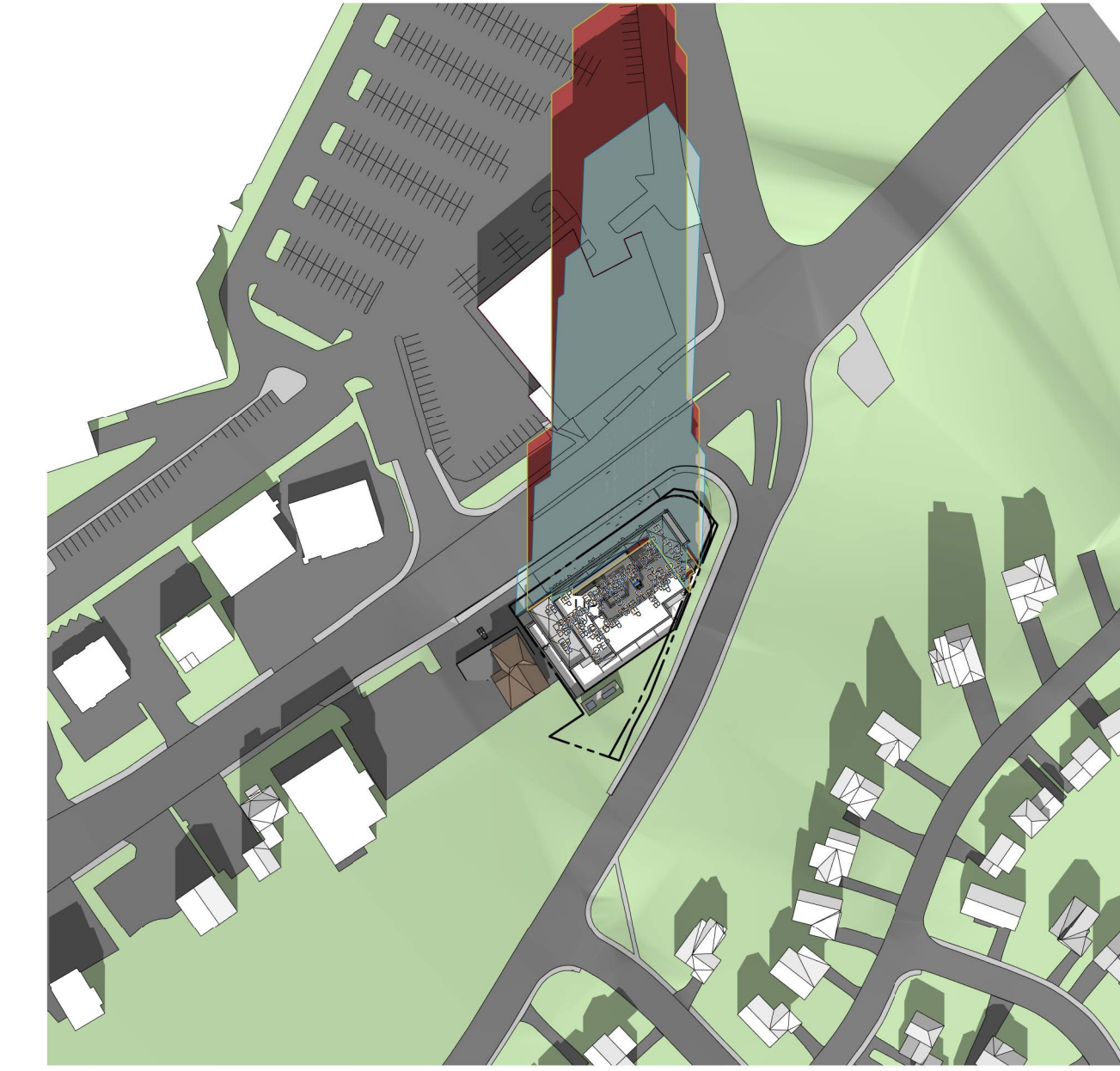
9 AM



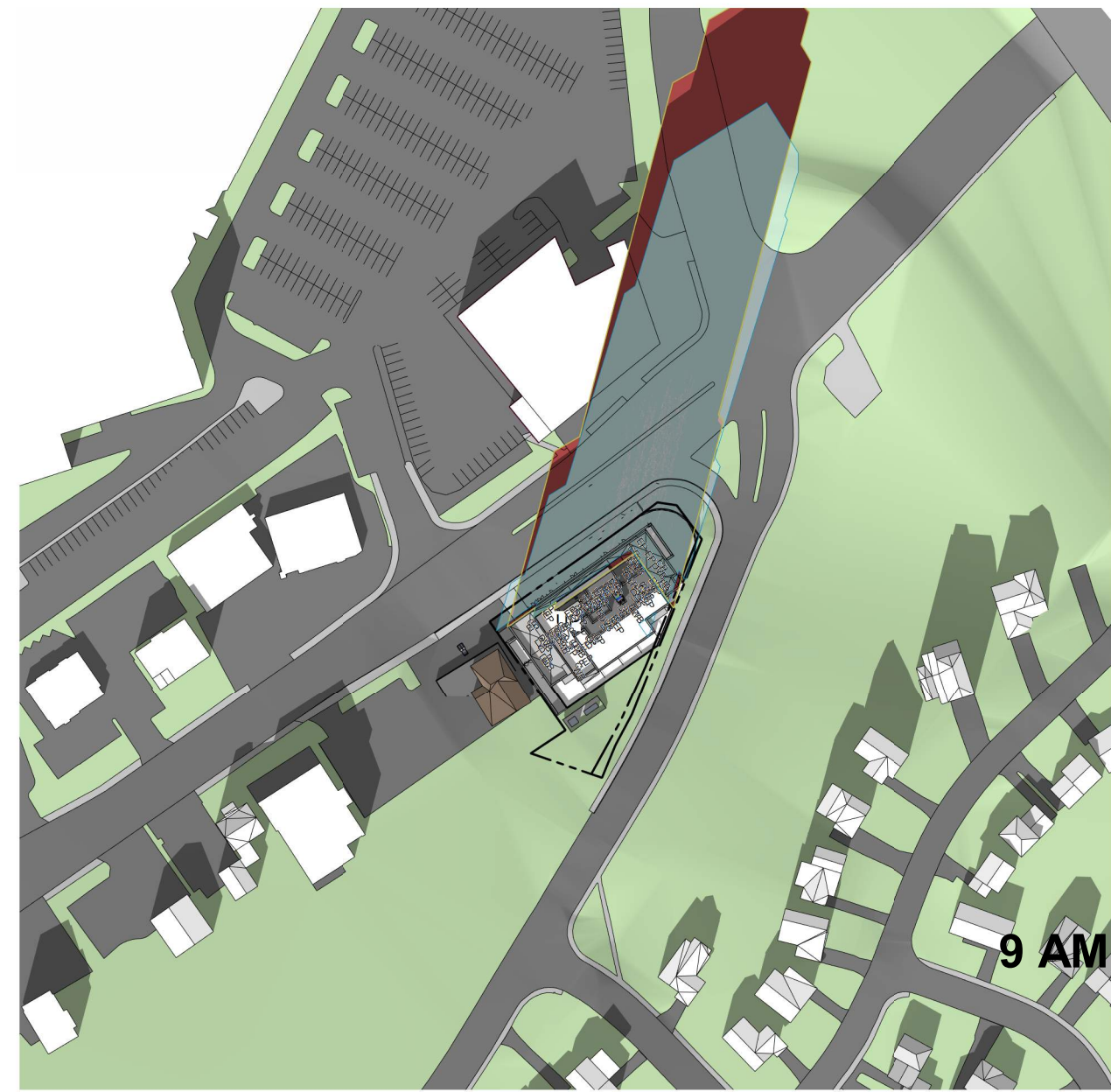
10 AM



11 AM

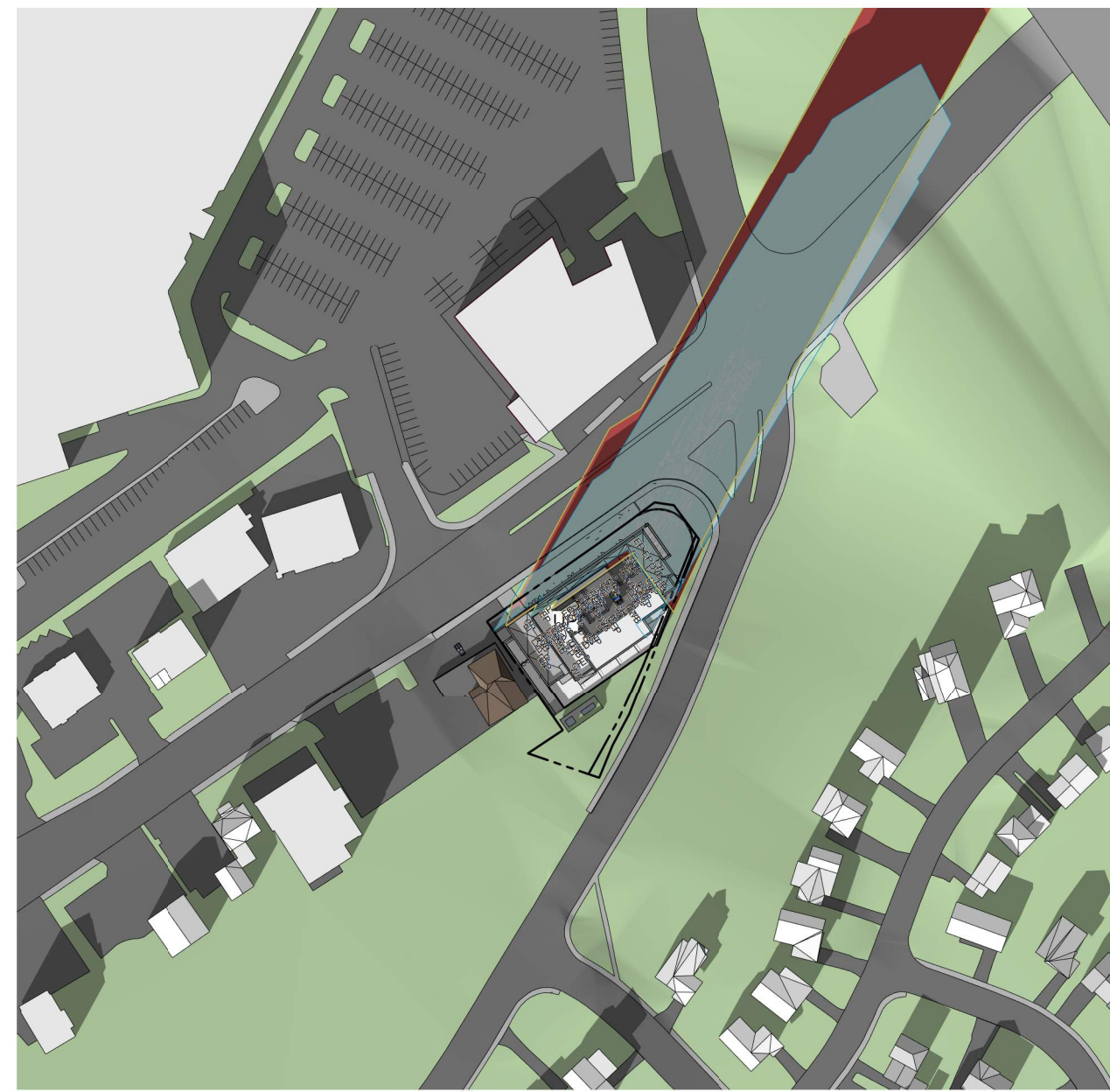


12 PM



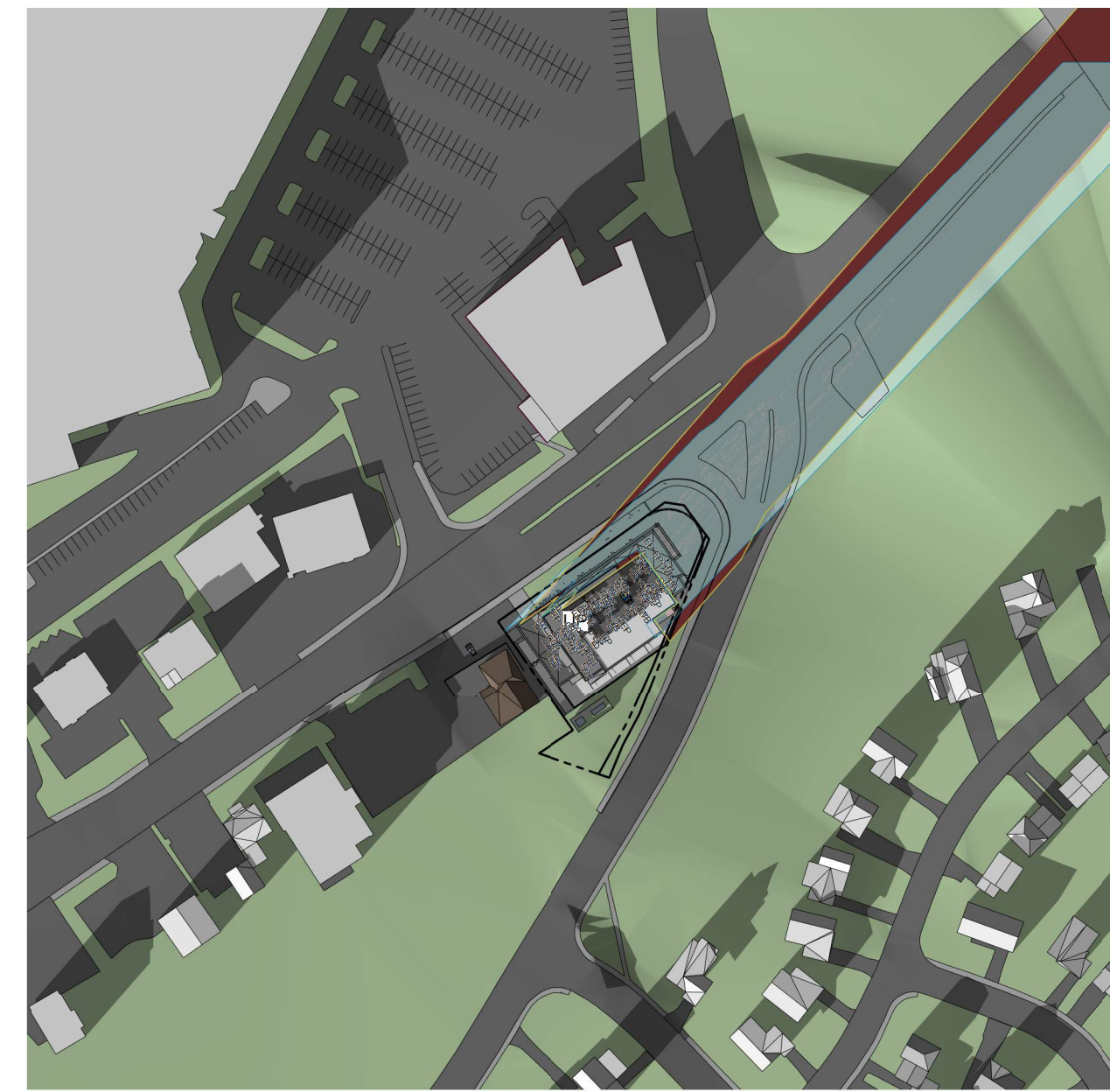
1 PM

1 PM










2 PM

2 PM



3 PM

3 PM


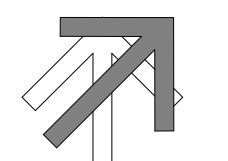
-  Proposed Shadow Outline
-  As of Right Shadow Outline
-  Traditional Main Street
-  Proposed Development
-  Public Spaces
-  Communal Amenity Areas
-  New Net Shadow

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
 DO NOT SCALE DRAWINGS.
 COPYRIGHT RESERVED.

WITHOUT PREJUDICE

No.	DESCRIPTION	YYYY-MM-DD
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:

	NORTH ARROW:  TRUE NORTH
---------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

CLIENT:
MASTERCRAFT STARWOOD
 Investment Builders Since 1951


ARCHITECT:

 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
 3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
 SUNSHADE ANALYSIS

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 2000	SHEET No: 14
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (Breed B) (707.00 x 1000.00mm)
 PLOT DATE: 3/14/2024 2:25:52 PM