

# MASTERCRAFT STARWOOD

## The Hazelton Westboro

403 Richmond Road and 389 Roosevelt Ave.

RLA PROJECT #: 1942

# ISSUED FOR SPC 1st COMMENT RESPONSE

21/10/2022

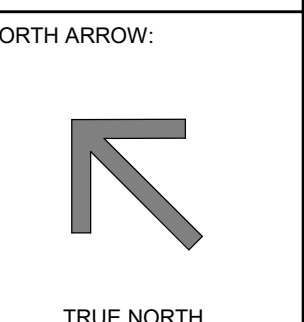
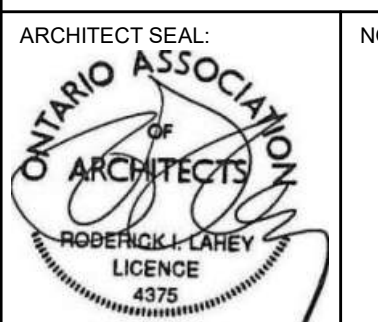






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1	ISSUED FOR SPC 1st COMMENT RESPONSE	21.10.22
REVISIONS:		
No.	DESCRIPTION	DD.MM.YY



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

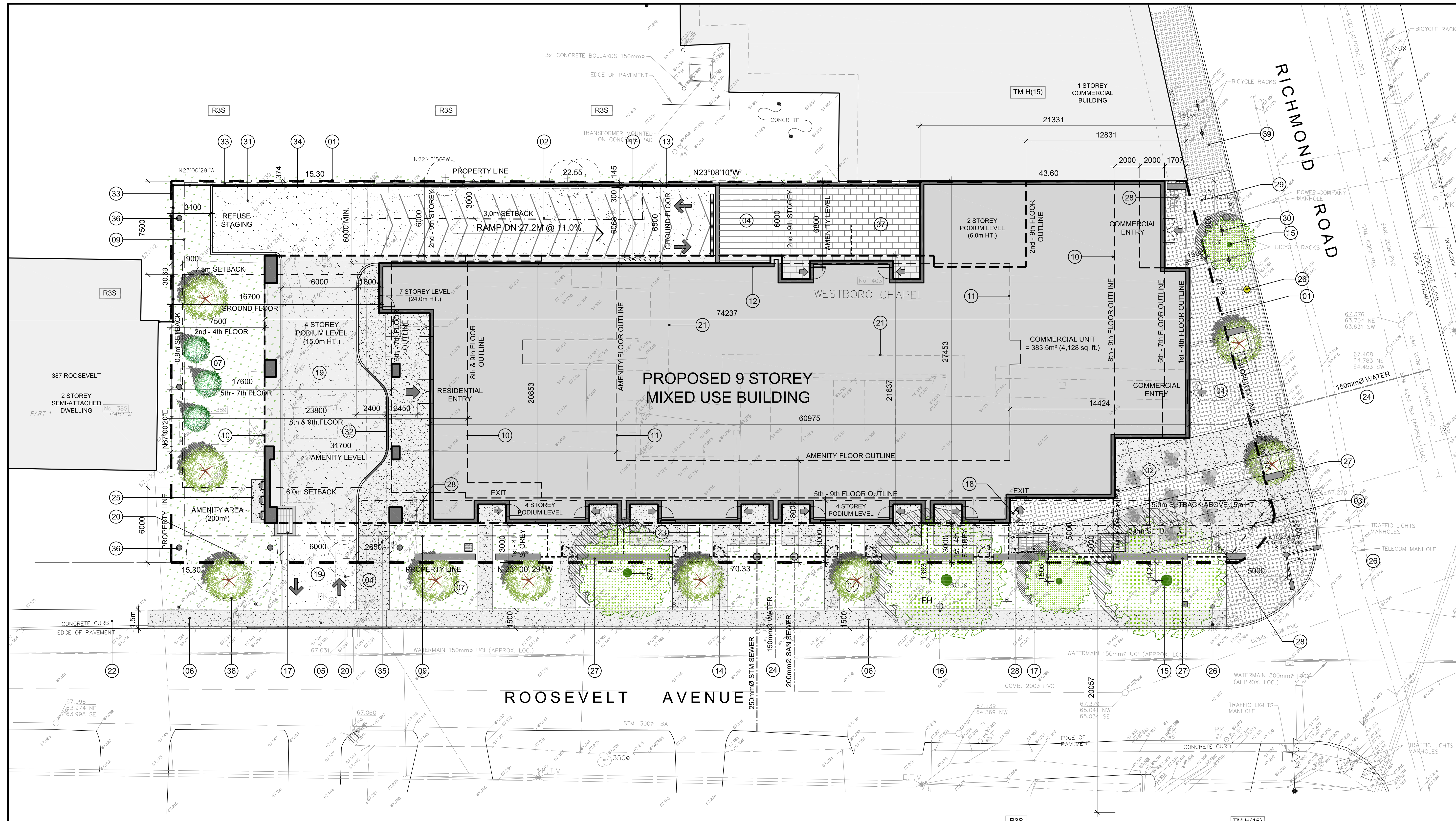
ARCHITECT:  
**rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**CONTEXT PLAN**

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 480	SHEET No: <b>A-001</b>
PROJECT No: 1942	





PROJECT INFORMATION	
ZONING BY-LAW 2008-250	TM (272) S444
SITE AREA	2,610.7 sq. m. 28,102 sq. ft.
TM - ZONING REQUIREMENT	9 STOREYS & 31 m.
BUILDING HEIGHT	9 STOREYS & 31 m.
AMENITY AREA - 6m <sup>2</sup> PER UNIT (141 UNITS)	846 sq. m.
FRONT YARD SETBACK	1.4 m.
FRONT YARD SETBACK - ABOVE 15m HT. OR 4th STOREY	+ 2.0 m.
INTERIOR YARD SETBACK - ABUTTING R ZONE	6.0 m.
CORNER YARD SETBACK	3.0 m.
CORNER YARD SETBACK - ABOVE 15m HT.	+ 2.0 m.
REAR YARD SETBACK	7.5 m.
PARKING - PER UNIT (AFTER 12)	0.5
VISITOR PARKING - PER UNIT (AFTER 12)	0.1
BICYCLE PARKING - RESIDENTIAL - PER UNIT	0.5
BICYCLE PARKING - COMMERCIAL	1 PER 250m <sup>2</sup> GFA
PROJECT STATISTICS	
GRADE (GEODETIC ELEVATION)	67.30 m. aasl
BUILDING HEIGHT	31.0 m.
AMENITY LEVEL - BUILDING HEIGHT	5.0 m.
FRONT YARD SETBACK - LOWER	1.5 m.
FRONT YARD SETBACK - ABOVE 15m HT. OR 4th STOREY	3.5 m.
INTERIOR YARD SETBACK - ABUTTING TM	0.0 m.
INTERIOR YARD SETBACK - ABUTTING R3	6.0 m.
CORNER YARD SETBACK - LOWER	3.0 m.
CORNER YARD SETBACK - ABOVE 15m HT. OR 4th STOREY	5.0 m.
REAR YARD SETBACK - LOWER	7.5 m.
REAR YARD SETBACK - UPPER	16.6 m.
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m
DRIVEWAY & AISLE	6.7m
BICYCLE AISLE	1.1m
GROSS BUILDING FLOOR AREA	
(OTTAWA ZONING DEFINITION)	000 sq. m.
LUG PARKING LEVELS	000 sq. ft.
GROUND FLOOR	769.0 sq. m. 8,277 sq. ft.
MEZZANINE	371.9 sq. m. 4,003 sq. ft.
2nd - 4th FLOOR	3 x 1,301.4 sq. m. 3 x (14,008) sq. ft. 42,024 sq. ft.
5th to 7th FLOOR	3 x 992.5 sq. m. 3 x (10,688) sq. ft. 32,049 sq. ft.
8th FLOOR	810.9 sq. m. 8,847 sq. ft.
9th FLOOR	821.9 sq. m. 8,847 sq. ft.
AMENITY / MECHANICAL FLOOR	0.0 sq. m. 0.0 sq. ft.
TOTAL AREA ABOVE GRADE	9,666.3 sq. m. 104,047 sq. ft.
UNIT STATISTICS	
1 BEDROOM UNIT	21
2 BEDROOM + UNIT	70
2 BEDROOM + UNIT	25
3 BEDROOM UNIT	1
3 BEDROOM + UNIT	4
TOTAL	141
COMMERCIAL RETAIL UNIT	494.4 sq. m. 5,214 sq. ft.
CAR PARKING	
REQUIRED	
RESIDENCE	-0.5 PER UNIT AFTER 12 UNITS 65
VISITOR	-0.1 PER UNIT AFTER 12 UNITS 13
COMMERCIAL	- UNDER 500m <sup>2</sup> NON REQUIRED 0
TOTAL	78
MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT	247
PROVIDED	
RESIDENCE	-0.58 PER UNIT (141 UNITS) 136
VISITOR	-0.1 PER UNIT (141 UNITS) 13
COMMERCIAL	- UNDER 500m <sup>2</sup> NON REQUIRED 0
TOTAL	149
STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m
BICYCLE PARKING	
REQUIRED	
RESIDENCE	-0.5 PER UNIT (141 UNITS) 71
COMMERCIAL RETAIL	-1.0 PER 250m <sup>2</sup> OF G.F.A. 2
TOTAL	73
PROVIDED	
BELOW GRADE LEVEL	140
EXTERIOR	8
TOTAL	148
AMENITY SPACE	
AT GRADE EXTERIOR COMMUNAL	200.0 sq. m.
AT GRADE EXTERIOR PRIVATE YARDS	200.0 sq. m.
2nd FLOOR - PRIVATE EXTERIOR	25.0 sq. m.
5th FLOOR - PRIVATE EXTERIOR	290.0 sq. m.
8th FLOOR - COMMUNAL EXTERIOR	135.0 sq. m.
AMENITY LEVEL - COMMUNAL EXTERIOR	405.0 sq. m.
AMENITY LEVEL - COMMUNAL EXTERIOR	290.0 sq. m.
TOTAL	1,545.0 sq. m.
TOTAL COMMUNAL	1,030.0 sq. m.
REQUIRED - 6.9M <sup>2</sup> PER UNIT (141) =	846 sq. m.
REQUIRED COMMUNAL @ 95% =	423 sq. m.
LOT COVERAGE	
PAVED SURFACE	439.2 sq. m. 16.8%
BUILDING FOOTPRINT	1,402.3 sq. m. 53.7%
LANDSCAPE OPEN SPACE	769.2 sq. m. 29.5%
TOTAL	2,610.7 sq. m. 100.0%
REFUGE REQUIREMENT (141 UNITS)	
GARBAGE	-0.11 PER UNIT 16 YARDS
RECYCLING GMP	-0.019 PER UNIT 3 YARDS
RECYCLING FIBER	-0.038 PER UNIT 5 YARDS
COMPOST	-240L PER 50 UNITS 3

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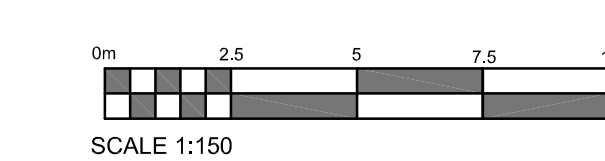
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**NOTATION SYMBOLS:**

- ① 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 A300 SERIES.
- Ⓝ INDICATES DOOR TYPE: REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- INDICATES DETAIL NUMBER.
- Ⓜ INDICATES DETAIL REFERENCE PAGE.
- Ⓝ INDICATES DETAIL CROSS REFERENCE PAGE.

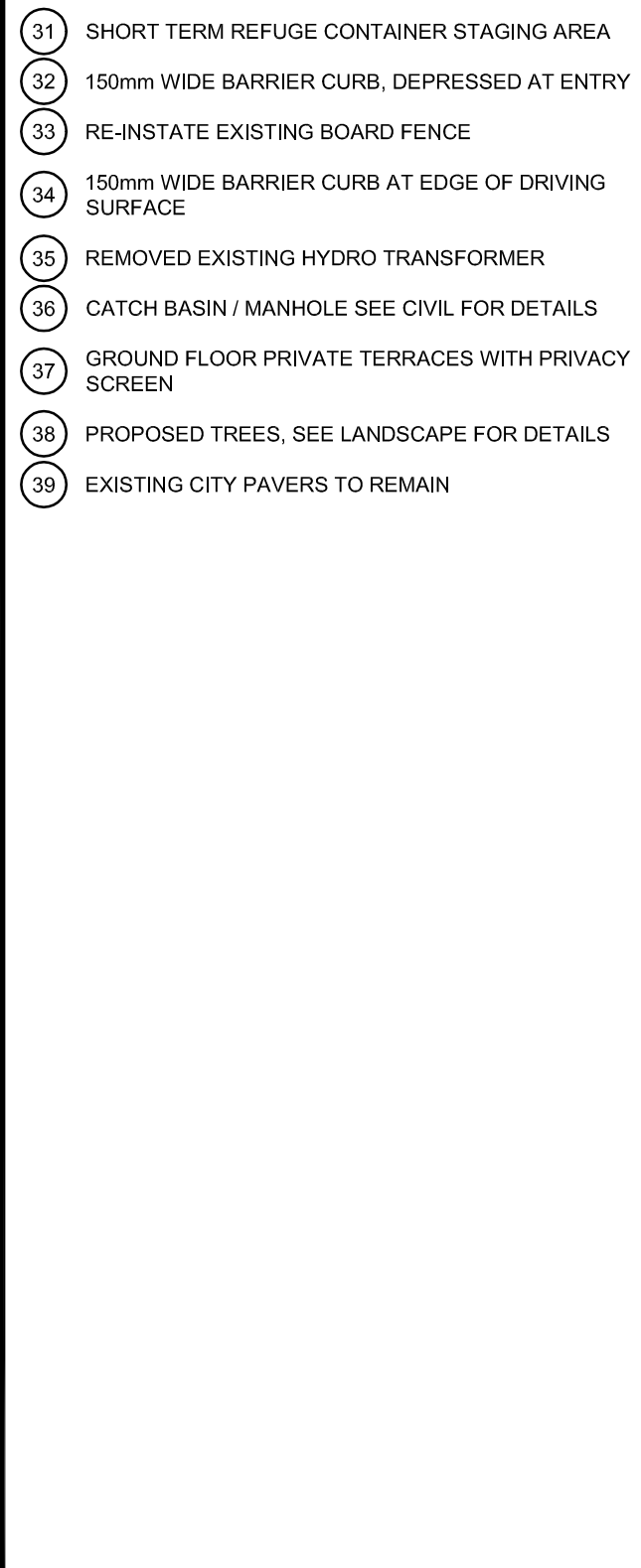
**1 SITE PLAN**  
SCALE 1:150



**DRAWING NOTES**

- PROPERTY LINE
- BUILDING SETBACKS AT GRADE - SEE SCHEDULE S444
- CORNER SITE TRIANGLE, TO BE CONFIRMED
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN
- CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
- CONCRETE SIDEWALK TO BE REPLACED WITH NEW BARRIER CURB / SIDEWALK
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
- OUTLINE OF BELOW GRADE PARKING GARAGE
- OUTLINE OF UPPER FLOORS
- OUTLINE OF AMENITY / MECHANICAL LEVEL
- OUTLINE OF PRIVATE TERRACE ABOVE
- RETAINING WALL WITH GUARD RAIL AS REQUIRED
- PRIVATE WALKWAY TO GROUND FLOOR UNIT
- EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
- EXISTING FIRE HYDRANT
- VENTILATION GRILL
- SIAMENSE CONNECTION
- ENTRANCE DRIVEWAY WITH BARRIER CURB
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING CITY SIDEWALK
- PRIVACY SCREEN
- PROPOSED SERVICES
- GAS EQUIPMENT LOCATION
- EXISTING STREET LIGHT / TRAFFIC POLE
- SEAT WALL, SEE LANDSCAPE FOR DETAILS
- BICYCLE PARKING SPACE WITH RACK
- REPLACE EXISTING CITY PAVERS AS SHOWN ON LANDSCAPE PLAN
- CITY OWNED BOLLARD BICYCLE RACKS

**SITE PLAN SYMBOLS**



**SURVEYOR**

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

**PROPERTY OWNER**

**Starwood Group Inc.**  
188 Eglinton Avenue East Suite 800  
Toronto, Ontario, M4P 2X7  
Tel: (416) 482-8222  
Fax: (416) 482-8224

**GEOTECHNICAL ENGINEER**

**Paterson Group**  
154 Colonnade Road South  
Ottawa, Ontario, K2E 7J5  
Tel: (613) 226-7381  
Fax: (613) 226-6344  
Email: carlosd@patersongroup.ca

**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: mcelligott@fotenn.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

**LEGAL DESCRIPTION**

**PART 1** Plan of  
**LOTS 7, 9, 11 AND 13**  
**PART OF LOTS 3 AND 4**  
**REGISTERED PLAN 114**  
**CITY OF OTTAWA**  
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

**LANDSCAPE ARCHITECT**

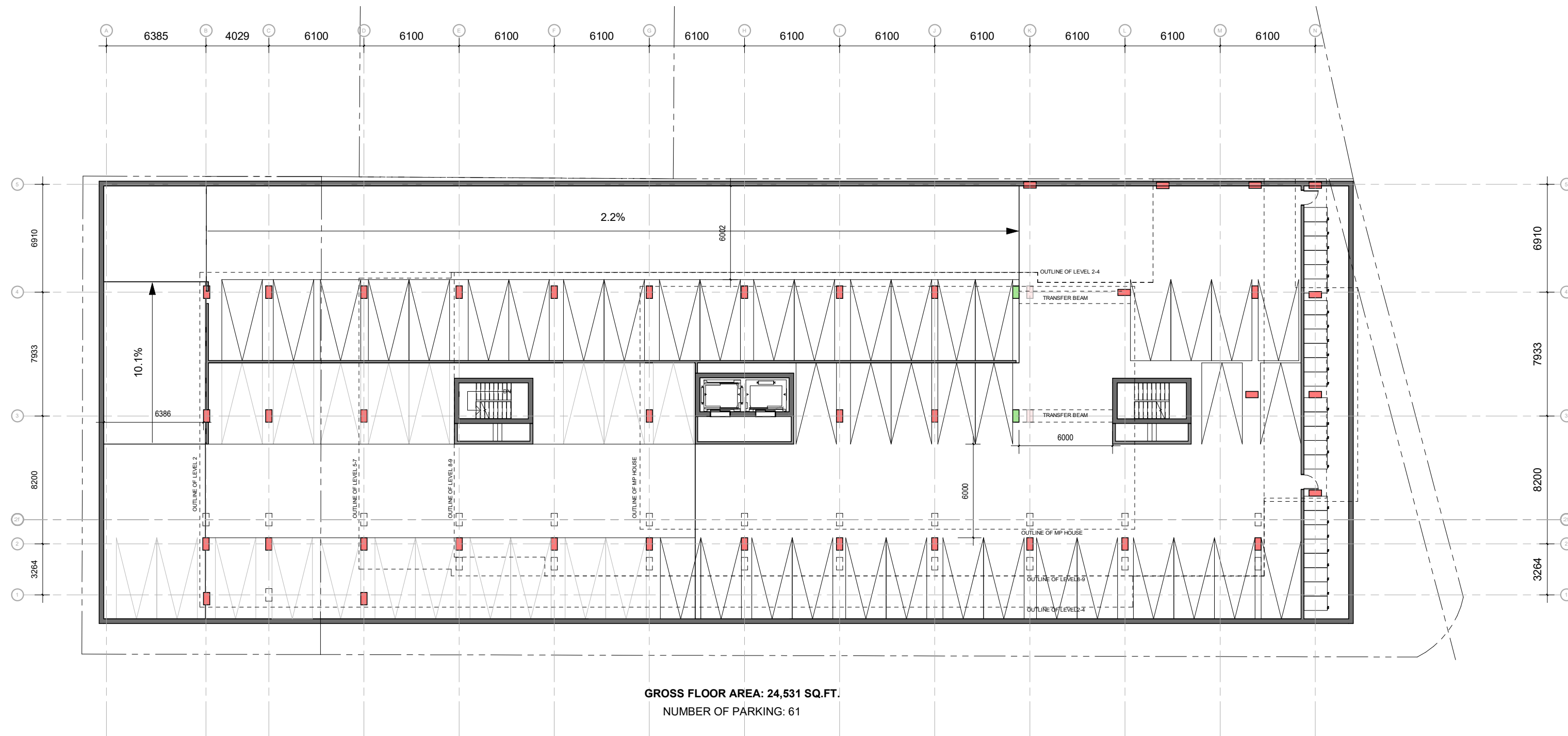
**Gino J. Aiello Landscape Architect**  
110 Didsbury Road Unit 9,  
Ottawa, Ontario K2E 0C2  
Tel: (613) 852-1343  
Cell: (613)  
Email: gino@gjala.com

**TRANSPORTATION ENGINEER**

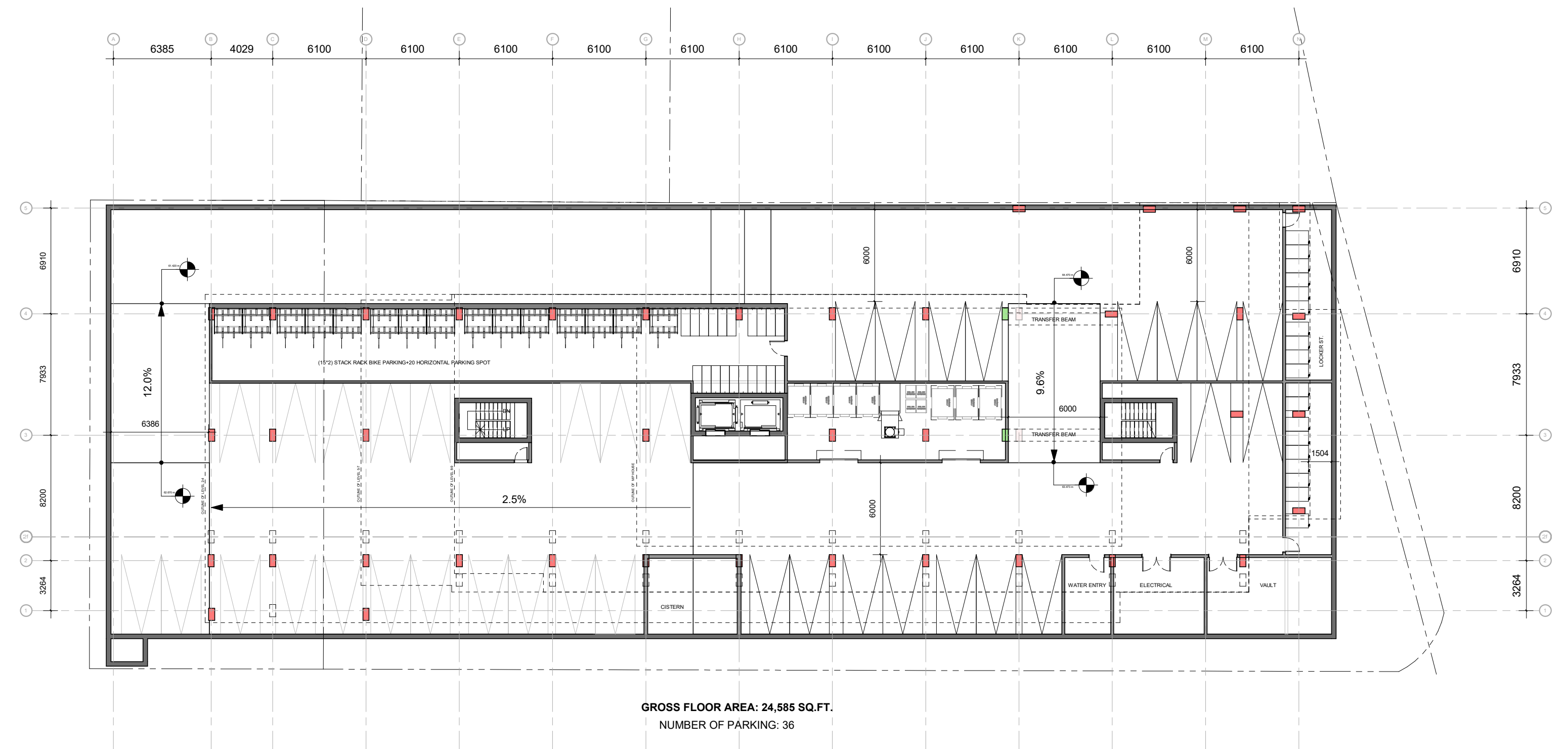
**CIMA Engineering Ltd.**  
110-240 Catherine Street,  
Ottawa, ON K2P 2G8  
Tel: (613) 860-2462  
Fax: (613) 860-1870  
Email: Tim.Kennedy@cima.ca



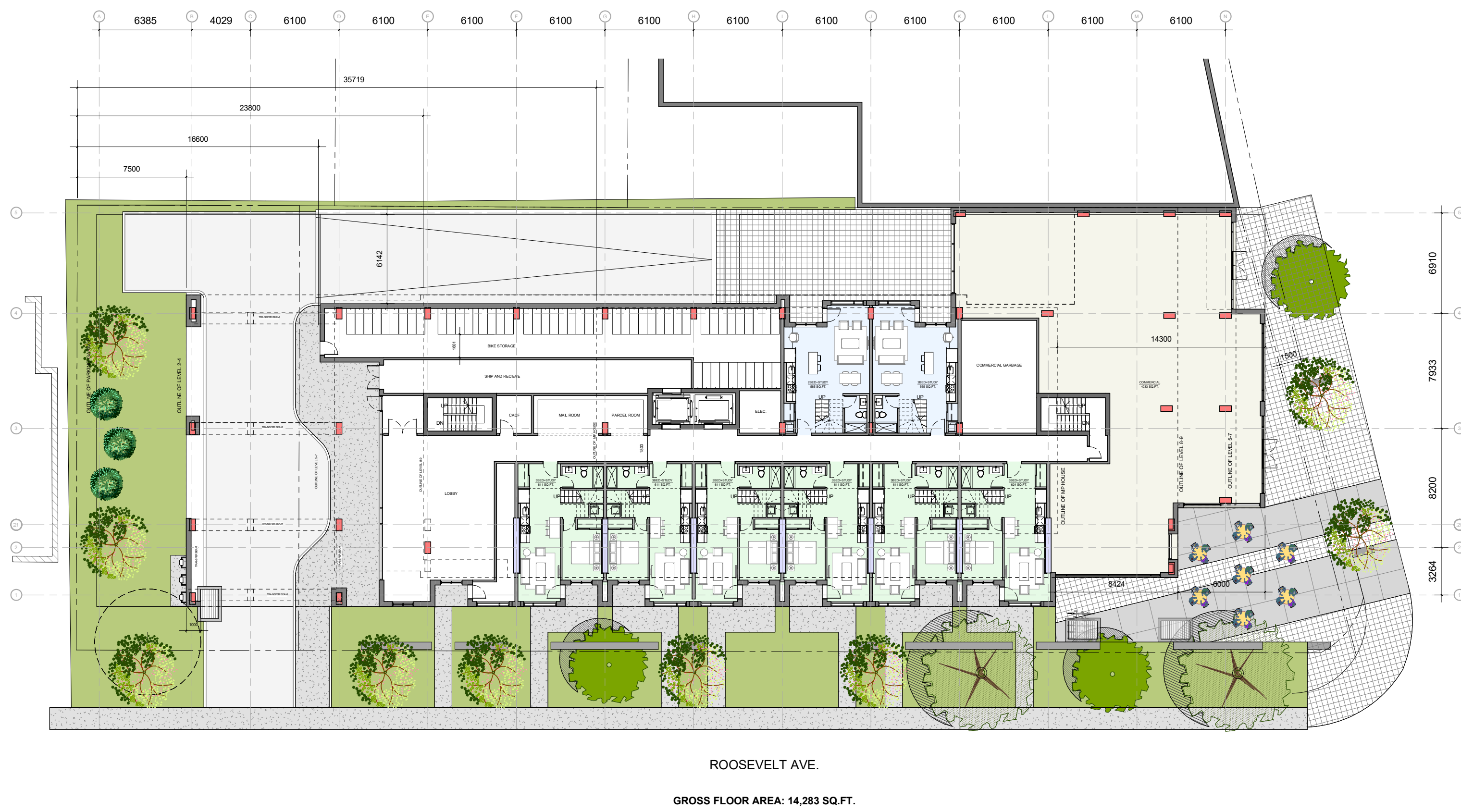




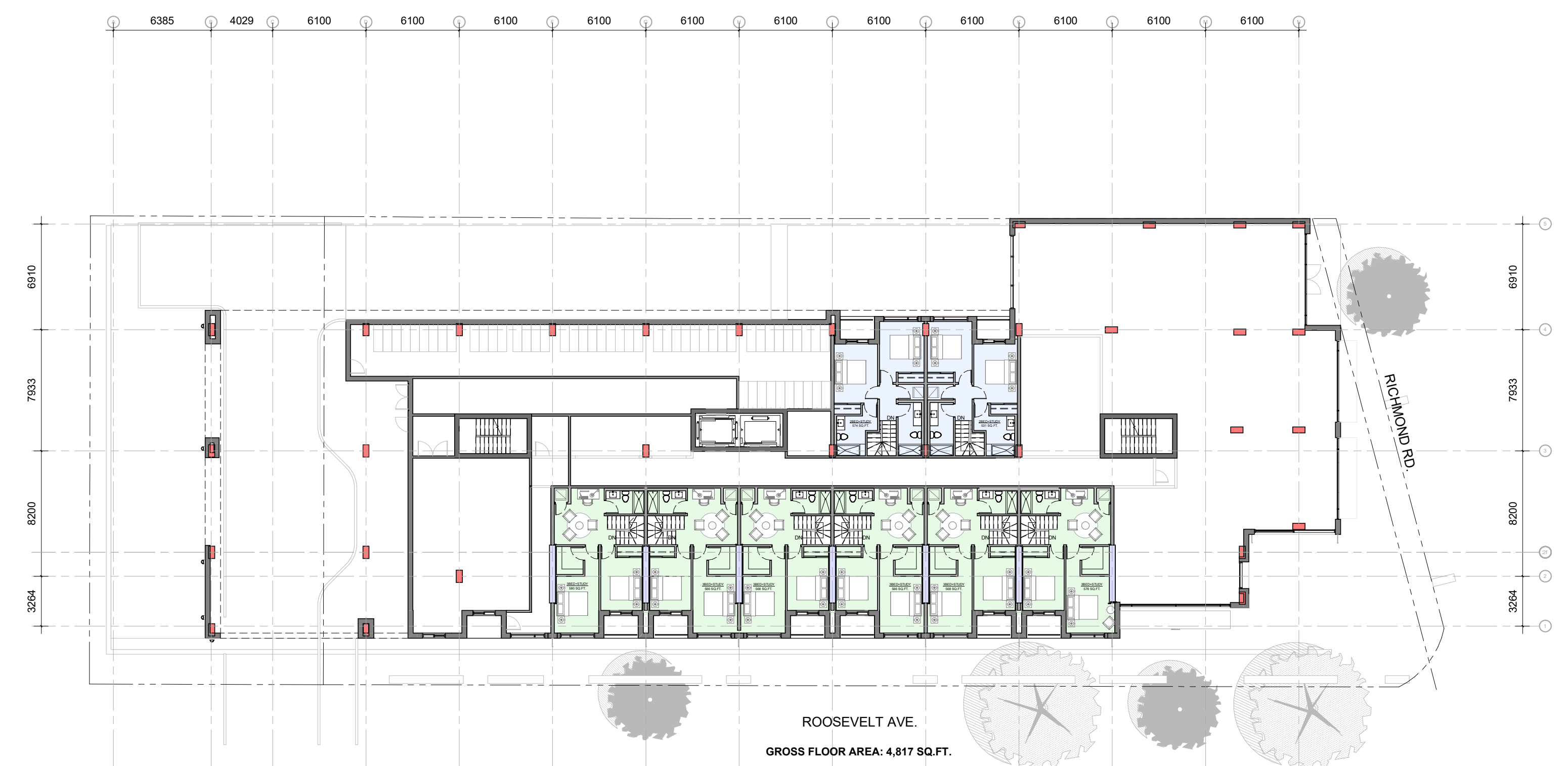
P3-P2 FLOOR PLAN



P1 FLOOR PLAN



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

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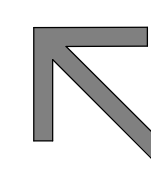
1 ISSUED FOR SPC 1st COMMENT 21.10.22  
RESPONSE

No.	DESCRIPTION	DD.MM.YY

REVISIONS:



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:



403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:

FLOOR PLANS

DRAWN:

S.S.

CHECKED:

R.V.

SCALE:

1 : 250

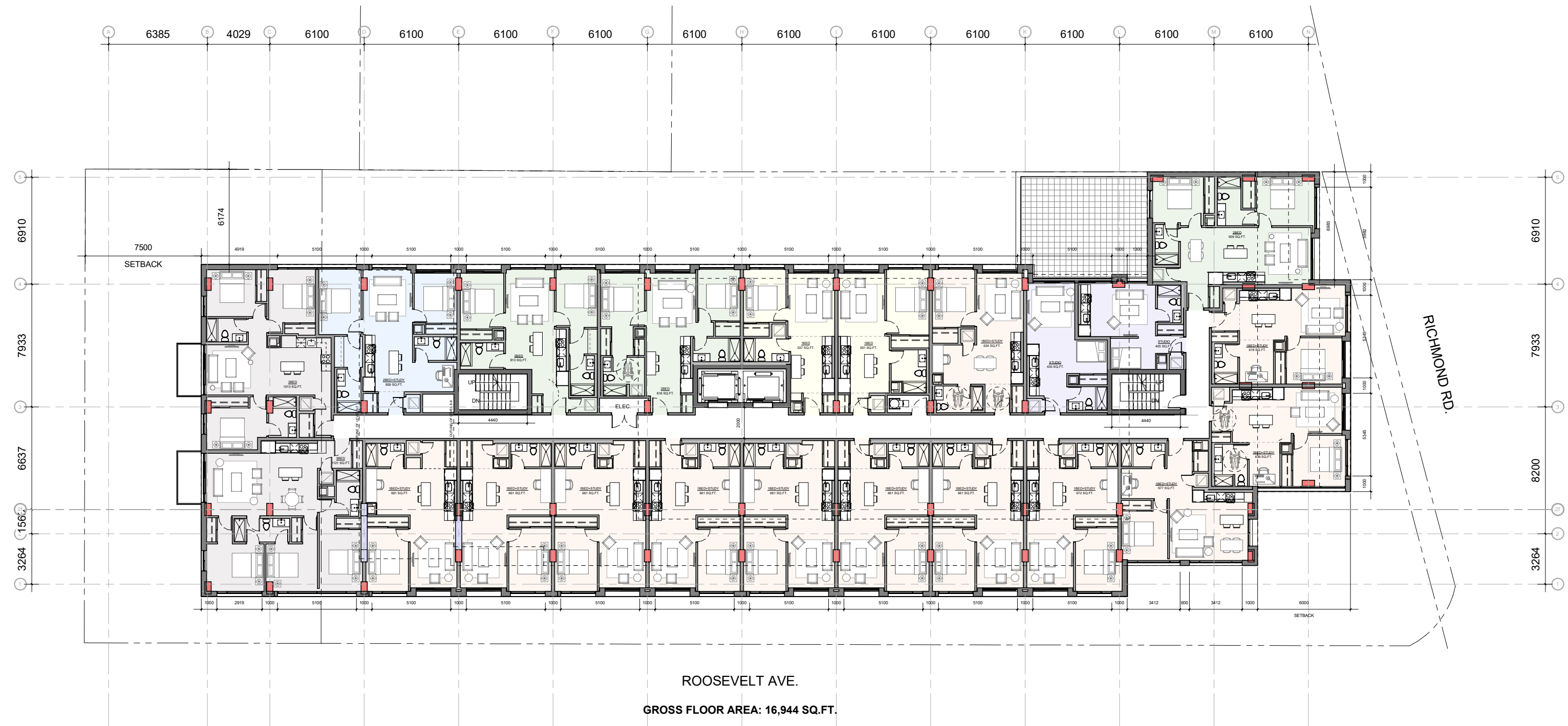
SHEET No:

**A-100**

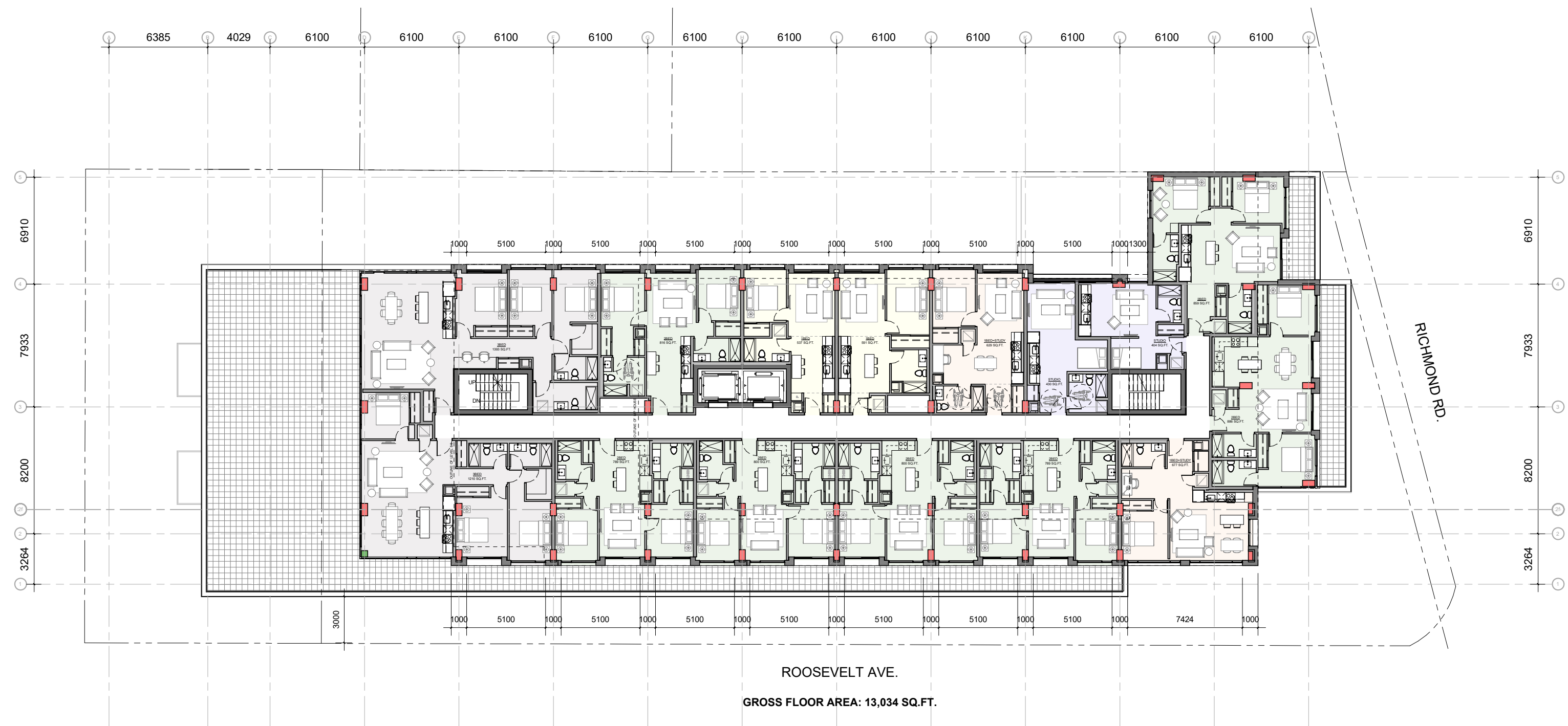
PROJECT No:

1942





LEVEL 2-4 FLOOR PLAN



LEVEL 5 FLOOR PLAN



LEVEL 6-7 FLOOR PLAN


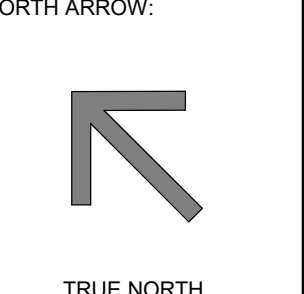


LEVEL 8 FLOOR PLAN

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No.	DESCRIPTION	DD.MM.YY
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ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

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

ARCHITECT:  
  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
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PROJECT TITLE:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**FLOOR PLANS**

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 250	SHEET No: <b>A-101</b>
PROJECT No: 1942	

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)

PLOT SCALE: 1:1

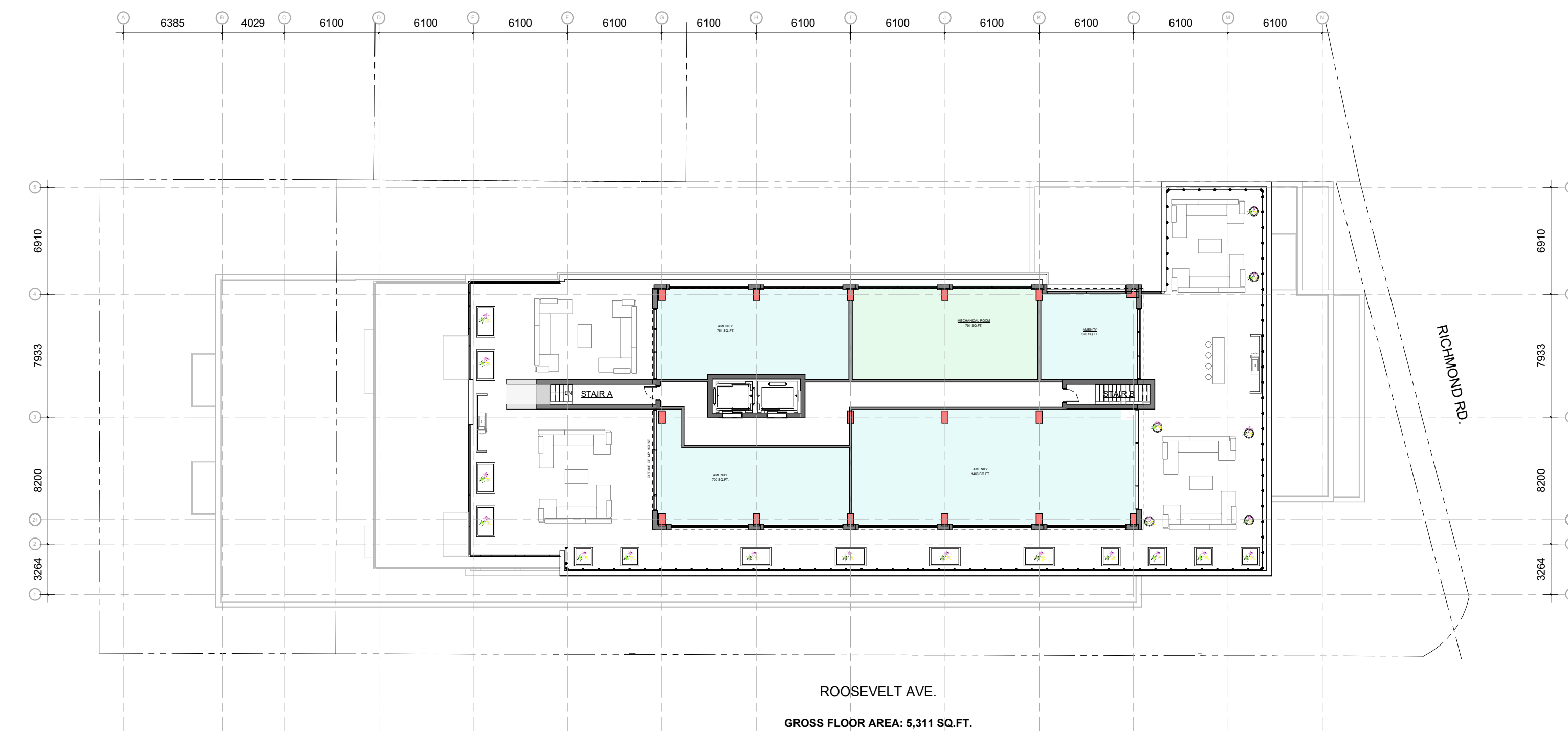
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LEVEL 9 FLOOR PLAN



MP HOUSE FLOOR PLAN


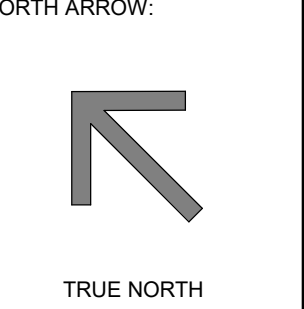


ROOF PLAN

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No.	DESCRIPTION	DD.MM.YY
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ARCHITECT SEAL:  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:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**FLOOR PLANS**

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 250	SHEET No: <b>A-102</b>
PROJECT No: 1942	





WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION


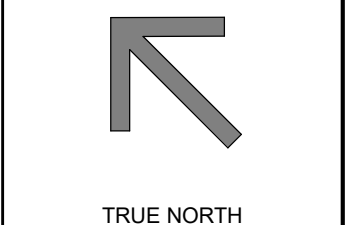
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PROJECT TITLE:

*The Hazelton Westboro*

403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:

ELEVATIONS

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

SCALE: 1 : 250 SHEET No:

PROJECT No: 1942

**A-200**



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No.	DESCRIPTION	DD.MM.YY

REVISIONS:

ARCHITECT SEAL: <b>OTARIO ASSOCIATION OF ARCHITECTS</b> RODERICK-LAHEY LICENCE 4376	NORTH ARROW:
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CLIENT:  
**MASTERCRAFT STARWOOD**  
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ARCHITECT:  
**rla/architecture**  
 56 Beech Street, Ottawa, Ontario K1S 3J6  
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PROJECT TITLE:  
**The Hazelton Westboro**  
 403 Richmond Road and 389 Roosevelt Ave.

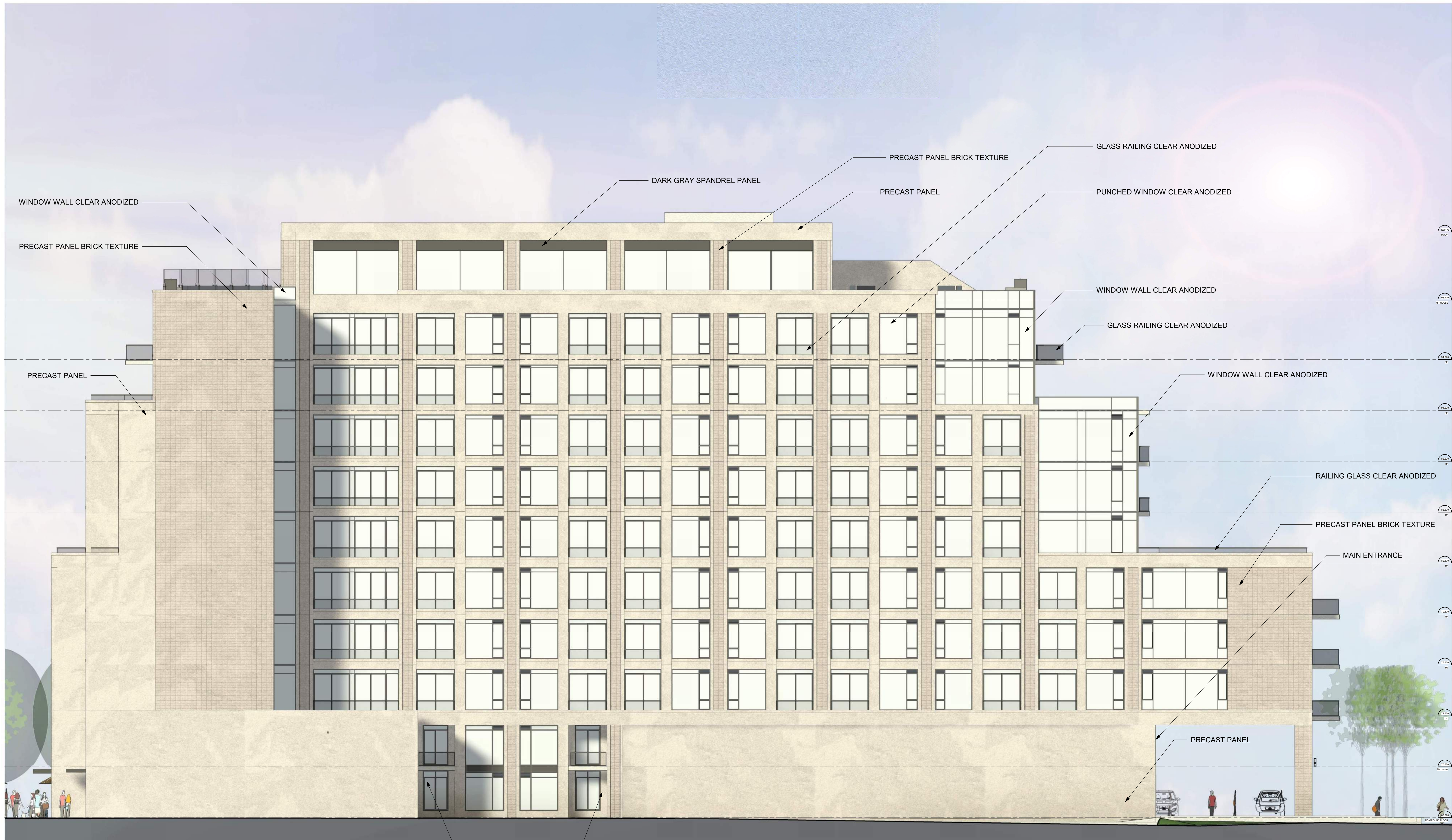
SHEET TITLE:  
**ENLARGED WEST ELEVATION**

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 100	SHEET No: <b>A-201</b>
PROJECT No: 1942	

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)  
 PLOT SCALE: 1:1  
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WINDOW WALL CLEAR ANODIZED

PRECAST PANEL BRICK TEXTURE

PRECAST PANEL

DARK GRAY SPANDREL PANEL

PRECAST PANEL BRICK TEXTURE

PRECAST PANEL

GLASS RAILING CLEAR ANODIZED

PUNCHED WINDOW CLEAR ANODIZED

WINDOW WALL CLEAR ANODIZED

GLASS RAILING CLEAR ANODIZED

WINDOW WALL CLEAR ANODIZED

RAILING GLASS CLEAR ANODIZED

PRECAST PANEL BRICK TEXTURE

MAIN ENTRANCE

PRECAST PANEL

TOWN HOUSE

1 ISSUED FOR SPC 1st COMMENT 21.10.22

No. DESCRIPTION DD.MM.YY

REVISIONS:



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**rla/architecture**  
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PROJECT TITLE:  
**The Hazelton Westboro**  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**ENLARGED EAST ELEVATION**

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

SCALE: 1 : 100 SHEET No:

PROJECT No: 1942 **A-202**

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)

PLOT SCALE: 1:1

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PLOT DATE: 2022-10-21 1:15:00 PM



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- WINDOW WALL CLEAR ANODIZED
- PRECAST PANEL
- SPANDREL PANEL- LIGHT GRAY
- GLASS RAILING CLEAR ANODIZED
- WINDOW WALL CLEAR ANODIZED
- GLASS RAILING CLEAR ANODIZED
- PRECAST BRICK TEXTURE
- PUNCHED WINDOW CLEAR ANODIZED
- BICYCLE PARKING STORAGE
- MAIN ENTRANCE
- SHIP AND RECIEVE

1	ISSUED FOR SPC 1st COMMENT RESPONSE	21.10.22
No.	DESCRIPTION	DD.MM.YY

REVISIONS:

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

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:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**ENLARGED NORTH ELEVATION**

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 100	SHEET No: <b>A-203</b>
PROJECT No: 1942	



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Labels for the architectural drawing:

- PRECAST PANEL BRICK TEXTURE
- PRECAST PANEL
- PUNCHED WINDOW CLEAR ANODIZED
- PRECAST PANEL BRICK TEXTURE
- GLASS RAILING CLEAR ANODIZED
- COMMERCIAL ENTRANCE
- COMMERCIAL ENTRANCE

1	ISSUED FOR SPC 1st COMMENT RESPONSE	21.10.22
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 Investment Builders Since 1951

ARCHITECT:  
  
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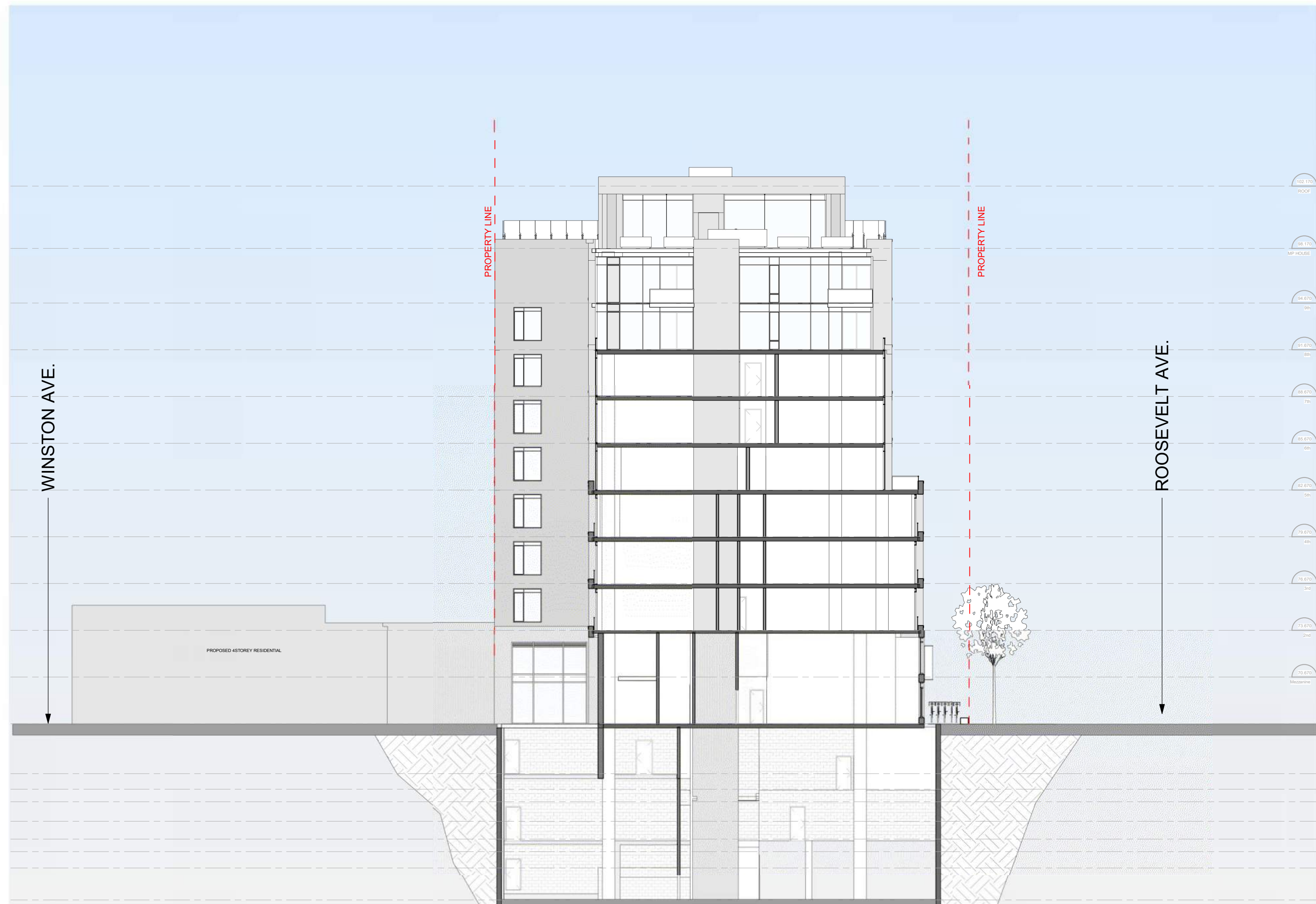
PROJECT TITLE:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**ENLARGED SOUTH ELEVATION**

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 100	SHEET No: <b>A-204</b>
PROJECT No: 1942	

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM) PLOT SCALE: 1:1 PLOT DATE: 2022-10-21 1:16:07 PM

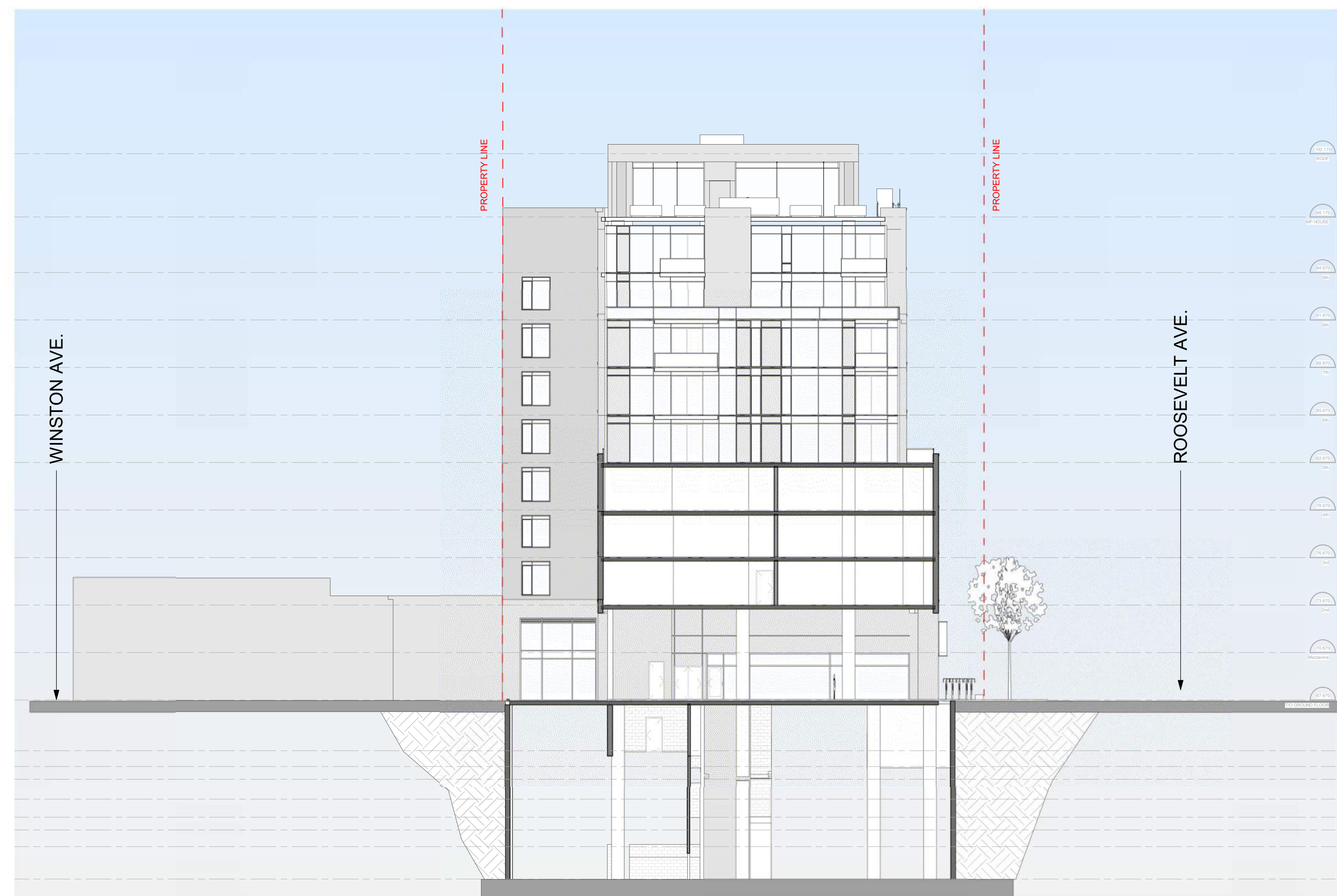




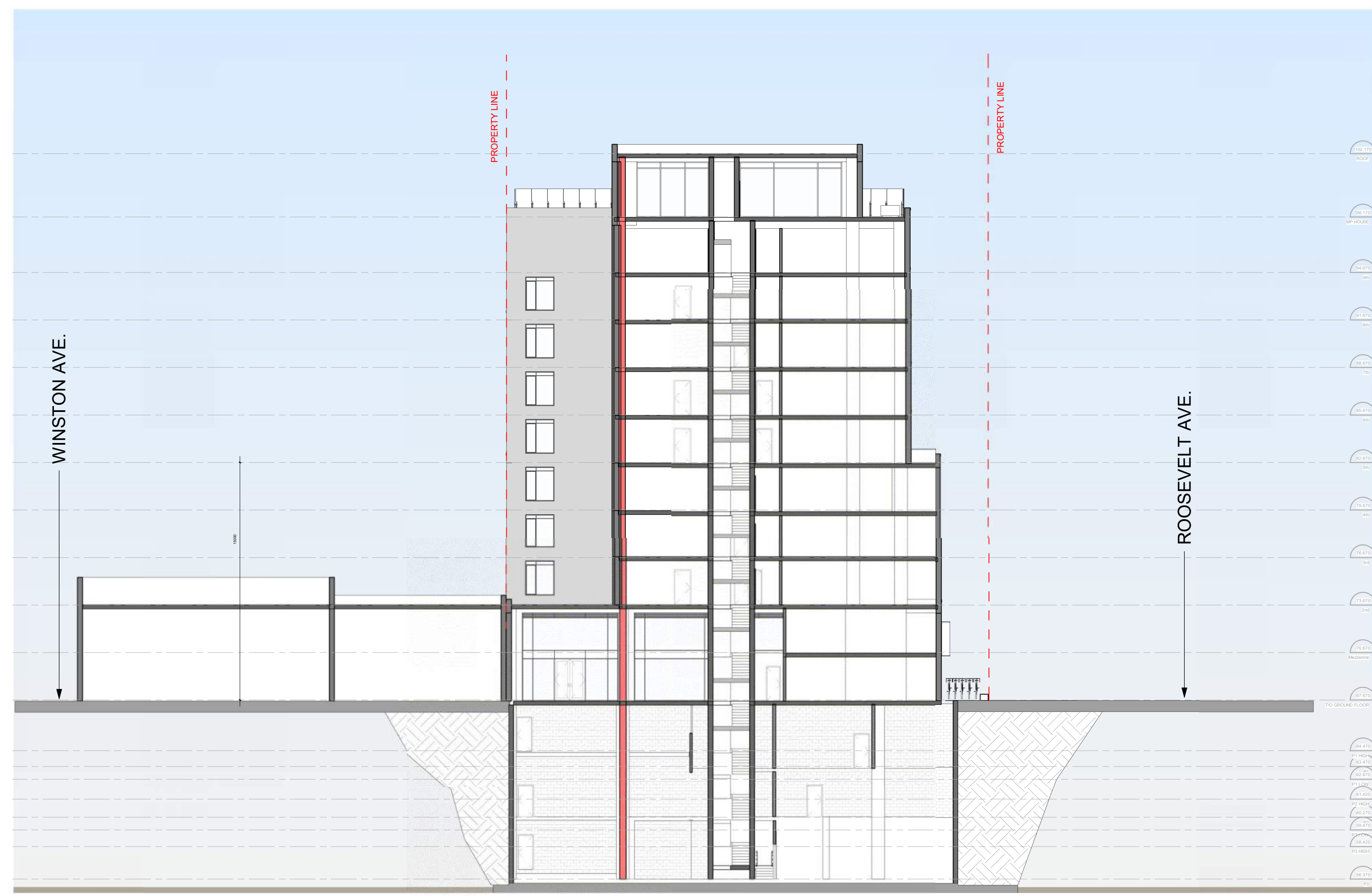
SECTION B-B



SECTION A-A  
SECTION B-B  
SECTION C-C




SECTION A-A

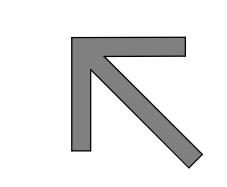


SECTION C-C

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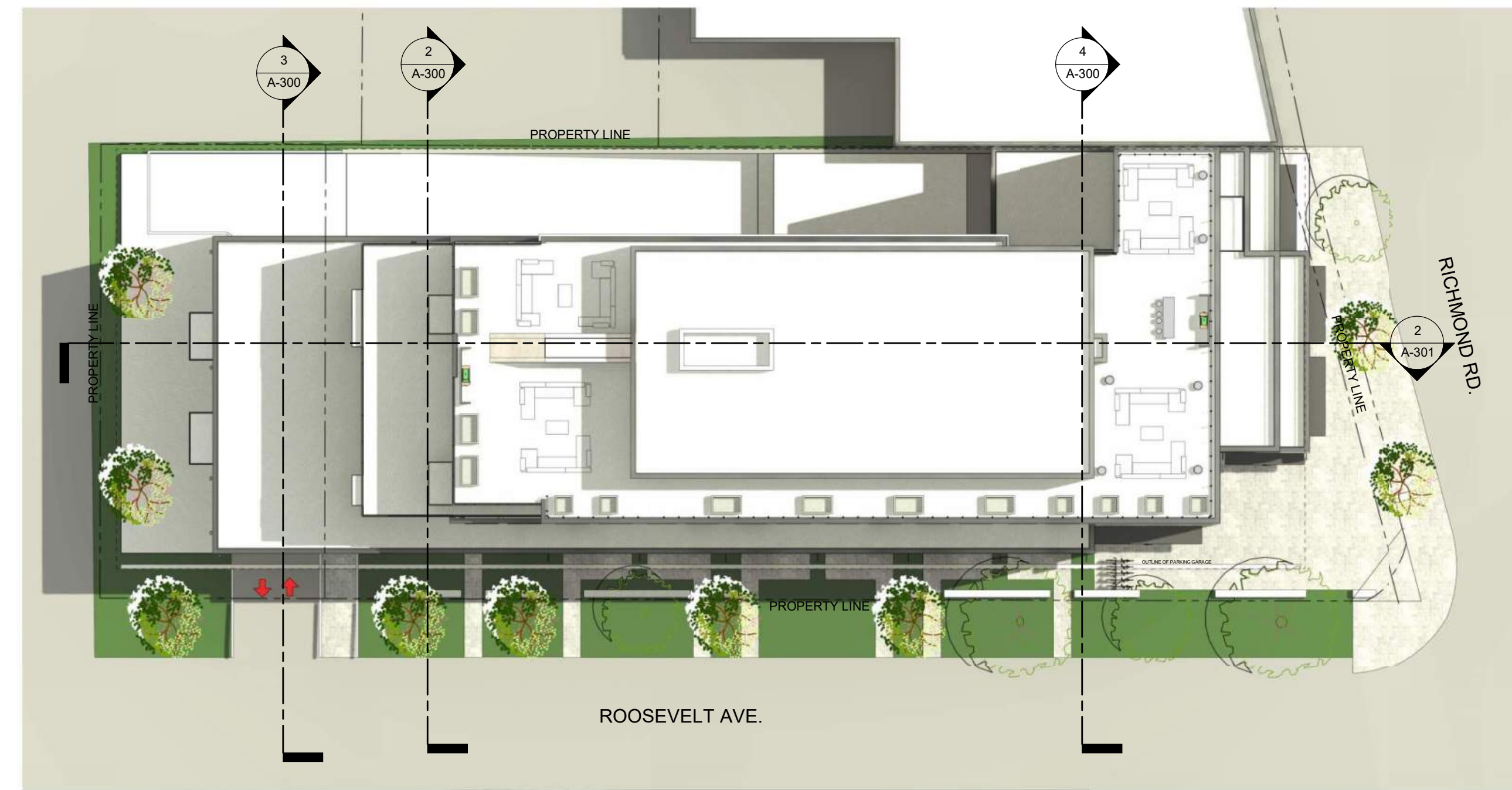
PROJECT TITLE:  
  
**The Hazelton Westboro**  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**SECTIONS**

DRAWN: S.S.	CHECKED: R.V.
SCALE: As indicated	SHEET No: <b>A-300</b>
PROJECT No: 1942	



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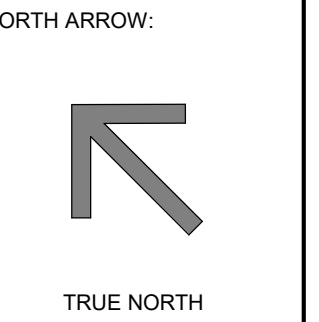
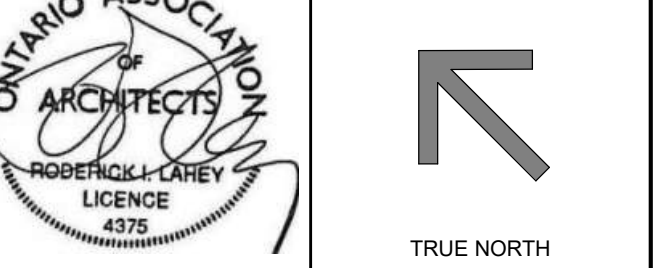


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PROJECT TITLE:  
*The Hazelton Westboro*  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**SECTION**

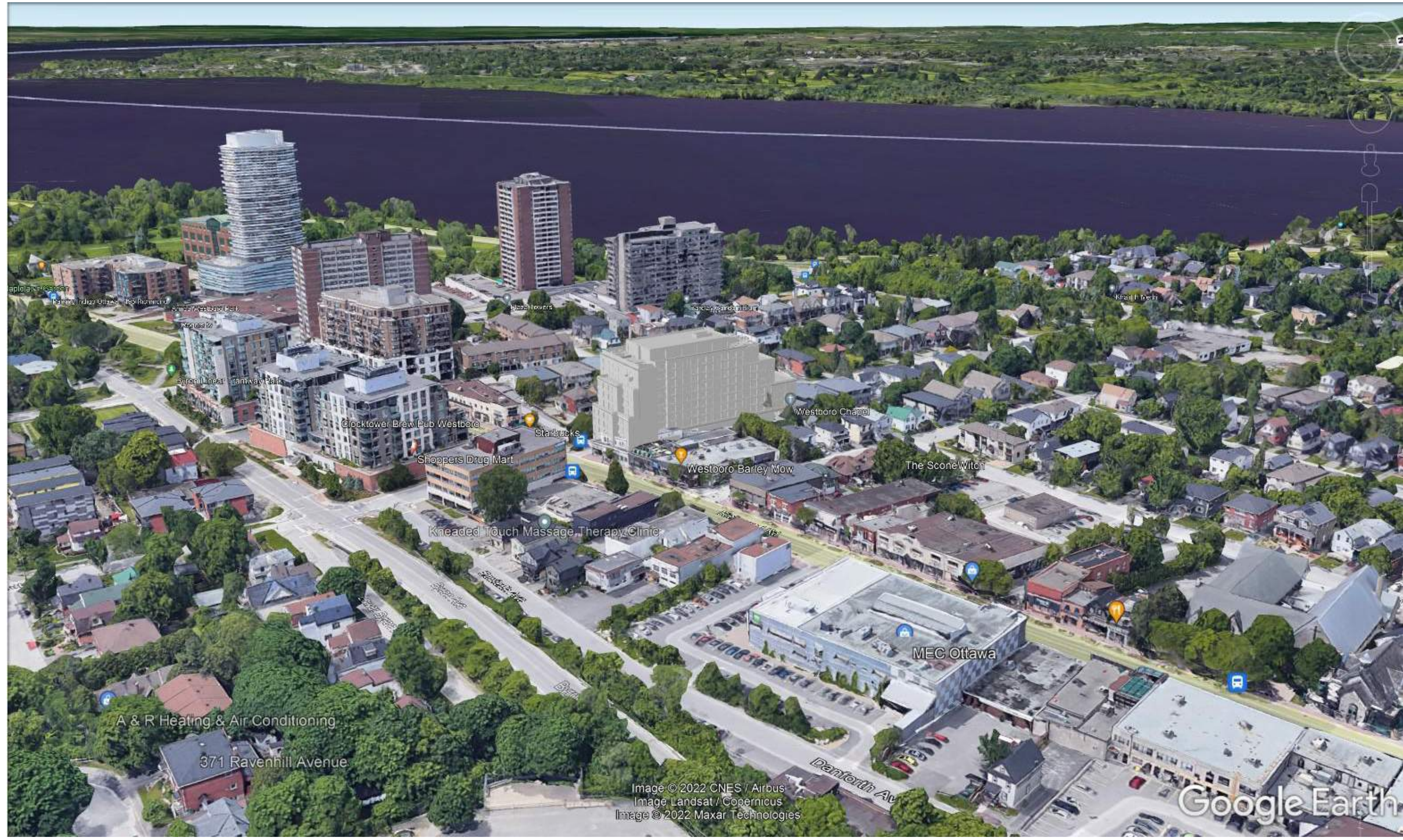
DRAWN: S.S. CHECKED: R.V.

SCALE: As indicated SHEET No:

PROJECT No: 1942 **A-301**


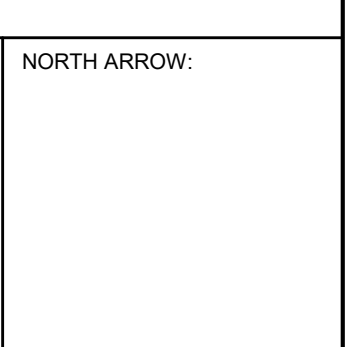
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PROJECT TITLE:  
  
 403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:  
**AERIAL VIEWS**

DRAWN: S.S.	CHECKED: R.V.
SCALE:	SHEET No: <b>A-400</b>
PROJECT No: 1942	

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM) PLOT SCALE: 1:1 PLOT DATE: 2022-10-21 1:16:35 PM





3D VIEW LOOKING FROM ROOSEVELT AVE.



3D VIEW LOOKING FROM WINSTON AVE.



3D VIEW LOOKING FROM ROOSEVELT AVE.



3D VIEW LOOKING FROM ROOSEVELT AVE AND RICHMOND RD INTERSECTION.

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PROJECT TITLE:  
**The Hazelton Westboro**  
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SHEET TITLE:

3D VIEWS

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SCALE:	SHEET No:
PROJECT No: 1942	<b>A-401</b>





3D VIEW LOOKING FROM ROOSEVELT AVE.



3D VIEW LOOKING FROM ROOSEVELT AVE AND RICHMOND RD INTERSECTION



3D VIEW LOOKING FROM RICHMOND RD



3D VIEW LOOKING FROM ROOSEVELT AVE.

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PROJECT TITLE:

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SHEET TITLE:

ENLARGED 3D VIEWS

DRAWN:

S.S. R.V.

SCALE: SHEET No:

PROJECT No: **A-402**  
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PROJECT TITLE:

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SHEET TITLE:

RENDERS

DRAWN:

S.S.

CHECKED:

R.V.

SCALE:

SHEET No:

PROJECT No:

1942

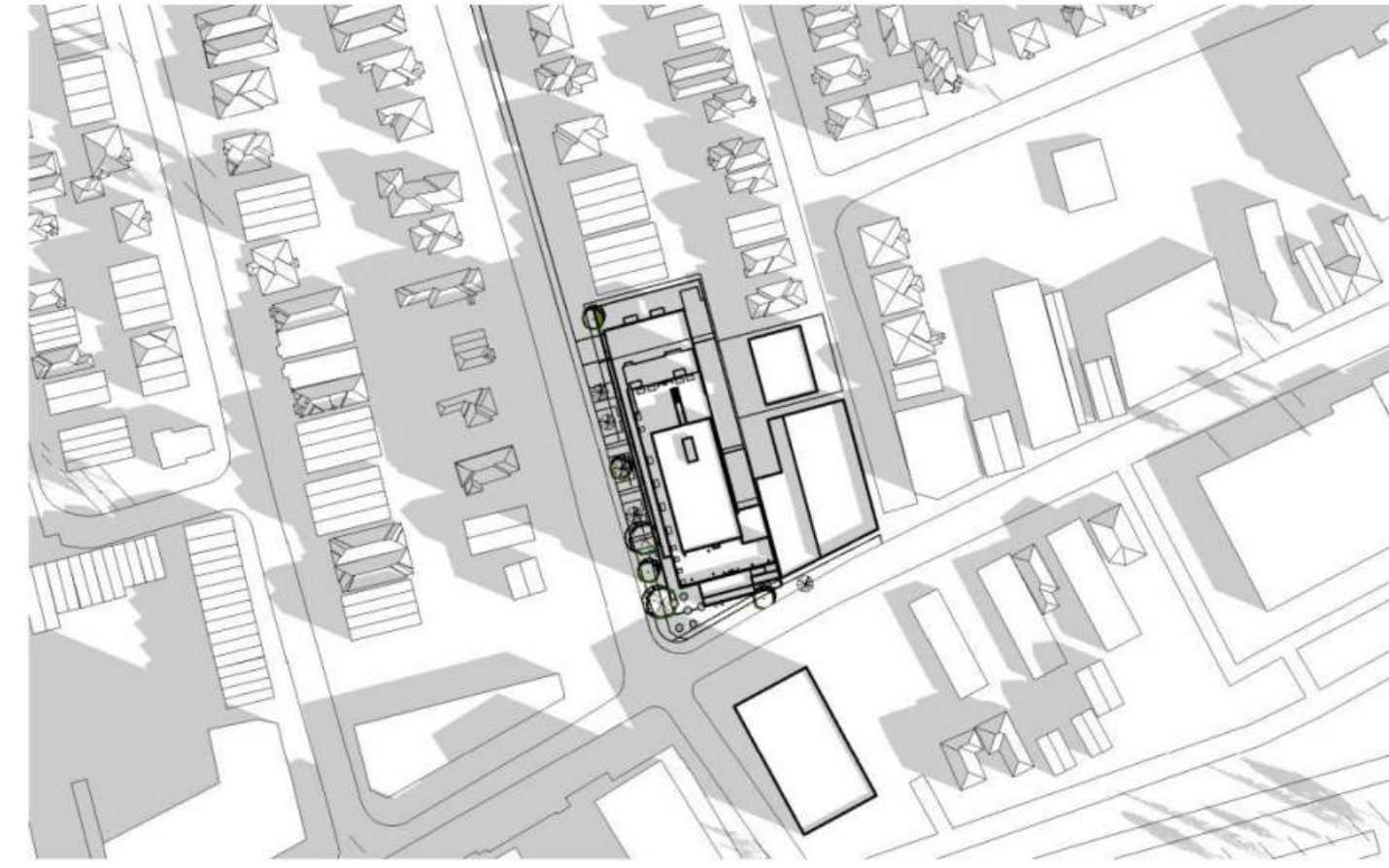
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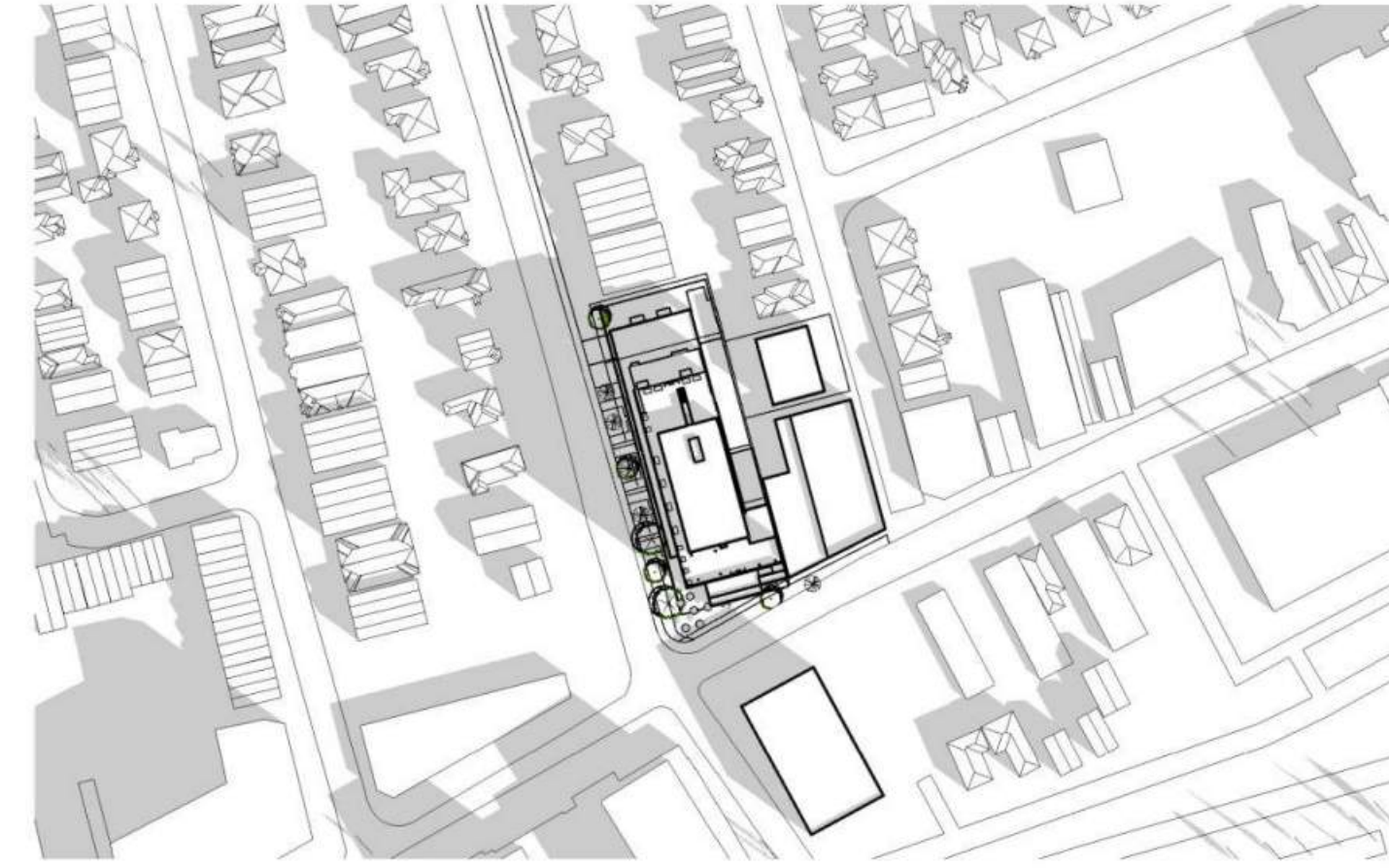
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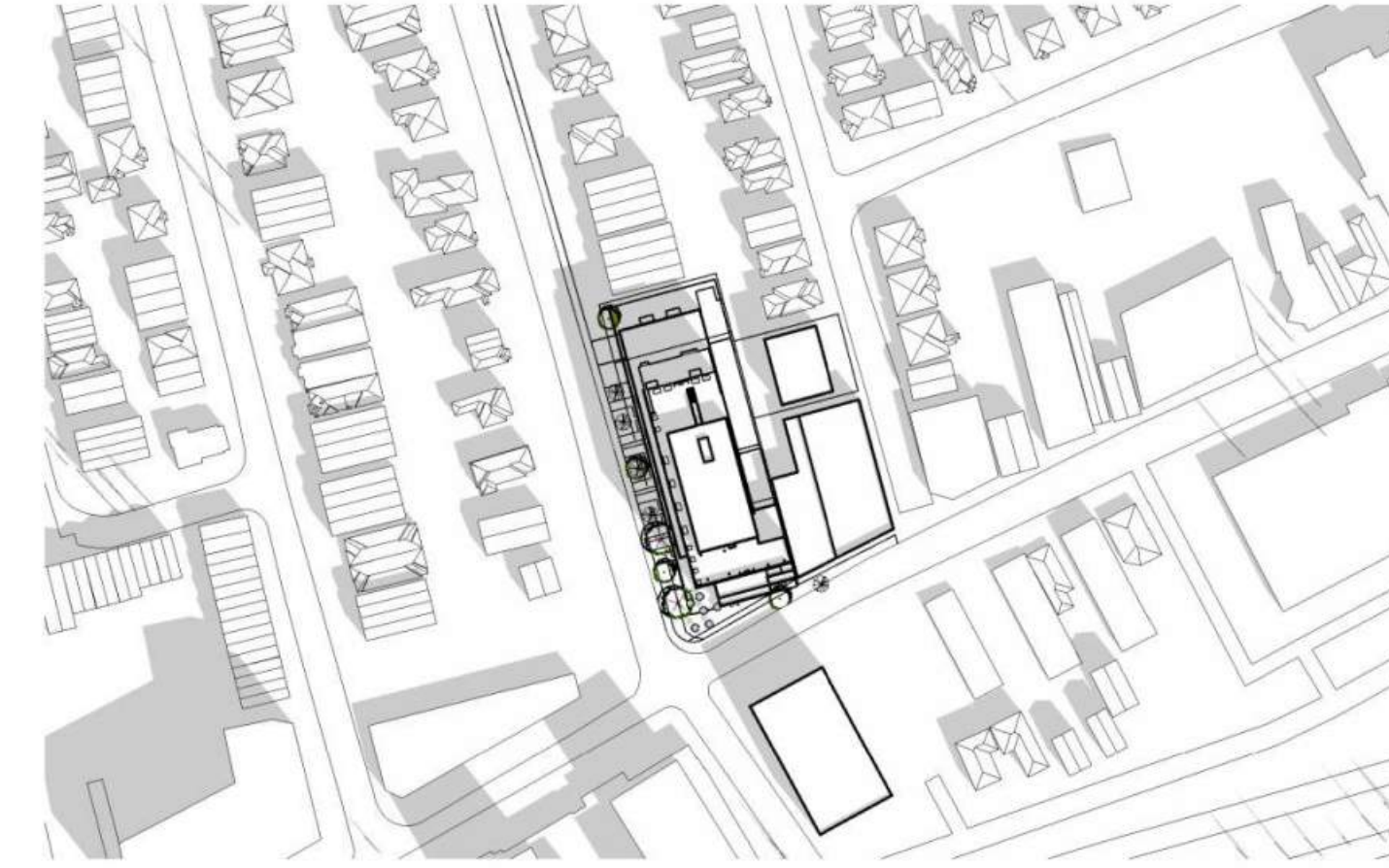
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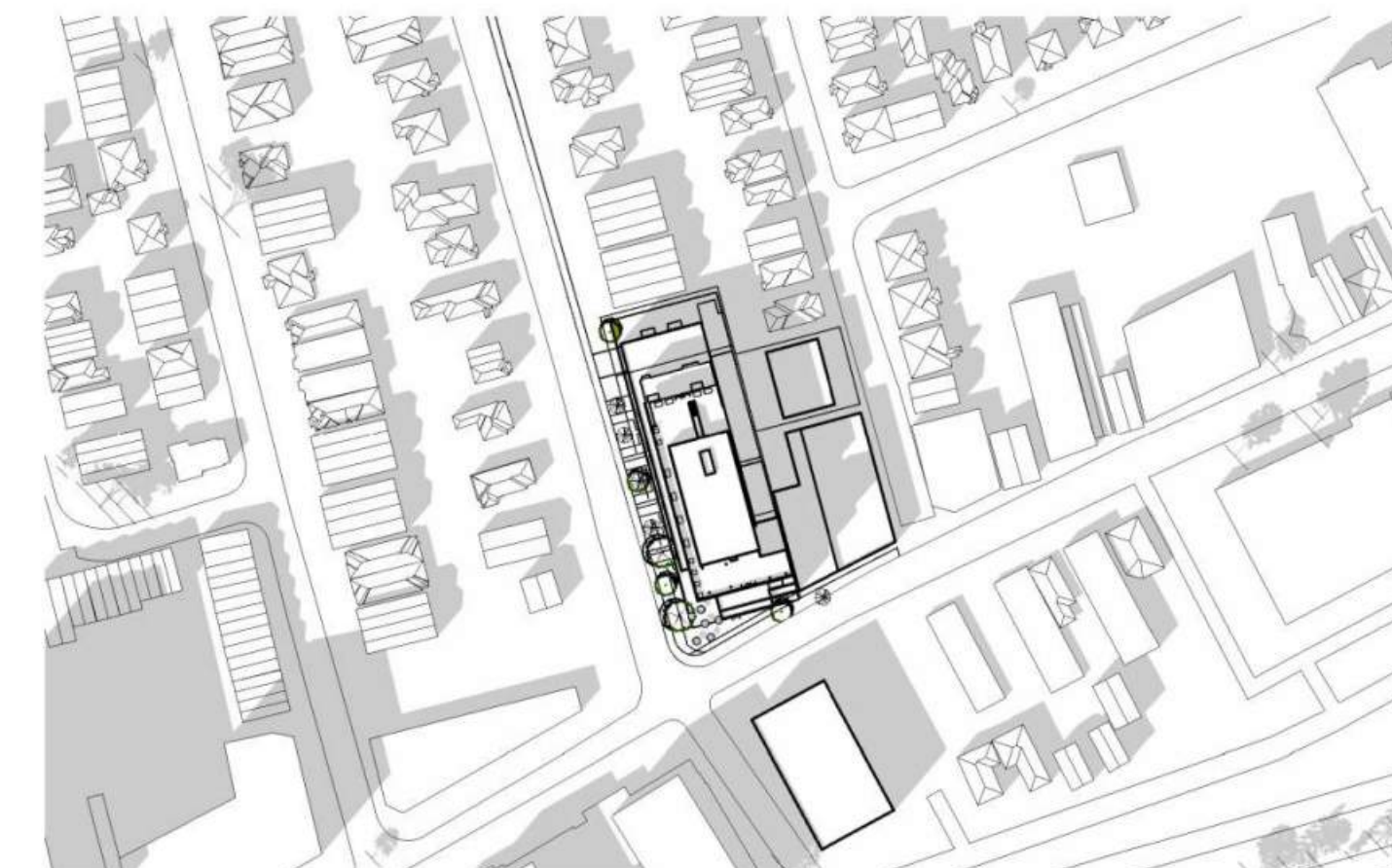
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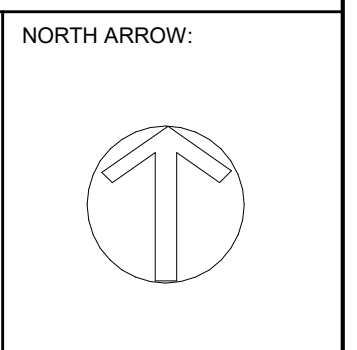


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PROJECT TITLE:  
**The Hazelton Westboro**  
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SHEET TITLE:  
**SUNSHADE ANALYSIS**

DRAWN: S.S.	CHECKED: R.V.
SCALE:	SHEET No: <b>A-500</b>
PROJECT No: 1942	

PAPER SIZE: ISO Full Bleed B1 (707.00 x 1000.00 MM)

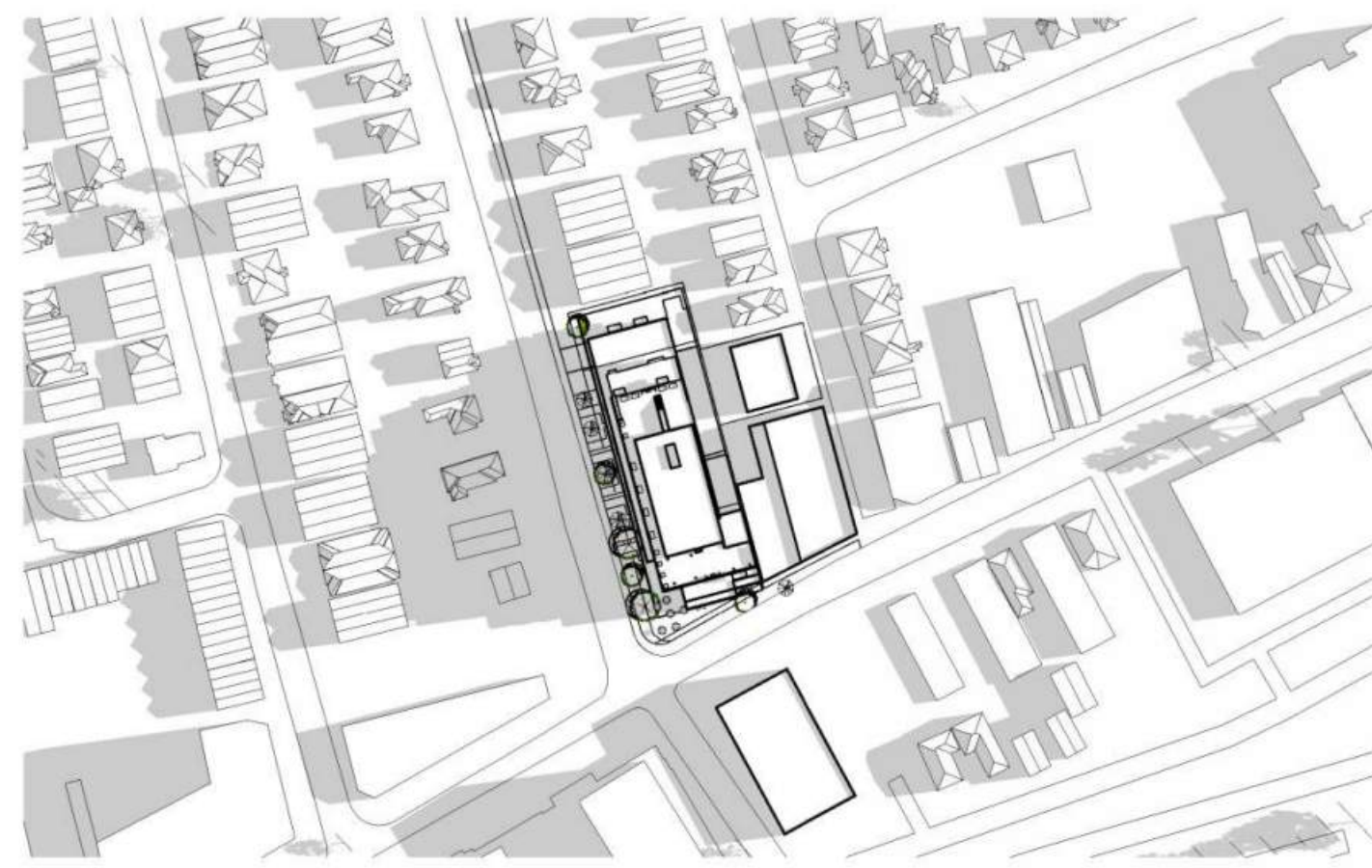
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JUNE 21ST, DST



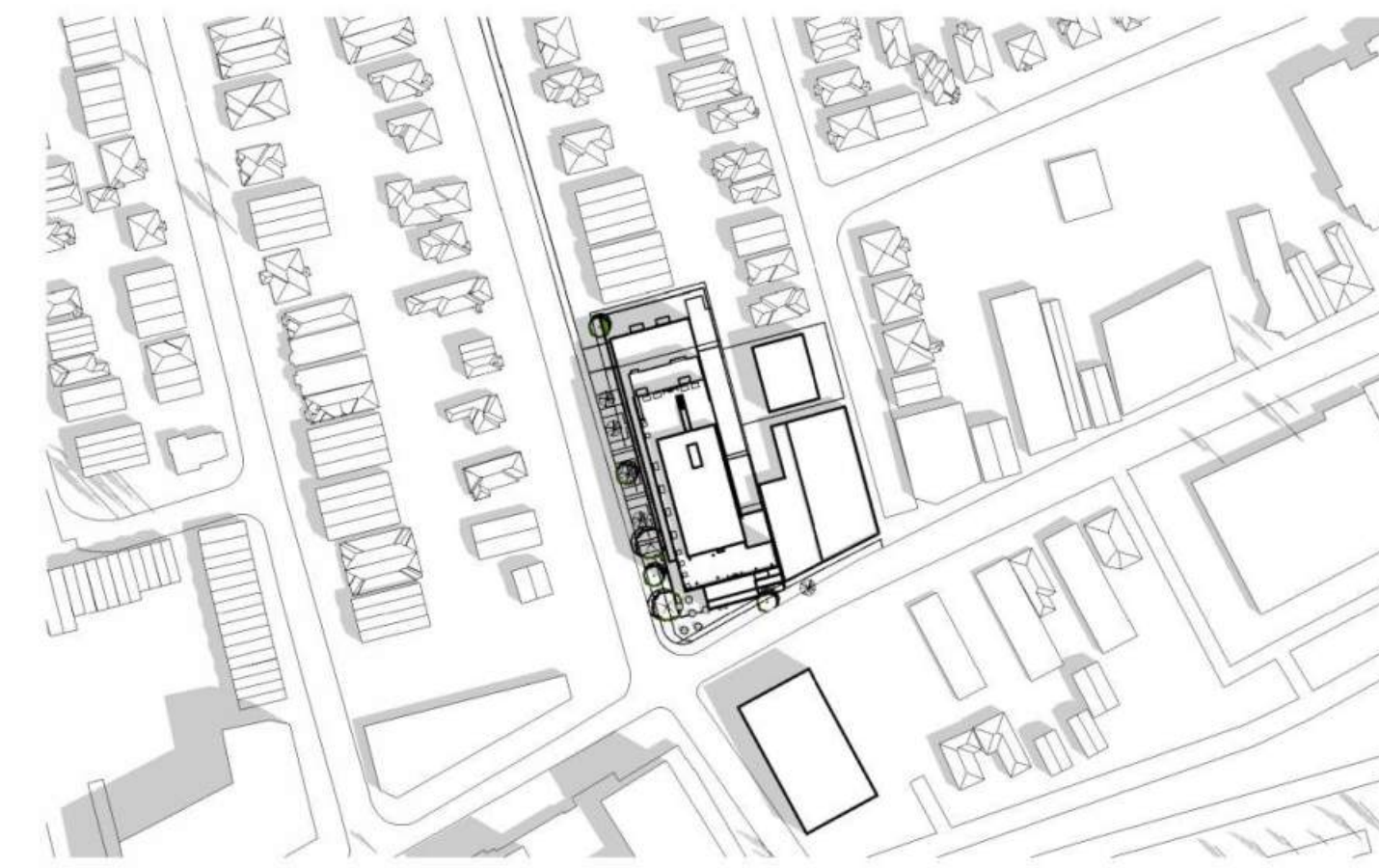
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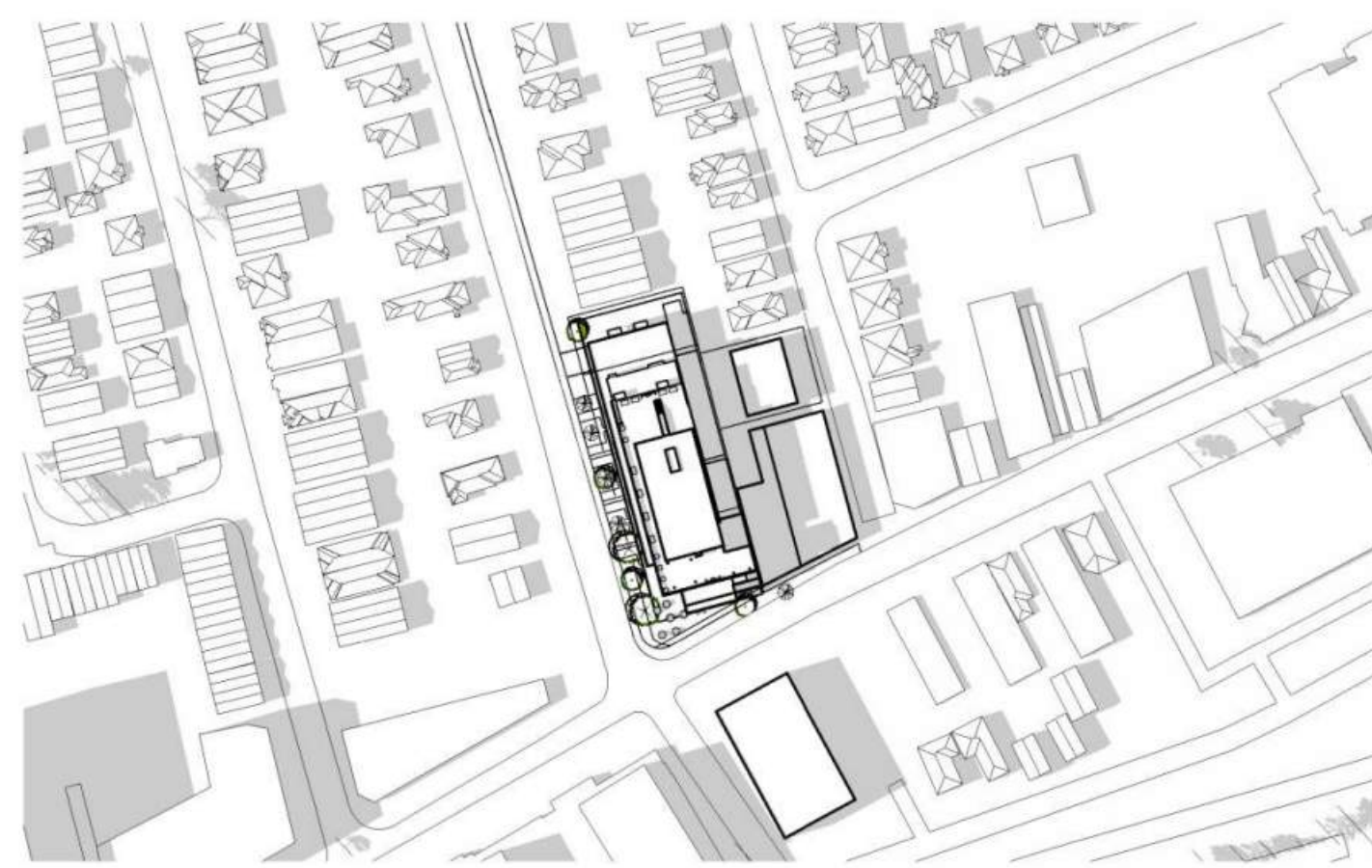
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PROJECT TITLE:  
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403 Richmond Road and 389 Roosevelt Ave.

SHEET TITLE:

SUNSHADE ANALYSIS

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

SCALE: SHEET No:

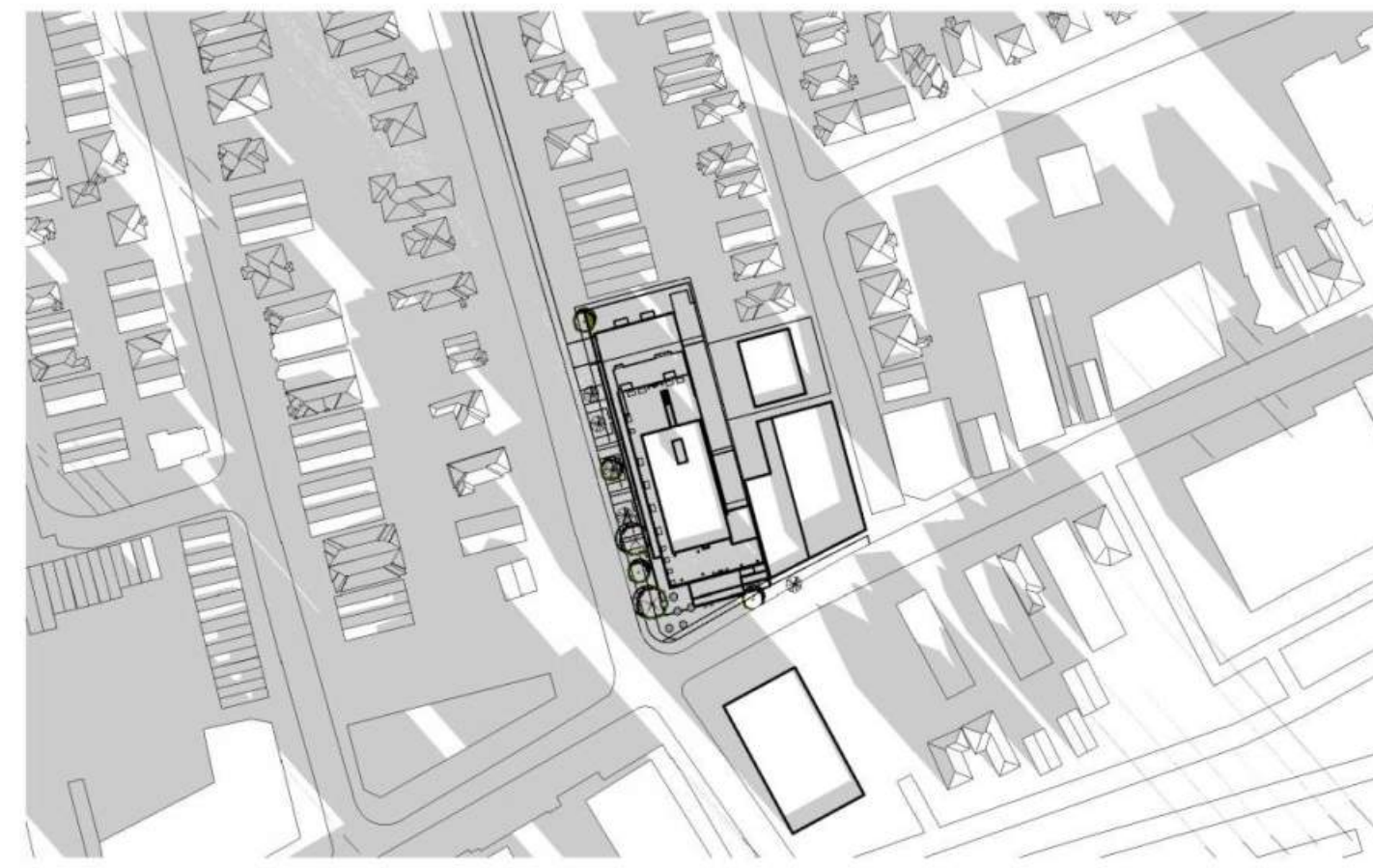
PROJECT No: 1942 **A-501**



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SHEET TITLE:  
**SUNSHADE ANALYSIS**

DRAWN: S.S.	CHECKED: R.V.
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SCALE:	SHEET No:
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PROJECT No: 1942	<b>A-502</b>
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