

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

**PROJECT DEVELOPER**  
**Theberge Developments Ltd.**  
 1600 Laperrerie 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(2015) S438	SITE AREA	0.264 ha.	2,643.97 sq. m. (28,459 sq. ft.)
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
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 <sup>2</sup>	1,212m <sup>2</sup>	1,635m <sup>2</sup>	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	606m <sup>2</sup>	785m <sup>2</sup>	
RESIDENTIAL PARKING (AREA Z' - MIN. 0.1 PER UNIT, 1.75 PER UNIT)	MIN. 0 / MAX. 354	124	
VISITOR PARKING - 0.1 PER UNIT AFTER 12 UNITS	0	19	
COMMERCIAL PARKING (AREA Z)	NOT REQUIRED	230	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	104	230	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> 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 BYLAWS (OFFICIAL ZONING BYLAW))

PARKING LEVELS (3 TYPICAL)

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

COMMERCIAL RETAIL: 190.0 sq. m. (2,050 sq. ft.)

**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

**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 - 6.0M <sup>2</sup> PER UNIT (207) =	1,242.0 sq. m.
REQUIRED COMMUNAL @ 50% =	621.0 sq. m.

**BICYCLE PARKING**

REQUIRED

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

PROVIDED

EXTERIOR	8
INDOOR ON MEZZANINE FLOOR	230
TOTAL	238

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AT GRADE COMMUNAL =	150.0 sq. m.
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REQUIRED - 6.0M <sup>2</sup> 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

**REVISIONS:**

No.	DESCRIPTION	DATE
1	ISSUED FOR OPA, ZA & SPC APPLICATION R02	July 31, 24
2	ISSUED FOR OPA, ZA & SPC APPLICATION R01	Mar 15, 24
3	ISSUED FOR 33% REVIEW	Sept 15, 23
4	ISSUED FOR OPA, ZA & SPC APPLICATION	June 09, 23
5	ISSUED FOR OWNER / CONSULTANT REVIEW	May 30, 23
6	ISSUED FOR OWNER REVIEW	Dec. 22, 22

ARCHITECT ASSOCIATION OF ARCHITECTS  
 REGISTERED PROFESSIONAL ARCHITECT  
 LICENSE # 4375

SEAL DATE: STAMP DATE

CLIENT: St. Joseph Inc.

**St. Joseph Inc.**  
**MASTERCRAFT STARWOOD**  
 Investment Builders Since 1951

**rla / architecture**  
 roderick lahey architect inc.  
 56 beech street, ottawa, ontario K1S 3J6  
 t. 613.724.9932 f. 613.724.1209 rla@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.  
 PROJECT No. 2222 **SP-1**





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No.	DESCRIPTION	YYYY-MM-DD
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:  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: <b>1</b>
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (Breed 6) (707.00 x 1000.00mm)  
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ARCHITECT SEAL: NORTH ARROW: TRUE NORTH

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

OTTAWA, ON. K1E 1E2

SHEET TITLE:  
**SITE PLAN**

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

PAPER SIZE: ISO Full (Breed 6) (707.00 x 1000.00mm) PLOT DATE: 7/31/2024 1:57:16 PM



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	DESCRIPTION	YYYY-MM-DD

REVISIONS:

ARCHITECT SEAL:

NORTH ARROW:

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Investment Builders Since 1951

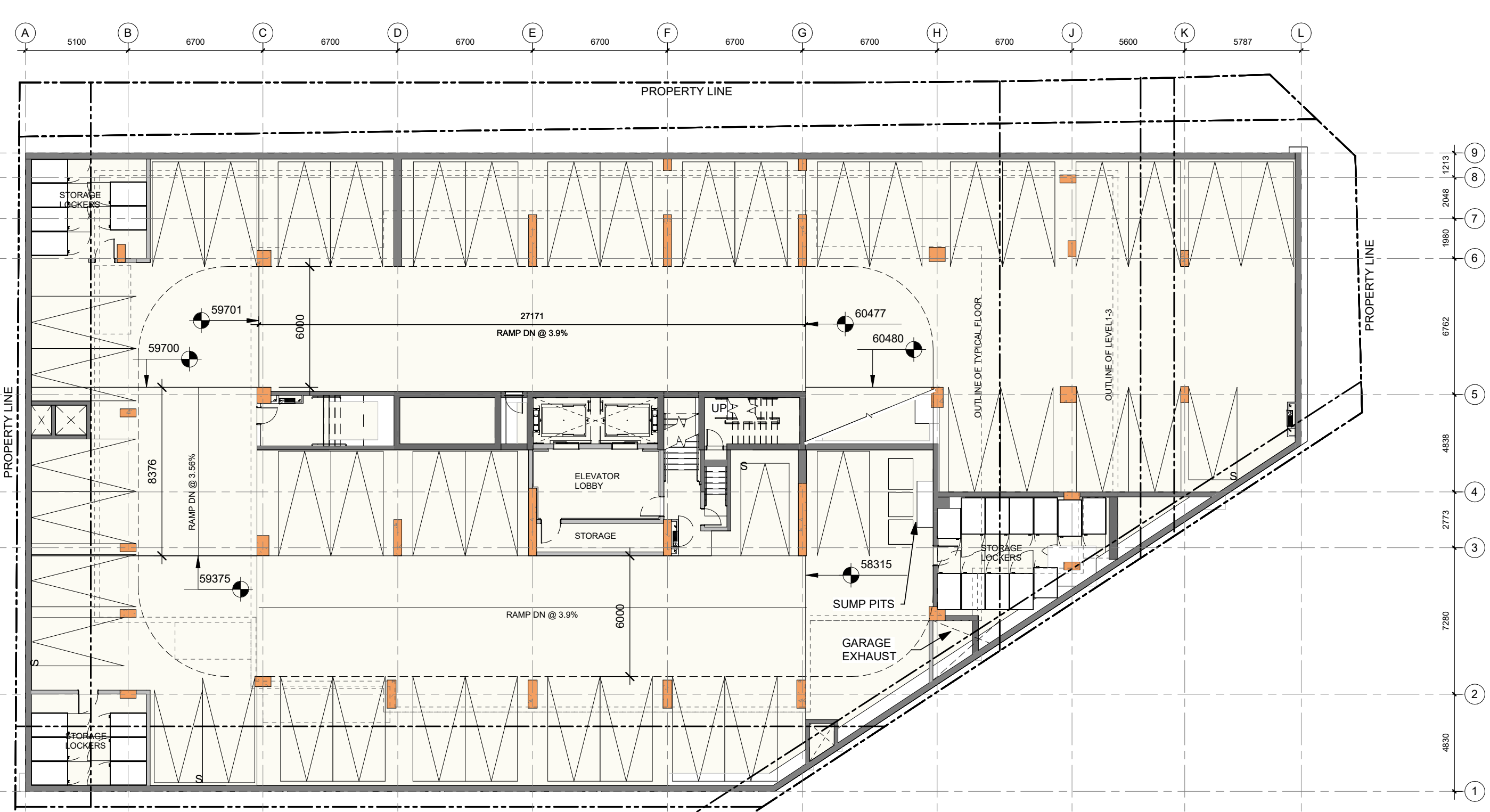
ARCHITECT: **rla/architecture**  
56 Beech Street, Ottawa, Ontario K1S 3J6  
t.613.724.9932 f.613.724.1209 www.roderickclayey.ca

PROJECT TITLE:  
**3030 ST. JOSEPH BLVD.**

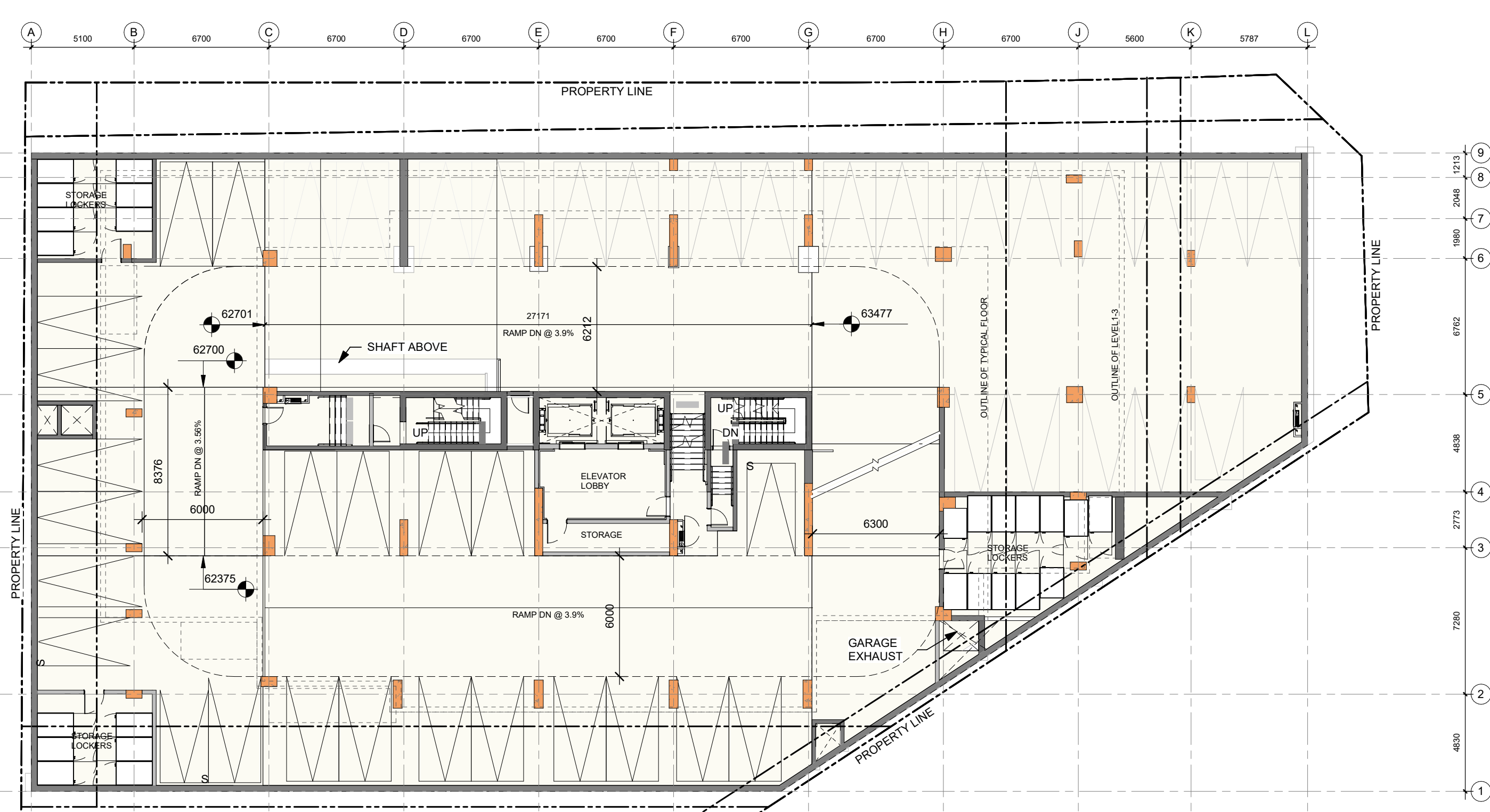
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SHEET TITLE:  
**FLOOR PLANS**

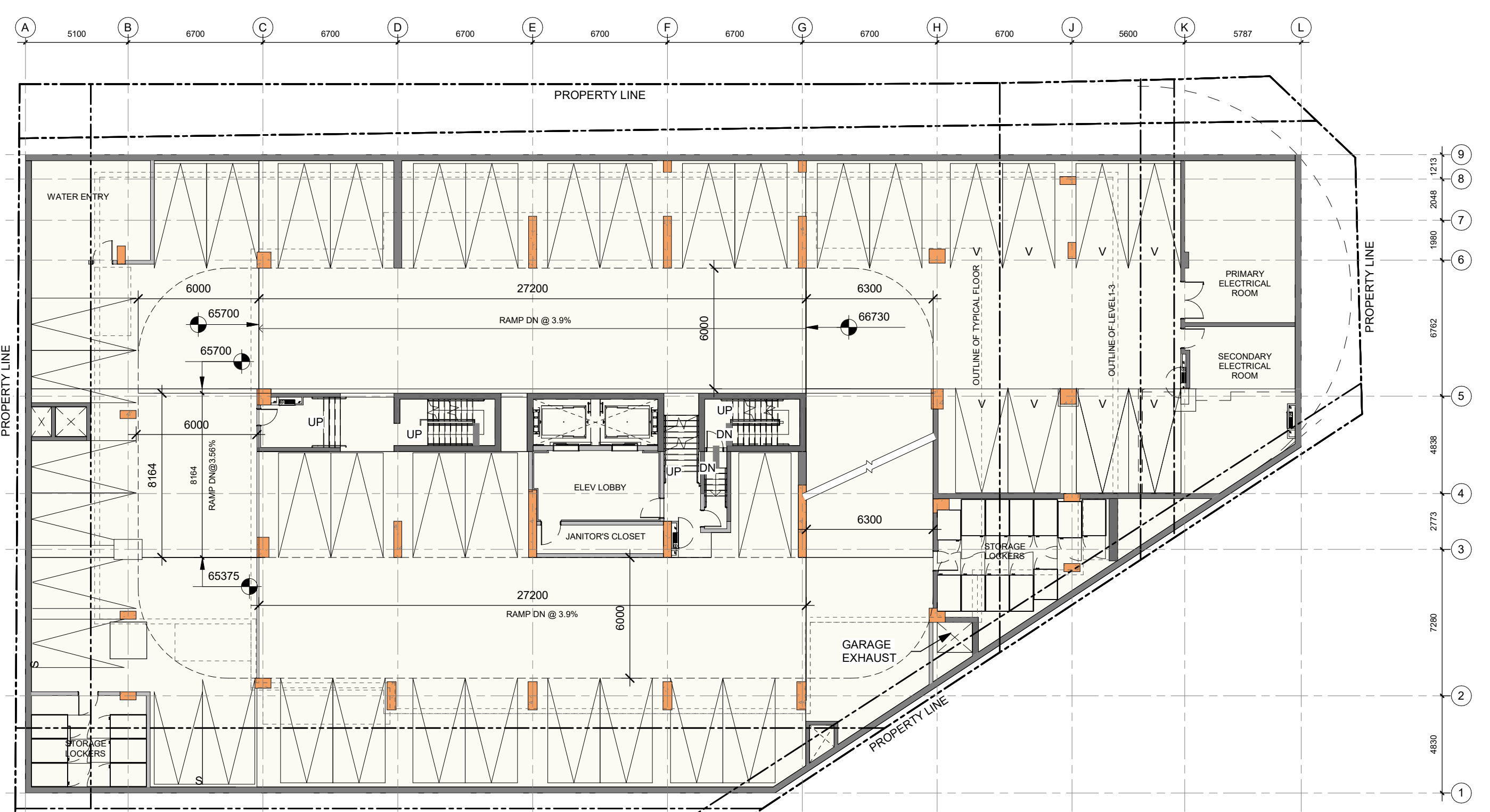
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PROJECT No: 2222	<b>3</b>
	Plan No. : # 19036



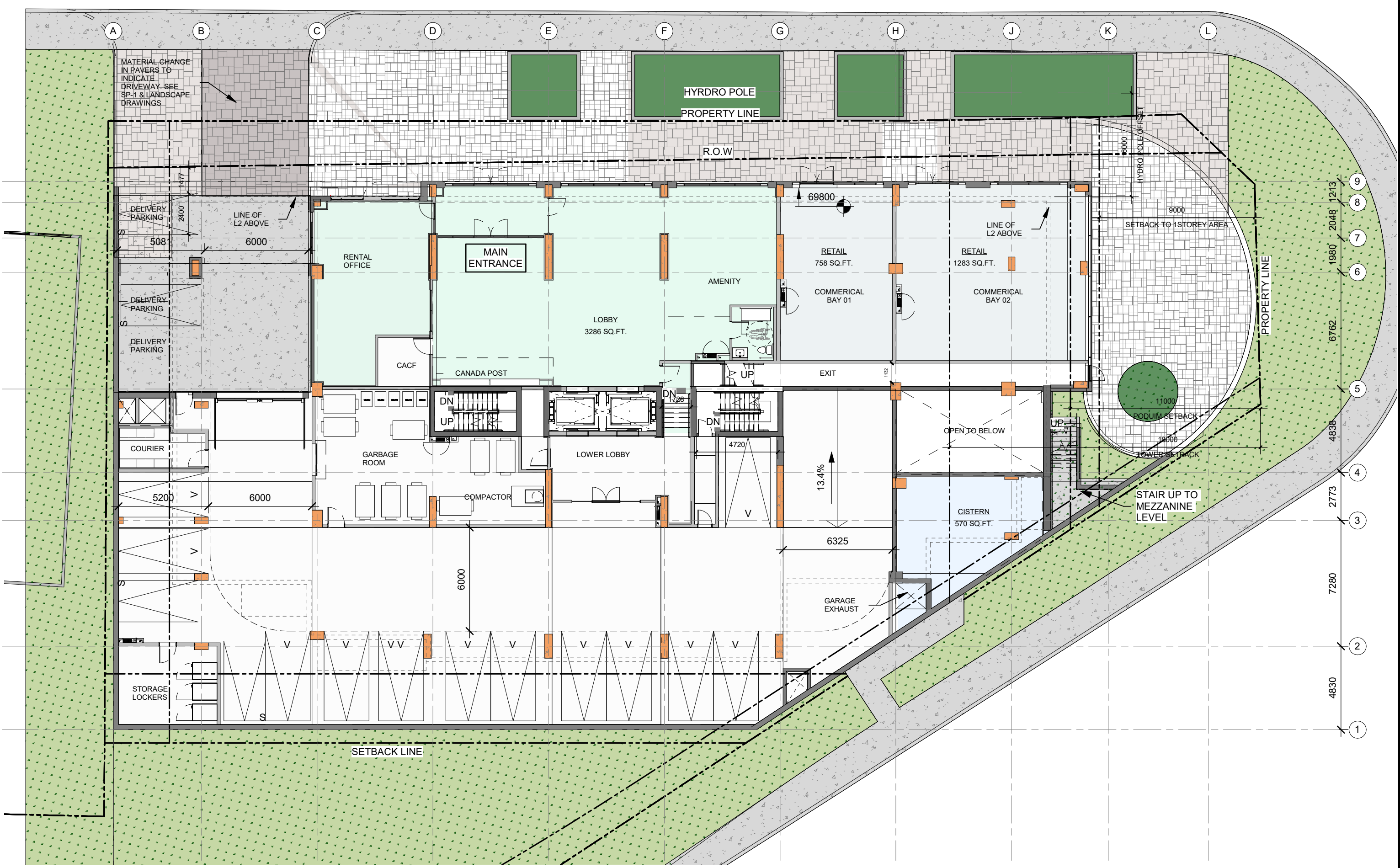
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**LEVEL P2**



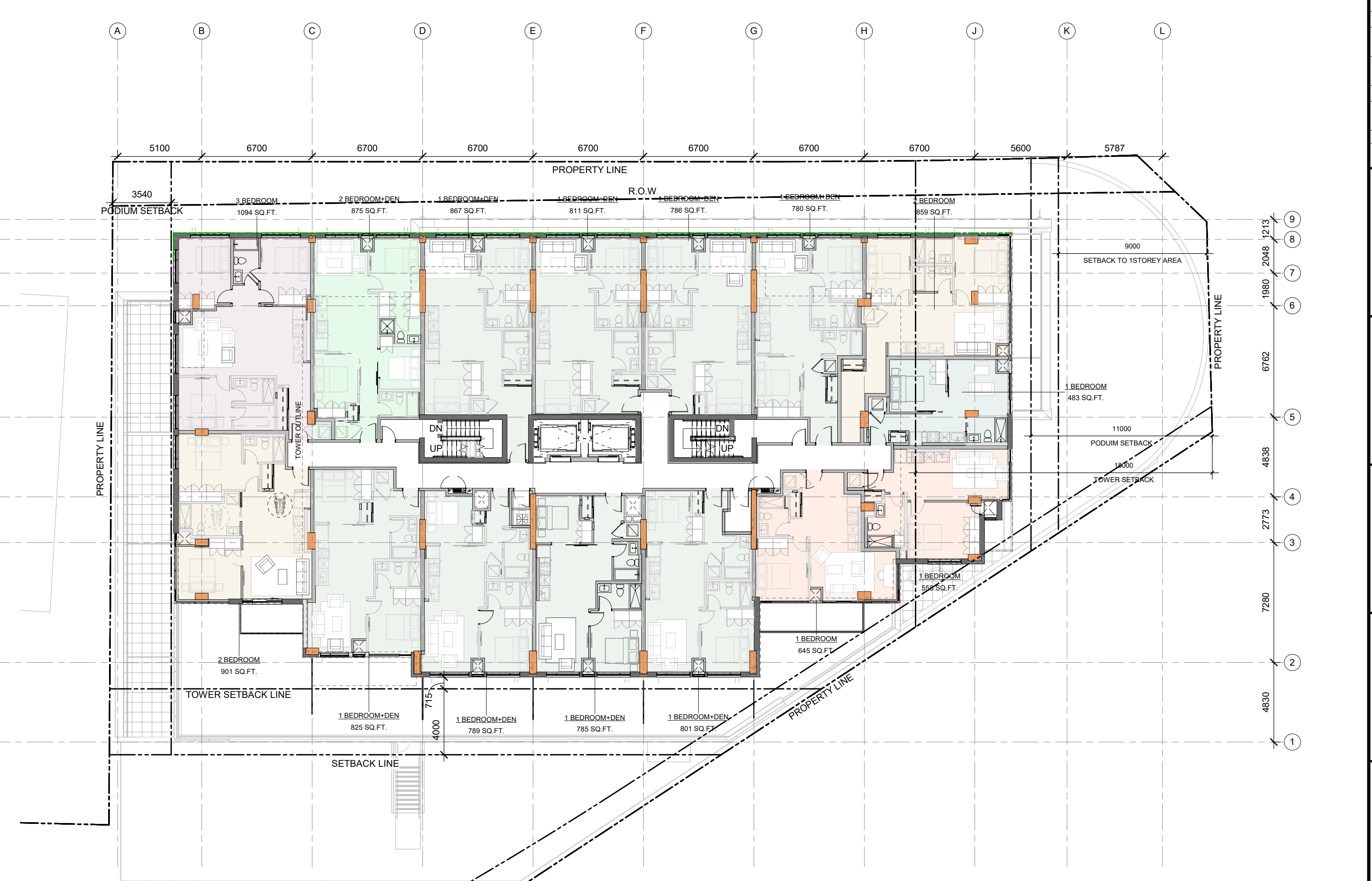
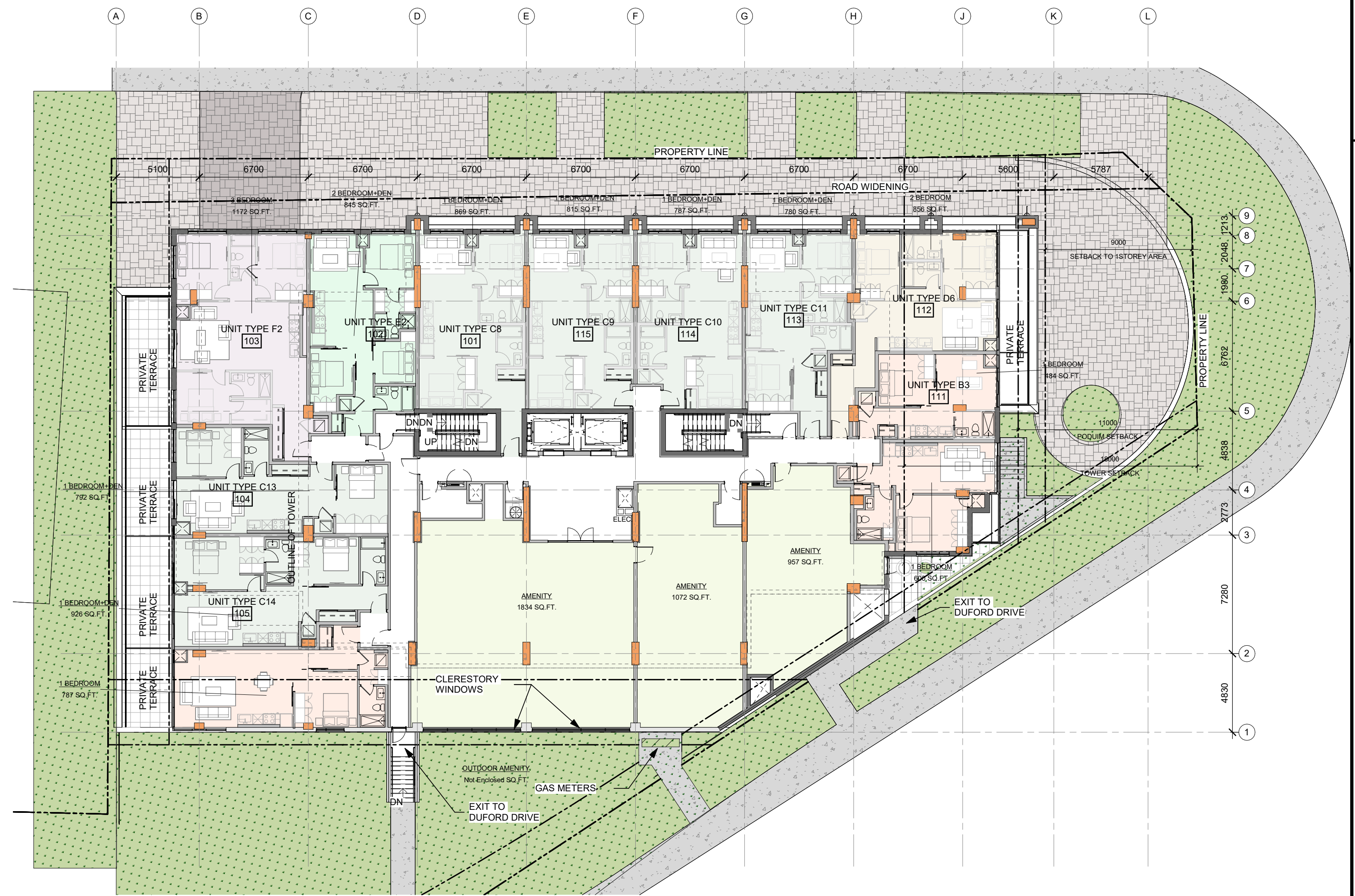
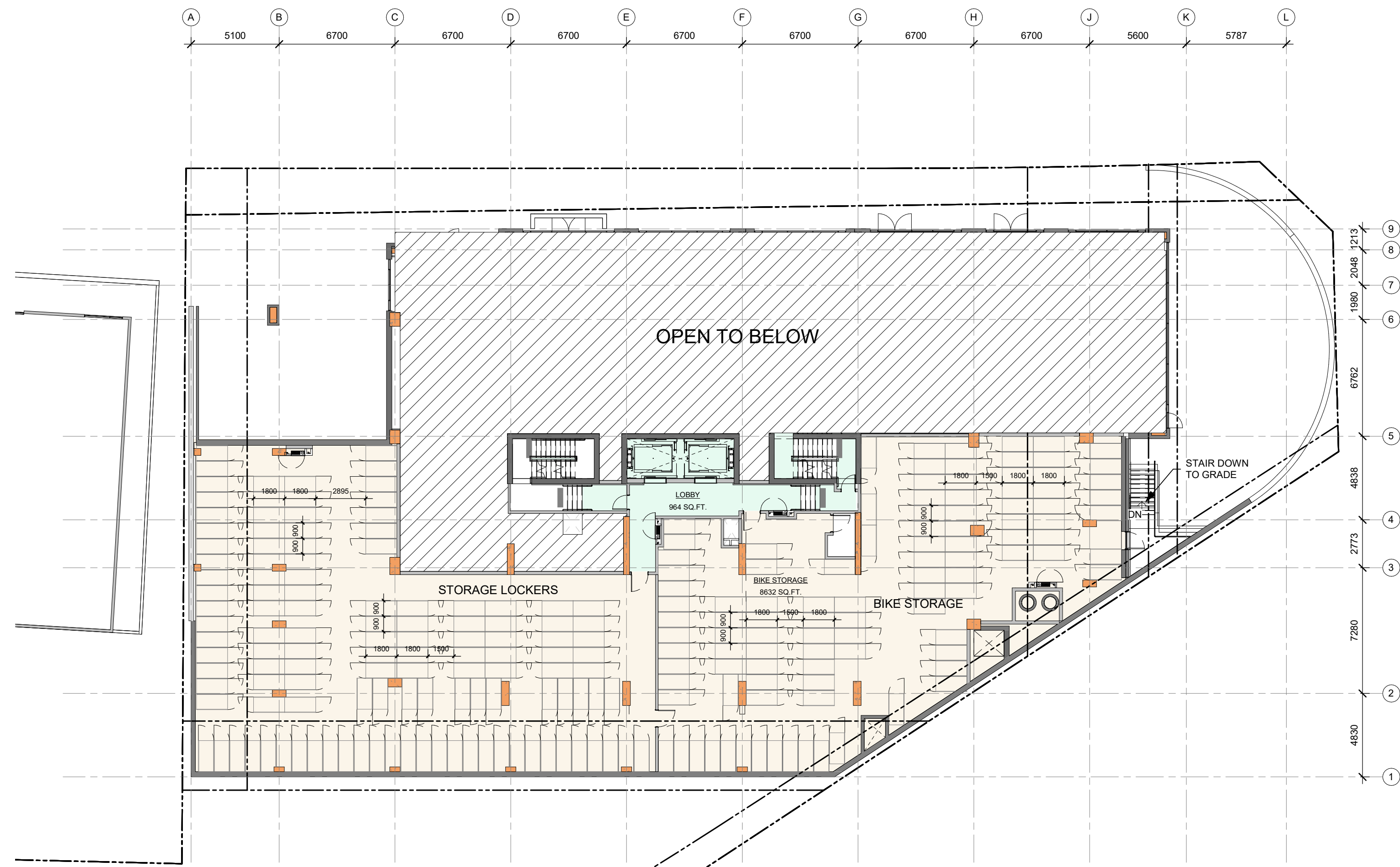
**LEVEL P1**



**GROUND FLOOR**

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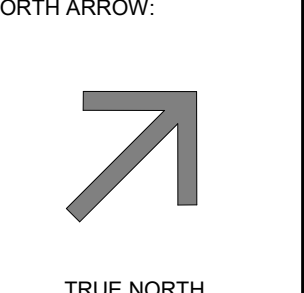




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ARCHITECT SEAL:  NORTH ARROW: 

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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

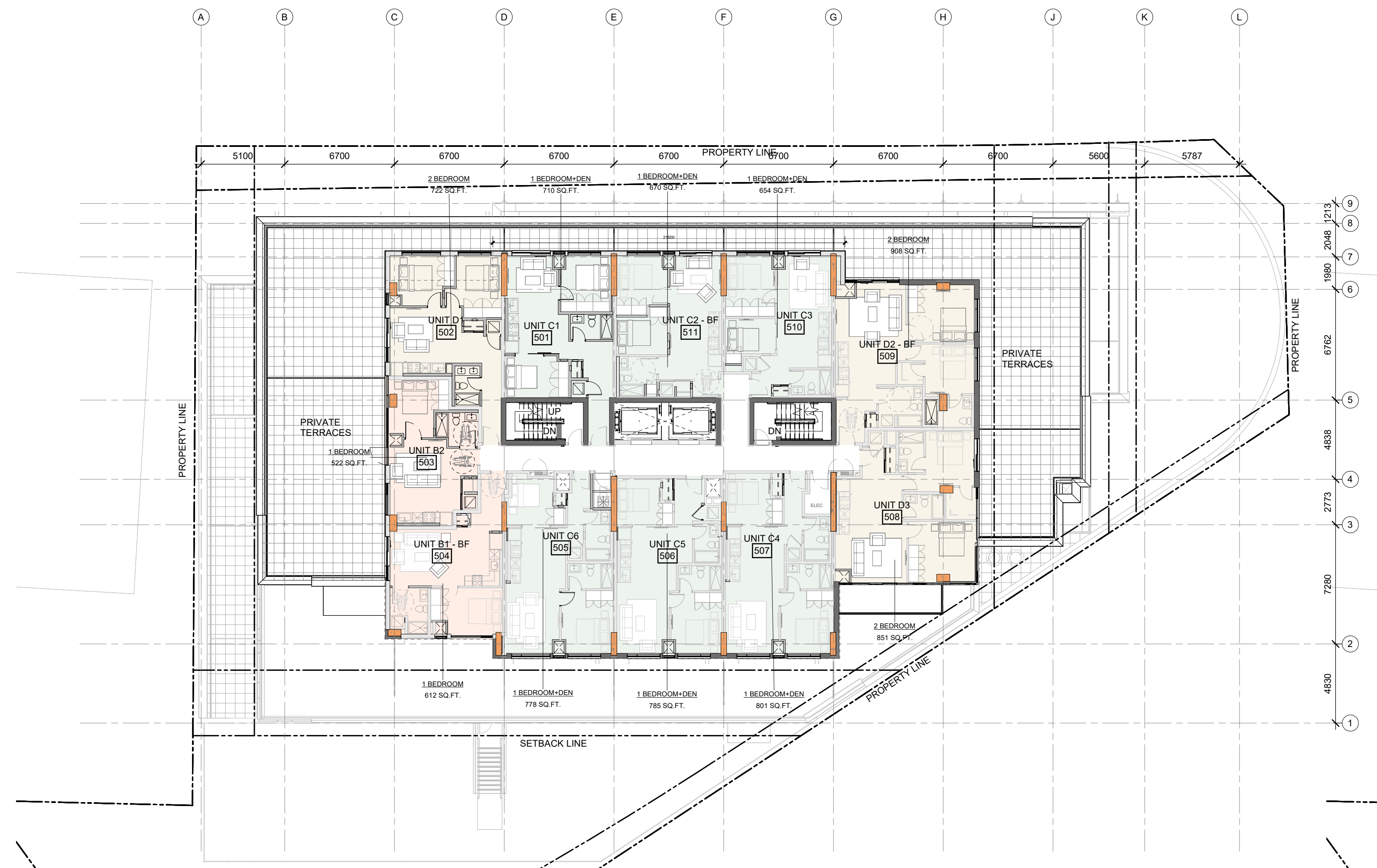
SHEET TITLE:  
**FLOOR PLANS**

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

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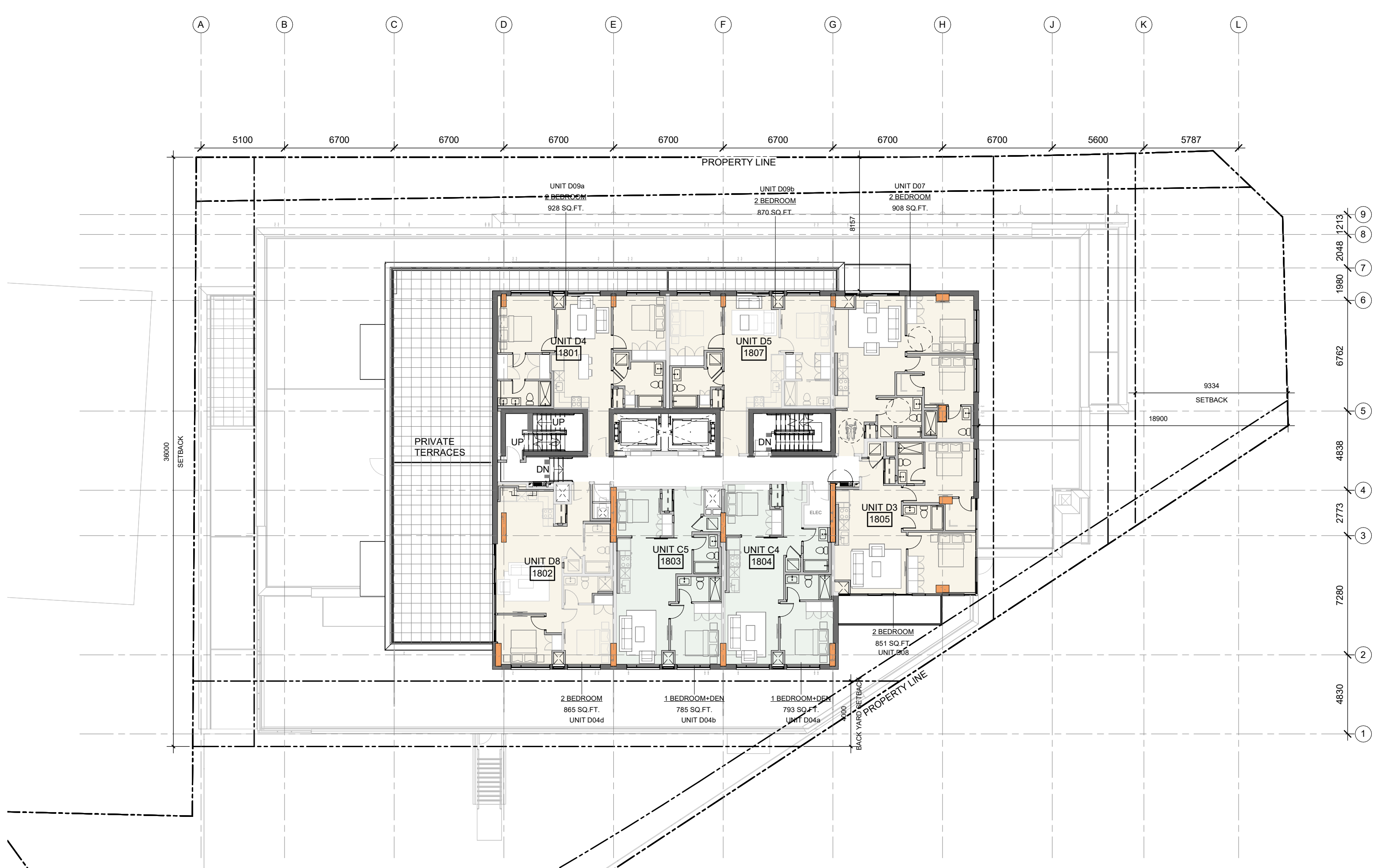
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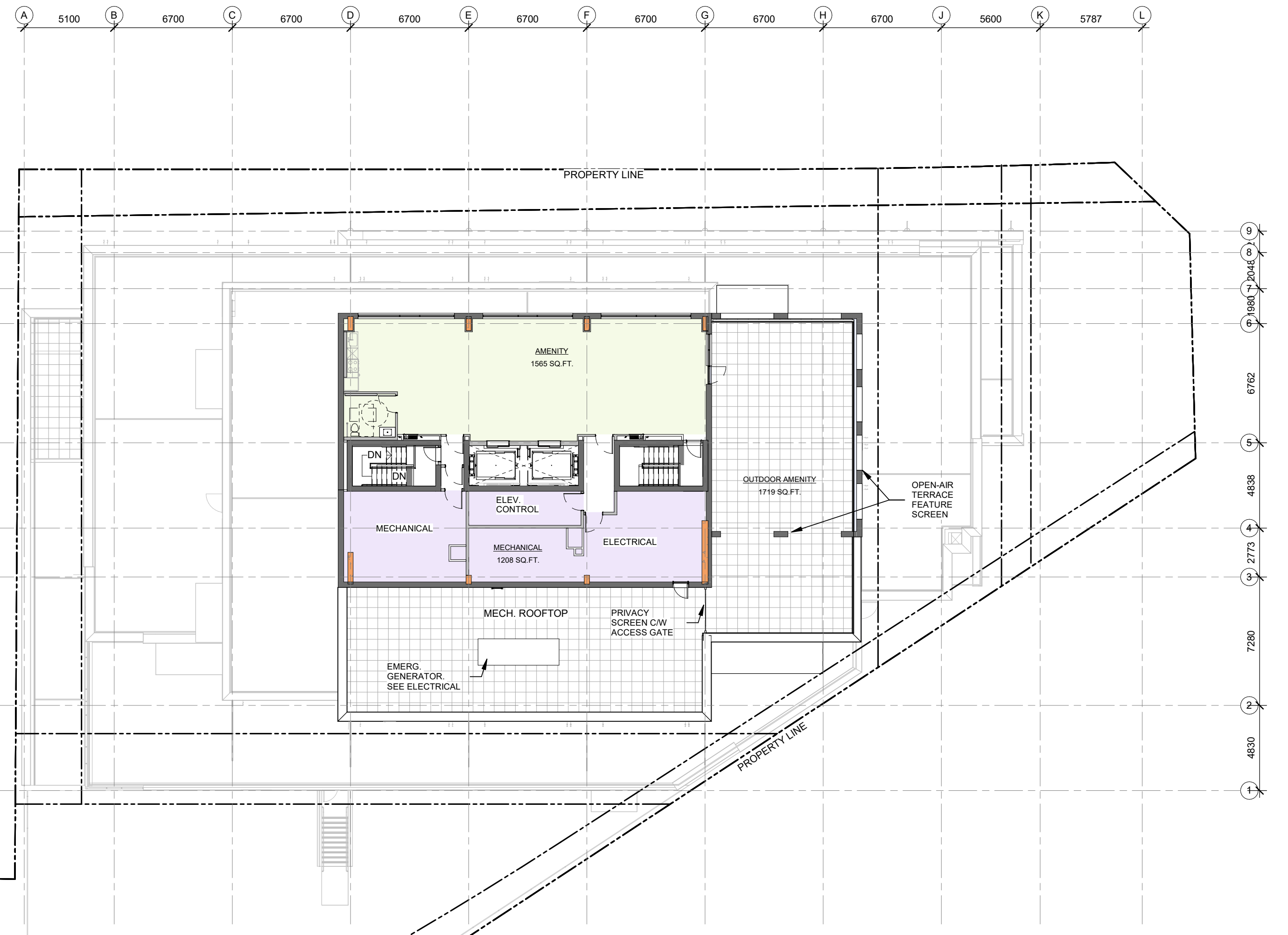
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**LEVEL 6-17**




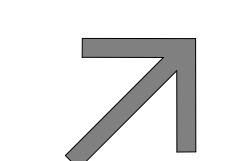
**LEVEL 18**



**MECHANICAL FLOOR**

No.	DESCRIPTION	DATE
6	OPA, ZBLA AND SPC REVISION R02	2024-07-31
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PROJECT TITLE:  
**3030 ST. JOSEPH BLVD.**  
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SHEET TITLE:  
**FLOOR PLANS**

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

PAPER SIZE: ISO Full BeesB1 (707.00 x 1000.00mm)  
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# NORTH ELEVATION



# SOUTH ELEVATION



# EAST ELEVATION



# WEST ELEVATION



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REVISIONS:

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ARCHITECT:

**rla/architecture**  
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 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

**3030 ST. JOSEPH BLVD.**

OTTAWA, ON. K1E 1E2

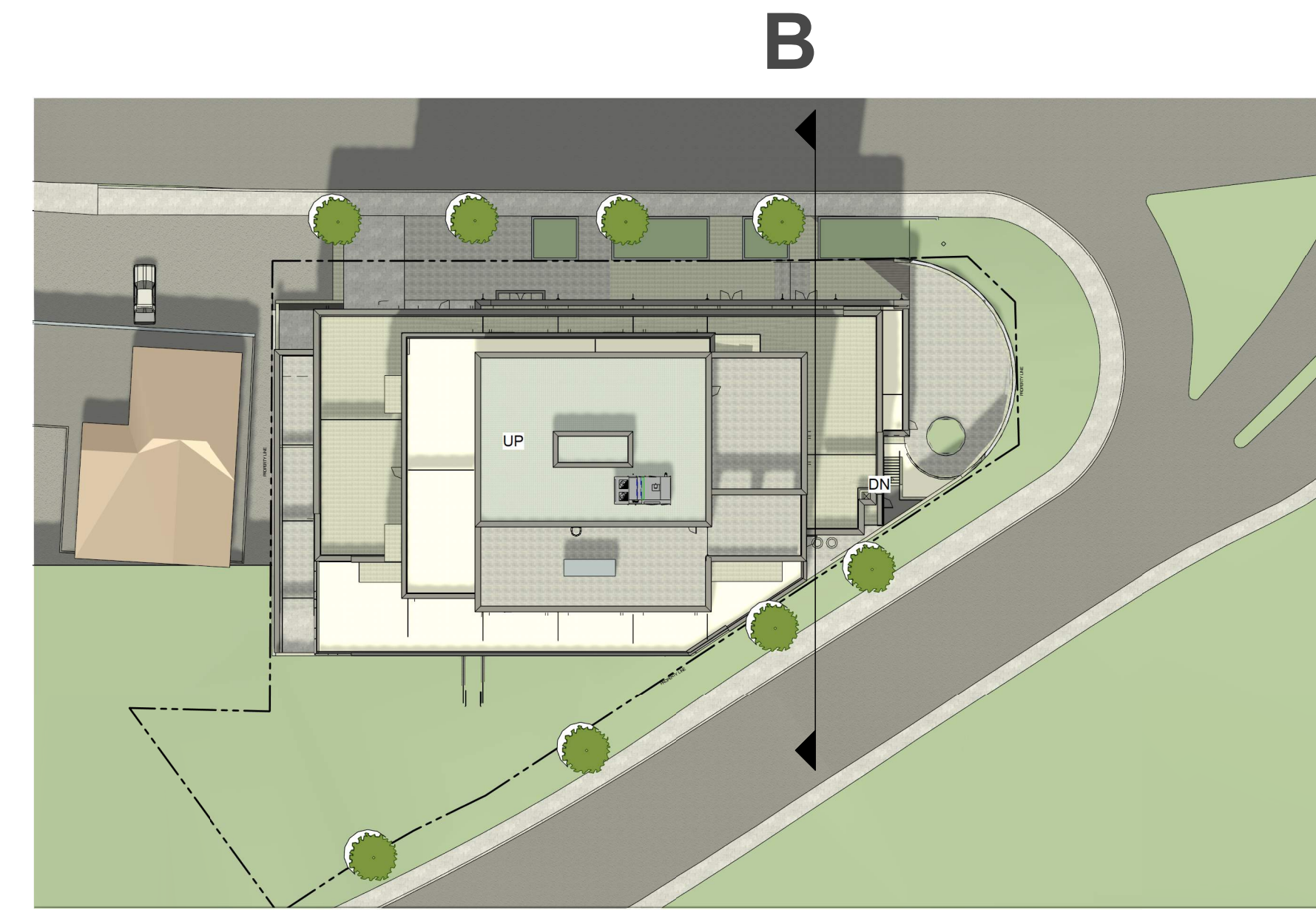
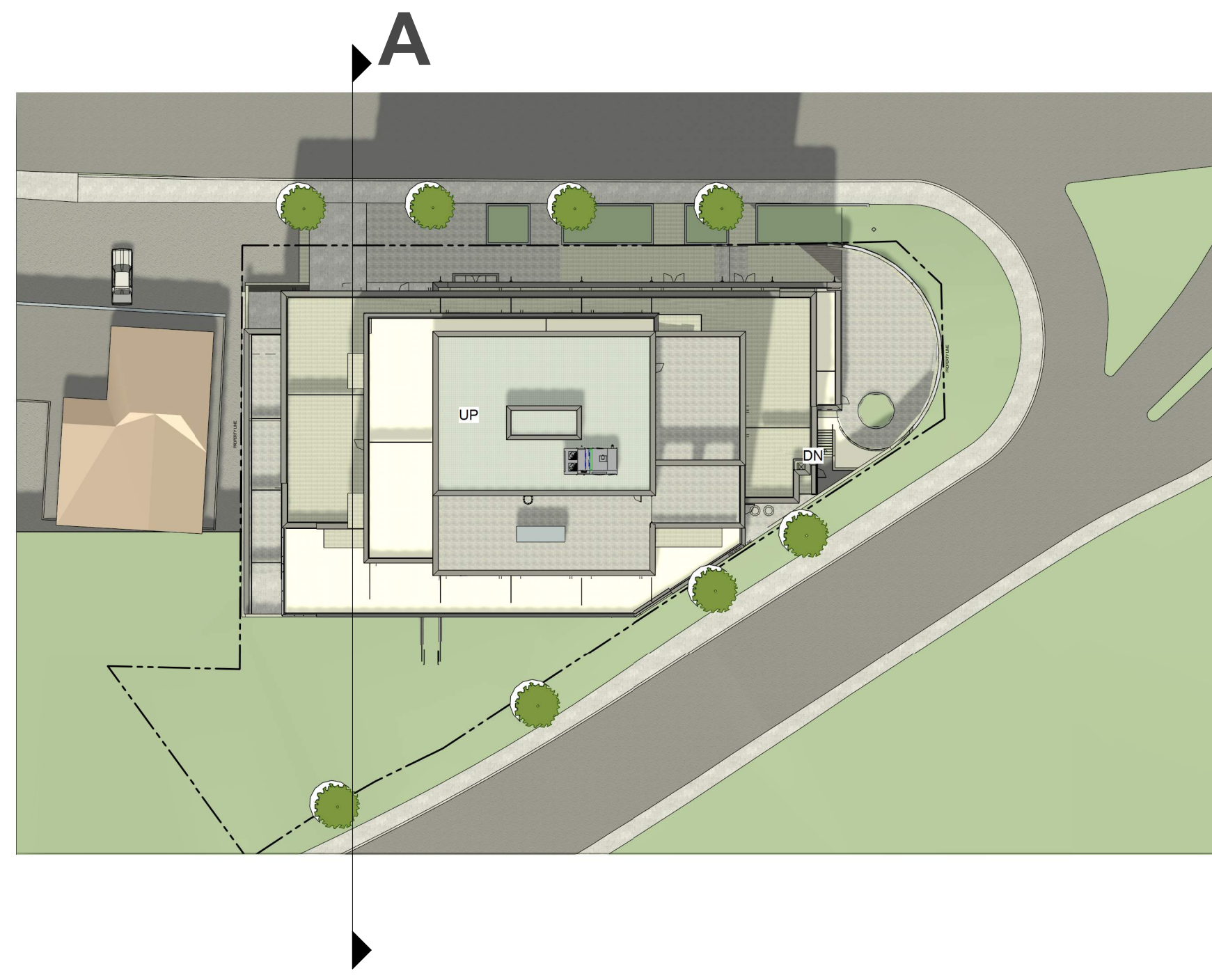
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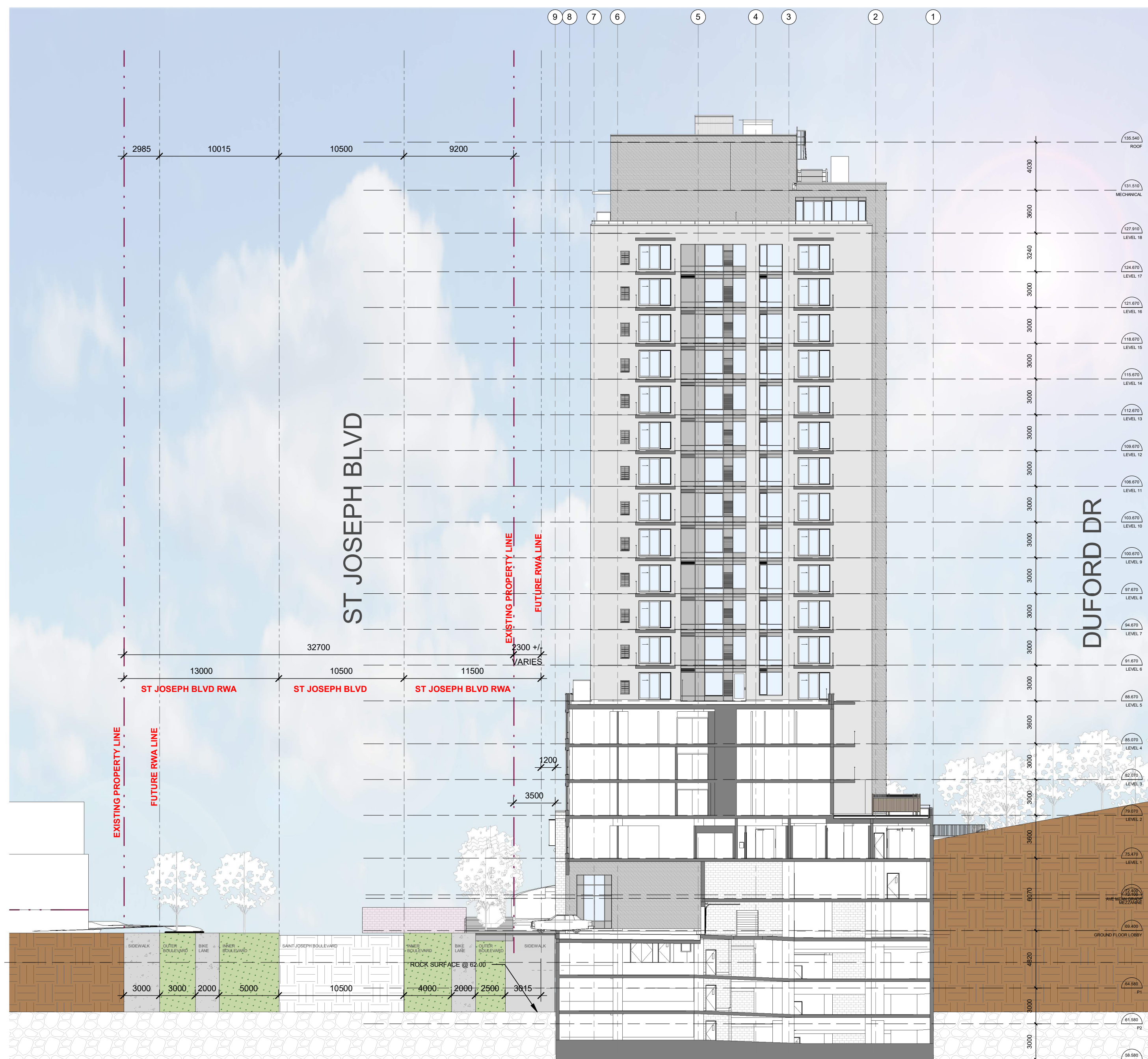
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PROJECT No: 2222	Plan No.: # 19036

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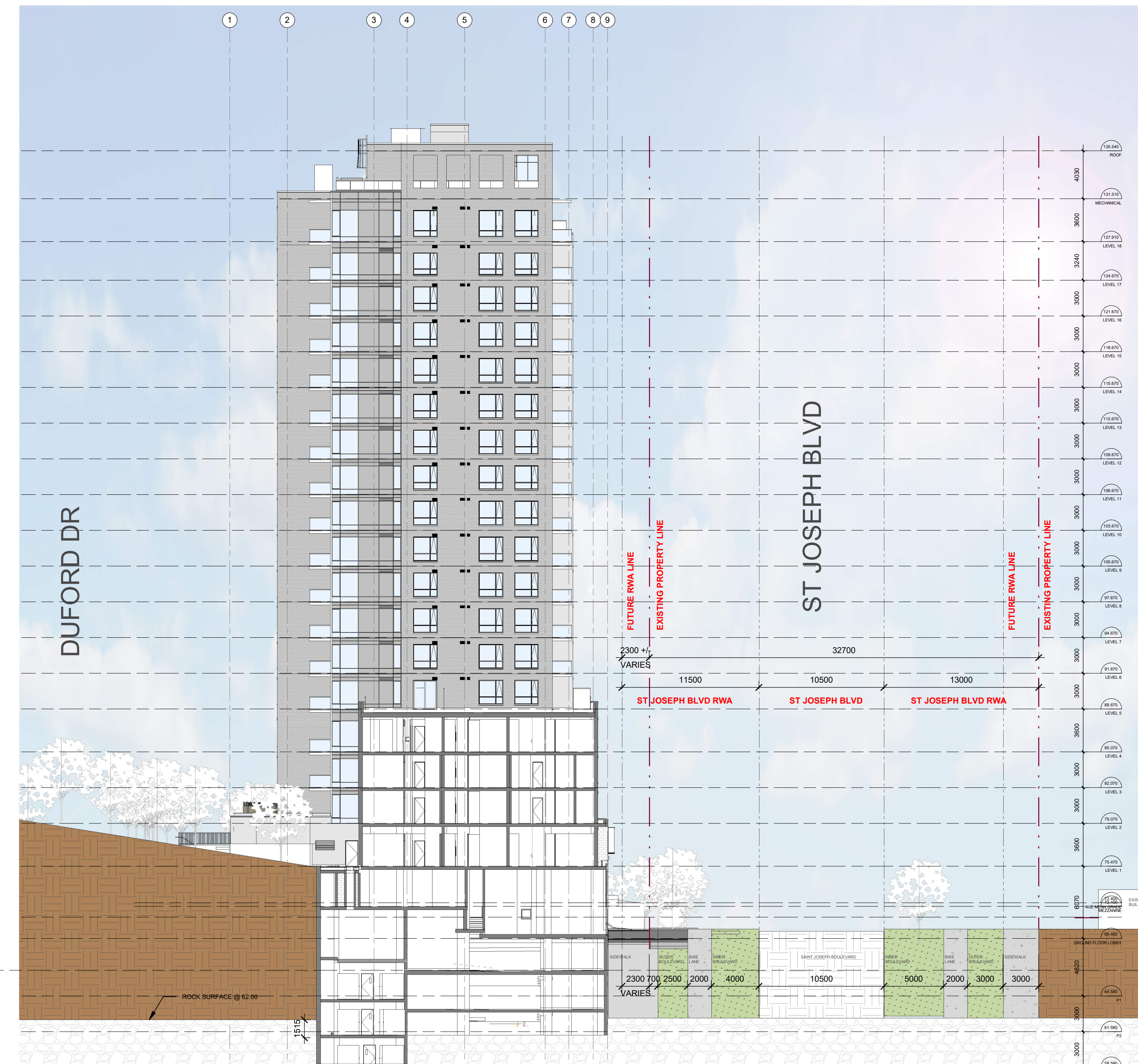




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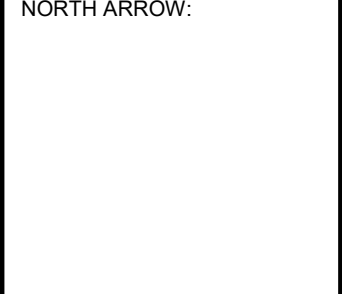


SECTION A



SECTION B

No.	DESCRIPTION	YYYY-MM-DD
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

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.rodericklacey.ca

PROJECT TITLE:  
**3030 ST. JOSEPH BLVD.**

OTTAWA, ON. K1E 1E2

SHEET TITLE:  
**SECTIONS**

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

PAPER SIZE: ISO Full (Breed B) (707.00 x 1000.00mm)  
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VIEW LOOKING SOUTH WEST FROM ACROSS ST. JOSEPH




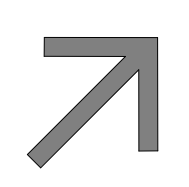
VIEW LOOKING SOUTH EAST FROM ACROSS ST. JOSEPH



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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.rodericklahey.ca

PROJECT TITLE:  
**3030 ST. JOSEPH BLVD.**

OTTAWA, ON. K1E 1E2

SHEET TITLE:  
**3D VIEWS**

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: <b>8</b>
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**




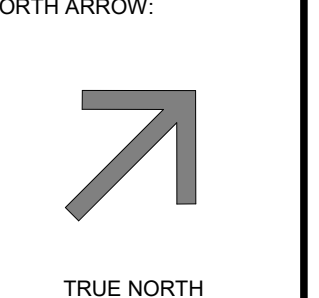
**ENLARGED VIEW LOOKING WEST AT PODIUM**



**ENLARGED VIEW LOOKING SOUTH WEST AT PODIUM**

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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:  
**3D VIEWS**

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: <b>9</b>
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (Breed B) (707.00 x 1000.00mm)  
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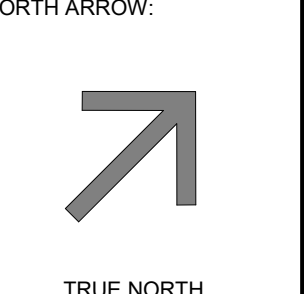
**VIEW LOOKING WEST ACROSS DUFORD DRIVE**



**VIEW LOOKING NORTH EAST FROM DUFORD DRIVE**

No.	DESCRIPTION	DATE
6	OPA, ZBLA AND SPC REVISION R02	2024-07-31
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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:  
**3D VIEWS LOOKING FROM BACK**

DRAWN: S.S	CHECKED: R.V
SCALE:	SHEET No:
PROJECT No: 2222	<b>10</b> Plan No.: # 19036

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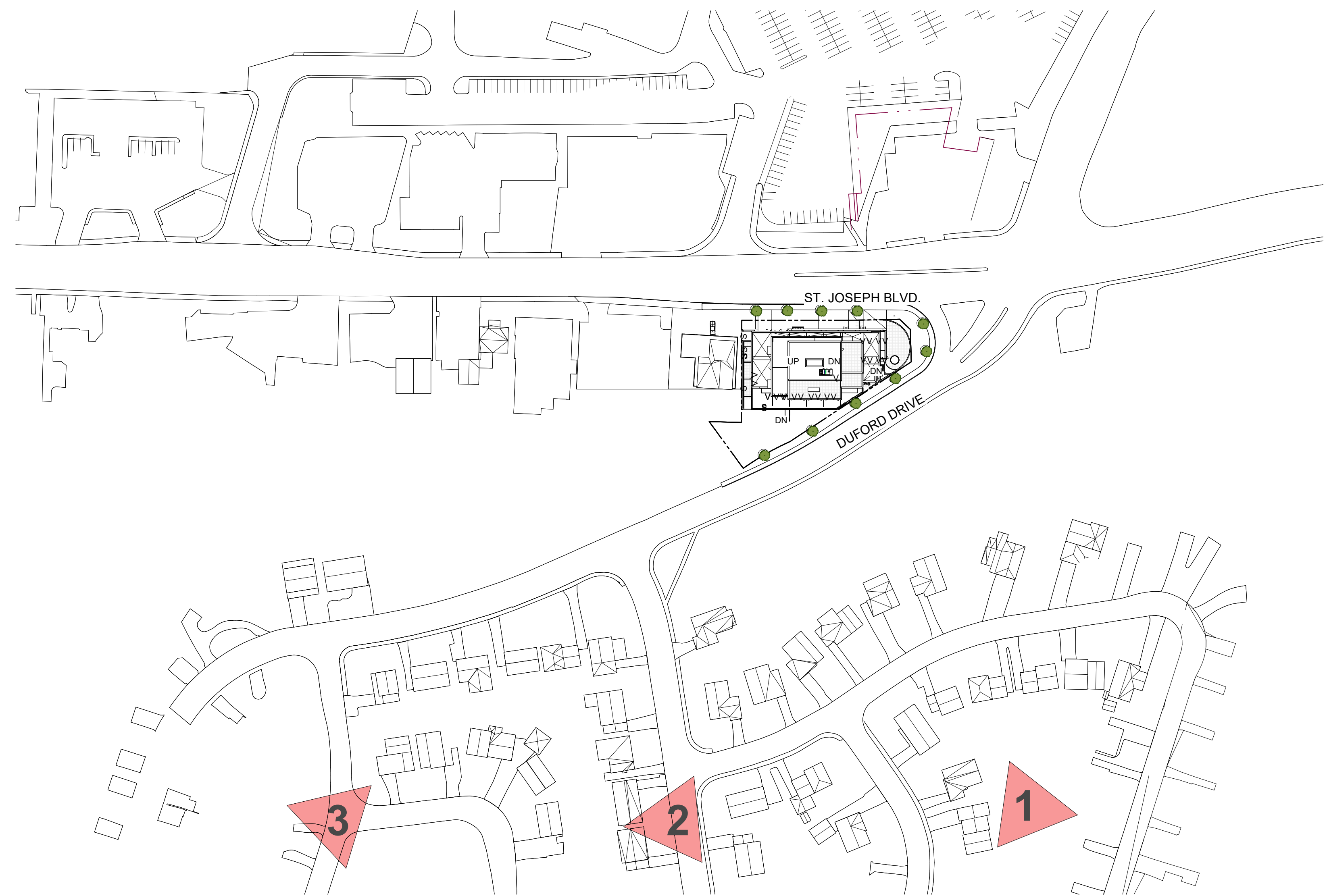
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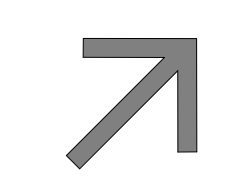
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1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

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.rodericklahey.ca

PROJECT TITLE:  
**3030 ST. JOSEPH BLVD.**

OTTAWA, ON. K1E 1E2

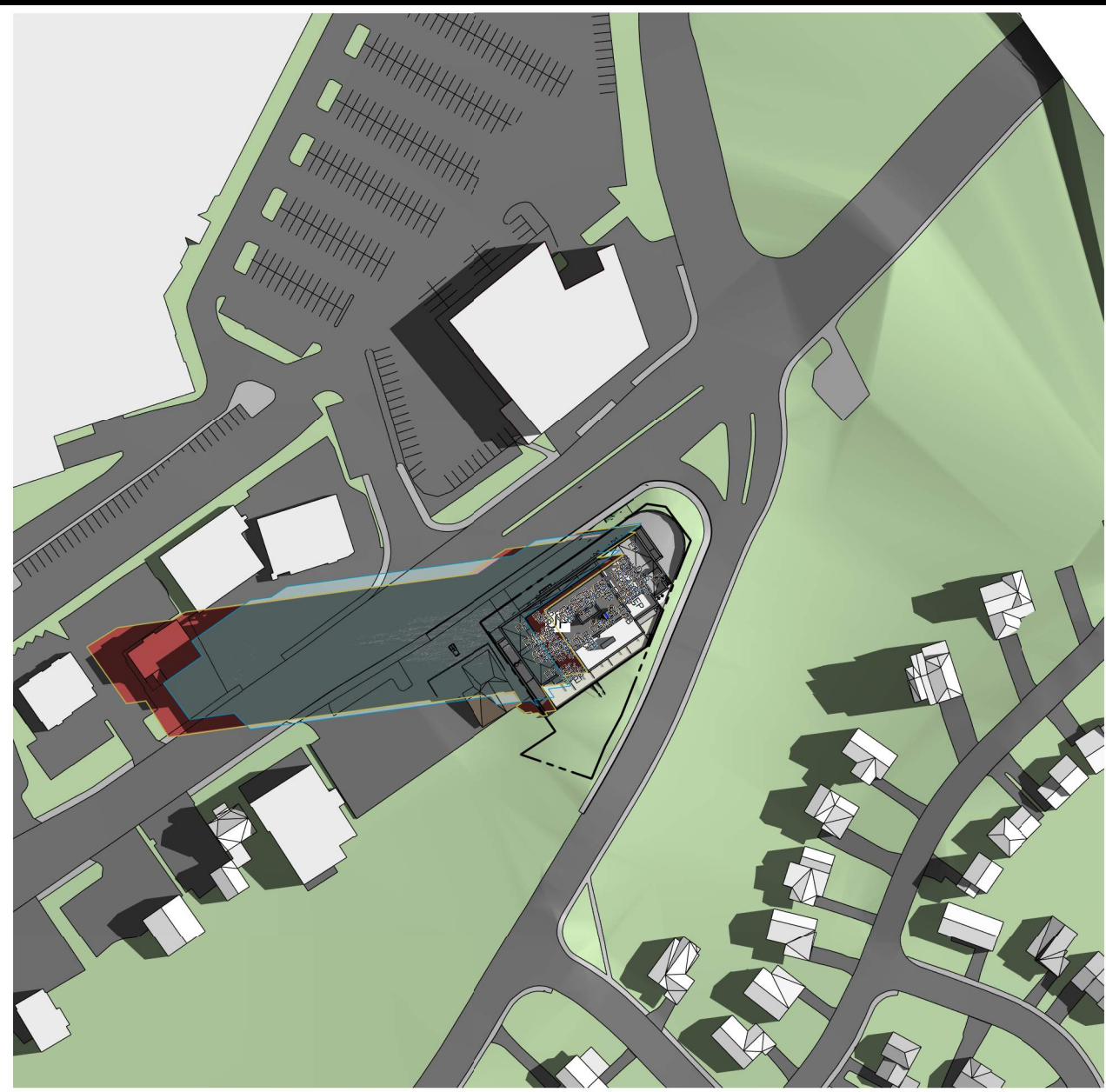
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**3D VIEW FROM THE TOP OF THE HILL**

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

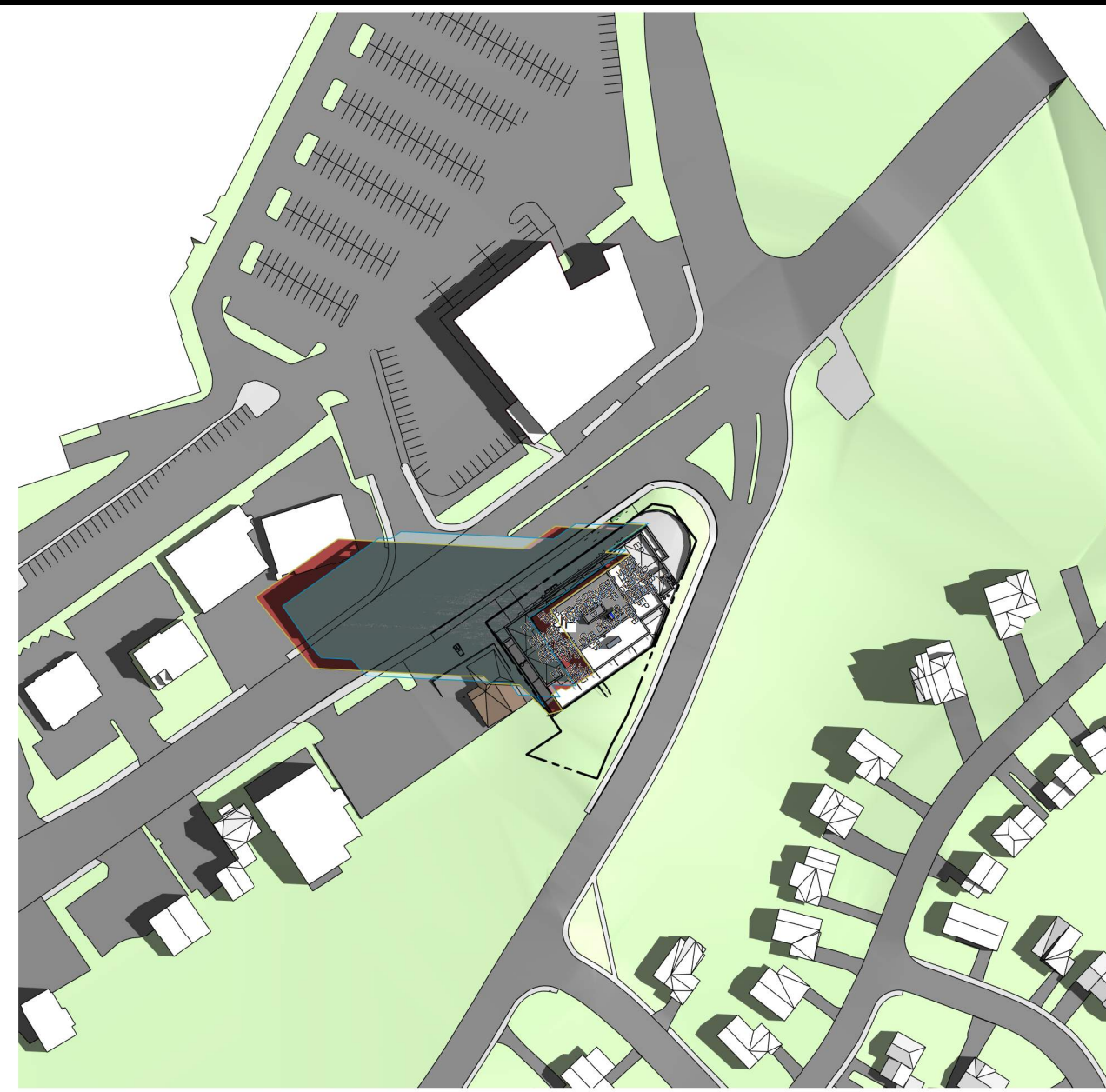
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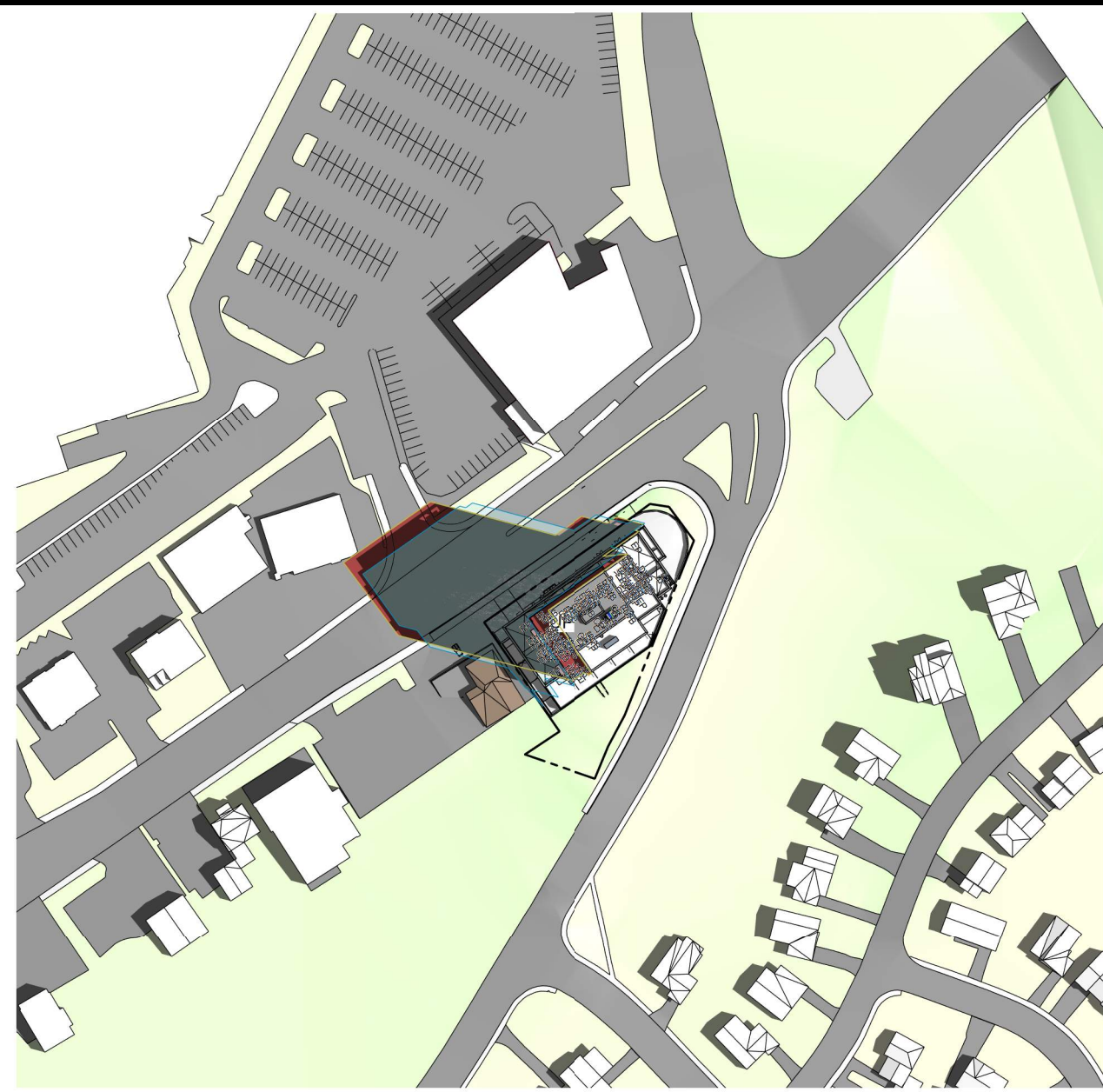
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9:00 AM



10:00 AM



11:00 AM



12:00 PM



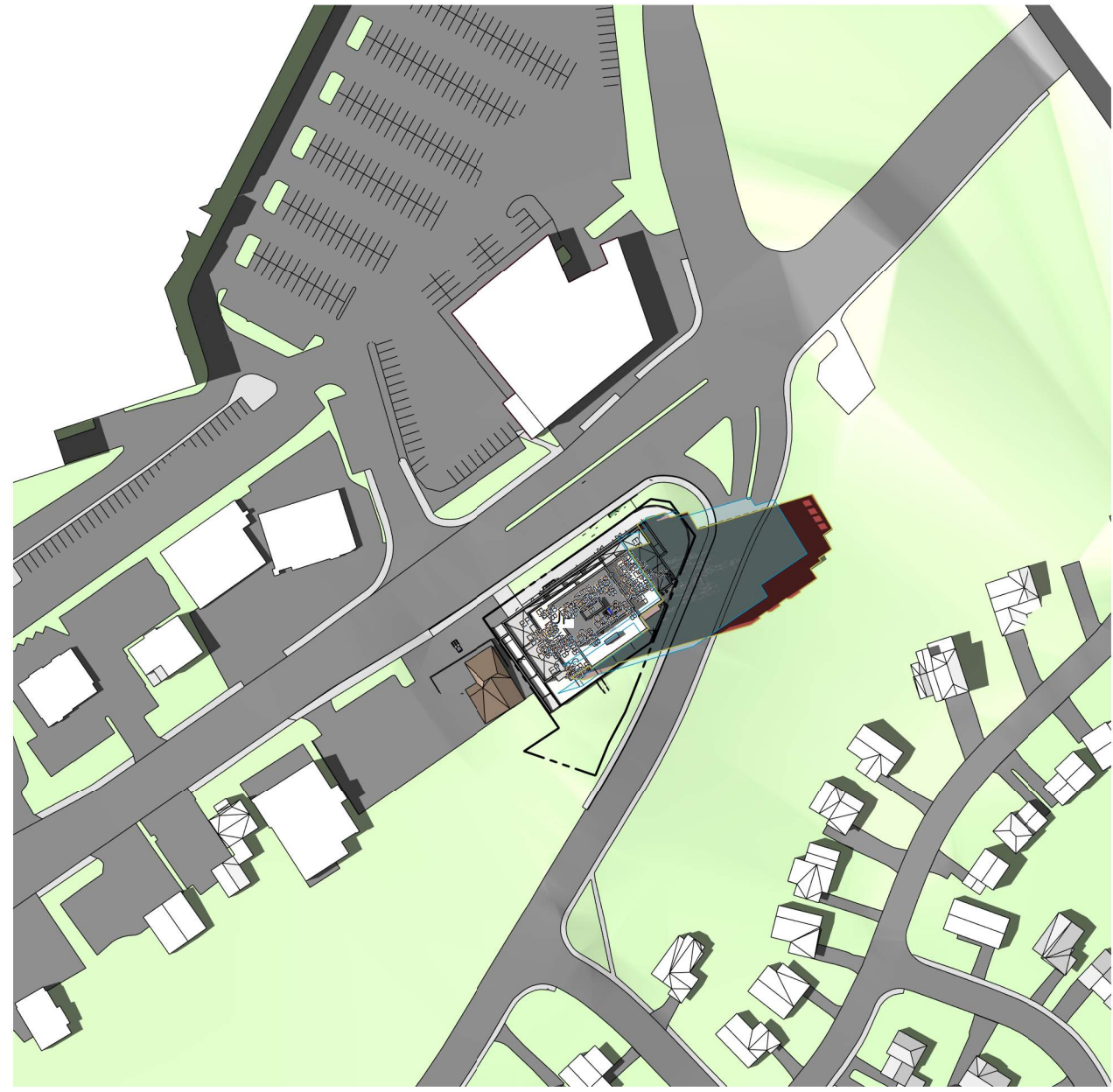
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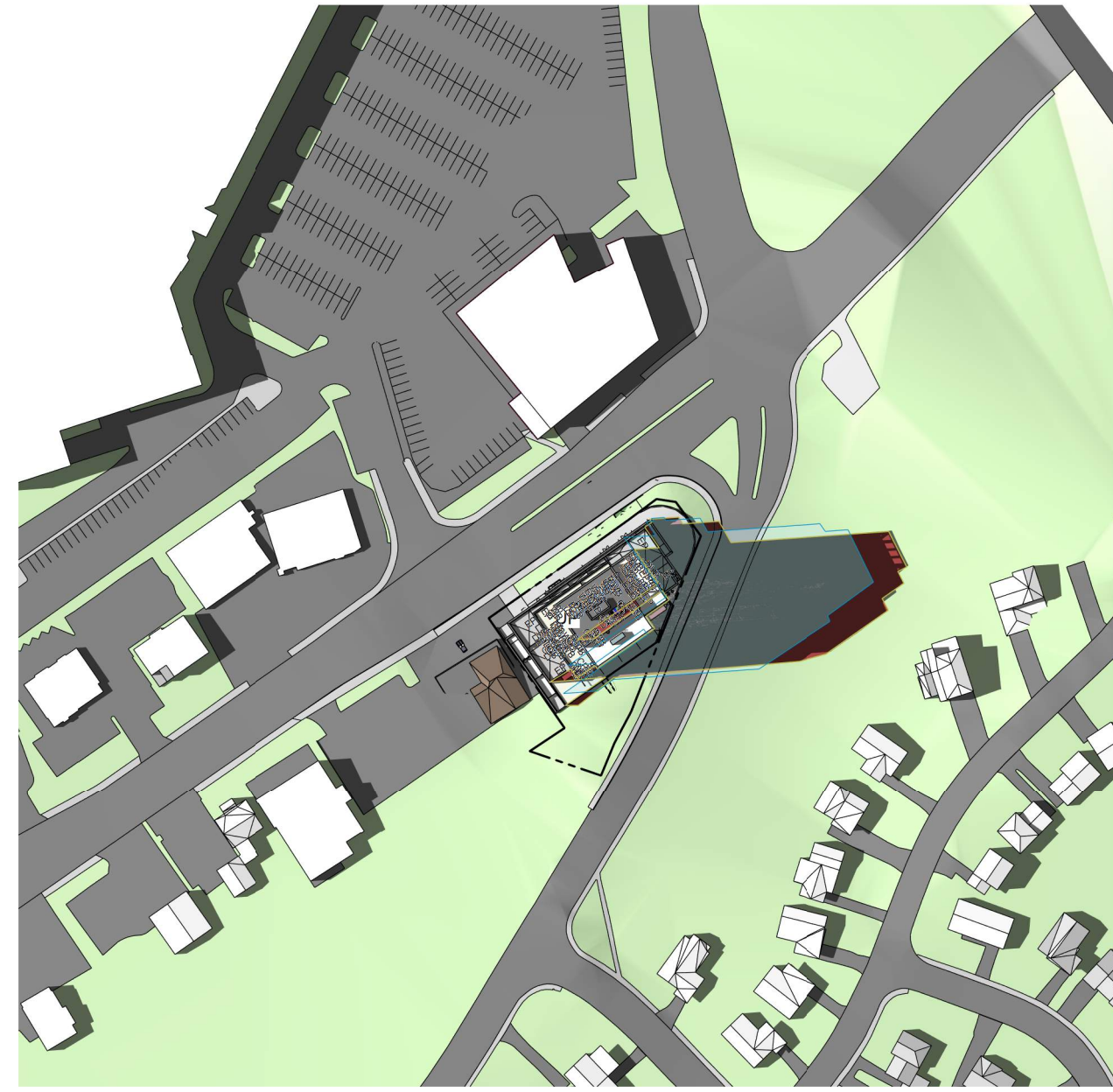
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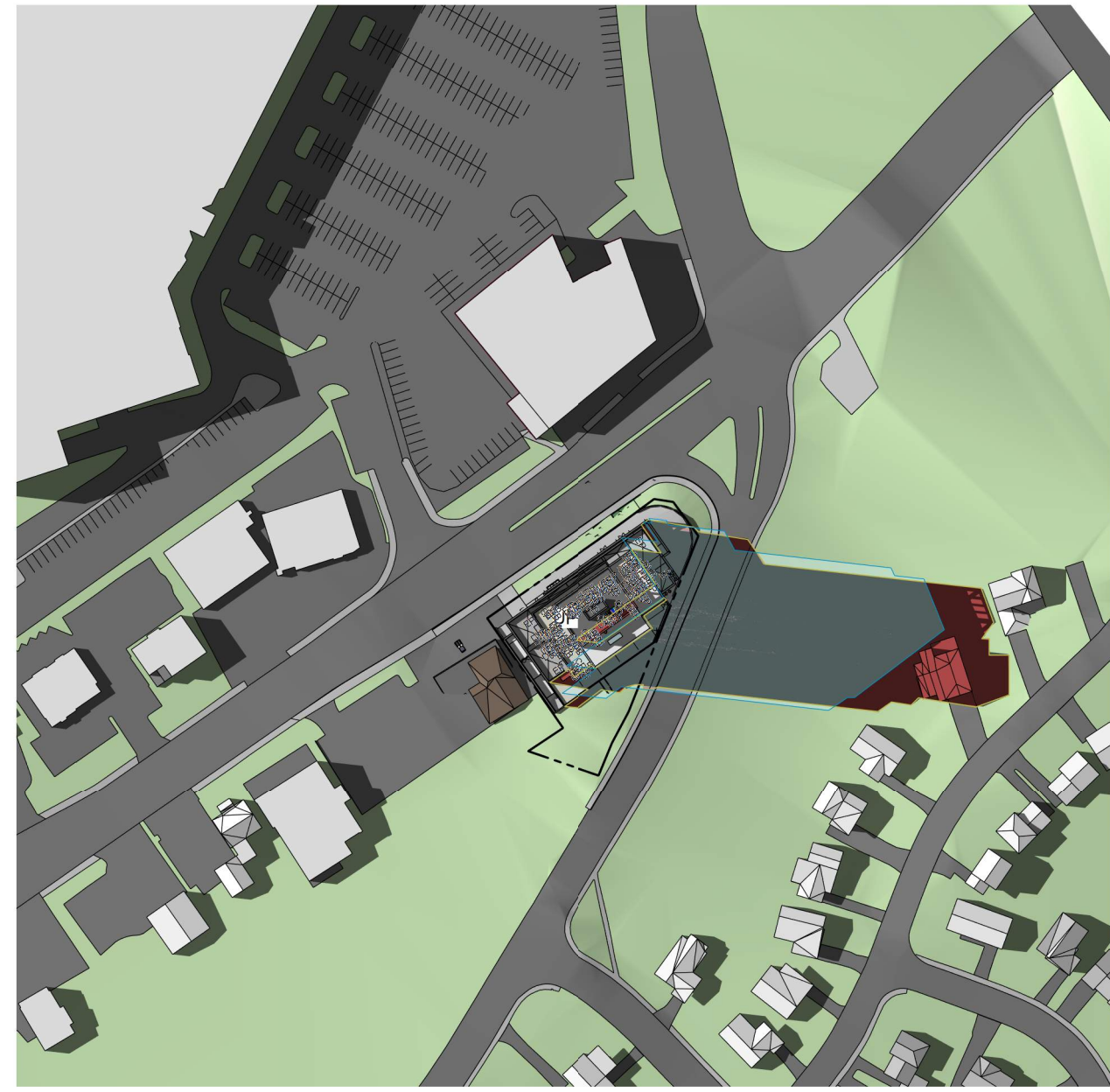
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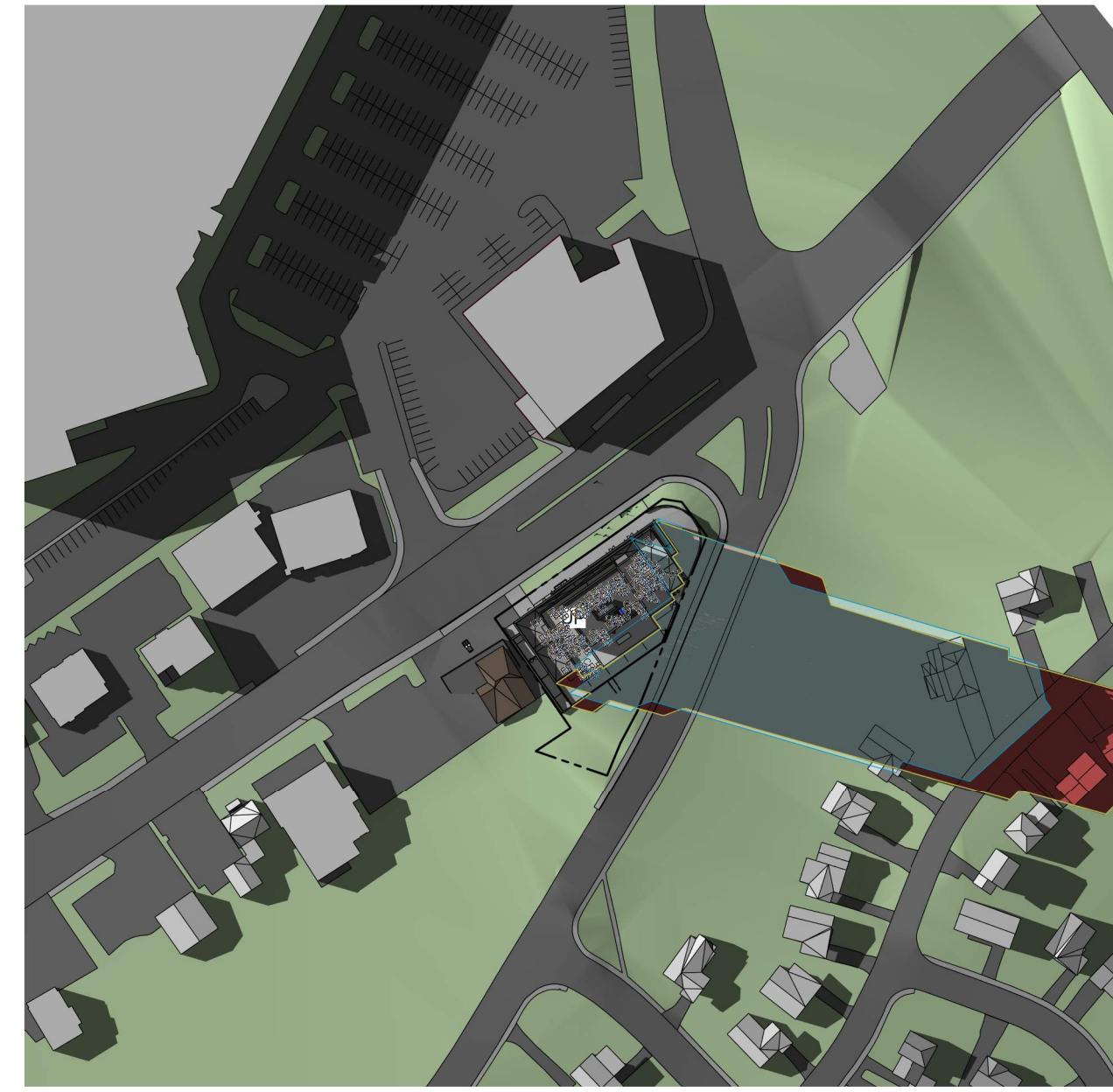
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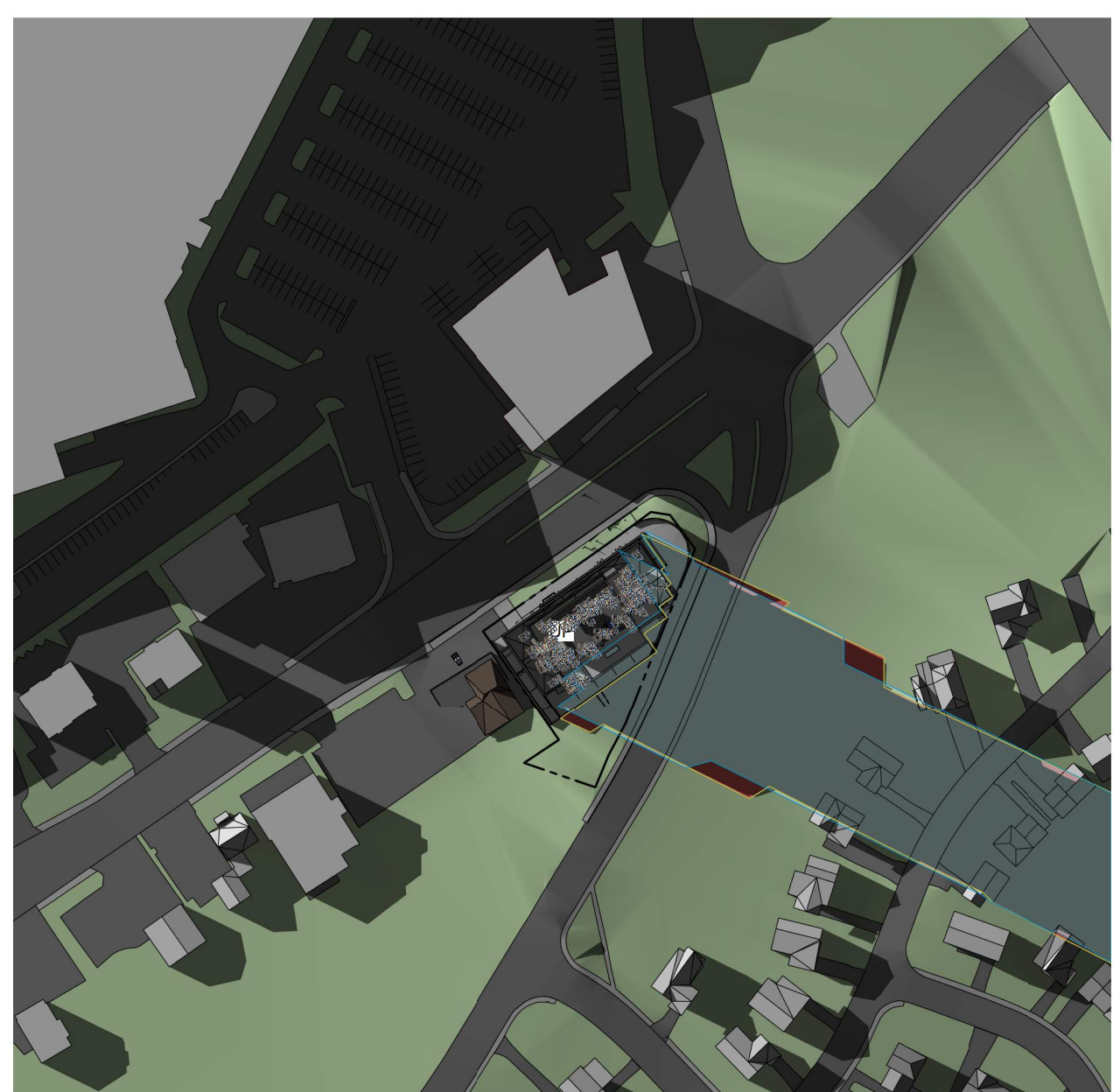
5:00 PM



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

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1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

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

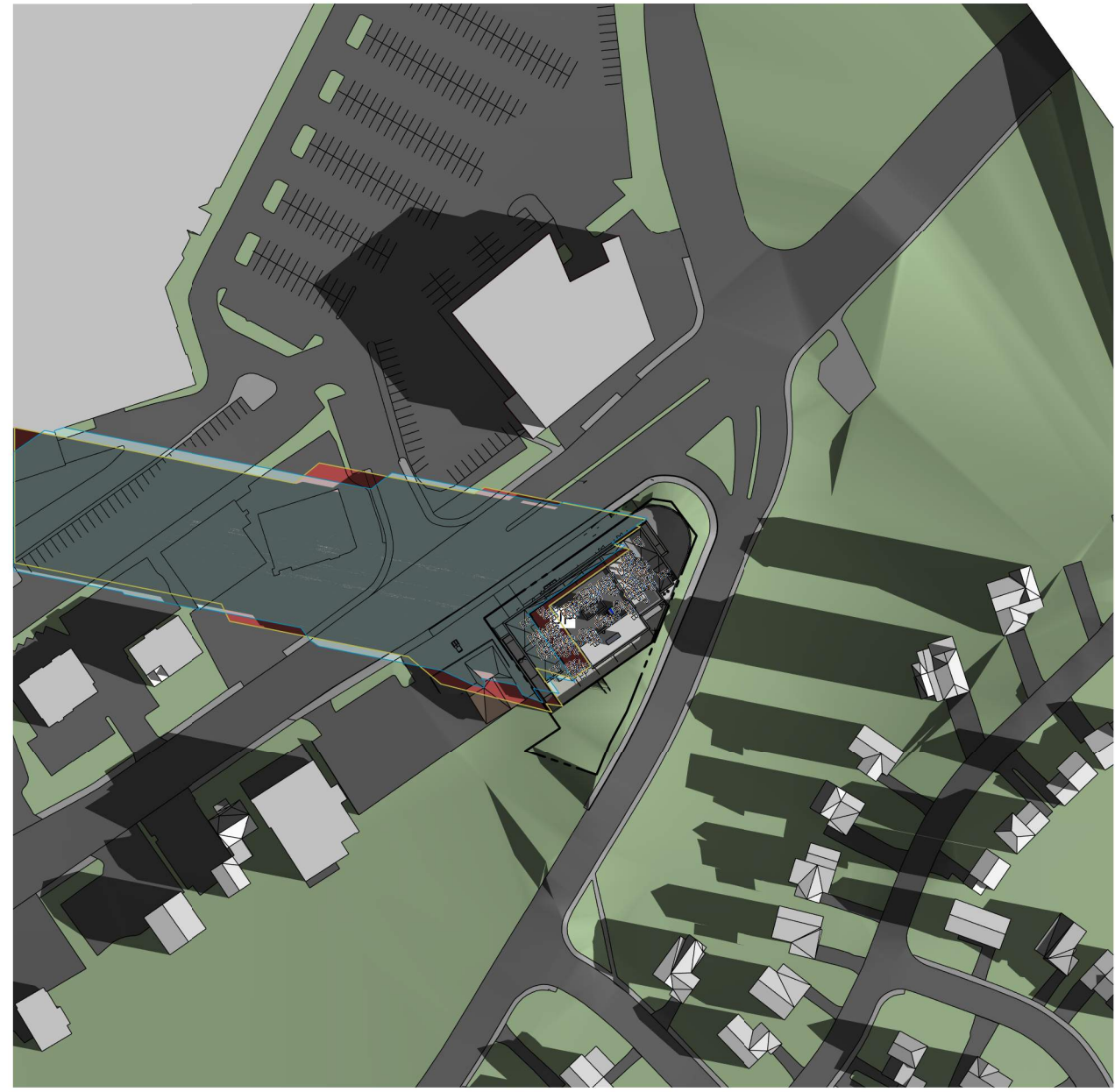
SHEET TITLE:  
**SUNSHADE ANALYSIS**

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

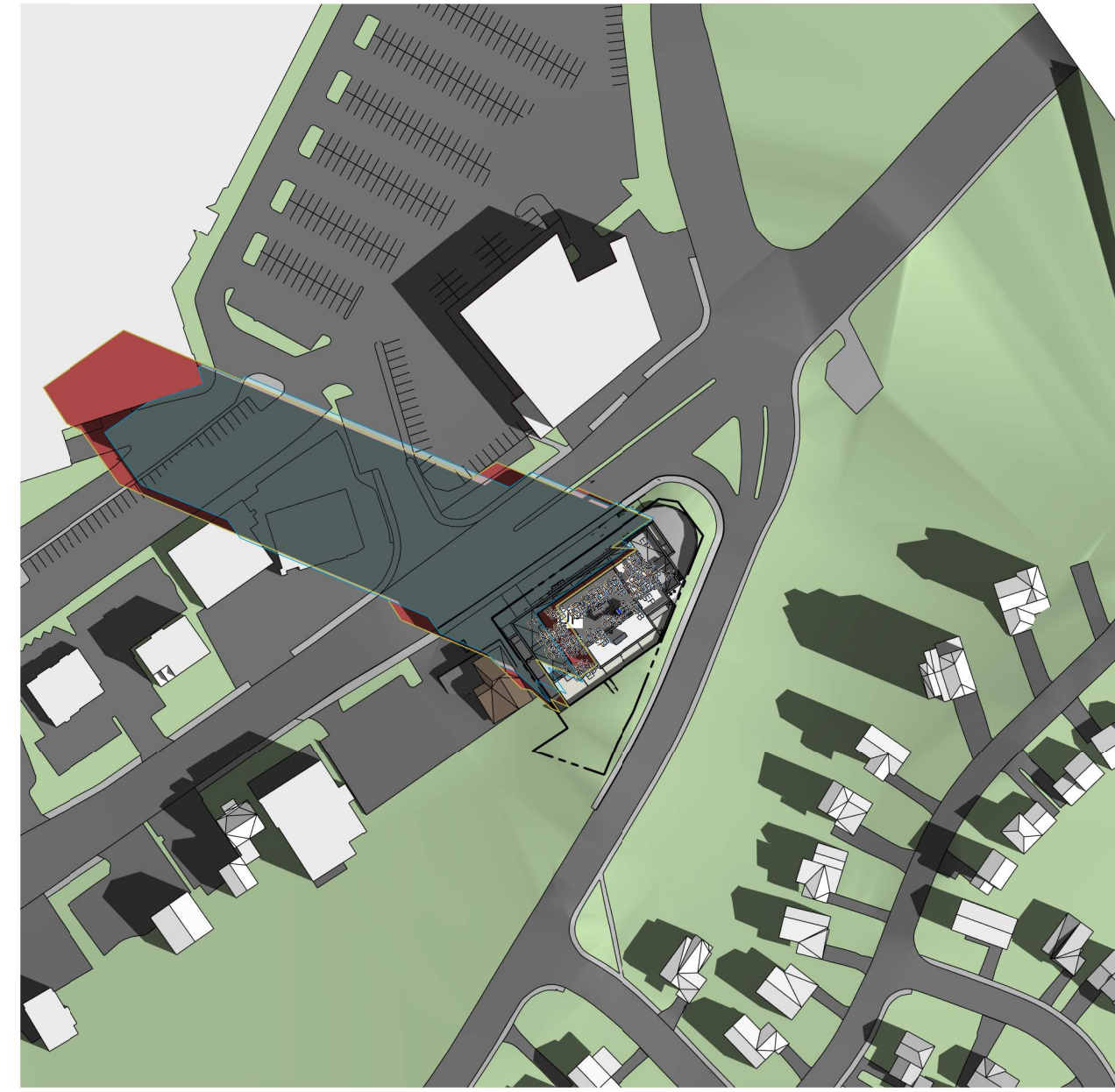
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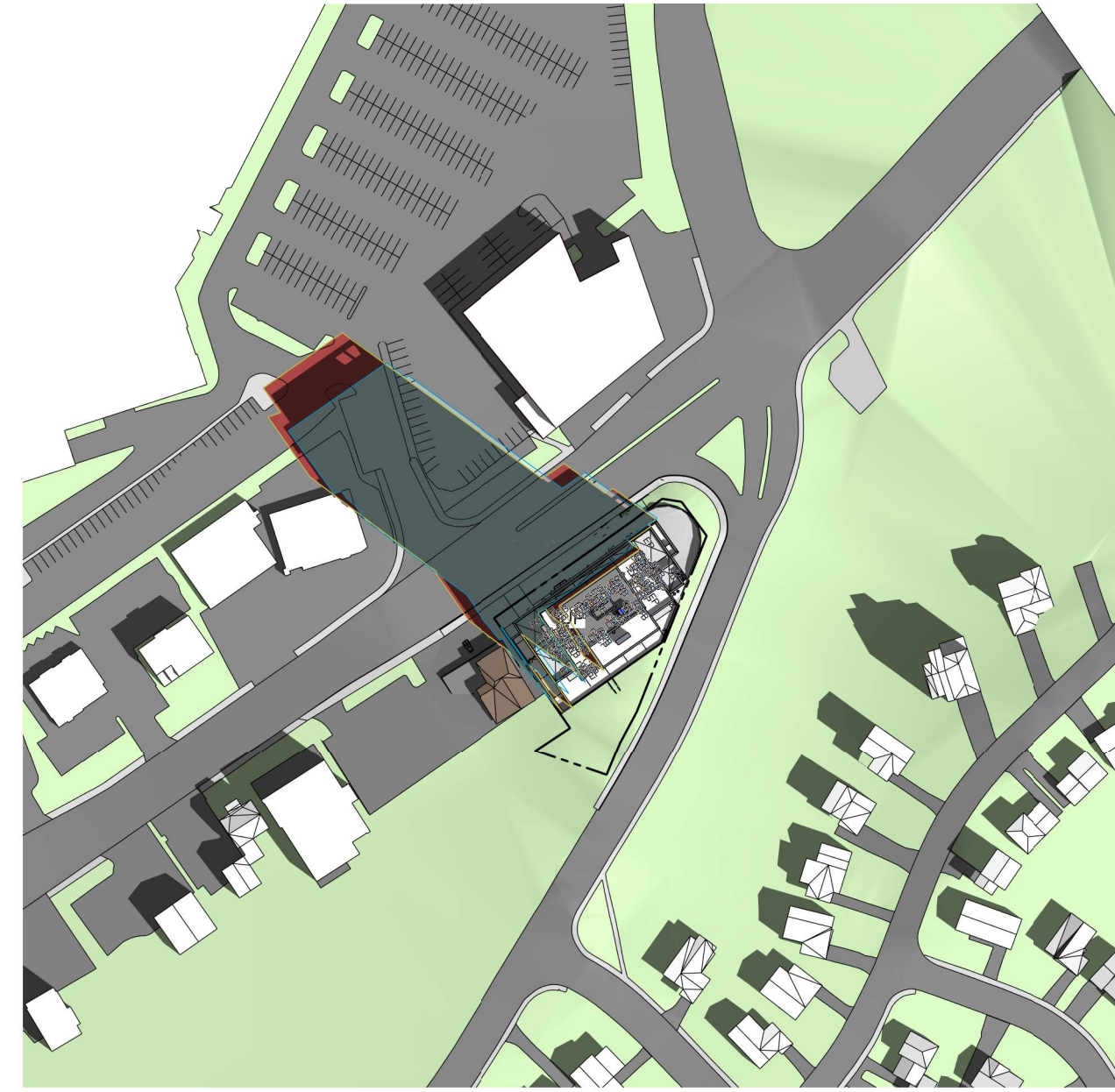
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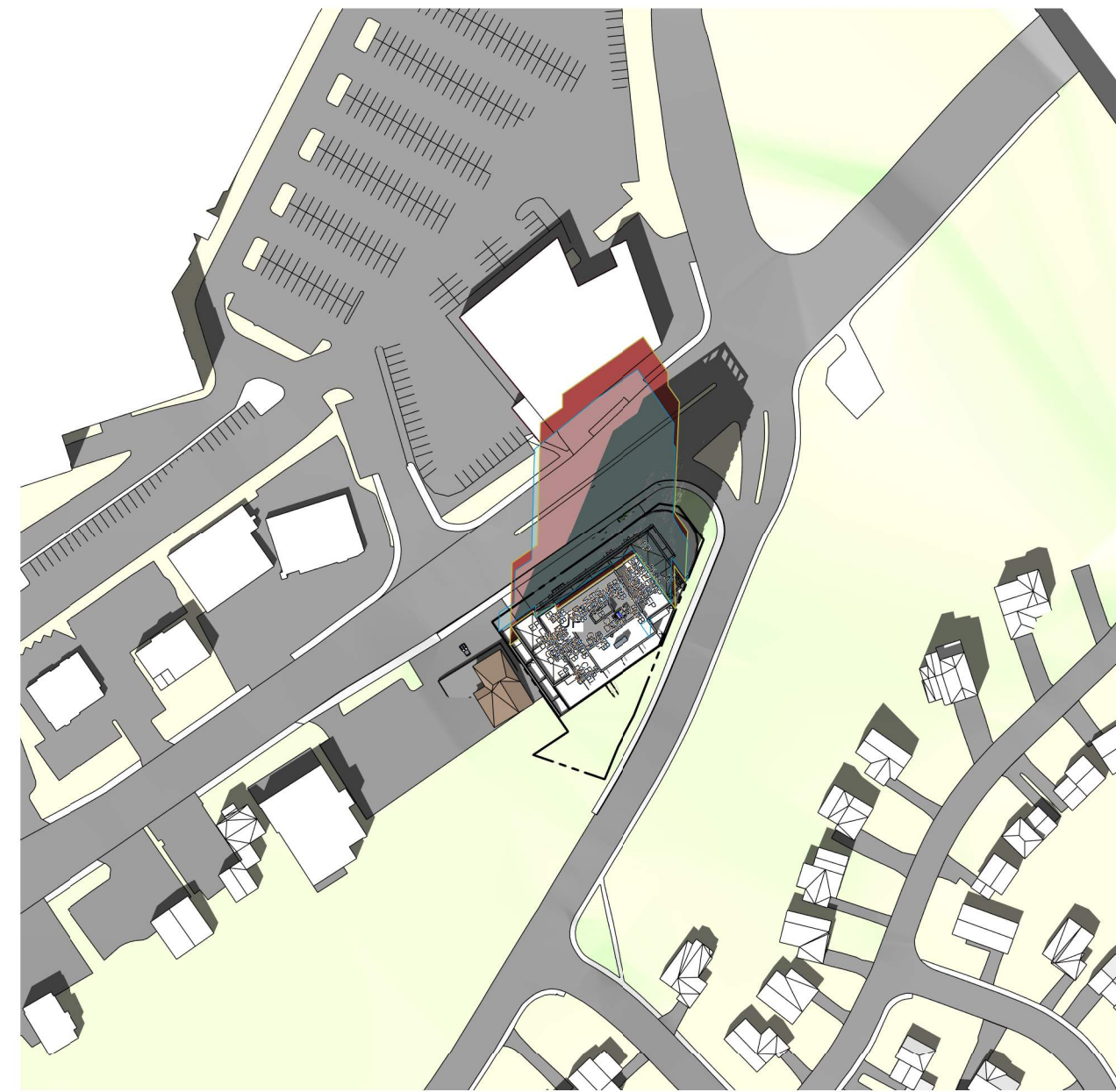
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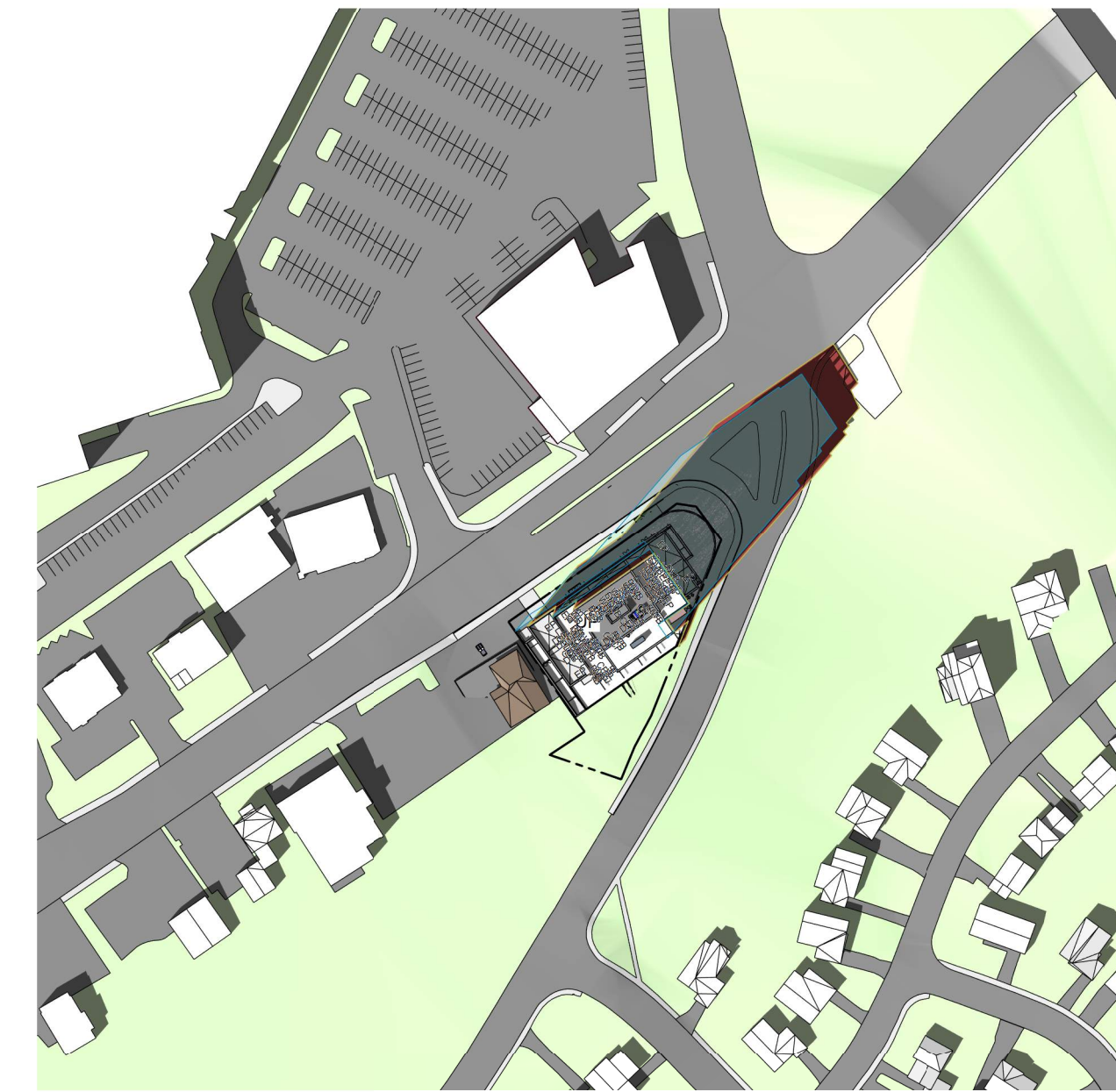
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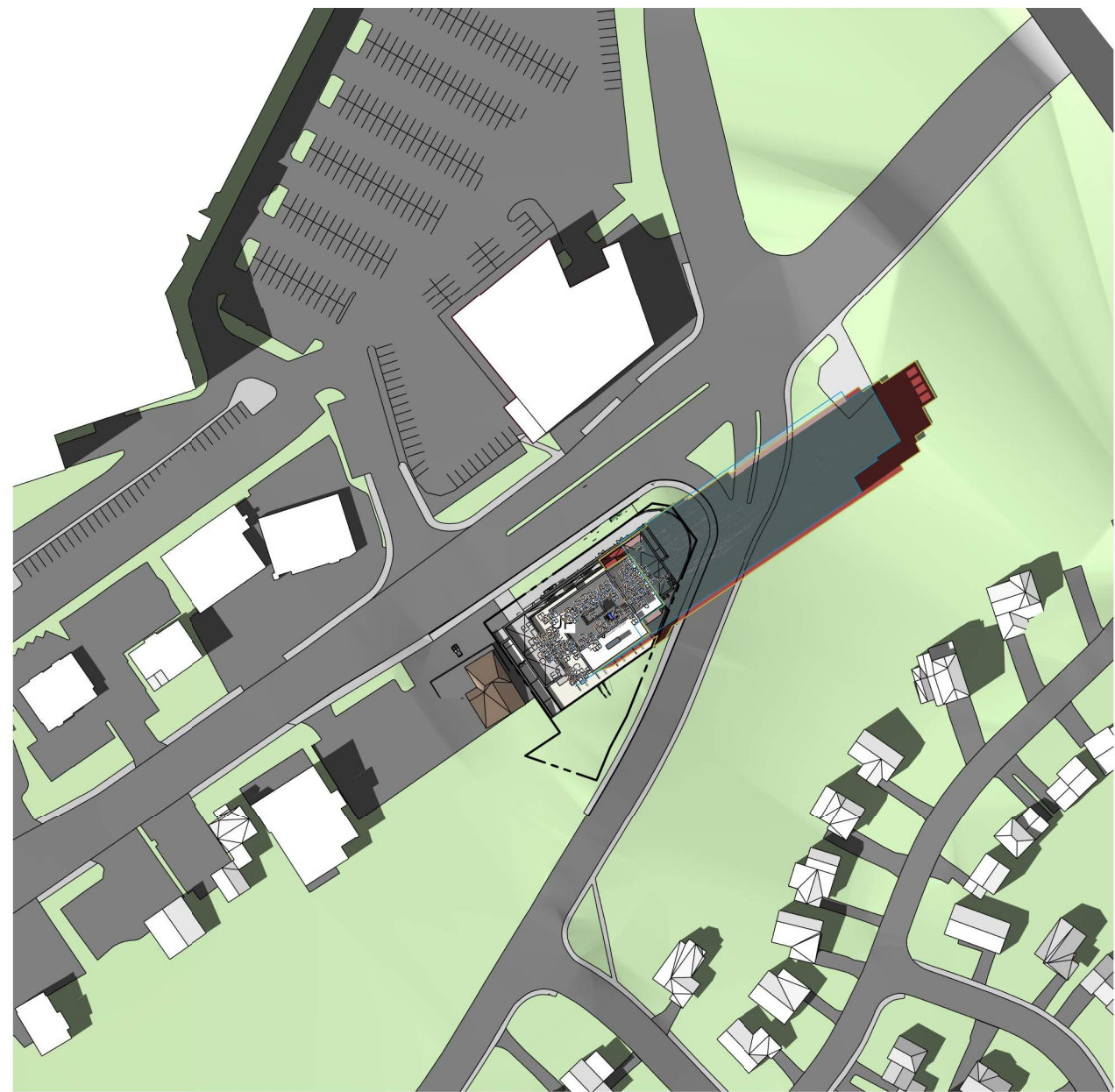
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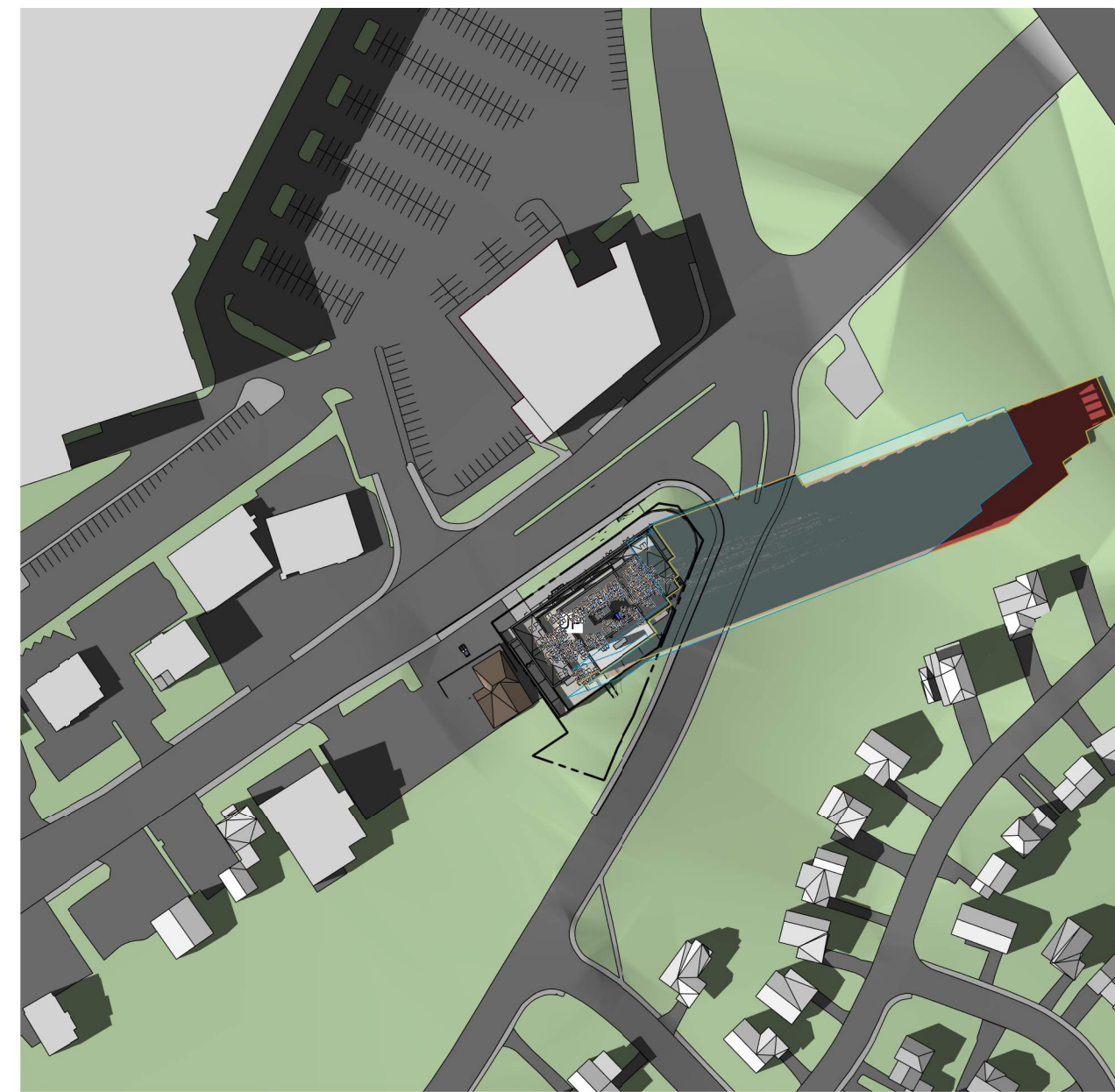
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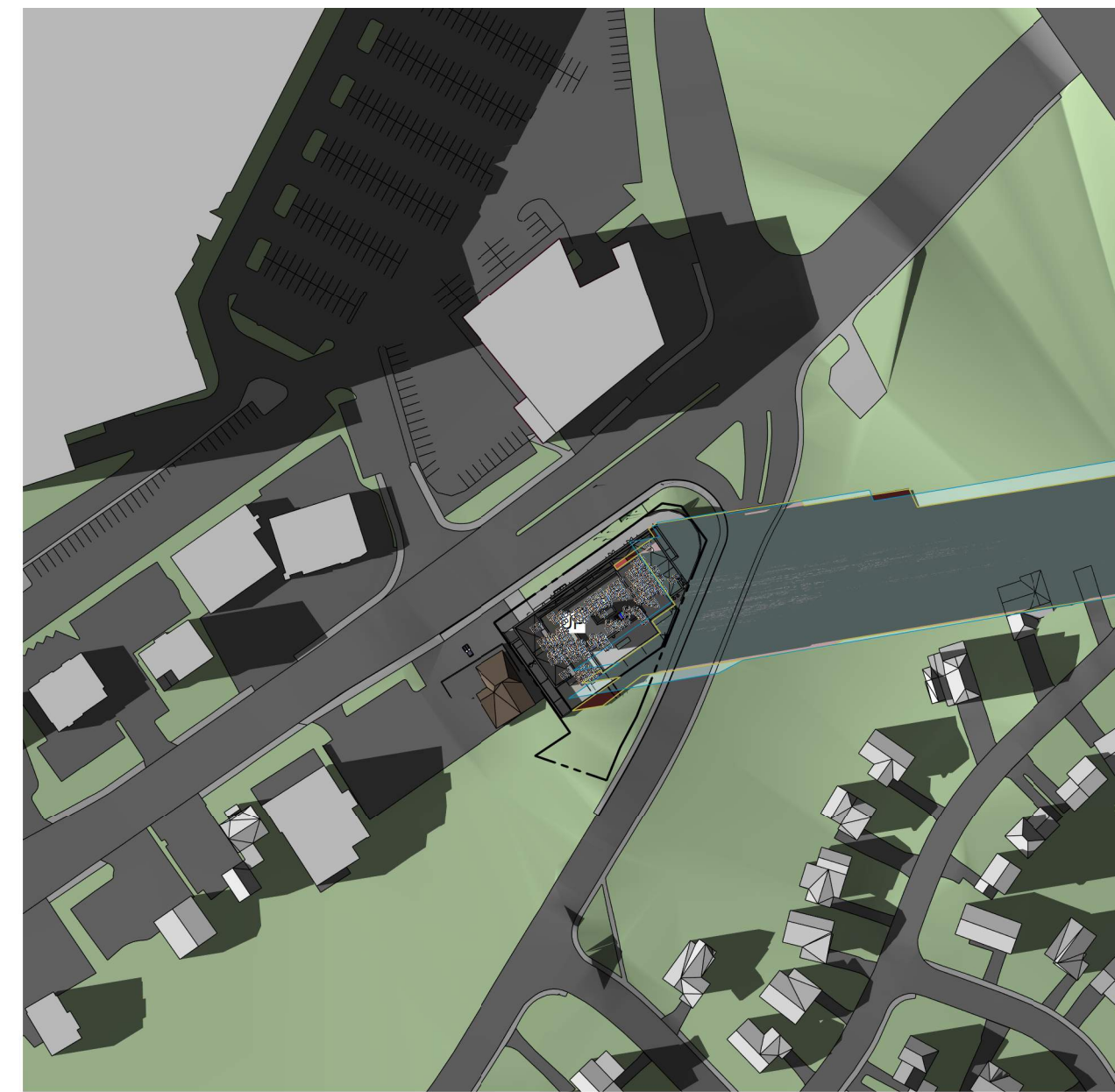
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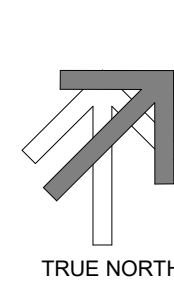
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-  Proposed Shadow Outline
-  As of Right Shadow Outline
-  Traditional Main Street
-  Proposed Development
-  Public Spaces
-  Communal Amenity Areas
-  New Net Shadow

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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.**

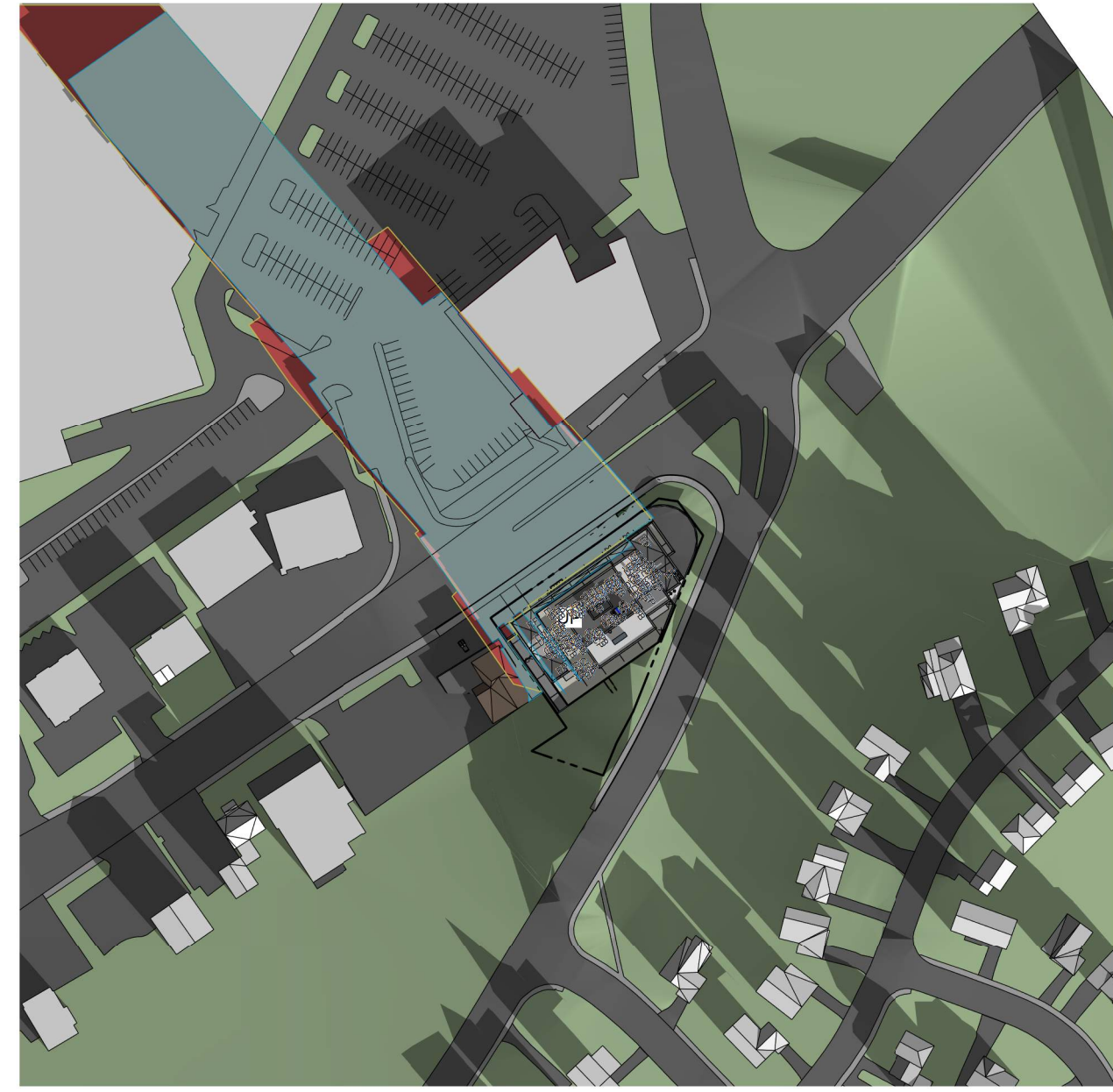
OTTAWA, ON. K1E 1E2

SHEET TITLE:  
**SUNSHADE ANALYSIS**

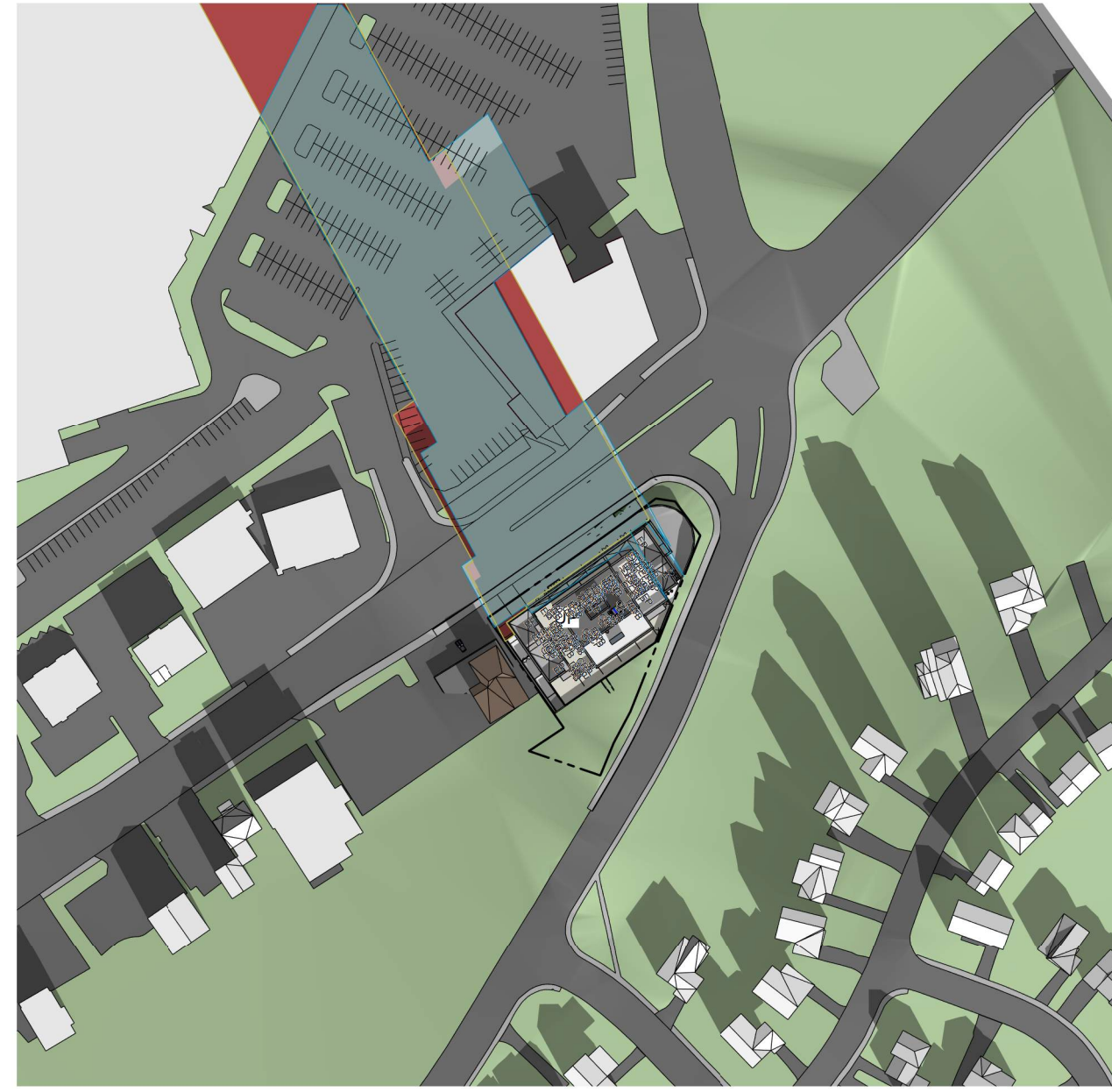
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SCALE: 1 : 2000	SHEET No: <b>13</b>
PROJECT No: 2222	Plan No.: # 19036



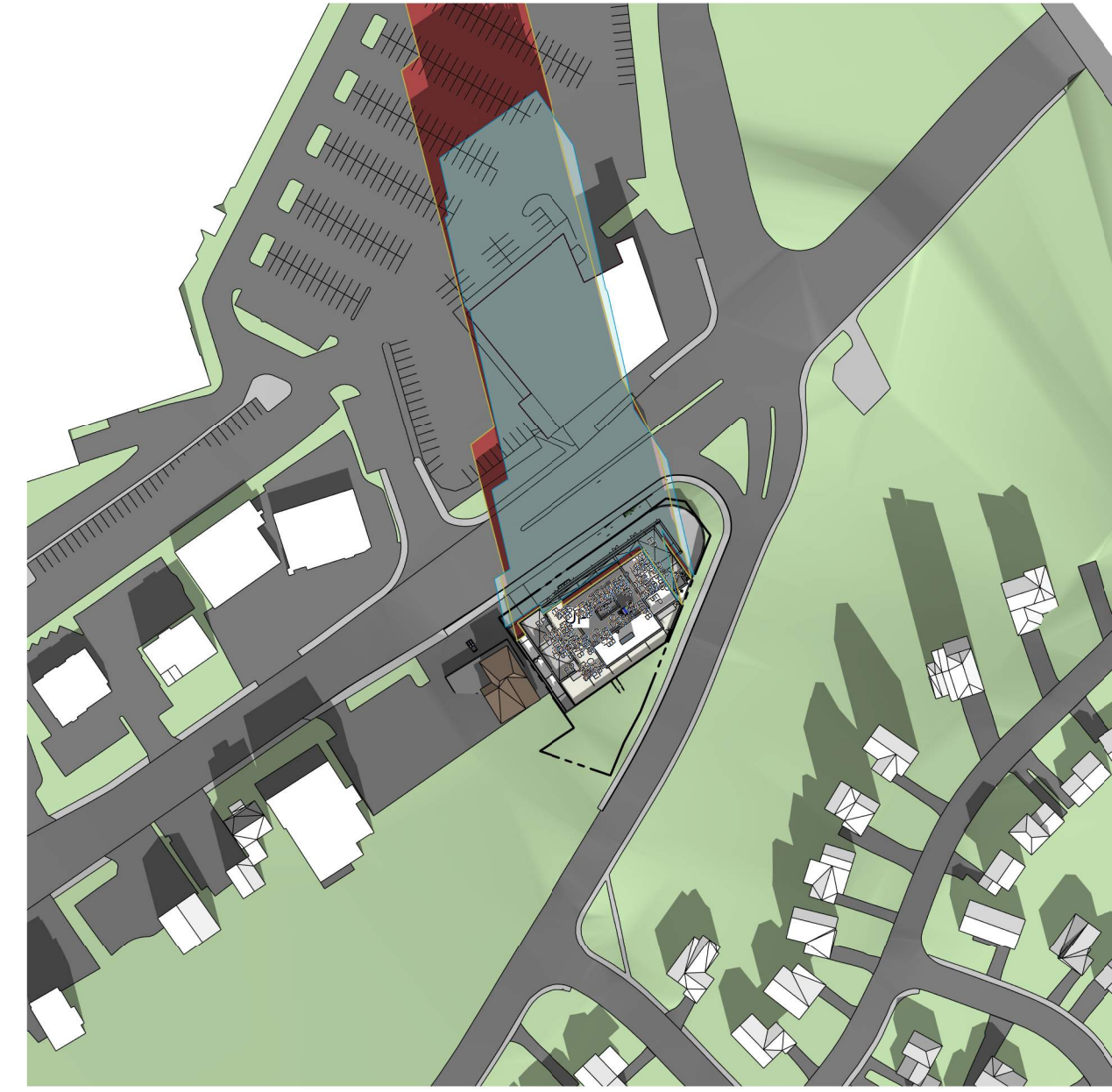
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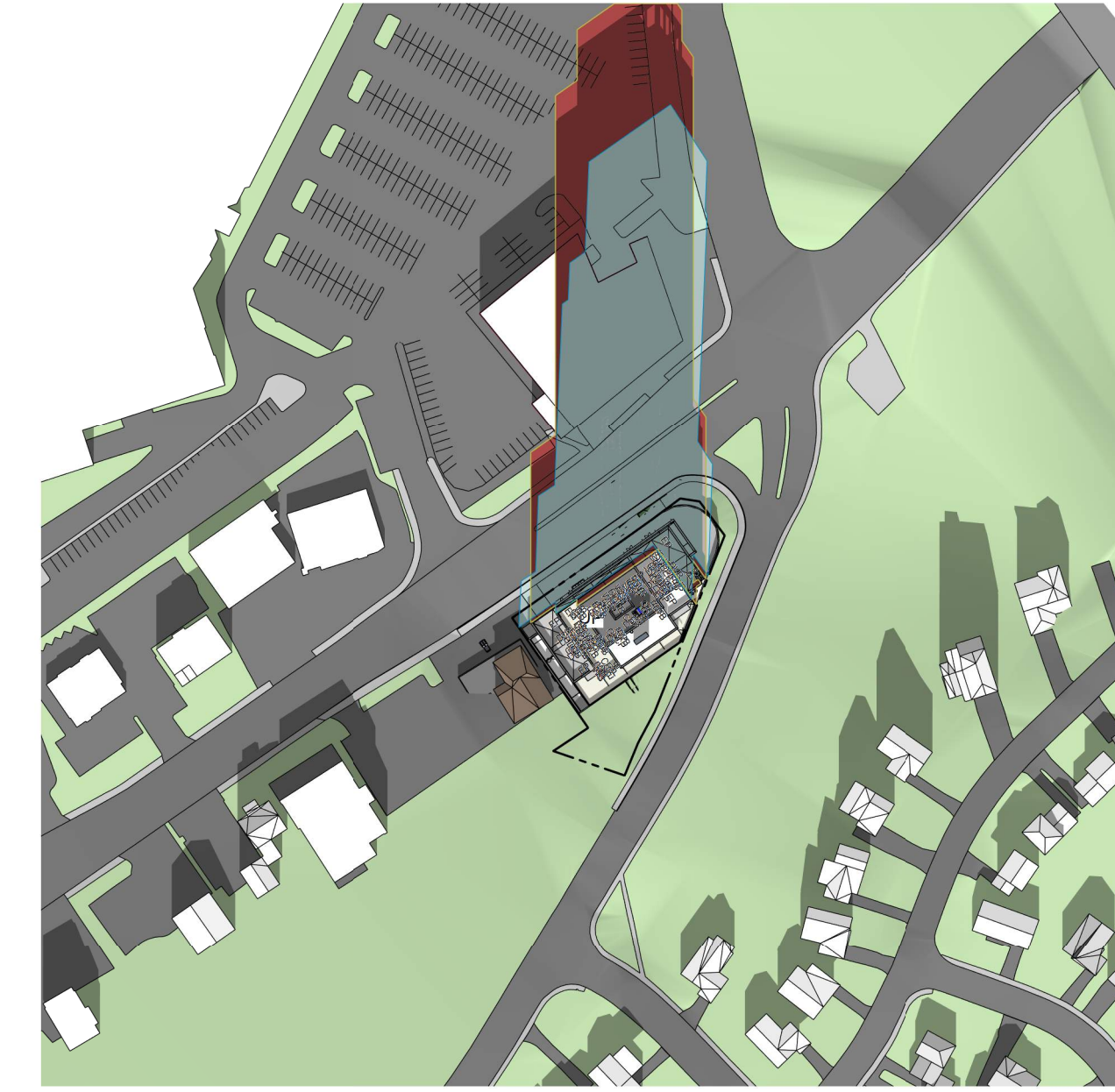
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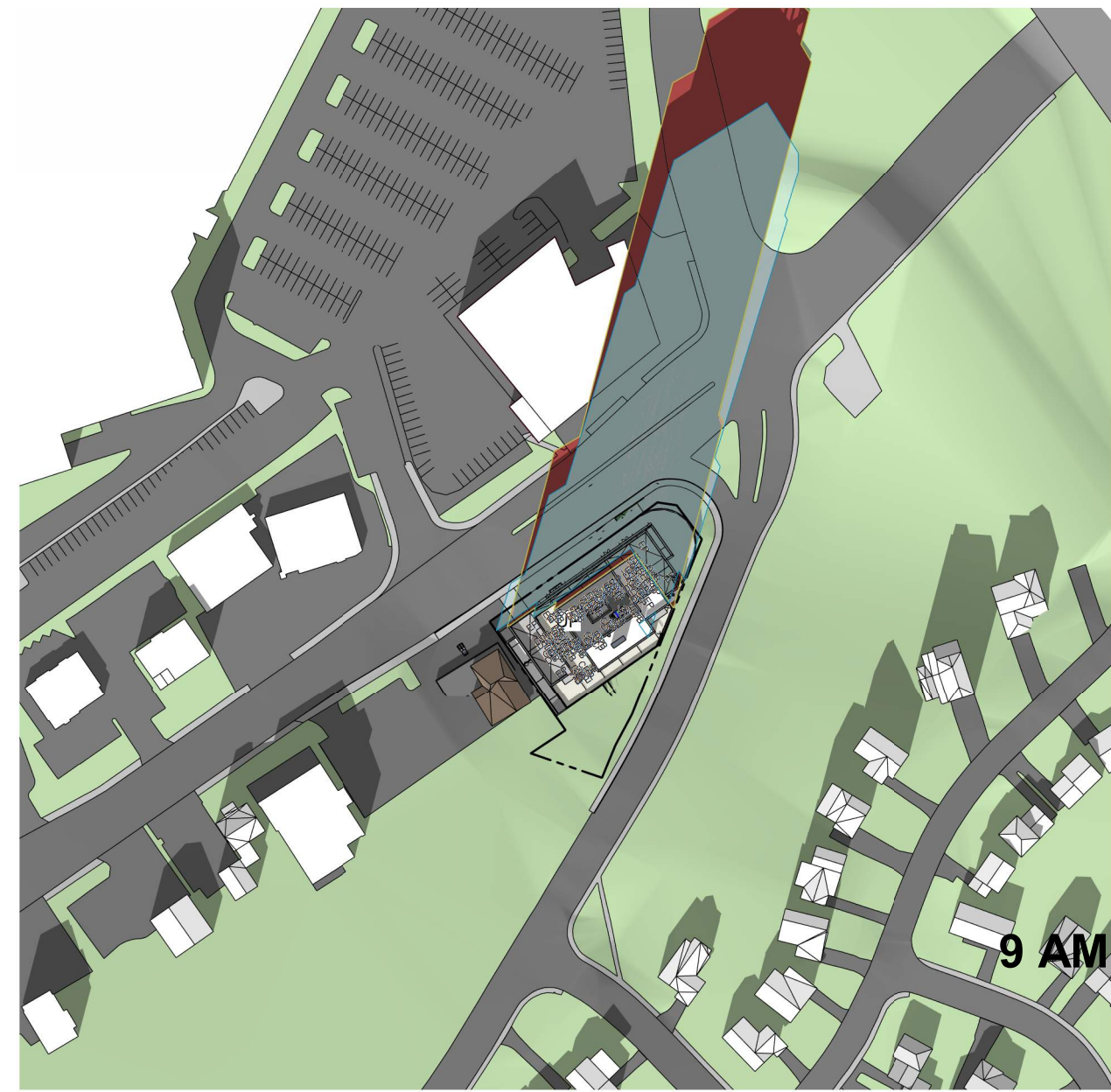
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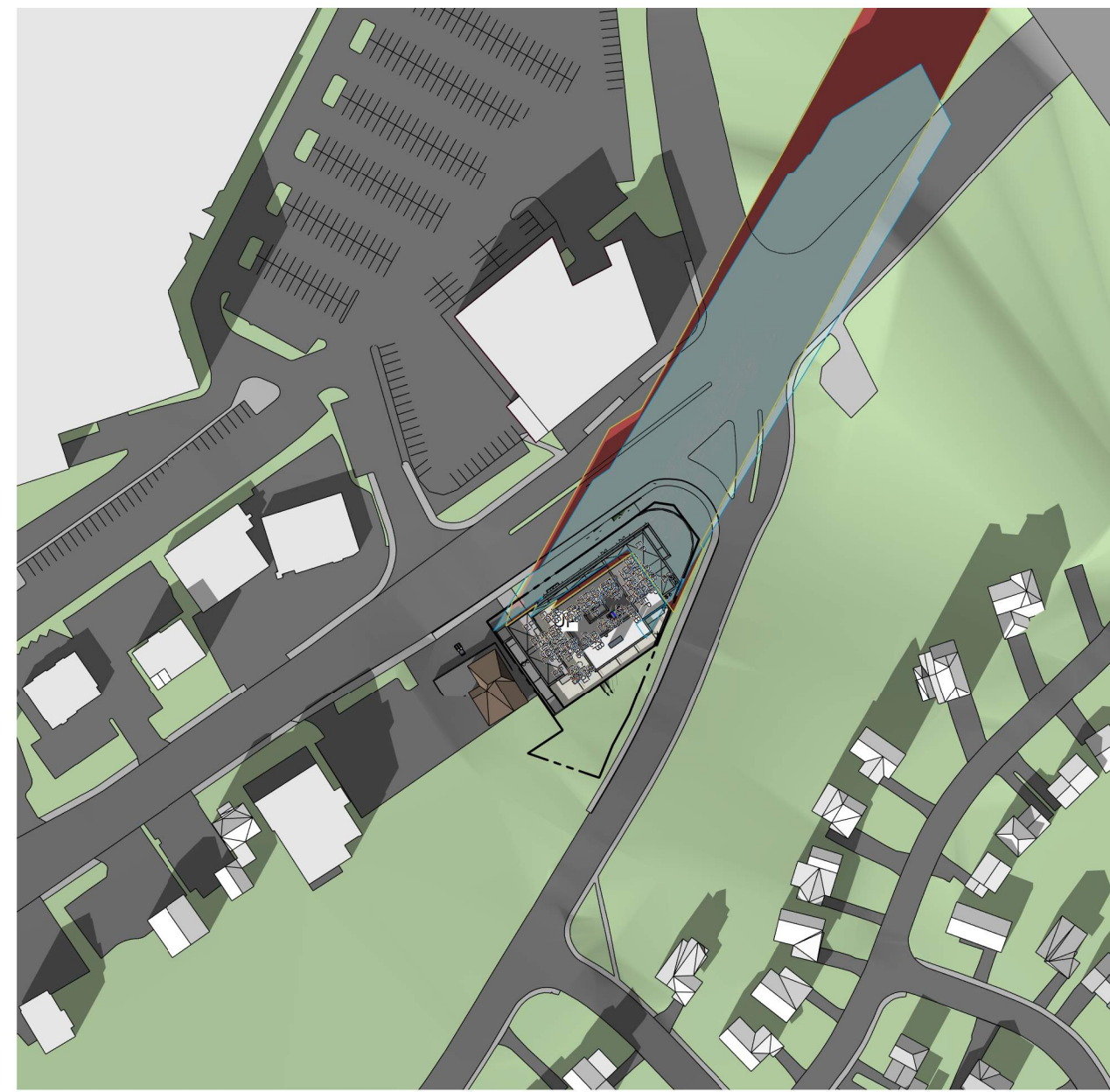
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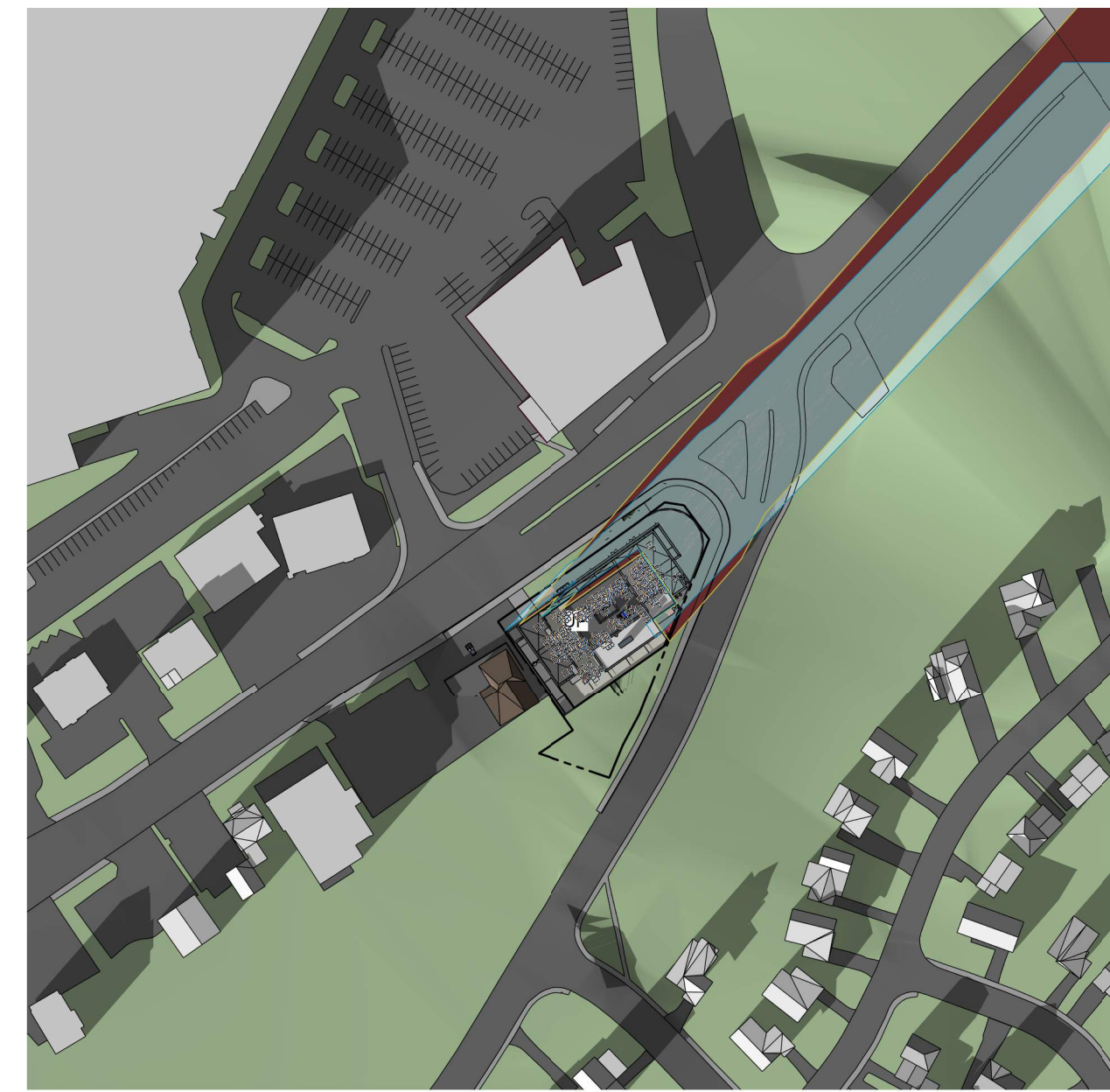
12 PM










1 PM



2 PM

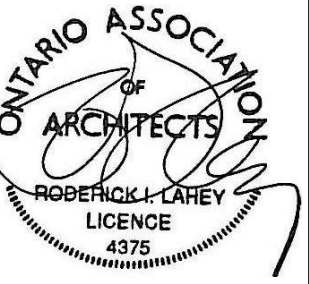
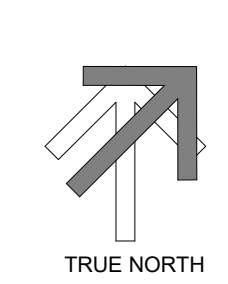


3 PM

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ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

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


ARCHITECT: **rla/architecture**  
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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