

CONSTRUCTION MANAGER
 Vuze Construction
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PROJECT DEVELOPER
Theberge Developments Ltd.
 1600 Laperrerie Ave Suite 205
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PROJECT DEVELOPER
Starwood Group Inc.
 188 Eglinton Avenue East Suite 800
 Toronto, Ontario, M4P 2X7
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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
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CIVIL ENGINEER
McINTOSH PERRY
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 Tel: (613) 836-2184
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LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.
 Landscape Architects
 3332 Carling Ave.
 Ottawa, Ontario K2H 5A8
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 Fax: 1-866-343-3942
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TRANSPORTATION ENGINEER
CHG Transportation Inc.
 13 Markham Avenue
 Ottawa, ON K2G 3Z1
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 Cell: (613) 697-3797
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Gradient Wind Engineering
 127 Walgreen Road,
 Ottawa, ON, Canada K0A 1L0
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 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 BYLAWS (OFFICIAL CODES FLOOR AREA)) | N/A |
| 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 |

LOCATION

| | |
|-------------------------------|-----|
| P2 LEVEL UNDER GROUND PARKING | 45 |
| P3 LEVEL UNDER GROUND PARKING | 44 |
| P1 LEVEL UNDER GROUND PARKING | 42 |
| GROUND FLOOR PARKING | 13 |
| 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 |

AMENITY SPACE

AT GRADE COMMUNAL = 150.0 sq. m.
 GRND FLOOR AMENITY ROOM COMMUNAL = 175.0 sq. m.
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1 SITE PLAN
 SP-1
 SCALE = 1 : 125

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



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| 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:

CONTEXT PLAN

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

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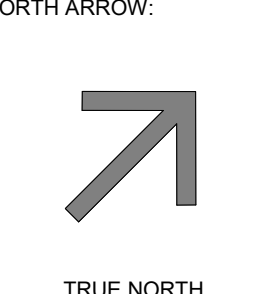
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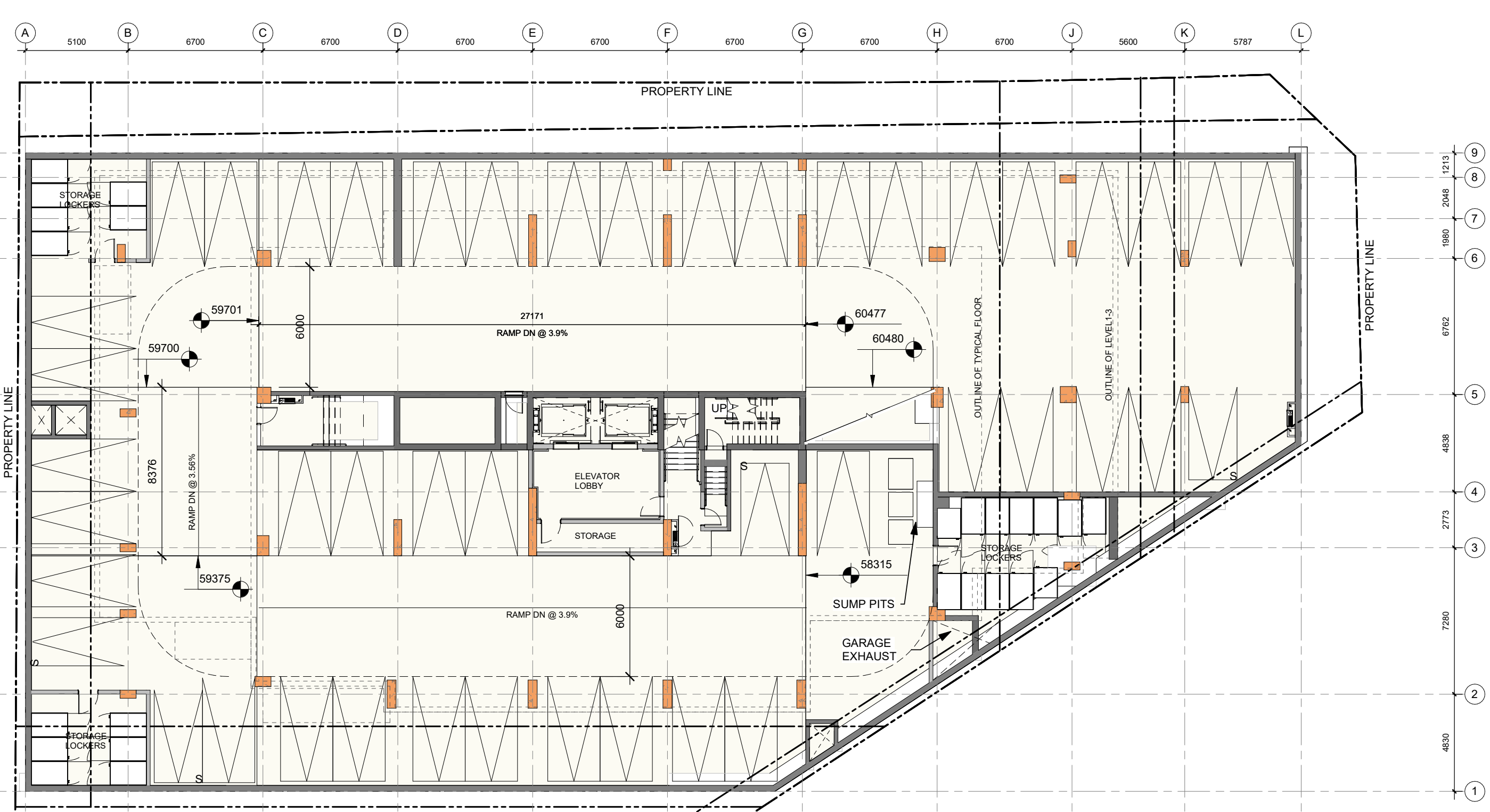
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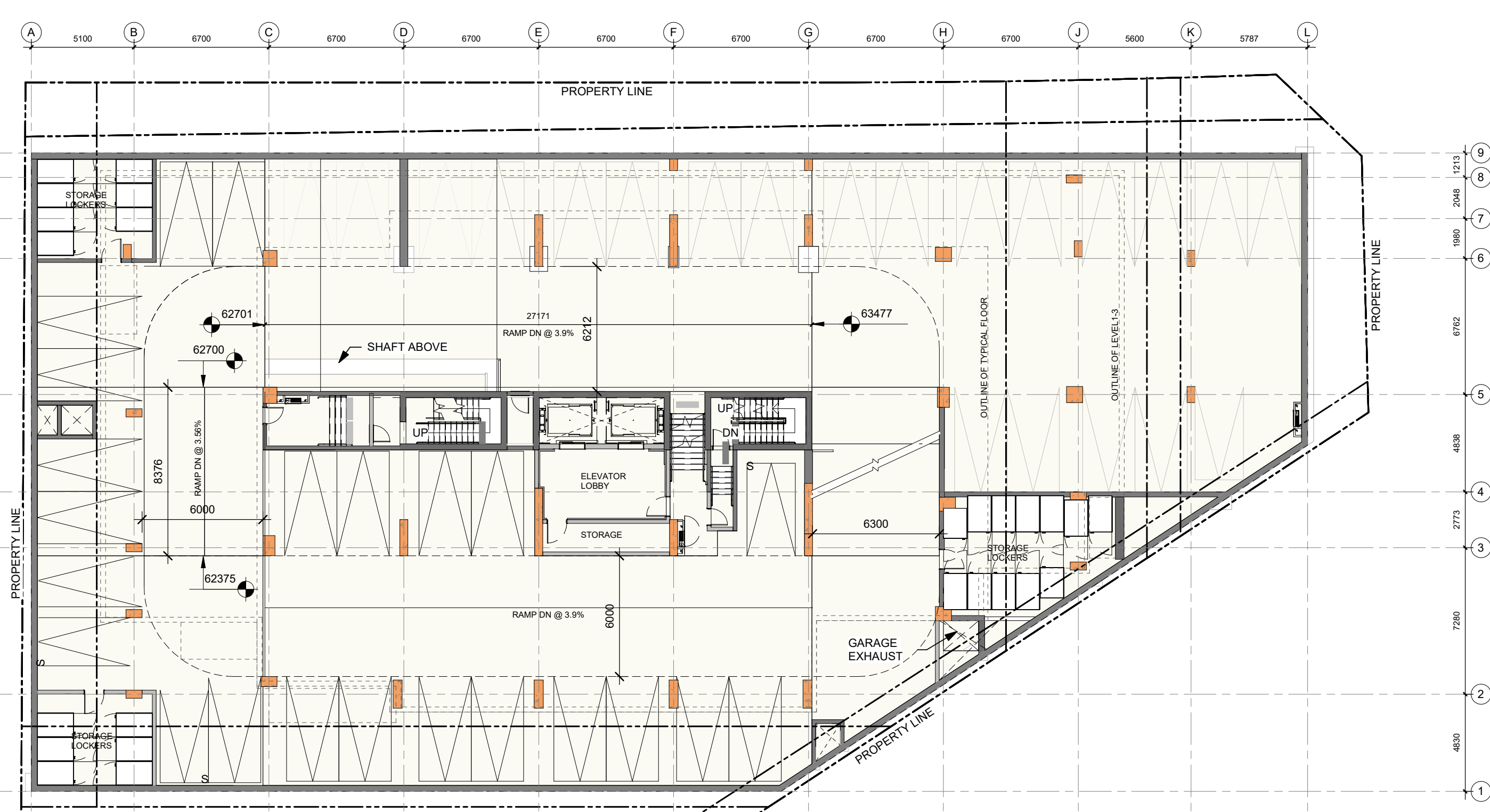
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SHEET TITLE:
FLOOR PLANS

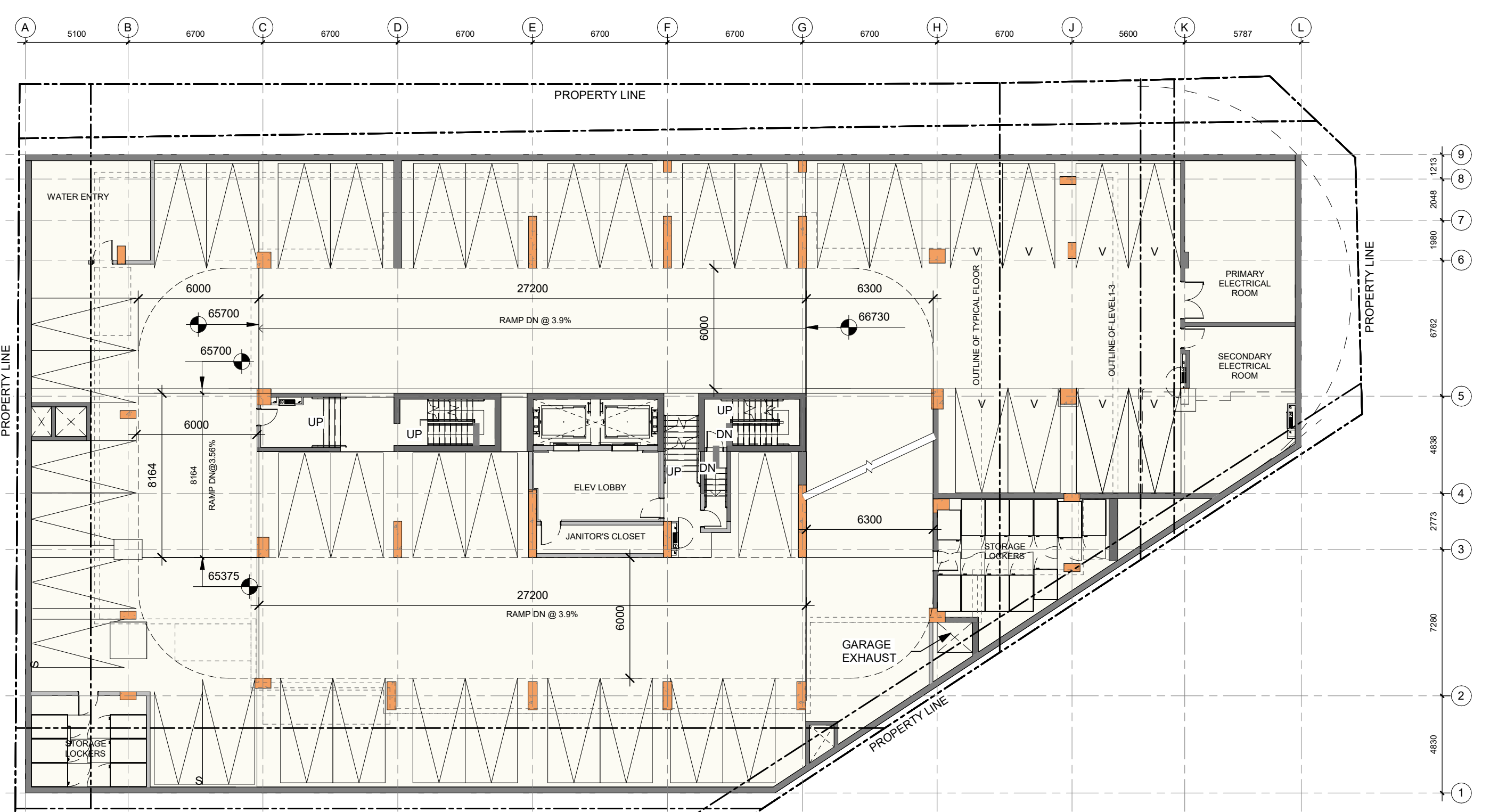
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| DRAWN: S.S. | CHECKED: R.V. |
| SCALE: 1 : 200 | SHEET No.: |
| PROJECT No: 2222 | 3 |
| | Plan No. : # 19036 |



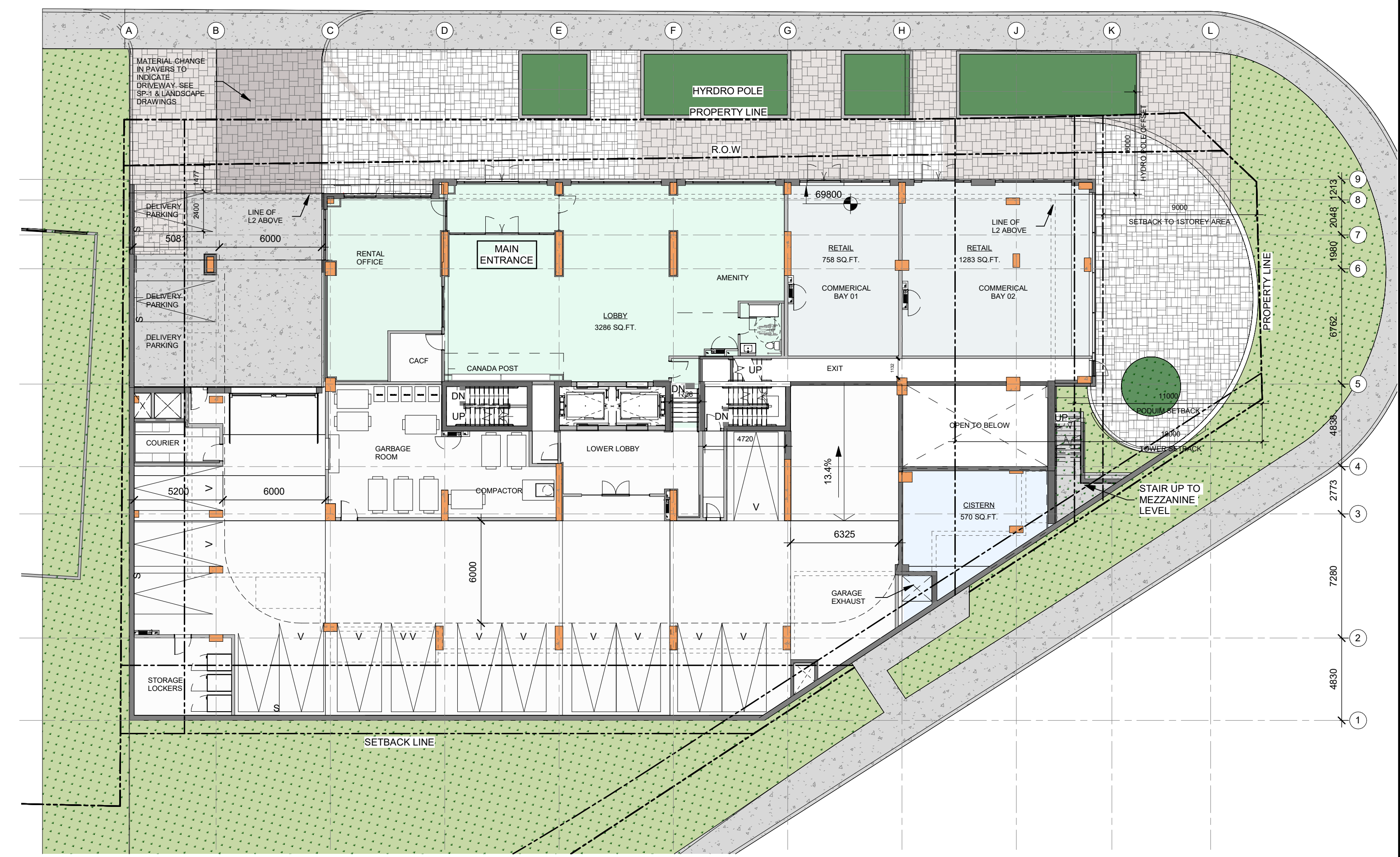
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LEVEL P2

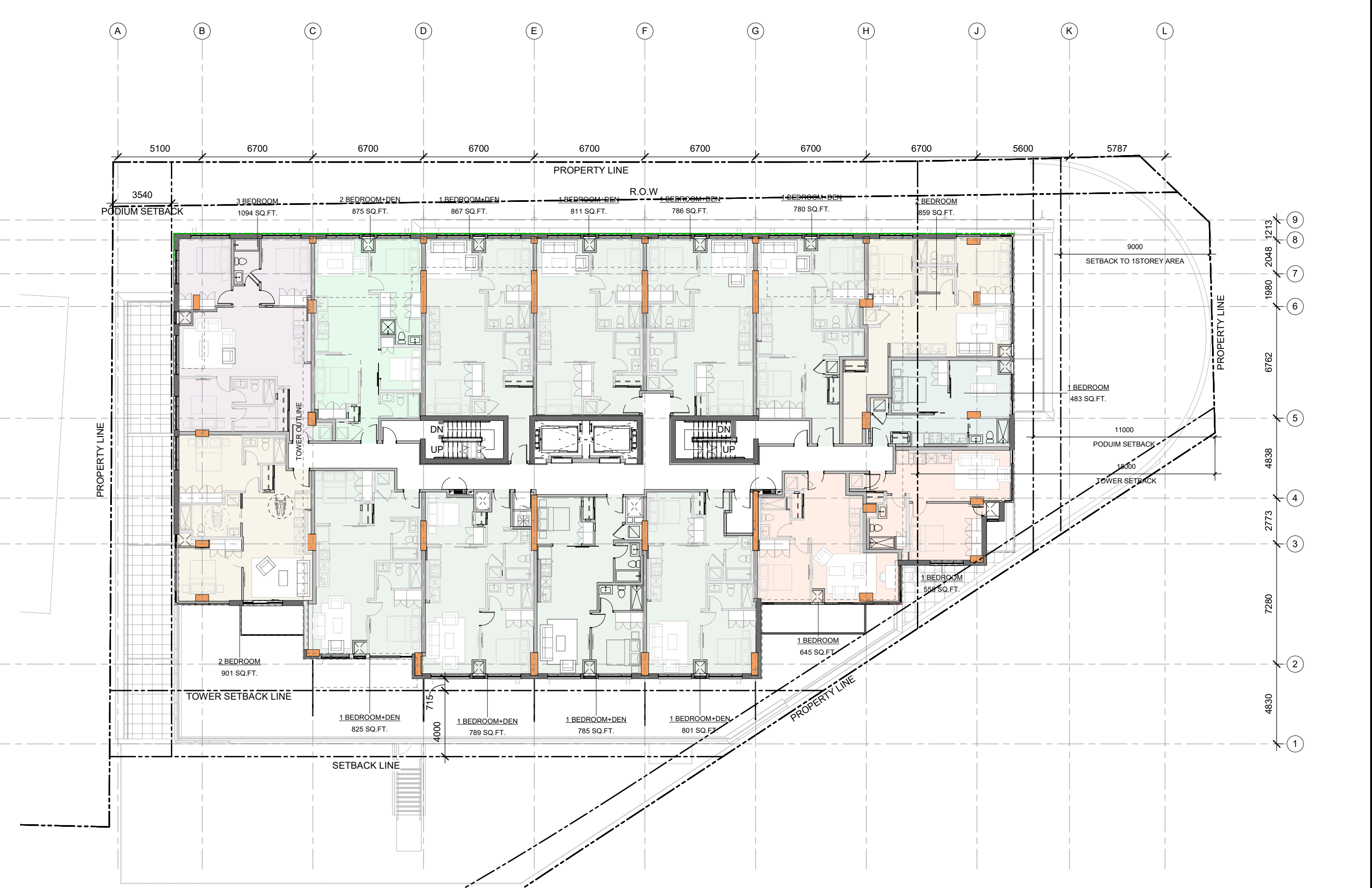
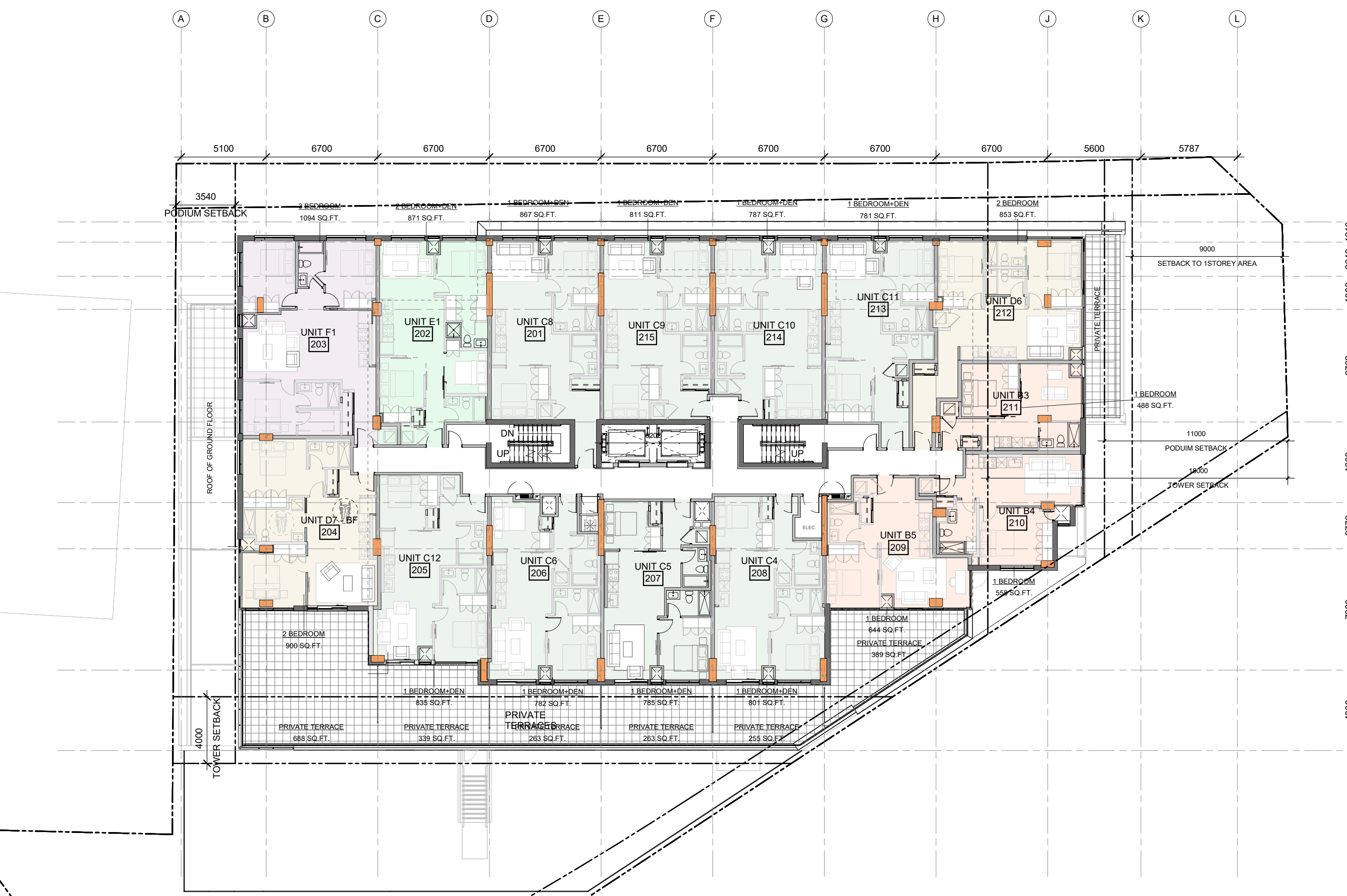
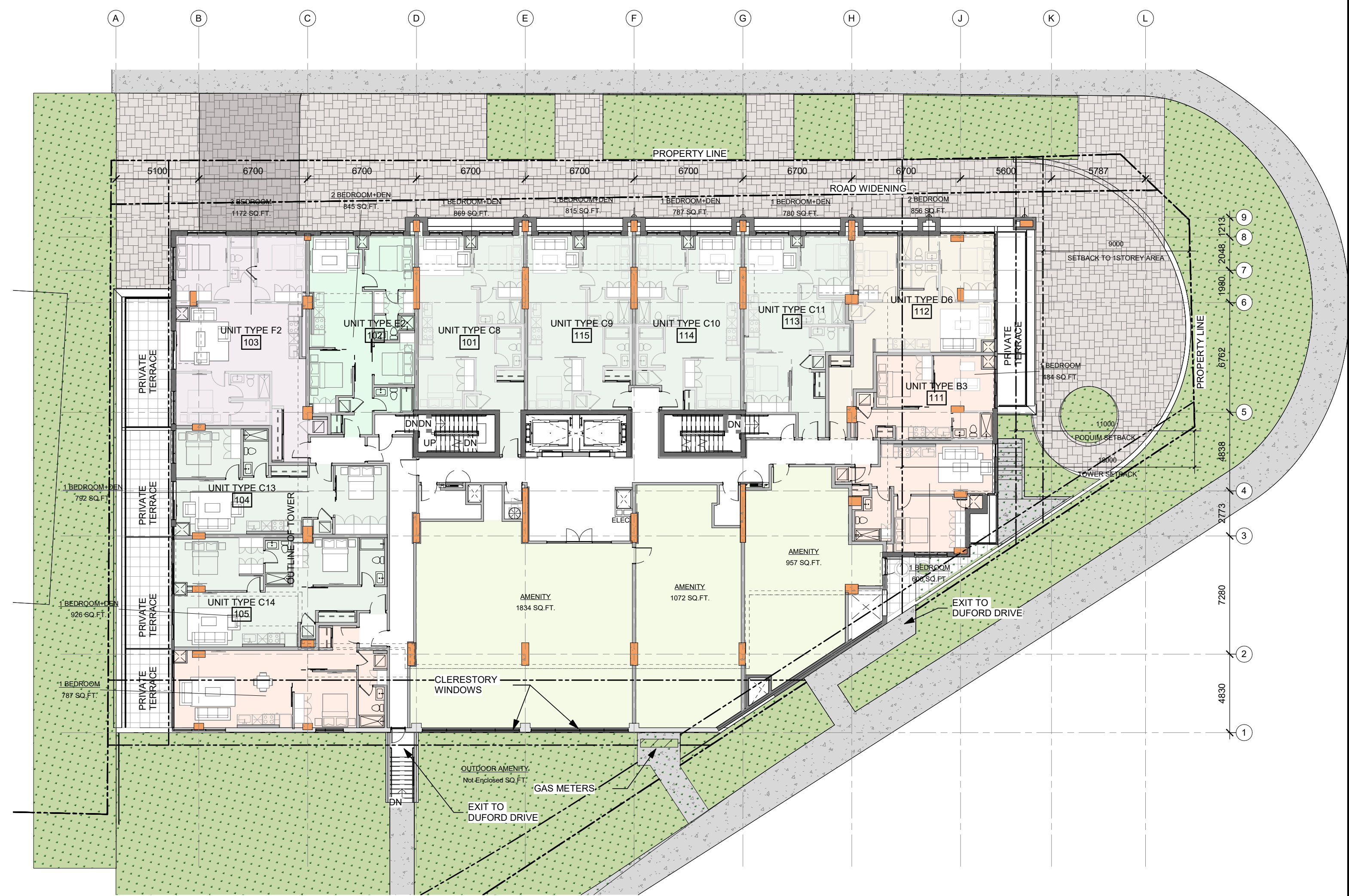
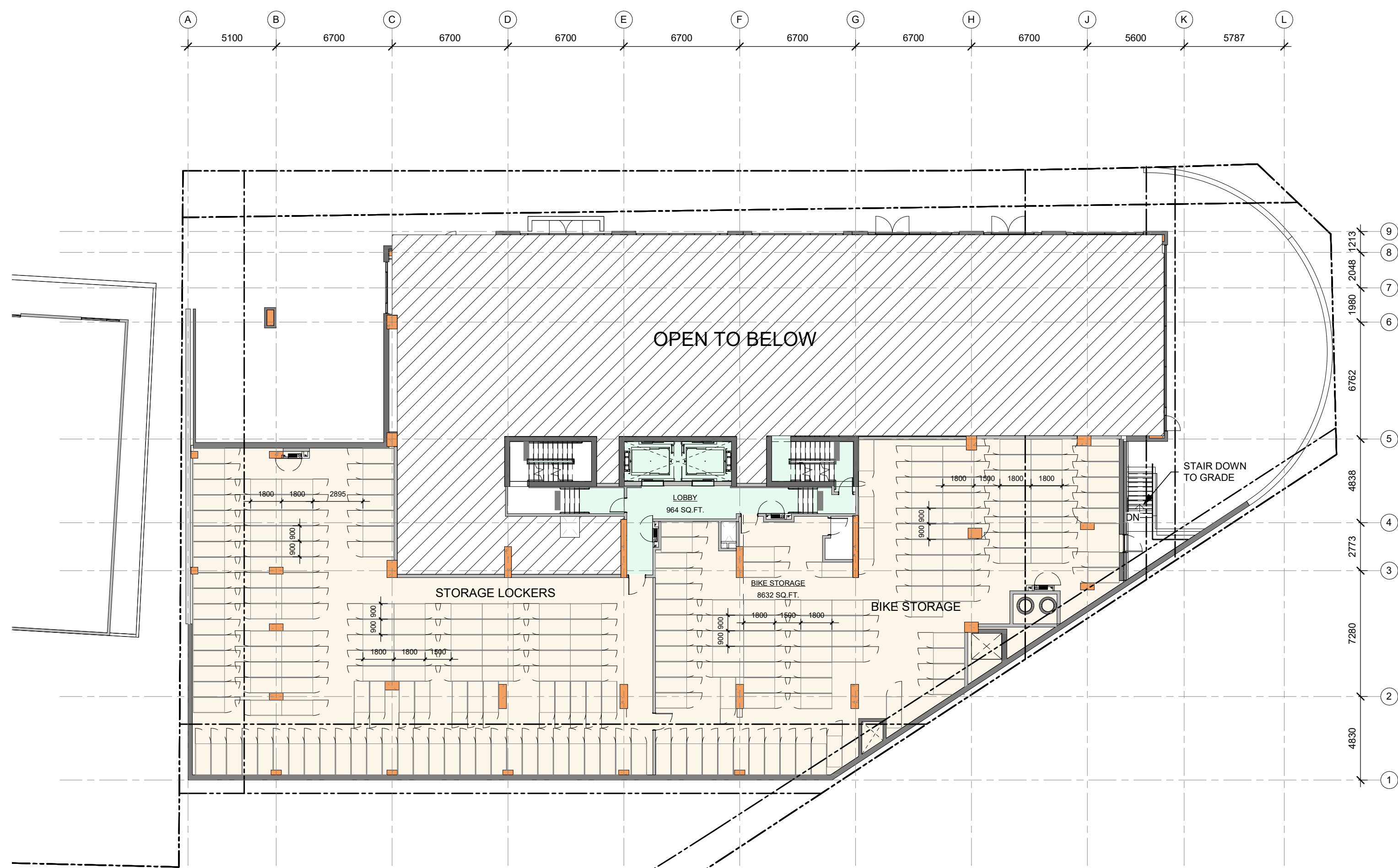


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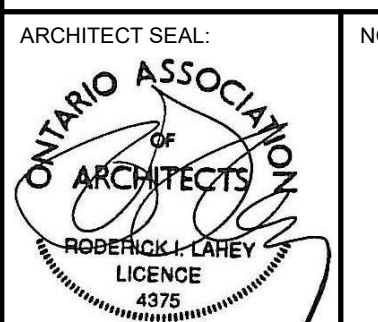
GROUND FLOOR

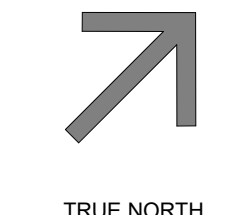
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| 1 | ISSUED FOR OPA, ZBLA AND SPC APPLICATION | 2023-06-09 |

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NORTH ARROW:  TRUE NORTH

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 Investment Builders Since 1951


ARCHITECT: **rla/architecture**
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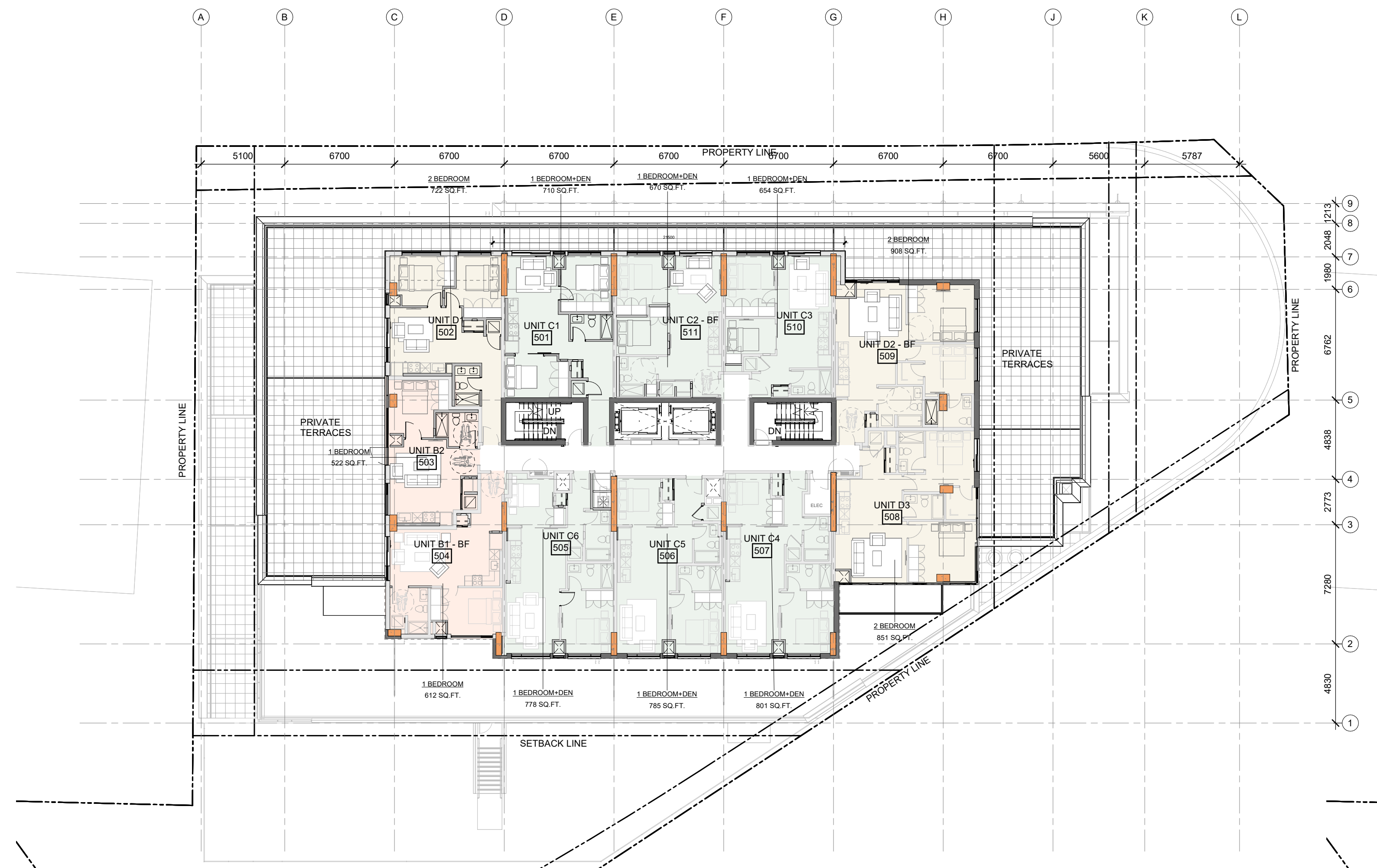
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FLOOR PLANS

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| 2222 | Plan No. : # 19036 |

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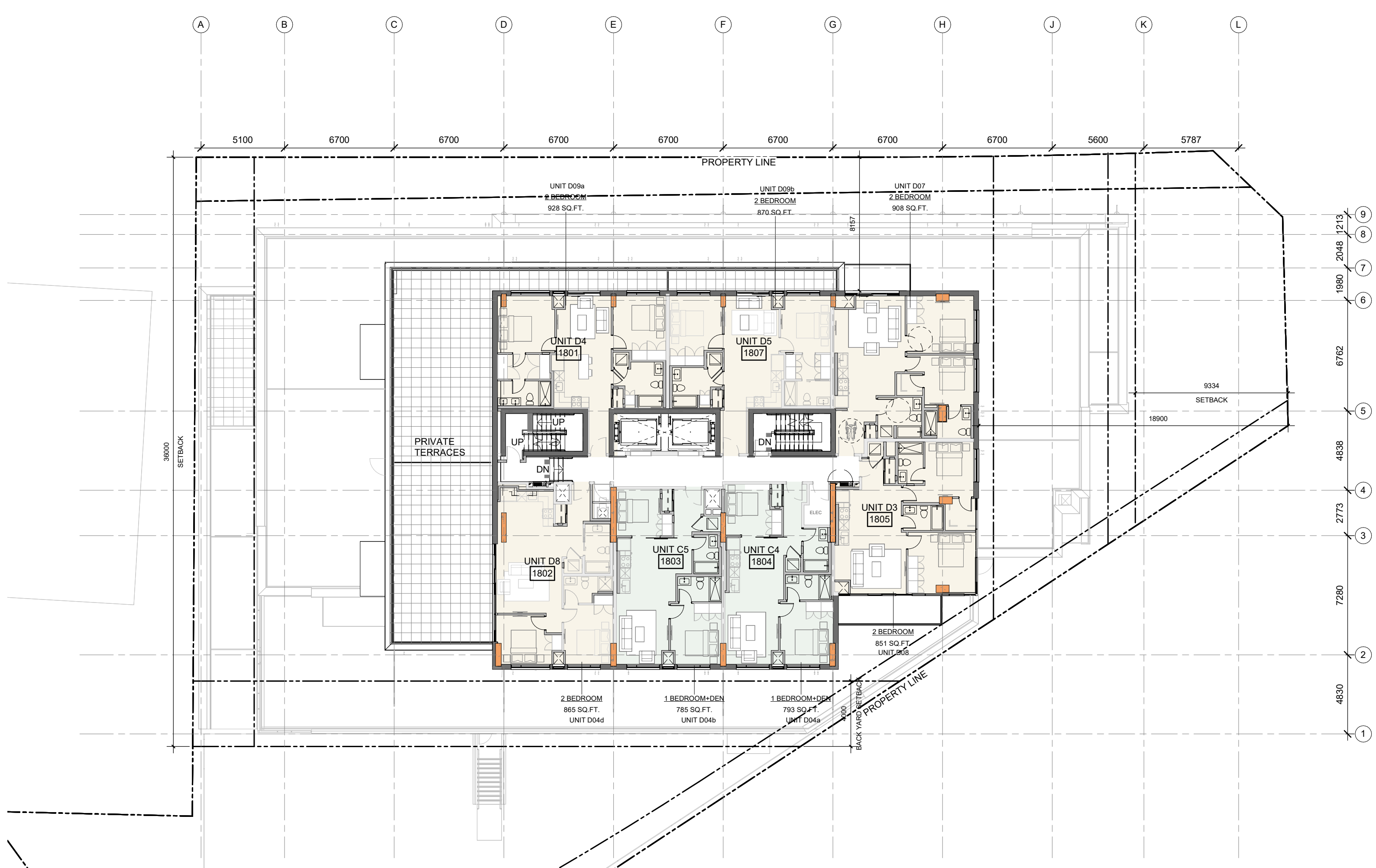
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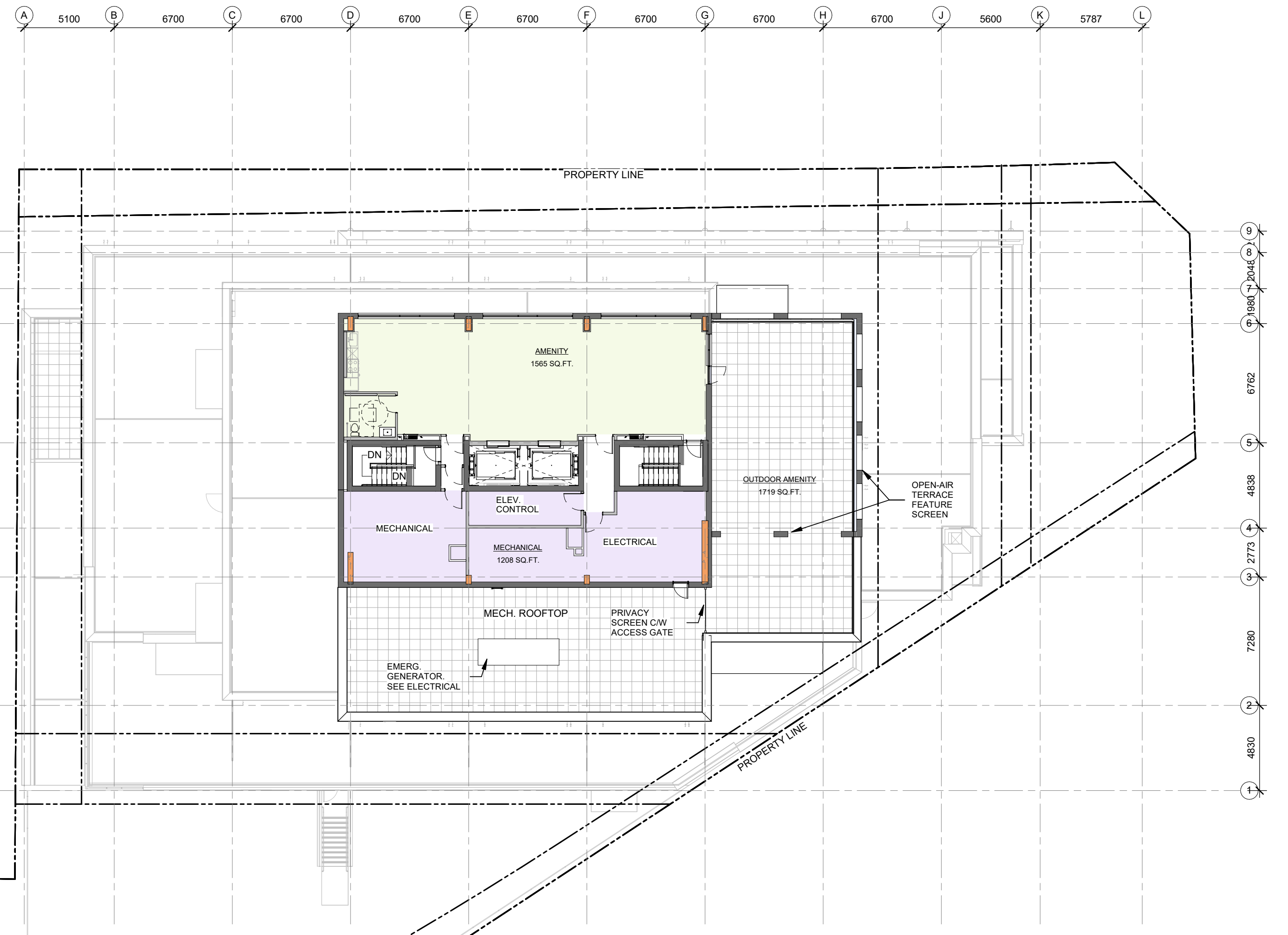
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LEVEL 6-17


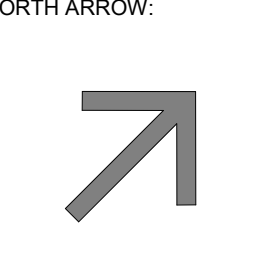


LEVEL 18



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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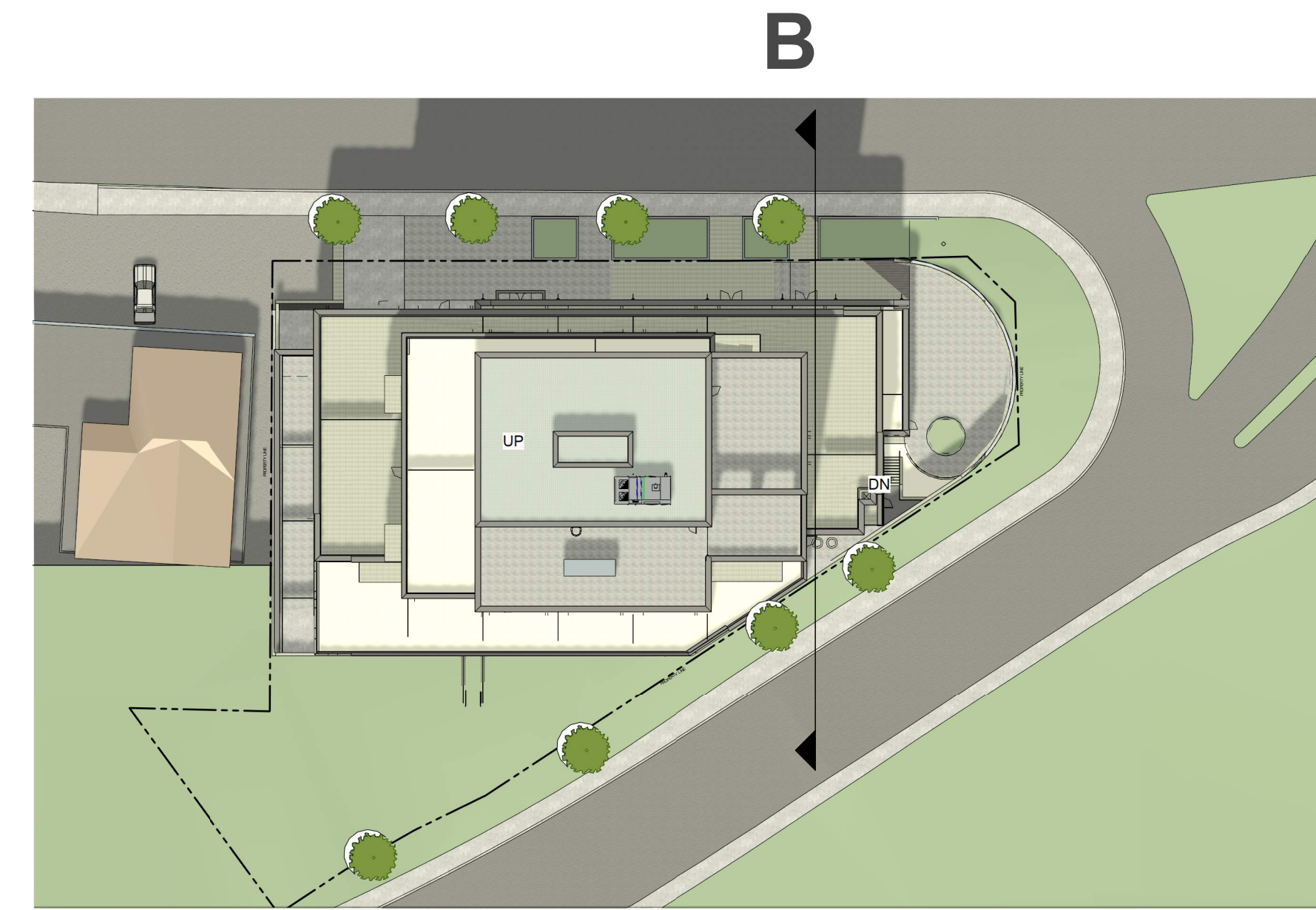
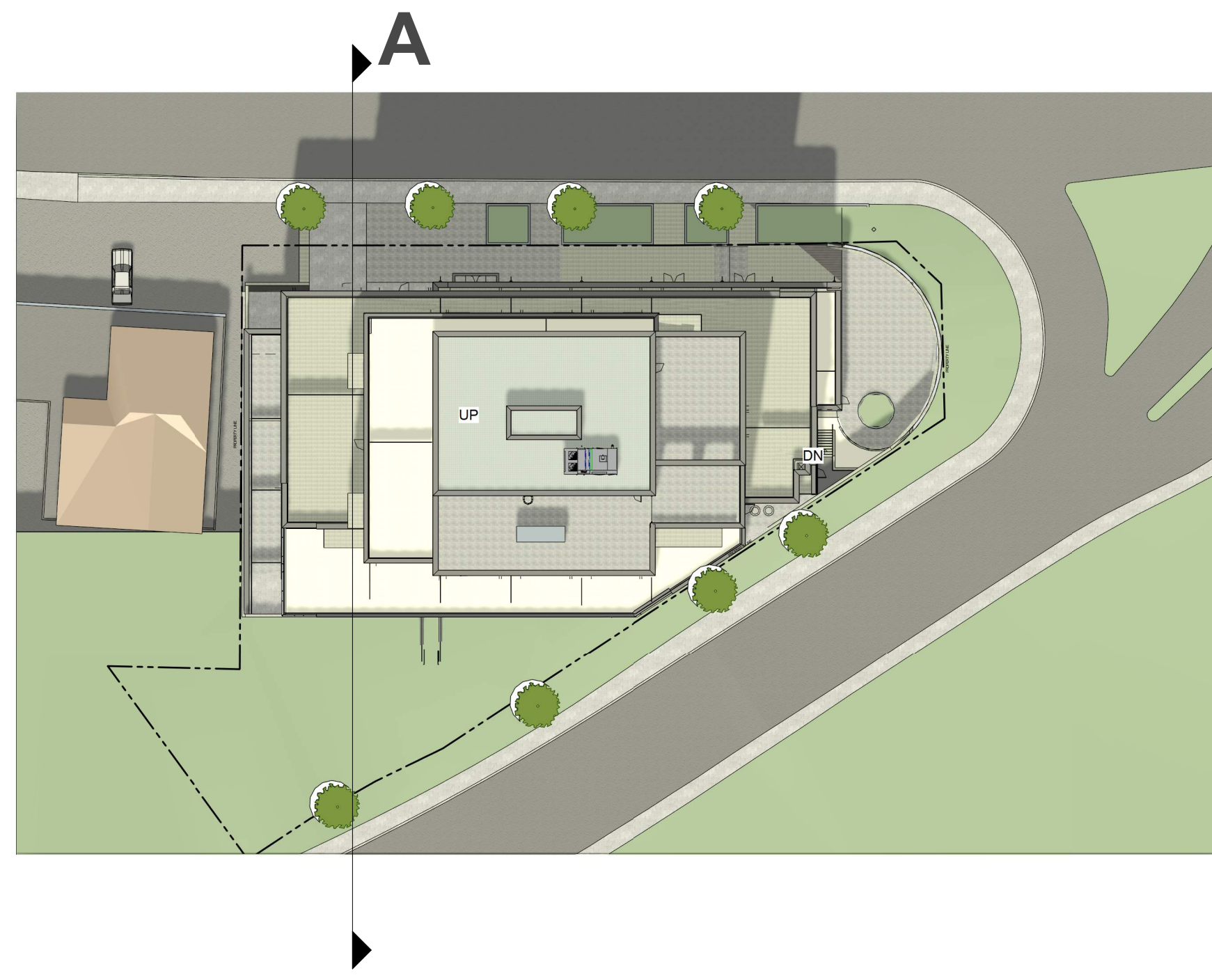
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OTTAWA, ON. K1E 1E2

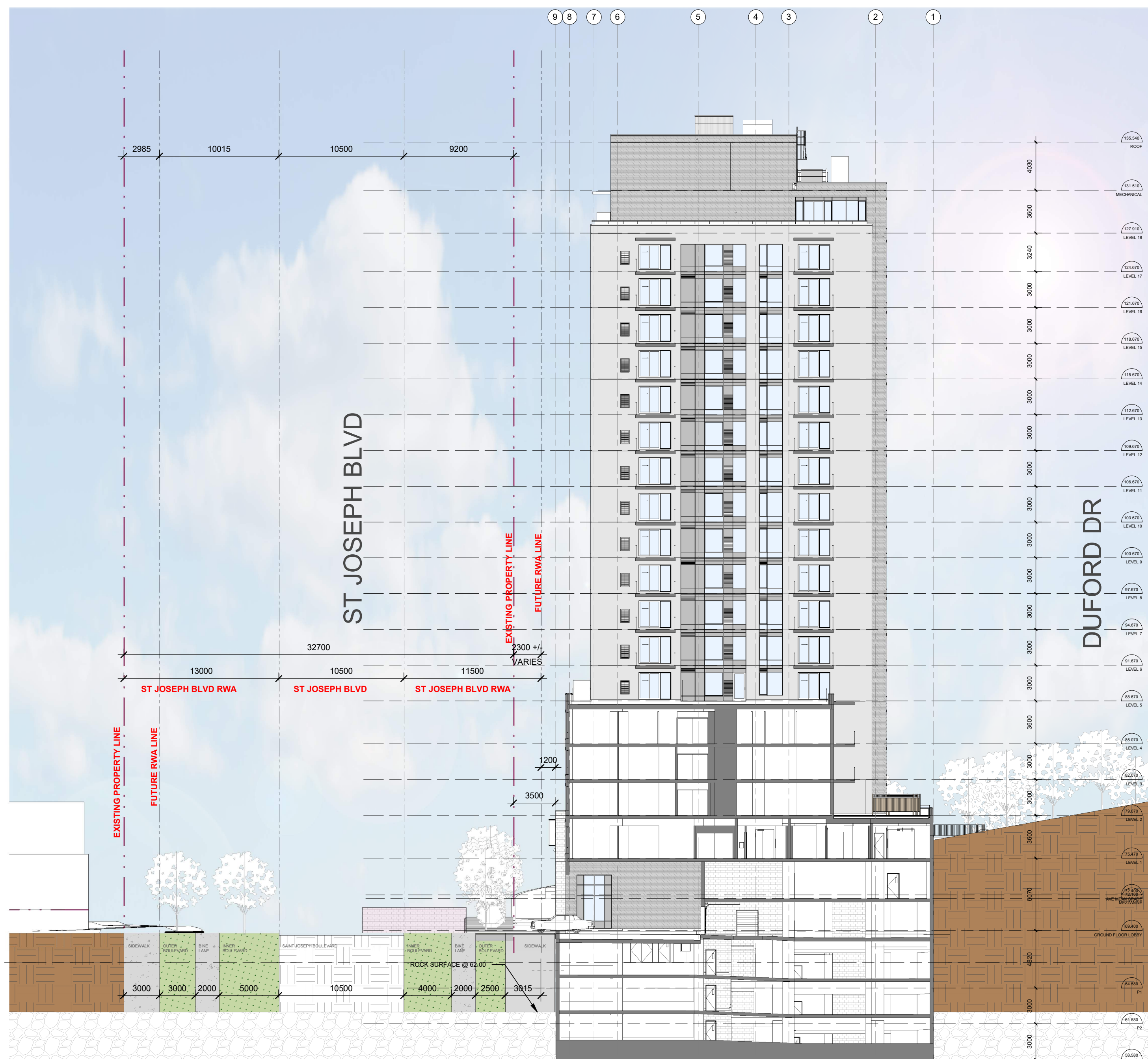
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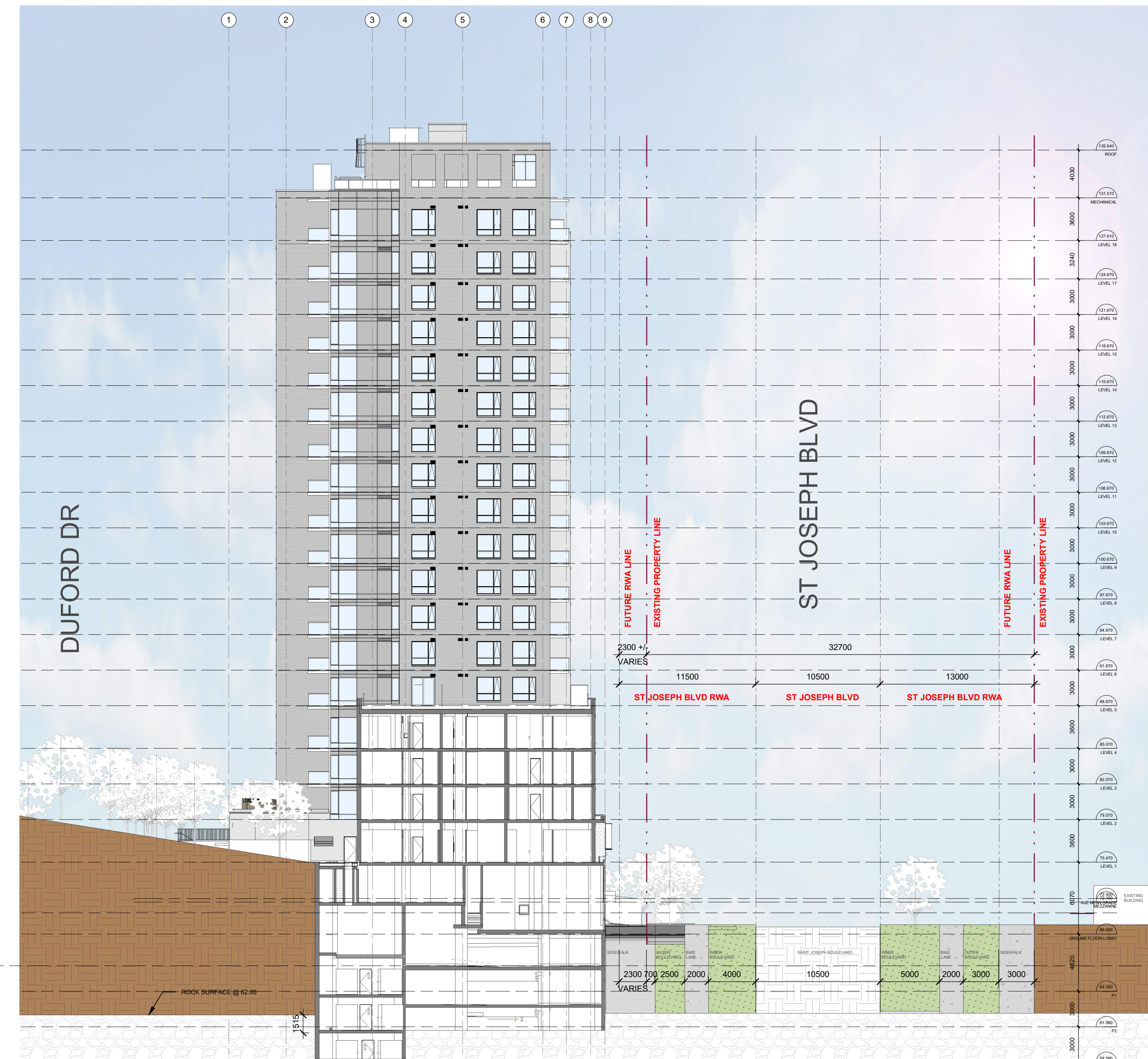
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SECTION A



SECTION B

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OTTAWA, ON. K1E 1E2

SHEET TITLE:
SECTIONS

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

PAPER SIZE: ISO Full (B0) (1000x1400mm)
 PLOT DATE: 7/31/2024 2:36:44 PM

VIEW LOOKING SOUTH WEST FROM ACROSS ST. JOSEPH



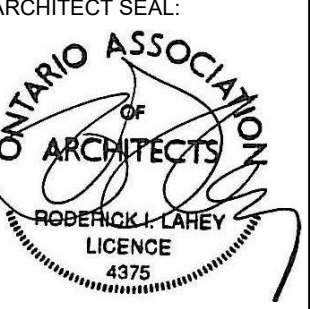
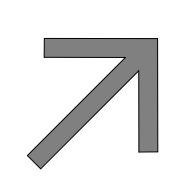
VIEW LOOKING SOUTH EAST FROM ACROSS ST. JOSEPH



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| No. | DESCRIPTION | DATE |
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| 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 |

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 PLOT DATE: 7/31/2024 3:46:04 PM



VIEW LOOKING SOUTH FROM ACROSS ST. JOSEPH




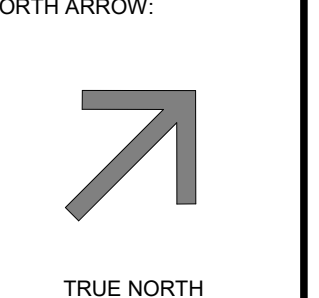
ENLARGED VIEW LOOKING WEST AT PODIUM



ENLARGED VIEW LOOKING SOUTH WEST AT PODIUM

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 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

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

PAPER SIZE: ISO Full (Beech) 1000 (6mm) PLOT DATE: 7/31/2024 3:52:21 PM



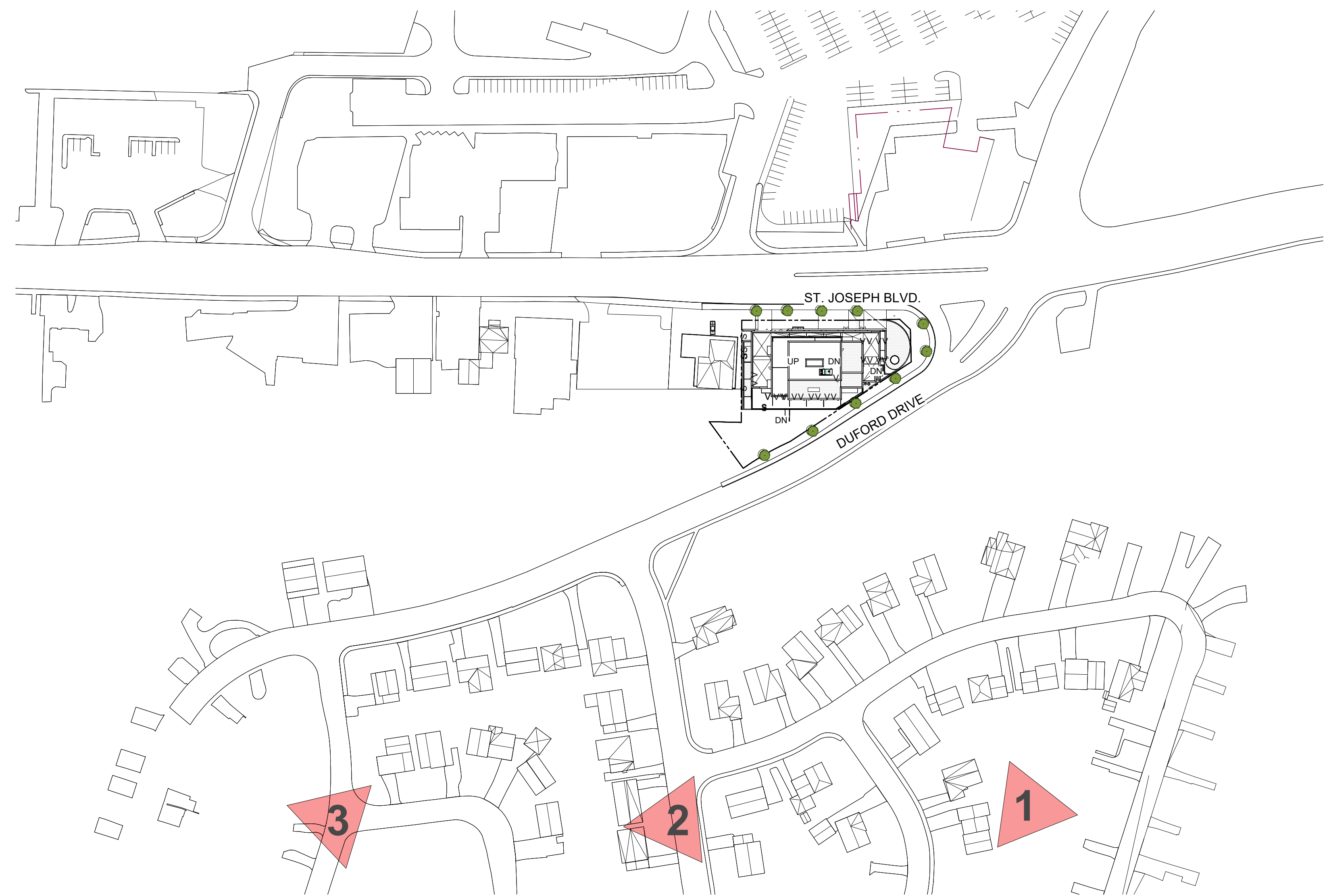
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3




2

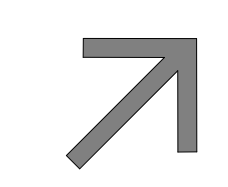


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| 1 | ISSUED FOR OPA, ZBLA AND SPC APPLICATION | 2023-06-09 |

REVISIONS:

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
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PROJECT TITLE:
3030 ST. JOSEPH BLVD.

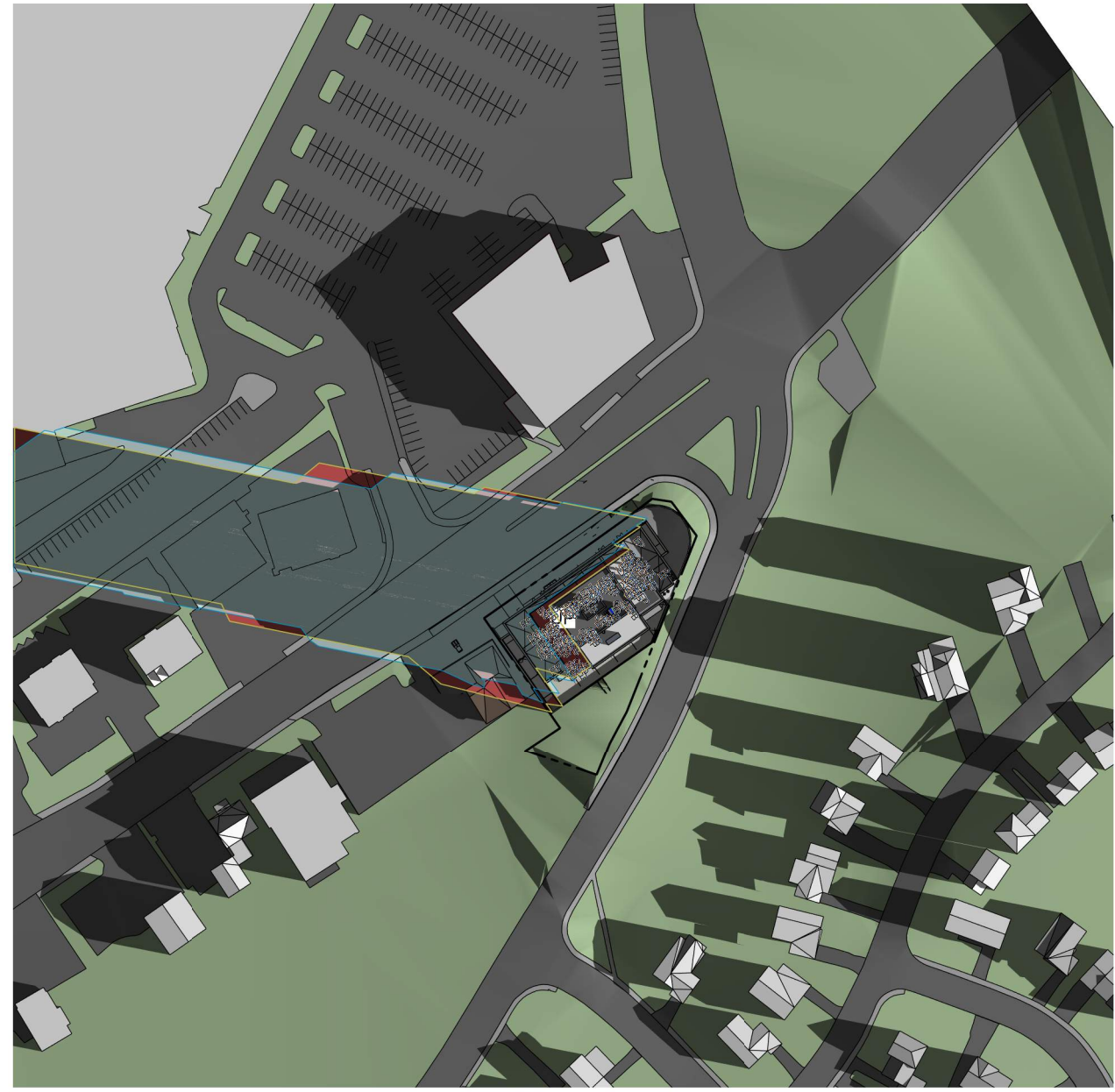
OTTAWA, ON. K1E 1E2

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

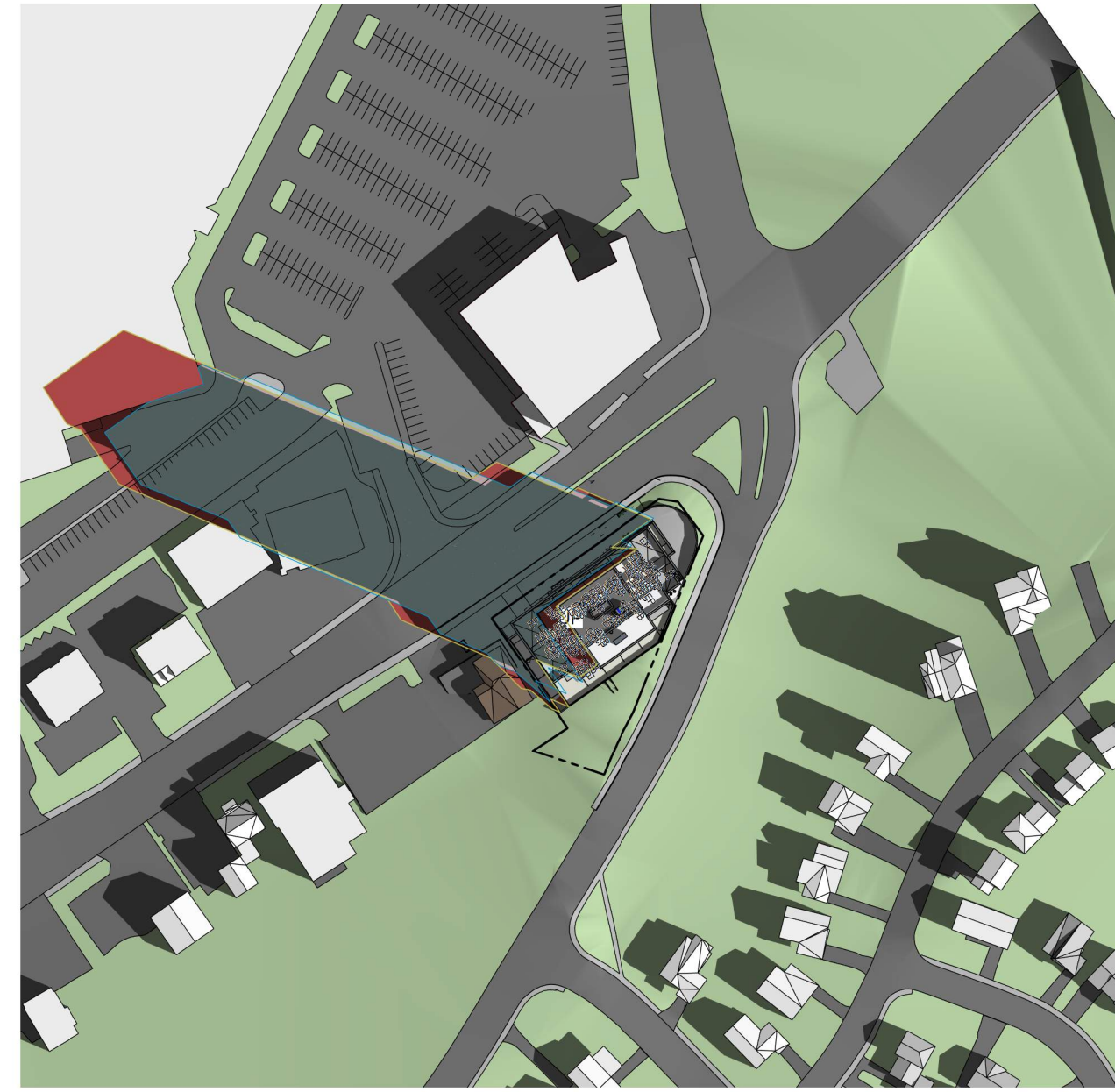
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| DRAWN: S.S | CHECKED: R.V |
| SCALE: 1 : 1200 | SHEET No: 11 |
| PROJECT No: 2222 | Plan No.: # 19036 |

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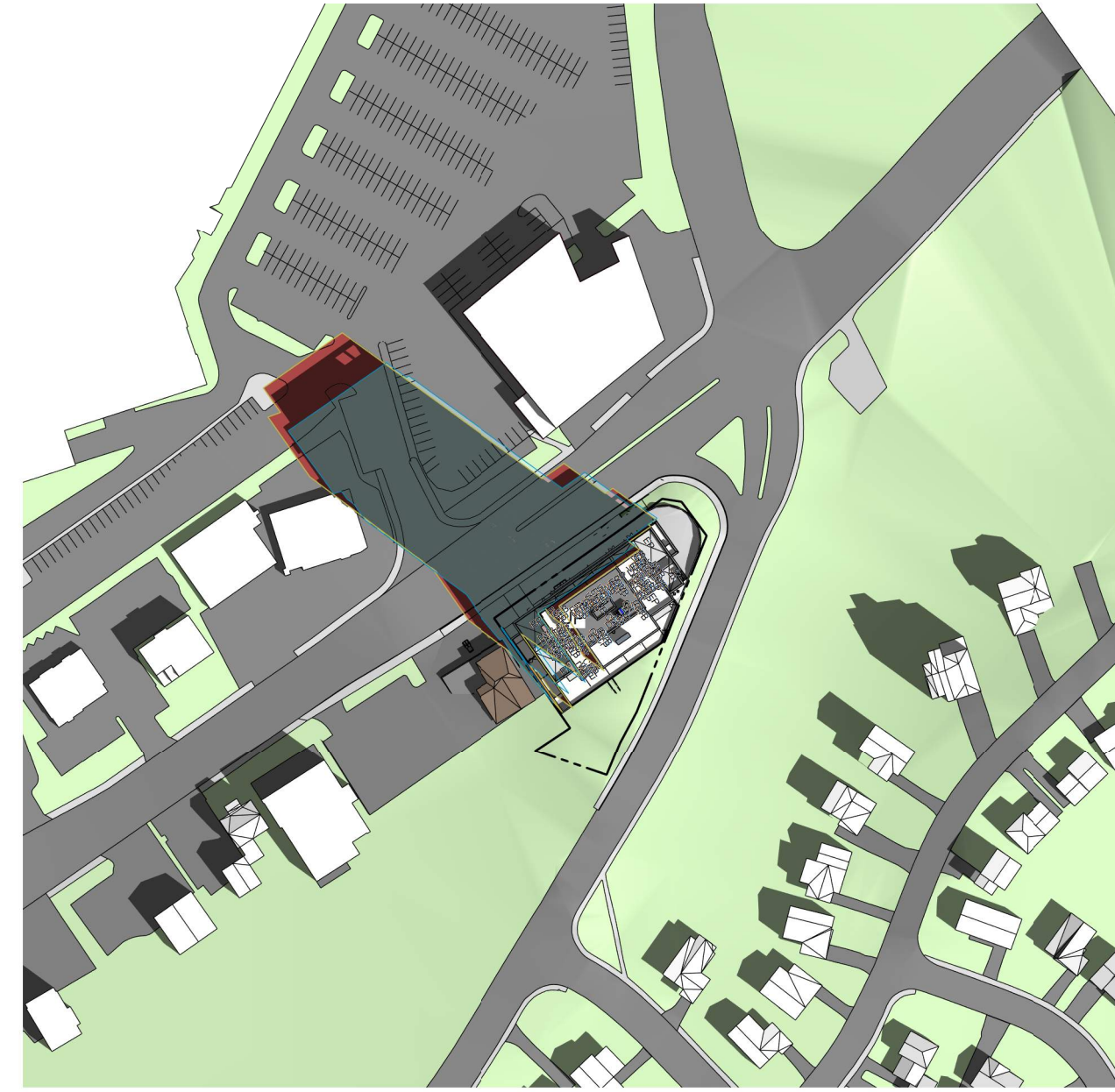
TEST TIME: SEPTEMBER 21 DST



8:00 AM



9:00 AM



10:00 AM



11:00 AM



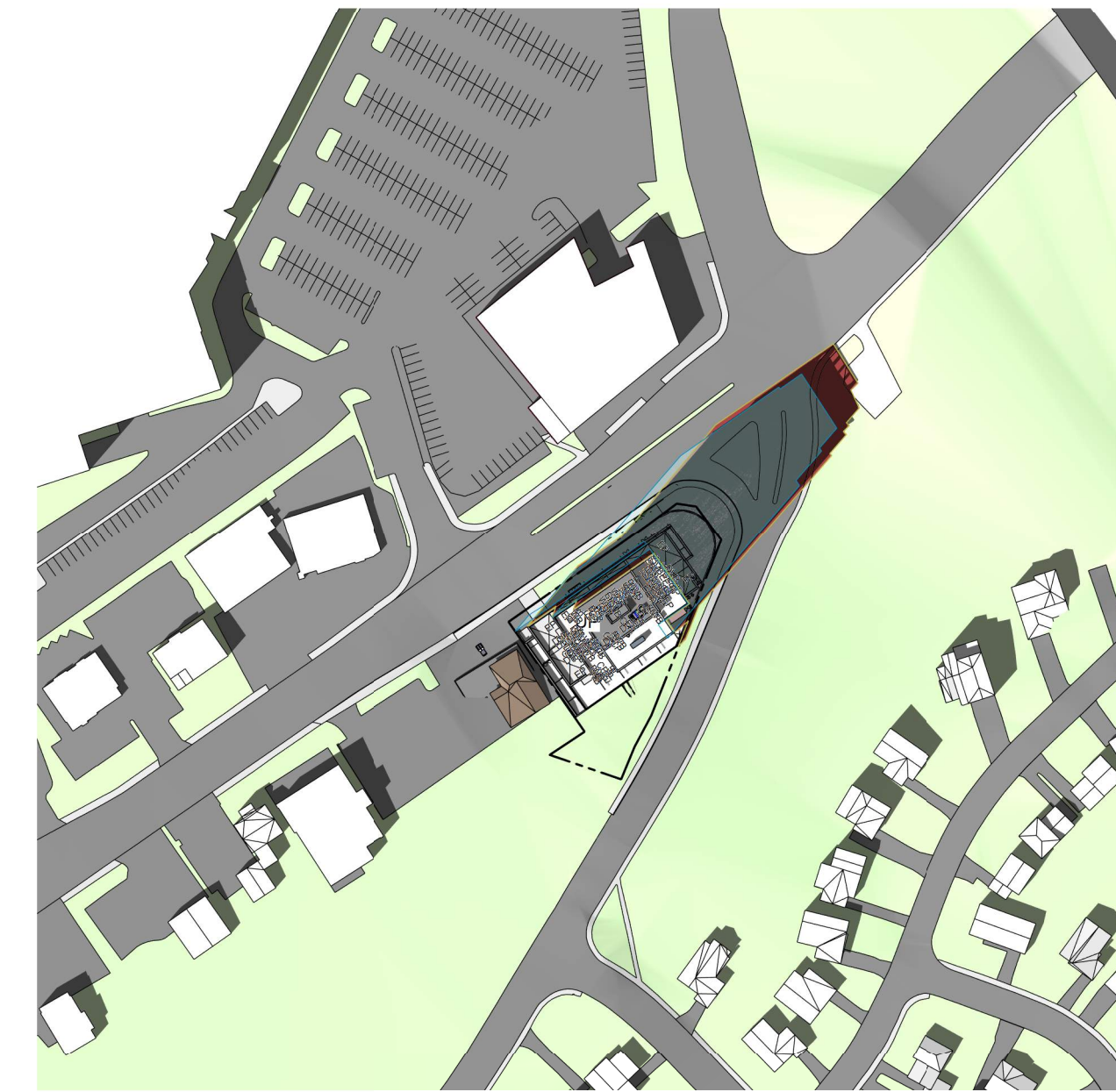
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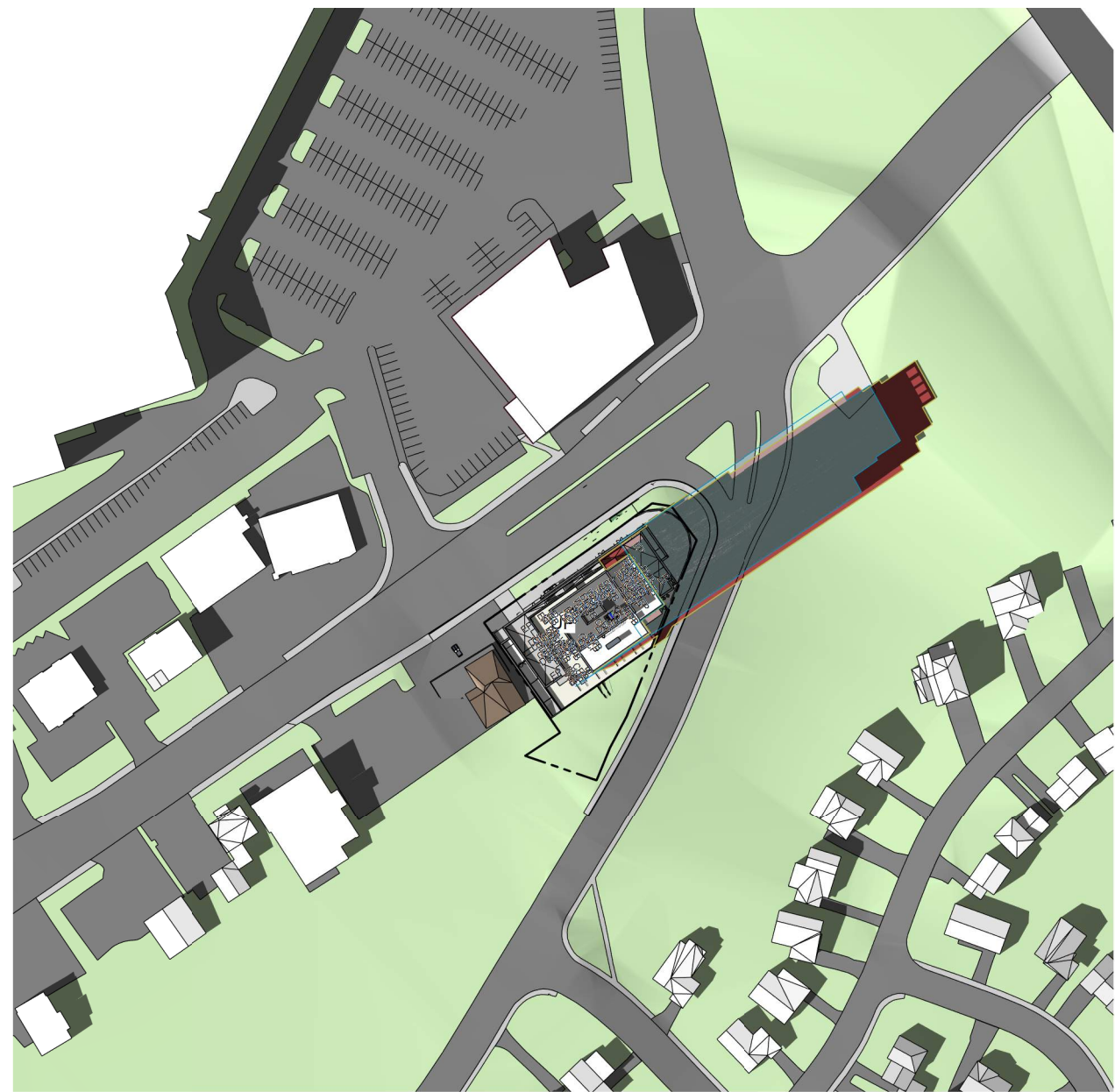
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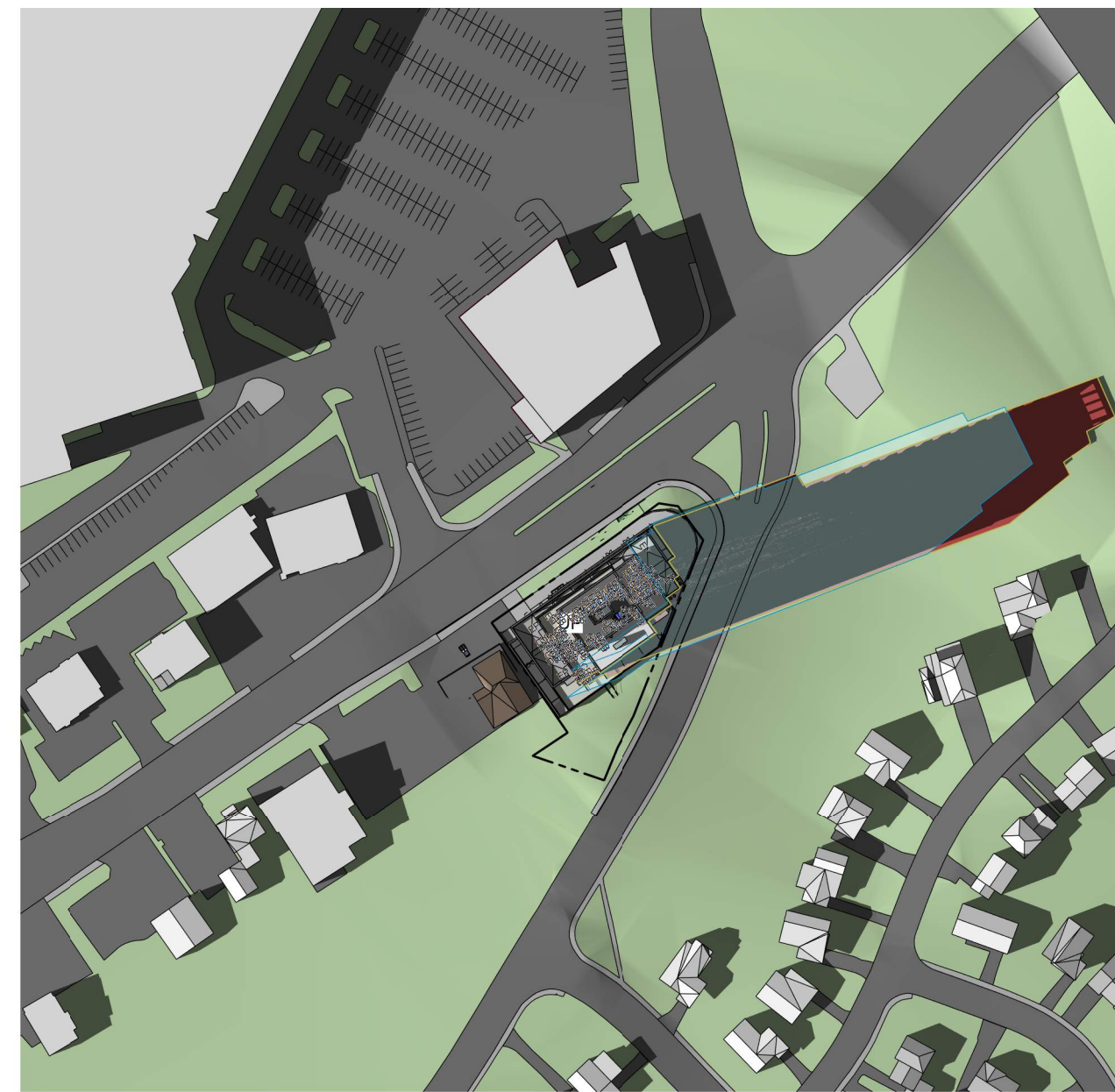
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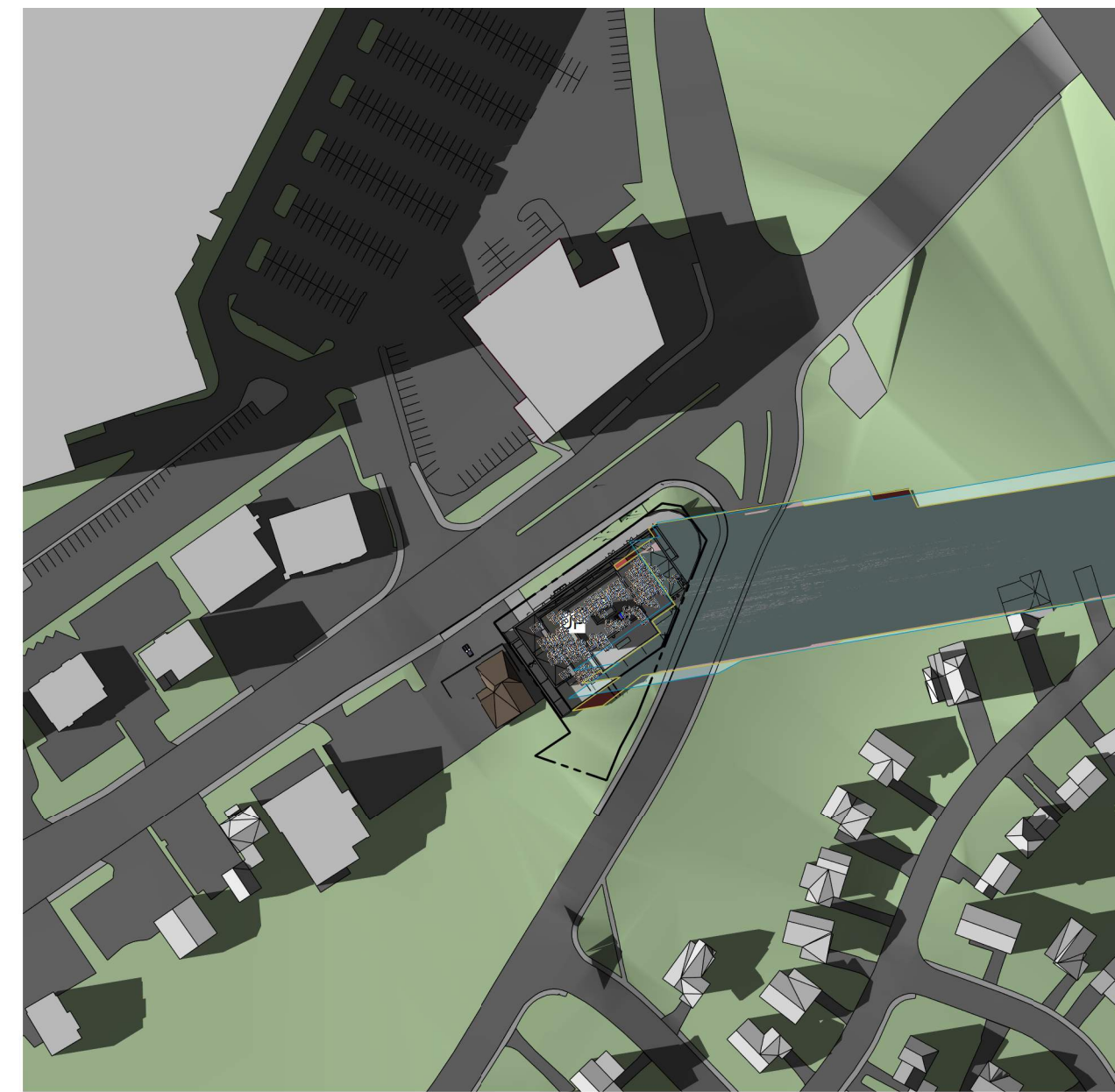
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4:00 PM



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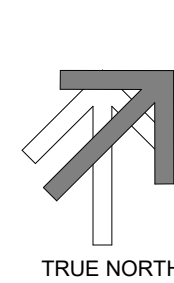
6:00 PM

-  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 |

REVISIONS:

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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: 13 |
| PROJECT No: 2222 | Plan No.: # 19036 |

