



PROJECT INFORMATION

ZONING Zoning By-Law 2008-250 AM3

SITE AREA 2,643.07 sq. m. (28,459 sq. ft.)

ZONING REQUIRED

MAXIMUM PERMITTED BUILDING HEIGHT	18.0 M
MAXIMUM FLOOR SPACE INDEX	3.0
FRONT YARD SETBACK - MINIMUM	0.0 M
FRONT YARD SETBACK - MAXIMUM	4.0 M
INTERIOR SIDE YARD SETBACK	0.0 M
CORNER YARD SETBACK	0.0 M
REAR YARD SETBACK	7.5 M
AMENITY AREA	6 m ² PER UNIT
	990 sq. m.

PROJECT STATISTICS

ZONING PROVIDED

BUILDING HEIGHT	51.4 M
MAXIMUM FLOOR SPACE INDEX	4.21
FRONT YARD SETBACK - MINIMUM	9.4 M
FRONT YARD SETBACK - MAXIMUM	9.6 M
INTERIOR SIDE YARD SETBACK	0.0 M
CORNER YARD SETBACK - ST. JOSEPH BOULEVARD	3.7 M
CORNER YARD SETBACK - DUFORD DRIVE	0.0 M
REAR YARD SETBACK	13.0 M

GROSS BUILDING
(CITY OF OTTAWA'S SERVICES)

PARKING LEVELS (2 LEVELS U/G)	N/A
GROUND FLOOR	426.2 sq. m. (4,588 sq. ft.)
1st - 3rd FLOOR	2,881.9 sq. m. (31,020 sq. ft.)
4th FLOOR	597.1 sq. m. (6,427 sq. ft.)
5th to 14th FLOOR	6,290.5 sq. m. (67,710 sq. ft.)
15th & 16th FLOOR	904.8 sq. m. (9,762 sq. ft.)
MECHANICAL / AMENITY FLOOR	N/A
TOTAL AREA	11,130.5 sq. m. (119,808 sq. ft.)

UNIT STATISTICS

STUDIO UNIT	7
1 BEDROOM UNIT	72
1 BEDROOM + DEN UNIT	18
2 BEDROOM UNIT	68
2 BEDROOM + DEN UNIT	0
TOTAL	165
COMMERCIAL RETAIL	426.2 sq. m. (4,588 sq. ft.)

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- AREA "Z" NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	15
COMMERCIAL RETAIL	- AREA "Z" NONE REQUIRED	0
TOTAL		15
P2 LEVEL UNDER GROUND PARKING	47	
P1 LEVEL UNDER GROUND PARKING	38	
TOTAL		85

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (165 UNITS)	83
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	2
TOTAL		85
EXTERIOR	10	
INDOOR ON GROUND FLOOR	180	
TOTAL		190

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.

PROJECT DEVELOPER

The Torgan Group
4950 Yonge St #1010,
Toronto, ON M2N 6K1
Tel: (416) 221-9348
Cell: (647)
Email: ornella@torgan.com

URBAN PLANNER

FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
Tel: (613) 730-5709
Fax: (613) 730-1136
E-Mail: carrara@fotenn.com

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 A500 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.

DETAIL NUMBER

TITLE

SCALE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

ISSUED FOR ZONING AMENDMENT - REVISED	Sept 18, 19
ISSUED FOR ZONING AMENDMENT	2017
No. DESCRIPTION	DATE
REVISIONS:	
ARCHITECT SEAL:	NORTH ARROW:
SEAL DATE: STAMP DATE	
CLIENT:	

THE TORGAN GROUP

ARCHITECT:

roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t: 613.724.9932 f: 613.724.1209 raarchitecture.ca

PROJECT TITLE:

3030 St. JOSEPH BOULIVARD

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN:	CHECKED:
R.V.	R.V.
SCALE:	SHEET No.
1:125	
PROJECT No.	
1617	

SP-1

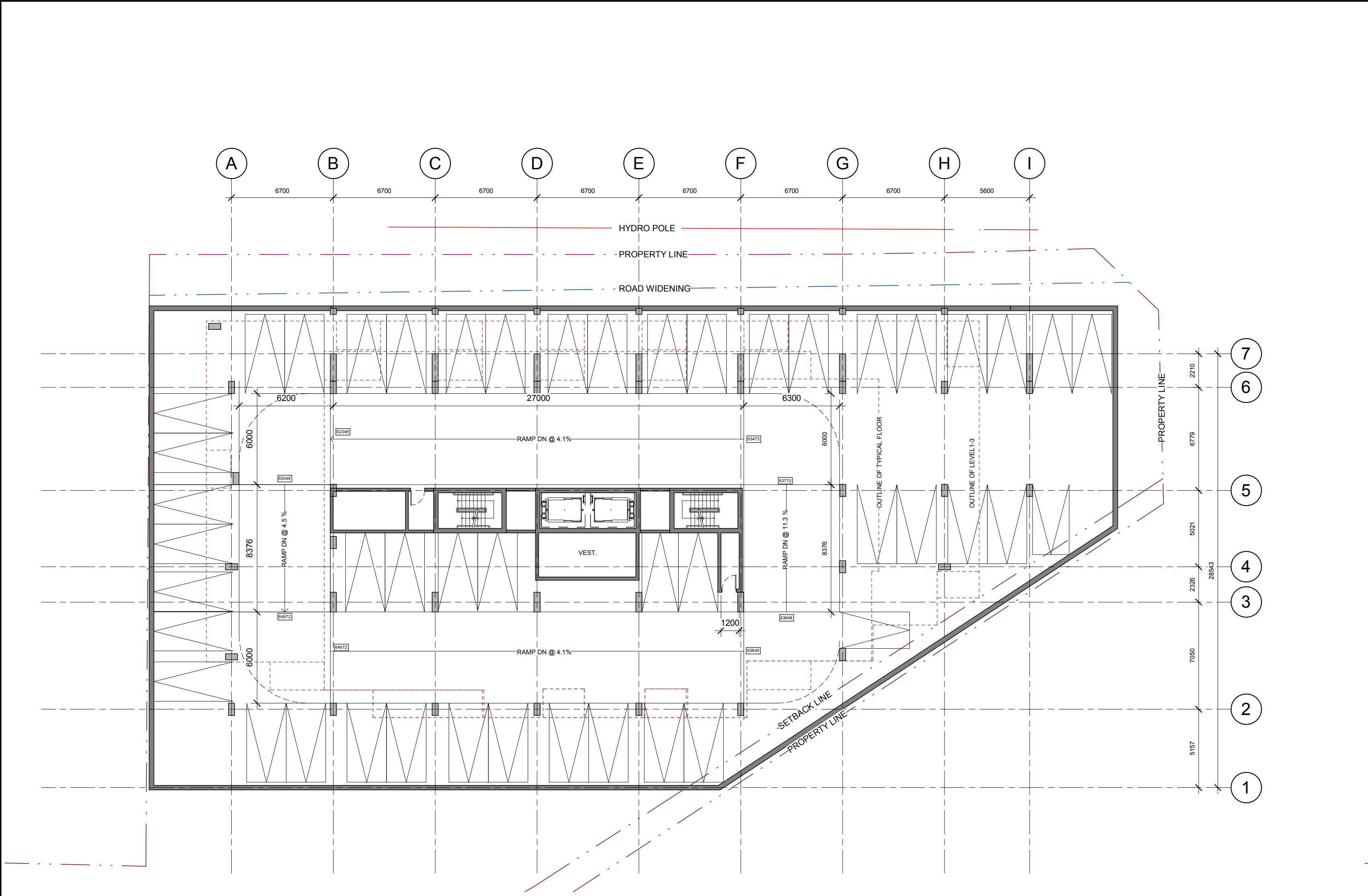
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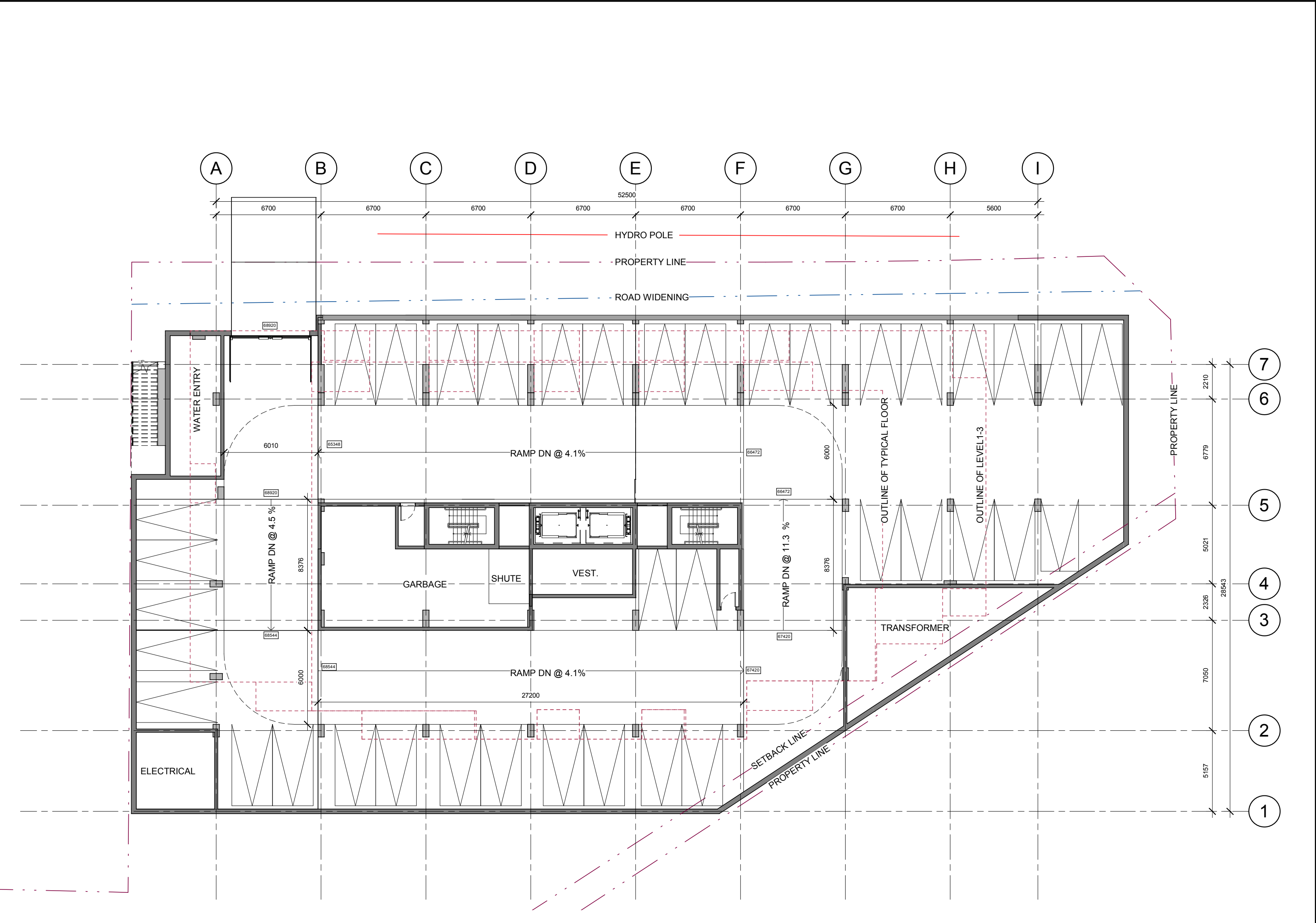
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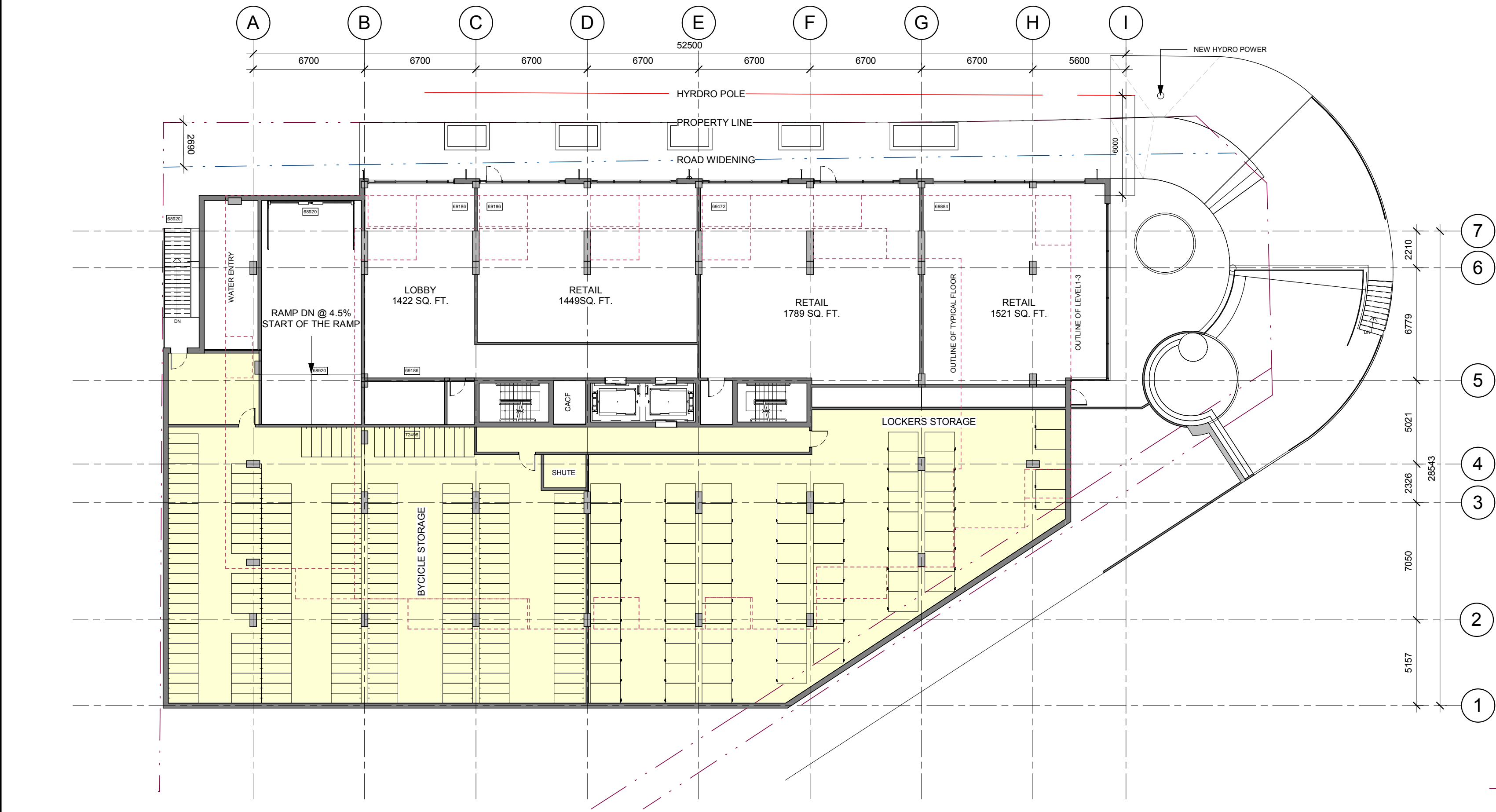
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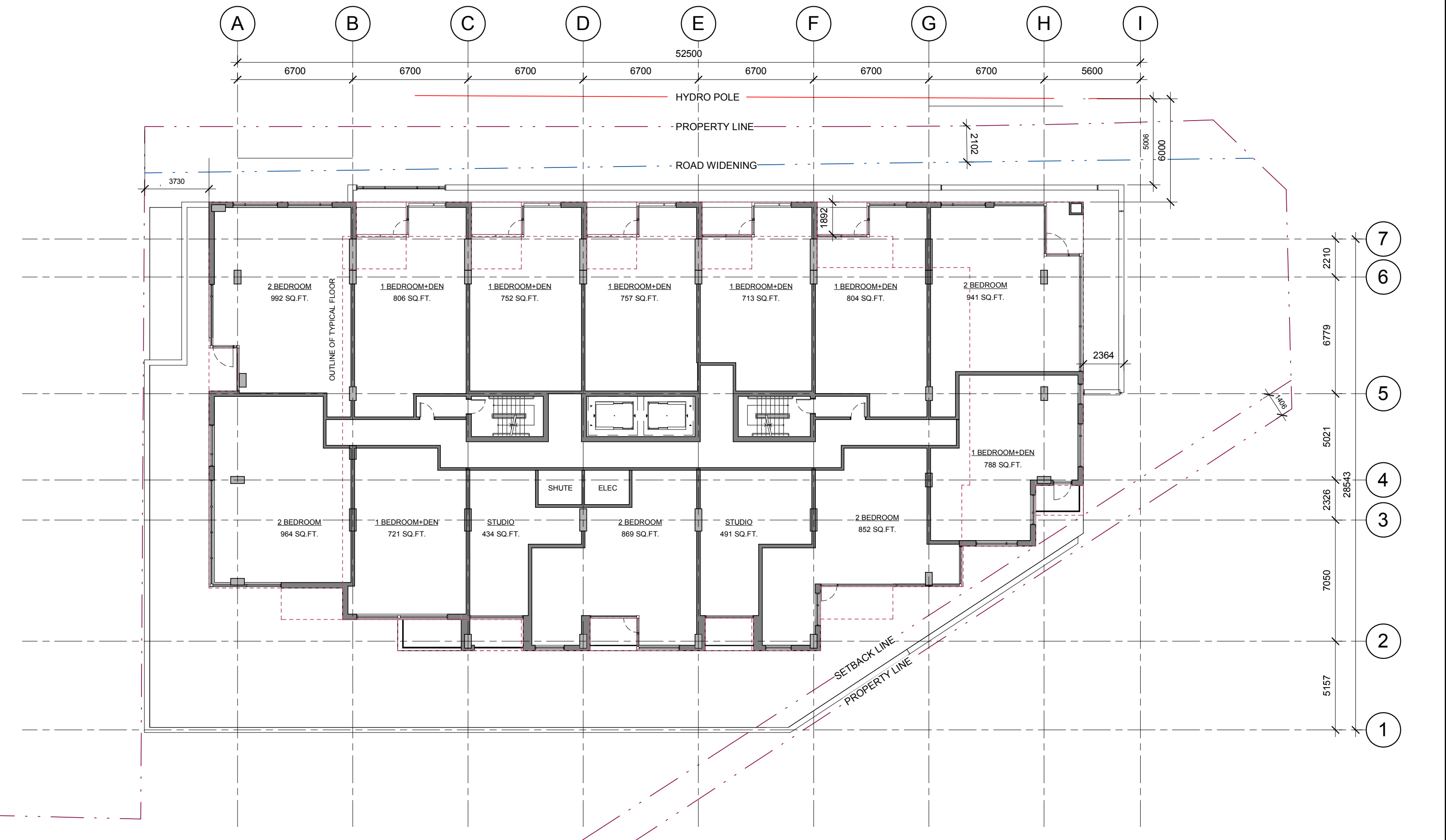
LEVEL P2



LEVEL P1



LEVEL GROUND FLOOR



LEVEL 1-3

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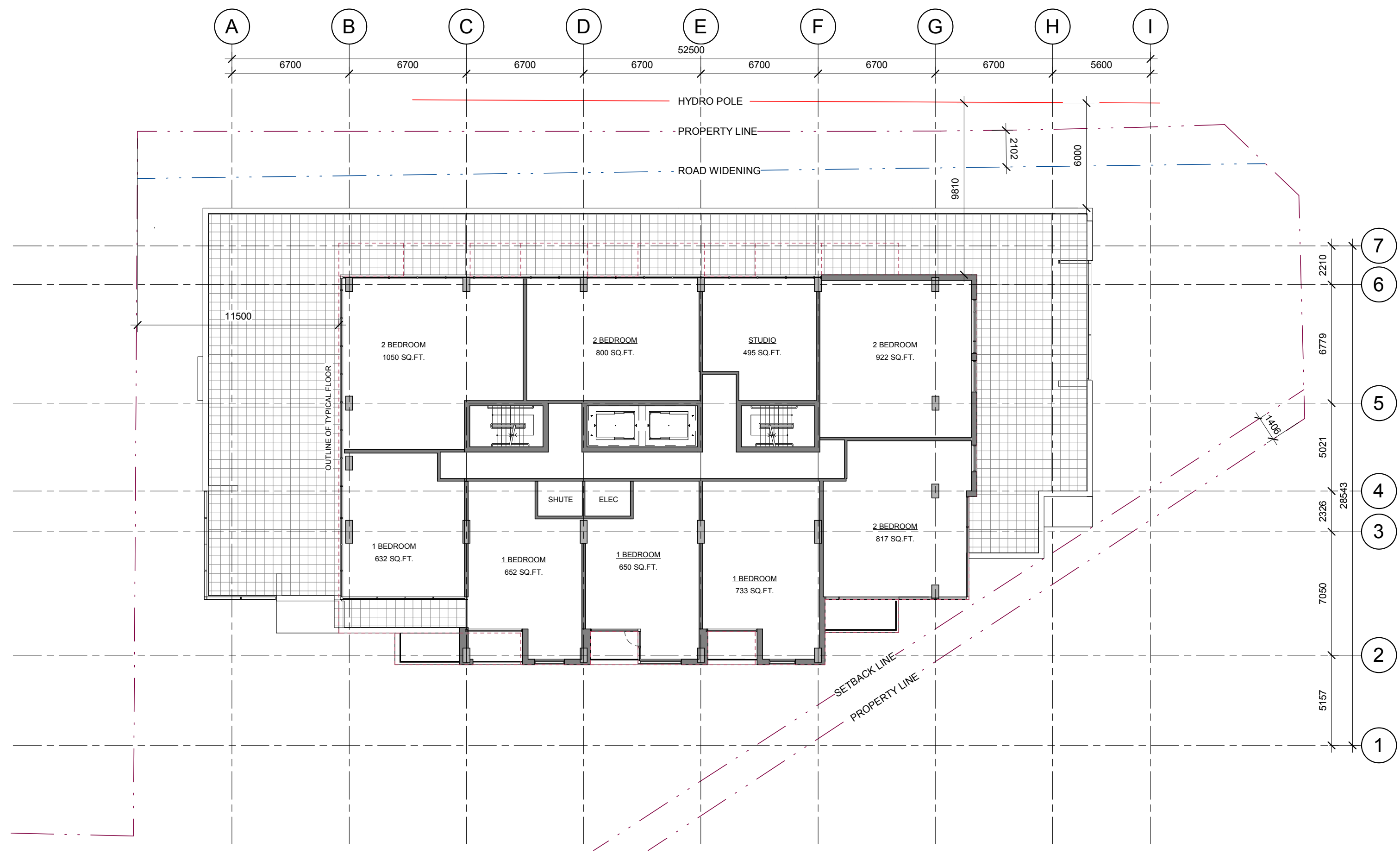
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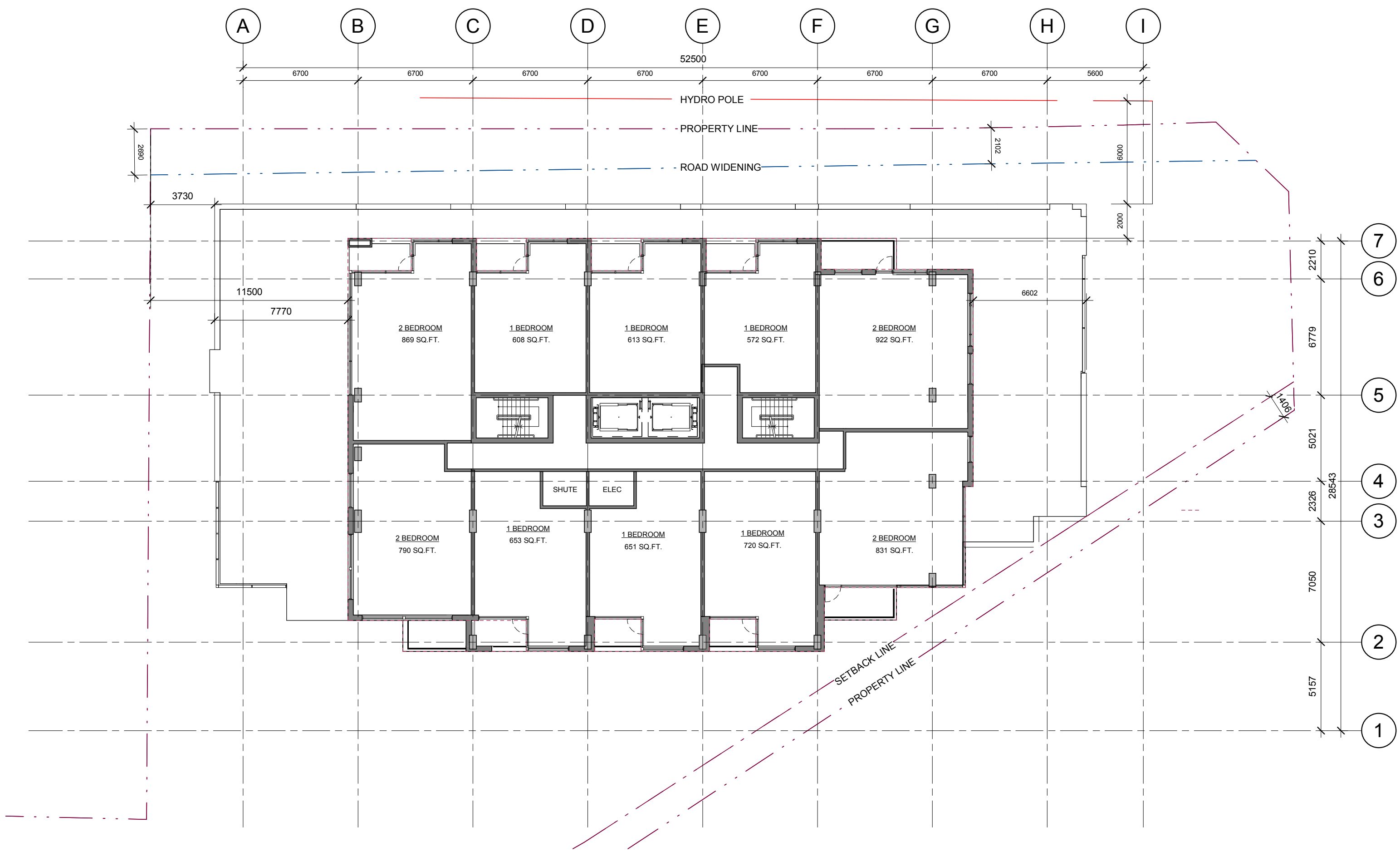
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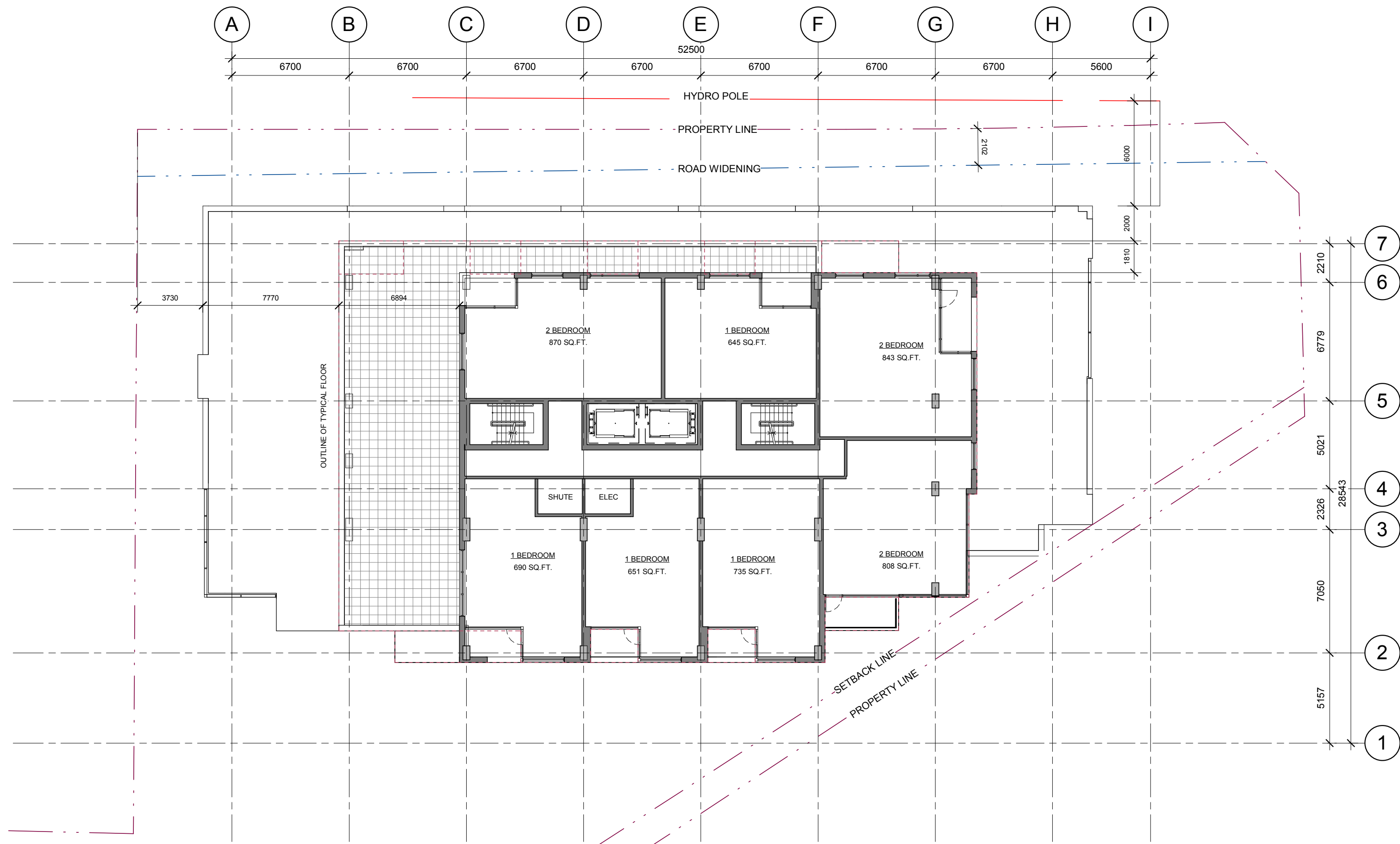
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THE TORGAN GROUP		
ARCHITECT:		
56 Beech Street, Ottawa, Ontario K1S 3J6 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca		
PROJECT TITLE:		
3030 St. Joseph Boulevard		
OTTAWA, ON		
SHEET TITLE:		
FLOOR PLANS		
DRAWN:	CHECKED:	A201
S.S	R.V	
SCALE:	SHEET No:	
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PROJECT No:		
1617		



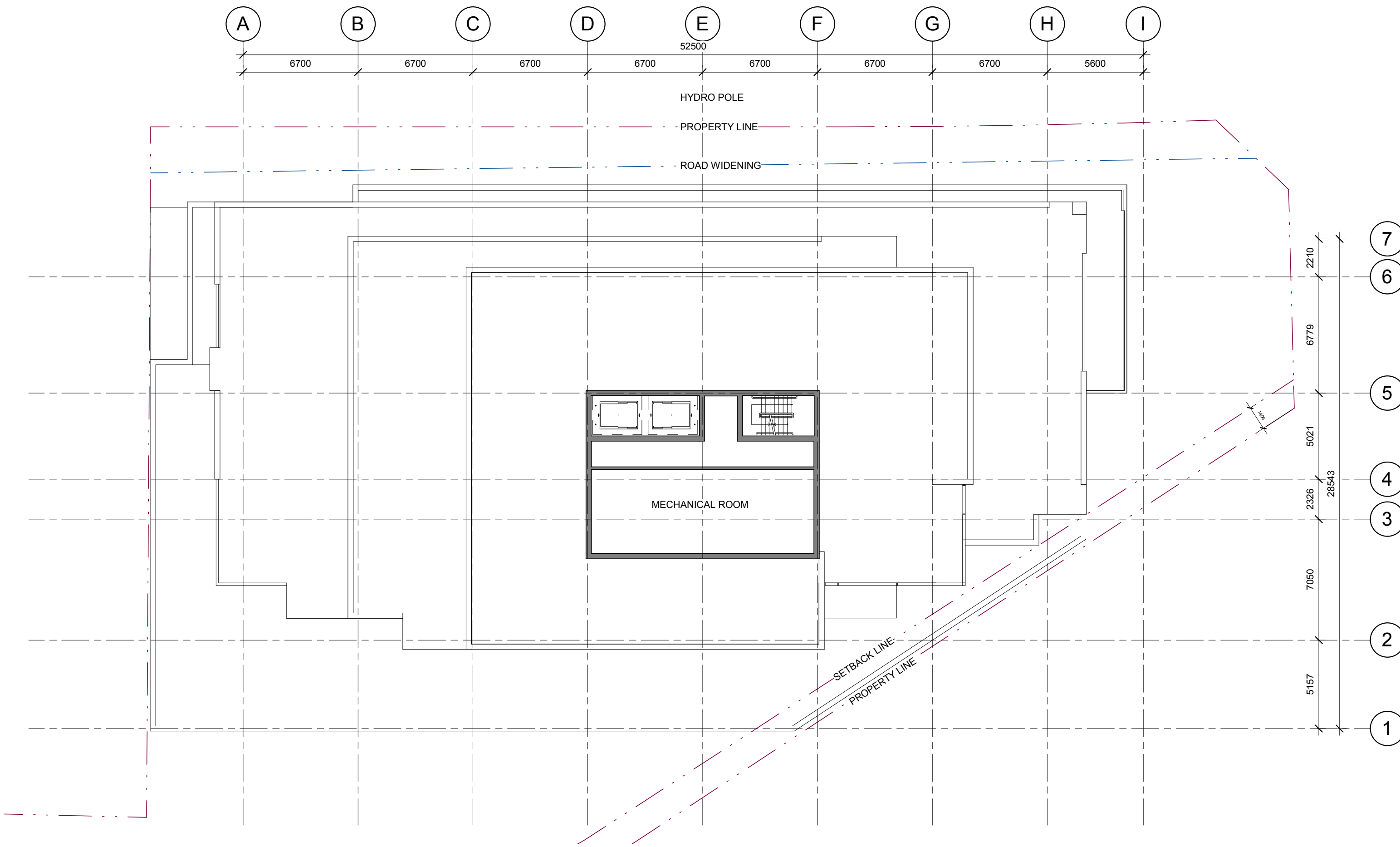
LEVEL 4



LEVEL 5-14



LEVEL 15-16



LEVEL MP HOUSE

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ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:

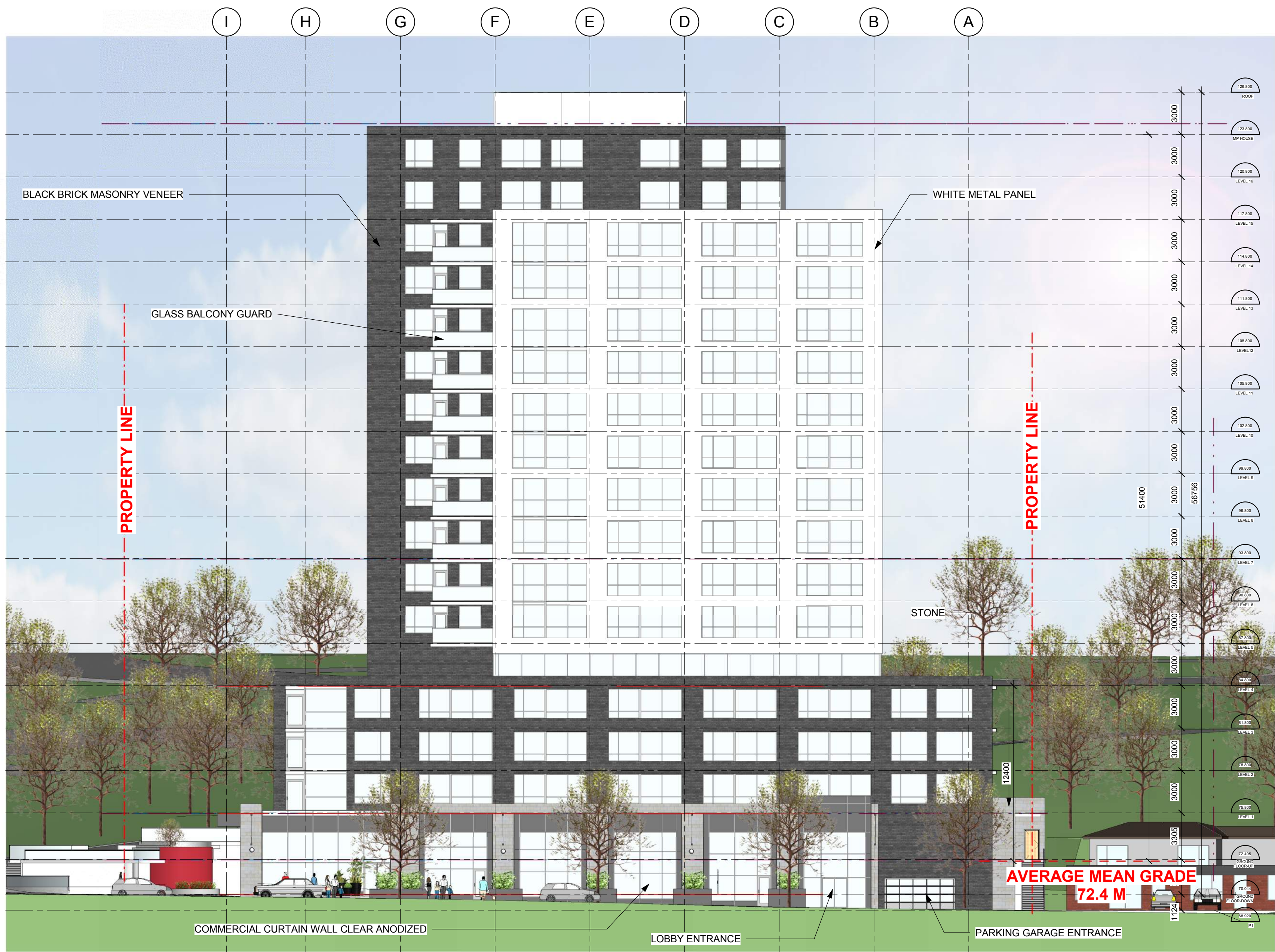
3030 St. Joseph Boulevard

OTTAWA, ON

SHEET TITLE:

FLOOR PLANS

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SCALE: 1 : 200	SHEET No: A202
PROJECT No: 1617	



NORTH ELEVATION



SOUTH ELEVATION

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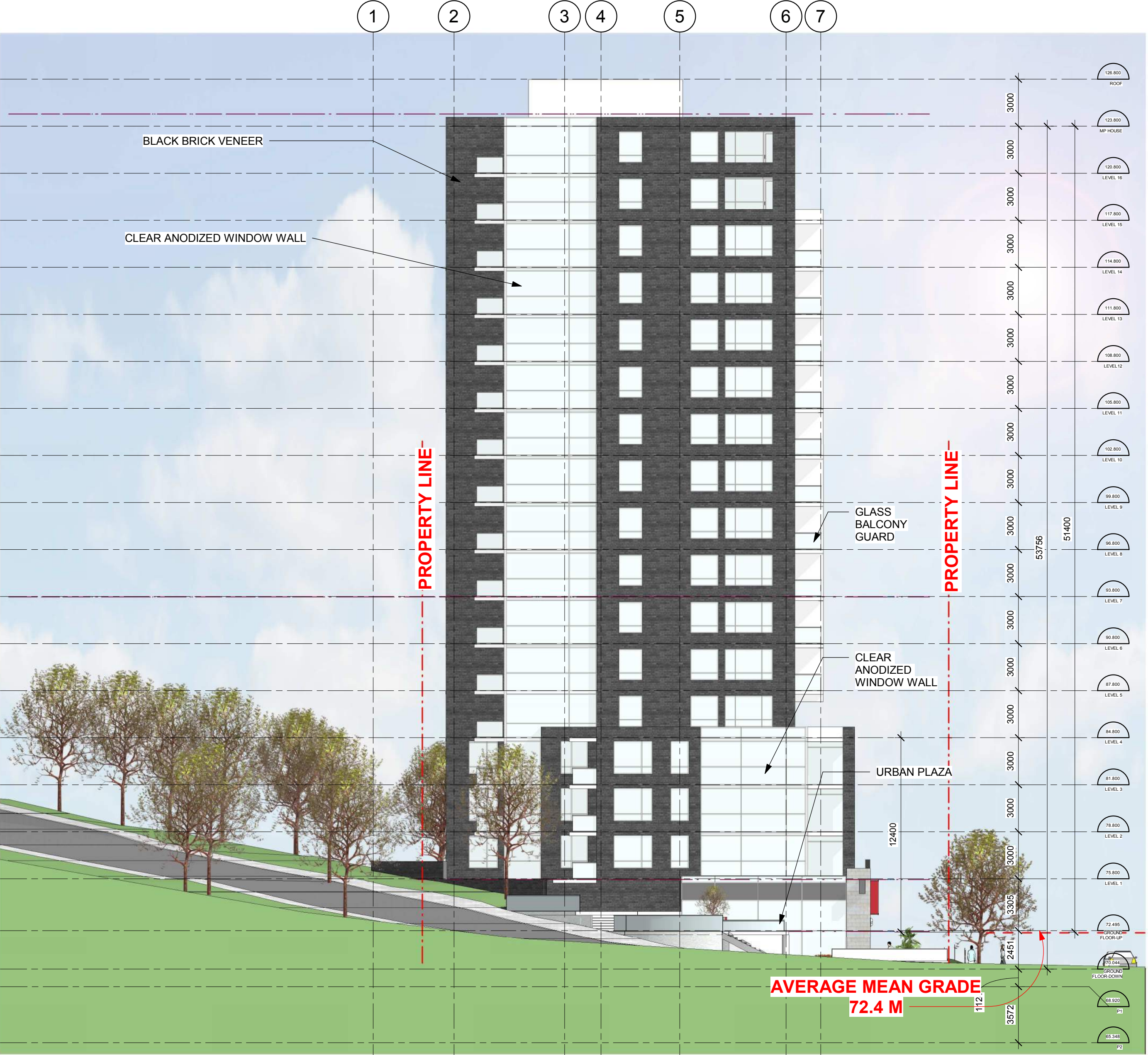
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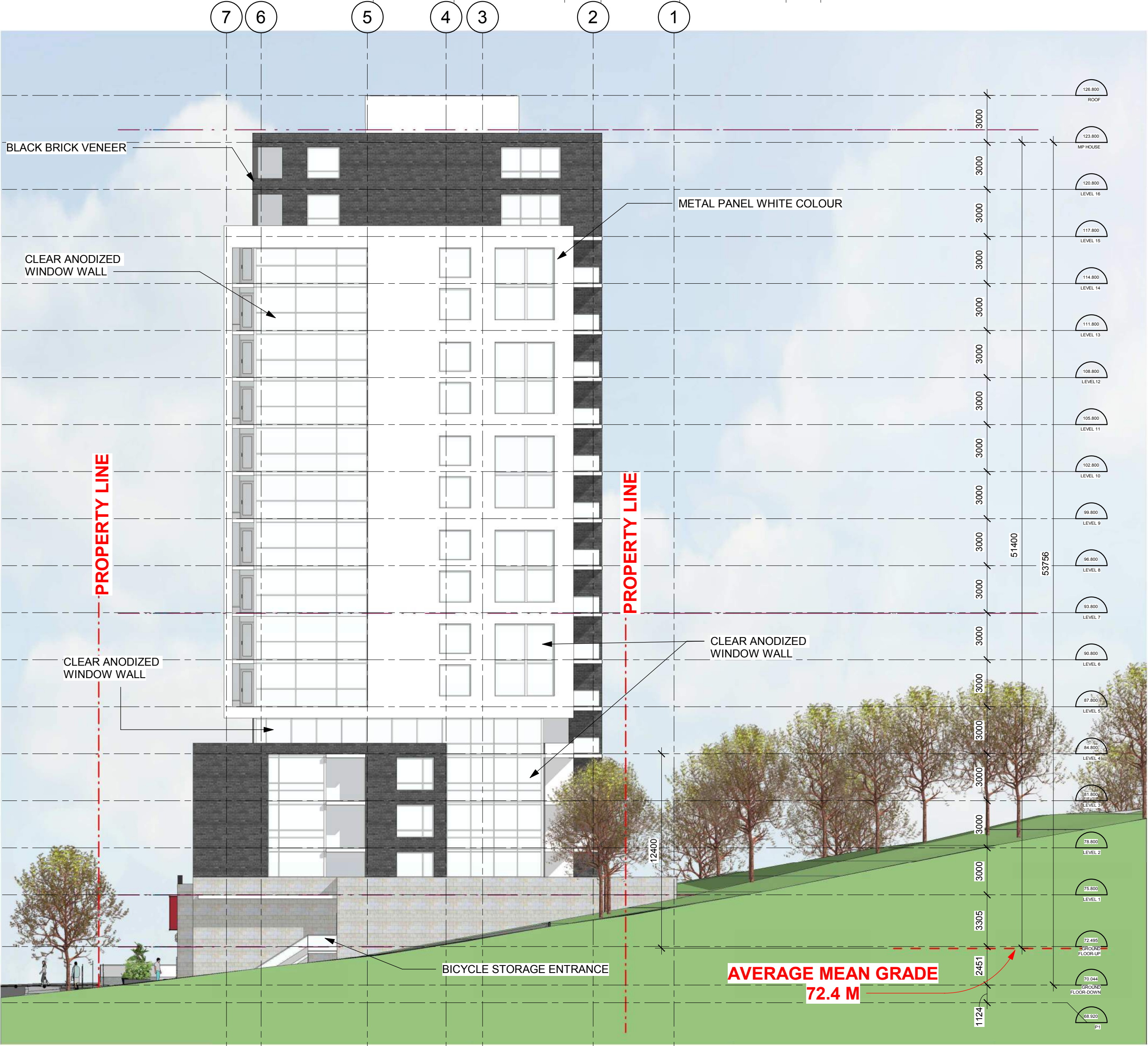
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r/a / architecture 56 Beech Street, Ottawa, Ontario K1S 3J6 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca	
PROJECT TITLE:	
3030 St. Joseph Boulevard	
OTTAWA, ON	
SHEET TITLE:	
NORTH AND SOUTH ELEVATIONS	
DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 200	SHEET No:
PROJECT No: 1617	A301



EAST ELEVATION



WEST ELEVATION

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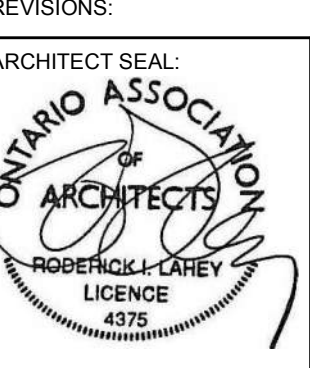
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PROJECT TITLE:		
3030 St. Joseph Boulevard		
OTTAWA, ON		
SHEET TITLE:		
EAST AND WEST ELEVATION		
DRAWN:	CHECKED:	A302
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ARCHITECT:
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PROJECT TITLE:

3030 St. Joseph Boulevard

OTTAWA, ON

SHEET TITLE:

3D VIEWS

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PROJECT No: 1617	A303



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PROJECT TITLE:		
3030 St. Joseph Boulevard		
OTTAWA, ON		
SHEET TITLE:		
3D VIEWS		
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S.S	R.V	
SCALE:	SHEET No:	
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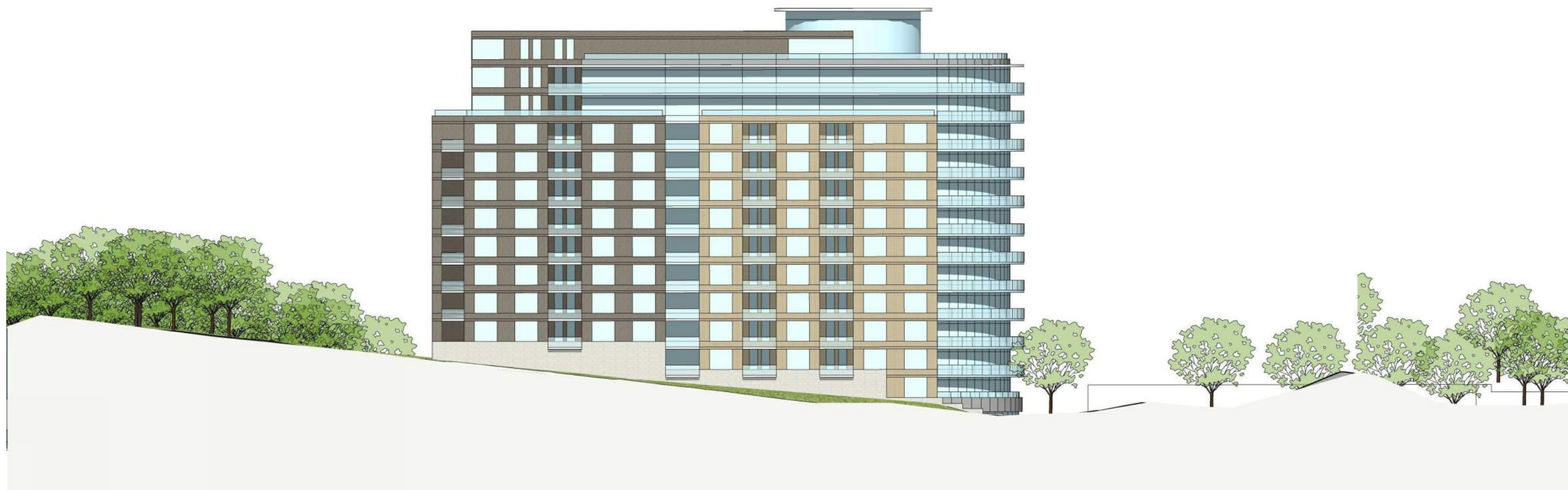
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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PROJECT TITLE:

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SHEET TITLE:

ELEVATION COMPARISON

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PROJECT No: 1617	



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PROJECT TITLE:		
3030 St. Joseph Boulevard		
OTTAWA, ON		
SHEET TITLE:		
3D VIEWS COMPARISON		
DRAWN:	CHECKED:	A306
S.S	R.V	
SCALE:	SHEET No:	
PROJECT No:		
1617		

MARCH 21st,
DST

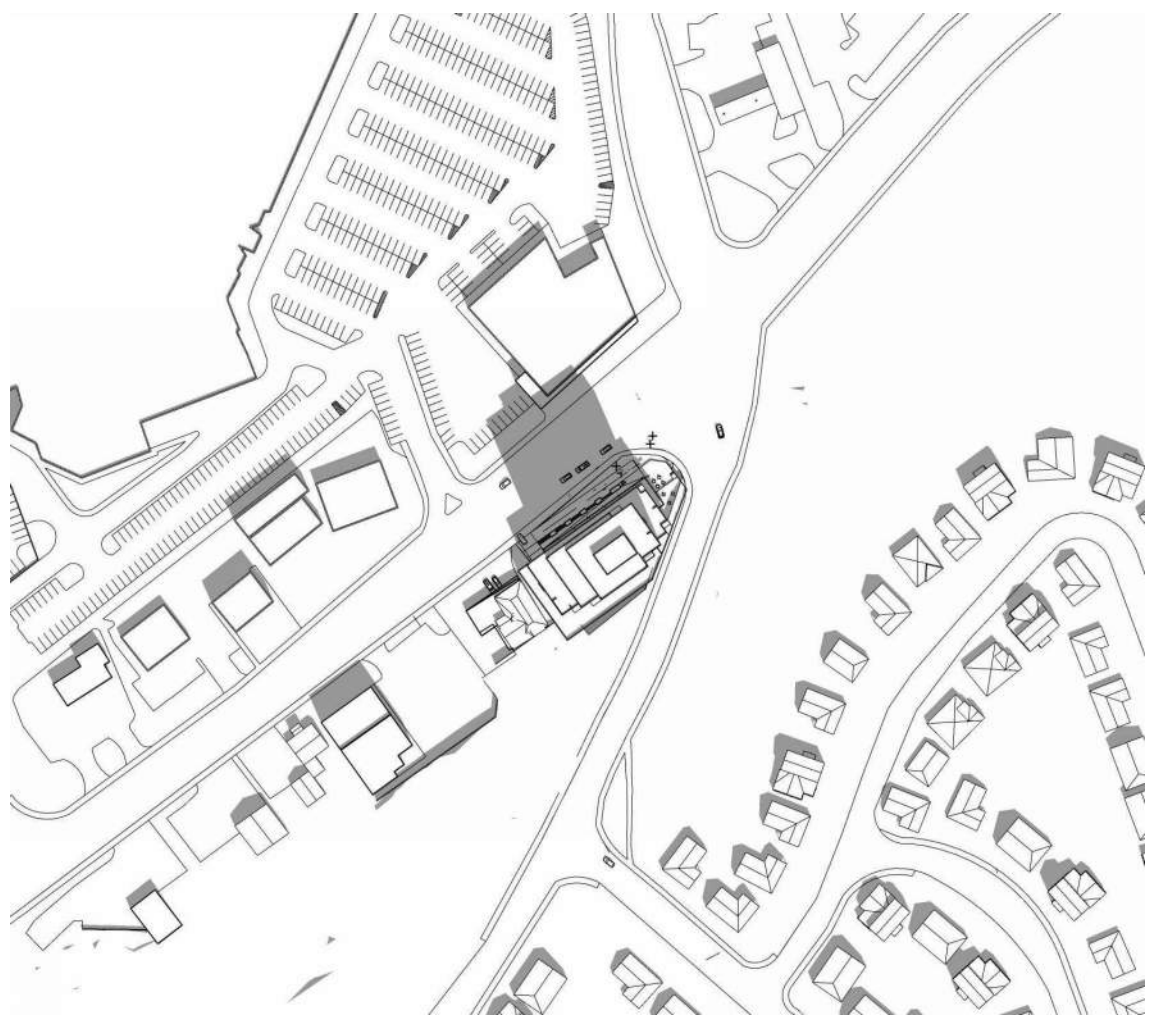
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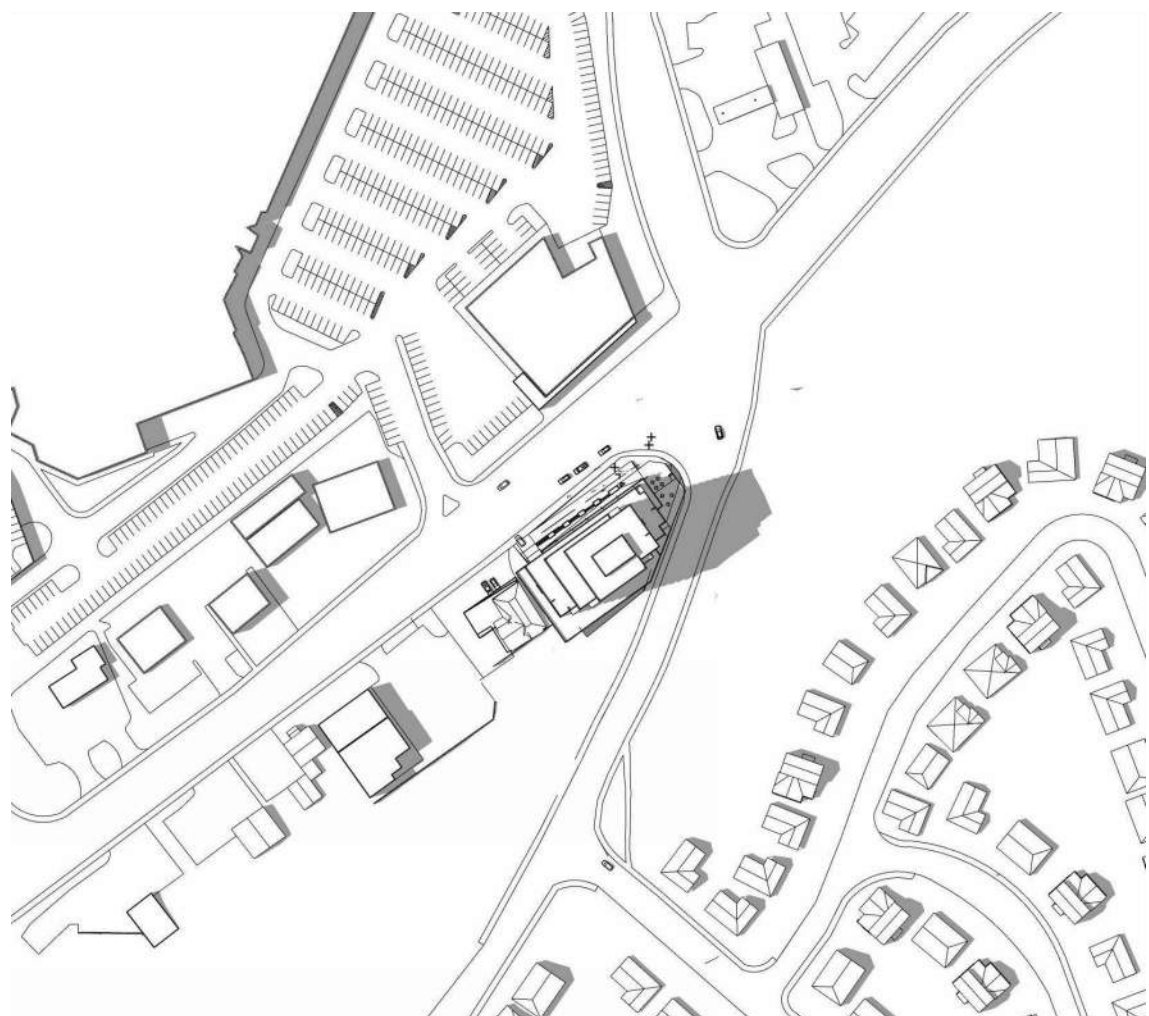
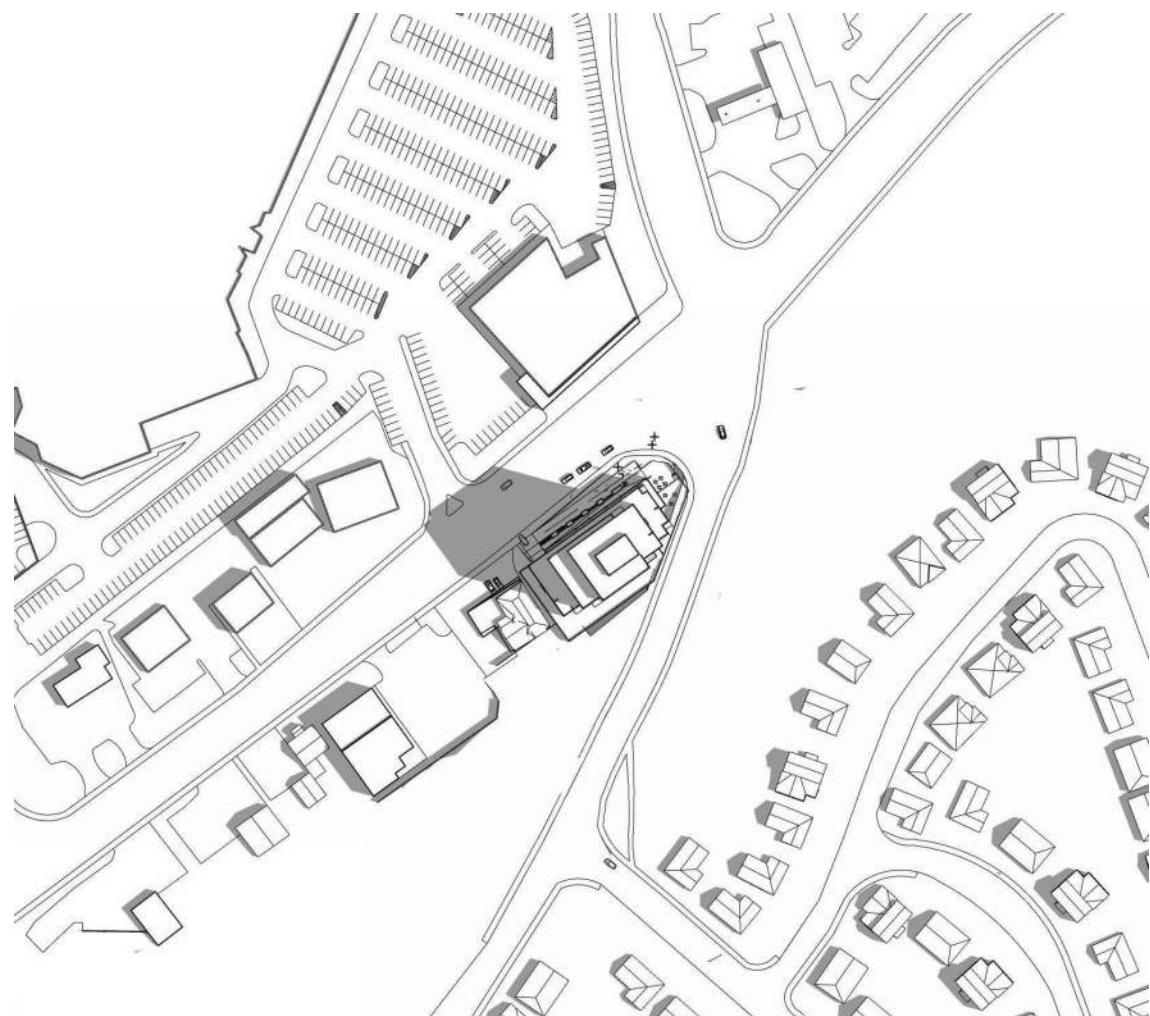
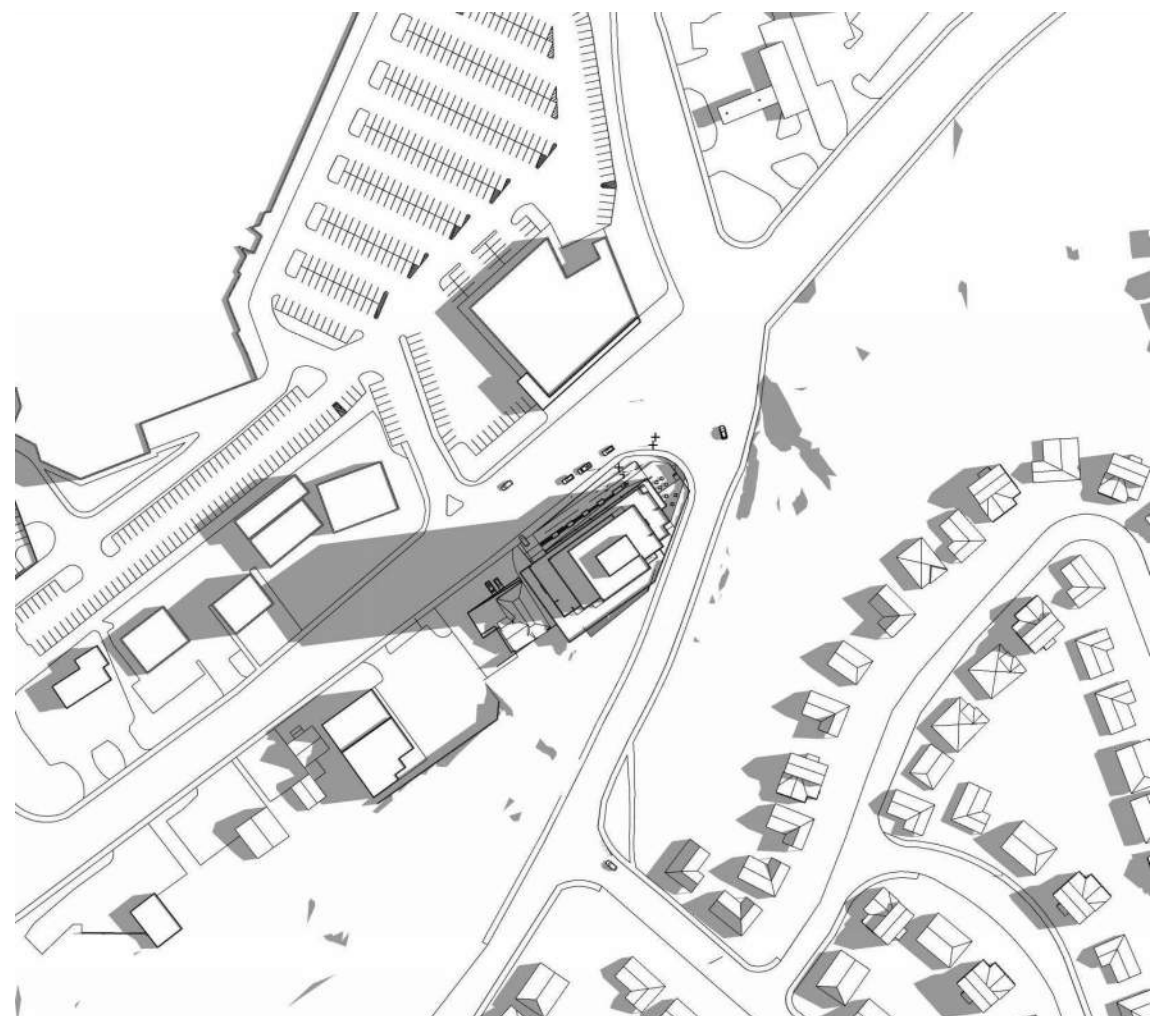
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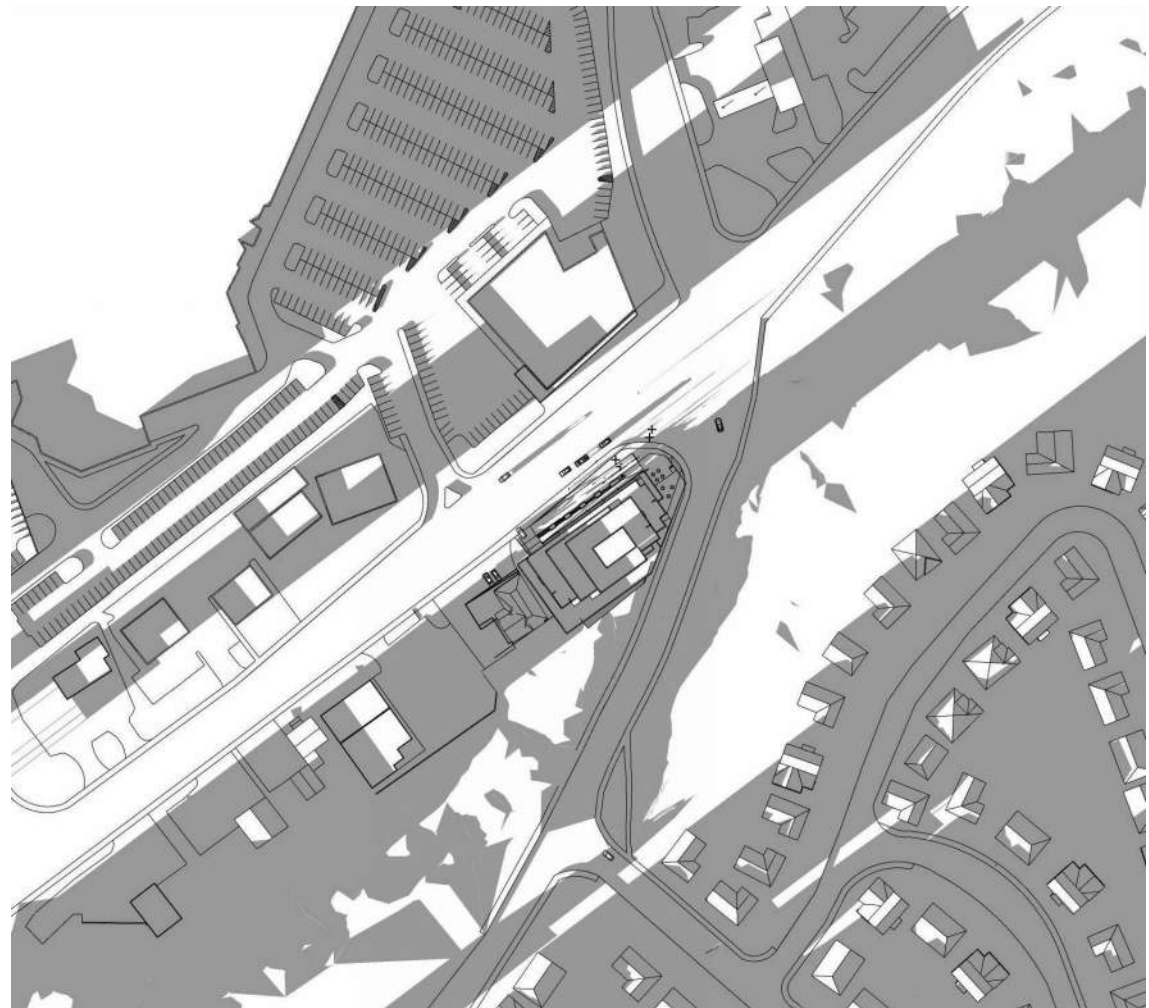
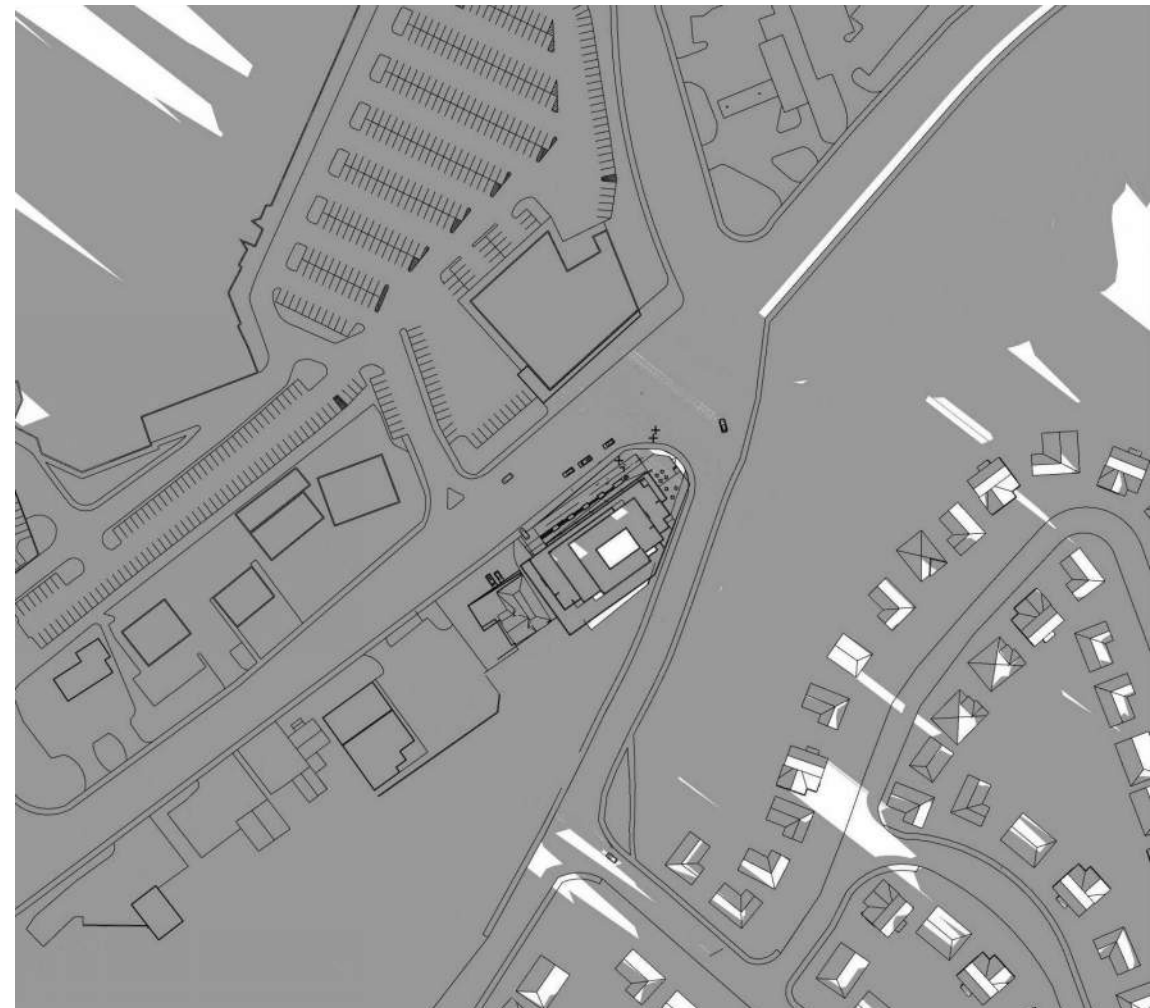
JUNE 21st,
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SEPTEMBER 21st,
DST



DECEMBER
21st



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t.613.724.9932 f.613.724.1209 www.rodericklaney.ca

PROJECT TITLE:

3030 St. Joseph Boulevard

OTTAWA, ON

SHEET TITLE:

SUNSHADE STUDY- NEW CONCEPT

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PROJECT No: 1617	A307

MARCH 21st,
DST

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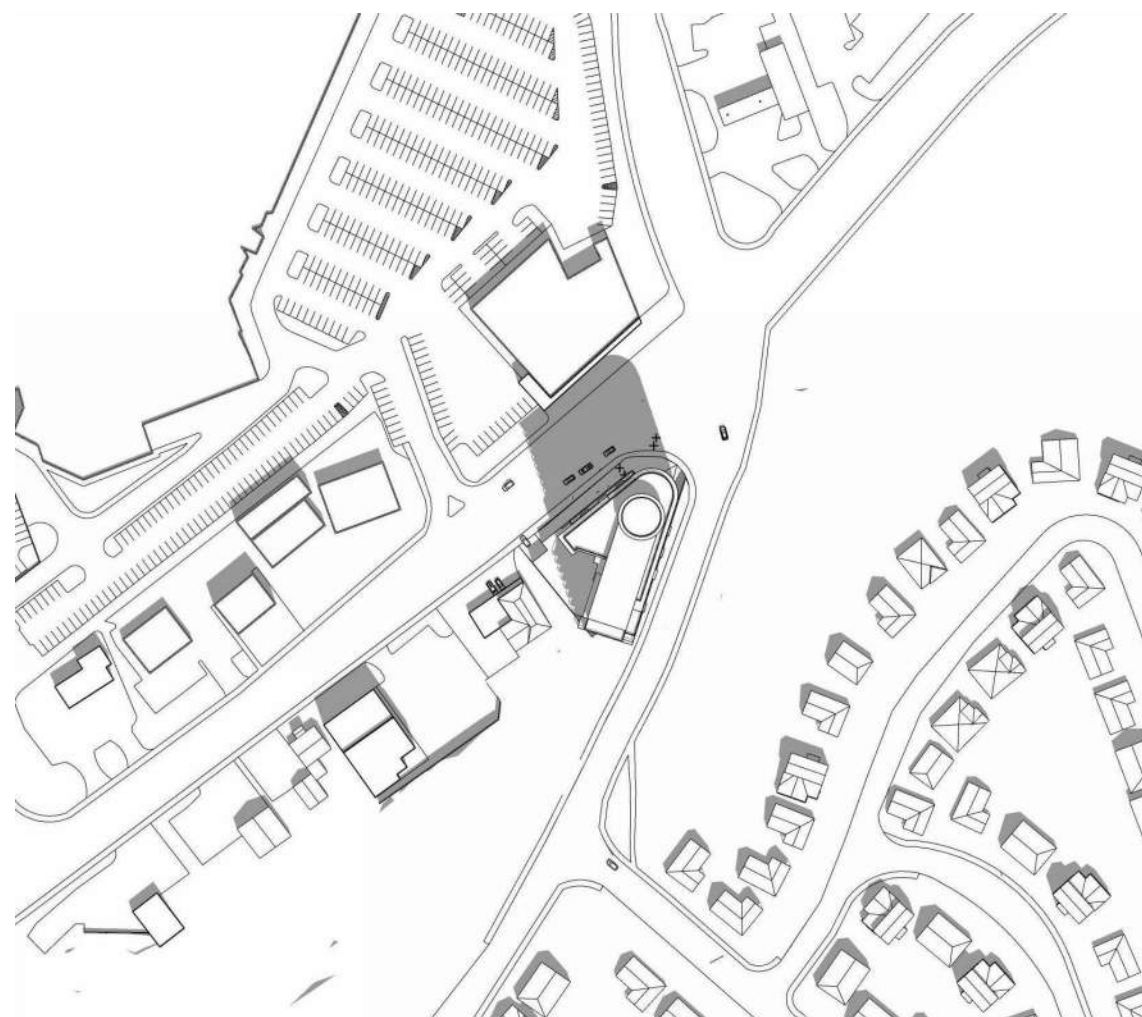
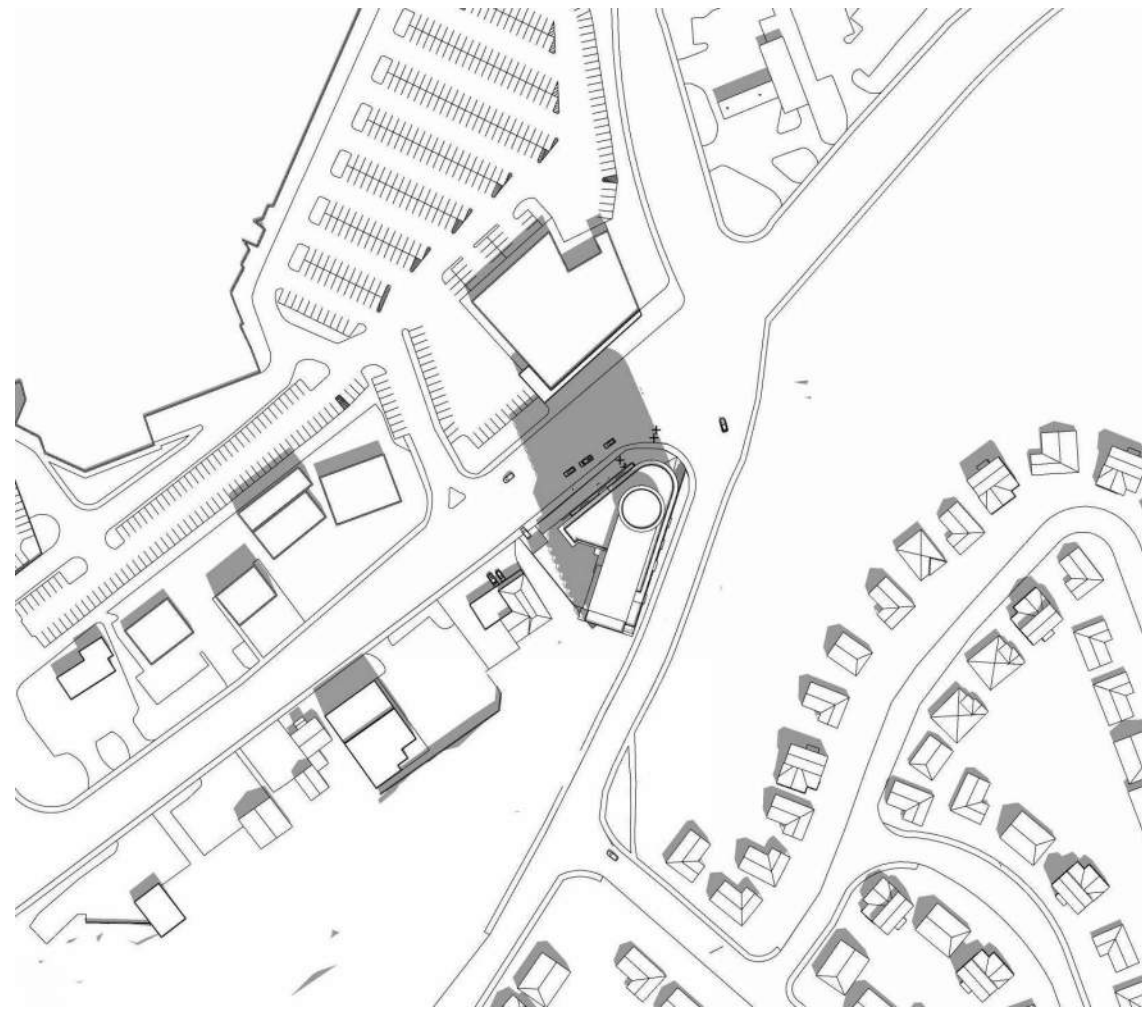
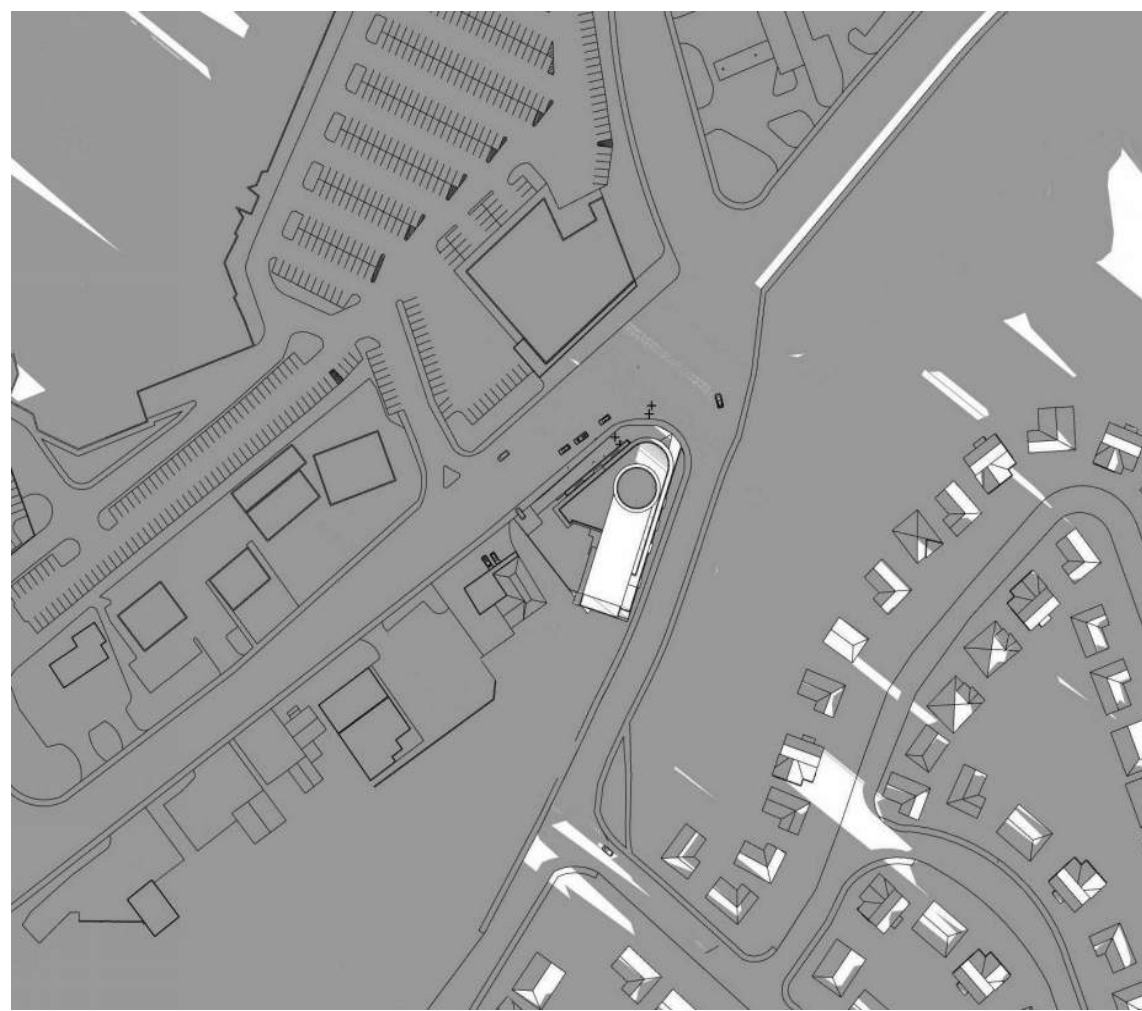
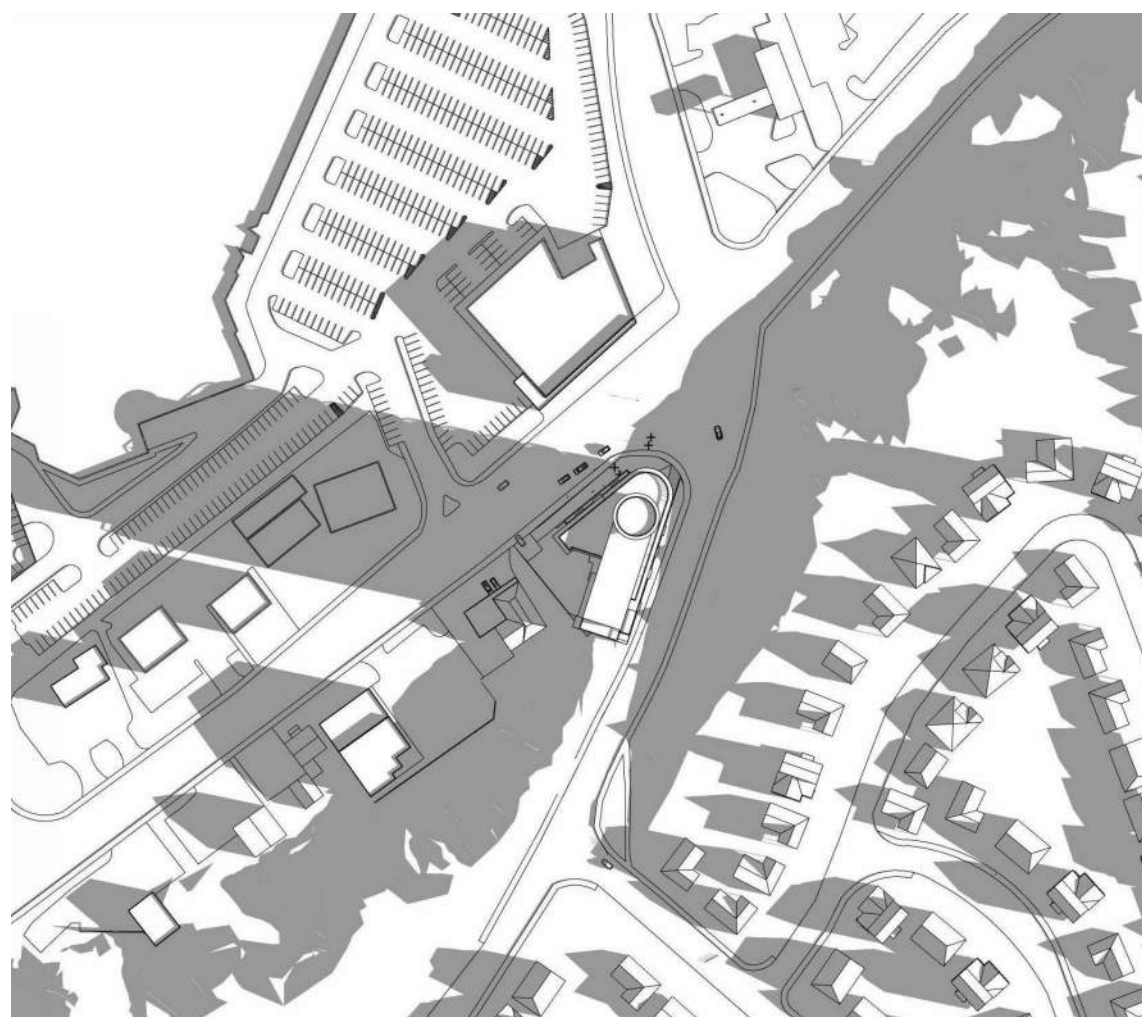
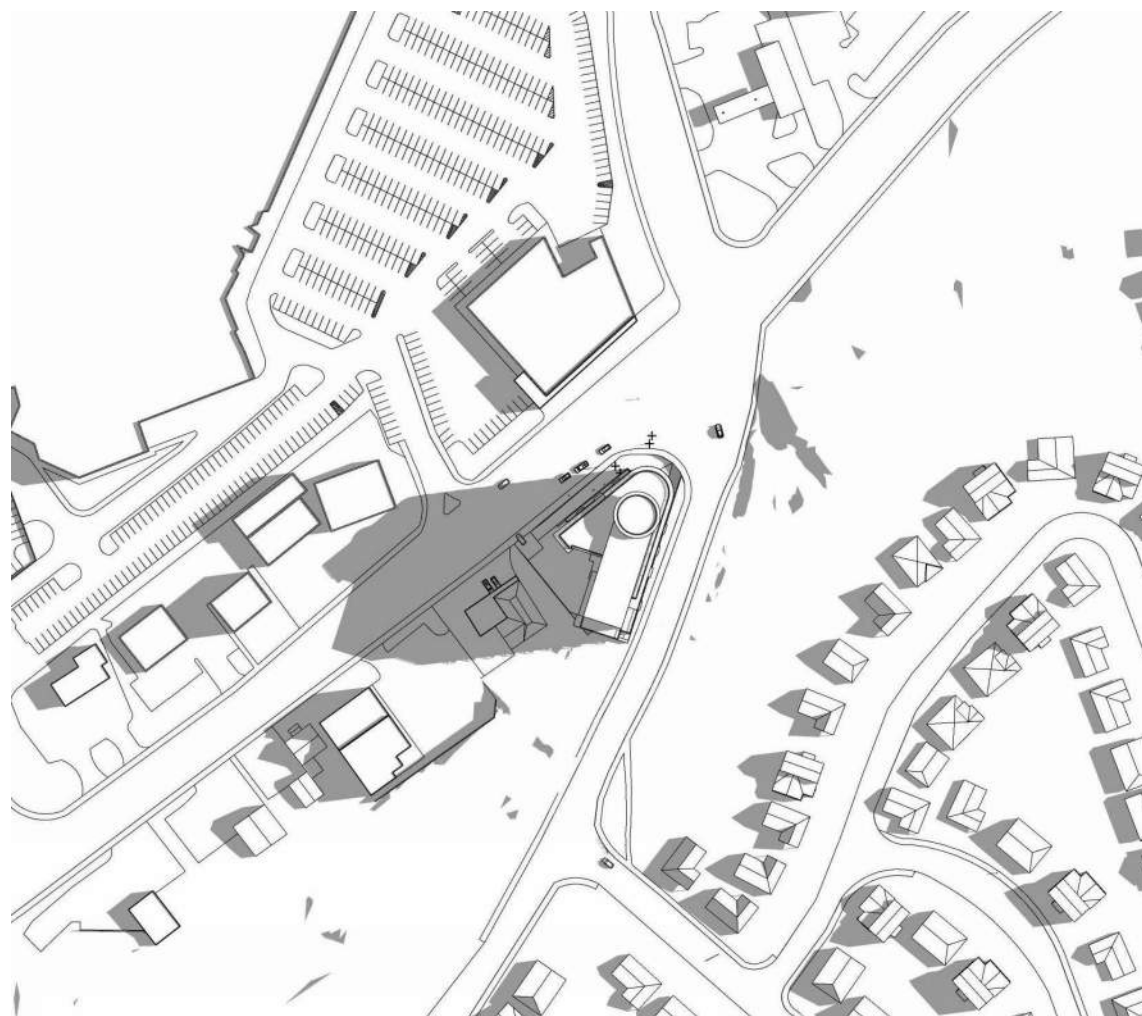
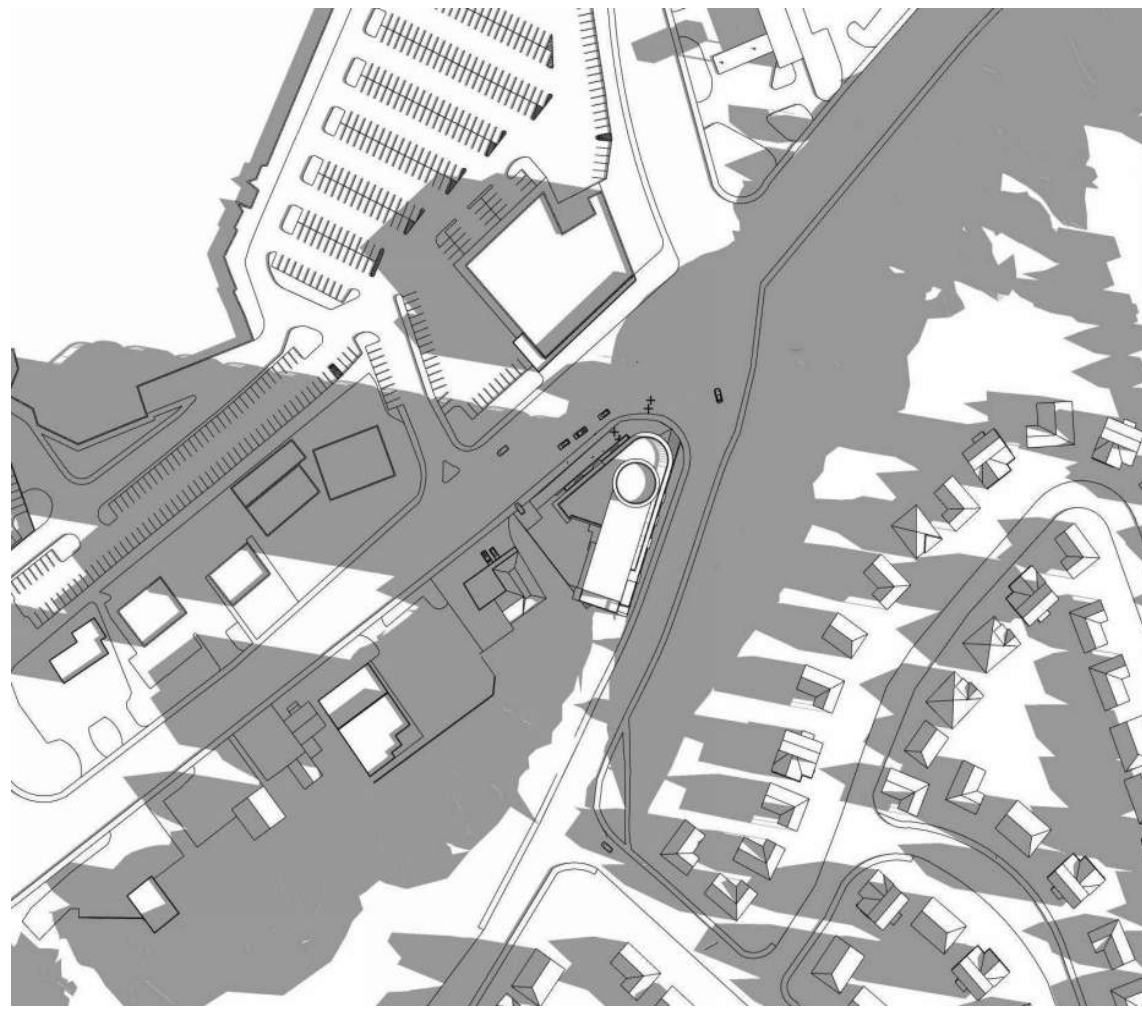
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JUNE 21st,
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SEPTEMBER 21st,
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DECEMBER
21st



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ARCHITECT SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS

RODERICK-LAHEY

1275

NORTH ARROW:

TRUE NORTH

CLIENT:

THE TORGAN GROUP

ARCHITECT:

rla/architecture

56 Beech Street, Ottawa, Ontario K1S 3J6

t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

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OTTAWA, ON

SHEET TITLE:

SUNSHADE STUDY - FORMER CONCEPT

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1617

A308

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

PLOT SCALE: 1:1

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