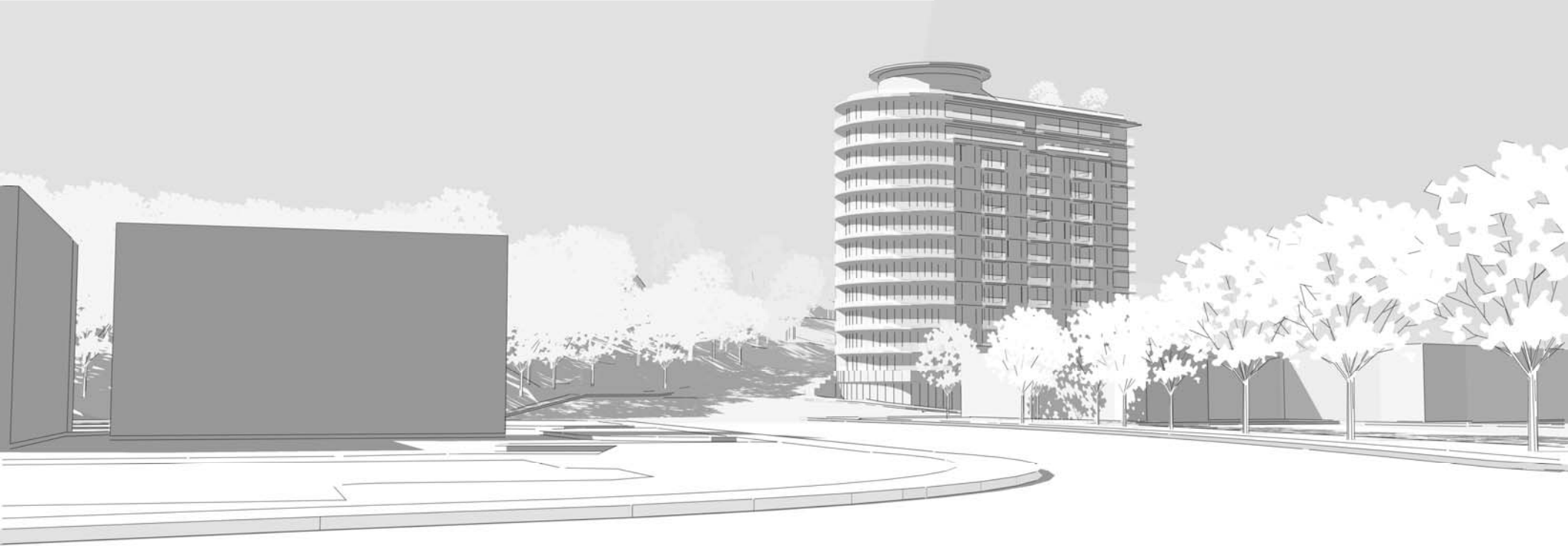
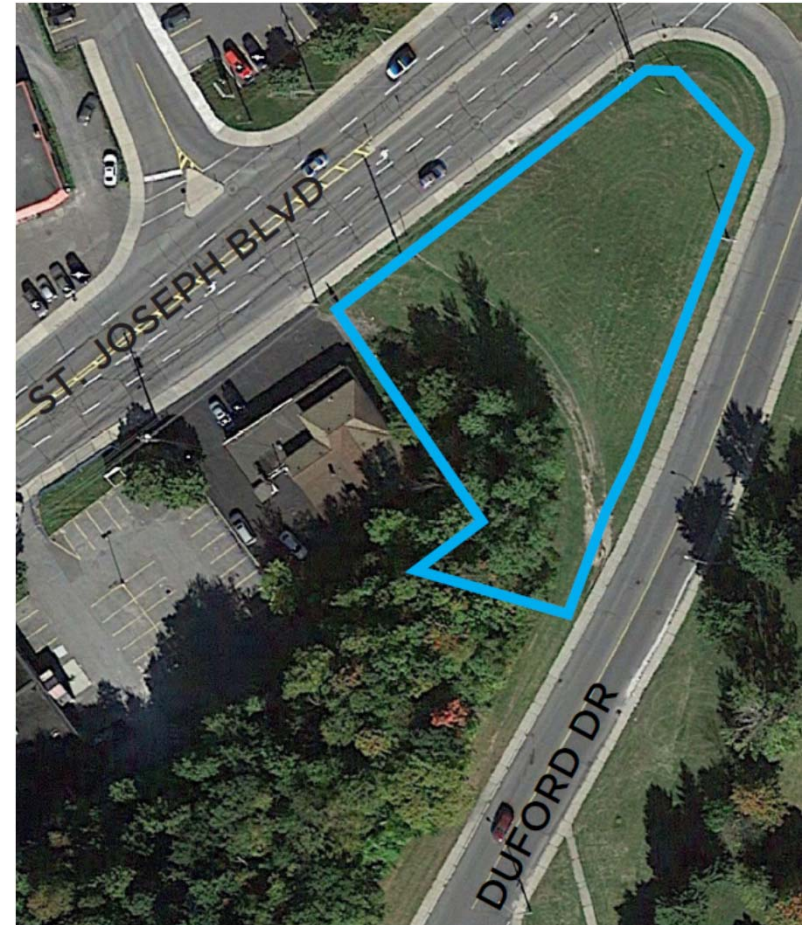


# 3030 ST. JOSEPH BOULEVARD



# Subject Site

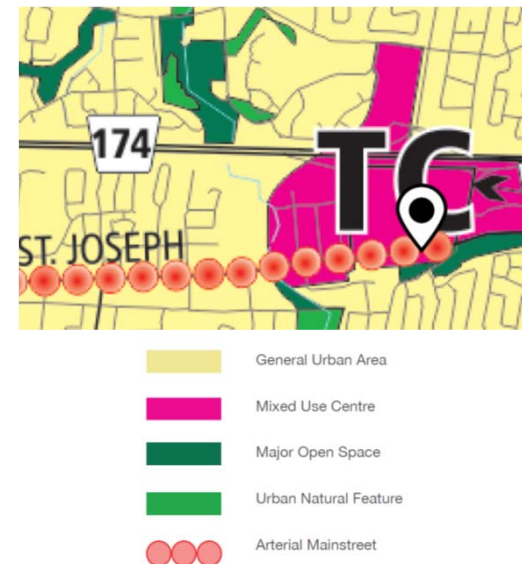
- Southwest corner of St. Joseph and Duford
- Located 400 to 600 m (5-10 min walk) of Place d'Orléans Transit Station (LRT 2022)
- St. Joseph frontage: 62 m (200 ft),  
Duford frontage: 78 m (250 ft)
- Total area: 0.27 ha (0.65 ac)
- Undeveloped, significant grade change
- Part of Plan of Subdivision for Queenswood Heights (1961)
- Owned by Orléans Heights Developments since 1996



# City of Ottawa Official Plan (2003)

## Designated “Arterial Mainstreet” on Schedule B- *Urban Policy Plan*

- Permits wide range of residential & non-residential uses
- Encourages gradual re-development into denser, more pedestrian-oriented & transit-friendly environment
- Enclose and define the street edge, active frontages & direct pedestrian connections to municipal sidewalks
- Predominantly 9 storeys, greater heights considered where:
  - Meets OP urban design & compatibility policies
  - OP: within 600 metres of Transit Station (no max height)
  - OPA 150: community amenity & within 400 m walking distance of Transit Station and/or directly abutting a Major Urban Facility (max 12 storeys)

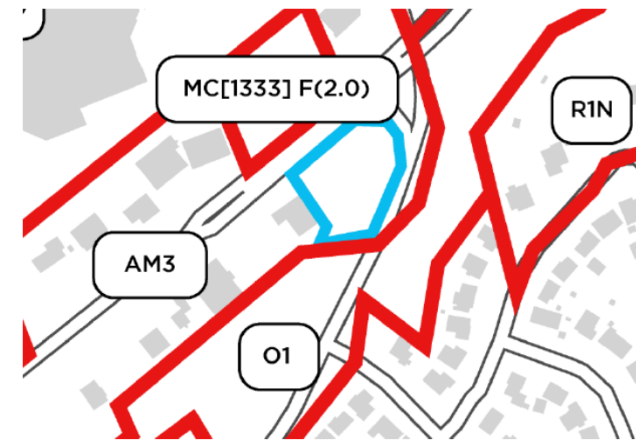


# Comprehensive Zoning By-law (2008-250)

## Currently zoned Arterial Mainstreet, Subzone 3 (AM3)

- Subzone specific to St. Joseph Arterial Mainstreet

Zoning Provision	Requirement
Minimum height	9 m (within 4 m of St. Joseph/Duford)
Maximum height	25 m (approx. 8 storeys)
Minimum required parking	None (proximity to Transit Station)
Maximum required parking	For certain uses
Front & corner side yard	No minimum, 4 m maximum
Rear yard	Minimum 7.5 m, no maximum
Minimum building face	75% of St. Joseph & 50% of Duford
Minimum windows and doors	50% of St. Joseph ground floor
Maximum Floor Space Index (FSI)	3.5



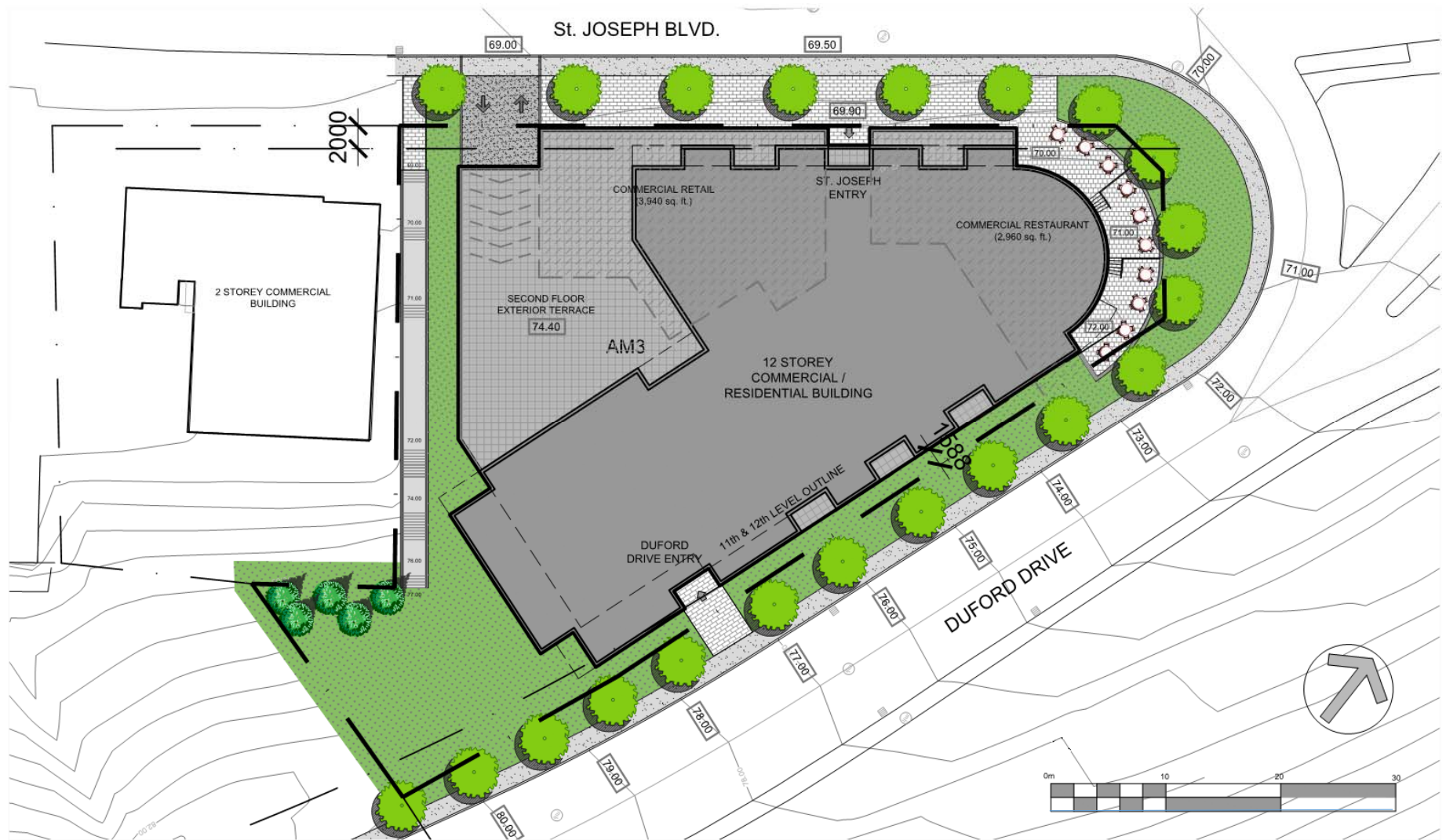
# Planning Applications

- 2017: met with City Staff, Councillor, Community Association, Business Improvement Area (BIA), Community
- Submitted a Minor Zoning By-law Amendment application October 12, 2017, deemed “complete” November 17, 2017. Urban Design Review Panel (UDRP) meeting forthcoming.
- Application material on City’s website: <https://ottawa.ca/en/city-hall/planning-and-development/community-involvement/development-application-search-tool>
- Site Plan Control application in future

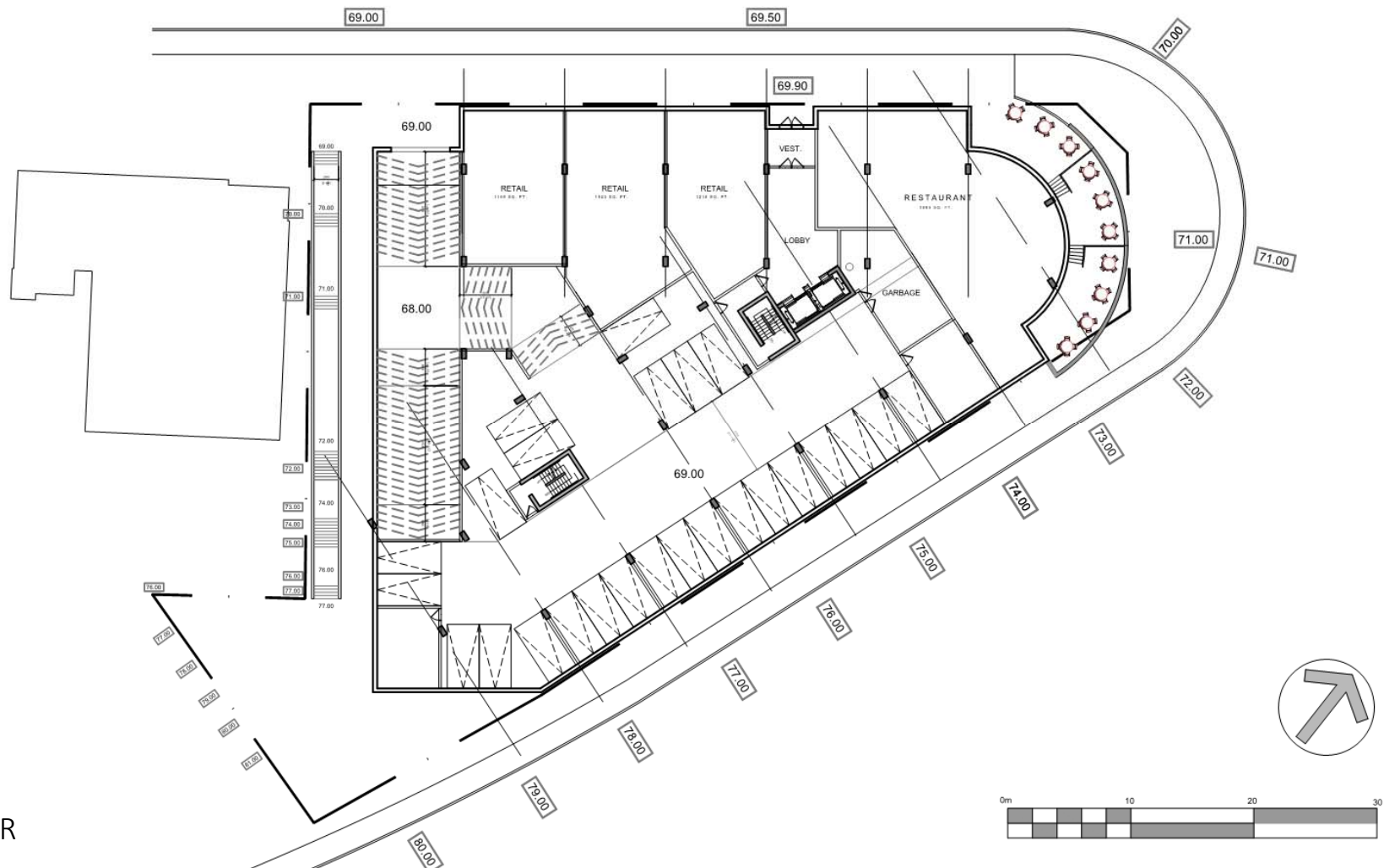
# Minor Zoning By-law Amendment (ZBLA)

- In support of a 12-storey apartment building (approx. 144 units) with an additional level of ground floor commercial (640 m<sup>2</sup> or 6,900 ft<sup>2</sup>).
  - Underground parking will be provided.
  - Right-in/right-out access from St. Joseph Blvd. (no vehicular access from Duford Dr.)
- Seeking to:
  - Increase maximum height from 25 m to 35 m from average grade (41 m from St. Joseph Blvd.)
  - Increase maximum Floor Space Index from 3.5 to 4.5
  - Exceed maximum permitted front yard setback by 0.85 m





SITE PLAN

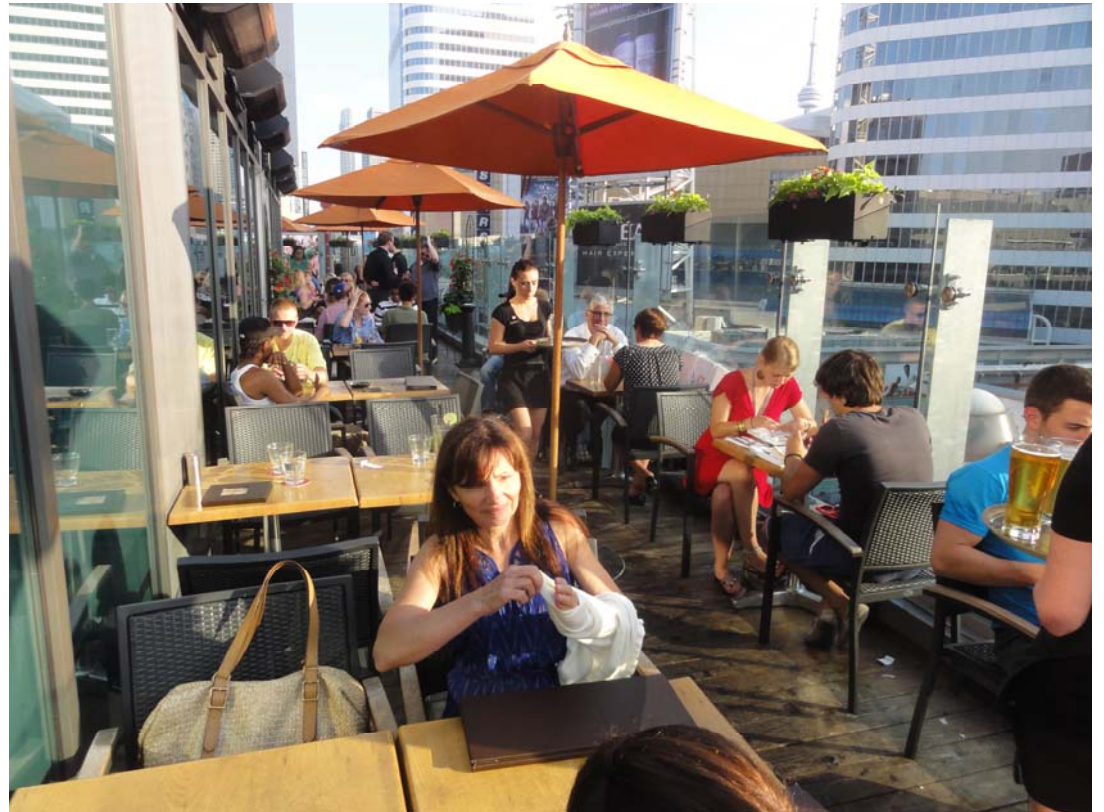


LOWER FLOOR





RECREATIONAL SERVICES – (EX: YOGA)



SOCIAL AMENITIES – (EXAMPLE: MILESTONES)



SHOPS & OTHER



FOOD AND BEVERAGES



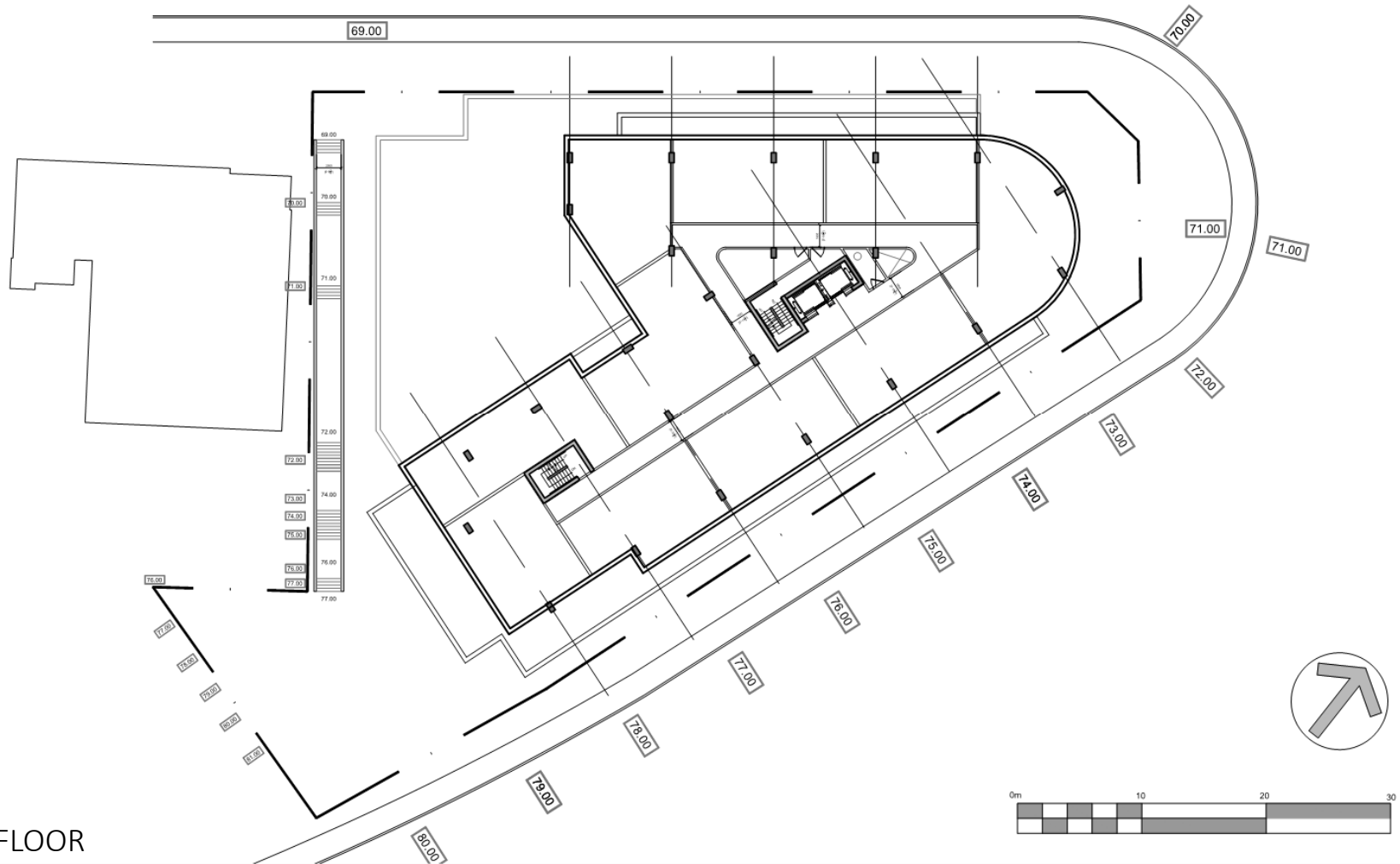
CASUAL NIGHT-LIFE



4<sup>TH</sup> TO 10<sup>TH</sup> FLOOR



11<sup>TH</sup> TO 12<sup>TH</sup> FLOOR





NORTH ELEVATION – ST JOSEPH BLVD.



WEST ELEVATION – DUFORD DRIVE



SOUTH ELEVATION – DUFORD DRIVE



EAST ELEVATION – DUFORD DRIVE





1 – VIEW FROM DUFORD DR. AND CHARTLAND AVE.



SOUTH ELEVATION – DUFORD DRIVE



NORTH ELEVATION – DUFORD DRIVE



KEYPLAN



VIEW #1



VIEW #2



VIEW #3

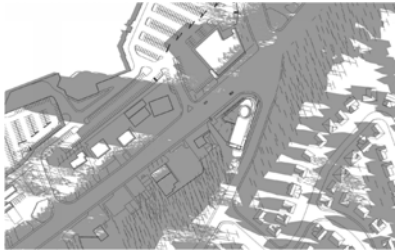


KEY PLAN



MARCH 21<sup>st</sup>  
(EQUINOX)

8:00AM



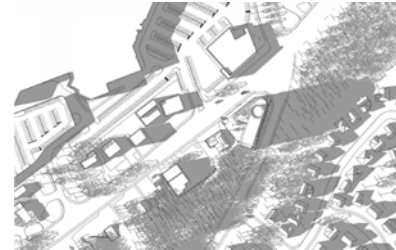
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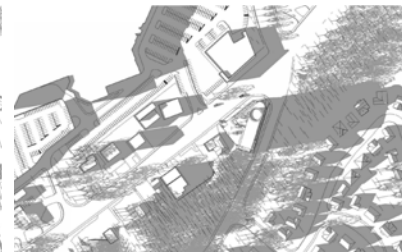
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6:00PM



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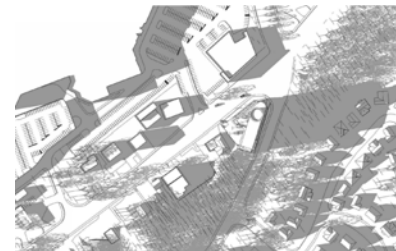
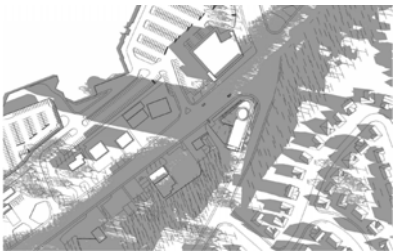


JUNE 21<sup>st</sup>  
(SOLSTICE)

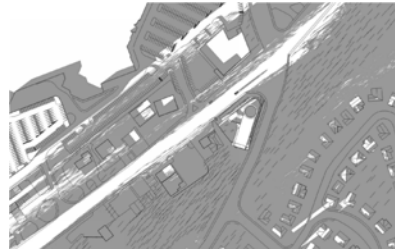
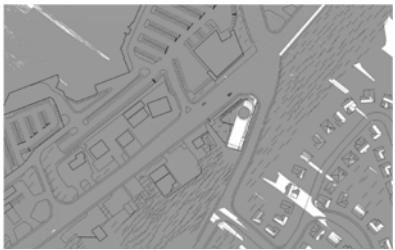


SUNSET: 8:54PM

SEPTEMBER 21<sup>st</sup>  
(EQUINOX)



DECEMBER 21<sup>st</sup>  
(SOLSTICE)



SOLAR STUDY

