

Zoning Confirmation Report – Rev. 1

951 Gladstone Avenue and 145 Loretta Avenue North

1

October 21, 2025

Introduction

Fotenn Planning + Design has been retained by CLV Group to prepare this Zoning Confirmation Report in support of applications for Official Plan Amendment and Zoning By-law Amendment pertaining to the lands municipally known as 951 Gladstone Avenue and 145 Loretta Avenue in the Hintonburg-Mechanicsville neighbourhood of the City of Ottawa.

Official Plan and Zoning By-law Amendments were historically approved to permit a high-rise mixed use development on the subject lands; including three (3) residential apartment towers of 30, 33, and 35 storeys. A Site Plan Control application is in late stages to be approved for Tower A.

The Official Plan and Zoning By-law Amendment presently proposed would serve to increase these towers to buildings heights of 34, 38 and 40 storeys respectively. The additional storeys would take the form of “typical tower floors” and be consistent with the design and height of the floors in the mid-tower rather than the upper floors. A corresponding Site Plan Revision application will be made for Tower A, and subsequent Site Plan Control applications for Towers B and C will be pursued at a later date, at which time the design and technical review of those towers will be completed.

The following tables serve to demonstrate that the proposed development is otherwise zoning compliant and that no relief beyond what is identified will be required to proceed with the project in its current format.

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	October 17, 2025	Official Plan Designation	Hub, Minor Corridor; Downtown Transect – Evolving Overlay
Municipal Address(es)	951 Gladstone Ave. 145 Loretta Ave. N.	Legal Description	Registered Plan 73; Part of Lot 1 and Lots 2 & 3 (West Champagne Avenue) Block C and Lots 1, 2, and 3 (East Loretta Avenue) Block C and Lots 4, 5, 6, 7 & 8 Block C and Part of Block C and Part of Champagne Street (closed, By-law 4863)
Scope of Work	Official Plan Amendment and Zoning By-law Amendment		
Existing Zoning Code	MC[2830] S466-h1	By-law Number	2008-250
Schedule 1 / 1A Area	Area B / Z	Overlays Applicable	Mature Neighbourhoods Overlay

B. Zoning Review

For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.

MC[2830] S466-h1 Provisions	Requirement		Proposed
Principal Land Uses Section 191	Residential <ul style="list-style-type: none">•apartment dwelling, low rise•apartment dwelling, mid rise•apartment dwelling, high rise•dwelling units•group home•planned unit development, centre•residential care facility•retirement home•retirement home, converted•rooming house,•shelter•stacked dwelling•townhouse dwelling	Non-residential <ul style="list-style-type: none">•Amusement centre•animal care establishment•animal hospital•artist studio•bank•bank machine•bar•broadcasting studio•cinema•click and collect facility•community centre•community health and resource centre•convenience store•court house•day care•diplomatic mission•drive-through facility•emergency service•home-based business•home-based day care,•hospital•hotel•instructional facility•library•medical facility•municipal service centre•museum•nightclub•office•parking garage•parking lot•payday loan establishment	Complies. The application proposes “dwelling units” in a mixed use building comprised of those permitted within the list of non-residential uses, subject to the ultimate list of future tenants.

		<ul style="list-style-type: none"> •personal brewing facility •personal service business •place of assembly •place of worship •post office •post-secondary educational institution •production studio •recreational or athletic facility •research and development centre •restaurant •retail food store •retail store •school •service and repair shop •sports arena •storefront industry •technology industry •theatre •training centre •urban agriculture 	
Minimum Lot Area Table 191	No Minimum		Complies
Minimum Lot Width Table 191	No Minimum		Complies
Minimum Front Yard Setback Per Schedule 466	5 m		5 m
Minimum Corner Side Yard Setback Per Schedule 466	3 m		3 m
Minimum Interior Yard Setback Per Schedule 466	2 m		2 m
Minimum Rear Yard Setback Per Schedule 466	3 m		3 m
Maximum Floor Space Index Table 191	No maximum, or as shown on zoning map		N/A
Minimum Building Height Table 191	6.7 m		Complies
Maximum Building Height Per Schedule 466	Tower A: 111 m/ 30 storeys Tower B: 125 m/ 33 storeys Tower C: 132 m/ 25 storeys		Tower A: 115 m/34 storeys Tower B: 136 m/ 28 storeys

		Tower C: 145 m/ 40 storeys
Minimum Width of Landscaped Area Table 191	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	Complies
Minimum Tower Separation Distance Section 77	23 m	Complies
Minimum Required Amenity Area Section 137	6m ² per dwelling unit = 6,312 m ²	Complies, see below
	Amenity Breakdown:	
	Rooftop Terrace (Communal)	1,442 m²
	Indoor Communal (Ground Floor, 6 th floor, Skybox)	2,520 m²
	Balcony (Private)	2,350 m²
	Total:	6,312 m²
	Privately Owned Public Space (not counted towards amenity req.)	1,017.7 m²
Required Amenity Breakdown Section 137	50% must be communal (3,156 m ²)	3,962 m²
Minimum Residential / Non-Residential Parking Section 101(2)	Minimum parking requirements per Table 101 do not apply in Area Z.	Complies
Max. Residential Parking Table 103 – Area B	1.75/unit max = 1,841 max.	436
Max. Office Parking Table 103 – Area B	2.2 max per 100m ² = 406 max.	46
Max. Retail Parking Table 103 – Area B	3.6 max per 100m ² = 59 max.	14
Visitor Parking Table 102 – Area Z	0.1/unit up to max. of 30	30
Bicycle Parking Table 111A	Res: 0.5/unit = 526 Office/Retail 1/250m ² = 80 Total: 606	Surface: 68 Indoor: 694 Total: 762

Proposed Zoning By-law Amendment

A Zoning By-law Amendment is required to increase the permitted maximum building height per Schedule 466 in Areas E, F, G. It is therefore proposed that Schedule 466 be amended to meet the specifications of the updated site plan to recognize Tower A's maximum height of 34 storeys, Tower B's maximum height of 38 storeys, and Tower C's maximum height of 40 storeys.

Draft Revised Schedule

A maximum tower building height of 34 storeys (114.8 metres), 38 storeys (136 metres) and 40 storeys (145 metres) are proposed, whereas 30 storeys (111 metres) 33 storeys (125 metres) and 35 storeys (132 metres)

are presently permitted respectively per Schedule 466. The Zoning By-law Amendment would result in the revision of Area E, Area F, and Area G of Schedule 466 as per the below.

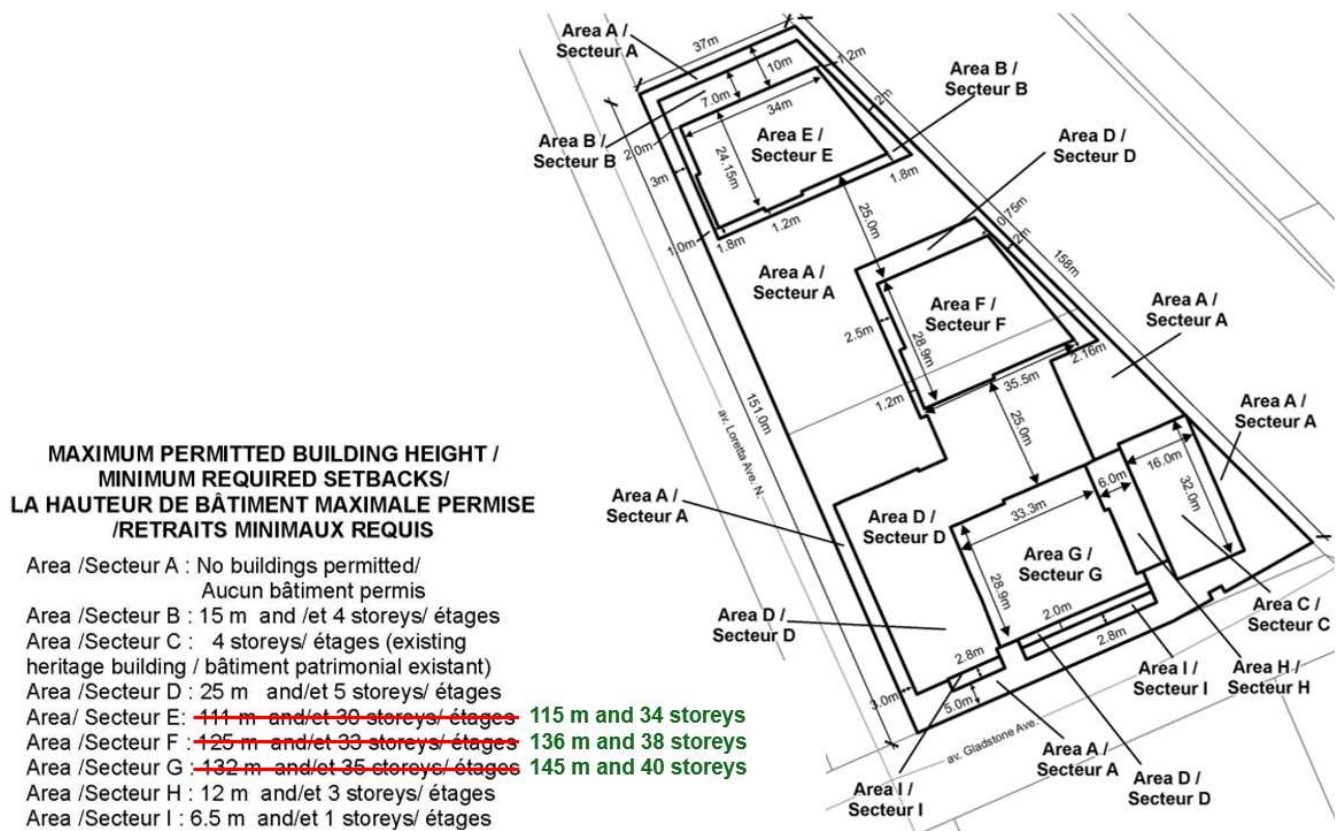


Figure 1: Schedule 466 with the proposed amendments indicated.

Conclusion

We trust that this information is satisfactory. Please consult the supporting Planning Rationale and Urban Design Brief for further discussion of the amendments being sought.

Sincerely,

Ashleigh-Ann Moyo
Planner

Scott Alain, MCIP RPP
Senior Planner