

**SURVEY INFORMATION TAKEN FROM:**

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN OF  
PART OF LOT 1 & LOTS 2 & 3  
(WEST CHAMPAGNE AVENUE)  
BLOCK C AND  
LOTS 1, 2 & 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 BY-LAW 4863)  
REGISTERED PLAN T3  
CITY OF OTTAWA  
STANTEC GEOMATICS LTD. 2017

**LEGEND**

BUS STOP	
EXISTING OVERHEAD WIRES (TO BE BURIED)	
FIRE HYDRANT (EXISTING & NEW - as noted)	
EXISTING UTILITY POLE (TO BE REMOVED)	
PROPERTY LINE	
SETBACK LINE	
FIRE ROUTE	
PRIVATELY OWNED PUBLIC SPACE (P.O.P.S.)	
EXTENT OF GARAGE BELOW	
ROAD WIDENING LINE	

**SITE STATISTICS**

SITE AREA: 10,012m<sup>2</sup> / 2.41 ac  
RESIDENTIAL UNIT COUNT:  
TOWER 1 = 274  
TOWER 2 = 271  
TOWER 3 = 322  
TOTAL = 872  
GFA  
PHASE 1 = 26,249m<sup>2</sup>  
PHASE 2 = 6,834m<sup>2</sup>  
TOTAL = 33,083m<sup>2</sup>

**PROJECT CONSULTANTS:**

**Owner / Applicant**  
CLV GROUP  
485 Bank Street, Suite 200  
Ottawa, ON, K2P 1Z2  
PBC GROUP  
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**Architect**  
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**Planning**  
Fotenn Planning & Design  
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**Landscape**  
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**CIVIL**  
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**Surveyor**  
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**Geotechnical**  
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**Transportation**  
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**Heritage**  
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phone: (613) 267-7040 email: jjs@chrm.com



no.	date	revision
05	APR, 17 2024	SITE PLAN COMMENTS
04	AUG, 16 2023	SITE PLAN COMMENTS
03	NOV, 04 2022	REVISED PHASE LINE
02	OCT, 10 2022	SITE PLAN COMMENTS
01	DEC 17, 2021	SITE PLAN COMMENTS

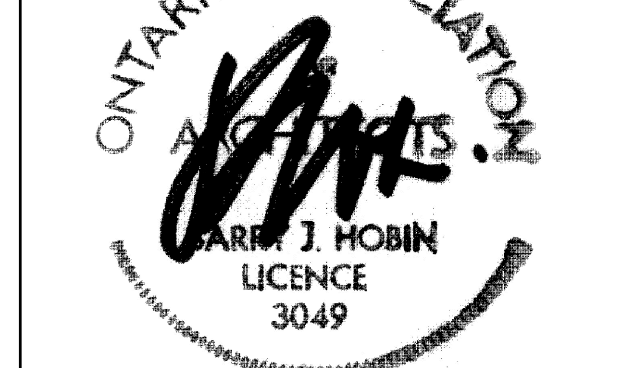
It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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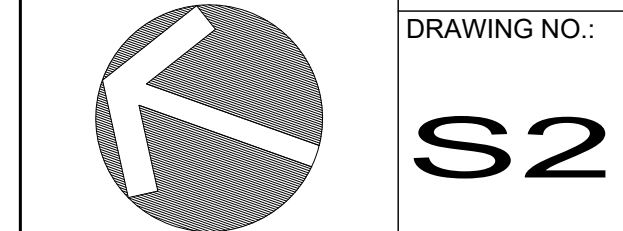
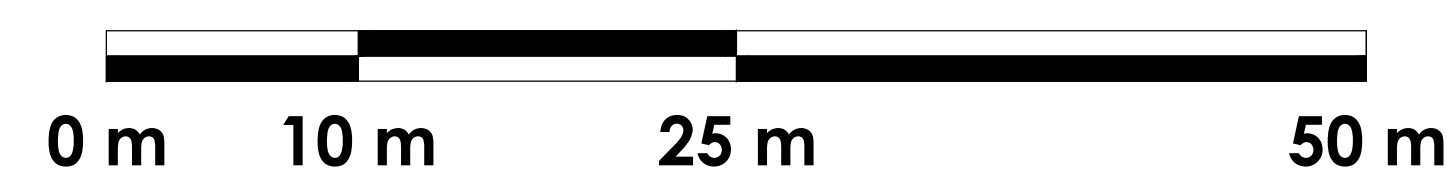
**HOBIN ARCHITECTURE**

PROJECT/LOCATION:  
951 GLADSTONE AVE.  
& 145 LORETTA AVE. NORTH

DRAWING TITLE:  
SITE PLAN  
INTERIM CONDITION PLAN  
PHASE 1

DRAWN BY: TD DATE: 18/04/17 SCALE: 1:300

PROJECT: 1726  
DRAWING NO.: S2  
REVISION NO.: 18526



D07-12-21-0053