



LOCATION PLAN

SURVEY INFORMATION TAKEN FROM:
 SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN OF
 PART OF LOT 1 & LOTS 2 & 3 (WEST CHAMPAIGNE 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 CHAMPAIGNE STREET (CLOSED BY BY-LAW 4863)
 REGISTERED PLAN 13 CITY OF OTTAWA
 STANTEC GEOMATICS LTD. 2017

SITE STATISTICS
 SITE AREA: 10,012m² / 2.41 ac
 RESIDENTIAL UNIT COUNT:
 TOWER 1 = 214
 TOWER 2 = 211
 TOWER 3 = 322
 TOTAL = 812
 GFA:
 PHASE 1 = 26,241m²
 PHASE 2 = 69,840m²
 TOTAL = 96,081m²

LEGEND

BUS STOP (TO BE BURIED)	
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	

Gladstone and Loretta Mixed-Use Hub Draft Zoning Table

MC[XXXX] SYYY-h	Requirement	Proposed
Minimum Lot Width (m)	No minimum	Complies
Minimum Lot Area (m ²)	No minimum	Complies
Minimum Front Yard Setback (m)	5 metres, aside from Standard Bread Building (See S.YYY)	5m
Minimum Rear Yard Setback (m)	3 metres (See S.YYY)	3m
Interior Side Yard Setback (m)	2 metres, aside from Standard Bread Building (See S.YYYY)	2m
Corner Side Yard Setback (m)	3 metres, (See S.YYYY)	3m
Minimum Building Height (m)	6.7m (See S. YYY)	Complies
Maximum Building Height (m)	0m to 132m (See S. YYY)	Complies
Maximum Floor Space Index	No maximum	N/A
Minimum Width of Landscaped Area	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	23 metres	Complies
Minimum Tower Podium Stepback Distance	2 metres	2m at Gladstone frontage only
Parking Requirements (Sec. 101, 102, 106, 111)	Requirement	Proposed
Area Z of Schedule 1A	0 spaces/unit (resident) 0.1 spaces/unit, less first 12 units (visitor), but no more than 30	Surface: 4 P1: 218 P2: 251 P3: 53 Total: 526
Vehicle Space Dimensions	- Must be 2.6m-3.1m by 5.2m - Up to 40% of required parking aside from visitor's spaces may be 2.4m x 4.6m	Complies
Bicycle Parking Rates	(0.5 per Dwelling Unit) 0.5 x 872 units = 436 (1 per 250m ² Commercial space) 20,080m ² /250 = 80.3 Total Required = 516	Surface Bicycle Parking = 68 Indoor Bicycle Parking (P1) = 694 Total Bicycle Parking = 762
Bicycle Space Dimensions	Horizontal: 0.6m x 1.8m Vertical: 0.5m x 1.5m (max 50% of required spaces) Stacked: 0.37m x 1.5m	Complies
Drive Aisle Width (Double Traffic Lane)	Parking Lot Minimum: 6.7m Parking Garage Minimum: 6m Maximum: 6.7m	Complies 6m
Amenity Space Requirements (Sec. 137)	Requirement	Proposed
Total: 6m ² per unit	Total: 5,232 m ²	Rooftop Terrace (Communal): 1,441.9m ² Indoor Amenity (Communal): 2,022.7 m ² Balconies: ~3,548.2m ²
Communal: 50% of total required	Communal: 2,616 m ²	
POPS [Privately Owned Public Space]		POPS: 1,017.7 m ²

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PROJECT CONSULTANTS:

- Owner / Applicant**
 CLV GROUP
 485 Bank Street, Suite 200
 Ottawa, ON K2P 1Z2
 PBC GROUP
 205-485 Bank Street
 Ottawa, ON, K2P 1Z2
 Contact: Jenn Morrison
 phone: (905) 691-5260 email: jenn.morrison@clvgroup.com
- Architect**
 Hobin Architecture Inc.
 63 Pamilla Street
 Ottawa, ON K1S 3K7
 Contact: Todd Duckworth
 phone: (613) 238-7200 x 130 email: tduckworth@hobinarc.com
 web: www.hobinarc.com
- Planning**
 Fotenn Planning & Design
 360 Cooper Street, Suite 300
 Ottawa, ON K2P 2H7
 Contact: Paul Black
 phone: (613) 730-5709 x 239 email: black@fotenn.com
- Landscape**
 CSW Landscape Architects Limited
 319 McRae Ave.
 Ottawa, ON K1Z 0B9
 Contact: Jerry Corsch
 phone: (613) 729-4536 email: corush@csw.ca
- CIVIL**
 WSP
 150 Slater Street
 Ottawa, ON K1P 5M8
 Contact: Michael Flowers
 phone: (613) 856-0305 email: michael.flowers@wsp.com
- Surveyor**
 Stantec Geomatics Ltd.
 400-1331 Clyde Ave.
 Ottawa, ON K2C 3G4
 Contact: Brian Webster
 phone: (613) 722-4420 email: brian.webster@stantec.com
- Geotechnical**
 Patterson Group Inc.
 154 Colonnade Road South
 Ottawa, ON K2E 7J5
 Contact: Carlos Da Silva
 phone: (613) 226-7381 email: carlosd@pattersongroup.ca
- Transportation**
 CGH Transportation Inc.
 13 Markham Ave.
 Ottawa, ON K2G 3Z1
 Contact: Chris Gordon
 phone: (343) 999-9117 email: christopher.gordon@oghtransportation.com
- Heritage**
 Commonwealth Historic Resource Management
 53 Herriott Street
 Perth, ON, K7H 1T5
 Contact: John Stewart
 phone: (613) 267-7040 email: js@chrm.com



no.	date	revision
10	JUL, 25 2024	SITE PLAN COMMENTS
04	APR, 17 2024	SITE PLAN COMMENTS
08	DEC, 18 2023	COORDINATION
07	AUG, 16 2023	SITE PLAN COMMENTS
06	NOV, 04 2022	REVISED PHASE LINE
05	OCT, 10 2022	SITE PLAN COMMENTS
04	MAR, 02, 2022	SITE PLAN COMMENTS
03	APR, 04, 2021	SITE PLAN

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 Incorporated
 63 Pamilla Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-226-7200
 F: 613-225-2005
 E: mail@hobinarc.com
 hobinarc.com

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

DRAWING TITLE:
SITE PLAN

DRAWN BY: TD	DATE: 19/04/17	SCALE: 1:300
PROJECT: 1726		DRAWING NO.:
REVISION NO.:		S1

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