

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: 10,012m² / 2.41 ac

RESIDENTIAL UNIT COUNT:

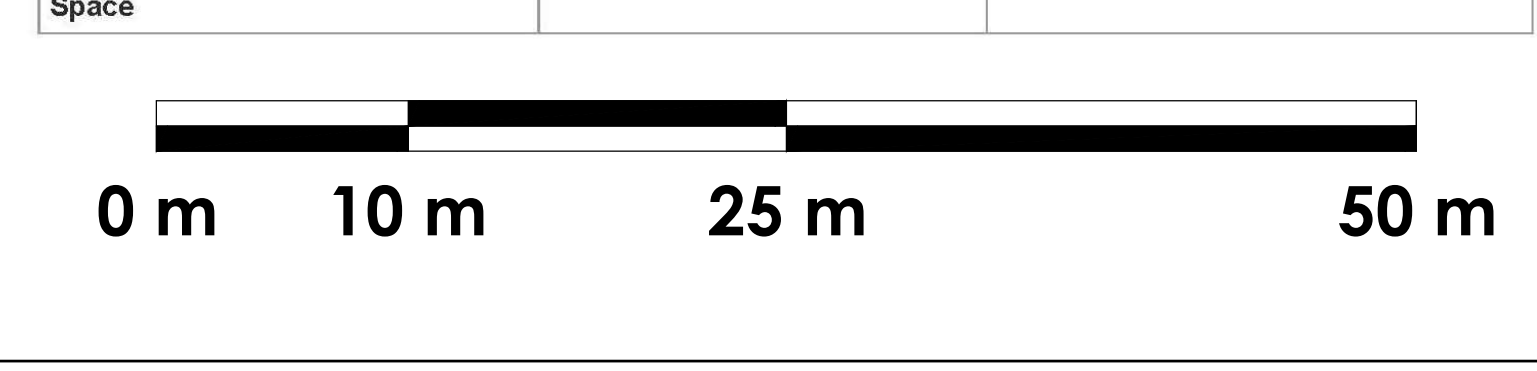
TOWER 1	= 274
TOWER 2	= 271
TOWER 3	= 322
TOTAL	= 872

GFA

PHASE 1	= 26,249m ²
PHASE 2	= 68,840m ²
TOTAL	= 95,089m ²

Gladstone and Loretta Mixed-Use Hub Draft Zoning Table

MC[XXXX] YYYY-h	Requirement	Proposed
Minimum Lot Width (m)	No minimum	Complies
Minimum Lot Area (m²)	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.YYY)	2m
Corner Side Yard Setback (m)	3 metres, (See S.YYY)	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	Resident: 0 Visitor: 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 Space Dimensions	0.5 x 872 units = 436 bicycles 80.3 bicycles Total Bicycle Spaces: 516	516 spaces proposed
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: 6m² per unit Communal: 60% of total required	Total: 5,232 m ² Communal: 2,616 m ²	Rooftop Terrace (Communal): 1,441.9m ² Indoor Amenity (Communal): 2,022.7 m ² Balconies: ~3,548.2m ²
POPS [Privately Owned Public Space]		POPS: 1,017.7 m ²



PROJECT CONSULTANTS:

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

CLV GROUP

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
02 FEB, 12, 2020 ZONING & OPA
no. date revision

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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ONTARIO ASSOCIATION OF ARCHITECTS

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HOBIN ARCHITECTURE

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

DRAWING TITLE:
SITE PLAN

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

PROJECT:
1726

DRAWING NO.:
S1

REVISION NO.:
18526

D07-12-21-0053