

SURVEY INFORMATION TAKEN FROM: SURVEYOR'S REAL PROPERTY REPORT PART I - 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 13 CITY OF OTTAWA

STANTEC GEOMATICS LTD. 2017

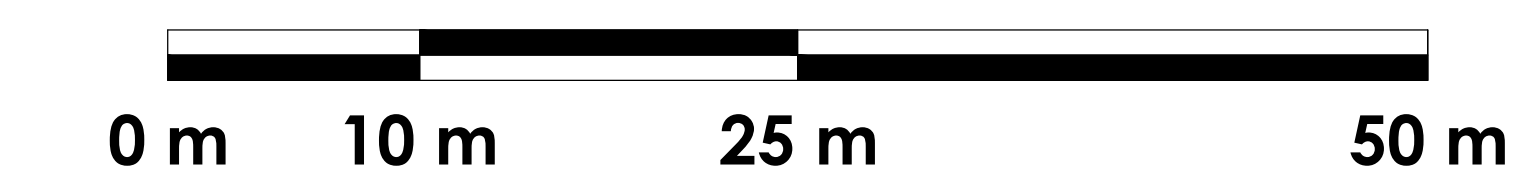
LEGEND

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	

Gladstone and Loretta Mixed-Use Hub Draft Zoning Table

MC[XXX] SYYY-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: 271 P2: 273 Total: 548
Vehicle Space Dimensions	- Must be 2.6m-3.1m by 5.2m - Up to 40% of required parking aside from visitors spaces may be 2.4m x 4.6m	Complies
Bicycle Parking Res: 0.5/unit Office, Retail, Studio: 1 space per 250m² GFA	0.5 x 849 units = 424.5 bicycles 19,568 / 250 = 78.3 bicycles Total Bicycle Spaces: 502.8	503 spaces proposed

Bicycle Space Dimensions	Horizontal: 0.6m by 1.8m Vertical: 0.5m by 1.5m (max 50% of required spaces) Stacked: 0.37m by 1.5m	Complies
Drive Aisle Width (Double Traffic Lane)	Parking Lot Minimum: 6.7m Parking Garage Minimum: 6m Maximum: 6.7m	Complies
Amenity Space Requirements (Sec. 137)	Requirement	Proposed
Total: 6m² per unit Communal: 50% of total required	Total: 5,076 m² Communal: 2,538 m²	Rooftop Terrace (Communal): 1,441.9m² Indoor Amenity (Communal): 1,207.8m² Balconies: ~3,548.2m² POPS: 1269.4m²
POPS [Privately Owned Public Space]		POPS: 1269.4m²



PROJECT CONSULTANTS:

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no.	date	revision
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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PROJECT/LOCATION:
951 GLADSTONE AVE.
& 145 LORETTA AVE. NORTH

DRAWING TITLE:
SITE PLAN
INTERIM CONDITION PLAN

DRAWN BY: TD
DATE: 19/04/17
SCALE: 1:300

PROJECT: 1726
DRAWING NO.: S2

REVISION NO.: 18526

D07-12-21-0053