



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)	6 metres (See S.YYY)	6m
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
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: 274 P2: 282 Total: 560
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	502 spaces proposed
Bicycle Space Dimensions	Horizontal: 0.6m by 1.8m Vertical: 0.5m by 1.5m (max 50% of required spaces)	Complies

Drive Aisle Width (Double Traffic Lane)	Parking Lot	Minimum: 6.7m	6.7m – 8m
	Parking Garage	Minimum: 6m Maximum: 6.7m	6m
Amenity Space Requirements (Sec. 137)	Requirement	Proposed	
Total: 6m² per unit	Total: 4,470 m²	Rooftop Terrace: 3,179m²	
Communal: 50% of total required	Communal: 2,235 m²	Indoor Communal Amenity: 2,137.3 m² Balconies: 1,894m²	
POPS [Privately Owned Public Space]		POPS: 1,269.4 m²	

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED _____, 2018 AND PREPARED BY STANTEC

LEGEND

BUS STOP		PROPERTY LINE	
OVERHEAD WIRE		SETBACK LINE	
FIRE HYDRANT		RETAINING WALL	
EXISTING HYDRO POLE		ROAD CENTRELINE	



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no.	date	revision
01	MAR 02, 2022	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 CONDITIONS PLAN

DRAWN BY:	DATE:	SCALE:
TD	1904/17	1:300
		PROJECT:
		1726
		DRAWING NO.:
		S2
		REVISION NO.:
		1824