

### ZONING TABLE

Zoning/Requirement	Requirement	Provided	Compliance
Min. Lot Area (sq ft)	See Schedule	Development Area 6,022m <sup>2</sup>	✓
Min. Lot Width (m)	See Schedule	30.00m	✓
Min. Front Yard (ft)	10' (3.05m) for residential zones 3-5 10' (3.05m) for other zones	30.00m	✓
Min. Side Yard (ft)	10' (3.05m) for residential zones 3-5 10' (3.05m) for other zones	30.00m	✓
Min. Corner Yard (ft)	10' (3.05m) for residential zones 3-5 10' (3.05m) for other zones	N/A	✓
Min. Rear Yard (ft)	10' (3.05m) for residential zones 3-5 10' (3.05m) for other zones	30.00m	✓
Min. Height	10' (3.05m) for residential zones 3-5 10' (3.05m) for other zones	67m	✓
Min. Building Height (ft)	As per height schedule 37 metres (120 stories)	57 metres (210 stories)	✓
Amenity Area	See Schedule	2029	✓
Minimum Landscaping Buffer	No minimum, except where a yard is provided and not used for required elevators, stairs, parking, loading spaces or outdoor amenity areas. See schedule for details.	The whole yard is landscaped.	✓
Additional Setbacks and Encroachments	Any part of the building exceeding the base of its stories or 20m height must be setback a minimum of 2m from the ground floor building line.	Portions of proposed podium provided in more than one place.	✓
Vehicle Access	Garage doors and individual driveways shall be a minimum of 2m from the ground floor building line or a public street.	Garage doors do not encroach the public street.	✓
	Minimum additional setback for a garage entrance to an apartment dwelling 0.5m.		✓

### GROSS FLOOR AREA

GFA definition per City of Ottawa ZBL Consolidation 2008-250, Part 1, section 54 and per Site Plan Control by Law No. 2014-256 as amended by By-laws No. 2015-142, 2016-271, 2016-205, 2017-320, 2019-39 and 2019-336

Level	GFA	Exemption A: Mech. Service + electrical (Repeat Levels)	Exemption B: Common Circulation (Repeat Levels)	Exemption C: Parking + Loading (Repeat Levels)	Exemption D: Common Laundry, Storage, WCs for Tenants (Repeat Levels)	Exemption E: Common Storage (Repeat Levels)	Exemption F: Common Amenity + Play (Repeat Levels)
Level P1	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	134.91 m <sup>2</sup>	99.22 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 1	1262.56 m <sup>2</sup>	10.05 m <sup>2</sup>	492.58 m <sup>2</sup>	184.40 m <sup>2</sup>	0.00 m <sup>2</sup>	19.89 m <sup>2</sup>	518.72 m <sup>2</sup>
Level 2	2786.53 m <sup>2</sup>	58.62 m <sup>2</sup>	1041.61 m <sup>2</sup>	353.16 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 3	2766.53 m <sup>2</sup>	30.89 m <sup>2</sup>	323.16 m <sup>2</sup>	0.00 m <sup>2</sup>	333.19 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 4	1864.04 m <sup>2</sup>	27.28 m <sup>2</sup>	399.54 m <sup>2</sup>	0.00 m <sup>2</sup>	134.72 m <sup>2</sup>	0.00 m <sup>2</sup>	375.88 m <sup>2</sup>
Level 5	1750.20 m <sup>2</sup>	124.28 m <sup>2</sup>	177.54 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	119.76 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 6	1672.68 m <sup>2</sup>	25.44 m <sup>2</sup>	230.44 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 7	1675.95 m <sup>2</sup>	24.90 m <sup>2</sup>	229.41 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 8	1223.17 m <sup>2</sup>	22.74 m <sup>2</sup>	179.31 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	52.07 m <sup>2</sup>
Level 9	1284.99 m <sup>2</sup>	22.17 m <sup>2</sup>	179.43 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 10	991.06 m <sup>2</sup>	210.02 m <sup>2</sup>	108.99 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 11	594.61 m <sup>2</sup>	11.49 m <sup>2</sup>	84.41 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 12	594.61 m <sup>2</sup>	11.49 m <sup>2</sup>	84.41 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 13	594.61 m <sup>2</sup>	11.49 m <sup>2</sup>	84.41 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 14	594.61 m <sup>2</sup>	11.49 m <sup>2</sup>	84.41 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 15	594.24 m <sup>2</sup>	11.49 m <sup>2</sup>	84.75 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 16	594.61 m <sup>2</sup>	11.49 m <sup>2</sup>	84.41 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 17	594.61 m <sup>2</sup>	11.49 m <sup>2</sup>	84.41 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 18	594.61 m <sup>2</sup>	11.49 m <sup>2</sup>	84.41 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 19 - Mechanical	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 19 - Mechanical	21374.77 m <sup>2</sup>	1195.37 m <sup>2</sup>	3661.57 m <sup>2</sup>	283.62 m <sup>2</sup>	802.94 m <sup>2</sup>	130.65 m <sup>2</sup>	951.67 m <sup>2</sup>

### GROSS CONSTRUCTION AREA

Level	Area (m <sup>2</sup> )
Level P1	1096.83 m <sup>2</sup>
Level 1	3313.82 m <sup>2</sup>
Level 2	3554.57 m <sup>2</sup>
Level 3	3542.91 m <sup>2</sup>
Level 4	2583.83 m <sup>2</sup>
Level 5	2924.47 m <sup>2</sup>
Level 6	1980.78 m <sup>2</sup>
Level 7	1971.35 m <sup>2</sup>
Level 8	1539.42 m <sup>2</sup>
Level 9	1539.10 m <sup>2</sup>
Level 10	941.20 m <sup>2</sup>
Level 11	706.83 m <sup>2</sup>
Level 12	706.83 m <sup>2</sup>
Level 13	706.83 m <sup>2</sup>
Level 14	706.83 m <sup>2</sup>
Level 15	706.83 m <sup>2</sup>
Level 16	706.83 m <sup>2</sup>
Level 17	706.83 m <sup>2</sup>
Level 18	706.83 m <sup>2</sup>
Level 19 - Mechanical	609.83 m <sup>2</sup>
Total 68	30652.62 m <sup>2</sup>

Level	Area (ft <sup>2</sup> )
Level P1	11806.16 ft <sup>2</sup>
Level 1	35667.51 ft <sup>2</sup>
Level 2	38261.63 ft <sup>2</sup>
Level 3	38135.57 ft <sup>2</sup>
Level 4	27812.16 ft <sup>2</sup>
Level 5	29200.44 ft <sup>2</sup>
Level 6	21200.99 ft <sup>2</sup>
Level 7	21219.45 ft <sup>2</sup>
Level 8	16570.18 ft <sup>2</sup>
Level 9	16566.21 ft <sup>2</sup>
Level 10	10131.93 ft <sup>2</sup>
Level 11	7608.22 ft <sup>2</sup>
Level 12	7608.22 ft <sup>2</sup>
Level 13	7608.22 ft <sup>2</sup>
Level 14	7608.22 ft <sup>2</sup>
Level 15	7608.22 ft <sup>2</sup>
Level 16	7608.22 ft <sup>2</sup>
Level 17	7608.22 ft <sup>2</sup>
Level 18	7608.22 ft <sup>2</sup>
Level 19 - Mechanical	6564.20 ft <sup>2</sup>
Total 68	329442.10 ft <sup>2</sup>

### AMENITY REQUIRED:

Amenity definition per City of Ottawa ZBL Consolidation 2008-250, Part 1, section 54. Amenity requirements per Zoning Summary - Gladstone Village Phase 1 Lands (April 8th 2021) Prepared by T. Beed of Fotem.

Units	Ratio	Total		
336	6m <sup>2</sup> /unit	2016m <sup>2</sup>		
Total Required Amenity				
Level Grouping	No. of Repeated Floors	Exterior Amenity	Interior Amenity	Total Amenity
Level P1	1	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 1	1	439.93 m <sup>2</sup>	604.04 m <sup>2</sup>	1043.97 m <sup>2</sup>
Level 2	1	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 3	1	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 4	1	444.07 m <sup>2</sup>	375.88 m <sup>2</sup>	819.95 m <sup>2</sup>
Level 5	1	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 6	1	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 7	1	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>	0.00 m <sup>2</sup>
Level 8	1	129.99 m <sup>2</sup>	1036.99 m <sup>2</sup>	2056.98 m <sup>2</sup>

Level Grouping	No. of Repeated Floors	Exterior Amenity	Interior Amenity	Total Amenity
Level P1	1	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>
Level 1	1	4735.37 ft <sup>2</sup>	6501.78 ft <sup>2</sup>	11237.15 ft <sup>2</sup>
Level 2	1	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>
Level 3	1	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>
Level 4	1	4779.98 ft <sup>2</sup>	4045.95 ft <sup>2</sup>	8825.94 ft <sup>2</sup>
Level 5	1	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>
Level 6	1	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>
Level 7	1	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>	0.00 ft <sup>2</sup>
Level 8	1	1399.14 ft <sup>2</sup>	11162.04 ft <sup>2</sup>	22571.54 ft <sup>2</sup>

### NUMBER OF PARKING SPACES

Parking requirements per CAO ZBL 2008-250 Consolidation, Part 4: Parking, Queuing and Loading Provisions (section 101), per GFA. City of Ottawa ZBL Consolidation 2008-250, Part 1, section 54 and per Site Plan Control by Law No. 2014-256 as amended by By-laws No. 2015-142, 2016-271, 2016-355, 2017-320, 2019-39 and 2019-336

Type	Factor	Ratio	Count
Retail Parking	188.78m <sup>2</sup>	3.6 per 100m <sup>2</sup>	6.8
Residential Parking	336 units	1.0 per unit	336
Visitor Parking	336 units	0.3 per unit	33.6
Total Required Parking			40.4

### GROSS LEASABLE FLOOR AREA

GFLA definition per City of Ottawa ZBL Consolidation 2008-250, Part 1, section 54 and per Site Plan Control by Law No. 2014-256 as amended by By-laws No. 2015-142, 2016-271, 2016-355, 2017-320, 2019-39 and 2019-336

Level	Area Type	Area Usage	Area (ft <sup>2</sup> )
Level 1	Retail	GLFA	1942.86 ft <sup>2</sup>
Level 1	Retail	GLFA	103.57 ft <sup>2</sup>
			2046.44 ft <sup>2</sup>

### NUMBER OF BICYCLE PARKING SPACES

\*Per ZBL 2008-250, Part 4, 111 (2) retail parking can be provided at a rate of 1 space per 250m<sup>2</sup>  
\*\*Per GFA Corso Italia Station District Secondary Plan, Official Plan Amendment No. 253 to the Official Plan of the City of Ottawa, S.5.

Type	Factor	Ratio	Count
Retail Parking	1.86/250m <sup>2</sup>	1 per 250m <sup>2</sup>	1
Residential Parking	336 units	1 per unit	336
Visitor Parking	included		
Total Required Parking			337

### ACCESSIBLE UNITS

per CMHC guidelines

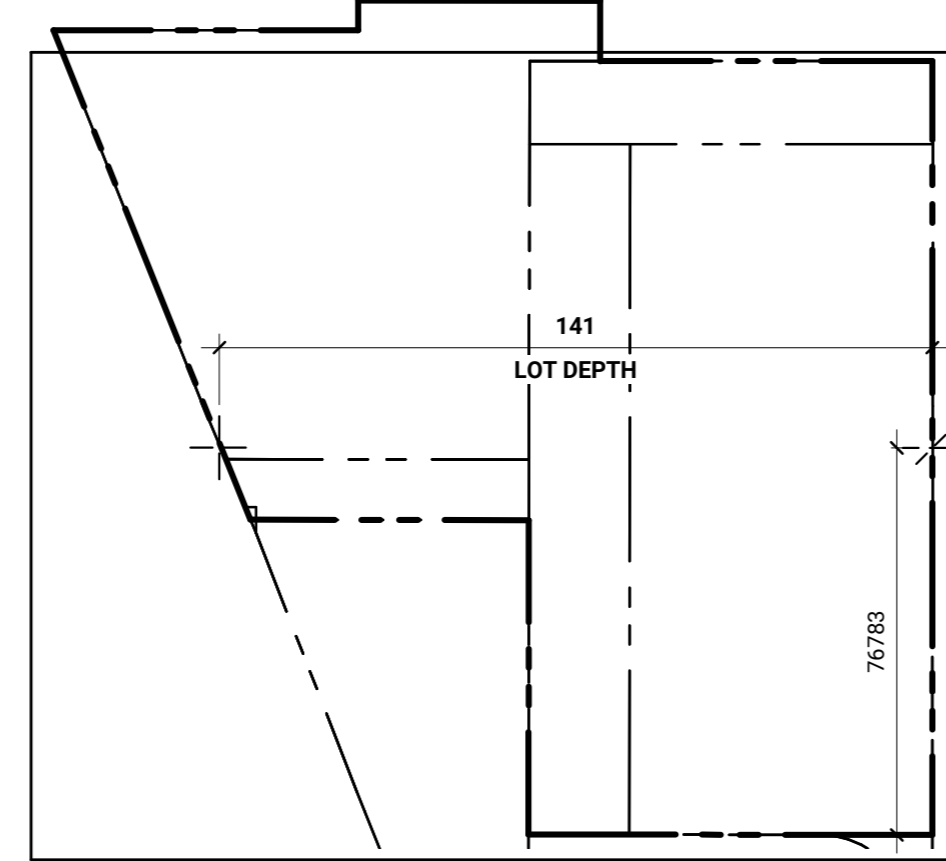
Level	BF Studio Count (per floor)	BF 1BD Count (per floor)	BF 2BD Count (per floor)	BF 3BD Count (per floor)	BF 4BD Count (per floor)
Level 1	0	2	0	1	0
Level 2	1	18	3	2	1
Level 3	2	18	3	2	1
Level 4	2	3	2	1	0
Level 5	2	3	2	1	0
Level 6	2	14	5	2	1
Level 7	2	1	2	1	0
Level 8	2	0	0	0	0
Level 9	2	0	0	0	0
Grand total 85	14	46	14	9	2
Target units (21%)	23.7%	25.4%	24.6%	25.7%	66.6%

### UNIT MIX

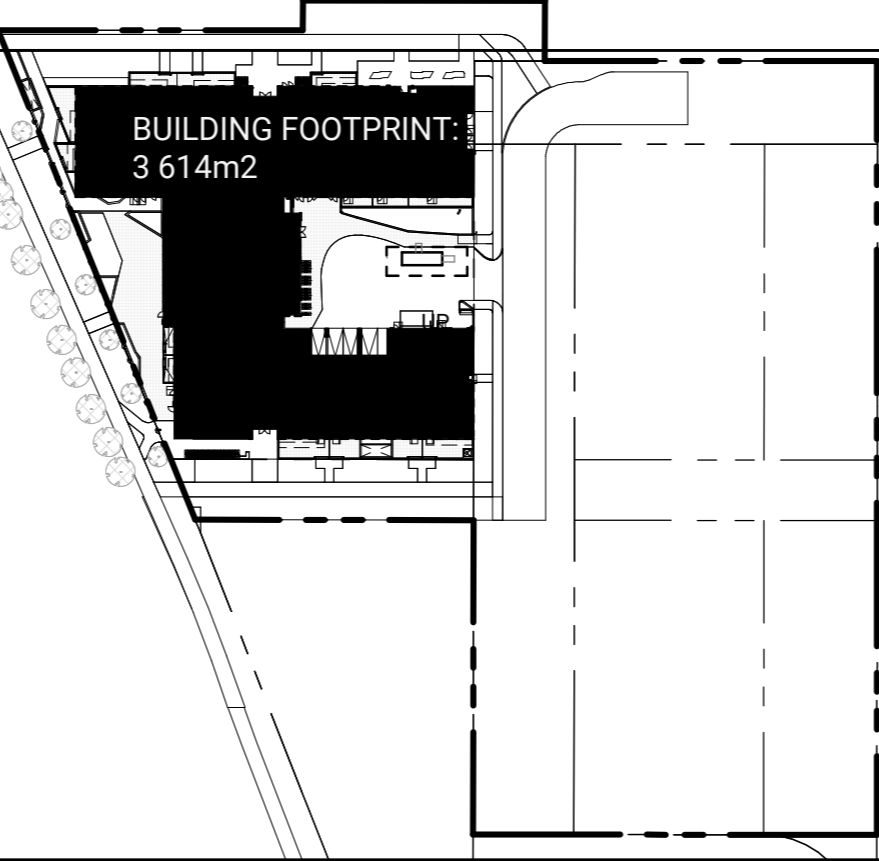
per OCH Design Guidelines, unit mix based on 811 Gladstone

Level	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Level 1	1	5	4	3	0
Level 2	2	18	4	1	0
Level 3	2	18	4	1	0
Level 4	2	27	4	5	1
Level 5	2	13	4	2	0
Level 6	2	14	5	2	1
Level 7	2	11	5	3	0
Level 8	2	6	9	4	2
Level 9	2	6	10	4	2
Level 10	1	6	2	1	0
Level 11	1	6	2	1	0
Level 12	1	6	2	1	0
Level 13	1	6	2	1	0
Level 14	1	6	2	1	0
Level 15	1	6	2	1	0
Level 16	1	6	2	1	0
Level 17	1	6	2	1	0
Level 18	1	6	2	1	0
Grand total 396	99	182	50	35	3
Percentage of total	17.6%	53.9%	16.9%	10.9%	0.9%
Percentage (OGFs 811 Gladstone)	13.9%	54.0%	20.4%	11.1%	

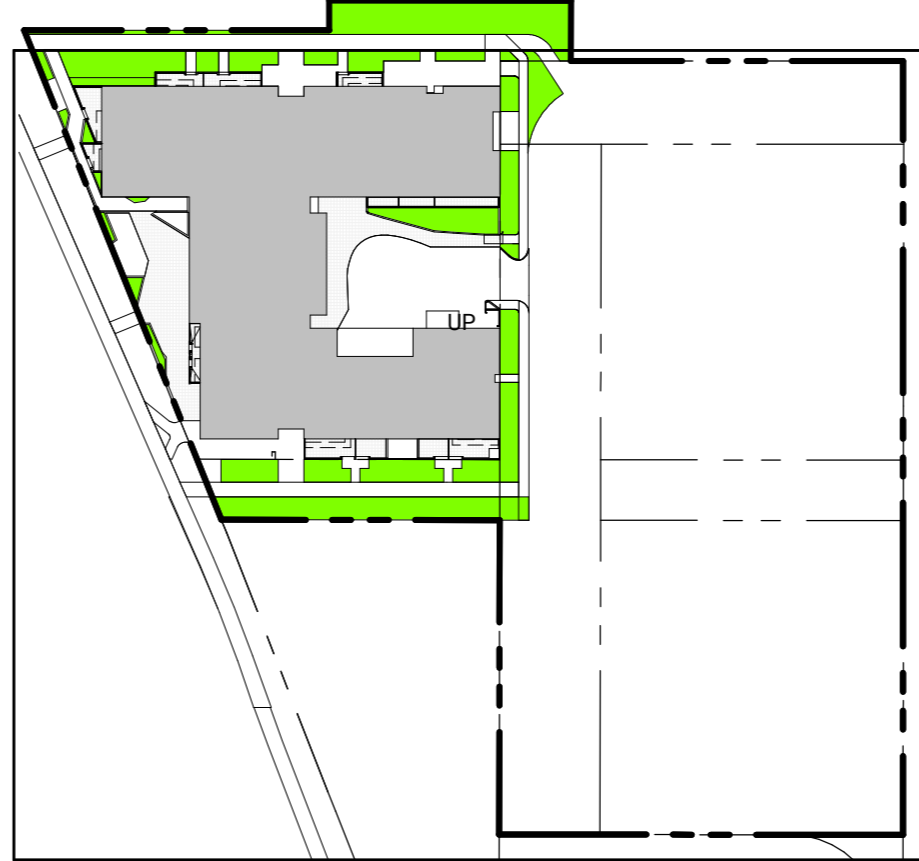
### LOT FRONTAGE, LOT DEPTH, LOT AREA



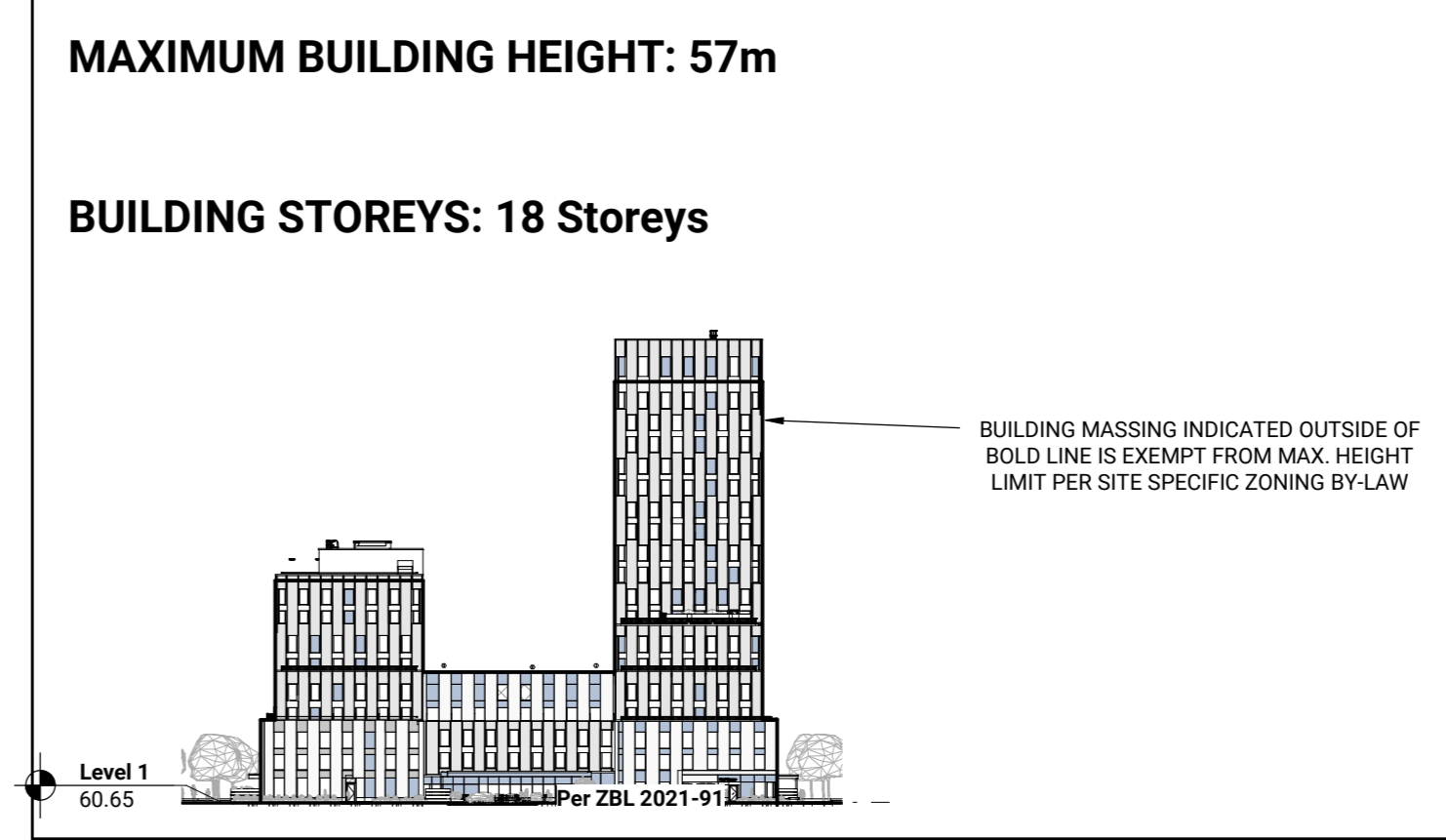
### LOT COVERAGE



### LOT OCCUPIED BY VEGETATION



### BUILDING MASSING



### LEGEND

- ▲ Principal Building Entrance
- ▲ Building Entry / Egress
- Slamese Connection
- Fire Hydrant
- Roof Drain
- Existing Tree with Tree Protection Zone
- Existing Tree
- Proposed Tree
- Property Line
- Site Services

*Andrew McCreight*  
**ANDREW MCCREIGHT**  
 MANAGER (A) DEVELOPMENT REVIEW CENTRAL  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Andrew McCreight at 10:19 am, Oct 19, 2023

No.	Date	Description
4	08 SEP 2021	