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ADDENDUM 3 — revised

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SUBJECT: Gladstone and Loretta Redevelopment Review of Proposed Changes

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1.1 A Summary of this specific application

Commonwealth has been retained by CLV Group to prepare a Rationale in determining the potential of negative impacts resulting from applications for Official Plan Amendment and Zoning By-law Amendment and the Heritage Permit application pertaining to the lands municipally known as 951 Gladstone Avenue and 145 Loretta Avenue in the Hintonburg-Mechanicsville neighbourhood of the City of Ottawa.

Official Plan and Zoning By-law Amendments and heritage permit were historically approved to allow a high-rise mixed use development on the subject lands; including three (3) residential apartment towers of 30, 33, and 35 storeys. The conservation of the Standard Bread Building, a designated historic building, continues to be a feature part of this redevelopment. The attached site plan illustrates the site layout, and the positioning and massing of the three towers and the existing Standard Bread Building, (Figure 1).

The Official Plan and Zoning By-law Amendment presently proposed would serve to increase these towers to buildings heights of 34, 38 and 40 storeys, respectively. The additional storeys would take the form of “typical tower floors” and be consistent with the design and height of the floors in the mid-tower rather than the upper floors. A corresponding Site Plan Revision application will be made for Tower A. Subsequent Site Plan Control applications for Towers B and C will be pursued at a later date, at which time the design and technical review of those will be undertaken. The conservation work on the Standard Bread Bakery is part of Tower 3 Site Plan Control application.

1.2 Reference Material

These document serve as the reference for this discussion.

- This addendum # 3 should be reviewed as part of “Gladstone Loretta Stage II Heritage Impact Assessment (HIA) and Conservation Plan.” The HIA provides an approved approach as it relates to the Standard Bread Building and its integration with the planned development. Commonwealth Historic Resource Management, revised 2024.
- A conceptual design for the Phase 1, Tower A and a site plan (see Figure1 & 2) illustrating the position of the three towers and their relationship to the Standard Bread Building, Linebox Studio, 2025.



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- Gladstone -Loretta Redevelopment Pedestrian Level Wind Studies GradientWind Engineers & Scientists, July 2025.
- Gladstone & Loretta Mixed Use Hub Planning Rationale and Urban design Brief, Official Plan Amendment & Zoning By-law Amendment. Source: Fotenn July 2025.
- The following building height changes are proposed for the development, as discussed in this report and in the plans supporting the applications:

Table 1: Breakdown of Proposed New Tower Heights

Building	Previous Height (storeys / metres)	Proposed Height (storeys / metres)	Change (storeys / metres)	Increased Height Percentage (m)
Tower A (Ph. 1)	30 / 111 m	34 / 115 m	+4 / +4 m	+3.6%
Tower B (Ph. 2)	33 / 125 m	38 / 136 m	+5 / +11 m	+8.8%
Tower C (Ph. 3)	35 / 132 m	40 / 145 m	+5 / +13 m	+9.8%

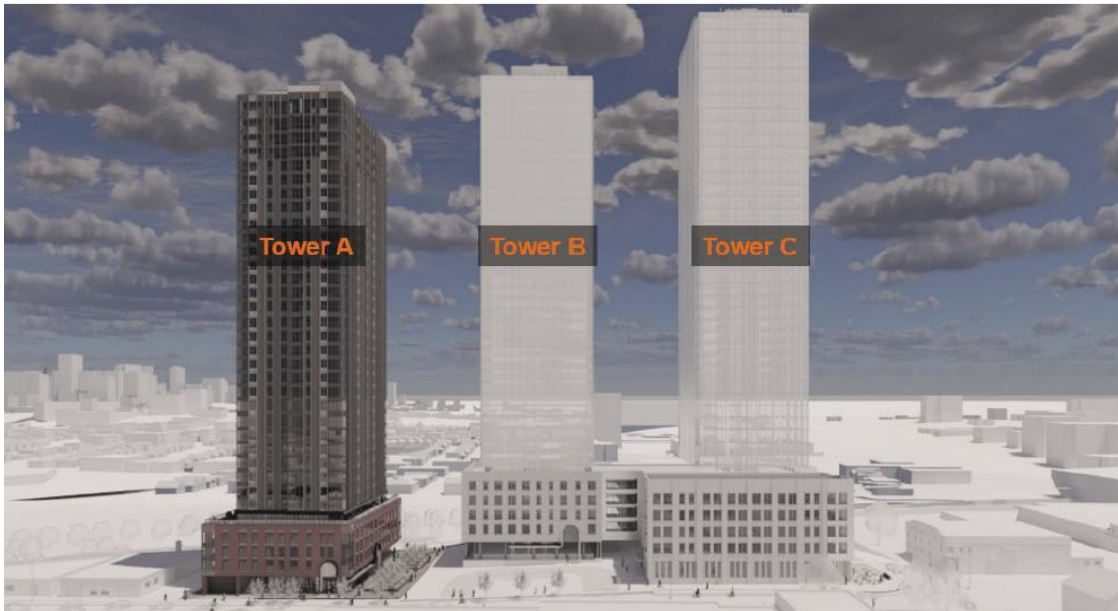
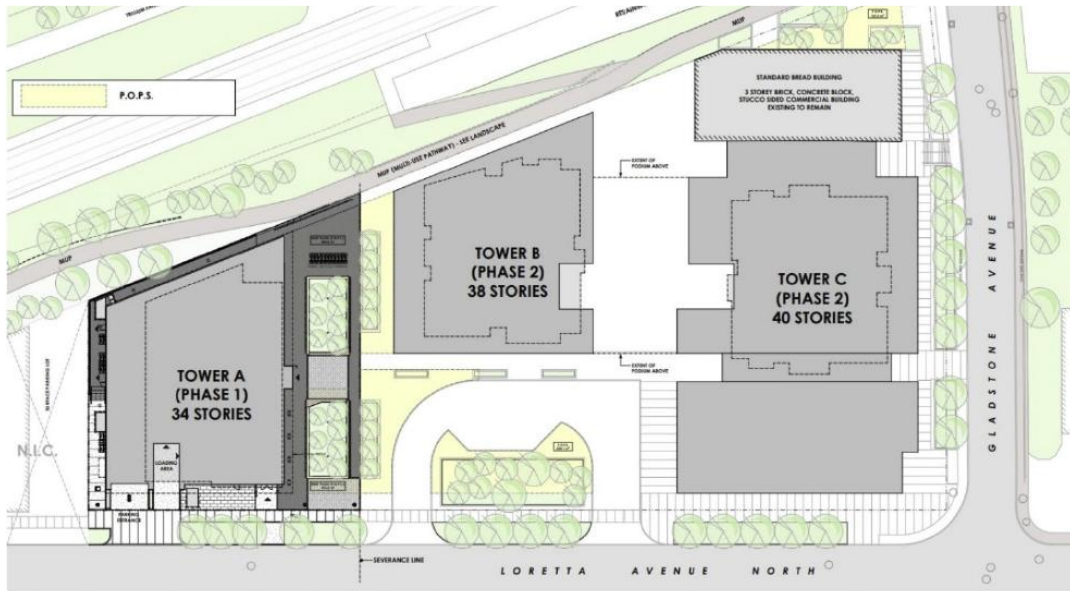


Figure 1 & 2: Rendering of the proposed towers looking east, and Revised Site plan of the proposed development, illustrating its relationship to Gladstone and Loretta Avenues and the O-train corridor. The designated Standard Bread is on Gladstone, next to the O-train corridor. Source: Linebox Studio. 2025



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2.1 Description of the Redevelopment

The redevelopment proposes three residential towers—Tower A (34 storeys, north), Tower B (38 storeys, central), and Tower C (40 storeys, south). Towers B and C are connected by a five-storey, T-shaped podium with an underpass at grade. Each tower includes a mechanical penthouse. Publicly accessible open spaces are planned east of the heritage Standard Bread Building and south of Tower A. Vehicular access from Loretta Avenue North will serve parking ramps, loading areas, and drop-off zones strategically located around the site. Together, these elements are designed to balance density with improved circulation and public realm amenities.

Figure 3: Rendering illustrating the Standard Bread Building and tower A with red brick, whereas Tower B and C are ghosted in as future developments. Linebox 2025.



2.2 Description of the Heritage Property

The Standard Bread Company Building at 951 Gladstone Avenue is a three-storey, brick-clad concrete building with a four-storey tower, constructed in 1924 and designed by architect Sydney Comber. Designation applies to the building's footprint and exterior envelope. Except for the interior mushroom columns; all other interiors and additional site structures are excluded. The bakery is valued as an example of early 20th-century industrial architecture in Ottawa, reflecting the city's manufacturing history. Its location is at the crest of a small hill beside the O train tracks reinforces its landmark presence in Hintonburg, serving as a reminder of the neighbourhood's industrial character.



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Figure 4: An artist's perspective view of the restored structure looking north-west.

The Building is a designated historic site. Owned by CLV, it will be a feature component of their redevelopment at the intersection of Loretta and Gladstone Avenue. The plan is to restore the exterior of the building in accordance with Standards and Guidelines and the Conservation Plan prepared by Commonwealth.

3.1 An assessment of the impact

An assessment of the impact of the increase in height for all towers and specifically Tower C suggests that there should not be any adverse shading impact from the increased height of the towers. The wind studies focusing on the public realm also support that the additional height will have minimal to no additional adverse impacts.

Tower A – There is no impact of the additional height from Tower A on the heritage resource.

Tower B – There is no impact of the additional height from Tower B on the heritage resource.

Tower C – There are no anticipated impacts of the additional height from Tower B and C, as the podium massing and materiality will remain the same as approved through the previous zoning by-law amendment approved by Council on November 9, 2022. The building design will be reviewed through the site plan process, as well as through the Heritage Permit application.



Figure 5: Excerpts from GradientWind's analysis. The Pedestrian Level Wind Study (PLW study) determined the influence of the wind environment on pedestrian comfort over the proposed development site. Their report recommends canopies and specific buffering.



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3.2 Alternatives and Mitigation Strategies

No alternatives or mitigation strategies are required, as there are no impacts anticipated. The additional height is located within the towers, therefore, the pedestrian realm and building podiums will not be impacted from what was originally approved.

The design of Tower C and its integration will be reviewed through the site plan and heritage permit processes to ensure compatibility with the Standard Bread Building.

3.3 The Assessment of Defining Heritage Attributes

The HIA and Conservation Plan addressed alternatives and mitigation of heritage attributes includes:

- The three-storey massing with four-storey tower;
- reinforced concrete construction with brick cladding laid in stretcher bond;
- simple ornamentation including brick pilasters, simple brick parapet, metal cornice and date stone
- Large rectangular window openings with concrete sills and brick lintels arranged in groups of two and three on the south façade
- Arrangement of window and door openings on the east façade, including bricked in third storey loading door openings;
- Large rectangular 15/15, 15/1, and 10/1 wooden sash windows;
- Loading door in basement on east façade;
- Simple raised entrance at the southeast corner of the building accessed by a small staircase;
- cornerstone engraved with the words “Audaces Fortuna Juvat”.
- 1924 date stone; and,
- Interior flared mushroom reinforced concrete columns.

The additional height will have **no impact** negatively on the defining attributes listed as Reasons for Designation under Part IV OHA.

4.0 Conclusions

The HIA and conservation plan prepared by Commonwealth provides an approved approach as it relates to the Standard Bread Building and its integration with the planned development. The additional height of the towers does not impact the approved conservation approach.

The proposed massing of the three towers respects the Standard Bread Building and reflects a pedestrian-scale along the street. Two of the three high-rise towers are set well back from the adjacent streets to acknowledge this scale and character. Tower 3 is positioned at the corner of Gladstone and Loretta. The brick 4-storey podium is slightly back with a notched recess to help distinguish the existing heritage building. Wind analysis and Sun-shade analysis undertaken as part of the planning review guided modifications to the podium and public realm.

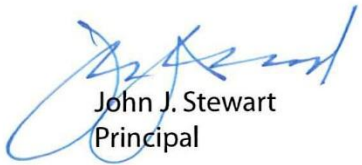


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Given that the Standard Bread Building is positioned at the southeast corner of the site, there should be no additional adverse shading impact from the increased height of the towers and no recommended changes based on GradientWind's 2025 assessment.

The rehabilitated Standard Bread Building will be a prominent component of the proposed redevelopment of the site. The three and four storey red brick building is set against a modern architectural backdrop, maintaining its local landmark status as an early industrial building adjacent to the O'Train corridor. It is unfortunate that the conservation work on the Standard Bread Building will not proceed until Tower 3 construction phase.

Respectfully Submitted



John J. Stewart
Principal