



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 (m ²)	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 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	Resident: 0 Visitor: 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 250m ² 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: 6m ² per unit Communal: 50% of total required	Total: 4,470 m ² Communal: 2,235 m ²	Rooftop Terrace: 3,179m ² Indoor Communal Amenity: 2,137.3 m ² Balconies: 1,894m ²	
POPS [Privately Owned Public Space]		POPS: 1,269.4 m ²	

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

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



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04 MAR 02, 2022	SITE PLAN COMMENTS
03 APR 09, 2021	SITE PLAN
02 FEB 12, 2020	ZONING 4 OPA
01 DEC 04, 2019	CITY COMMENTS
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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HOBIN ARCHITECTURE

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

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:	SCALE:
TD	1904/17	1:300
	PROJECT:	
	1726	
	DRAWING NO.:	
	S1	
	REVISION NO.:	
	1824	