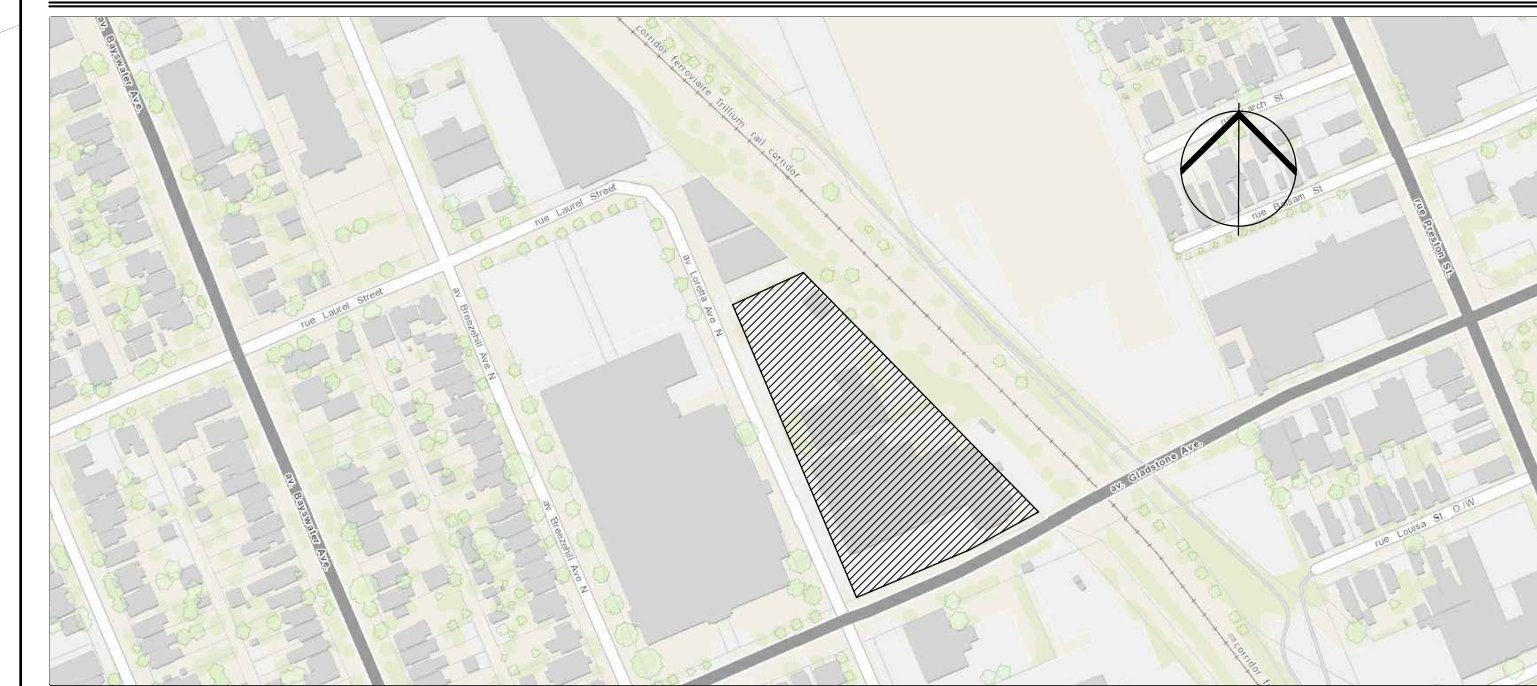


LOCATION PLAN



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

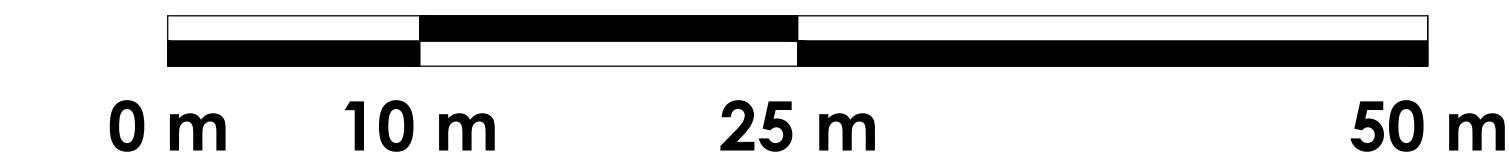
LEGEND

BUS STOP	
EXISTING OVERHEAD WIRES (TO BE BURIED)	
FIRE HYDRANT (EXISTING & NEW - ON NOTES)	
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	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

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:

Owner / Applicant CLV GROUP 485 Bank Street, Suite 200 Ottawa, ON K2P 1Z2 PBC GROUP 205-485 Bank Street Ottawa, ON, K2P 1Z2 Contact: Jenn Morrison phone: (905) 691-5260 email: jenn.morrison@clvgroup.com	CIVIL WSP 150 Slater Street Ottawa, ON K1P 5M8 Contact: Michael Flowers phone: (613) 856-0305 email: michael.flowers@wsp.com
Architect Hobin Architecture Inc. 63 Pamilla Street Ottawa, ON K1S 3K7 Contact: Todd Duckworth phone: (613) 238-7200 x 130 email: tduckworth@hobinarc.com web: www.hobinarc.com	Surveyor Stantec Geomatics Ltd. 400-1331 Clyde Ave. Ottawa, ON K2C 3G4 Contact: Brian Webster phone: (613) 722-4420 email: brian.webster@stantec.com
Planning Fotenn Planning & Design 360 Cooper Street, Suite 300 Ottawa, ON K2P 2H7 Contact: Paul Black phone: (613) 730-5709 x 239 email: black@fotenn.com	Geotechnical Patterson Group Inc. 154 Colonnade Road South Ottawa, ON K2E 7J5 Contact: Carlos Da Silva phone: (613) 226-7381 email: carlosd@pattersongroup.ca
Landscape CSW Landscape Architects Limited 319 McRae Ave. Ottawa, ON K1Z 0B9 Contact: Jerry Cورش phone: (613) 729-4536 email: corush@csw.ca	Transportation CGH Transportation Inc. 13 Markham Ave. Ottawa, ON K2G 3Z1 Contact: Chris Gordon phone: (343) 999-9117 email: christopher.gordon@cgtransportation.com
	Heritage Commonwealth Historic Resource Management 53 Herriott Street Perth, ON, K7H 1T5 Contact: John Stewart phone: (613) 267-7040 email: js@chrm.com



no.	date	revision
05	OCT. 10, 2022	SITE PLAN COMMENTS
04	MAR. 02, 2022	SITE PLAN COMMENTS
03	APR. 04, 2021	SITE PLAN
02	FEB. 12, 2020	ZONING & OPA
01	DEC. 04, 2019	CITY 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 Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-226-7200
F: 613-225-2095
E: mail@hobinarc.com
hobinarc.com

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

DRAWING TITLE:
SITE PLAN

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

PROJECT:
1726

DRAWING NO.:

REVISION NO.:

18526

D07-12-21-0053