

SURVEY INFORMATION TAKEN FROM:

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - 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 T3
CITY OF OTTAWA
STANTEC GEOMATICS LTD. 2017

SITE STATISTICS

SITE AREA: 10,012m² / 2.41 ac
RESIDENTIAL UNIT COUNT:
TOWER 1 = 274
TOWER 2 = 271
TOWER 3 = 322
TOTAL = 872
GFA
PHASE 1 = 26,249m²
PHASE 2 = 6,834.0m²
TOTAL = 33,083m²

LEGEND

BUS STOP	
EXISTING OVERHEAD WIRES (TO BE BURIED)	
FIRE HYDRANT (EXISTING & NEW - as noted)	
EXISTING UTILITY POLE (TO BE REMOVED)	
PROPERTY LINE	
SETBACK LINE	
FIRE ROUTE	
PRIVATELY OWNED PUBLIC SPACE (P.O.P.S.)	
EXTENT OF GARAGE BELOW	
ROAD WIDENING LINE	

PROJECT CONSULTANTS:

Owner / Applicant
CLV GROUP
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PBC GROUP
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no.	date	revision
05	APR, 17 2024	SITE PLAN COMMENTS
04	AUG, 16 2023	SITE PLAN COMMENTS
03	NOV, 04 2022	REVISED PHASE LINE
02	OCT, 10 2022	SITE PLAN COMMENTS
01	DEC 17, 2021	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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PROJECT/LOCATION:
951 GLADSTONE AVE.
& 145 LORETTA AVE. NORTH

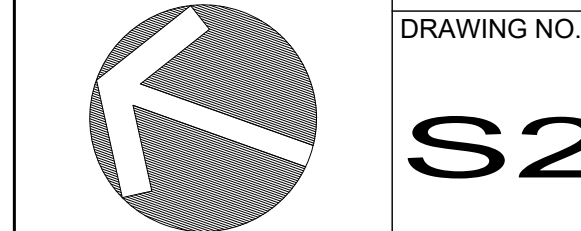
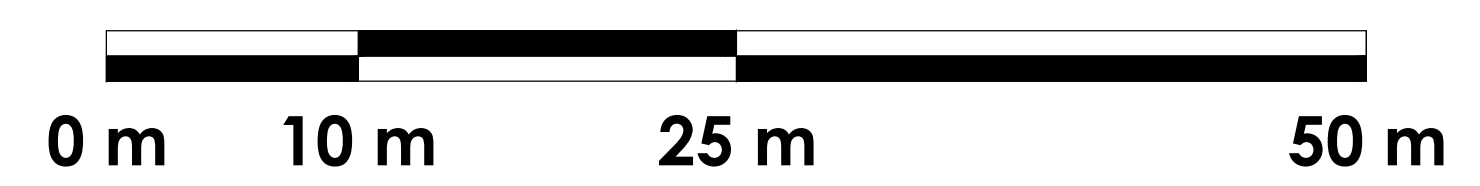
DRAWING TITLE:
SITE PLAN
INTERIM CONDITION PLAN
PHASE 1

DRAWN BY: TD DATE: 18/04/17 SCALE: 1:300

PROJECT: 1726

DRAWING NO.: S2

REVISION NO.: 18526



D07-12-21-0053