

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 73 CITY OF OTTAWA

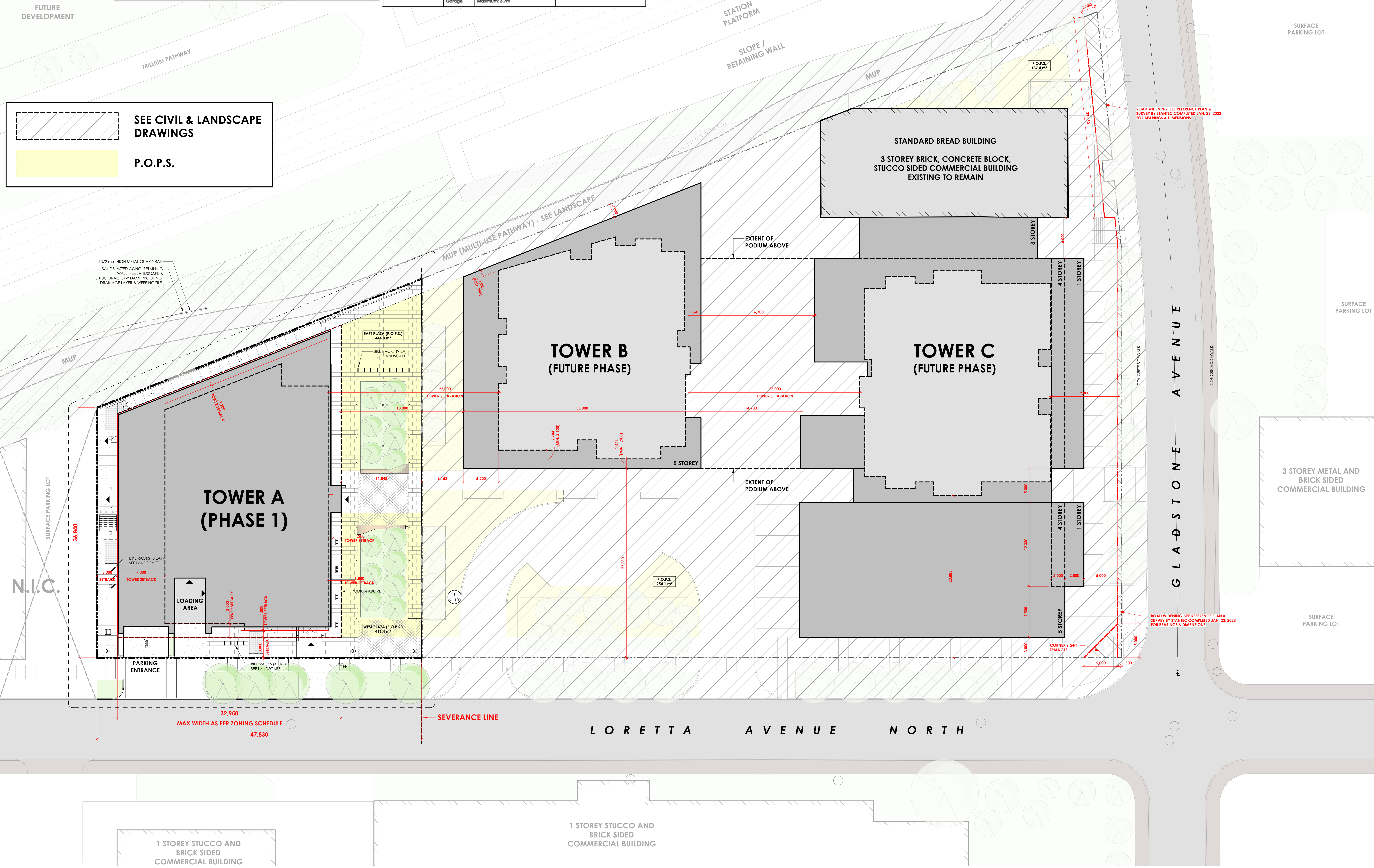
STANTEC GEOMATICS LTD., 2017

SITE STATISTICS
 SITE AREA: 10,012m² / 2.47 ac
 RESIDENTIAL UNIT COUNT:
 TOWER A = 350
 TOWER B = 271
 TOWER C = 279
 TOTAL = 900

MC(2830) 3446-h1	Requirement	Proposed
Minimum Lot Width (m)	No minimum	Complies
Minimum Lot Area (m ²)	No minimum	Complies
Minimum Front Yard Setback (m)	As per Schedule 466	Complies
Minimum Rear Yard Setback (m)	As per Schedule 466	Complies
Interior Side Yard Setback (m)	As per Schedule 466	Complies
Corner Side Yard Setback (m)	As per Schedule 466	Complies
Minimum Building Height (m)	As per Schedule 466	Complies
Maximum Building Height (m)	As per Schedule 466	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 driveway, utility, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	Complies
Minimum Tower Separation	23 metres	Complies
Minimum Tower Podium Stepback Distance	2 metres	2m at Gladstone frontage only

Parking Requirements (Sec. 101, 102, 103, 106, 111)	Requirement	Proposed
Section 103, Area Z Residential: Max 1.75 spaces per Dwelling Unit Visitor: Min 0.1 space per Dwelling Unit, Max required per building: 30 Office: Max 2.2 per 100m ² GCA Retail: Max 3.6 per 100m ² GCA	Resident: 1575 Max (900 units) Visitor: 30 per building (90 total) Office: 405 Max Retail: 58 Max	Resident: 436 (surface 4) Visitor: 30 Office: 46 Retail: 14 Total: 526
Vehicle Space Dimensions	- Must be 2.6m-3.1m by 5.2m - Up to 40% of required parking aisle from visitor's spaces may be 2.4m x 4.6m	Complies
Bicycle Parking Rates	(0.5 per Dwelling Unit) 0.5 x 900 Units = 450 (1 per 250m ² Commercial space) 20,000m ² / 250 = 80.3 Total Required = 530	Surface Bicycle Parking = 68 Indoor Bicycle Parking = 626 Total Bicycle Parking = 694
Bicycle Space Dimensions	Horizontal: 0.6m x 1.8m Vertical: 0.5m x 1.5m (max 50% of required spaces) Stacked: 0.37m x 1.5m	Complies
Drive Aisle Width (Double Traffic Lane)	Minimum: 6.7m	Complies
Parking Lot	Minimum: 6m	Complies
Parking Garage	Minimum: 6m Maximum: 6.7m	6m

Amenity Space Requirements (Sec. 137)	Requirement	Proposed
Total: 6m ² per unit Communal: 80% of total required	Total: 5,400 m ² Communal (min): 2,700 m ²	Rooftop Terrace (Communal): 1,441.9 m ² Rooftop Terrace (Commercial): 1,614.2 m ² Total Communal (56.41%): 3,056.6 m ² Balconies: ~ 2343.4 m ² Total Amenities: 5400 m ² PDRS: 1,017.7 m ²
FOPS (Privately Owned Public Space)		



SEE CIVIL & LANDSCAPE DRAWINGS

P.O.P.S.

17. RE-ISSUED FOR SPA	25-03-03
18. RE-ISSUED FOR SPA	25-02-28
15. RE-ISSUED FOR SPA	25-02-27
14. RE-ISSUED FOR SPA	25-01-31
13. RE-ISSUED FOR SPA	24-11-20

no. revisions date



architect | architecte

All dimensions are shown in metric. Contractor shall check and verify all dimensions and report all errors and omissions to the Architect. Do not scale the drawings. Not for construction until signed by the Architect.

project title | titre du projet

GLADSTONE AND LORETTA RESIDENTIAL TOWER

145 LORETTA AVE. N | OTTAWA | ON

drawing title | titre du dessin

MASTER SITE PLAN

project number numéro du projet	2402
drawn dessiné	JH / DL / MP
checked vérifié	JP / AR
scale échelle	1:200
date date	11/19/24
drawing number numéro du dessin	

Addressed Plans / Plans Addressés: 145 Gladstone & Loretta PDR, 145 Gladstone & Loretta PDR Tower A.rvt
 2024-03-20 10:11:45 AM