

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 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 = 402
TOWER B = 304
TOWER C = 332
TOTAL = 1038

MCPXXXX YYYY-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)	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)	6.7metres, (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 patios, 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, 106, 111)	Requirement	Proposed
Area Z or Schedule 1A	Resident: 0 Visitor: 30	Surface: 4 P1: 218 P2: 251 P3: 53 Total: 526
Vehicle Space Dimensions	- Must be 2.6m x 3.1m by 5.2m - Up to 40% of required parking aside from visitor's spaces may be 2.4m x 4.6m	Complies
Bicycle Parking Rates	(0.5 per Dwelling Unit) 0.5 x 1038 units = 519 (1 per 250m ² Office, Retail, & Existing Building) 20,080 m ² / 250 = 80 Total Required = 599	Surface Bicycle Parking = 68 Indoor Bicycle Parking = 694 Total Bicycle Parking = 762
Bicycle Space Dimensions	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patios, the whole yard must be landscaped	Complies
Drive Aisle Width (Double Traffic Lane)	Parking Lot Minimum: 6.7m	Complies
	Parking Garage Minimum: 6m Maximum: 6.7m	6m

Amenity Space Requirements (Sec. 137)	Requirement	Proposed
Total: 6 m ² per unit (1038 x 6) Communal: 50% of total required		Rooftop Terrace (Communal): 14419 m ² Indoor Amenity (Communal): 24371 m ² Total Communal: 3,879.0 m ² Balconies: 2,350.0 m ² Total Amenities: 6,229 m ² POPS: 1,077.7 m ²
POPS (Privately Owned Public Space)		

COROSO ITALIA STATION

RAILWAY OVERPASS

SURFACE PARKING LOT

SURFACE PARKING LOT

SURFACE PARKING LOT

SEE CIVIL & LANDSCAPE DRAWINGS

P.O.P.S.

TOWER B
(FUTURE PHASE)

TOWER C
(FUTURE PHASE)

TOWER A
(PHASE 1)

STANDARD BREAD BUILDING
3 STOREY BRICK, CONCRETE BLOCK,
STUCCO SIDED COMMERCIAL BUILDING
EXISTING TO REMAIN

3 STOREY METAL AND
BRICK SIDED
COMMERCIAL BUILDING

1 STOREY STUCCO AND
BRICK SIDED
COMMERCIAL BUILDING

1 STOREY STUCCO AND
BRICK SIDED
COMMERCIAL BUILDING

CLV GROUP
DEVELOPMENTS

client

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

structural engineers | ingénieurs structures

GWAL
Goodway, Woodmark & Associates Ltd.

electrical engineers | ingénieur électrique
mechanical engineer | ingénieur mécanique

wsp

civil engineers | ingénieur civil

CSW

landscape architect | architecte paysagiste

nord du projet
project north

nord réel
true north

NOT FOR CONSTRUCTION
2025-07-23 9:20:47 AM

35 ISSUED FOR OPA/IBA 25-07-23
17 RE-ISSUED FOR SPA 25-03-03
16 RE-ISSUED FOR SPA 25-02-28
15 RE-ISSUED FOR SPA 25-02-27
14 RE-ISSUED FOR SPA 25-01-31
13 ISSUED FOR SPA 24-11-20

no revisions

stamp | timbre

architect | architecte

linebox
STUDIO

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 / PC / JP

checked | vérifié JP / AR

scale | échelle 1:200

date | date 11/19/24

drawing number | numéro du dessin

A1-100a