

Zoning Confirmation Report

951 Gladstone Avenue and 145 Loretta Avenue North

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July 31, 2025

Introduction

Fotenn Planning + Design has been retained by CLV Group to prepare this Zoning Confirmation Report in support of applications for Official Plan Amendment and Zoning By-law Amendment pertaining to the lands municipally known as 951 Gladstone Avenue and 145 Loretta Avenue in the Hintonburg-Mechanicsville neighbourhood of the City of Ottawa.

Official Plan and Zoning By-law Amendments were historically approved to permit a high-rise mixed use development on the subject lands; including three (3) residential apartment towers of 30, 33, and 35 storeys. A Site Plan Control application is in late stages to be approved for Tower A.

The Official Plan and Zoning By-law Amendment presently proposed would serve to increase these towers to buildings heights of 34, 38 and 40 storeys respectively. The additional storeys would take the form of “typical tower floors” and be consistent with the design and height of the floors in the mid-tower rather than the upper floors. A corresponding Site Plan Revision application will be made for Tower A, and subsequent Site Plan Control applications for Towers B and C while be pursued at a later date, at which time the design and technical review of those towers will be completed.

The following tables serve to demonstrate that the proposed development is otherwise zoning compliant and that no relief beyond what is identified will be required to proceed with the project in its current format.

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	July 31, 2025	Official Plan Designation	Hub, Minor Corridor; Downtown Transect – Evolving Overlay
Municipal Address(es)	951 Gladstone Ave. 145 Loretta Ave. N.	Legal Description	Registered Plan 73; Part of Lot 1 and Lots 2 & 3 (West Champagne Avenue) Block C and Lots 1, 2, and 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-law 4863)
Scope of Work	Official Plan Amendment and Zoning By-law Amendment		
Existing Zoning Code	MC[2830] S466-h1	By-law Number	2008-250
Schedule 1 / 1A Area	Area B / Z	Overlays Applicable	Mature Neighbourhoods Overlay

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.		
MC[2830] S466-h1 Provisions	Requirement	Proposed
Minimum Lot Area	No Minimum	Complies
Minimum Lot Width	No Minimum	Complies
Minimum Front Yard Setback Per Schedule 466	5 m	5 m
Minimum Corner Side Yard Setback Per Schedule 466	3 m	3 m
Minimum Interior Yard Setback Per Schedule 466	2 m	2 m
Minimum Rear Yard Setback Per Schedule 466	3 m	3 m
Maximum Floor Space Index	No maximum, or as shown on zoning map	N/A
Minimum Building Height	6.7 m	Complies
Maximum Building Height Per Schedule 466	Tower A: 111 m Tower B: 125 m Tower C: 132 m	Tower A: 115 m Tower B: 136 m Tower C: 145 m
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 m	Complies
Minimum Required Amenity Area	6m ² per dwelling unit = 6,312 m ²	6,312 m²
Required Amenity Breakdown	50% (3,156 m ²)	3,962 m²
Residential Parking	1.75/unit max = 1,841	436
Office Parking	2.2 max per 100m ²	46
Retail Parking	3.6 max per 100m ²	14
Visitor Parking	0.1/unit up to max 30	30
Bicycle Parking	Res: 0.5/unit = 526 Office/Retail 1/250m ² = 80 Total: 606	694

Proposed Zoning By-law Amendment

A Zoning By-law Amendment is required to increase the permitted maximum building height per Schedule 466 in Areas E, F, G. It is therefore proposed that Schedule 466 be amended to meet the specifications of the

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