

# Zoning Confirmation Report

## 951 Gladstone Avenue and 145 Loretta Avenue North

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

<b>A. Project Information</b>			
<b>Review Date</b>	July 31, 2025	<b>Official Plan Designation</b>	Hub, Minor Corridor; Downtown Transect – Evolving Overlay
<b>Municipal Address(es)</b>	951 Gladstone Ave. 145 Loretta Ave. N.	<b>Legal Description</b>	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)
<b>Scope of Work</b>	Official Plan Amendment and Zoning By-law Amendment		
<b>Existing Zoning Code</b>	MC[2830] S466-h1	<b>By-law Number</b>	2008-250
<b>Schedule 1 / 1A Area</b>	Area B / Z	<b>Overlays Applicable</b>	Mature Neighbourhoods Overlay

<b>B. Zoning Review</b> For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.		
<b>MC[2830] S466-h1 Provisions</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Minimum Lot Area</b>	No Minimum	<b>Complies</b>
<b>Minimum Lot Width</b>	No Minimum	<b>Complies</b>
<b>Minimum Front Yard Setback</b> Per Schedule 466	5 m	<b>5 m</b>
<b>Minimum Corner Side Yard Setback</b> Per Schedule 466	3 m	<b>3 m</b>
<b>Minimum Interior Yard Setback</b> Per Schedule 466	2 m	<b>2 m</b>
<b>Minimum Rear Yard Setback</b> Per Schedule 466	3 m	<b>3 m</b>
<b>Maximum Floor Space Index</b>	No maximum, or as shown on zoning map	<b>N/A</b>
<b>Minimum Building Height</b>	6.7 m	<b>Complies</b>
<b>Maximum Building Height</b> Per Schedule 466	Tower A: 111 m Tower B: 125 m Tower C: 132 m	<b>Tower A: 115 m Tower B: 136 m Tower C: 145 m</b>
<b>Minimum Width of Landscaped Area</b>	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	<b>Complies</b>
<b>Minimum Tower Separation Distance</b>	23 m	<b>Complies</b>
<b>Minimum Required Amenity Area</b>	6m <sup>2</sup> per dwelling unit = 6,312 m <sup>2</sup>	<b>6,312 m<sup>2</sup></b>
<b>Required Amenity Breakdown</b>	50% (3,156 m <sup>2</sup> )	<b>3,962 m<sup>2</sup></b>
<b>Residential Parking</b>	1.75/unit max = 1,841	<b>436</b>
<b>Office Parking</b>	2.2 max per 100m <sup>2</sup>	<b>46</b>
<b>Retail Parking</b>	3.6 max per 100m <sup>2</sup>	<b>14</b>
<b>Visitor Parking</b>	0.1/unit up to max 30	<b>30</b>
<b>Bicycle Parking</b>	Res: 0.5/unit = 526 Office/Retail 1/250m <sup>2</sup> = 80 Total: 606	<b>694</b>

### 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

updated site plan to recognize Tower A's maximum height of 34 storeys, Tower B's maximum height of 38 storeys, and Tower C's maximum height of 40 storeys.

**Draft Revised Schedule**

A maximum tower building height of 34 storeys (120 metres), 38 storeys (136 metres) and 40 storeys (145 metres) are proposed, whereas 30 storeys (111 metres) 33 storeys (125 metres) and 35 storeys (132 metres) are presently permitted respectively per Schedule 466. The Zoning By-law Amendment would result in the revision of Area E, Area F, and Area G of Schedule 466 as per the below.

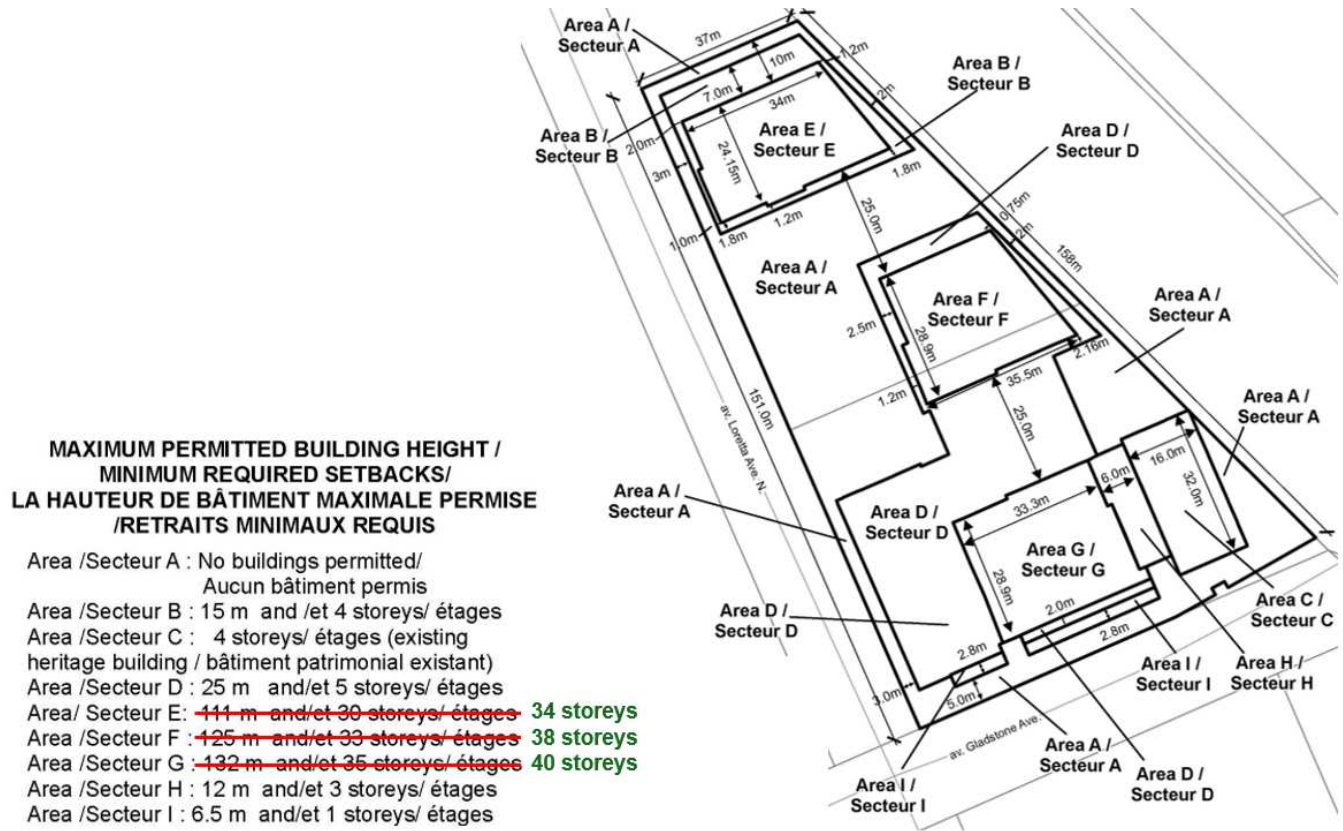


Figure 1: Schedule 466 with the proposed amendments indicated.

**Conclusion**

We trust that this information is satisfactory. Please consult the supporting Planning Rationale and Urban Design Brief for further discussion of the amendments being sought.

Sincerely,

Scott Alain, MCIP RPP  
Senior Planner