



KEY PLAN

PROPERTY DESCRIPTION

22-STORY MIXED-USE RESIDENTIAL BUILDING
 CITY OF OTTAWA PIN NUMBER: 04103 0205, 04103 0125, 04103 0215
 MUNICIPAL ADDRESS: 770-774 Bronson Avenue & 557 Cambridge Street
 PART OF LOTS 1 & 2, ALL OF LOTS 3, 4, 37, & PART OF LOT 38, REGISTERED PLAN 28

SITE INFORMATION

LOT AREA: 4563 m²
 LOT FRONTAGE: 64.02 m
 LOT DEPTH: 101.5 m

BUILDING INFORMATION

FLOOR AREA: 2,443 m² (26,296 SF), BELOW GRADE FOOTPRINT = 3,790 m² (40,791 SF)
 GROSS AREA: 27,249 m² (293,306 SF)
 PROPOSED USE: MIXED-USE RESIDENTIAL, HIGH-RISE
 UNIT BREAKDOWN:

	PHASE 1 (250 UNITS TOTAL)	PHASE 2 (90 UNITS TOTAL)
FLOOR 1:	0	RESIDENTIAL
FLOORS 2-4:	1 - STUDIO, 12 - 1BD, 2 - 2BD, 2 - 2BD+Den, 2 - 3BD x 3 FLOORS	RESIDENTIAL
FLOORS 5-7:	2 - STUDIO, 8 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD	1 - STUDIO, 9 - 1BD, 2 - 2BD, 0 - 3BD
FLOOR 8:	2 - STUDIO, 6 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD	0 - STUDIO, 6 - 1BD, 2 - 2BD, 0 - 3BD
FLOOR 9:	2 - STUDIO, 6 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD	0 - STUDIO, 6 - 1BD, 3 - 2BD, 0 - 3BD
FLOORS 10-22:	0 - STUDIO, 6 - 1BD, 3 - 2BD, 0 - 2BD+Den, 0 - 3BD x 13 FLOORS	0
TOTAL	13 - STUDIO, 150 - 1BD, 65 - 2BD, 16 - 2BD+Den, 6 - 3BD	3 - STUDIO, 66 - 1BD, 21 - 2BD, 90 UNITS

ZONING TABLE

	770 Bronson - AM10 [2373]	774 Bronson & 554 Cambridge - AM1 [2003] S296
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
LOT AREA	NO MINIMUM	NO MINIMUM
LOT WIDTH	NO MINIMUM	NO MINIMUM
FRONT YARD AND CORNER SETBACK	3m	3m ALONG BRONSON AVE. 3m ALONG CARLING AVE.
MINIMUM INTERIOR SIDE YARD SETBACK	ABUTTING RESIDENTIAL ZONE: 3m (LOT 37 - URBAN EXCEPTION 2003) ALL OTHER CASES: 0m	5.69m ALONG WEST OF PHASE 1 11.7m ALONG NORTH OF PHASE 2
MINIMUM REAR YARD SETBACK	RESIDENTIAL USE BUILDING - 7.5m CASE OF BACK TO BACK LOTS - NO MINIMUM	0m
MAXIMUM BUILDING HEIGHT 770 BRONSON - AM10 [2373]	30m BUT IN NO CASE GREATER THAN 9 STOREYS, OR AS SHOWN ON ZONING MAP (BY-LAW 2015-45)	TOWER (Phase 1) 70.2m LEVEL 2-4 (Phase 1) 14.3m LEVEL 5-7 (Phase 1) 23.7m LEVEL 8-9 (Phase 1) 30.6m LEVEL 1-4 (Phase 2) 12.2m LEVEL 5-9 (Phase 2) 27.6m
774 BRONSON & 554 CAMBRIDGE - AM1 [2003], SCHEDULE 296	VARIABLE (SCHEDULE 296)	
GROUND FLOOR HEIGHT/GLAZING	MINIMUM OF 50% OF THE SURFACE AREA OF THE GROUND FLOOR FACADE, MEASURED FROM AVERAGE GRADE TO A HEIGHT OF 4.5m	ALONG BRONSON AVE.: 59% ALONG CARLING AVE.: 54%
MAXIMUM FLOOR SPACE INDEX	NONE (AM10 [2373]), 3.0 (AM1 [2003])	7.2
LANDSCAPE PROVISIONS FOR PARKING LOTS	N/A	N/A
VEHICLE PARKING REQUIREMENTS (AREA X, SCHEDULE 1A)	RESIDENTIAL: 0.4 UNIT AFTER FIRST 12 UNITS (Exception 2003) RESIDENTIAL VISITOR: 0.09 UNIT AFTER FIRST 12 UNITS (Exception 2003) PHASE 1 RESIDENTIAL: 95 SPACES VISITOR-RESIDENTIAL: 21 SPACES PHASE 2 RESIDENTIAL: 31 SPACES VISITOR: 7 SPACES TOTAL PARKING REQUIRED= 154 SPACES	RESIDENTIAL: 134 SPACES VISITOR: 28 SPACES TOTAL PARKING PROVIDED: 162 SPACES
AMENITY AREA REQUIREMENTS	6m ² PER DWELLING UNIT (MIN. 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54m ²) 6m ² PER UNIT OF EACH DWELLING UNIT: PHASE 1- 6 X 250m ² [1,500m ²] PHASE 2- 6 X 90m ² [540m ²] TOTAL AMENITY REQUIRED= 2,040m ² 50% COMMUNAL REQUIRED = 1,020m ²	N/A TOTAL AMENITY PROVIDED= 2195 m ² TOTAL PHASE 1: [1,500m ²] TOTAL PHASE 2: [695.5m ²] PHASE 1- BALCONIES/TERRACES LVL 10: 35m ² LVL 11-16: 442m ² PHASE 2- BALCONIES/TERRACES LVL 1 TERRACES: 138m ² LVL 2-4: 180m ² LVL 5: 31m ² LVL 6-7: 75m ² LVL 8-9: 75m ² PHASE 1- COMMUNAL LVL 1: 700m ² LVL 8 TERRACE: 81m ² ROOF TERRACE SEC 1: 116m ² ROOF TERRACE SEC 2: 128m ²
BICYCLE PARKING SPACES	0.75/DWELLING UNIT = 340 X 0.75 (Exception 2003) [255 SPACES REQUIRED]	TOTAL PROVIDED= 271 SPACES

LEGEND

	SOFT LANDSCAPING		EXISTING BUILDING ELEMENT TO BE REMOVED		EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)		NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)		DESIGNATED BUILDING ENTRANCE / EXIT		AREA DRAIN - REFER TO CIVIL
	UNIT PAVERS REFER TO LANDSCAPE		EXISTING FENCE		NEW TREE (REFER TO LANDSCAPE DRAWINGS)		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)		CATCH BASIN		OVERHEAD UTILITY WIRES
	ASPHALT PAVING		PRIVACY FENCE		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)		NEW GROUND ELEVATION REFER TO CIVIL		MANHOLE		UNDERGROUND POWER
	RIVERSTONE REFER TO LANDSCAPE		LOT LINE		FIRE DEPARTMENT CONNECTION		FIRE DEPARTMENT CONNECTION		LIGHT STANDARD		DEPRESSED CURB
	SETBACK LINE		FIRE DEPARTMENT CONNECTION		FIRE DEPARTMENT CONNECTION		FIRE DEPARTMENT CONNECTION		TRAFFIC SIGNAL POST		TRAFFIC SIGNAL POST

NOTES:

- PROPERTY LINES BASED ON BOUNDARY SURVEY COMPLETED BY ANNES O'SULLIVAN WOLLENBERG LTD DATED AUGUST 31, 2020.
- LANDSCAPING SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR SPECIFIC PLANTING INFORMATION AND LOCATIONS.

NOTE: 'X' INDICATES EXISTING TO REMAIN

Scale: 0 1m 5m 10m

CLIENT: KATASA GROUPE DÉVELOPPEMENT

ARCHITECT: GINO J. AIELLO landscape architect

PROJECT: 22 STOREY APARTMENT BUILDING

770-774 Bronson Avenue & 557 Cambridge Street
Ottawa, ON

SITE PLAN

Designé par / Drawn by: ZK
 Vérifié par / Verified by: RC
 Échelle / Scale: AS SHOWN

No. projet / Project number: 2025
 No. dessin / Drawing number: 10
 Révision / Revision: 0

Date de création du dessin / Drawing creation date: 2020/10/09

A105