



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	0
FLOORS 2-4:	1 - STUDIO, 12 - 1BD, 2 - 2BD, 2 - 2BD+Den, 2 - 3BD x 3 FLOORS	1 - STUDIO, 9 - 1BD, 2 - 2BD, 0 - 3BD
FLOORS 5-7:	2 - STUDIO, 8 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD x 2 FLOORS	0 - STUDIO, 6 - 1BD, 2 - 2BD, 0 - 3BD
FLOOR 8:	2 - STUDIO, 6 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD	0
FLOOR 9:	2 - STUDIO, 6 - 1BD, 4 - 2BD, 2 - 2BD+Den, 0 - 3BD	0
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 250 UNITS	3 - STUDIO, 66 - 1BD, 21 - 2BD 90 UNITS

ZONING TABLE

	AM10 [2003] S296	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	
LOT AREA	NO MINIMUM	
LOT WIDTH	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)	RESIDENTIAL: 134 SPACES VISITOR: 28 SPACES TOTAL PARKING PROVIDED: 162 SPACES
	PHASE 1 RESIDENTIAL: 95 SPACES VISITOR: RESIDENTIAL: 21 SPACES	
	PHASE 2 RESIDENTIAL: 31 SPACES VISITOR: 7 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 250 = [1,500m ²] PHASE 2 - 6 X 90 = [540m ²] TOTAL AMENITY REQUIRED = 2,040m ² 50% COMMUNAL REQUIRED = 1,020m ²	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: 139m 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: 126m ² PHASE 2 - COMMUNAL LVL 5 TERRACE: 64m ² LVL 9 AMENITY: 60m ² LVL 9 TERRACE: 50m ² LVL 1 ENTRY AREA: 22.5m ²
BICYCLE PARKING SPACES	0.75/DWELLING UNIT = 340 X 0.75 (EXCEPTION 2003) [255 SPACES REQUIRED]	TOTAL PROVIDED = 291 SPACES

LEGEND

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

NOTES:

- PROPERTY LINES BASED ON BOUNDARY SURVEY COMPLETED BY ANNS, 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

0 1m 5m 10m

PROPOSED SITE

PROPOSED MIXED-USE RESIDENTIAL BUILDING

GROSS AREA = 20,624 m² / 221,995 SQ. FT
BUILDING FOOTPRINT = 1,576m² / 16,962 SQ. FT
TOWER FOOTPRINT = 672m² / 7,228 SQ. FT

PHASE I
22-STOREYS
162 PARKING SPACES
250 UNITS

PHASE II

LOT 2

LOT 3

LOT 4

LOT 38
PROPOSED RESIDENTIAL BUILDING
PHASE II
9-STOREYS
90 UNITS
GROSS AREA = 6,625 m² / 71,306 SQ. FT
BUILDING FOOTPRINT = 867 m² / 9,332 SQ. FT

LOT 37

LOT 36
PIN 04103-0194

LOT 39

LOT 40

EXISTING 3-STOREY BUILDING

EXISTING 2-STOREY BUILDING

EXISTING 1-STOREY BUILDING

EXISTING 3 STOREY BUILDING

EXISTING 2 STOREY BUILDING

EXISTING 6 STOREY BUILDING

22 STOREY APARTMENT BUILDING

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

SITE PLAN

Designé par / Drawn by: ZK
No. projet / Project number: 2025

Vérifié par / Verified by: RC
No. dessin / Drawing number: 10
Révision / Revision: 0

Échelle / Scale: AS SHOWN

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

A105

figuri

KATASA
GROUPE DÉVELOPPEMENT

LRJ
LANDSCAPE ARCHITECTURE

Gino J. Aiello landscape architect
www.GJALA.com
110 Didsbury Road Unit #9 | Ottawa Ontario | K2C2T2

ROBERTO CAMPOS LOBOS
7401

ASSOCIATION OF ARCHITECTS OF OTTAWA

DRIFT DESIGN / Copyright

© 2020. All rights reserved. Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelque intention ou usage que ce soit, ni être utilisé, en tout ou en partie, sans la permission écrite de l'auteur.

This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

CONTRACTOR'S OBLIGATION: The contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.