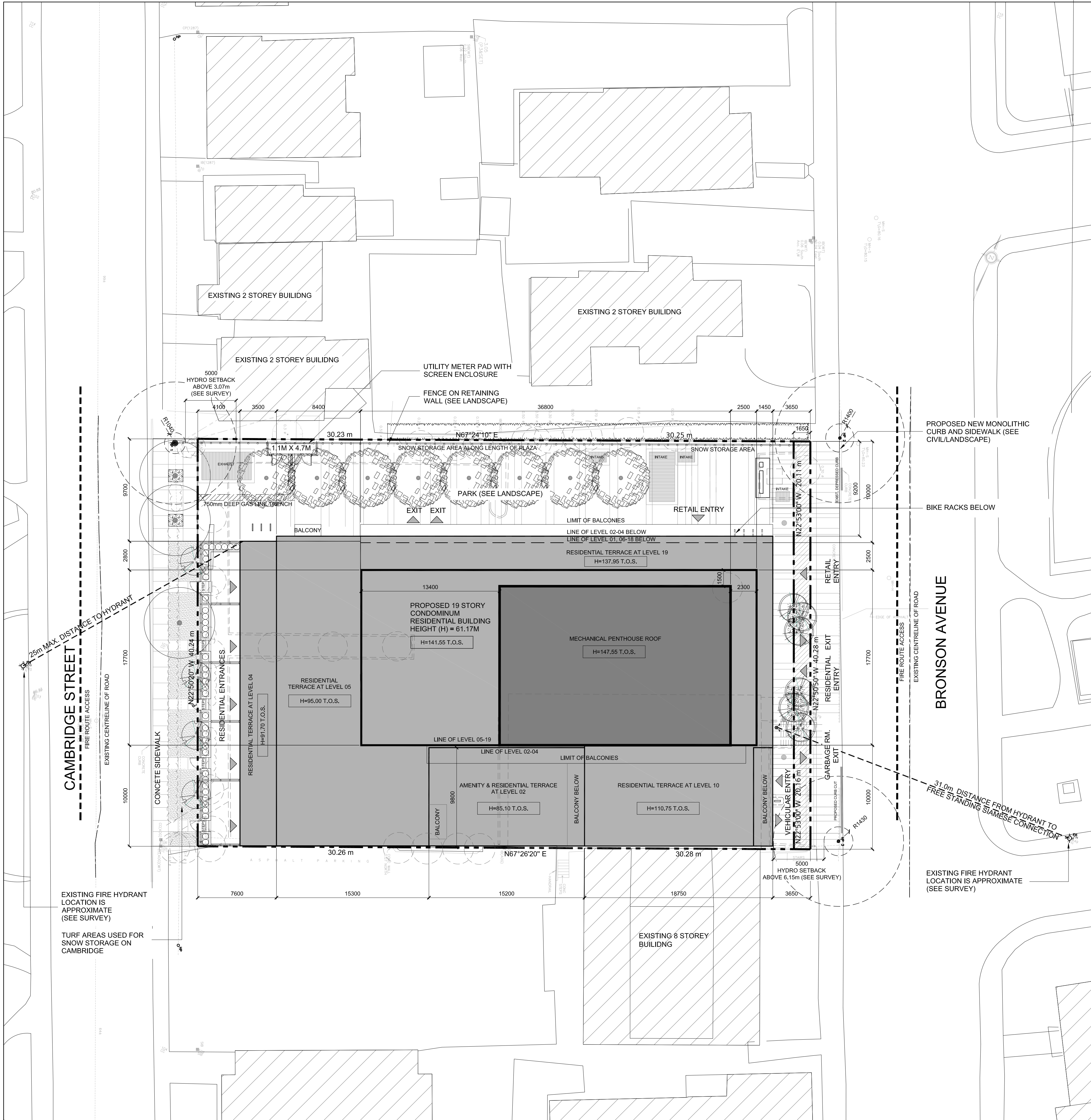




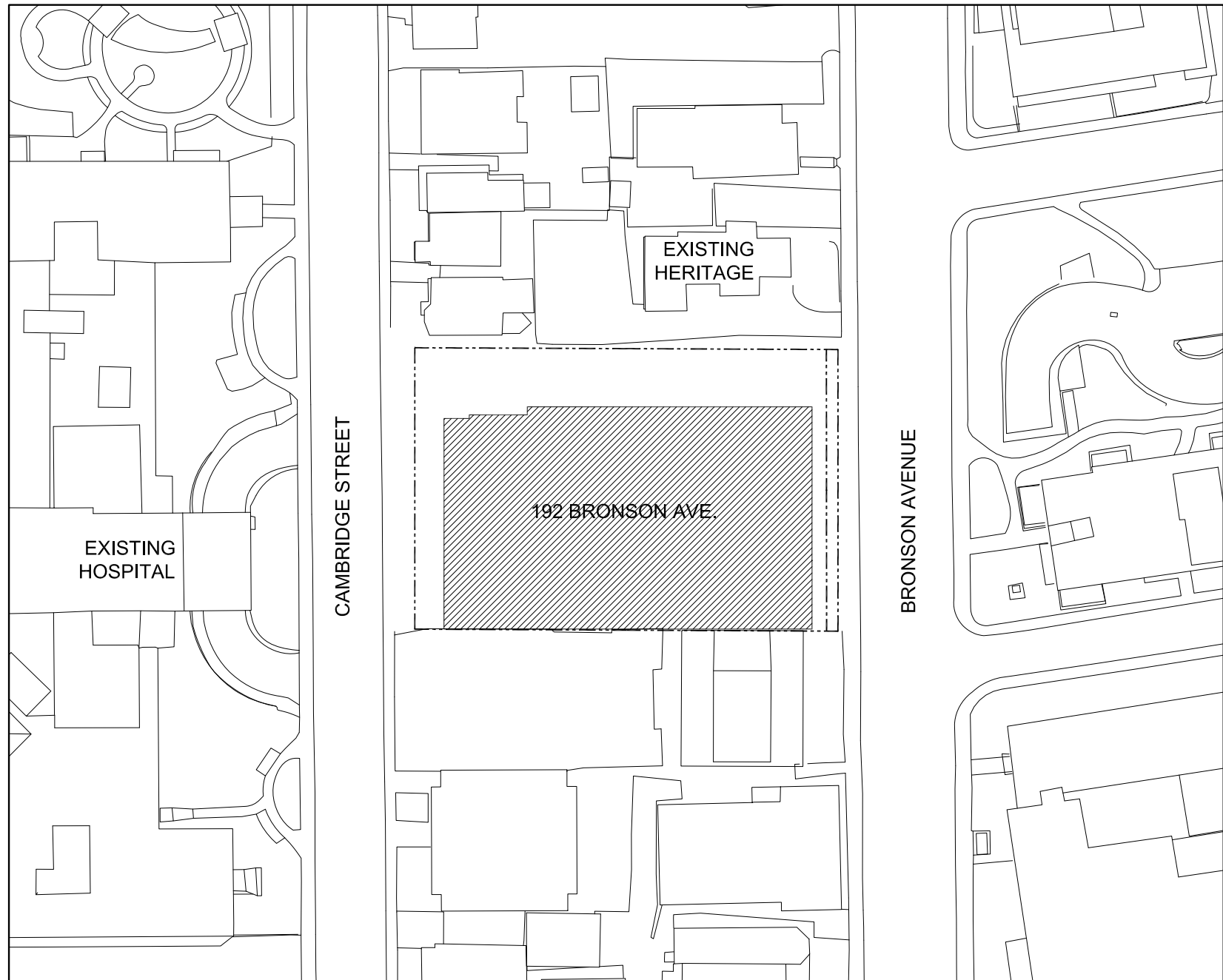
4 SITE PLAN
A100
SCALE: 1:200

PROJECT CONTACTS		
CLIENT LAMB DEVELOPMENT CORP. 778 KING STREET WEST TORONTO, ON M5V 1N6	LANDSCAPE O2 PLANNING + DESIGN INC. 510 255 17 AVENUE SW CALGARY, AB T2S 2T8	MECHANICAL & ELECTRICAL TRACE ENGINEERING 85 CURLEW DRIVE NORTH YORK, ON M3A 2P8
ARCHITECT CORE ARCHITECTS INC. 317 ADELAIDE STREET WEST TORONTO, ON M5V 1P9	SURVEYOR IBI GROUP 1311 CLAYDE AVE., SUITE 400 OTTAWA, ON K2G 3H7	CIVIL ENGINEER TRANSPORTATION & TRAFFIC DELCAN 1223 MICHAEL STREET, SUITE 100 OTTAWA, ON K1J 7T2
PLANNER FOTENY PLANNING AND URBAN DESIGN 223 MCLEOD STREET OTTAWA, ON K2P 0Z5	STRUCTURAL JABLONSKI PARTNERS 1131 LESLIE, UNIT A NORTH YORK, ON M2C 3L8	

3 PROJECT CONTACTS
A100

ZONING TABLE			
CURRENT ZONING	RSW H(19) R4T	PROGRAM	MIXED USE OCCUPANCY
			LEVEL P2 to P4: RESIDENTIAL PARKING LEVEL P1: RESIDENTIAL & VISITOR PARKING, & BICYCLE STORAGE GROUND LEVEL: RETAIL & RESIDENTIAL LOBBY, AMENITY AND BICYCLE STORAGE LEVEL 02: AMENITY & RESIDENTIAL UNITS
SITE AREA TOTAL AREA FOR THE FOLLOWING ADDRESSES: 192 BRONSON AVENUE 196 BRONSON AVENUE 31 CAMBRIDGE ST. N.	2433.51m ² (26,194ft ²) SURVEY BY STANTEC GEOMATICS LTD. TEL (613) 722-4420 FAX (613) 722-0789		LEVEL 03 TO 18: RESIDENTIAL UNITS LEVEL 19: RESIDENTIAL UNITS & MECHANICAL MECHANICAL PENTHOUSE
NO. OF DWELLING UNITS	214 UNITS		
RETAIL AREA	149.9m ² (1,613ft ²)		
	REQUIRED		PROVIDED
PERCENTAGE OF SITE AS LANDSCAPED AREA (SITE AREA-GCA/SITE AREA* % LANDSCAPED)	30% ZONE PROVISION (9), BY-LAW 2008-341		36% AT GRADE
HEIGHT AVG. GRADE TO RESIDENTIAL ROOF T.O.S. (TOP OF SLAB)	CAMBRIDGE ST.: 14.50m BRONSON AVE.: 19.00m		61.17m (TOP OF SLAB) AVERAGE GRADE: = 69.38m
SETBACKS UNDER CURRENT ZONING	EAST (BRONSON AVE.): 3.00m WEST (CAMBRIDGE ST.): 3.00m NORTH: 1.50m : 2.50m above 11.00m on CAMBRIDGE : 6.00m when 21.00m in from CAMBRIDGE. SOUTH: 1.50m : 2.50m above 11.00m on CAMBRIDGE : 6.00m when 21.00m in from BRONSON		MIN. SETBACK EAST (BRONSON AVE.): 3.65m WEST (CAMBRIDGE ST.): 4.10m PODIUM NORTH: 9.20m PODIUM SOUTH: 0.00m TOWER NORTH: 10.00m TOWER SOUTH: 10.00m
LOADING	0 REQUIRED WHEN RETAIL AREA IS LESS THAN 999 m ²		NONE
AMENITY SPACE TOTAL: 6 m ² (UNIT OF WHICH 50% IS REQUIRED TO BE COMMUNAL)	TOTAL: 1,284m ² COMMUNAL: 642m ²		TOTAL: 3,413.9m ² TOTAL COMMUNAL AREA: 648m ² INTERIOR: 478.2m ² (GROUND & LV 02) TERRACE: 95.2m ² (LEVEL 02) BRONSON URBAN PARK (Sect. 37): 74.8m ² TOTAL PRIVATE AREA: 2,765.9m ² PRIVATE YARDS: 101.0m ² PRIVATE BALCONIES: 1,724.3m ² PRIVATE TERRACES: 940.6m ²
PARKING RESIDENTIAL: 0.5 SPACES PER UNIT minus 10% (to a max. 20 spaces) per Section 101(6) VISITOR: Proposed 0.083 PER UNIT (AFTER THE FIRST 12 UNITS) RETAIL: PROPOSED TM ZONE: 0 SPACES FOR 150m ² OF RETAIL GFA OR LESS	TOTAL SPACES: 115 SPACES (PROPOSED) RESIDENTIAL: 107 SPACES minus 10 SPACES=97 VISITOR: 18 SPACES (PROPOSED) RETAIL: 43 SPACES (EXISTING) 0 SPACES PER TM ZONE		TOTAL PROVIDED: 192 SPACES RESIDENTIAL: 170 SPACES SMALL CARS: 5 SPACES VISITOR: 17 SPACES RETAIL: 0 SPACES
BICYCLE PARKING RESIDENTIAL: 0.5 SPACES PER UNIT RETAIL: 1 PER 250m ² FOR RETAIL RESTAURANT OR RETAIL FOOD STORE 50% CAN BE VERTICAL 25% MUST BE PROVIDED INDOORS	TOTAL SPACES: 108 SPACES RESIDENTIAL: 107 SPACES RETAIL: 1 SPACES		TOTAL PROVIDED: 136 SPACES RESIDENTIAL: 60 LOCKERS, AT GROUND LEVEL 62 LOCKERS, AT LEVEL P1 RETAIL: 14 SPACES (7 BIKE RACKS AT SIDEWALK/PARK)
TOTAL DEDUCTIONS TOTAL GROSS FLOOR AREA (TO THE INSIDE OF THE EXTERIOR WALL)	REFER TO GFA TABLE ON A002		TOTAL DEDUCTIONS: 3,103m ² TOTAL GROSS FLOOR AREA: 13,981m ²

2 ZONING TABLE
A100



1 CONTEXT PLAN
A100
SCALE: 1:800

NOTES

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE INFORMATION
FOR EXISTING TREES TO BE REMOVED, SEE ARBORIST REPORT

LEGEND

PROPERTY LINE
RIGHT OF WAY

EXISTING TREE TO REMAIN (SEE LANDSCAPE)

PROPOSED TREES (SEE LANDSCAPE)

MANHOLES

INTERCOM

PEDESTAL SIAMESE CONNECTION

EXISTING LIGHT STANDARD AND REQUIRED HYDRO SETBACK (SEE SURVEY)

EXISTING FIRE HYDRANT (SEE SURVEY)

TREES, SHRUBS CURBS, RETAINING WALLS, TRANSFORMER, STRUCTURE, FENCES ETC. TO BE REMOVED/DEMOLISHED (SEE SURVEY)

03	RE-ISSUED FOR ZONING	07 JAN 2015
02	RE-ISSUED FOR SPA	11 AUG 2014
01	ISSUED FOR SPA	13 SEPT 2013

No. Revisions Date

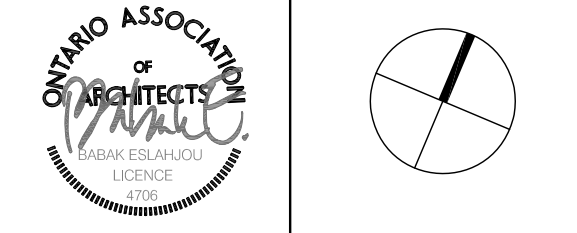
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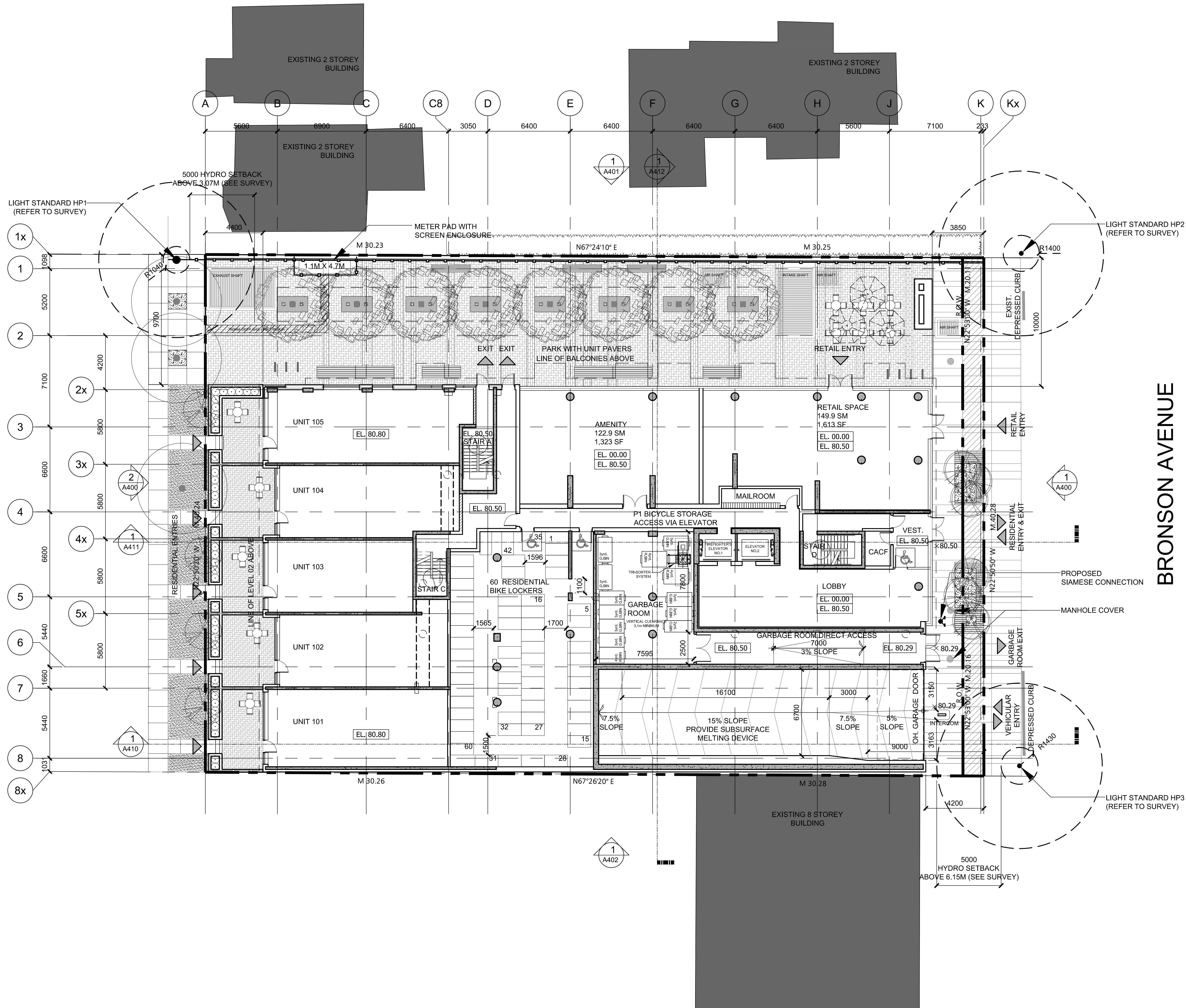
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Checked: EM/DA
Scale: AS NOTED
Date: 18 APRIL 2014

Title
SITE PLAN, CONTEXT PLAN
ZONING TABLE
PROJECT CONTACTS

Project No. 13-128
Drawing No. A101

CAMBRIDGE STREET

BRONSON AVENUE



NOTES

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE INFORMATION
FOR EXISTING TREES TO BE REMOVED, SEE ARBORIST REPORT

LEGEND

BICYCLE PARKING LOCKER:
AT GROUND LEVEL AND P1 ONLY

HORIZONTAL
1800
115

WASTE COLLECTION CONTAINERS:
PER SOLID WASTE COLLECTION GUIDELINES FOR MULTI-UNIT RESIDENTIAL DEVELOPMENT 2012, APPENDIX A

GARBAGE
2135 (8'4")
1085 (3'5")
1085 (3'5")

RECYCLING
2135 (8'4")
1085 (3'5")
1085 (3'5")

ORGANICS
2135 (8'4")
1085 (3'5")
1085 (3'5")

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01	ISSUED FOR SPA	13 SEPT 2013

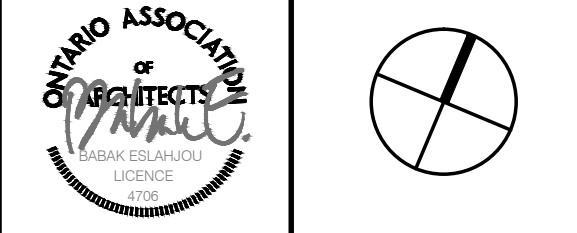
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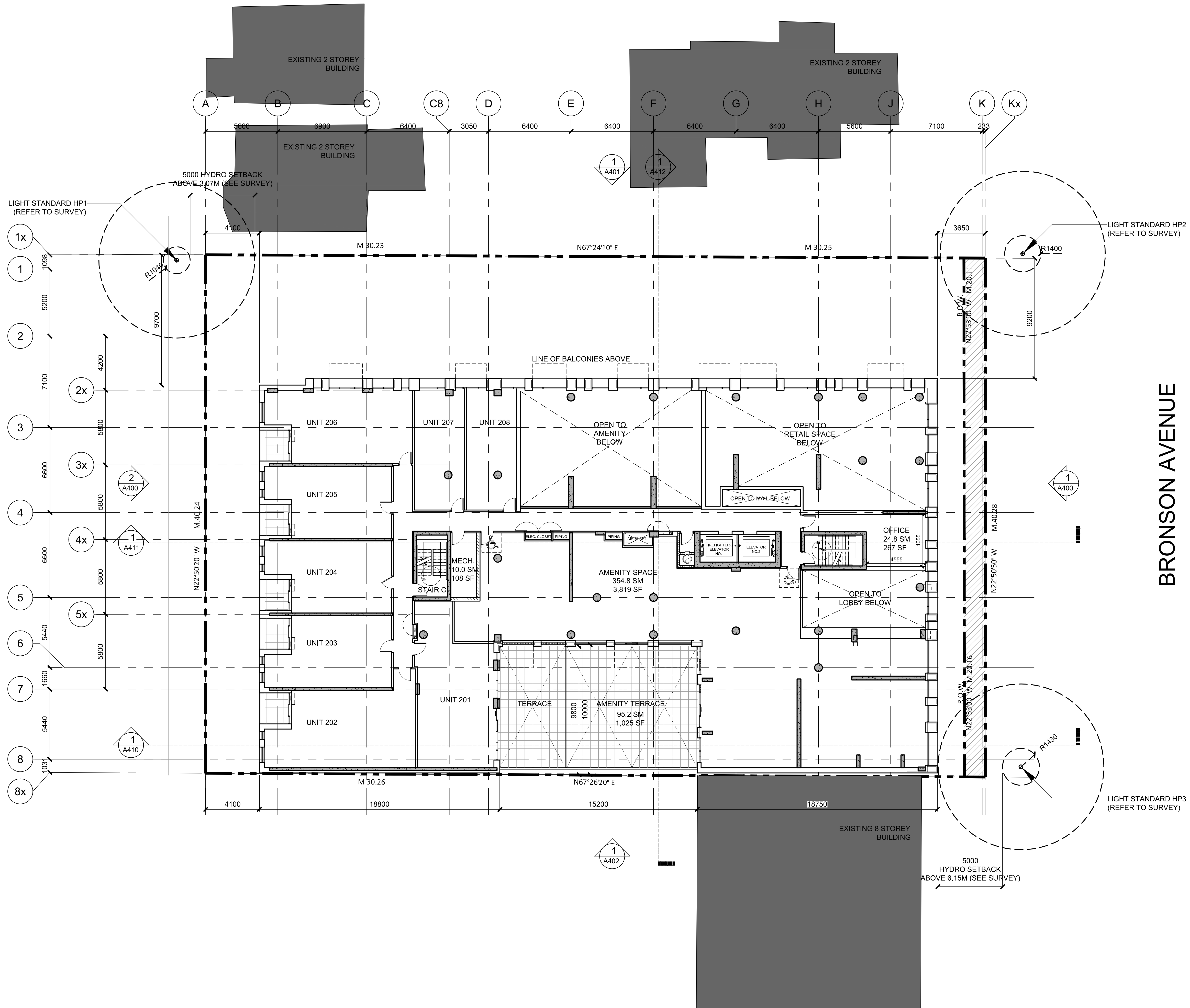


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Checked EM/DA	Date 18 APRIL 2014

Title
LEVEL 01

Project No. 13-128	Drawing No. A204
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CAMBRIDGE STREET



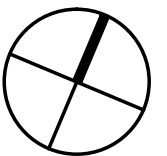
BRONSON AVENUE

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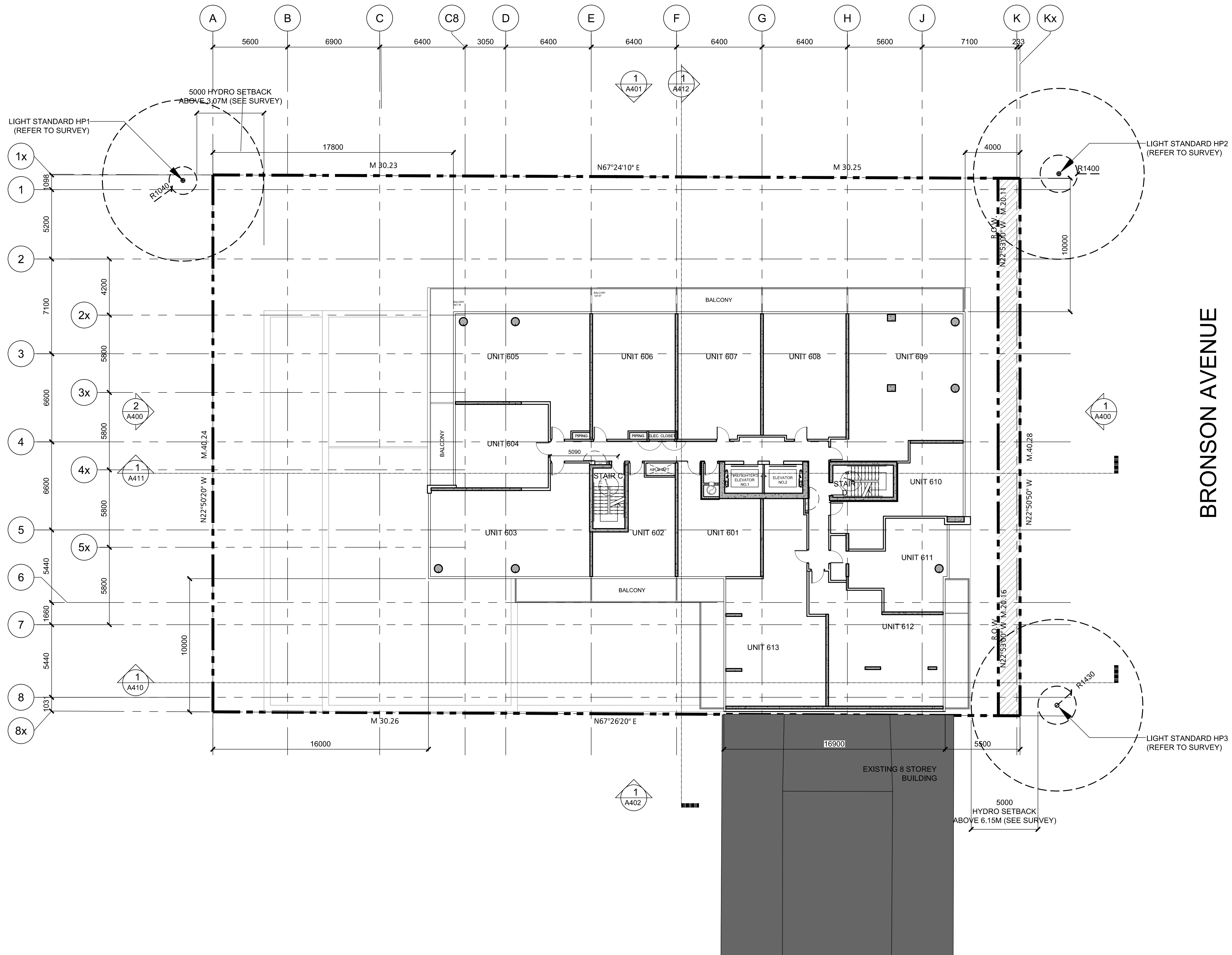


Drawn DA	Scale 1:150
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Title
LEVEL 02

Project No. 13-128	Drawing No. A205
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CAMBRIDGE STREET



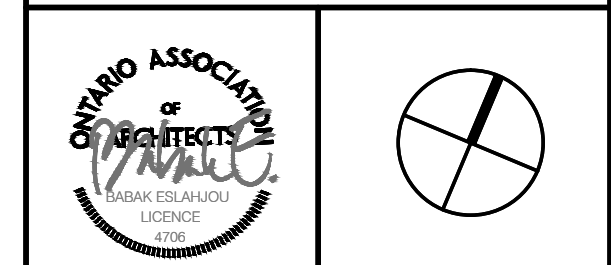
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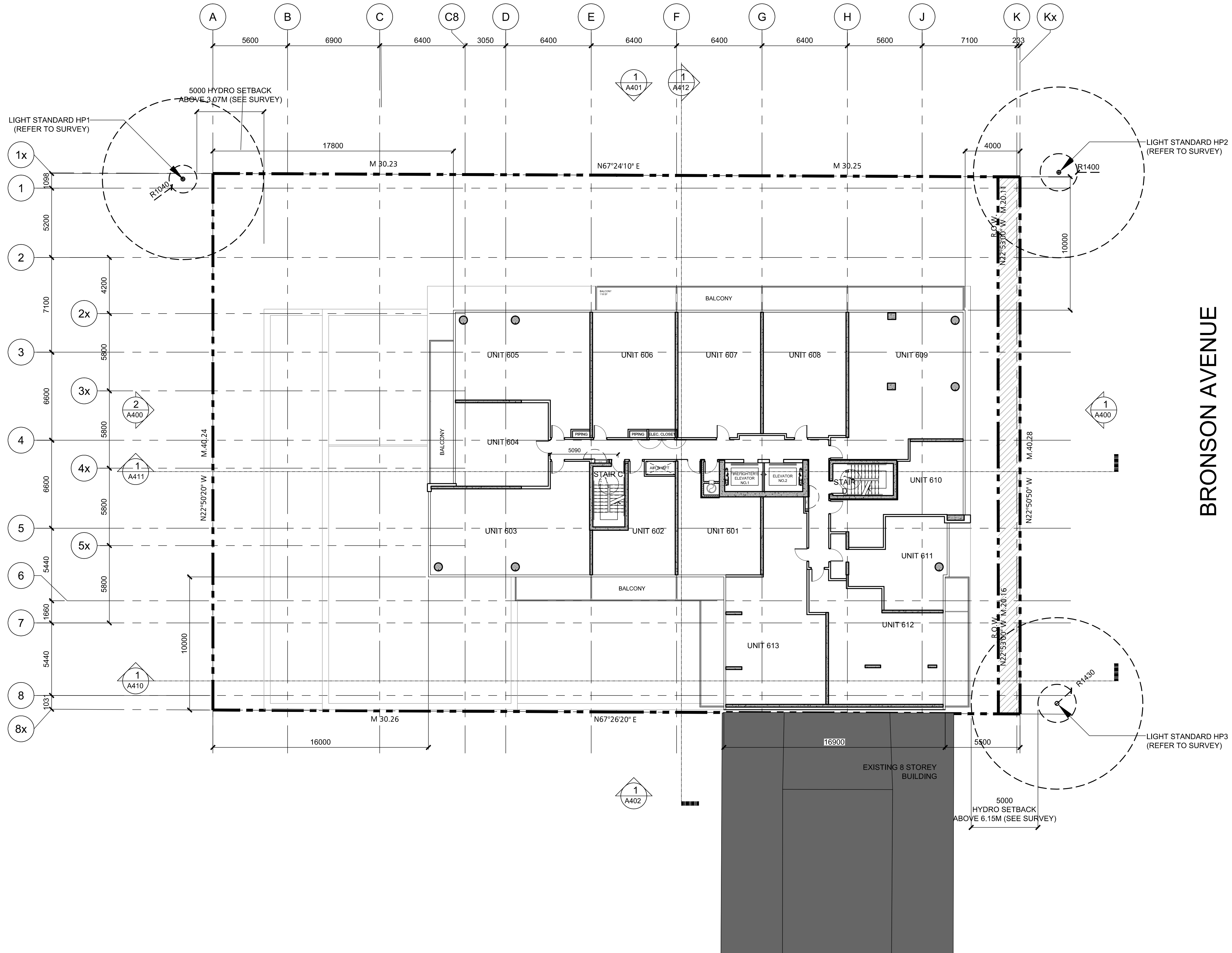


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Title
LEVEL 06

Project No. 13-128	Drawing No. A209
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CAMBRIDGE STREET



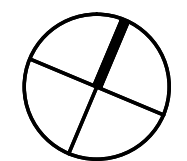
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01	ISSUED FOR SPA	13 SEPT 2013
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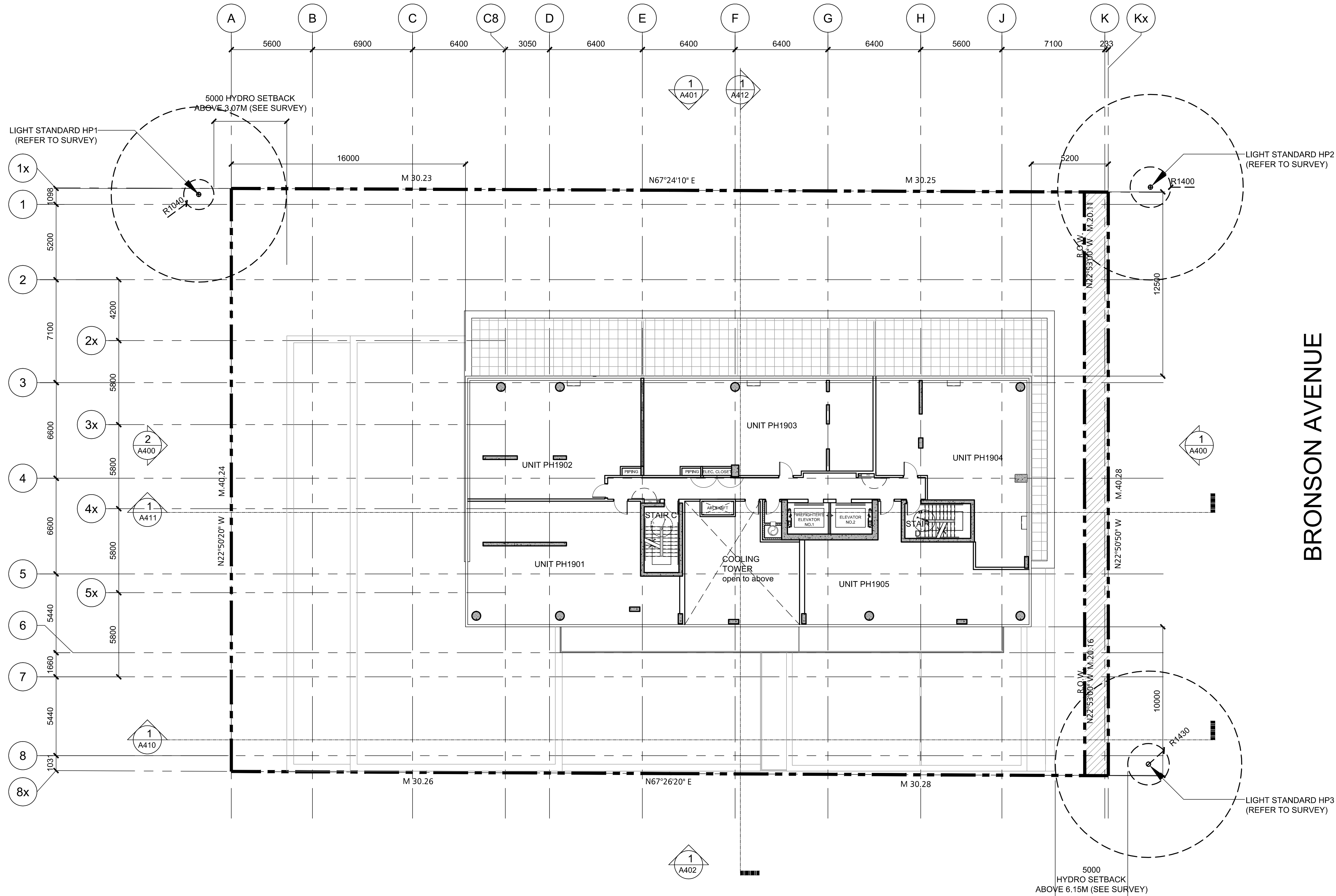


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Title
LEVEL 07-09

Project No. 13-128	Drawing No. A210
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CAMBRIDGE STREET



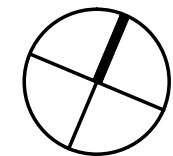
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Title
LEVEL 19
MECHANICAL

Project No. 13-128	Drawing No. A213
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MATERIALS LEGEND

GL 1	CLEAR GLASS, TYPICAL WINDOWS
GL 2	DOUBLE GLAZED TEMPERED
GL 3	EXTERIOR GLASS GUARD
GL 4	GLASS SOUND BARRIER
GL 5	SPANDREL GLASS
GL 9	SPANDREL GLASS COLOURED
BR 1	BRICK
EIFS 1	EIFS
AL 1	LOUVRE SCREEN
PC 1	PRECAST PANELS

03	RE-ISSUED FOR ZONING	07 JAN 2015
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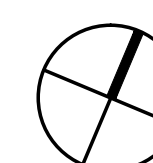
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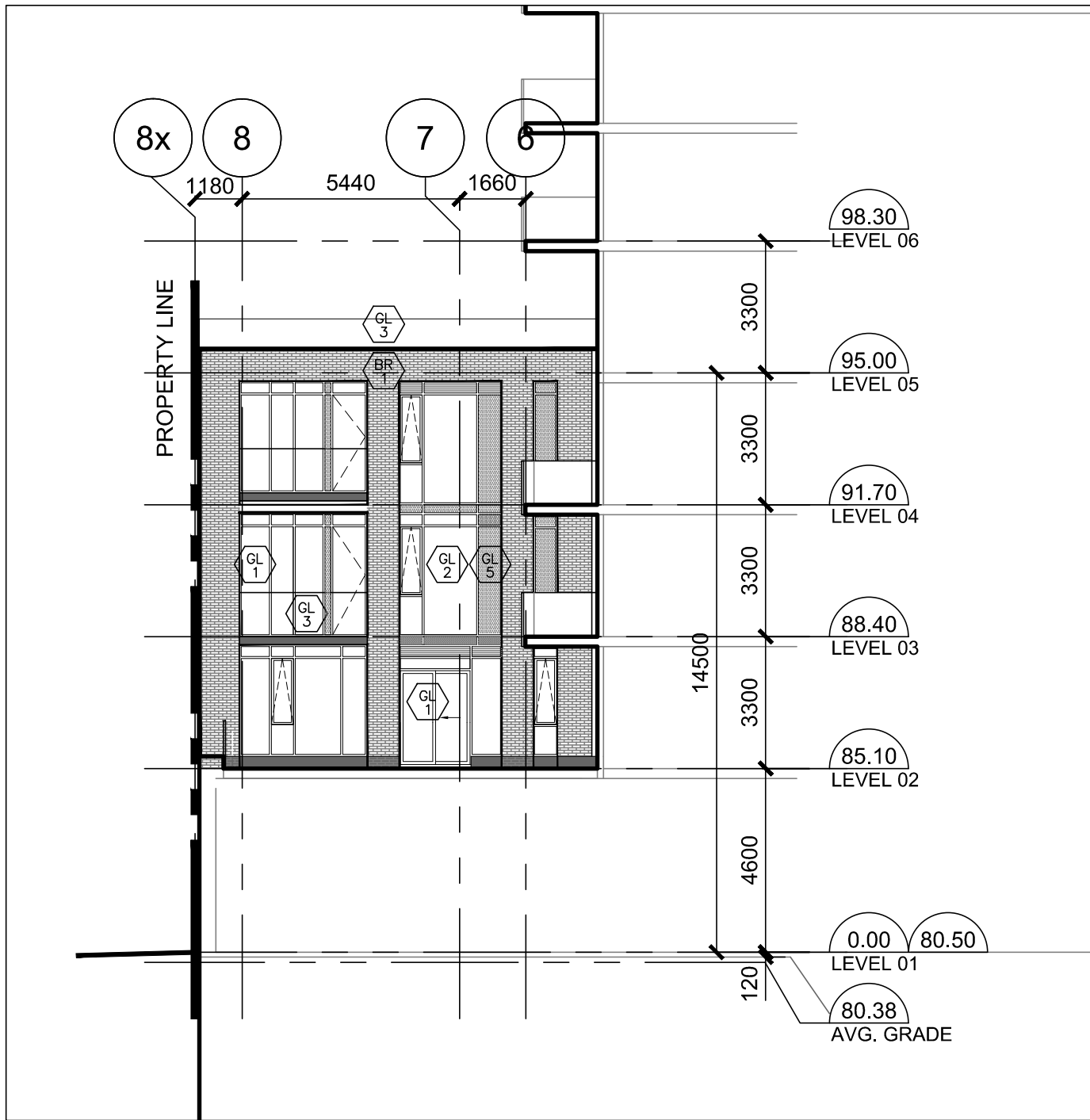
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Title
EAST & WEST ELEVATIONS

Project No. 13-128	Drawing No. A400
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2 PARTIAL EAST ELEVATION
A401



1 NORTH ELEVATION
A401

MATERIALS LEGEND

- GL 1 CLEAR GLASS, TYPICAL WINDOWS
- GL 2 DOUBLE GLAZED TEMPERED
- GL 3 EXTERIOR GLASS GUARD
- GL 4 GLASS SOUND BARRIER
- GL 5 SPANDREL GLASS
- GL 8 SPANDREL GLASS COLOURED
- BR 1 BRICK
- EIFS 1 EIFS
- AL 1 LOUVRE SCREEN
- PC 1 PRECAST PANELS

03	RE-ISSUED FOR ZONING	07 JAN 2015
02	RE-ISSUED FOR SPA	11 AUG 2014
01	ISSUED FOR SPA	13 SEPT 2013

No.	Revisions	Date
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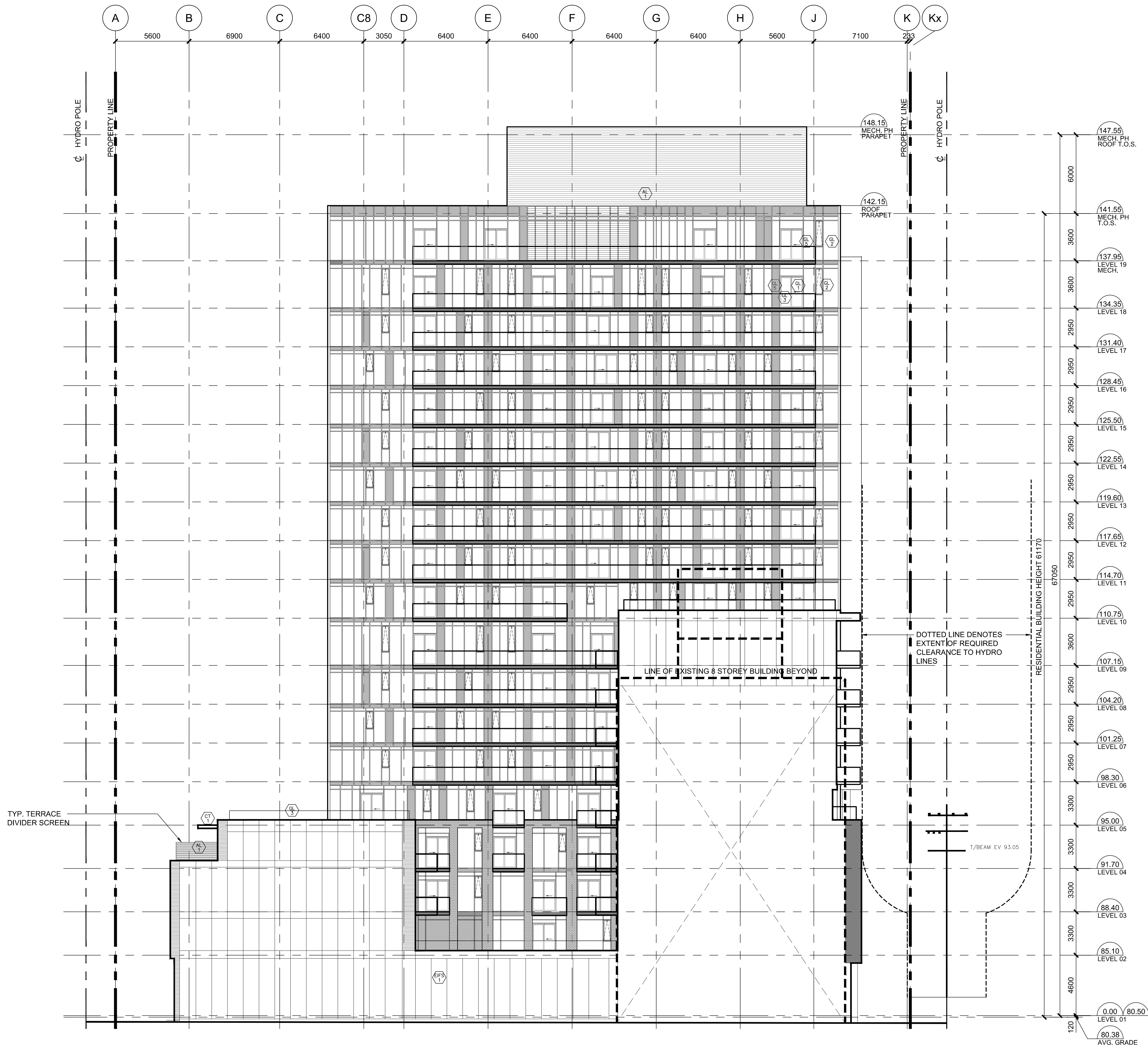
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Checked EM/DA	Date 18 APRIL 2014

Title
NORTH ELEVATION
PARTIAL EAST ELEVATION

Project No. 13-128	Drawing No. A401
-----------------------	----------------------------



MATERIALS LEGEND

- GL 1 CLEAR GLASS, TYPICAL WINDOWS
- GL 2 DOUBLE GLAZED TEMPERED
- GL 3 EXTERIOR GLASS GUARD
- GL 4 GLASS SOUND BARRIER
- GL 5 SPANDREL GLASS
- GL 9 SPANDREL GLASS COLOURED
- BR 1 BRICK
- EIFS 1 EIFS
- AL 1 LOUVRE SCREEN
- PG 1 PRECAST PANELS

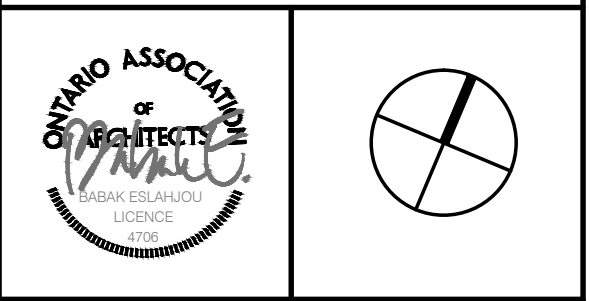
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Title
SOUTH ELEVATION



192 BRONSON AVE.			TITLE STREET VIEW: BRONSON AVE. LOOKING SOUTH		
192 BRONSON AVE. OTTAWA, ON			PROJECT NO. 13-128		
			SCALE NTS	DATE SEPT 13, 2013	
CORE	CORE ARCHITECTS INC 317 Adelaide St West Suite 600 Toronto ON Canada M5V 1P9 Tel 416 343 0400 Fax 416 343 0401 info@corearchitects.com COREARCHITECTS.COM	1.	RE-ISSUED FOR RE-ZONING	JAN 07 2014	A600
		No.	TITLE	DATE	



192 BRONSON AVE.			TITLE STREET VIEW: CAMBRIDGE ST. LOOKING SOUTH EAST		DRAWING NO. A601
192 BRONSON AVE. OTTAWA, ON			PROJECT NO. 13-128		
CORE CORE ARCHITECTS INC 317 Adelaide St West Suite 600 Toronto ON Canada M5V 1P9 Tel 416 343 0400 Fax 416 343 0401 info@corearchitects.com COREARCHITECTS.COM			SCALE NTS	DATE SEPT 13, 2013	
		JAN 07 2014			
1.		RE-ISSUED FOR RE-ZONING		JAN 07 2014	
No.		TITLE		DATE	