



**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)		FIRE HYDRANT. REFER TO CIVIL		UTILITY POLE
	ASPHALT PAVING		PRIVACY FENCE		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)		NEW GROUND ELEVATION REFER TO CIVIL		CATCH BASIN		OVERHEAD UTILITY WIRES
	RIVERSTONE REFER TO LANDSCAPE		LOT LINE		FIRE DEPARTMENT CONNECTION		MANHOLE		UNDERGROUND POWER		LIGHT STANDARD

**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

	DEPRESSED CURB		TRAFFIC SIGNAL POST
	FIRE DEPARTMENT CONNECTION		LIGHT STANDARD

**KEY PLAN**

**PROPERTY DESCRIPTION**

26-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 m<sup>2</sup>  
 LOT FRONTAGE: 64.02 m  
 LOT DEPTH: 101.5 m

**BUILDING INFORMATION**

FLOOR AREA: 2,570.5m<sup>2</sup> (27,669SF) P1-1,473.2m<sup>2</sup> (15,858SF) + P2-1,104m<sup>2</sup> (11,811SF)  
 GROSS AREA: 39,364m<sup>2</sup> (423,719 SF)  
 PROPOSED USE: MIXED-USE RESIDENTIAL, HIGH-RISE

**UNIT BREAKDOWN**

LVL 1:	13 UNITS
LVL 2-4:	72 UNITS
LVL 5:	18 UNITS
LVL 6-7:	38 UNITS
LVL 8-9:	34 UNITS
LVL 10-26:	153 UNITS
<b>TOTAL:</b>	<b>328 UNITS</b>

FLOOR 1:	PHASE 1 (224 UNITS TOTAL)		PHASE 2 (104 UNITS TOTAL)	
	STUDENT	RESIDENTIAL	STUDENT	RESIDENTIAL
FLOORS 2-4:	0	0	1 - STUDIO, 11 - 1BD, 1 - 2BD, 0 - 3BD	0
FLOORS 5:	0	0	3 - STUDIO, 30 - 1BD, 6 - 2BD, 3 - 3BD	0
FLOORS 6-7:	0	0	1 - STUDIO, 6 - 1BD, 2 - 2BD, 0 - 3BD	0
FLOORS 8-9:	0	0	2 - STUDIO, 14 - 1BD, 4 - 2BD, 0 - 3BD	0
FLOORS 10-26:	0	102 - 1BD, 51 - 2 BD	0	104
<b>TOTAL</b>	<b>71</b>	<b>153</b>	<b>0</b>	<b>104</b>

**ZONING TABLE**

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
770 Bronson - AM10 [2373] 774 Bronson & 554 Cambridge - AM1 [2003] S296		

**LOT AREA**: NO MINIMUM  
**LOT WIDTH**: NO MINIMUM  
**FRONT YARD AND CORNER SETBACK**: 3m  
**MINIMUM INTERIOR SIDE YARD SETBACK**: ABUTTING RESIDENTIAL ZONE: 3m (LOT 37 - URBAN EXCEPTION 2003) ALL OTHER CASES: 0m  
**MINIMUM REAR YARD SETBACK**: RESIDENTIAL USE BUILDING - 7.5m CASE OF BACK TO BACK LOTS - NO MINIMUM  
**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)  
 774 BRONSON & 554 CAMBRIDGE - AM1 [2003], SCHEDULE 296: VARIES (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 4.6m  
**MAXIMUM FLOOR SPACE INDEX**: NONE (AM10 [2373]), 3.0 (AM1 [2003])  
**LANDSCAPE PROVISIONS FOR PARKING LOTS**: N/A  
**VEHICLE PARKING REQUIREMENTS (AREA X, SCHEDULE 1A)**: RESIDENTIAL: 0.5 /UNIT AFTER FIRST 12 UNITS  
 RESIDENTIAL VISITOR: 0.1 /UNIT AFTER FIRST 12 UNITS  
 PHASE 1 [121 SPACES REQUIRED]  
 STUDENT: [29 SPACES]  
 RESIDENTIAL: [70 SPACES]  
 VISITOR - STUDENT: [8 SPACES]  
 VISITOR - RESIDENTIAL: [14 SPACES]  
 PHASE 2 [52 SPACES REQUIRED]  
 RESIDENTIAL: [42 SPACES]  
 VISITOR: [10 SPACES]  
**TOTAL PARKING PROVIDED**: 174 SPACES  
**TOTAL PARKING REQUIRED**: [173 SPACES]

**LOADING**: RESIDENTIAL USE: NONE REQUIRED  
**AMENITY AREA REQUIREMENTS**: 6m<sup>2</sup> PER DWELLING UNIT  
 (MIN. 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54m<sup>2</sup>)  
 6m<sup>2</sup> PER UNIT OF EACH DWELLING UNIT:  
 PHASE 1 - 6 X 224 = [1,344m<sup>2</sup>]  
 PHASE 2 - 6 X 104 = [624m<sup>2</sup>]  
**TOTAL AMENITY REQUIRED**: 1968 m<sup>2</sup>  
 50% COMMUNAL REQUIRED = 984 m<sup>2</sup>

**BICYCLE PARKING SPACES**: 0.5/DWELLING UNIT = 328 X 0.5 [164 SPACES REQUIRED]  
**TOTAL PROVIDED**: 348 SPACES 6 VISITORS

**26 STOREY APARTMENT BUILDING**  
 770-774 Bronson Avenue & 557 Cambridge Street  
 Ottawa, ON

**SITE PLAN**

Designé par / Drawn by: RD  
 No. projet / Project number: 2025  
 Vérifié par / Verified by: RC  
 No. dessin / Drawing number: [blank]  
 Échelle / Scale: AS SHOWN  
 Date de création du dessin / Drawing creation date: 2020/10/09

**CLIENT**: Gino J. Aiello landscape architect  
 110 Dillibury Road Unit #9 | Ottawa, Ontario | K2C1G2  
 www.GJALA.com  
 GINO@GJALA.com (613) 852 1343

**ARCHITECT**: KATASA GROUPE DÉVELOPPEMENT  
 Collectif d'architectes / Architects Collective  
 3505, Saint-Anthoine O. | Montréal QC H3C 1A0  
 T: 514 881 0122

**FIGUR**  
 190 Somerset St W #206 | Ottawa ON K2P 1K4  
 T: 613 956 4122  
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**PROFESSIONAL SEAL**: ROBERTO CAMPOS ARCHITECTURE INC. 7401

**PROJETS**: 26 STOREY APARTMENT BUILDING  
 770-774 Bronson Avenue & 557 Cambridge Street  
 Ottawa, ON

**SCALE**: AS SHOWN

**NO. 105**