



LEGEND		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	
[Symbol]	SOFT LANDSCAPING	[Symbol]	EXISTING FENCE	[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]	PRIVACY 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]	LOT LINE	[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]	LIGHT STANDARD

KEY PLAN

PROPOSED SITE

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

LVL	STUDENT	RESIDENTIAL
LVL 1:	10 UNITS	
LVL 2-4:	63 UNITS	
LVL 5:	17 UNITS	
LVL 6-7:	36 UNITS	
LVL 8-9:	35 UNITS	
LVL 10-22:	117 UNITS	
TOTAL:	278 UNITS	

FLOOR	PHASE 1 (187 UNITS TOTAL)		PHASE 2 (90 UNITS TOTAL)	
	STUDENT	RESIDENTIAL	STUDENT	RESIDENTIAL
FLOOR 1:	0	0	0	0
FLOOR 2-4:	0-2BD, 4-3BD, 4-4BD, 1-5BD	0	0	0
FLOOR 5:	4-2BD, 2-3BD, 2-4BD, 1-5BD	0	0	0
FLOOR 6-7:	4-2BD, 2-3BD, 2-4BD, 1-6BD	0	0	0
FLOOR 8:	4-2BD, 2-3BD, 2-4BD	0	0	0
FLOOR 9:	5-2BD, 3-3BD, 1-4BD	0	0	0
FLOOR 10-22:	0	6-1BD, 3-2BD	0	0
TOTAL	21-2BD, 23-3BD, 21-4BD, 6-5BD	78-1BD, 39-2BD	0	3- STUDIO, 66- 1BD, 21- 21BD
	71 STUDENT UNITS	117 UNITS		90 UNITS

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	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: 0.5 /UNIT AFTER FIRST 12 UNITS RESIDENTIAL VISITOR: 0.1 /UNIT AFTER FIRST 12 UNITS PHASE 1 [1100 SPACES REQUIRED] STUDENT: 30 SPACES RESIDENTIAL: 53 SPACES VISITOR: STUDENT: 6 SPACES VISITOR: RESIDENTIAL: 11 SPACES PHASE 2 [47 SPACES REQUIRED] RESIDENTIAL: 39 SPACES VISITOR: 8 SPACES TOTAL PARKING REQUIRED = 147 SPACES	RESIDENTIAL: 80 SPACES STUDENT: 28 SPACES VISITOR: 25 SPACES TOTAL PARKING PROVIDED: 133 SPACES
LOADING	RESIDENTIAL USE: NONE REQUIRED	N/A
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 188m ² [1,128m ²] PHASE 2- 6 X 90m ² [540m ²] TOTAL AMENITY REQUIRED = 1,668 m ² 50% COMMUNAL REQUIRED = 834 m ²	TOTAL AMENITY PROVIDED = 1554 m ² TOTAL PHASE 1: [1,097m ²] TOTAL PHASE 2: [457m ²] PHASE 1- BALCONIES/TERRACES LVL 10: 33m ² LVL 11-16: 396m ² PHASE 2- BALCONIES/TERRACES LVL 2-4: 152m ² LVL 5: 31m ² LVL 6-7: 75m ² LVL 8-9: 75m ² PHASE 1- COMMUNAL LVL 8 TERRACE: 61m ² ROOF TERRACE: 114m ² PHASE 2- COMMUNAL LVL 5 TERRACE: 64m ² LVL 5 AMENITY: 60m ²

CLIENT INFORMATION

Gino J. Aiello landscape architect
www.GJALA.com
110 Didsbury Road Unit #9 | Ottawa Ontario | K2C1C2

KATASA
GROUPE DÉVELOPPEMENT

figuri
www.figuri.ca

VEHICLE PARKING REQUIREMENTS

RESIDENTIAL: 0.5 /UNIT AFTER FIRST 12 UNITS
RESIDENTIAL VISITOR: 0.1 /UNIT AFTER FIRST 12 UNITS
PHASE 1 [1100 SPACES REQUIRED]
STUDENT: 30 SPACES
RESIDENTIAL: 53 SPACES
VISITOR: STUDENT: 6 SPACES
VISITOR: RESIDENTIAL: 11 SPACES
PHASE 2 [47 SPACES REQUIRED]
RESIDENTIAL: 39 SPACES
VISITOR: 8 SPACES
TOTAL PARKING REQUIRED = 147 SPACES

AMENITY AREA REQUIREMENTS

6m² PER DWELLING UNIT
(MIN. 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54m²)
6m² PER UNIT OF EACH DWELLING UNIT:
PHASE 1- 6 X 188m² [1,128m²]
PHASE 2- 6 X 90m² [540m²]
TOTAL AMENITY REQUIRED = 1,668 m²
50% COMMUNAL REQUIRED = 834 m²

TOTAL AMENITY PROVIDED = 1554 m²
TOTAL PHASE 1: [1,097m²]
TOTAL PHASE 2: [457m²]
PHASE 1- BALCONIES/TERRACES
LVL 10: 33m²
LVL 11-16: 396m²
PHASE 2- BALCONIES/TERRACES
LVL 2-4: 152m²
LVL 5: 31m²
LVL 6-7: 75m²
LVL 8-9: 75m²
PHASE 1- COMMUNAL
LVL 8 TERRACE: 61m²
ROOF TERRACE: 114m²
PHASE 2- COMMUNAL
LVL 5 TERRACE: 64m²
LVL 5 AMENITY: 60m²

22 STOREY APARTMENT BUILDING

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

SITE PLAN

Designé par / Drawn by: RD
Vérifié par / Verified by: RC
Échelle / Scale: AS SHOWN
Date de création du dessin / Drawing creation date: 2020/10/09

No. projet / Project number: 2025
No. dessin / Drawing number: [blank]
Révision / Revision: [blank]

Scale: 1/500