



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

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

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: 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 4.5m
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 [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 PROVIDED: 133 SPACES
LOADING: RESIDENTIAL USE: NONE REQUIRED
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
BICYCLE PARKING SPACES: 0.5/DWELLING UNIT= 278 X 0.5 [139 SPACES REQUIRED]
TOTAL PROVIDED: 221 SPACES

Legend

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

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

Scale: 0 1m 5m 10m

Project Information:
 No. project / Project number: 2025
 No. design / Drawing number: AS SHOWN
 Date de création du dessin / Drawing creation date: 2020/10/09

Professional Stamps:
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22 STOREY APARTMENT BUILDING
 770-774 Bronson Avenue & 557 Cambridge Street
 Ottawa, ON

SITE PLAN

Scale: AS SHOWN

Page: A105

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