

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 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 1:	PHASE 1 (187 UNITS TOTAL)		PHASE 2 (90 UNITS TOTAL)	
	STUDENT	RESIDENTIAL	STUDENT	RESIDENTIAL
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
	71 STUDENT UNITS	117 UNITS		90 UNITS

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
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: 8 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 = 1714.5 m ² TOTAL PHASE 1: (1097m ²) TOTAL PHASE 2: (617.5m ²) PHASE 1- BALCONIES/TERRACES LVL 10: 33m ² LVL 11-16: 396m ² PHASE 2- BALCONIES/TERRACES LVL 1 TERRACES: 138m ² LVL 2-4: 152m ² LVL 5: 31m ² LVL 6-7: 75m ² LVL 8-9: 75m ² PHASE 1- COMMUNAL LVL 1: 460m ² LVL 8 TERRACE: 61m ² ROOF TERRACE: 114m ² PHASE 2- COMMUNAL LVL 5 TERRACE: 64m ² LVL 5 AMENITY: 60m ² LVL 1 ENTRY AREA: 22.5m ²
BICYCLE PARKING SPACES	0.5/DWELLING UNIT = 278 X 0.5 (139 SPACES REQUIRED)	TOTAL PROVIDED = 221 SPACES

Revisions

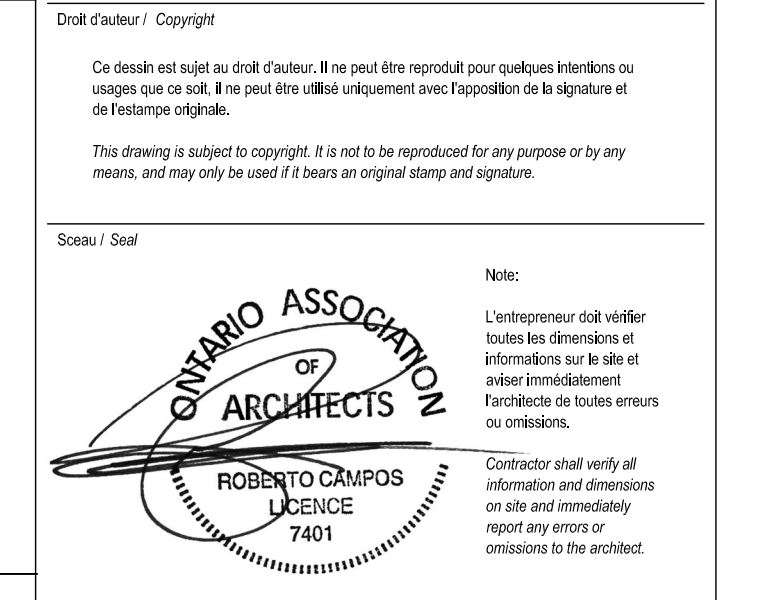
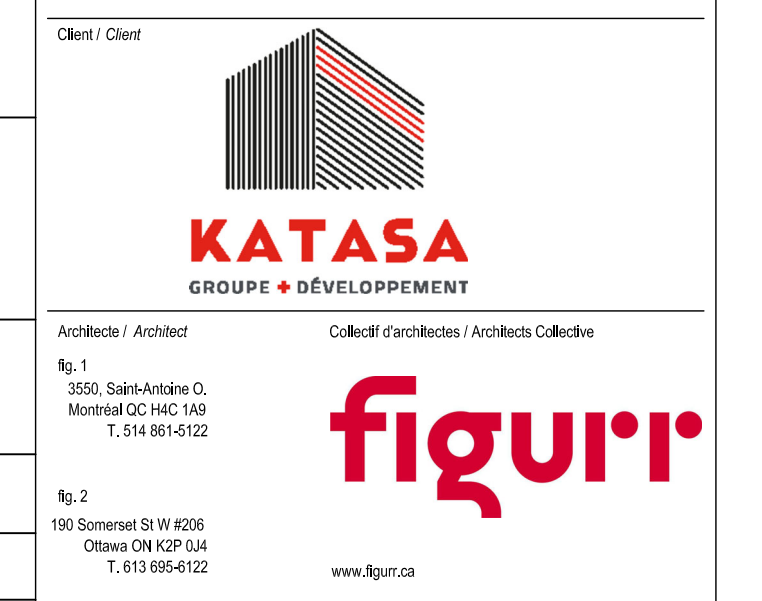
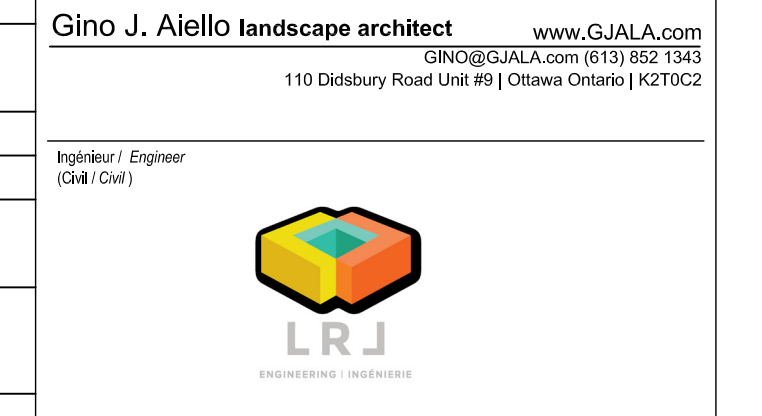
No.	Date	Em's par / Object
1	2020-10-13	FOR COORD
2	2020-12-10	FOR COORD
3	2021-01-14	FOR COORD
4	2021-02-15	FOR COORD
5	2021-02-18	FOR COORD
6	2021-03-02	FOR COORD
7	2021-03-09	SITE PLAN CONTROL
8	2022-07-25	COORDINATION
9	2022-12-14	SITE PLAN CONTROL RESPONSE
10	2023-06-16	SITE PLAN CONTROL RESPONSE
11	2023-09-18	SITE PLAN CONTROL RESPONSE
12	2023-11-09	SITE PLAN APPROVAL
13	2024-04-29	SITE PLAN APPROVAL (ADDED ROW AREA)

Professional Services

Engineer / Engineer (Mechanical & Electrical): [Signature]
 Engineer / Engineer (Structure): [Signature]
 Architect / Architect (Landscape): [Signature]

Client & Consultant Information

Client: KATASA GROUPE DÉVELOPPEMENT
 Architect: Gino J. Aiello landscape architect
 110 Didsbury Road Unit #9 | Ottawa Ontario | K2C1C2



Project Details

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

SITE PLAN

Drawings & Scale

Scale: AS SHOWN

Project Number: 2025
 Drawing Number: [Blank]
 Revision: [Blank]

Date of creation of drawing / Drawing creation date: 2020/10/09

A105

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 AVERAGE GRADE)	[Symbol]	FIRE HYDRANT. REFER TO CIVIL	[Symbol]	UTILITY POLE
[Symbol]	ASPHALT PAVING	[Symbol]	PRIVATEY 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]	FIRE DEPARTMENT CONNECTION	[Symbol]	MANHOLE	[Symbol]	UNDERGROUND POWER	[Symbol]	DEPRESSED CURB
									TRAFFIC SIGNAL POST		

D07-12-21-0108