



KEY PLAN

PROPOSED SITE

PROPERTY DESCRIPTION

22-STOREY 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

PHASE 1 (187 UNITS TOTAL)

FLOOR	STUDENT	RESIDENTIAL
FLOOR 1:	0	0
FLOORS 2-4:	0-2BD, 4-3BD, 4-4BD, 1-5BD	0
FLOORS 5:	4-2BD, 2-3BD, 2-4BD, 1-5BD	0
FLOORS 6-7:	4-2BD, 2-3BD, 2-4BD, 1-6BD	0
FLOOR 8:	4-2BD, 2-3BD, 2-4BD	0
FLOOR 9:	5-2BD, 3-3BD, 1-4BD	0
FLOORS 10-22:	0	6-1BD, 3-2BD
TOTAL	21-2BD, 23-3BD, 21-4BD, 6-5BD	78-1BD, 39-2BD
	71 STUDENT UNITS	117 UNITS

PHASE 2 (90 UNITS TOTAL)

FLOOR	STUDENT	RESIDENTIAL
0:	0	0
1:	0	0
2:	0	0
3:	0	0
4:	0	0
5:	0	0
6:	0	0
7:	0	0
8:	0	0
9:	0	0
10-22:	0	0
TOTAL	0	0

ZONING TABLE

770 Bronson - AM10 [2373]
774 Bronson & 554 Cambridge - AM1 [2003] S296

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
LOT AREA	NO MINIMUM	NO MINIMUM
LOT WIDTH	NO MINIMUM	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: 26 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
BICYCLE PARKING SPACES	0.5/DWELLING UNIT = 278 X 0.5 [139 SPACES REQUIRED]	TOTAL PROVIDED = 221 SPACES

No. Date **Émis pour / Object**

- 2020-10-13 FOR COORD
- 2020-12-10 FOR COORD
- 2021-01-14 FOR COORD
- 2021-02-15 FOR COORD
- 2021-02-18 FOR COORD
- 2021-03-02 FOR COORD
- 2021-03-09 SITE PLAN CONTROL
- 2022-07-25 COORDINATION
- 2022-12-14 SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer
(Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer
(Structure / Structure)

Architecte / Architect
(Paysagiste / Landscape)

Gino J. Aiello landscape architect www.GJALA.com
GJALACALIA.com (613) 852-1303
110 Didsbury Road Unit #9 | Ottawa Ontario | K2C1C2

Ingenieur / Engineer
(Civil / Civil)

LRJ
Landscape Architecture

Client / Client

KATASA
GROUPE DÉVELOPPEMENT

Architecte / Architect

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Montréal QC H3C 1A0
T. 514 981-0122

fig. 2
190 Somerset St W #206
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Scénario / Story

NOTES:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et assurer immédiatement l'ajustement de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

PROJET / PROJECT

22 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
AS SHOWN

Échelle / Scale
AS SHOWN

Date de création du dessin / Drawing creation date
2020/10/09

A105