



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:	0-2BD, 4-3BD, 4-4BD, 1-5BD	0	0	0-1 STUDIO, 3-1BD, 1-2BD
FLOORS 5:	4-2BD, 2-3BD, 2-4BD, 1-5BD	0	0	1-1 STUDIO, 9-1BD, 2-2BD, 0-3BD
FLOORS 6-7:	4-2BD, 2-3BD, 2-4BD, 1-5BD	0	0	0-1 STUDIO, 6-1BD, 2-2BD, 0-3BD
FLOOR 8:	4-2BD, 2-3BD, 2-4BD	0	0	0-1 STUDIO, 6-1BD, 3-2BD, 0-3BD
FLOOR 9:	5-2BD, 3-3BD, 1-4BD	0	0	0
FLOORS 10-22:	0	6-1BD, 3-2BD	0	0
TOTAL:	21-2BD, 23-3BD, 21-4BD, 6-5BD	78-1BD, 39-2BD	0	3-1 STUDIO, 66-1BD, 21-2BD
	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 [1,281m 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: [1,097m 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

No. Date Description / Object

- 2020-10-13 FOR COORD
- 2021-12-10 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
- 2023-06-16 SITE PLAN CONTROL RESPONSE
- 2023-09-18 SITE PLAN CONTROL RESPONSE
- 2023-11-09 SITE PLAN APPROVAL

Ingenieur / Engineer (Mechanical & Electrical)

Ingenieur / Engineer (Structure / Structure)

Architecte / Architect (Landscape / Landscape)

Gino J. Aiello landscape architect www.GJAL.com
 110 Didsbury Road Unit #9 | Ottawa Ontario | K2T1C22

Ingenieur / Engineer (Civil / Civil)

LRJ

Client / Client

KATASA
 GROUPE DÉVELOPPEMENT

Architecte / Architect Collectif architectes / Architects Collective

Fig. 1
 3505, Saint-Antoine O.
 Montréal QC H4C 1A9
 T. 514 885-0122

Fig. 2
 190 Somerset St W #206
 Ottawa ON K2P 1K4
 T. 613 954-1122
 www.figur.ca

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Scalier / Seal

ORDER ASSOCIATION OF ARCHITECTS
 ROBERTO CAMPOS LORENCE 7401
 Note: L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et immédiatement rapporter tout erreur ou omission au propriétaire.

Project / Project

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

Drawn by / Drawn by RD, ZK
 No. projet / Project number 2025
 Verified by / Verified by No. dessin / Drawing number
 RC
 Etchelle / Scale AS SHOWN
 Date de création du dessin / Drawing creation date 2020/10/09

A105

LEGEND

	SOFT LANDSCAPING		EXISTING BUILDING ELEMENT TO BE REMOVED (REFER TO LANDSCAPE DRAWINGS)		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 AVERAGE GRADE)		CATCH BASIN		UTILITY POLE
	ASPHALT PAVING		PRIVACY FENCE		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)		NEW GROUND ELEVATION REFER TO CIVIL		MANHOLE		OVERHEAD UTILITY WIRES
	RIVERSTONE REFER TO LANDSCAPE		SETBACK LINE		FIRE DEPARTMENT CONNECTION		DEPRESSED CURB		UNDERGROUND POWER		TRAFFIC SIGNAL POST

NOTE: 'X' INDICATES EXISTING TO REMAIN

DC DEPRESSED CURB
 TSP TRAFFIC SIGNAL POST

D07-12-21-0108

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