



LEGEND

	SOFT LANDSCAPING		EXISTING BUILDING ELEMENT TO BE REMOVED		EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)		NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	UNIT PAVERS REFER TO LANDSCAPE		EXISTING FENCE		NEW TREE (REFER TO LANDSCAPE DRAWINGS)		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	ASPHALT PAVING		PRIVACY FENCE		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)		NEW GROUND ELEVATION REFER TO CIVIL
	RIVERSTONE REFER TO LANDSCAPE		SETBACK LINE		FIRE DEPARTMENT CONNECTION		

	DESIGNATED BUILDING ENTRANCE / EXIT		AREA DRAIN - REFER TO CIVIL
	FIRE HYDRANT. REFER TO CIVIL		UTILITY POLE
	CATCH BASIN		OVERHEAD UTILITY WIRES
	MANHOLE		UNDERGROUND POWER
	LIGHT STANDARD		DEPRESSED CURB
	TRAFFIC SIGNAL POST		LIGHT STANDARD

NOTE: 'X' E INDICATES EXISTING TO REMAIN

NOTES:
 1. PROPERTY LINES BASED ON BOUNDARY SURVEY COMPLETED BY ANNS, 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

KEY PLAN

PROPERTY DESCRIPTION
 26-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: 2,570.5m² (27,669SF) P1-1,473.2m² (15,858SF) + P2-1,104m² (11,811SF)
 GROSS AREA: 39,364m² (423,719 SF)
 PROPOSED USE: MIXED-USE RESIDENTIAL, HIGH-RISE

UNIT BREAKDOWN

LVL 1:	13 UNITS
LVL 2-4:	72 UNITS
LVL 5:	18 UNITS
LVL 6-7:	38 UNITS
LVL 8-9:	34 UNITS
LVL 10-26:	153 UNITS
TOTAL:	328 UNITS

FLOOR 1:	PHASE 1 (224 UNITS TOTAL)		PHASE 2 (104 UNITS TOTAL)	
	STUDENT	RESIDENTIAL	STUDENT	RESIDENTIAL
FLOORS 2-4:	9 - 2BD, 12 - 3BD, 9 - 4BD	0	0	1 - STUDIO, 11 - 1BD, 1 - 2BD, 0 - 3BD
FLOORS 5:	1 - 2BD, 6 - 3 BD, 2 - 4BD	0	0	3 - STUDIO, 30 - 1BD, 6 - 2BD, 3 - 3BD
FLOORS 6-7:	2 - 2BD, 12 - 3 BD, 4 - 4BD	0	0	1 - STUDIO, 6 - 1BD, 2 - 2BD, 0 - 3BD
FLOORS 8-9:	2 - 2BD, 8 - 4 BD, 4 - 4BD	0	0	2 - STUDIO, 14 - 1BD, 4 - 2BD, 0 - 3BD
FLOORS 10-26:	0	102 - 1BD, 51 - 2 BD	0	2 - STUDIO, 14 - 1BD, 4 - 2BD, 0 - 3BD
TOTAL	71	153	0	104

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) 82.2m LEVEL 2-4 (Phase 1) 14.2m LEVEL 5-7 (Phase 1) 23.7m LEVEL 8-9 (Phase 1) 30.6m LEVEL 1-4 (Phase 2) 25.7m LEVEL 5-9 (Phase 2) 28.9m
774 BRONSON & 554 CAMBRIDGE - AM1 [2003], SCHEDULE 296	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 4.6m	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	RESIDENTIAL PROVIDED: 152 SPACES VISITOR: 22 SPACES
	PHASE 1 [121 SPACES REQUIRED] STUDENT: [29 SPACES] RESIDENTIAL: [70 SPACES] VISITOR - STUDENT: [8 SPACES] VISITOR - RESIDENTIAL: [14 SPACES]	TOTAL PARKING PROVIDED= 174 SPACES
	PHASE 2 [52 SPACES REQUIRED] RESIDENTIAL: [42 SPACES] VISITOR: [10 SPACES]	
	TOTAL PARKING REQUIRED= [173 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 224= [1,344m ²] PHASE 2- 6 X 104= [624m ²] TOTAL AMENITY REQUIRED= 1968 m ² 50% COMMUNAL REQUIRED = 984 m ²	TOTAL AMENITY PROVIDED= 2642 m ² TOTAL PHASE 1: [1614m ²] TOTAL PHASE 2: [1027m ²] PHASE 1 - BALCONIES/TERRACES LVL 10: 38m ² LVL 11-16: 502m ² PHASE 2 - BALCONIES/TERRACES LVL 2-4: 200m ² LVL 5: 28m ² LVL 6-7: 98 m ² LVL 8-9: 98m ² PHASE 1 - COMMUNAL LVL 1: 79m ² LVL 8 TERRACE: 71m ² ROOF TERRACE: 105m ² PHASE 2 - COMMUNAL LVL 1: 418m ² LVL 5 TERRACE: 184m ²
BICYCLE PARKING SPACES	0.5/DWELLING UNIT= 328 X 0.5 [164 SPACES REQUIRED]	TOTAL PROVIDED= 348 SPACES 6 VISITORS

No.	Date	Émis pour / 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

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

Ingenieur / Engineer (Structure / Structure)

Architecte / Architect (paysagiste / Landscape)

Gino J. Aiello landscape architect www.GJAL.com
 GINO@GJAL.com (613) 852 1343
 110 Dillistown Road Unit #9 | Ottawa Ontario | K2C1G2

Ingenieur / Engineer (Civil / Civil)

Client / Client

Architecte / Architect
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 190 Somerset St W #206
 Ottawa ON K2P 1K4
 T: 613 956 4122
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Note:
 L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et immédiatement l'avis de l'architecte. Facilités de toutes erreurs ou omissions.

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

Project / Project

26 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: Revision / Révision:

Échelle / Scale: AS SHOWN

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

A105