



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	STUDENT	RESIDENTIAL	PHASE 1 (187 UNITS TOTAL)	PHASE 2 (90 UNITS TOTAL)
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	STUDENT	RESIDENTIAL	PHASE 1 (187 UNITS TOTAL)	PHASE 2 (90 UNITS TOTAL)
FLOOR 1:	0	0	0	0
FLOORS 2-4:	0	0	0	0
FLOOR 5:	4	2	4	0
FLOOR 6-7:	4	2	4	0
FLOOR 8:	4	2	4	0
FLOOR 9:	5	2	4	0
FLOORS 10-22:	0	6	6	0
TOTAL	21	78	117	90

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:

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

NOTE: 'X' INDICATES EXISTING TO REMAIN

Figur

KATASA
 GROUPE DÉVELOPPEMENT

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ARCHITECTS OF OTTAWA ASSOCIATION
 ROBERTO CAMPOS LORENTE
 7401

22 STOREY APARTMENT BUILDING

770-774 Bronson Avenue & 557 Cambridge Street
 Ottawa, ON

SITE PLAN

Designé par / Drawn by: RD
 Vérifié par / Verified by: RC
 Échelle / Scale: AS SHOWN
 Date de création du dessin / Drawing creation date: 2020/10/09

No. projet / Project number: 2025
 No. dessin / Drawing number: [blank]
 Révision / Revision: [blank]

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