

CONCEPTUAL DESIGN RESIDENTIAL DEVELOPMENT

1125-1149 Cyrville Road, Ottawa, ON
ISSUED FOR REZONING APPLICATION
APRIL 18, 2022

WESTRICH 
PACIFIC CORP.



Project Development Data - Residential Development

1125-1149 Cyrville Road, Ottawa, ON

A. Project:
Multi-Family Residential

B. Legal Description:

C. Zoning:
Existing Zoning: MC

D. Site Coverage Calculations:

| | Prior to Road Dedication | | After Road Dedication(5.0 m) | | After Road Dedication(10.0 m) | |
|--------------------------|--------------------------|-----------|------------------------------|-----------|-------------------------------|-----------|
| Gross Site Area | 90,286 sq ft | 8388 sq m | 80,130 sq ft | 7444 sq m | 75,040 sq ft | 6971 sq m |
| Building Footprint Area | 48,300 sq ft | 4487 sq m | | | | |
| Site Coverage Percentage | 53.5% | | 60.3% | | 64.4% | |

E. Floor Area Ratio (F.A.R.) Calculation:

| Site Use | Gross Site Area | Proposed Total FAR Area | Prior to Road Dedication Proposed F.A.R. | After Road Dedication Proposed F.A.R. | After Road Dedication Proposed F.A.R. | Existing Zoning | Existing Zoning | Existing Allowed FAR Area(prior to road dedication) |
|-------------|-----------------|-------------------------|------------------------------------------|---------------------------------------|---------------------------------------|-----------------|-----------------|-----------------------------------------------------|
| Residential | 90,286 sq ft | 261,779 sq ft | 2.90 | 3.27 | 3.49 | MC-H15 | 1.1 | 99,314 sq ft |

F. Residential Statistics - Floor Areas

BUILDING A.

| Level | Number of Floors | Unit Area per Floor | Total Unit Area | Common Area per Floor | Total Common Area | Net Floor Area Per Floor | Net Floor Area All Floors | Service Area | Indoor Amenity | Gross Floor Area (Per Floors) | Gross Floor Area (All Floors) | FAR Floor Area |
|--------------|------------------|---------------------|----------------------|-----------------------|---------------------|--------------------------|---------------------------|--------------|------------------|-------------------------------|-------------------------------|----------------------|
| L1 | 1 | 21,106 sq ft | 21,106 sq ft | 5,868 sq ft | 5,868 sq ft | 26,974 sq ft | 26,974 sq ft | 738 sq ft | 0 sq ft | 21,106 sq ft | 21,106 sq ft | 21,106 sq ft |
| L2 - L5 | 4 | 26,529 sq ft | 106,116 sq ft | 3,871 sq ft | 15,484 sq ft | 30,400 sq ft | 121,600 sq ft | 0 sq ft | 0 sq ft | 26,529 sq ft | 106,116 sq ft | 106,116 sq ft |
| L6 | 1 | 22,492 sq ft | 22,492 sq ft | 5,904 sq ft | 5,904 sq ft | 28,396 sq ft | 28,396 sq ft | 0 sq ft | 756 sq ft | 22,492 sq ft | 22,492 sq ft | 22,492 sq ft |
| TOTAL | 6 | | 149,714 sq ft | | 27,256 sq ft | | 176,970 sq ft | | 756 sq ft | | 149,714 sq ft | 149,714 sq ft |

*Service Area and Indoor Amenity has been calculated in Common Area

BUILDING B.

| Level | Number of Floors | Unit Area per Floor | Total Unit Area | Common Area per Floor | Total Common Area | Net Floor Area Per Floor | Net Floor Area All Floors | Service Area | Indoor Amenity | Gross Floor Area (Per Floors) | Gross Floor Area (All Floors) | FAR Floor Area |
|--------------|------------------|---------------------|----------------------|-----------------------|---------------------|--------------------------|---------------------------|--------------|--------------------|-------------------------------|-------------------------------|----------------------|
| L1 | 1 | 2,855 sq ft | 2,855 sq ft | 3,938 sq ft | 3,938 sq ft | 6,793 sq ft | 6,793 sq ft | 1,375 sq ft | 1,170 sq ft | 2,855 sq ft | 2,855 sq ft | 2,855 sq ft |
| L2 | 1 | 5,926 sq ft | 5,926 sq ft | 875 sq ft | 875 sq ft | 6,801 sq ft | 6,801 sq ft | 0 sq ft | 0 sq ft | 5,926 sq ft | 5,926 sq ft | 5,926 sq ft |
| L3-L20 | 18 | 5,738 sq ft | 103,284 sq ft | 875 sq ft | 15,750 sq ft | 6,613 sq ft | 119,034 sq ft | 0 sq ft | 0 sq ft | 5,738 sq ft | 103,284 sq ft | 103,284 sq ft |
| TOTAL | 20 | | 112,065 sq ft | | 20,563 sq ft | | 132,628 sq ft | | 1,170 sq ft | | 112,065 sq ft | 112,065 sq ft |

TOTAL.

| | | | | | | | | | | | | |
|--------------|------------|--|----------------------|--|---------------------|--|----------------------|--|--------------------|--|----------------------|----------------------|
| TOTAL | --- | | 261,779 sq ft | | 47,819 sq ft | | 309,598 sq ft | | 1,926 sq ft | | 261,779 sq ft | 261,779 sq ft |
|--------------|------------|--|----------------------|--|---------------------|--|----------------------|--|--------------------|--|----------------------|----------------------|

G. Residential Statistics - Unit Counts

BUILDING A.

| Level | Studio | 1 Bed | 1Bed + Den | 2 Bed | 2 Bed+Den | 3 Bed | Total | Number of Floors |
|---------------------|-----------|------------|------------|------------|-----------|-----------|-------------|------------------|
| L1 | 0 | 14 | 0 | 18 | 0 | 0 | 32 | 1 |
| L2 - L5 | 0 | 12 | 0 | 23 | 0 | 1 | 36 | 4 |
| L6 | 0 | 9 | 0 | 23 | 0 | 1 | 33 | 1 |
| Total | 0 | 71 | 0 | 133 | 0 | 5 | 209 | |
| Distribution | 0% | 34% | 0% | 64% | 0% | 2% | 100% | |

BUILDING B.

| Level | Studio | 1 Bed | 1Bed + Den | 2 Bed | 2 Bed+Den | 3 Bed | Total | Number of Floors |
|---------------------|-----------|------------|------------|------------|-----------|-----------|-------------|------------------|
| L1 | 0 | 2 | 0 | 2 | 0 | 0 | 4 | 1 |
| L2 | 0 | 4 | 0 | 4 | 0 | 0 | 8 | 1 |
| L3 -L20 | 0 | 4 | 0 | 4 | 0 | 0 | 8 | 18 |
| Total | 0 | 78 | 0 | 78 | 0 | 0 | 156 | |
| Distribution | 0% | 50% | 0% | 50% | 0% | 0% | 100% | |

TOTAL.

| | | | | | | | | |
|---------------------|-----------|------------|-----------|------------|-----------|-----------|-------------|--|
| Total | 0 | 149 | 0 | 211 | 0 | 5 | 365 | |
| Distribution | 0% | 41% | 0% | 58% | 0% | 1% | 100% | |

G. Provided Parking

| | Phase 1(2 levels) | Phase 2(4 Levels) |
|--------------|-------------------|-------------------|
| | 247 | 250 |
| Total | 497 | |



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ISSUED FOR: DATE(D/M/Y)
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PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1125-1149 Cyrville Road,
Ottawa, ON



CONSULTANT:

SCALE: SEAL:

DATE: 06/08/2021

DRAWN BY:

CHECKED BY:

JOB NO.:

2021-010

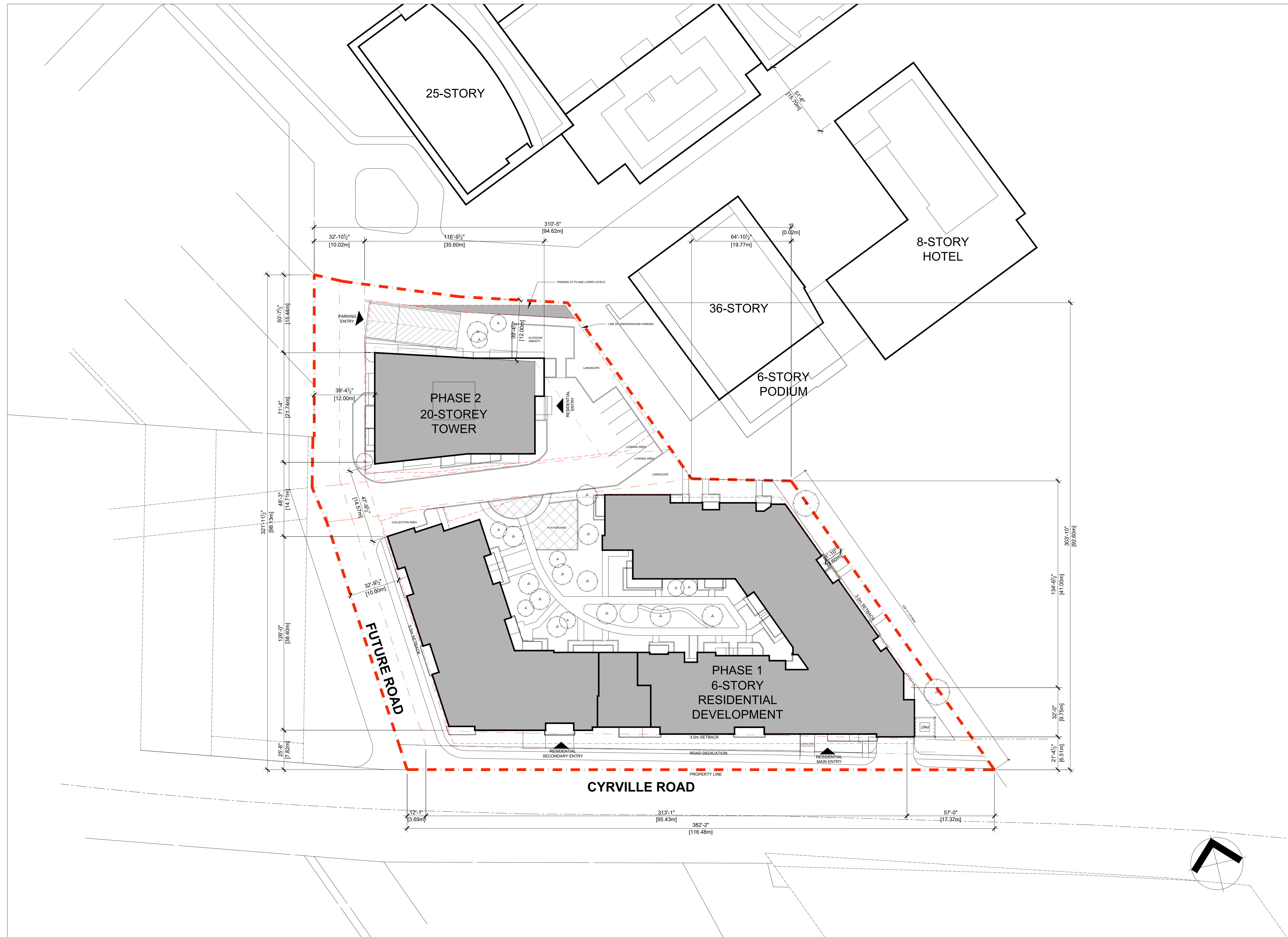
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PROJECT DATA

DRAWING NO.:

A0.3

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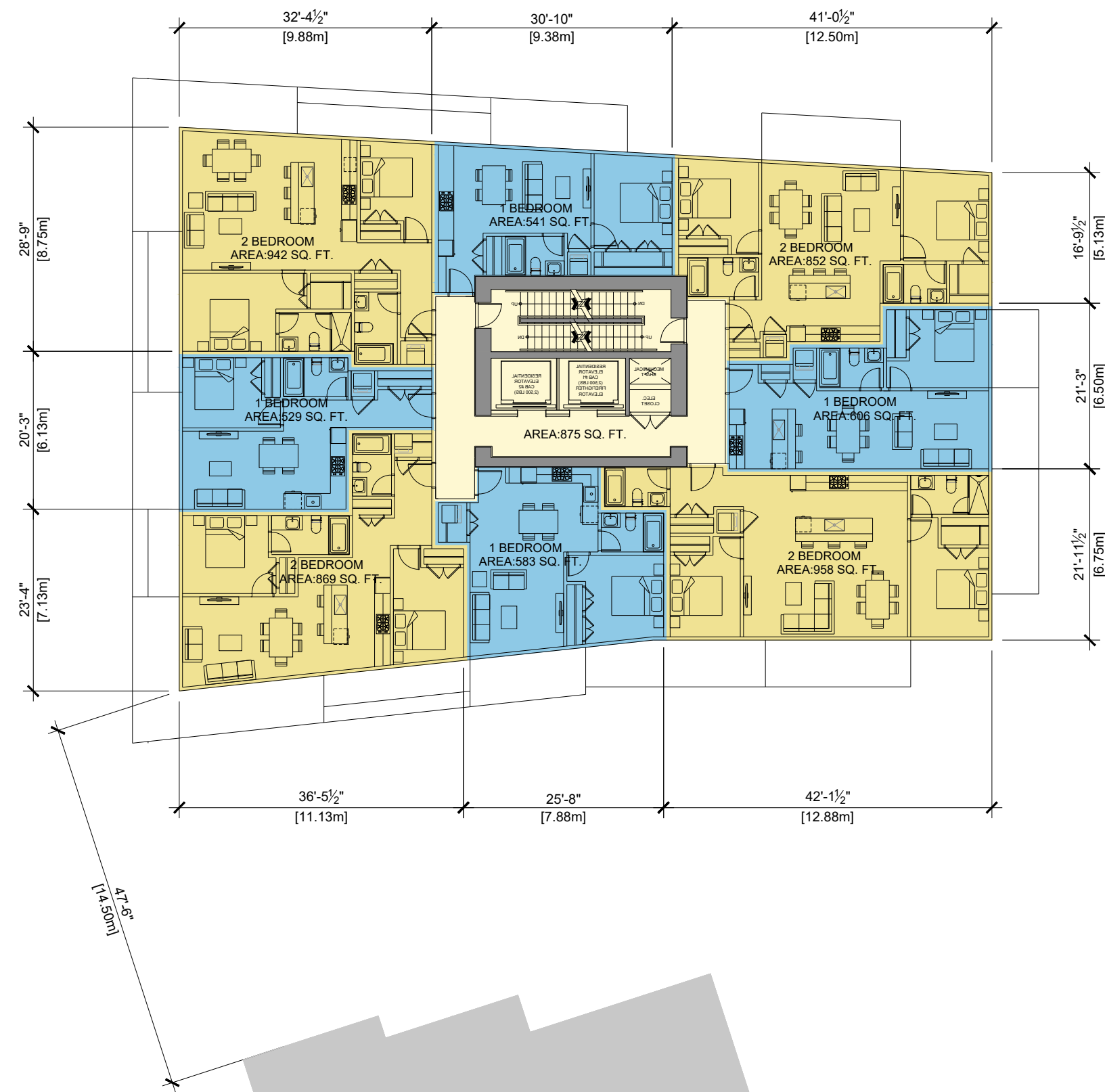


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SITE PLAN

DRAWING NO: **A1.0** REVISION No:

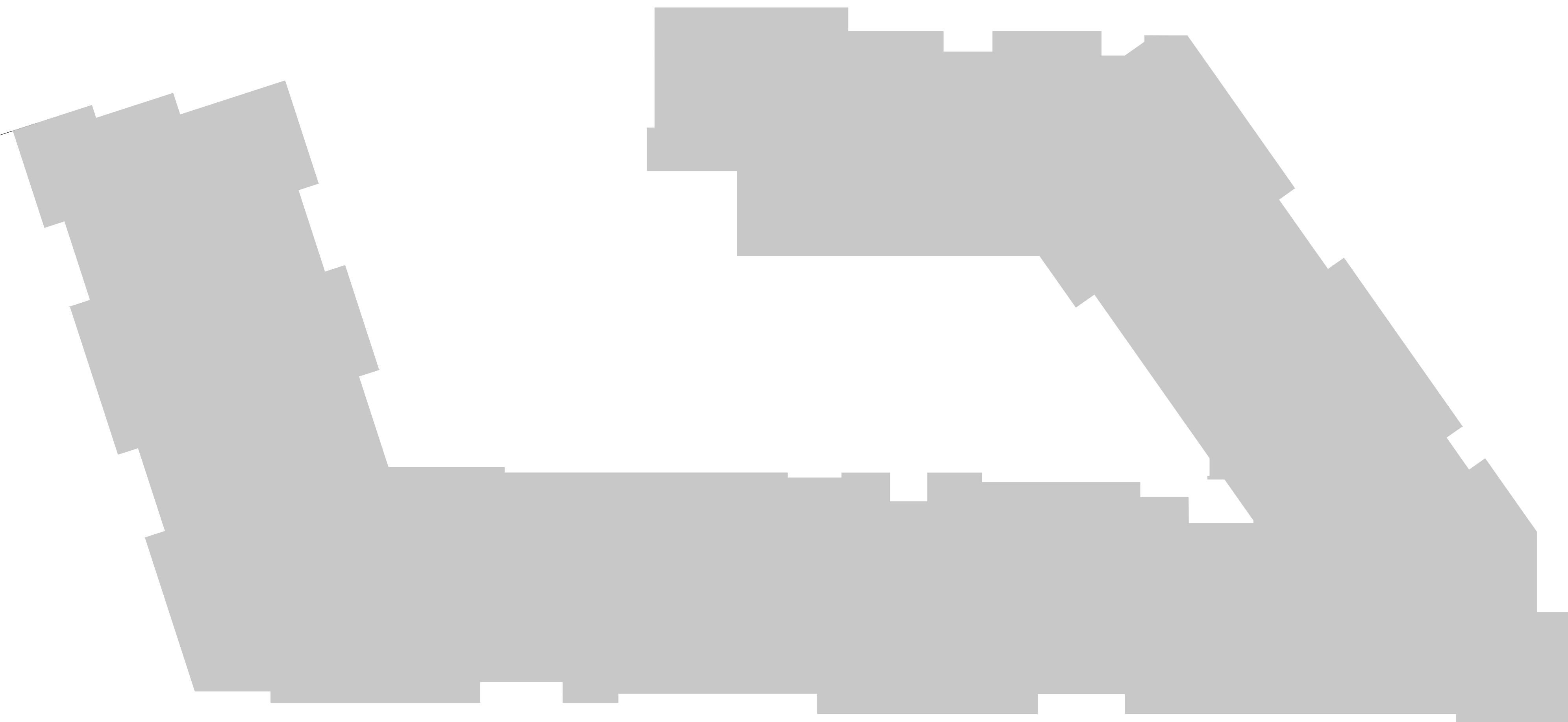


BUILDING B:

1 BEDROOM = 4

2 BEDROOM = 4

TOTAL: 8/FLOOR



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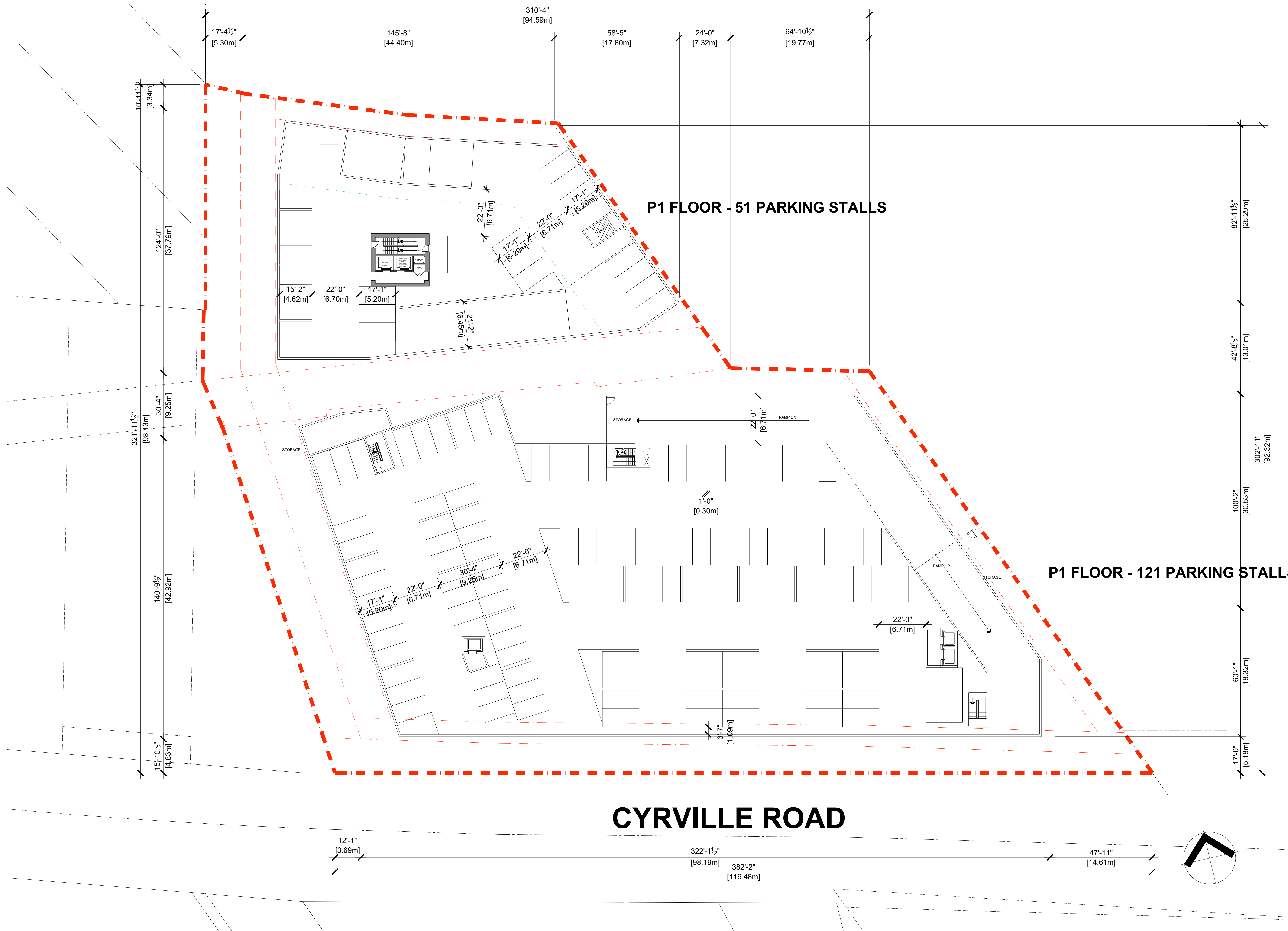


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**BUILDING B
 L7-20 FLOOR PLAN**

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**BUILDING A & B
 P1 FLOOR PLAN**

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CLIENT:
WESTRICH PACIFIC CORP.

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SOUTH ELEVATION



- 1a CEMENTITIOUS PANEL - WHITE
- 1b CEMENTITIOUS PANEL - LIGHT GRAY
- 1c CEMENTITIOUS PANEL - DARK GRAY
- 1d CEMENTITIOUS PANEL - WOODLIKE
- 1e CEMENTITIOUS PANEL - YELLOW
- 2 CLEAR GLAZE

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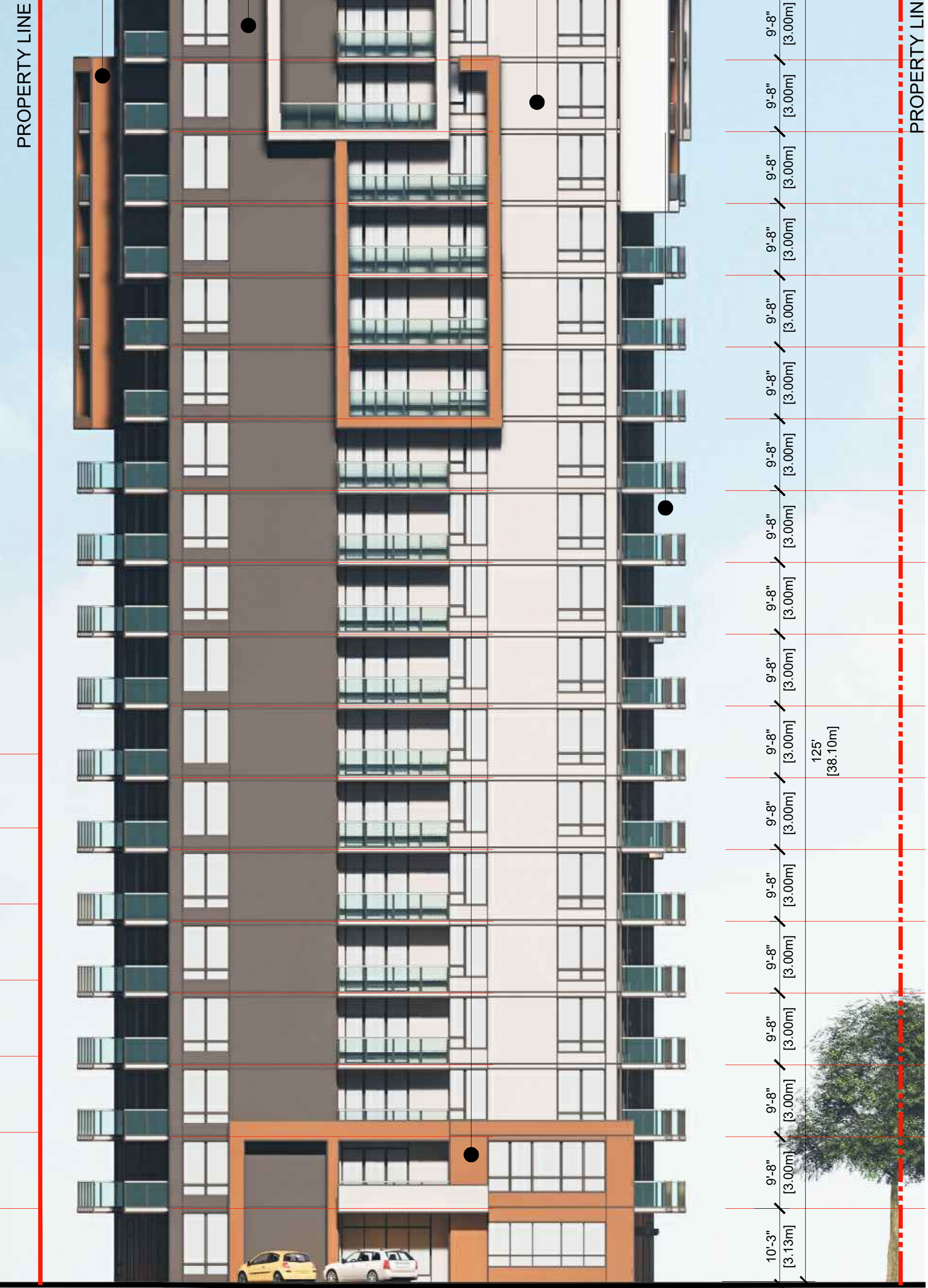
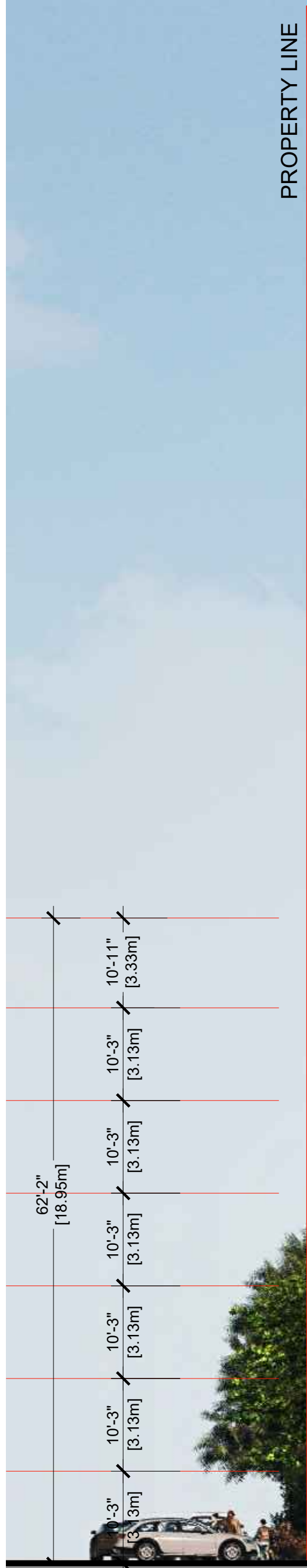
WEST ELEVATION

| | |
|--------------|---------------|
| DRAWING NO.: | REVISION No.: |
| A3.1 | |



- 1a CEMENTITIOUS PANEL - WHITE
- 1b CEMENTITIOUS PANEL - LIGHT GRAY
- 1c CEMENTITIOUS PANEL - DARK GRAY
- 1d CEMENTITIOUS PANEL - WOODLIKE
- 1e CEMENTITIOUS PANEL - YELLOW
- 2 CLEAR GLAZE

- 1a CEMENTITIOUS PANEL - WHITE
- 1b CEMENTITIOUS PANEL - LIGHT GRAY
- 1c CEMENTITIOUS PANEL - DARK GRAY
- 1d CEMENTITIOUS PANEL - WOODLIKE
- 1e CEMENTITIOUS PANEL - YELLOW
- 2 CLEAR GLAZE



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EAST ELEVATION



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**3D VIEW
 -LOOKING TO NORTHEAST**

| | |
|--------------|---------------|
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| A5.0 | |



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**3D VIEW
 -LOOKING TO NORTHWEST**

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**AERIAL VIEW
 -LOOKING TO NORTHWEST**

| | |
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| DRAWING NO.: | REVISION No.: |
| A5.2 | |



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**AERIAL VIEW
 -LOOKING TO NORTH**

DRAWING NO.: **A5.3** REVISION No:



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**AERIAL VIEW
 -LOOKING TO NORTHWEST**

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**AERIAL VIEW
 -LOOKING TO SOUTHEAST**

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| A5.5 | |