



SITE DATA

CIVIC ADDRESS:
1125-1149 Cyrville Road
Legal Description:
PART OF LOT 27, CONCESSION 2 (Ottawa Front), Geographic Township of Gloucester, City of Ottawa
ZONING DATA

Dwell Unit	356 dwelling units	
Existing Zoning	MC	Proposed Zoning: TD2
Lot Area	No minimum	Required
	Total lot area: 7445 m ²	Provided
Setbacks	Front (active frontage street): 3m	Front (active frontage street): 3m
	Side (East+West): 3m	Side under 6 storeys: East: 3.6m West: 5.0m
Building Height	Over 6 storeys: 0m	Over 6 storeys: East: 12m West: 7.0m (12m to city's property)
	Rear: Under 6 storeys: 0m	Rear: 4.45m (phase 1) 11.2m (phase 2 under 6 storeys) 12m (phase 2 over 6 storeys)
Amenity Area	Minimum: 6.7m (2 storeys)	Private amenity space
	Maximum: 60m	Phase 1: 19m (6 storeys) Phase 2: 60.25m (20 storeys)
Parking	Total: 2,136 m ² (6m ² /dwelling unit)	Common amenity space
	Communal: 1,068 m ²	-Private balconies: 1010 m ² (phase 2) 1252 m ² (phase 1) -Indoor amenity: 190 m ² -Outdoor rooftop amenity: 1120m ² (phase 1) 448m ² (phase 2) -Outdoor ground amenity: 450m ² total common amenity space: 1,206m ²
Bicycle	201	365 (including 36 visitor parking)
Minimum Density	183 (0.5/dwelling unit)	183 (15 at ground, 168 at parking level 1)
Required Communal Outdoor Space	186 (250 units/net ha)	365
	149 m ² (2% of lot area at grade)	284 m ² (202 m ² in phase 1 / 82 m ² in phase 2)

Residential Statistics - GFA per City Definition

Level	Number of Floors	GFA	
L1	1	21,105 sq ft	1,961 sq ft
L2 - L5	4	98,100 sq ft	9,113 sq ft
L6	1	22,492 sq ft	2,090 sq ft
TOTAL	6	141,698 sq ft	13164 sq m

Level	Number of Floors	GFA	
L1	1	2,855 sq ft	265 sq m
L2	1	5,926 sq ft	551 sq m
L3-L20	18	103,284 sq ft	9595 sq m
TOTAL	20	112,065 sq ft	10411 sq m
TOTAL		253,763 sq ft	23575 sq m

Residential Statistics - Unit Counts

Level	Studio	1 Bed	2 Bed	3 Bed	Total	Number of Floors
L1	1	16	17	0	34	1
L2 - L5	1	14	21	1	37	4
L6	1	11	20	1	33	1
Total	1	83	121	5	215	

Level	1 Bed	2 Bed	3 Bed	Total	Number of Floors
L1	3	2	0	5	1
L2	4	4	0	8	1
L3-L20	4	4	0	8	18
Total	79	78	0	157	
TOTAL				372	

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
 It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.
 Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.
 Written dimensions shall have precedence over scaled dimensions.
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NO. REVISION	DATE
REVISIONS:	M/M/DD/YYYY
ISSUED FOR:	DATE
FOR REVIEW:	01/23/2024

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PROJECT:
Cyrville Multi-family Development - BUILDING A

1125 Cyrville Road, Ottawa, ON



CONSULTANT:

DRAWN BY: Designer
 DATE: 08/15/2023
 SCALE: 1/16" = 1'-0"
 JOB NO.: 2101
 SHEET TITLE: SITE PLAN

SITE PLAN

DRAWING No.: A100 REVISION No.:

D07-12-21-0214
 Dwg No. #18599



1 SITE PLAN
1/16" = 1'-0"