

DESIGN BRIEF

July 12, 2023

1125-1149 Cyrville Road, Ottawa

Multi-family Residential Development



Project Summary

Type of application: Site plan Control & Zoning

Date of pre-consultation: February 4, 2021

Legal Description: Part of Lot 27, Concession 2
(Ottawa Front)
Geographic Township of
Gloucester, City of Ottawa

Municipal Address: 1125-1149 Cyrville Road, Ottawa

This design brief has been prepared by J+S Architect on behalf of Westrich Pacific Corporation in support of Zoning By-Law Amendment and site plan control application to construct a multi-family development consisted of 2 buildings with total 366 dwelling units in two phases divided by underground storm water line easement. Phase one (Building A) is a 6-storey building containing 209 units; Phase two (Building B) is 20 storeys with 157 units.

The requested Zoning By-Law Amendment would change the zoning on the Subject Site from MC - Mixed-Use Centre Zone to appropriate "Transit Oriented Development Zone" (TD), Subzone TD2.

Project Vision

The site benefits from great access to public transit and many services and amenities located in the surrounding area. There is currently a multi-residential complex comprising residential and a hotel component proposed to the north of this property.

The proposed development together with its neighbouring properties will lead to enhanced streetscapes, increased support for the existing business, and increased vibrancy and safety of the neighbourhood while fostering future growth.



PROJECT SITE



Response to City Documents

The Official Plan land use designation for the subject property is Inner Urban Hub. The design guideline of Official Plan, zoning bylaw TD2 have been reviewed and consulted in preparation of this design brief, includes:

- Building masses have been prudently placed to define the street edge, create safe public and private spaces - Section 6.1.1.3)
- Creating unique building character by introduction of contemporary architectural expression and attractive landscaped courtyards - Section 2.5.1
- Parking facilities are located within underground parkade to minimize their impact on the public realm- Section 6.1.1.3)
- Outdoor amenity will be provided in the landscaped courtyard and roof deck open space - Section 4.11
- The development will provide a safe accessible place for pedestrians and vehicles by the way of separating pedestrian and vehicle traffic flow-Section 2.5.1.
- The proximity to the O-Train station and transit route along Cyrville Road will encourage the use of public transit- Section 6.1.1.3).
- Respecting the character of existing areas and future development urban fabric to integrate this development into the surrounding context by similar architectural articulation-Section 2.5.1.
- provide 3m setback along Cyrville Road to create active frontage street as public realm- Zoning Bylaw TD2.
- To maximize energy-efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment-Section 2.5.1.



Context Plan

The proposed development is located at Cyrville Road by Cummings Avenue and Ogilvie Road. Within 400 m is Cyrville O-Train East station.

The surrounding land uses are MC, TD2, TD3 and I1E. A future mixed-use high-rise development zoned TD3 is right to the northern adjacent property.



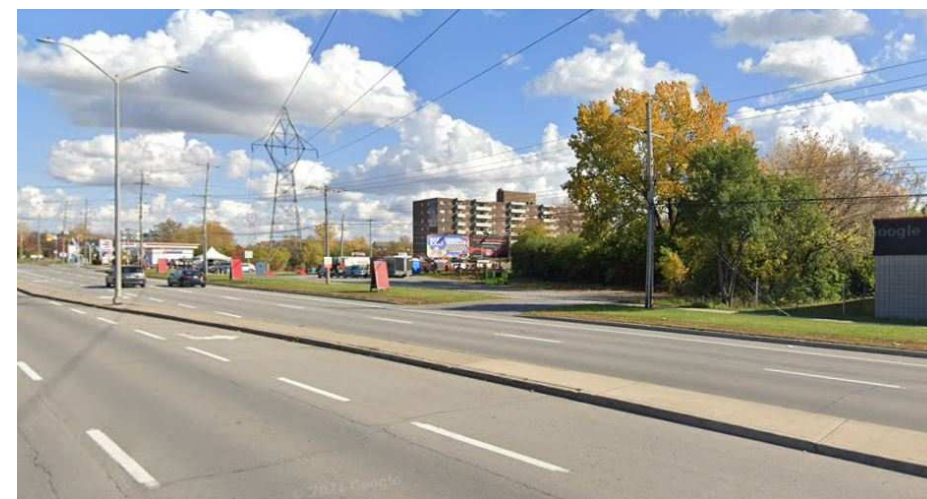
View 1: Looking Northwest @Cyrville Road



View 2: Looking East @Cyrville Road



View 3: Looking North @Cyrville Road



View 4: Looking South @Ogilvie Road



View 5: Looking West @Cummings Avenue

Design Proposal

Building Massing & Scale

There are four building massing options considered:

Option 1

Separated by easement right of way, two buildings located at south part of the lot facing Cyrville Road, one situated in the northern parcel. A central courtyard is formed by U-shaped building A and B.

Option 2

Similar to option 2, building A&B combined in one building with larger opening to the northern parcel.

Option 3

one 6-story building along Cyrville Road, a 12-story building at north side of the easement. Larger courtyard open space provides vibrant outdoor amenity to all residents.

Final option

Instead of proposing a 12-storey building, a 20-storey tower is introduced at the northern parcel.

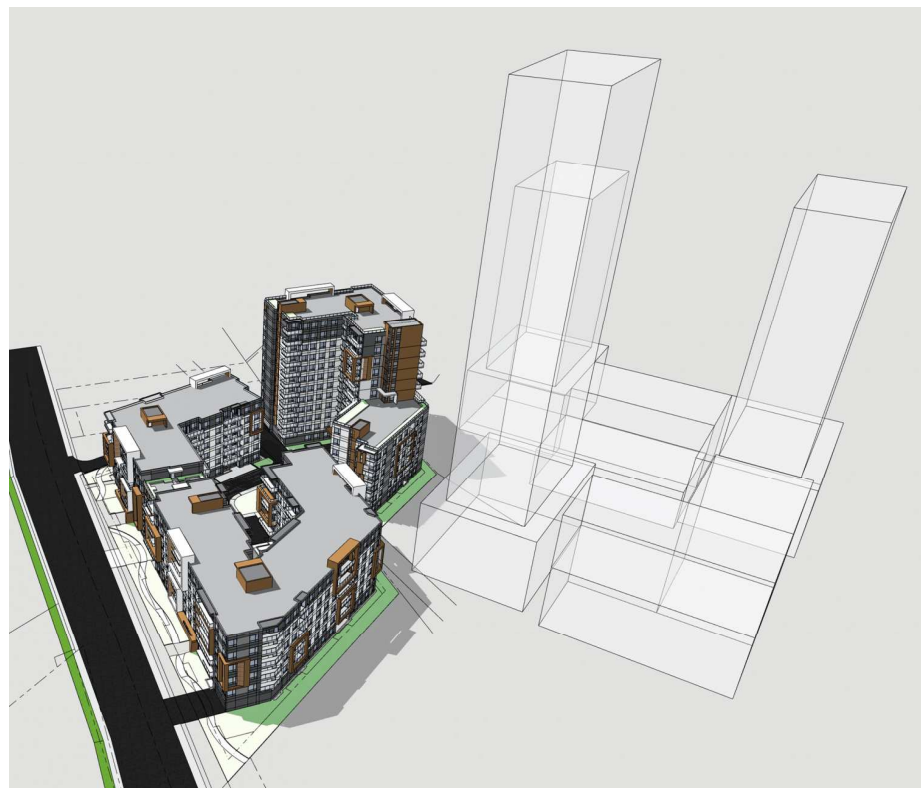
In comparison to other options, the final proceeded option will provide higher density which is encouraged in the Official Plan for this lot proximity to O-Train station.



Option 1



Option 2



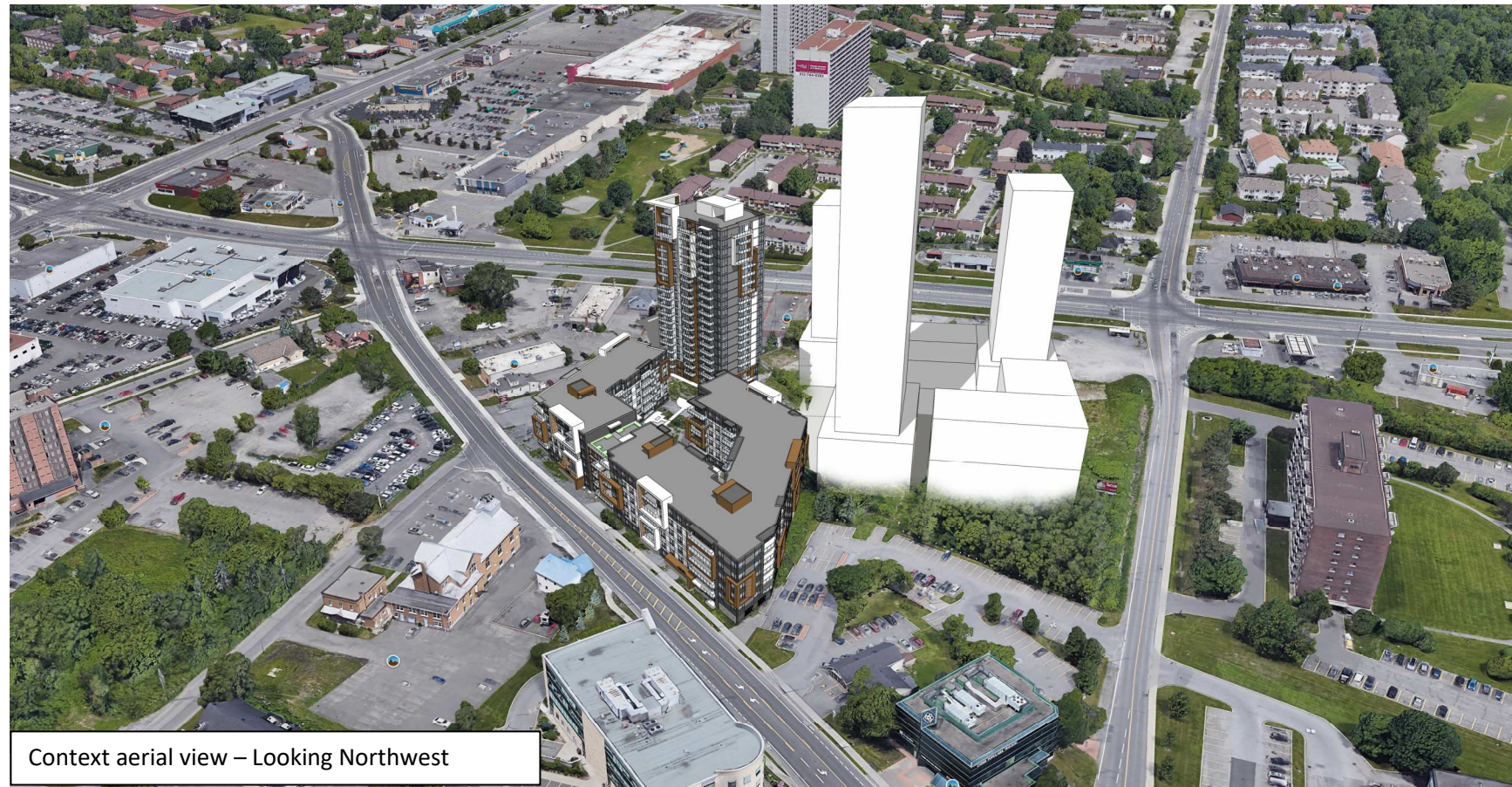
Option 3



Final Option

Context Study

The vision for this site is a mid-rise to high-rise development that seamlessly integrates with the surrounding context, reflects the significance of this unique site, and makes the most meaningful contribution to the community. The diagrams demonstrate the design approach, which starts with the unique geometry of the site and ends with a development that creates active frontage street as a public realm, maximizes green space, and revitalizes Cyrville Road.



Context aerial view – Looking Northwest



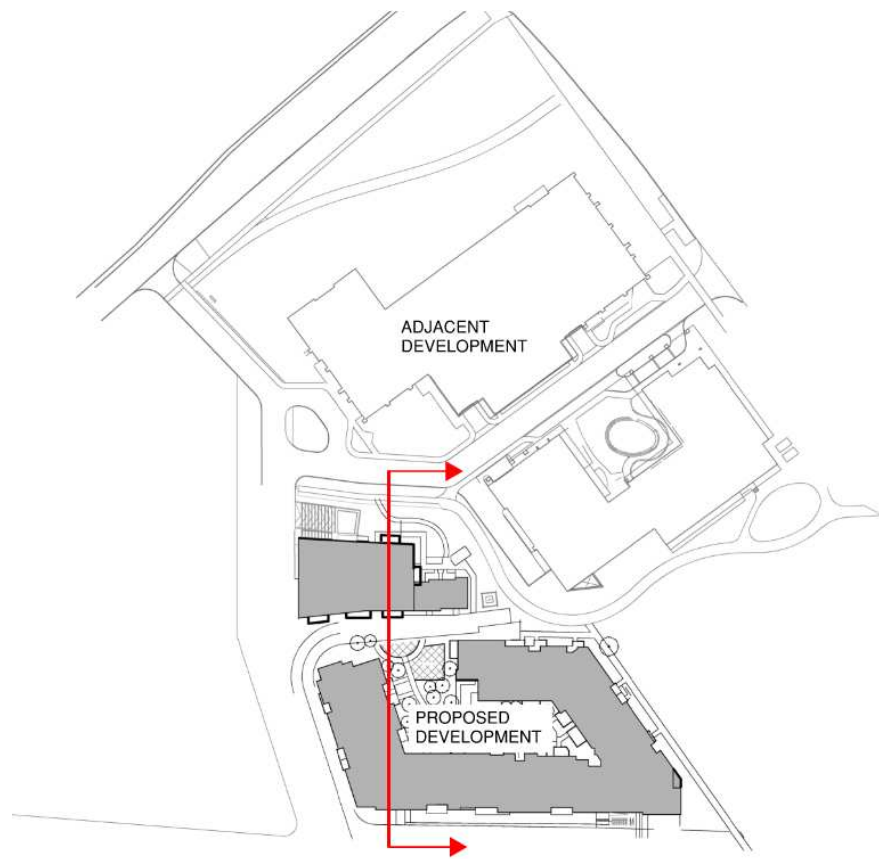
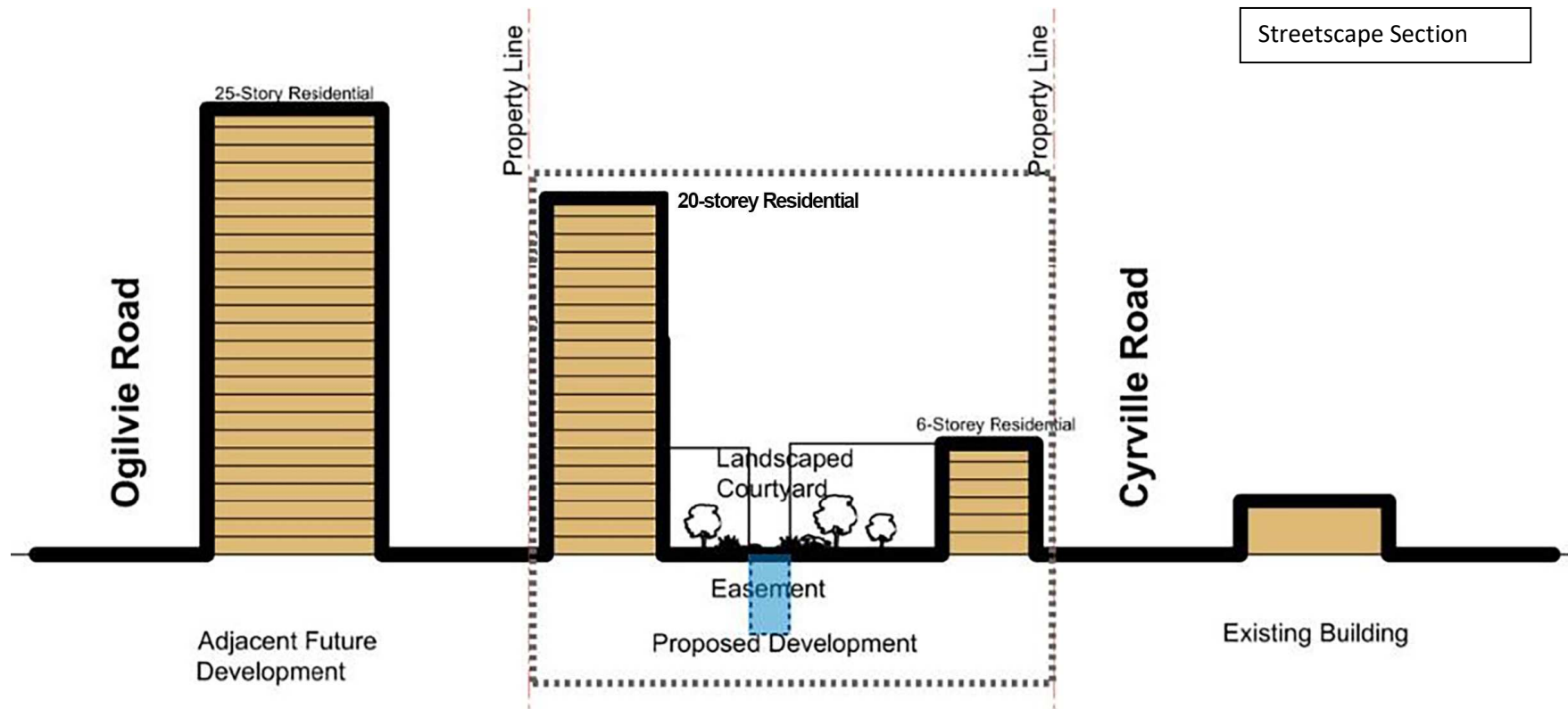
Context aerial view – Looking Southeast

Public Realm

The development provides multiple purposes setback along north property line (3.0m) to allow for better connection to the public road.

Along Cyrville Road, landscape with paved hard surface will be provided to the 3m setback and road dedication area to support the viability and vibrancy of the public street.

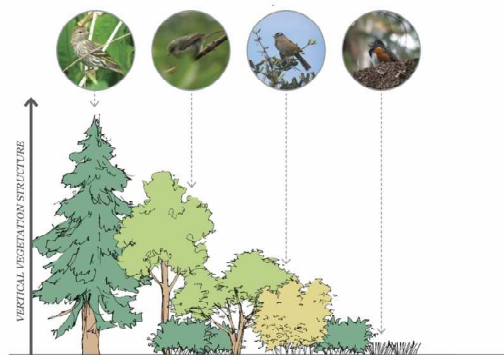
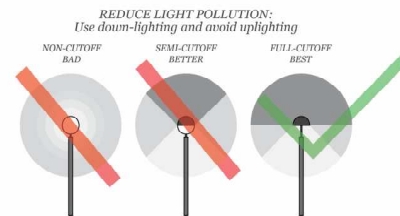
By utilizing different materials and small-scale balcony features, the building emphasises pedestrian-friendly streetscape articulation, allowing for a positive human-scale interaction.



Birds Friendly Design

Landscape Design

- Establish habitat features, including mature trees, native fruit bearing shrubs
- Provide vertical vegetation layers by creating ground cover, shrub, understory and tree canopy
- Plant shade-tolerant native ground cover and shrub plants
- Select a diversity of native and non-invasive plants
- Create green corridor



Building Design

- Smaller window in the building to minimize reflective glass area to reduce bird collision
- Well defined building edge to help birds finding open flyways.
- Reduce unnecessary light-spill
- Select down lighting over up lighting



Sustainability Statement

- Energy efficient LED lighting and equipment

LED lighting to be proposed throughout the project where it's possible.

High-efficient HVAC system

- EV charging parking stall

This development will consider vehicle stalls that are capable of conversion to electric vehicle in the future.

- Bicycle

A total 183 bicycle parking stalls to be provided within parkade to encourage sustainable commute behavior.

- Landscape

A variety of trees and shrubs will be planted surrounding and within the courtyard adding a variety of habitat to the site.

- Eco-Friendly Building Materials

By using brick veneer instead of full-size clay brick

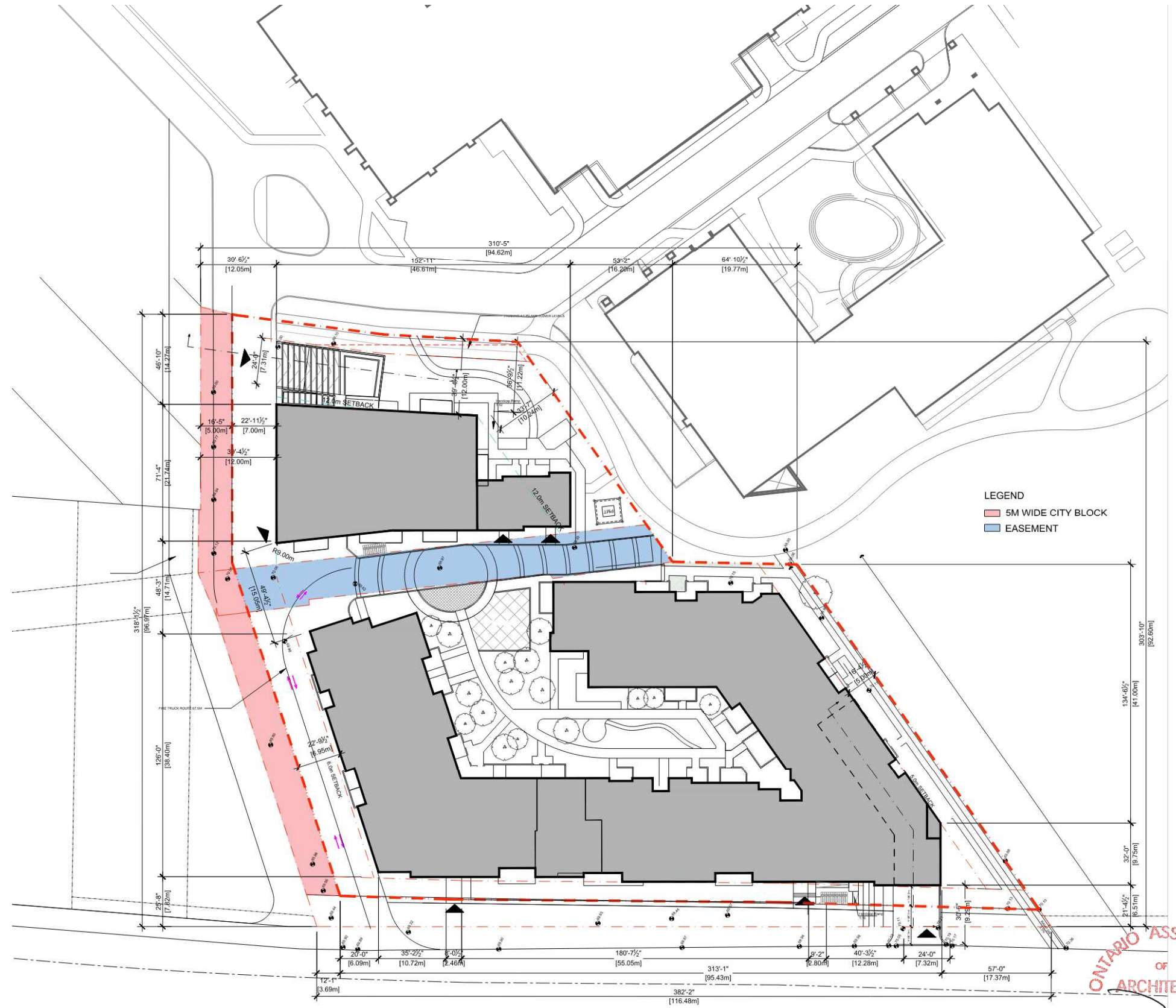
Wood framing for low-rise building A

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Building Design

Divided by easement right of way, the development consists of two parcels. A 20-storey building is located at northern parcel and a 6-storey building situated along Cyrville Road. A woonerf lane has been introduced between the 2 buildings to create pleasant space allowing for more living activities.



Site Plan



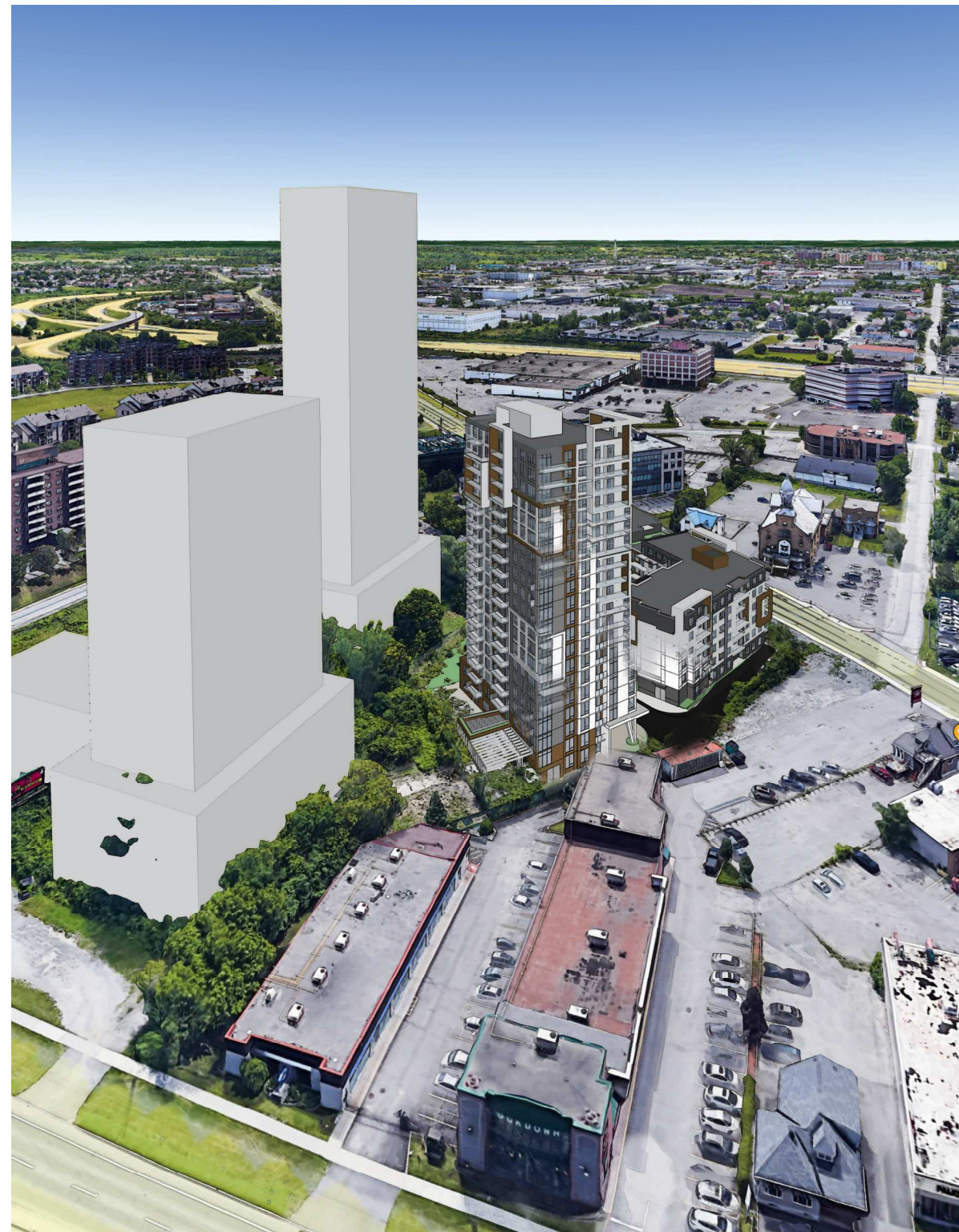
Aerial view – Looking Northwest



Aerial view – Looking Northeast



Aerial view – Looking Southeast



3D view – Looking Northeast



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3D view – Looking Northwest



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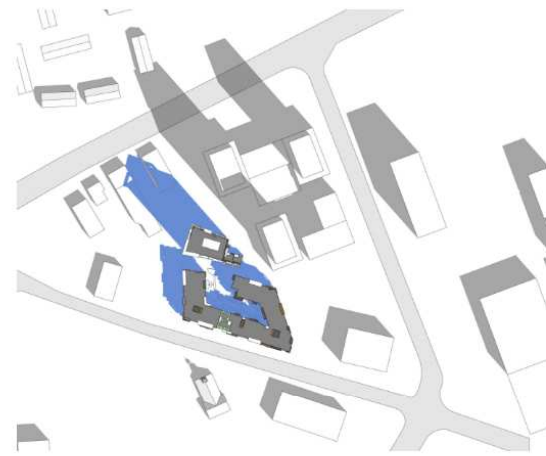
3D view – Building B Entrance



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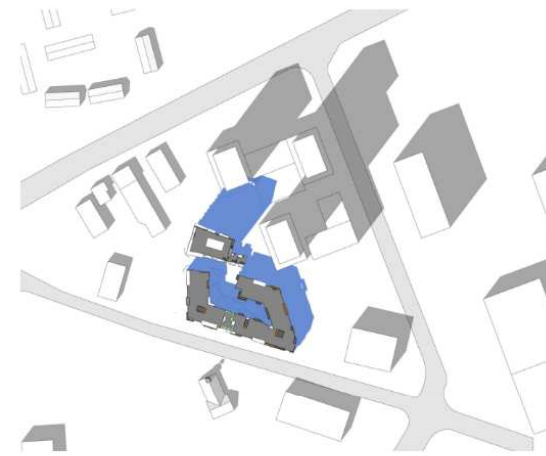
Shadow Study



MARCH/SEPT 21 - 10:00AM



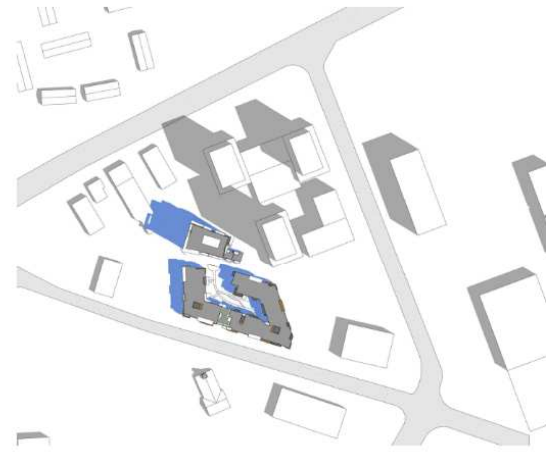
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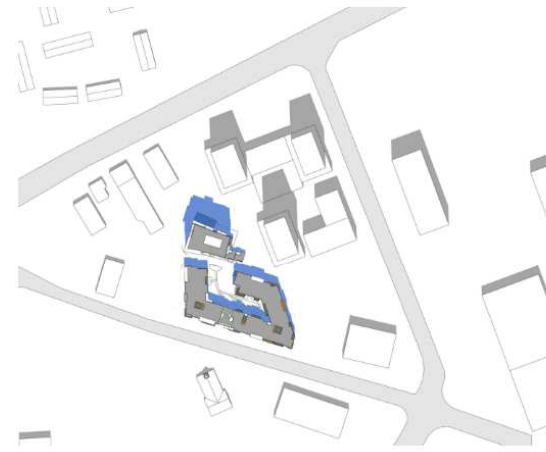
MARCH/SEPT 21 - 2:00PM



MARCH/SEPT 21 - 4:00PM



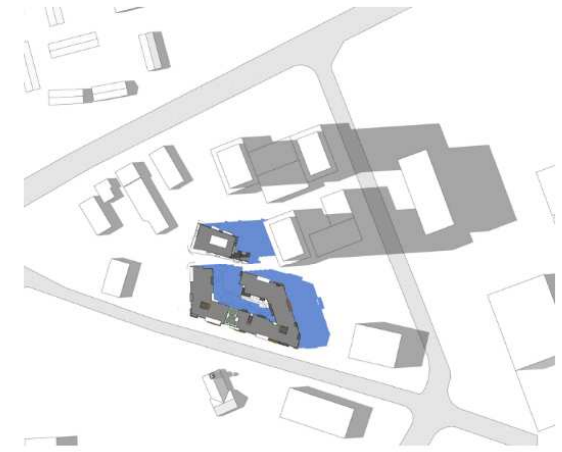
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DECEMBER 21 - 10:00AM



DECEMBER 21 - 12:00PM



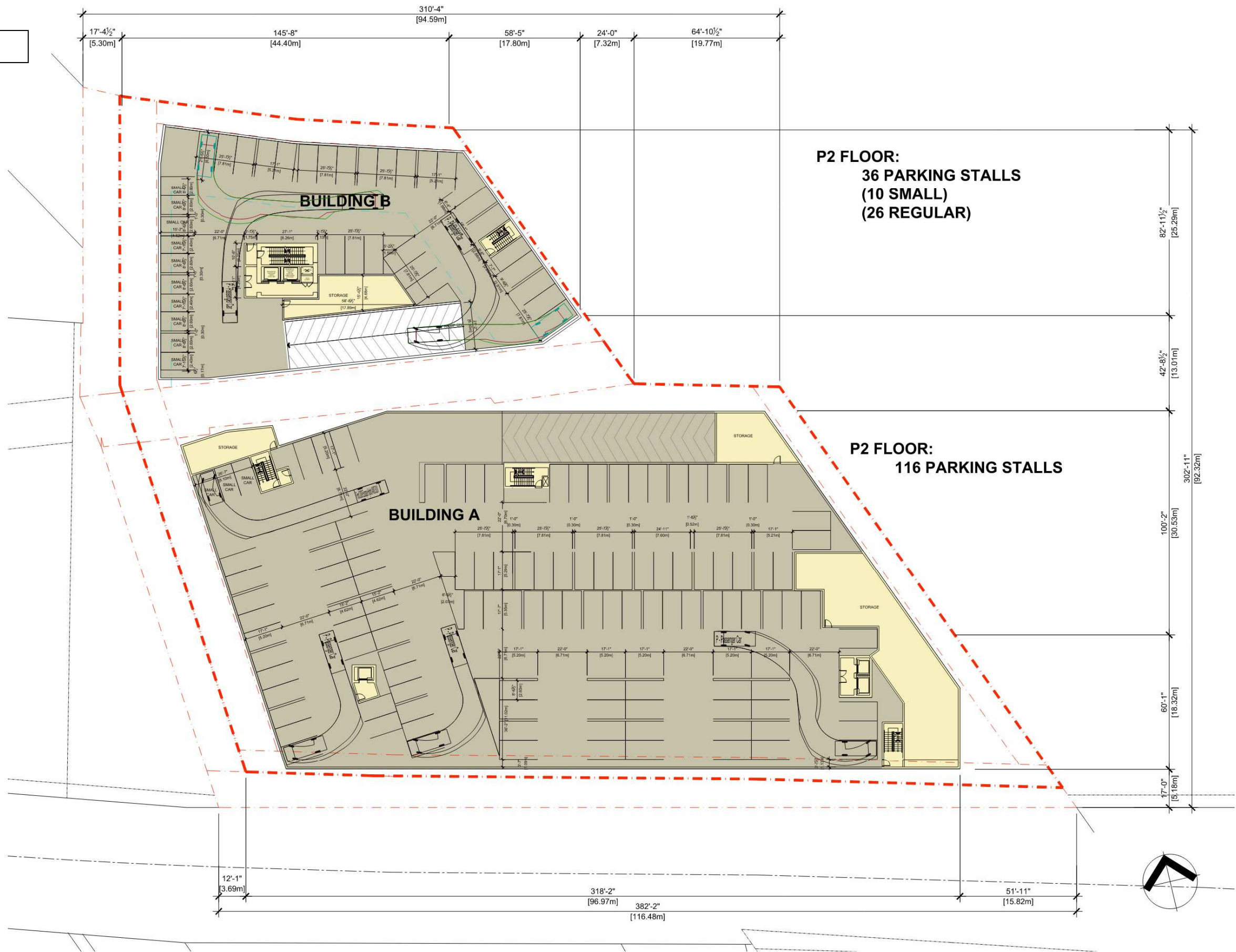
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DECEMBER 21 - 4:00PM



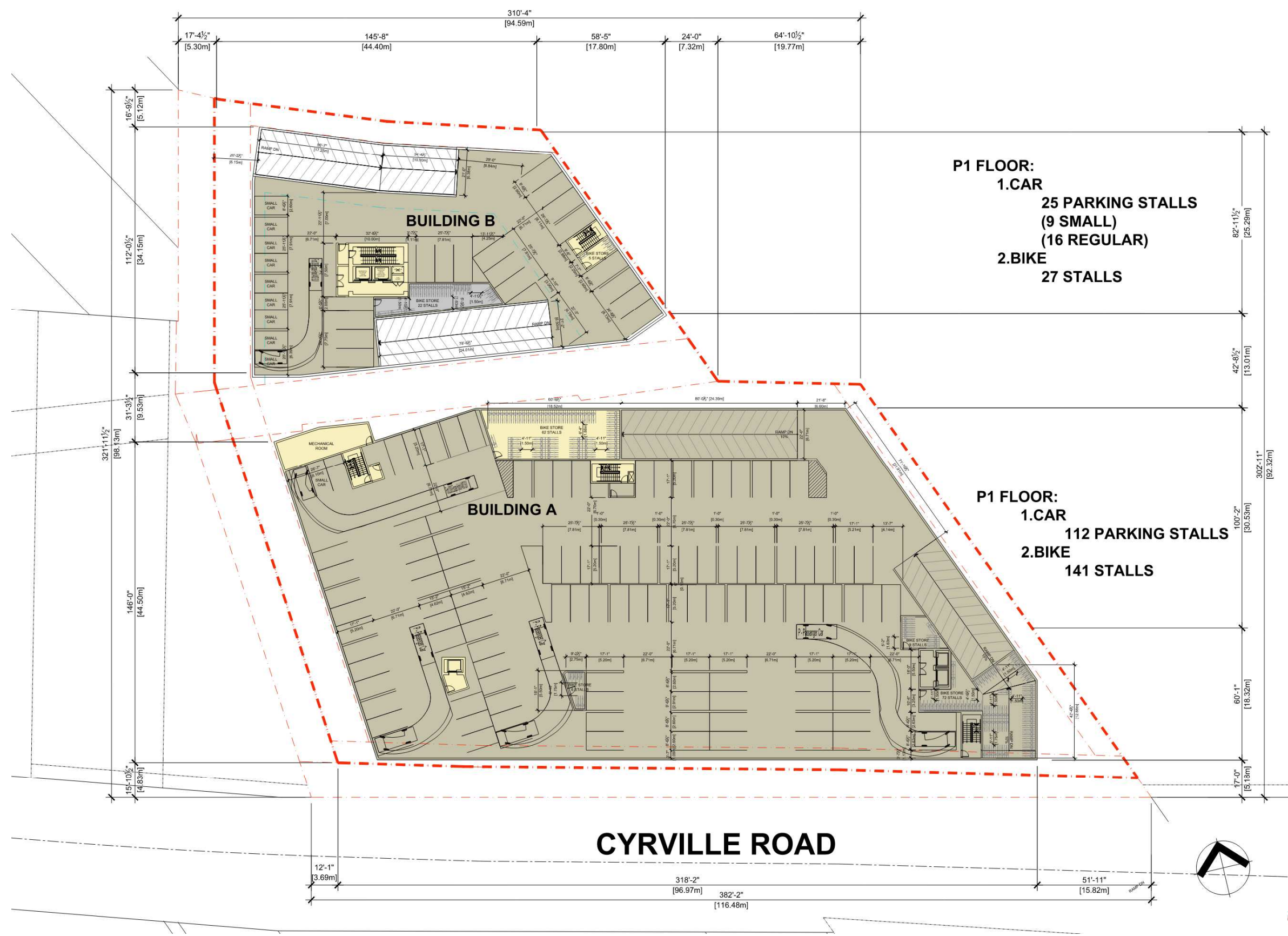
Parking Level 2 Plan



**P2 FLOOR:
36 PARKING STALLS
(10 SMALL)
(26 REGULAR)**

**P2 FLOOR:
116 PARKING STALLS**





Ground Floor Plan



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Level 2 Floor Plan



Level 3-5 Floor Plan



BUILDING A:

- STUDIO = 1
- 1 BEDROOM = 12
- 2 BEDROOM = 22
- 3 BEDROOM = 1

TOTAL: 36/FLOOR

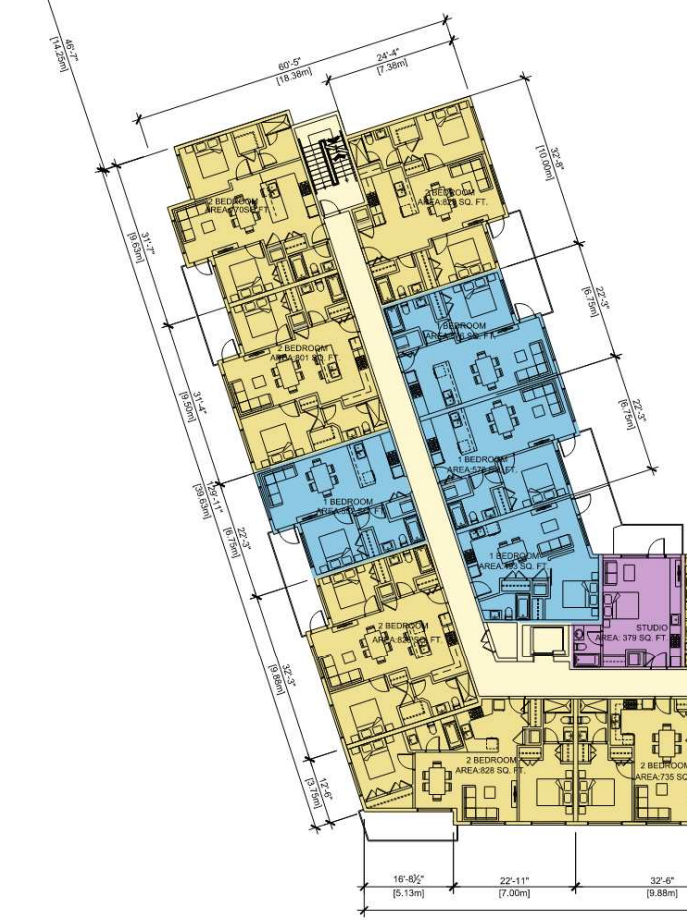
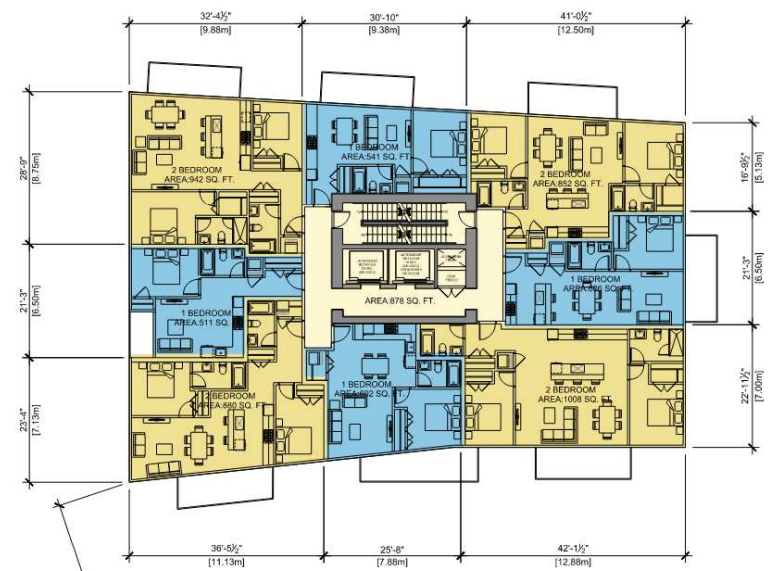
BUILDING B:

- 1 BEDROOM = 4
- 2 BEDROOM = 4

TOTAL: 8/FLOOR

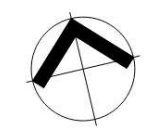


Level 6 Floor Plan-Building B



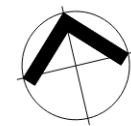
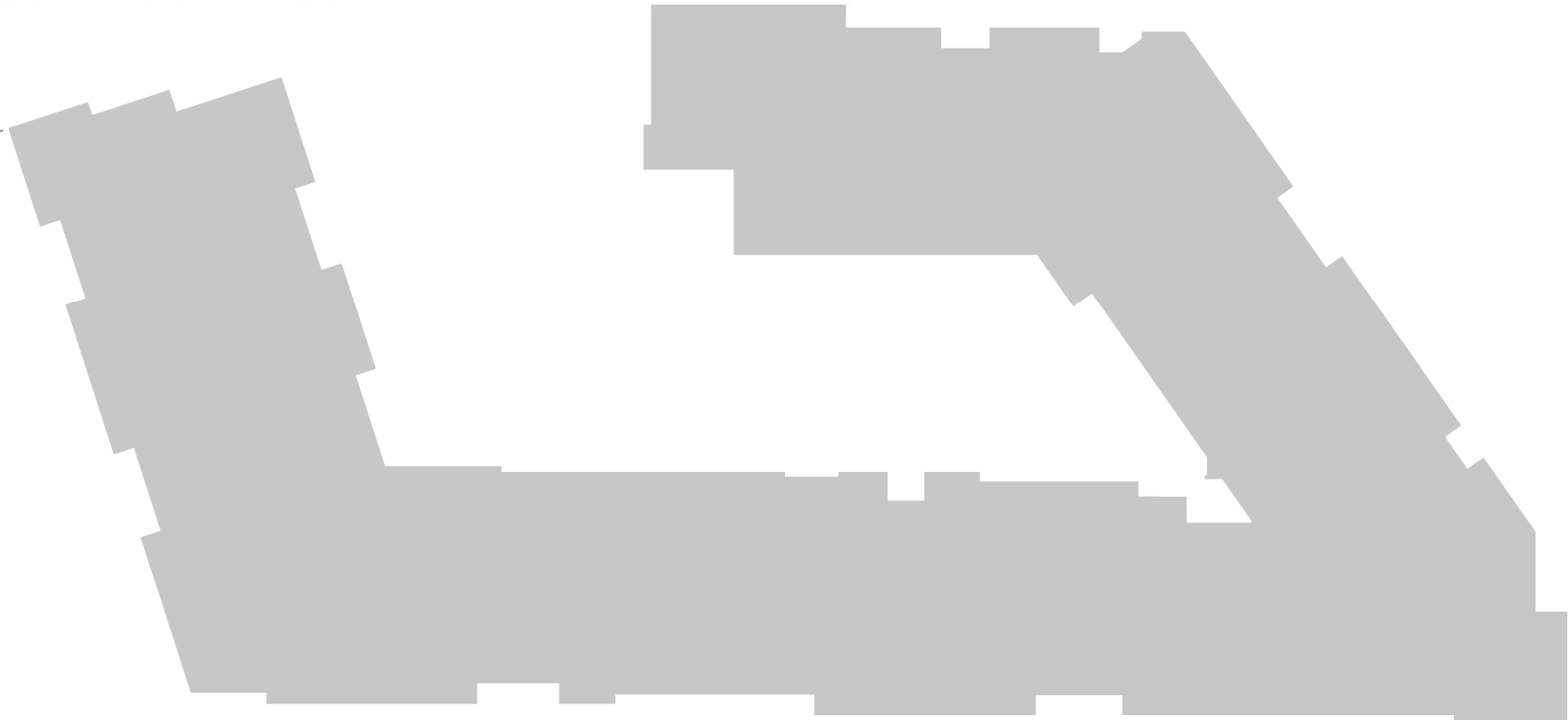
BUILDING A:
 1 BEDROOM = 9
 2 BEDROOM = 23
 3 BEDROOM = 1
TOTAL: 33/FLOOR

BUILDING B:
 1 BEDROOM = 4
 2 BEDROOM = 4
TOTAL: 8/FLOOR



Level 7-20 Floor Plan-Building B

BUILDING B:
 1 BEDROOM =4
 2 BEDROOM =4
 TOTAL: 8/FLOOR



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



- 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

- 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



North 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



LASER CUT PANELS ALONG THE PARKING RAMP



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