

Project Development Data - Residential Development
1125-1149 Cyrville Road, Ottawa, ON

A. Project: Multi-Family Residential

B. Legal Description: PART OF LOT 27, CONCESSION 2 (Ottawa Front), Geographic Township of Gloucester, City of Ottawa

C. Zoning: Existing Zoning: MC Proposed Zoning: TD2

D. Setbacks:
 Required: Front(active frontage street): 3m Side(East+West): Under 6 storeys: 0m Over 6 storeys: 12m Rear: Under 6 storeys: 0m Over 6 storeys: 12m
 Provided: Front(active frontage street): 3m Side under 6 storeys: East: 3.6m West: 5.0m Side over 6 storeys: East: 12m West: 7.0m(12m to city's property) Rear: 4.45m(phase1) 11.2m(phase 2 under 6 storeys) 12m(phase 2 over 6 storeys)

E. Building Height:
 Required: Minimum: 6.7m(2 storeys) Maximum: 60m
 Proposed: Phase 1: 18m(6 storeys) Phase 2: 60m(20 storeys)

F. Amenity Area:
 Required: 6m² per dwelling unit, and 10% of the gross floor area of each rooming unit 6m²*371units=2226m² 2226m²*50%=1113m² Communal Amenity Space
 Provided: Private Balconies Required Balcony Area: 25,829 sq ft
 Phase 1: 16,943 sq ft
 Phase 2: 16,193 sq ft
 Total: 33,136 sq ft
 Amenity Area Required: 7,303 sq ft Provided: 8,282 sq ft

G. Communal Outdoor Space:
 Required: 2% of lot area at grade = 1,501 sq ft
 Provided: 15,223 sq ft

H. Parking:
 Required: 0.5 per Dwelling Unit 371 Dwelling Units = 185.5
 Required Visitor: 0.1 per Dwelling Unit 371 Dwelling Units = 37.1
 Total = 223
 Provided: Phase 1: 211 (including 7 disability parking stalls) Phase 2: 133 Total: 344

I. Bicycle:
 Required: 0.5 per Dwelling Unit 371 Dwelling Units = 185.5
 Provided: 15 at ground 176 at parking level 1 Total = 191

J. Site Coverage Calculations:

	Prior to Road Dedication		After Road Dedication(5.0 m)	
	Gross Site Area	Building Footprint Area	Gross Site Area	Building Footprint Area
Gross Site Area	80,130 sq ft	7444 sq m	75,040 sq ft	6971 sq m
Building Footprint Area	36,647 sq ft	3405 sq m		
Site Coverage Percentage	45.7%		48.8%	

K. Floor Space Index (FSI) Calculation:

Site Use	Gross Site Area	Prior to Road Dedication		After Road Dedication (5.0m)	
		Proposed Gross Floor Area	Proposed FSI	Proposed FSI	Proposed FSI
Residential	80,130 sq ft	258,291 sq ft	3.22	3.44	

L. Residential Statistics - Floor Areas

BUILDING A.

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Service Area per Floor	Total Service Area	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)	Balcony Area per Floor	Balcony Area (All Floors)	Indoor Amenity (All Floors)
L1	1	21,112 sq ft	21,112 sq ft	7,630 sq ft	7,630 sq ft	134 sq ft	134 sq ft	21,112 sq ft	21,112 sq ft	3,139 sq ft	3,139 sq ft	0 sq ft
L2 - L5	4	24,679 sq ft	98,316 sq ft	3,863 sq ft	15,452 sq ft	134 sq ft	536 sq ft	24,679 sq ft	98,316 sq ft	2,796 sq ft	11,184 sq ft	0 sq ft
L6	1	22,905 sq ft	22,905 sq ft	3,668 sq ft	3,668 sq ft	134 sq ft	134 sq ft	22,905 sq ft	22,905 sq ft	2,620 sq ft	2,620 sq ft	541 sq ft
TOTAL	6		142,333 sq ft		26,750 sq ft		804 sq ft		142,333 sq ft		16,943 sq ft	541 sq ft

BUILDING B.

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Service Area	Total Service Area	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)	Balcony Area per Floor	Balcony Area (All Floors)	Indoor Amenity (All Floors)
L1	1	3,711 sq ft	3,711 sq ft	2,850 sq ft	2,850 sq ft	494 sq ft	494 sq ft	3,711 sq ft	3,711 sq ft	486 sq ft	486 sq ft	587 sq ft
L2	1	6,321 sq ft	6,321 sq ft	1,067 sq ft	1,067 sq ft	48 sq ft	48 sq ft	6,321 sq ft	6,321 sq ft	1,376 sq ft	1,376 sq ft	0 sq ft
L3	1	6,102 sq ft	6,102 sq ft	831 sq ft	831 sq ft	48 sq ft	48 sq ft	6,102 sq ft	6,102 sq ft	1,802 sq ft	1,802 sq ft	0 sq ft
L4-L20	17	5,872 sq ft	99,824 sq ft	831 sq ft	14,127 sq ft	48 sq ft	816 sq ft	5,872 sq ft	99,824 sq ft	737 sq ft	12,529 sq ft	0 sq ft
Roof												
TOTAL	20		115,958 sq ft		18,875 sq ft		1,406 sq ft		115,958 sq ft		16,193 sq ft	587 sq ft

TOTAL:

TOTAL	---	258,291 sq ft	45,625 sq ft	2,210 sq ft	258,291 sq ft	33,136 sq ft	1,128 sq ft
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M. Residential Statistics - Unit Counts

BUILDING A.

Level	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed+Den	3 Bed	Total	Number of Floors
L1	2	14	0	17	0	0	33	1
L2 - L5	2	13	0	21	0	1	37	4
L6	2	11	0	20	0	1	34	1
Total	12	77	0	121	0	5	215	
Distribution	6%	36%	0%	56%	0%	2%	100%	

BUILDING B.

Level	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed+Den	3 Bed/TH	Total	Number of Floors
L1	0	1	0	2	0	2	5	1
L2	0	4	0	3	0	0	7	1
L3 -L20	0	4	0	4	0	0	8	18
Total	0	77	0	77	0	2	156	
Distribution	0%	49%	0%	49%	0%	1%	100%	

TOTAL:

Total	12	154	0	198	0	7	371
Distribution	3%	42%	0%	53%	0%	2%	100%

BUILDING CODE ANALYSIS - OBC 2012

Building Size and Construction Relative to Occupancy - 3.2.2

Major Occupancies:	Group C - Residential - 6 Storey	Group F Division 3 - Parking Garage
OBC Governing Article:	3.2.43A	3.2.1.2
Construction Type:	Combustible or Non-Combustible	Non-Combustible
Building Height (Storey):	6	Any Height
Facing Number of Streets:	2	n/a
Sprinklered:	Yes	Yes
Permitted Building Area:	1500 m ² - 16146 SF	Any Area
Actual Building Area:	2,679 m ² - 28,836 SF (1 fire wall separates the building into 2 parts of 1,180 m ² and 1,499 m ²)	Building A: 4319 m ² - 46489 SF
Fire Walls:	2 HR	n/a

Assembly Ratings:

Major Occupancies:	Group C - Residential - 6 Storey	Group F Division 3 - Parking Garage
Firewall:	2 HR (3.1.10.2)	n/a
Floor:	1 HR (3.2.43A)	2 HR
Wall (Demising):	1 HR (3.3.4.2)	n/a
Wall (Load Bearing):	1 HR (3.2.43A)	2 HR
Roof:	1 HR (3.2.43A)	n/a
Mezzanine:	1 HR (3.2.43A)	n/a
Exit Facilities, Corridor:	1 HR (3.3.4.2)	n/a
Exit Facilities, Stair Shafts:	1 HR (3.4.4.1)	2HR (3.4.4.1)
Service Shafts:	45 Min (3.6.3.1)	1HR (3.6.3.1)
Elevator Shafts:	1 HR (3.5.3.1)	1.5 HR (3.5.3.1)
Janitor Rooms:	Unrated (3.3.1.20)	Unrated (3.3.1.20)
Storage Room:	1HR (3.3.4.3)	1HR (3.3.4.3)
Service Rooms:	1 HR (3.6.2.1)	1 HR (3.6.2.1)

Building A - Spatial Separation and Exposure Protection 3.2.3 - Table: 3.2.3.1.D

	Building North Elevation	Building West Elevation	Building South Elevation	Courtyard South Elev.	Courtyard East Elev.	Courtyard Northeast Elev.
Exposing Building Face Area (m ²):	999			1004		429
Unprotected Openings Area (m ²):	201			356		136
Limiting Distance (m):	4.38	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED.	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED.	7.35	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED.	5.8
L/R Ratio - H/L Ratio:	N/A			N/A		N/A
Sprinklered (Y/N):	YES			YES		YES
% UPO Permitted:	30%	LIMITING DISTANCES	LIMITING DISTANCES	66%	LIMITING DISTANCES	40%
% UPO Proposed:	20%	EXCEED 9.0m, OR BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10	EXCEED 9.0m, OR BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10	35%	EXCEED 9.0m, OR BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10	32%
Exterior Construction Requirements:	Combustible or Non-Combustible			Combustible or Non-Combustible		Combustible or Non-Combustible
Type of Cladding Required:	Non-Combustible			Non-Combustible		Non-Combustible
Fire Resistance Rating:	45 MIN			45 MIN		45 MIN

Fire Alarm and Detection System - 3.2.4

	Required	Provided
Single Stage:	Yes	Yes
Two Stage:	N/A	N/A
Signal to Fire Department:	Yes	Yes
Fire Detectors:	Yes	Yes
Smoke Detectors:	Yes	Yes
Smoke Alarms:	Yes	Yes
Voice Communications:	No	No

Provisions for Firefighting - 3.2.5

	Required	Provided
Location of Hydrant to Siamese Connection:	<45 m	<45 m
Fire Department Hose Connection:	Yes	Yes
Standpipe required:	Yes	Yes
Automatic Sprinkler System:	NFP13	NFP13
Annunciator Panel:	Yes	Yes

Separation of Major Occupancies - 3.1.3.1

Occupancy Type	FRR	REF
Between Group C and F-3:	2HR	3.2.1.2
Service Room:	1HR	3.6.2.1
Janitor Room:	Unrated	3.3.1.20
Storage Locker:	1HR	3.3.4.3

Occupant Load - 3.1.17.1 - Building A

Level	Occupant Load
Parkade Level 1 and 2:	46 sm/person x 4325 sm = 94 Persons
Parkade Total:	188
Residential Level 1:	2 person / sleeping room x 50 rooms = 100
Residential Level 2-5:	2 person / sleeping room x 240 rooms = 480
Residential Level 6:	2 person / sleeping room x 56 rooms = 112
Residential Total:	692

Exit Width - 3.4.3.2

	Required Widths	Provided Widths
Door:	Min. 800 mm	915 mm per door
Stair:	Min. 1100 mm	1168 mm per stair
Parkade Level 1 and 2:	6.1mm/person x 94 persons = 574mm	Parkade Level: 3 exit doors at 915 mm = 2745 mm
Residential Level:	6.1mm/person x 120 persons = 732mm	4 exit doors at 915mm = 3660mm
Level 1-6 (Door):	8mm/person x 120 persons = 960mm	4 exit stairs at 1168mm each
Level 1-6 (Stair):	min. 1 door @ 800mm each unit	915mm door at each unit



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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
ISSUED FOR:	DATE
Issued for Building Permit	04/02/2024

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PROJECT: **Cyrville Multi-family Development - BUILDING A**

1125 Cyrville Road, Ottawa, ON



CONSULTANT:

DRAWN BY: Designer	SEAL: ASSOCIATION of ARCHITECTS
DATE: 08/15/2023	
SCALE:	
JOB NO.: 2101	2024-04-07

CODE ANALYSIS AND PROJECT DATA

Building A Phase 1

DRAWING No.: **A003** REVISION No:

Plan #18599 D07-12-21-0214