

1125 Cyrville Road Ottawa Street

Site Plan & Zoning Bylaw Amendment Applications
November 2021



Prepared By:

HP Urban Inc.
613-899-3464
Peter.Hume@hpurban.ca

Introduction

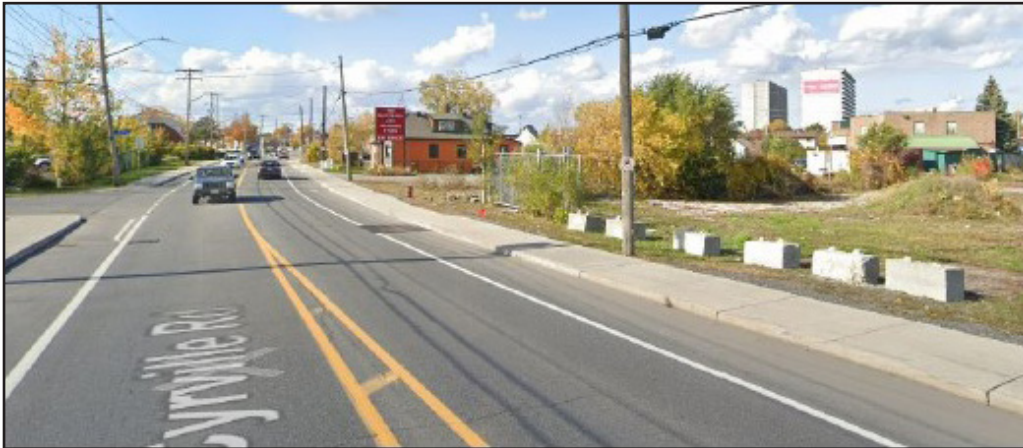
This rationale will support the Site Plan and Zoning Bylaw Amendment applications for the located at 1125 Cyrville Road. Westrich Pacific Corporation proposes to construct a multifamily development consisted of 2 buildings with total 354 dwelling units in two phases divided by underground storm water line easement. Phase one (Building A) is a 6-storey building containing 208 units; Phase two (Building B) is 6 to 12 storeys with 146 units.



PROJECT SITE

Site Context and the Surrounding Area

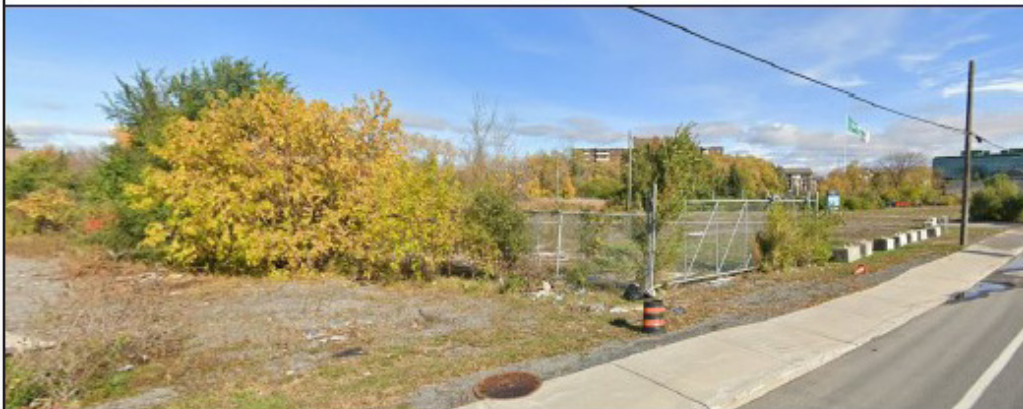
The proposed development is located on Cyrville Road by Cummings Avenue and Ogilvie Road. Within 400 metres is Cyrville O-Train East station in the Cyrville Transit Oriented Development Zone. The surrounding land uses are MC, TD2, TD3 and I1E. A future mixed-use high-rise development (LUX Place) zoned TD3 is right to the northeast on an adjacent property.



View 1: Looking Northwest @Cyrville Road

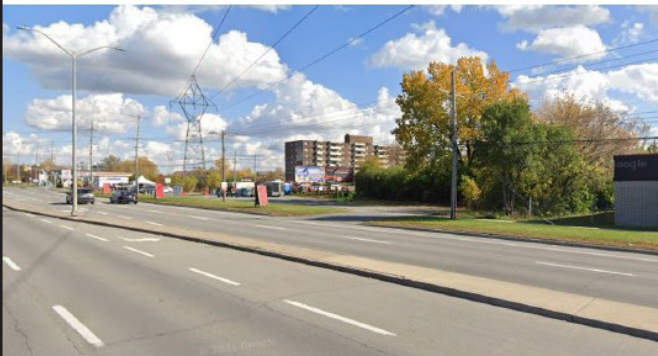


View 2: Looking East @Cyrville Road



View 3: Looking North @Cyrville Road

Site Context and the Surrounding Area



View 4: Looking South @Ogilvie Road



View 5: Looking West @Cummings Avenue

Site Context and the Surrounding Area

The Subject Site is bounded by:

NORTH - a series of multi residential sites of condominium and rental dwellings units located along Ogilvie Road just across the actual site.

EAST - across from the Subject Site, is the LUX Project and on the opposite side of Cummings Avenue is an older, eight storey apartment building and a one storey commercial building. Further to the east Richcraft has constructed higher density residential buildings.

SOUTH - one parcel at the angle of Cummings Avenue and Cyrville Road is occupied by a three (3) storey office building (Caisse Populaire).

WEST - Sites just west of the proposed development along Cyrville Road are vacant.

Westrich Pacific Corporation is submitting the following 2 applications:

Zoning By-law Amendment (ZBLA)

The ZBLA would rezone the site from Mixed-Use Centre Zone MC [1957] F (1.1) H (15) to the following zone:

- TD – Transit Oriented Development Zone – TD2

Site Plan Application

The site plan application would allow the construction of 2 buildings with total 354 dwelling units in two phases divided by underground storm water line easement. Phase one (Building A) is a 6-storey building containing 208 units; Phase two (Building B) is 6-12 storey building with 146 units.

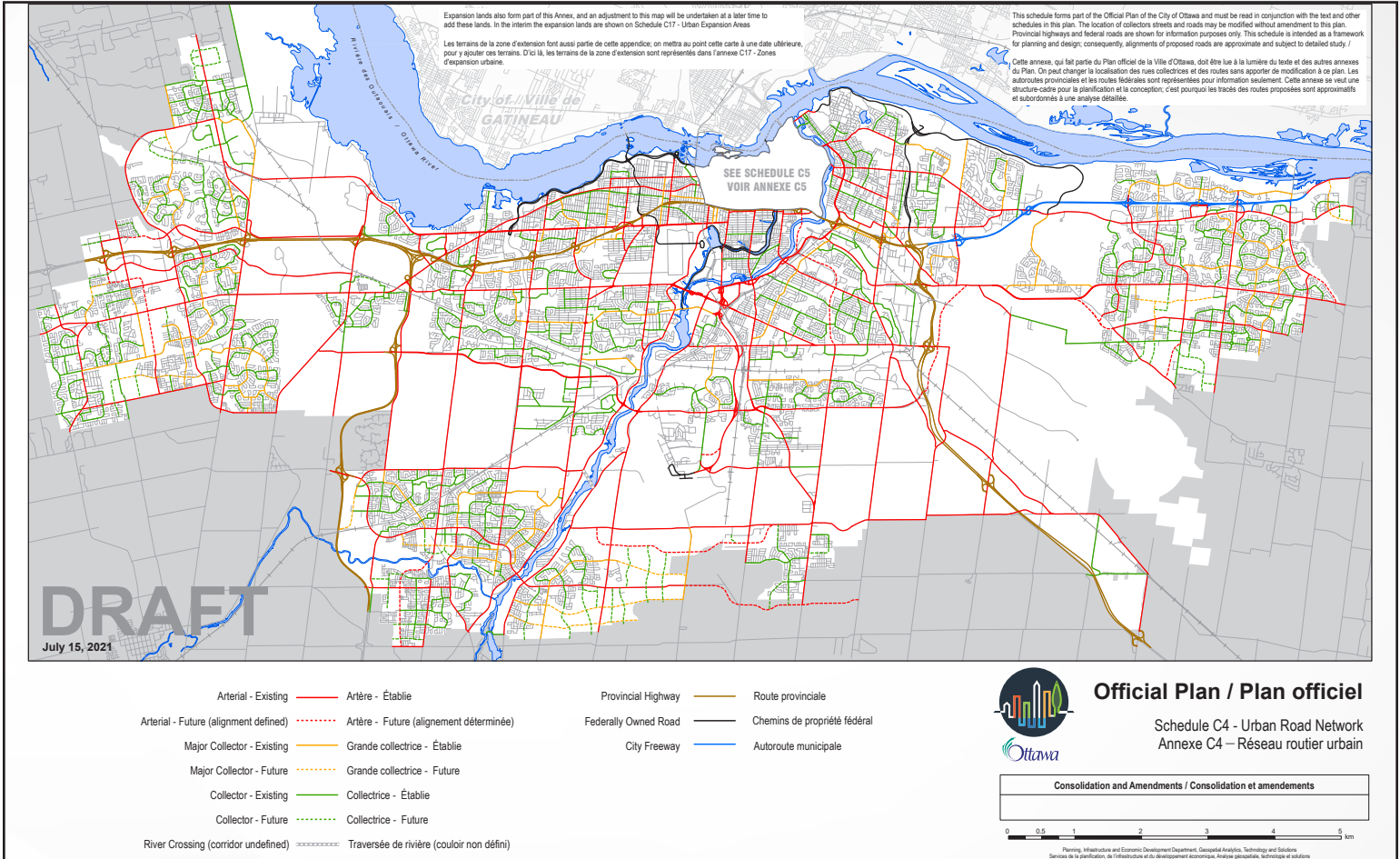
Subject Lands

The subject lands are legally known as:

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

Roads

Schedule C4 – Urban Road Network of the City’s new Official Plan designates Cyrville Road west of Cummings as a Collector Roadway and Cyrville east of Cummings, Ogilvie and Cummings Avenue as Arterial roadways.



Arterial Roads are major roads which carry large volumes of traffic over longer distances. They function as major corridors in most villages providing connectivity for all modes of transportation: car and truck traffic, pedestrians, public utilities, cyclists, and transit.

Collector Roads serve neighbourhood travel needs to and from major collector or arterial roads and provide access to the local road network serving the community.

The Provincial Policy Statement (PPS) (2020)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The Section 3 Subsection 5 of the Planning Act requires that planning decisions be consistent with the current policy statements and those decisions shall conform with the provincial plans that are in effect on the decision date.

Excerpts from the PPS (2020) are used to test the constancy and conformity of the proposed zoning and site plan.

Building Strong Healthy Communities

Policy Section 1.1.1 Healthy, liveable, and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term; (1.1.1 (a))
- accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs. (1.1.1 (b))

Policy Section 1.1.3 Settlement Areas

- Settlement areas shall be the focus of growth and development. (1.1.3.1)
- New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities. (1.1.3.6)

Housing Policy 1.4

- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 1. establishing and implementing minimum targets for the provision of housing which is affordable to low- and moderate-income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities

may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities (1.4.3 (a))

2. directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;(1.4.3 (c))
3. promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;(1.4.3 (d))

The proposed site plan and requested zoning are “are consistent with and conform to” the PPS (2020).

The proposed site plan supports the key objective of efficient land use patterns and densities that creates a community that will meet long term needs and will help financial sustain both the City of Ottawa and the Province of Ontario over the long term.

City of Ottawa Official Plan (2003, Consolidated)

For the purposes of this rationale, the policies of the old and new City of Ottawa Official Plan have been reviewed with respect to the proposed development.

The subject lands are designated Mixed Use Centre on Schedule B – Urban Policy Plan. Although the subject lands are discussed in detail in the Cyrville TOD Plan which are outlined later in this rationale Policy 3.6.2 – Mixed Use Centre and Town Centres of the Official Plan does provide general guidance and support for development of the subject lands.

Mixed Use Centres are a critical element in the City’s growth management strategy, being areas with potential to achieve high densities and compact and mixed-use development oriented to rapid transit. OP Page 3-16

The Plan contemplates that sites within an 800m walking distance of one or more rapid transit stations are opportunities to achieve high densities of housing through intensification and redevelopment of older sites and development of vacant land. It also contemplates High-Rise Buildings. The subject site is with 800 metre walking distance of the Cyrville rapid transit station.

Section 2.51 of the Official Plan speaks to the issue of community design.

The proposal for subject lands must be sensitive, flexible, complimentary and must fit well into the wider community context.

- Introducing new development and higher densities into existing areas that have developed over a long period of time requires a sensitive approach and a respect for a community’s established characteristics.
- Allowing for some flexibility and variation that complements the character of existing communities is central to successful intensification.

- compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, can enhance an established community through good design and innovation and coexists with existing development without causing undue adverse impact on surrounding properties.

The site plan which shows the building massing at 6 stories and the larger 12 storey building to the rear complimenting the abutting LUX development and does not overwhelm community. The fact that the Cyrville Streetscape is 6 storey brings a human scale to the development.

The Official Plan states in Section 4.11 that the compatibility of a development application will be evaluated in the context of this Section. Section 4.11 provides guidance on compatibility against which the subject lands are tested:

1. Development Scale
 - The scale of the proposed development is similar to the surrounding community in that it comprises medium and high-rise residential development, pathways and dedications to new roads. The density is different from the lands to the west, but those lands are expected to redevelop to similar density.
2. Traffic
 - Stantec has prepared a Community Transportation Study (CTS) which concludes that the development will not adversely impact the surrounding transportation network.
3. Access
 - The concept plan shows an access to Cyrville Street. As a result, the CTS does not identify any concerns with respect to the access to the subject lands.
4. Outdoor Amenity Area
 - Outdoor amenity areas will be provided in and around the subject property. In addition, each unit will have private outdoor balcony space.
5. Lighting
 - Standard Street lighting is proposed and will not have an impact on abutting properties.
6. Noise and Air Quality
 - The proposed residential community will not generate any adverse noise impacts.
7. Sunlight
 - The building typology is medium and high rise, and a sun shadow study has been provided which shows minimal blockage or impedance of sun light on abutting amenity areas or abutting land uses.
8. Microclimate
 - Wind, snow drifting and temperature impacts on adjacent properties are not anticipated.

TRANSIT-ORIENTED DEVELOPMENT (TOD) Plans Lees, Hurdman, Tremblay, St. Laurent, Cyrville and Blair - January 29, 2014

The Cyrville Transit-Oriented Development plan set the stage for future transit-supportive or intensified land development in priority areas located near future Confederation Line stations.

Section 10.5 identifies approximately 99 ha. as the Cyrville Transit-Oriented Development Plan area. Figure 67 of the Cyrville TOD plan shows the subject lands with the TOD density code of TD2 and proposes a maximum height limit of 20 storeys.

The Plan is provided as an Annex to this rationale.

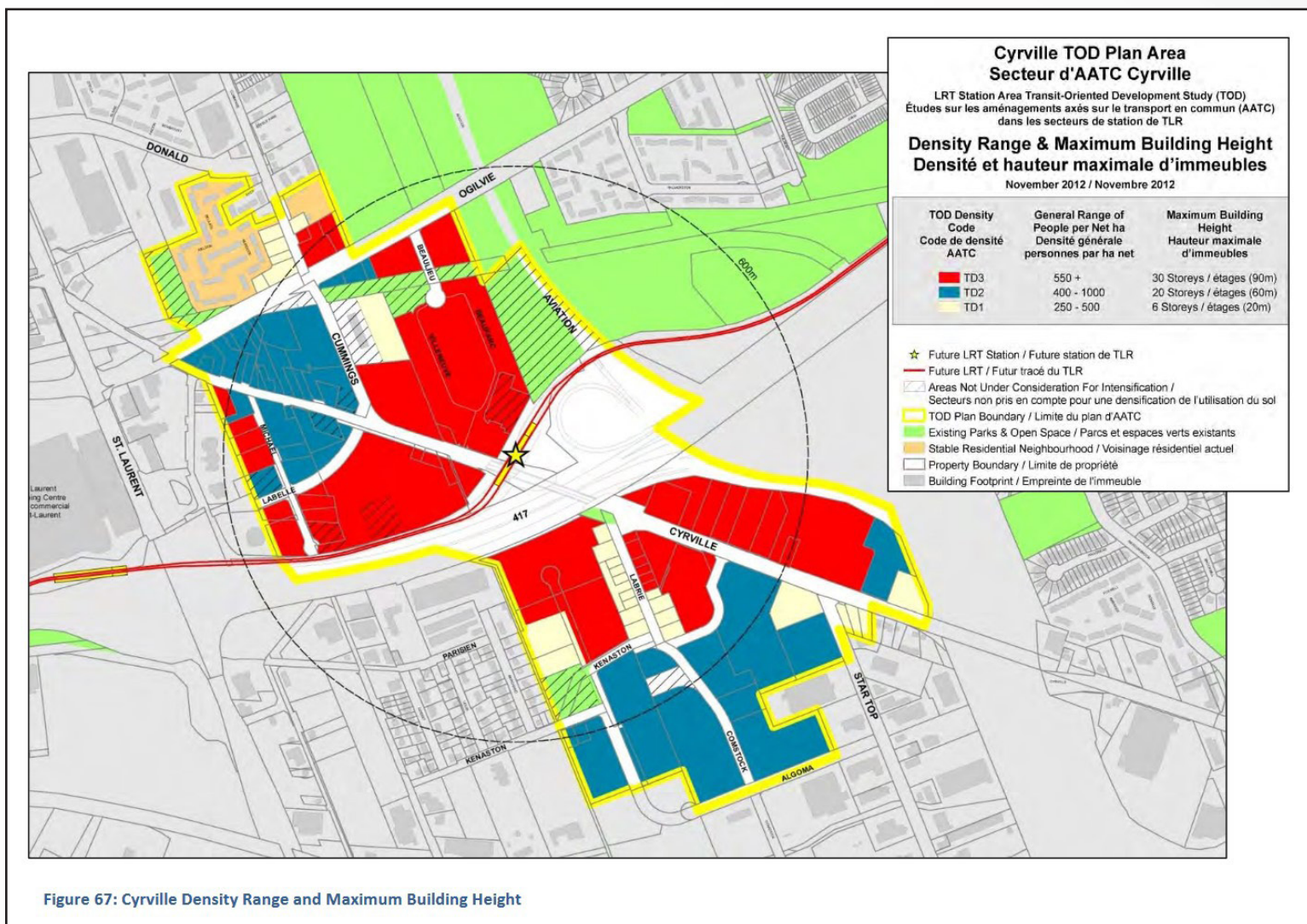


Figure 67: Cyrville Density Range and Maximum Building Height

The proposed zoning for the site is TD2 and the maximum height of the proposed buildings is 12 storeys conforming to the approved Cyrville TOD plan.

New City of Ottawa Official Plan (2021)

The subject lands are designated hub and evolving neighbourhood on Schedule B2 - Inner Urban Transect and Protected Major Transit Station Areas (PMTSA) on Schedule C1 - Protected Major Transit Station Areas (PMTSA).

PMTSAs permit a range of mid- and high-density housing types as well as a full range of non-residential functions and mandates minimum building heights and lot coverage requirements within PMTSAs as specified by the Inner East Lines 1 and 3 Secondary Plan.

The goals of the Inner Urban Transect are to enhance the urban pattern of built form, site design and prioritize walking, cycling and transit. The Hub designation provides focus for major residential and non-residential origins and destinations within easy walking access of rapid transit stations. Hubs also establish higher densities than surrounding areas conditional on an environment that prioritizes transit users, cyclists and pedestrians.

Hub policy encourages development within with the zone to:

- Place the highest density close to the transit station or stop so that transit is the most accessible means of mobility to the greatest number of people.
- Require minimum building heights in terms of number of storeys to ensure multi-storey structures where uses can be mixed vertically within the building.
- Shall establish safe, direct and easy-to-follow public routes for pedestrians and cyclists between transit stations and the proposed development.
- Create a high-quality, comfortable public realm that prioritizes active transportation.

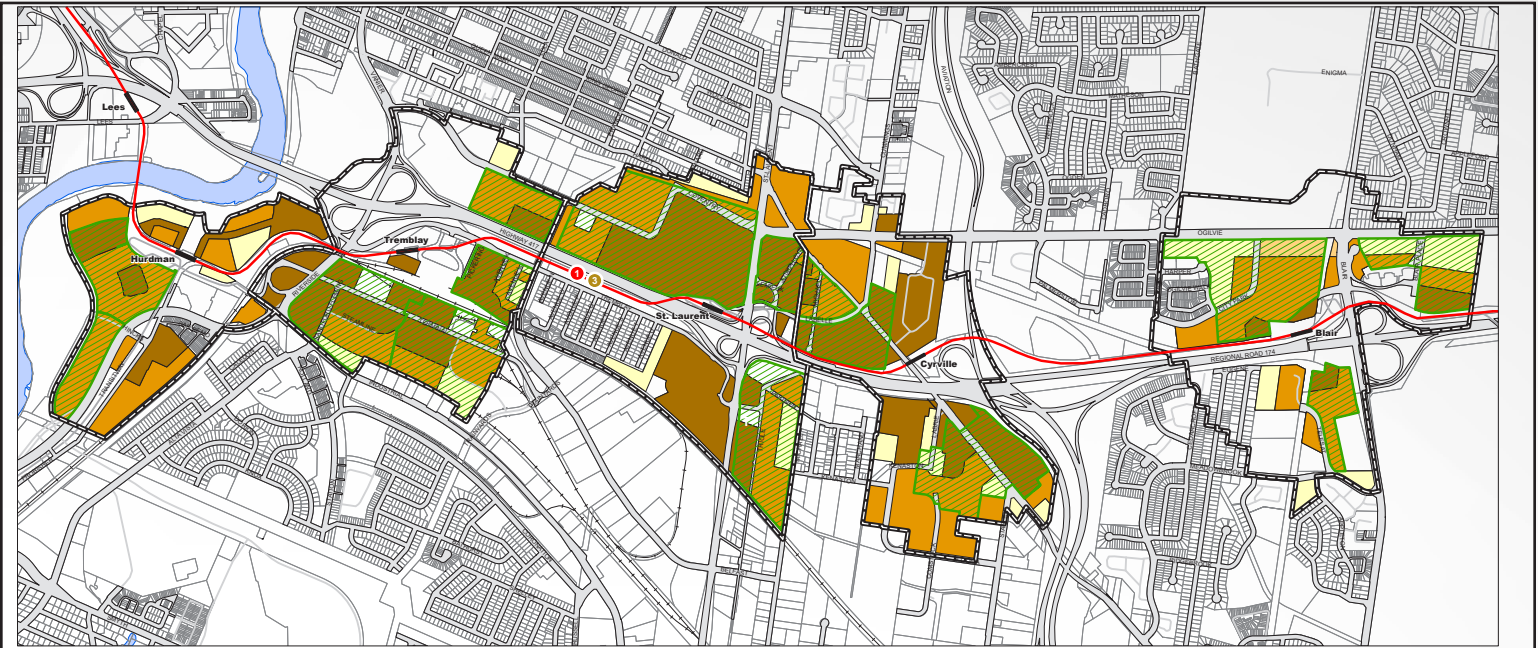
Buildings with a Hub designation should define and enhance the public realm through building placement, entrances, fenestration, signage and building facade design. Principal entrances should be situated to provide convenient pedestrian access to the transit station and the public realm.

Hub designation also seeks to place parking, loading, vehicle access, service entrances and similar facilities in locations that minimize their impact on the public realm.

Inner East Lines 1 and 3 Stations Secondary Plan (2021)

The Inner East Lines 1 and 3 Stations Secondary Plan establishes policy on maximum building heights and minimum densities within the Cyrville area. These building heights and densities are identified on Schedule A - Maximum Building Heights and Minimum Densities.

Schedule A shows the subject lands as part of Area B: Maximum height 20 storeys and Minimum density 250 units per net hectare (residential) and/or 1.0 floor space index (non-residential).




Inner East Lines 1 and 3 Stations / Stations des Lignes 1 et 3 du secteur intérieur est


SECONDARY PLAN - Volume 2

Schedule A - Maximum Building Heights and Minimum Densities


PLAN SECONDAIRE - Volume 2

Annexe A - Hauteurs maximales des immeubles et densité minimale

 Secondary Plan Boundary / Limite du plan secondaire

 District Requiring a Future Public Park / District nécessitant un futur parc public

 Light Rail Transit (LRT) / Transport en commun par train léger (TCTL)

 O-Train Lines / Lignes O-Train

MAXIMUM NUMBER OF STOREYS AND MINIMUM DENSITY NOMBRE D'ÉTAGES MAXIMAL ET DENSITÉ MINIMALE

- 30** Area A: Maximum height 30 storeys and Minimum density 350 units per net hectare (residential) and/or 1.5 floor space index (non-residential)
Secteur A : hauteur maximale 30 étages et densité minimale 350 unités par hectare net (résidentiel) et/ou rapport plancher-sol de 1,5 (non résidentiel)
- 20** Area B: Maximum height 20 storeys and Minimum density 250 units per net hectare (residential) and/or 1.0 floor space index (non-residential)
Secteur B : hauteur maximale 20 étages et densité minimale 250 unités par hectare net (résidentiel) et/ou rapport plancher-sol de 1,0 (non résidentiel)
- 16** Area C: Maximum height 16 storeys and Minimum density 150 units per net hectare (residential) and/or 0.5 floor space index (non-residential)
Secteur C : hauteur maximale 16 étages et densité minimale 150 unités par hectare net (résidentiel) et/ou rapport plancher-sol de 0,5 (non résidentiel)
- 6** Area D: Maximum height 6 storeys and Minimum density 150 units per net hectare (residential) and/or 0.5 floor space index (non-residential)
Secteur D : hauteur maximale 6 étages et densité minimale 150 unités par hectare net (résidentiel) et/ou rapport plancher-sol de 0,5 (non résidentiel)
- Area E:** Maximum Number of Storeys: See Volume 1, Section 3 / Minimum Density: See Volume 1, Section 2.
Secteur E : nombre d'étages maximal: consultez le volume 1, article 3 / Densité minimale: consultez le volume 1, article 2



Consolidation and Amendments /
Consolidation et amendements



Planning, Infrastructure and Economic Development Department,
Geospatial Analytics, Technology and Solutions
Services de la planification, de l'infrastructure et du développement économique,
Analyse géospatiale, technologie et solutions

Planning Applications

To achieve the development envisioned by the CDP and Secondary Plan will require the submission of two planning applications, a Site Plan and Zoning By-law Amendment.

Site Plan



T: 604 210 9698 | info@j+sarchitect.ca
205-603 KINGSBWAY, SUITEWAY, BC V5W 4M4
WWW.J+SARCHITECT.CA

Copyright reserved. This plan and design are and all other items herein the exclusive property of J+S ARCHITECT and may not be used or reproduced without their consent.

NO.	REVISION	DATE
ISSUED FOR:		
REVISIONS:		

PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
1125-1145 Cyrville Road,
Ottawa, ON



SCALE: 1/8" = 1'-0"

DATE: 08/08/21

DRAWN BY:

CHECKED BY:

JOB NO.: 2021-010

SHEET TITLE: SITE PLAN

DATE: 08/08/21

SCALE: A1.0

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:

Gross Site Area	90,286 sq ft	8388 sq m
Building Footprint Area	48,300 sq ft	4487 sq m
Site Coverage Percentage	53.5%	

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

Phase 1-2

Site Use	Gross Site Area	Proposed Total FAR Area	Proposed Gross F.A.R.
Residential	90,286 sq ft	302,292 sq ft	3.35

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	Indoor Amenity	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)
L1	1	21,719 sq ft	21,719 sq ft	6,828 sq ft	6,828 sq ft	28,547 sq ft	28,547 sq ft	0 sq ft	28,547 sq ft	28,547 sq ft
L2 - L5	4	26,068 sq ft	104,272 sq ft	3,986 sq ft	15,944 sq ft	30,054 sq ft	120,216 sq ft	0 sq ft	30,054 sq ft	120,216 sq ft
L6	1	24,022 sq ft	24,022 sq ft	3,051 sq ft	3,051 sq ft	27,073 sq ft	27,073 sq ft	752 sq ft	27,825 sq ft	27,825 sq ft
TOTAL	6		150,013 sq ft		25,823 sq ft		175,336 sq ft	752 sq ft		176,588 sq ft

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	Indoor Amenity	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)
L1	1	8,047 sq ft	8,047 sq ft	3,599 sq ft	3,599 sq ft	11,646 sq ft	11,646 sq ft	0 sq ft	11,646 sq ft	11,646 sq ft
L2 - L6	5	11,020 sq ft	55,100 sq ft	1,861 sq ft	9,305 sq ft	12,881 sq ft	64,405 sq ft	0 sq ft	12,881 sq ft	64,405 sq ft
L7	1	6,298 sq ft	6,298 sq ft	1,377 sq ft	1,377 sq ft	7,675 sq ft	7,675 sq ft	869 sq ft	8,544 sq ft	8,544 sq ft
L8-L12	5	7,167 sq ft	35,835 sq ft	1,379 sq ft	6,895 sq ft	8,546 sq ft	42,730 sq ft	0 sq ft	8,546 sq ft	42,730 sq ft
TOTAL	12		105,280 sq ft		21,176 sq ft		126,456 sq ft	869 sq ft		127,325 sq ft

TOTAL

TOTAL	---		255,293 sq ft		46,999 sq ft		302,292 sq ft	1,621 sq ft		303,913 sq ft
--------------	------------	--	----------------------	--	---------------------	--	----------------------	--------------------	--	----------------------

F. 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	11	0	20	0	0	31	1
L2 - L5	0	10	0	25	0	1	36	4
L6	0	9	0	23	0	1	33	1
Total	0	60	0	143	0	5	208	
Distribution	0%	29%	0%	69%	0%	2%	100%	

BUILDING B

Level	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed+Den	3 Bed	Total	Number of Floors
L1	2	4	0	5	1	0	12	1
L2 - L6	0	5	0	9	1	0	15	5
L7	0	4	0	5	0	0	9	1
L8-L12	0	4	0	6	0	0	10	5
Total	2	53	0	85	6	0	146	
Distribution	1%	36%	0%	58%	4%	0%	100%	

TOTAL

Total	2	113	0	228	6	5	354	
Distribution	1%	32%	0%	64%	2%	1%	100%	

Site Plan

The site plan has been prepared to respond with the following design intent:

- Building masses have been prudently placed to define the street edge, create safe public and private spaces.
- Creating unique building character by introduction of contemporary architectural expression and attractive landscaped courtyards.
- All parking facilities are located within underground parkade to minimize their impact on the public realm.
- Outdoor amenity areas will be provided in the landscaped courtyard and roof deck open space
- Respecting the character of existing areas and future development urban fabric to integrate this development into the surrounding context by similar architectural articulation.
- provide 3m setback along Cyrville Road to create active frontage street as public realm

A full design brief is submitted as an Annex to this rationale.

Zoning Bylaw Amendment

Consistent with the Inner East Lines 1 and 3 Stations Secondary Plan the ZBLA would rezone the lands from Mixed-Use Centre Zone - MC [1957] F (1.1) H (15) to the following zoning classification:

- **Transit Oriented Development Zone - TD2 Subzone**

Included as part of the approvals process is an overview of the public consultation process to ensure the development process is transparent and informative for the community, and the larger public.

Number of Pre-Application Consultation meetings took place with the following City staff:

- William Curry
- Shoma Murshid
- Randolph Wang

After the filing of the necessary development applications the following public consultation is planned:

- Contact with the Ward Councillor to introduce the project.
- An email to the owners of abutting properties outlining the project.

The Public Meeting will occur at Planning Committee when the application is heard and interested parties can provide their input on the merits of the proposed development. The Planning Committee's recommendations then would be considered by City Council.

Conclusions

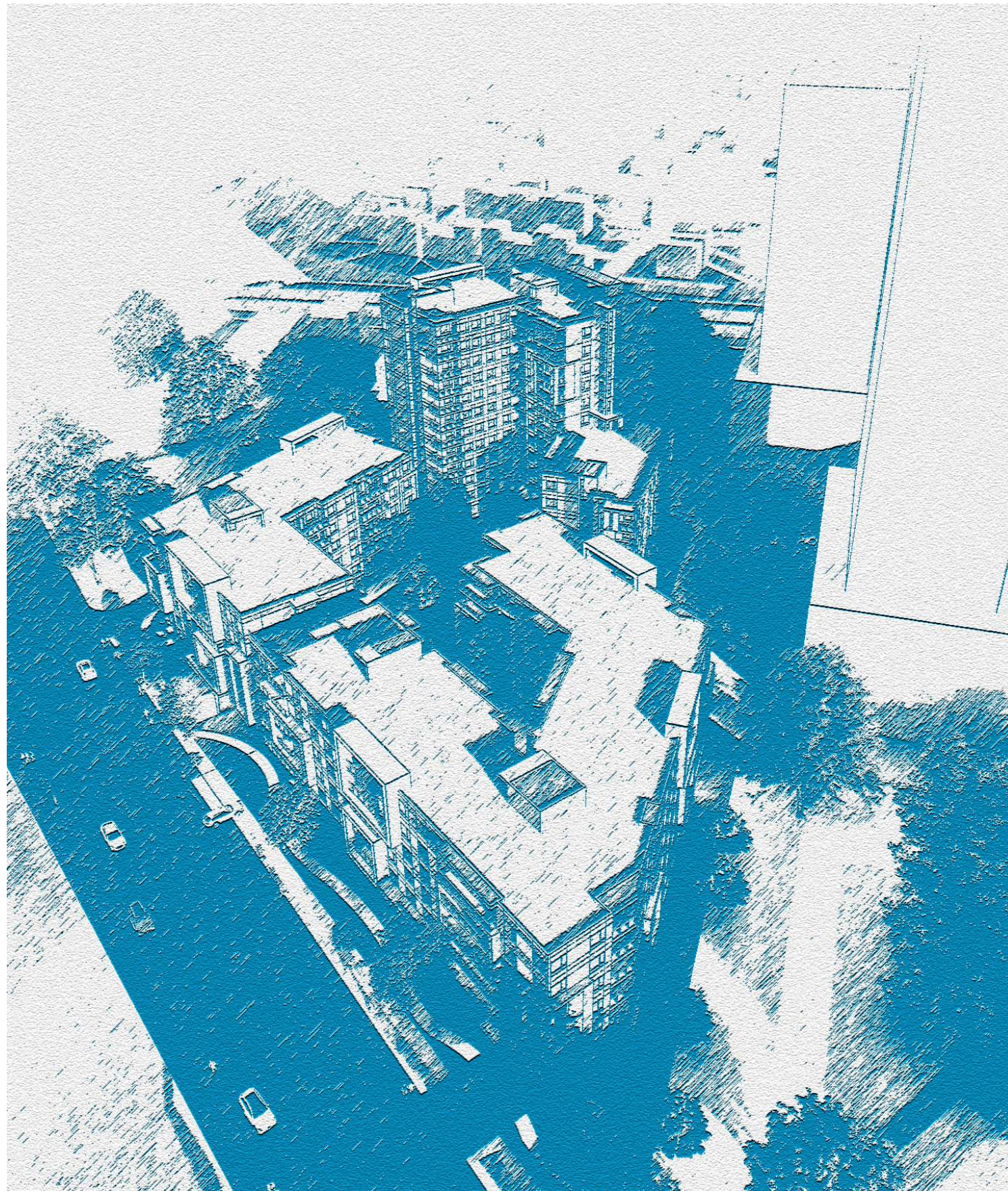
Based on the information presented throughout this Planning Rationale, it is my opinion that the proposed site plan and Zoning By-law Amendment applications are appropriate when evaluated against the applicable Official Plan and CDP policies as they relate to the subject lands.

In conclusion, the zoning proposed confirms to both the 2014 TRANSIT-ORIENTED DEVELOPMENT (TOD) Plans for Cyrville and the follow on Inner East Lines 1 and 3 Stations Secondary Plan and represents good urban development.

Respectfully Submitted,

Peter Hume

Peter Hume



DESIGN BRIEF

2021.08.30

1125-1149 Cyrville Road, Ottawa

Multi-family Residential Development

WESTRICH
PACIFIC CORP.



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 354 dwelling units in two phases divided by underground storm water line easement. Phase one (Building A) is a 6-storey building containing 208 units; Phase two (Building B) is 6-12 storeys with 146 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
- All 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.



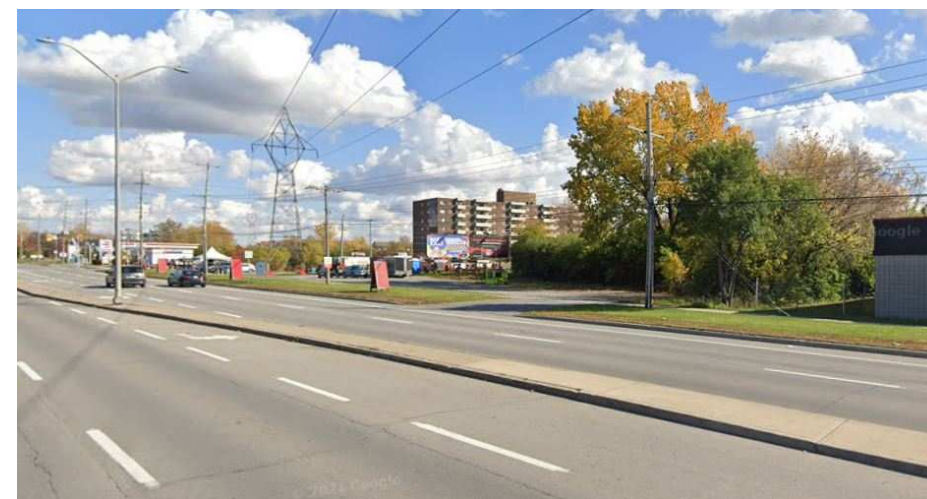
View 1: Looking Northwest @Cyrville Road



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

Instead of proposing a 6-storey building, a 28-storey tower is introduced at the northern parcel.

Final option

A combination of other options, 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.

In comparison to option 1&2, the final proceeded option will provide higher density which is encouraged in the Official Plan for this lot proximity to O-Train station. Meanwhile, high-rise building proposed in option 3 requires more underground parking which won't be feasible given the restrictive site geometry; also, it will cause more negative shadow impact to the adjacent building.



Option 1



Option 2



Option 3



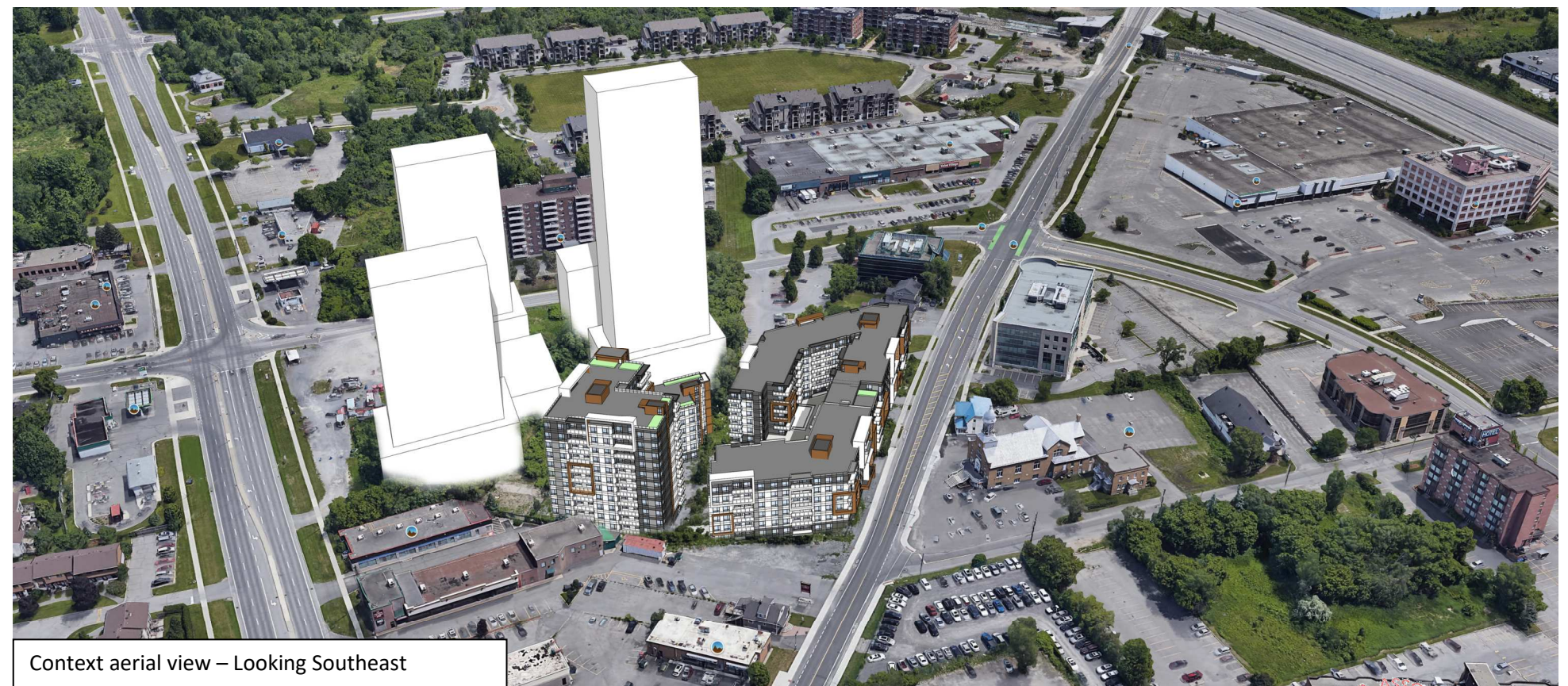
Final Option

Context Study

The vision for this site is a mid-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



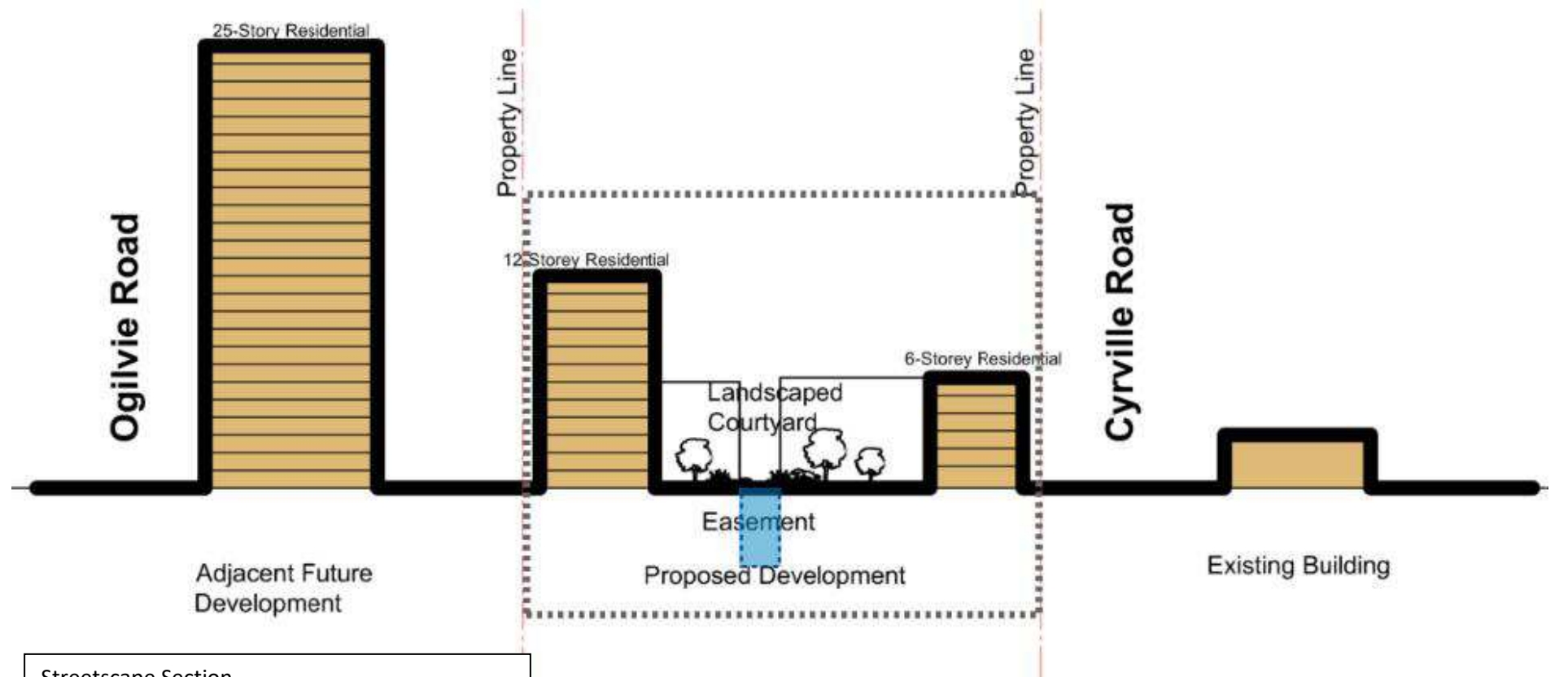
Context aerial view – Looking Southeast

Public Realm

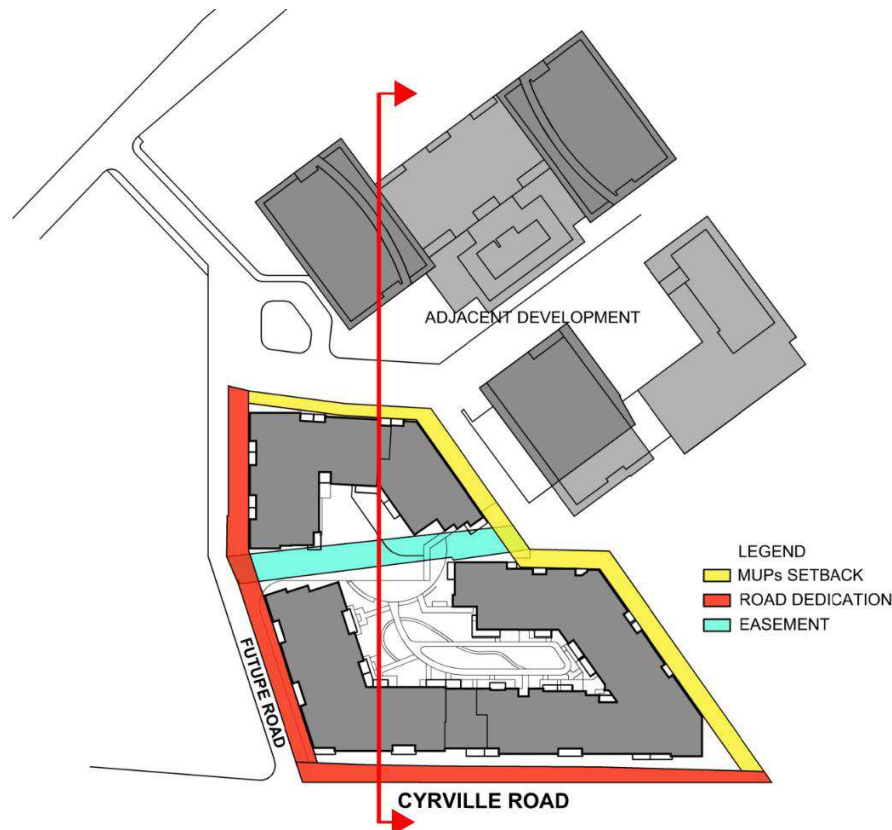
The development provides multiple purposes setback along north property line (3.0m) and off east (4.5m) to allow for better connection to the public road.

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 emphasise pedestrian-friendly streetscape articulation, allowing for a positive human-scale interaction.



Streetscape Section



Key Plan



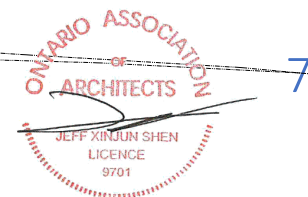
Aerial view – Looking Northwest



Building Design

Site Plan

Divided by easement right of way, the development consists of two parcels. A 12-storey building is located at northern parcel and a 6-storey building situated along Cyrville Road.



Aerial view – Looking Northwest



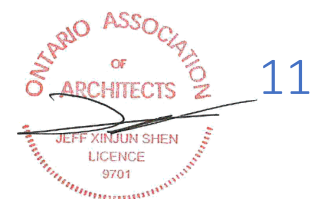
Aerial view – Looking Northeast



3D view – Looking Northeast



3D view – Looking Northwest



Shadow Study



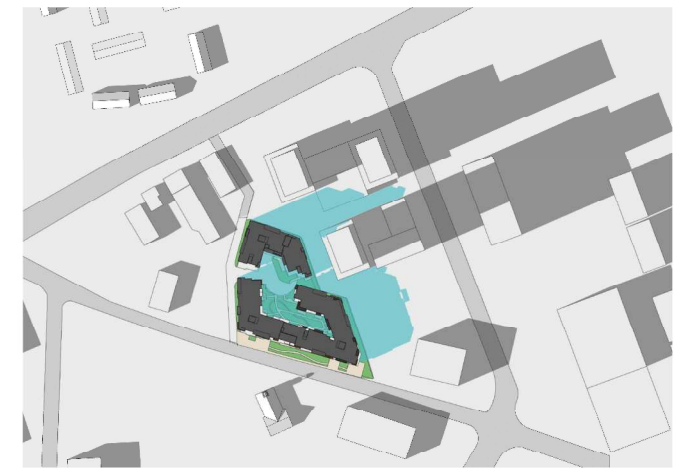
MARCH/SEPT 21 - 10:00AM



MARCH/SEPT 21 - 12:00PM



MARCH/SEPT 21 - 2:00PM



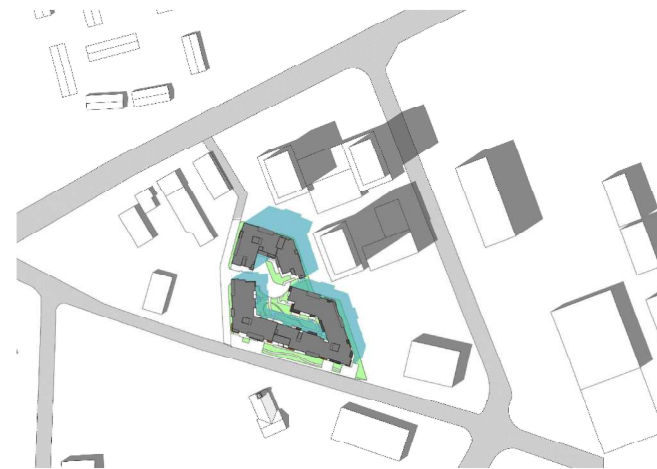
MARCH/SEPT 21 - 4:00PM



JUNE 21 - 10:00AM



JUNE 21 - 12:00PM



JUNE 21 - 2:00PM



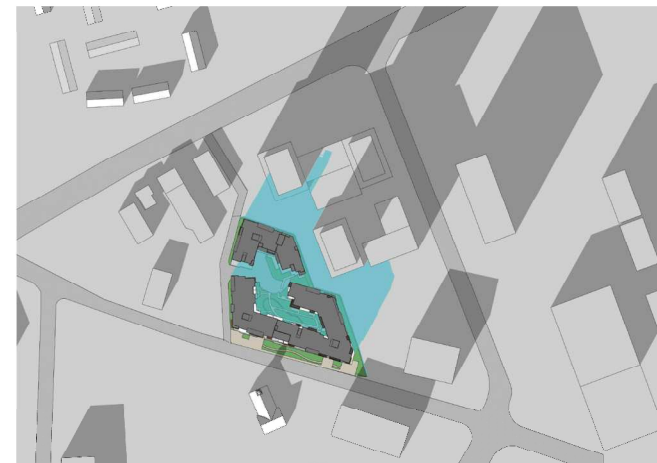
JUNE 21 - 4:00PM



DECEMBER 21 - 10:00AM



DECEMBER 21 - 12:00PM



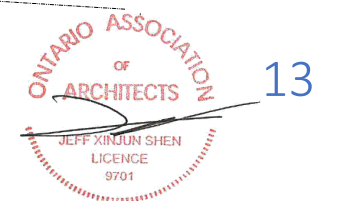
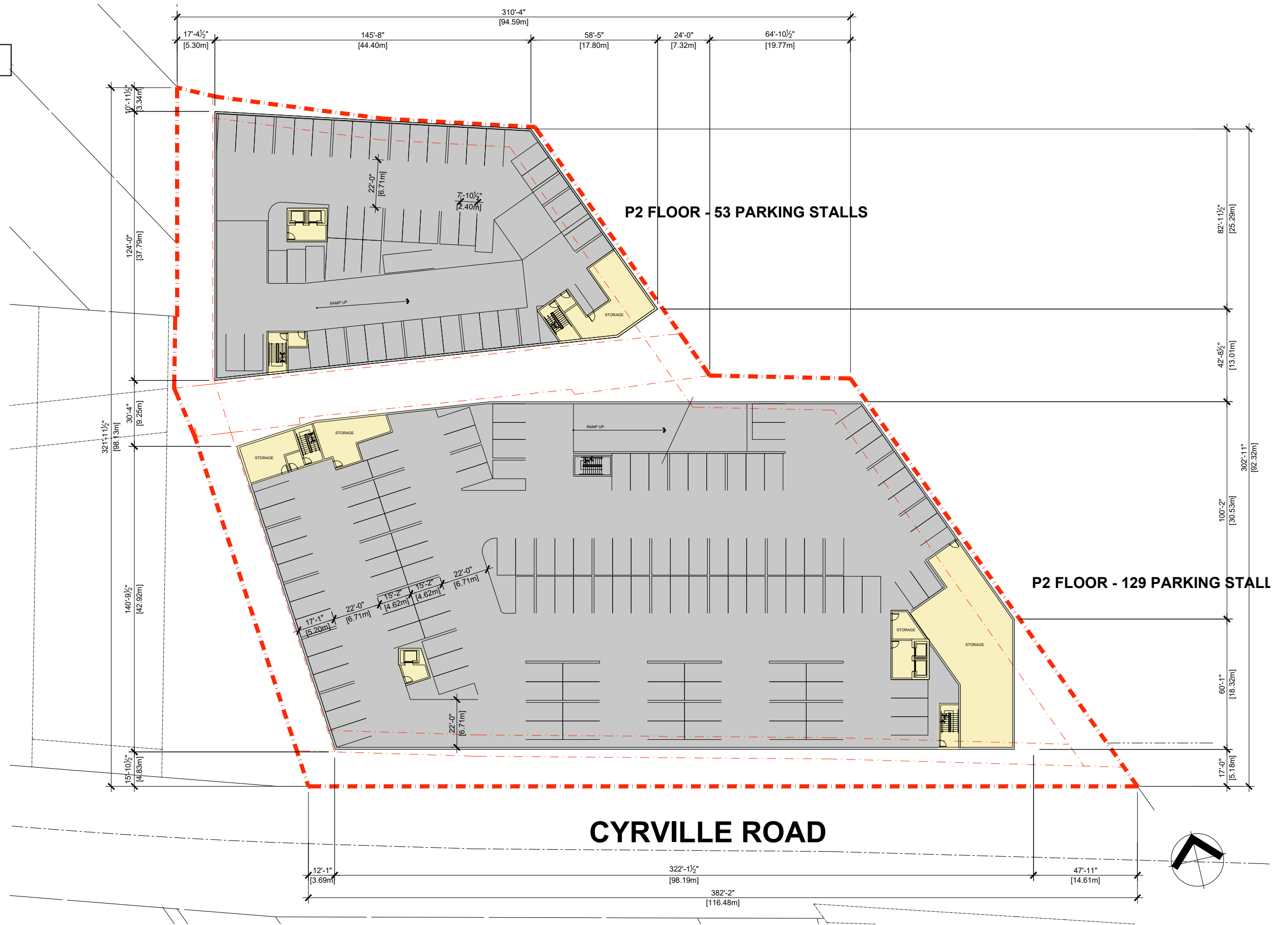
DECEMBER 21 - 2:00PM



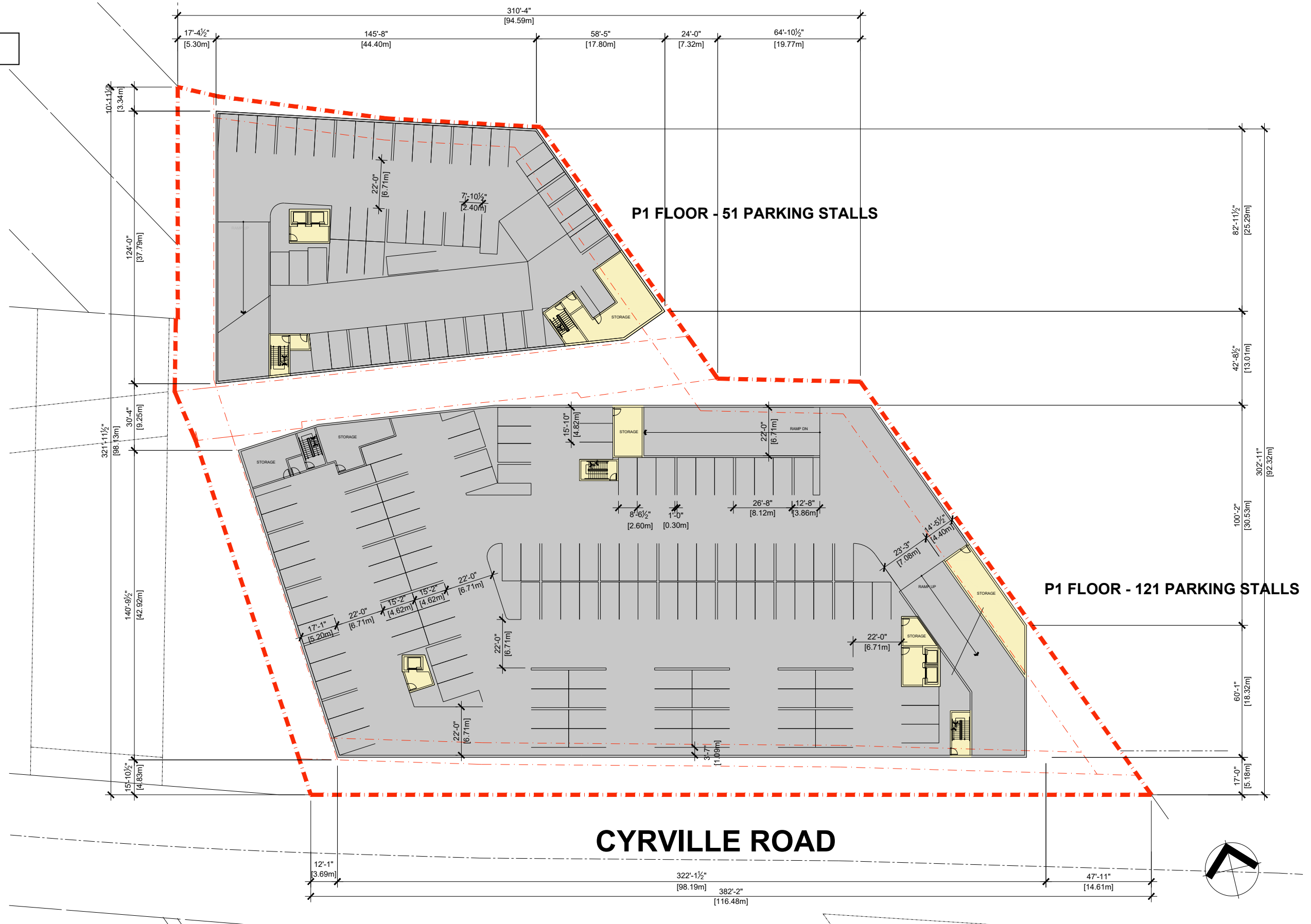
DECEMBER 21 - 4:00PM



Parking Level 2 Plan



Parking Level 1 Plan



Ground Floor Plan



15'-10 1/2"
[4.83m]

140'-9 1/2"
[42.92m]

30'-4"
[9.25m]

124'-0"
[37.79m]

10'-11 1/2"
[3.34m]

17'-4 1/2"
[5.30m]

135'-9 1/2"
[41.39m]

54'-6 1/2"
[16.62m]

37'-9"
[11.51m]

56'-2"
[17.12m]

8'-8 1/2"
[2.65m]

12'-1"
[3.69m]

313'-1 1/2"
[95.43m]

CYRVILLE ROAD
382'-2"
[116.48m]

56'-1 1/2"
[17.36m]

21'-4 1/2"
[6.51m]

32'-0"
[9.75m]

119'-4 1/2"
[36.38m]

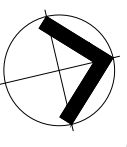
15'-2 1/2"
[4.63m]

27'-9 1/2"
[8.47m]

87'-2 1/2"
[26.58m]

**6-STORY
PODIUM**

FUTURE ROAD

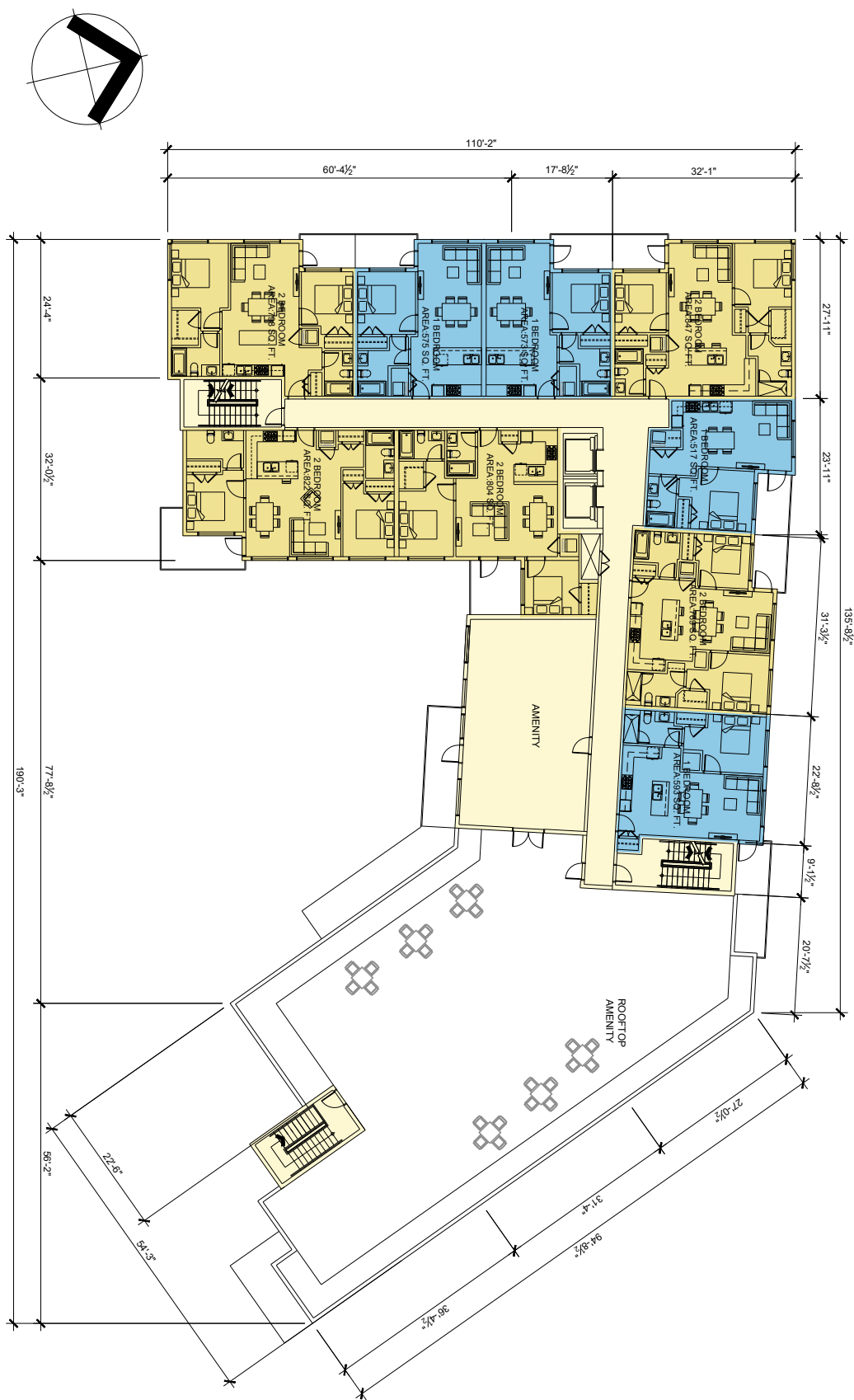


Level 2-5 Floor Plan

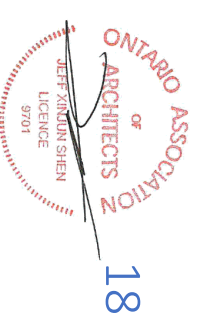




Level 7 Floor Plan-Building B



Level 8-12 Floor Plan-Building B



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



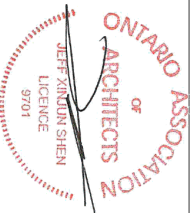
West Elevation



- 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

125' [38.10m]
 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-11" [3.38m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-11" [3.38m] 10'-3" [3.13m] 10'-11" [3.33m]

62'-2" [18.95m]
 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-11" [3.33m]



North Elevation

PROPERTY LINE

- 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



PROPERTY LINE

62'-2" [18.95m]
 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-11" [3.33m]

125' [38.10m]
 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-11" [3.38m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-3" [3.13m] 10'-11" [3.38m] 10'-3" [3.13m] 10'-11" [3.33m]



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

