

Section 37 Memorandum  
1125 - 1149 Cyrville Road  
WESTRICH PACIFIC CORP

**1. Definitions**

**Floor Space Index – Zoning By-law 2008-250**

Floor space index means the ratio of the gross floor area of a building to the total area of the lot on which the building is located.

**Gross Floor Area – Zoning By-law 2008-250**

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;

- floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
- common hallways, corridors; stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
- bicycle parking; motor vehicle parking or loading facilities;
- common laundry, storage and washroom facilities that serve the building or tenants;
- common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
- living quarters for a caretaker of the building.

**2. Calculations**

**As of Right Zoning**

MC F (1.1) H (15m)	Resulting GFA	99,314 square feet
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**Proposed Gross Floor Area (attached Project Data Sheet)**

Building A	Proposed GFA	150,013 square feet
Building B	Proposed GFA	105,280 square feet
Total	Proposed GFA	255,293 square feet

**Proposed increase in GFA** 155,979 square feet | 14,862.54 square metres

Uplift Value Rate	Zone 2	\$250 per sq. m. of gross floor area
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**3. Draw Down Factors**

Proposed TD2 zoning exactly conforms of the proposed zoning in the **TRANSIT-ORIENTED DEVELOPMENT (TOD) Plans Lees, Hurdman, Tremblay, St. Laurent, Cyrville and Blair - January 29, 2014**. The current as-of-right zoning Mixed-Use Centre Zone MC [1957] F (1.1) H (15) **does not confirm** to the Secondary Plan proposed zoning.

The proposed TD2 zone also confirms to the **Newly Approved Inner East Lines 1 and 3 Stations Secondary Plan (2021)**. Schedule A, in the secondary plan, shows the subject lands as having a zoning which has a maximum height 20 storeys and minimum density 250 units per net hectare (residential). Again, the current as-of-right zoning Mixed-Use Centre Zone MC [1957] F (1.1) H (15) **does not confirm** to the Inner East Lines 1 and 3 Stations Secondary Plan (2021).

#### **4. Conclusion**

Due to the fact that this rezoning implements the Secondary Plan Policy Framework no Section 37 payment is required.

**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				Existing Zoning	Existing Zoning Allowed FAR	Existing Allowed FAR Area
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	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	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
<b>TOTAL</b>	<b>6</b>		<b>150,013 sq ft</b>		<b>25,823 sq ft</b>		<b>175,836 sq ft</b>	<b>752 sq ft</b>		<b>176,588 sq ft</b>

**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
<b>TOTAL</b>	<b>12</b>		<b>105,280 sq ft</b>		<b>21,176 sq ft</b>		<b>126,456 sq ft</b>	<b>869 sq ft</b>		<b>127,325 sq ft</b>

**TOTAL.**

<b>TOTAL</b>	<b>---</b>		<b>255,293 sq ft</b>		<b>46,999 sq ft</b>		<b>302,292 sq ft</b>	<b>1,621 sq ft</b>		<b>303,913 sq ft</b>
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**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
<b>Total</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>143</b>	<b>0</b>	<b>5</b>	<b>208</b>	
<b>Distribution</b>	<b>0%</b>	<b>29%</b>	<b>0%</b>	<b>69%</b>	<b>0%</b>	<b>2%</b>	<b>100%</b>	

**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
<b>Total</b>	<b>2</b>	<b>53</b>	<b>0</b>	<b>85</b>	<b>6</b>	<b>0</b>	<b>146</b>	
<b>Distribution</b>	<b>1%</b>	<b>36%</b>	<b>0%</b>	<b>58%</b>	<b>4%</b>	<b>0%</b>	<b>100%</b>	

**TOTAL.**

<b>Total</b>	<b>2</b>	<b>113</b>	<b>0</b>	<b>228</b>	<b>6</b>	<b>5</b>	<b>354</b>	
<b>Distribution</b>	<b>1%</b>	<b>32%</b>	<b>0%</b>	<b>64%</b>	<b>2%</b>	<b>1%</b>	<b>100%</b>	

**G. Provided Parking**

	Phase 1(2 Levels)	Phase 2(4 Levels)
	247	250
<b>Total</b>	<b>497</b>	



T 604 210 9698 INFO@JSARCHITECT.CA  
206-4603 KINGSWAY, BURNABY, BC V5H 4M4  
WWW.JSARCHITECT.CA

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NO. REVISION DATE(D/M/Y)

ISSUED FOR: DATE(D/M/Y)

Rezoning Application 14/04/2021

PROJECT:  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

1125-1149 Cyrville Road,  
Ottawa, ON

CLIENT:



CONSULTANT:

SCALE: SEAL:

DATE: 06/08/2021

DRAWN BY:

CHECKED BY:

JOB NO:

2021-010

SHEET TITLE:

PROJECT DATA

DRAWING NO: REVISION No:

A0.3