



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	
	Required	Provided
Lot Area	No minimum	Total lot area: 7445 m ²
Setbacks	Front (active frontage street): 3m	Front (active frontage street): 3m
	Side (East+VWest): Under 6 storeys: 0m Over 6 storeys: 12m	Side under 6 storeys: East: 3.6m West: 5.0m
	Rear: Under 6 storeys: 0m Over 6 storeys: 12m	Side over 6 storeys: East: 12m West: 7.0m (12m to city's property)
		Rear: 4.45m (phase 1) 11.2m (phase 2 under 6 storeys) 12m (phase 2 over 6 storeys)
Building Height	Minimum: 6.7m (2 storeys) Maximum: 60m	Phase 1: 19m (6 storeys) Phase 2: 60.25m (20 storeys)
Amenity Area	Total: 2,136 m ² (6m ² /dwelling unit) Communal: 1,068 m ²	Private amenity space -Private balconies: 1774m ² (phase 2) 1390 m ² (phase 1) Common amenity space -Indoor amenity: 190 m ² -Outdoor rooftop amenity: 76m ² (phase 1) 380m ² (phase 2) -Outdoor ground amenity: 450m ² total common amenity space: 1,096m ²
Parking	201	365 (including 36 visitor parking)
Bicycle	183 (0.5/dwelling unit)	183 (15 at ground, 168 at parking level 1)
Minimum Density	186 (250 units/net ha)	365
Required Communal Outdoor Space	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

BUILDING A			
Level	Number of Floors	GFA	
L1	1	20,850 sq ft	1,937 sq ft
L2 - L5	4	97,240 sq ft	9,034 sq ft
L6	1	22,277 sq ft	2,070 sq ft
TOTAL	6	140,367 sq ft	13040 sq m

BUILDING B			
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

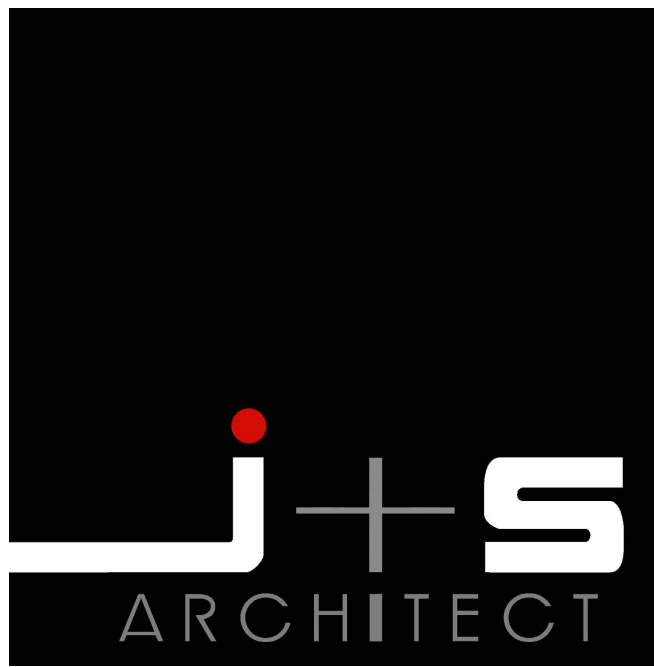
TOTAL 252,432 sq ft 23451 sq m

Residential Statistics - Unit Counts

BUILDING A					
Level	1 Bed	2 Bed	3 Bed	Total	Number of Floors
L1	14	18	0	32	1
L2 - L5	12	23	1	36	4
L6	9	23	1	33	1
Total	71	133	5	209	

BUILDING B					
Level	1 Bed	2 Bed	3 Bed	Total	Number of Floors
L1	3	1	0	4	1
L2	4	4	0	8	1
L3-L20	4	4	0	8	18
Total	79	77	0	156	

TOTAL 365



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REVISION AS PER CITY COMMENTS	18/10/2022
REVISION AS PER CITY COMMENTS	08/06/2022
REVISION AS PER CITY COMMENTS	30/05/2022
NO. REVISION	DATE(D/M/Y)

ISSUED FOR: DATE(D/M/Y)
ISSUED FOR REZONING APPLICATION 18/04/2022

PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
1125-1149 Cyrville Road,
Ottawa, ON



CONSULTANT:

SCALE: 1:350 SEAL:
DATE: 08/06/2022

DRAWN BY:

CHECKED BY:

JOB NO:
2021-010

SHEET TITLE:

SITE PLAN

DRAWING NO: **A1.0** REVISION No: