



**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**

<b>Dwell Unit</b>	366 dwelling units	
<b>Existing Zoning:</b> MC	Proposed Zoning: TD2	
	<b>Required</b>	<b>Provided</b>
<b>Lot Area</b>	No minimum	Total lot area: 7445 m <sup>2</sup>
<b>Setbacks</b>	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	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 (phase 1) 11.2m (phase 2 under 6 storeys) 12m (phase 2 over 6 storeys)
<b>Building Height</b>	Minimum: 6.7m (2 storeys) Maximum: 60m	Phase 1: 19m (6 storeys) Phase 2: 60.25m (20 storeys)
<b>Amenity Area</b>	Total: 2,196 m <sup>2</sup> (6m <sup>2</sup> /dwelling unit) Communal: 1,068 m <sup>2</sup>	<b>Private amenity space</b> -Private balconies: 1774m <sup>2</sup> (phase 2) 1390 m <sup>2</sup> (phase 1) <b>Common amenity space</b> -Indoor amenity: 190 m <sup>2</sup> -Outdoor rooftop amenity: 76m <sup>2</sup> (phase 1) 380m <sup>2</sup> (phase 2) -Outdoor ground amenity: 450m <sup>2</sup> total common amenity space: 1,096m <sup>2</sup>
<b>Parking</b>	0	365 (including 36 visitor parking)
<b>Bicycle</b>	183 (0.5/dwelling unit)	183 (15 at ground, 168 at parking level 1)
<b>Minimum Density</b>	186 (250 units/net ha)	366 (494 units/net ha)
<b>Required Communal Outdoor Space</b>	149 m <sup>2</sup> (2% of lot area at grade)	284 m <sup>2</sup> (202 m <sup>2</sup> in phase 1 / 82 m <sup>2</sup> in phase 2)

**LEGEND**  
 5M WIDE CITY BLOCK  
 EASEMENT

**Residential Statistics - GFA per City Definition**

BUILDING A	Level	Number of Floors	GFA	
	L1	1	21,106 sq ft	1,961 sq ft
	L2 - L5	4	98,100 sq ft	9,113 sq ft
	L6	1	22,482 sq ft	2,090 sq ft
<b>TOTAL</b>		<b>6</b>	<b>141,688 sq ft</b>	<b>13164 sq m</b>

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
<b>TOTAL</b>		<b>20</b>	<b>112,065 sq ft</b>	<b>10411 sq m</b>

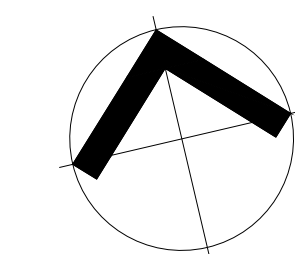
**TOTAL:** 253,763 sq ft 23575 sq m

**Residential Statistics - Unit Counts**

BUILDING A	Level	Studio	1 Bed	2 Bed	3 Bed	Total	Number of Floors
	L1	1	14	18	0	33	1
	L2 - L5	1	12	22	1	36	4
	L6	1	9	21	1	32	1
<b>Total</b>		<b>71</b>	<b>127</b>	<b>127</b>	<b>5</b>	<b>209</b>	<b>1</b>

BUILDING B	Level	1 Bed	2 Bed	3 Bed	Total	Number of Floors
	L1	3	2	0	5	1
	L2	4	4	0	8	1
	L3 - L20	4	4	0	8	18
<b>Total</b>		<b>79</b>	<b>78</b>	<b>0</b>	<b>157</b>	

**TOTAL:** 366



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REVISION AS PER CITY COMMENTS	18/03/2023
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

Rezoning Application 04/08/2022

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:



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Rezoning Application 04/08/2022

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



CONSULTANT:

SCALE: 1:250	SEAL:
DATE: 08/06/2022	
DRAWN BY:	
CHECKED BY:	
JOB NO: 2021-010	
SHEET TITLE: GROUND FLOOR PLAN	

DRAWING NO: **A1.1** REVISION No: