



# DESIGN BRIEF

May 12, 2023

1125-1149 Cyrville Road, Ottawa

Multi-family Residential Development



WESTRICH PACIFIC CORP.

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## 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
- 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.



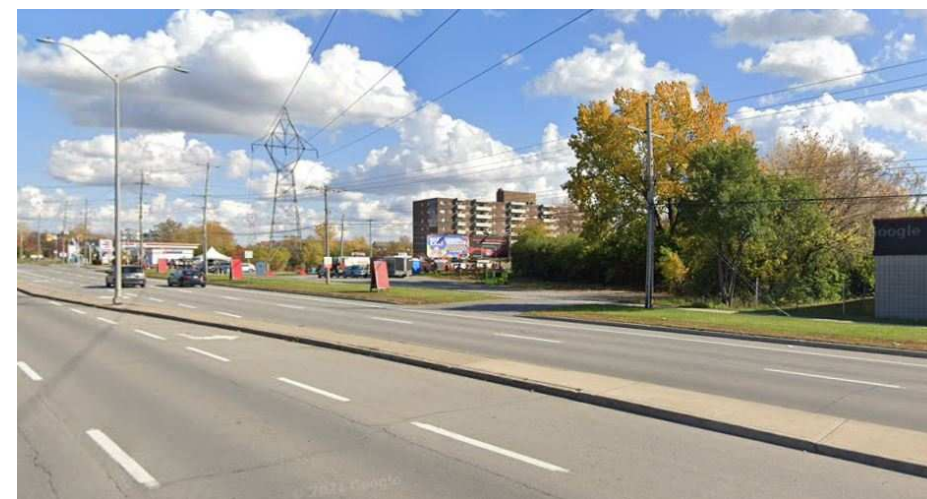
View 1: Looking Northwest @Cyrville Road



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

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.

#### Final option

Instead of proposing a 12-storey building, a 20-storey tower is introduced at the northern parcel.

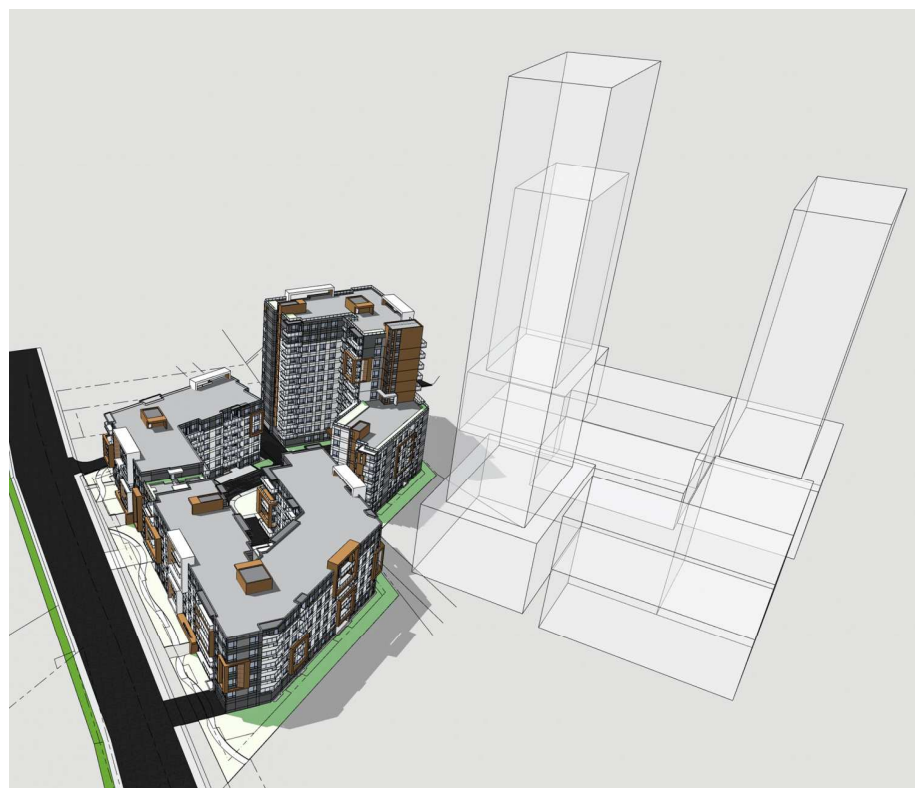
In comparison to other options, the final proceeded option will provide higher density which is encouraged in the Official Plan for this lot proximity to O-Train station.



Option 1



Option 2



Option 3



Final Option





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Option 1



Option 2



Option 3



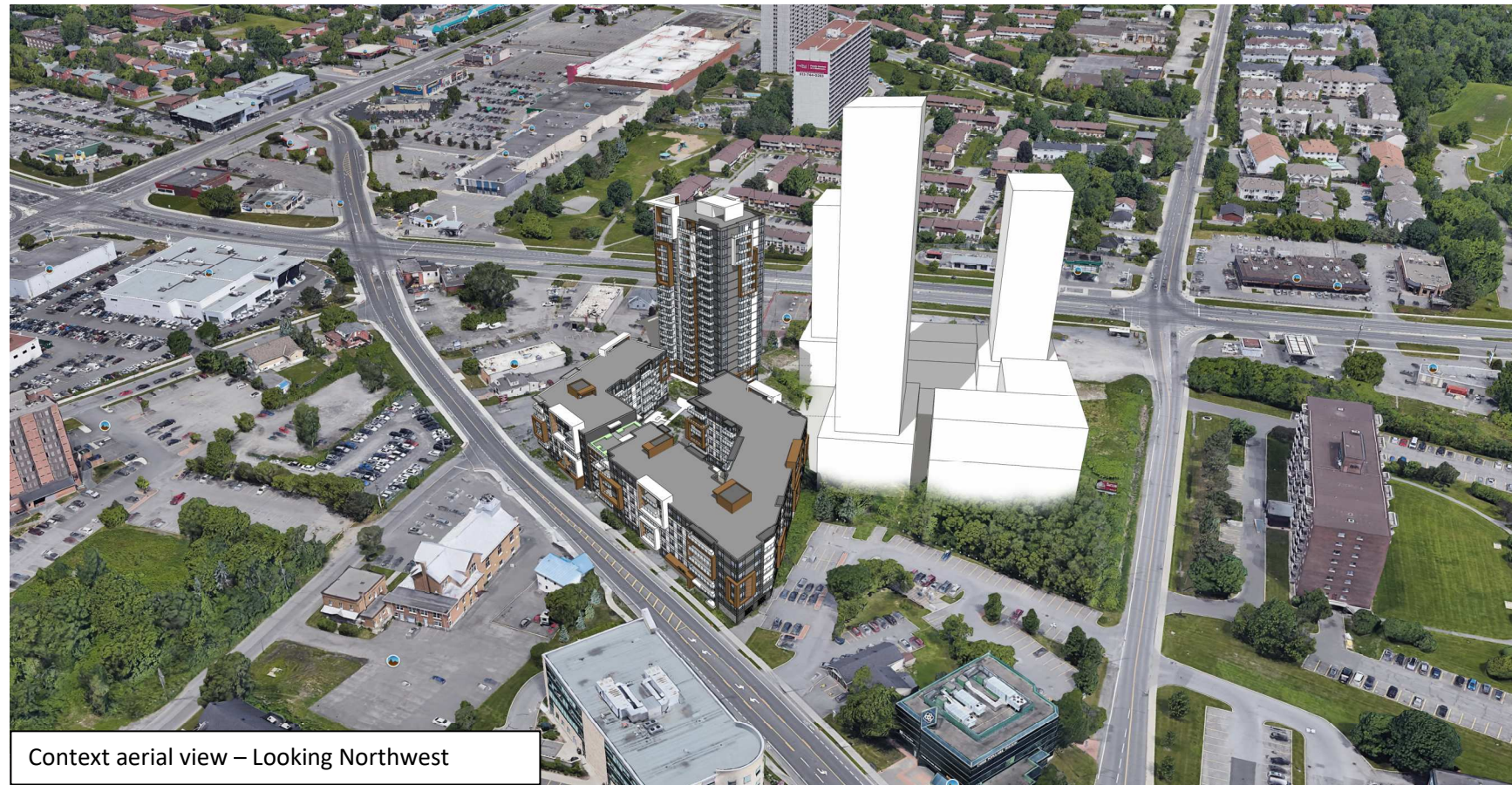
Final Option





## Context Study

The vision for this site is a mid-rise to high-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



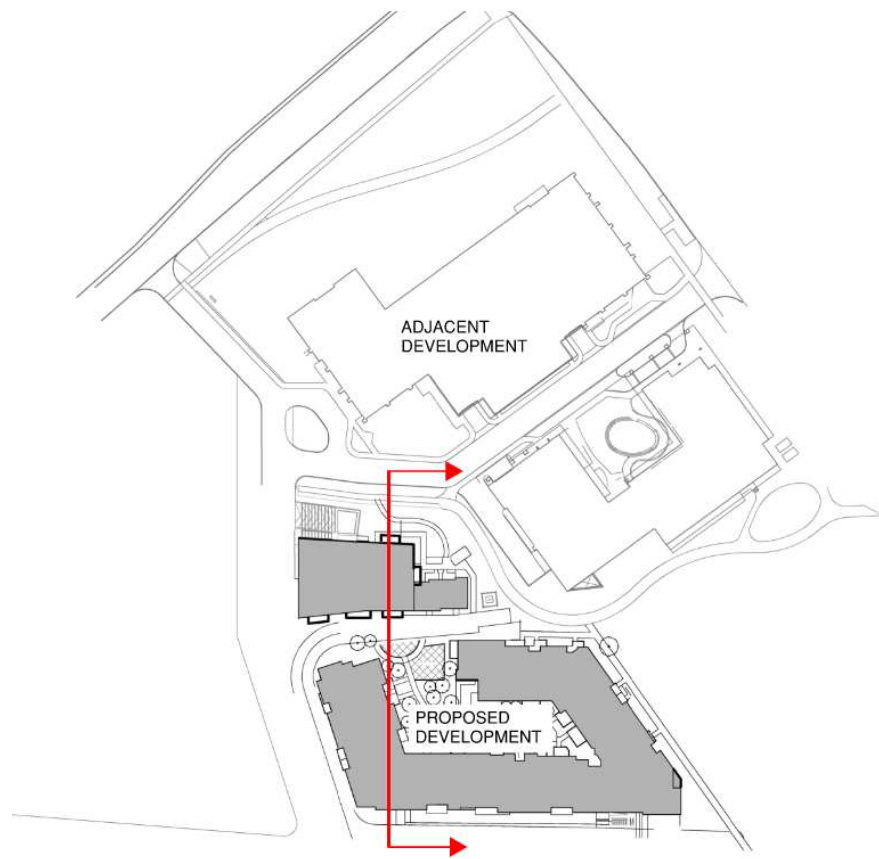
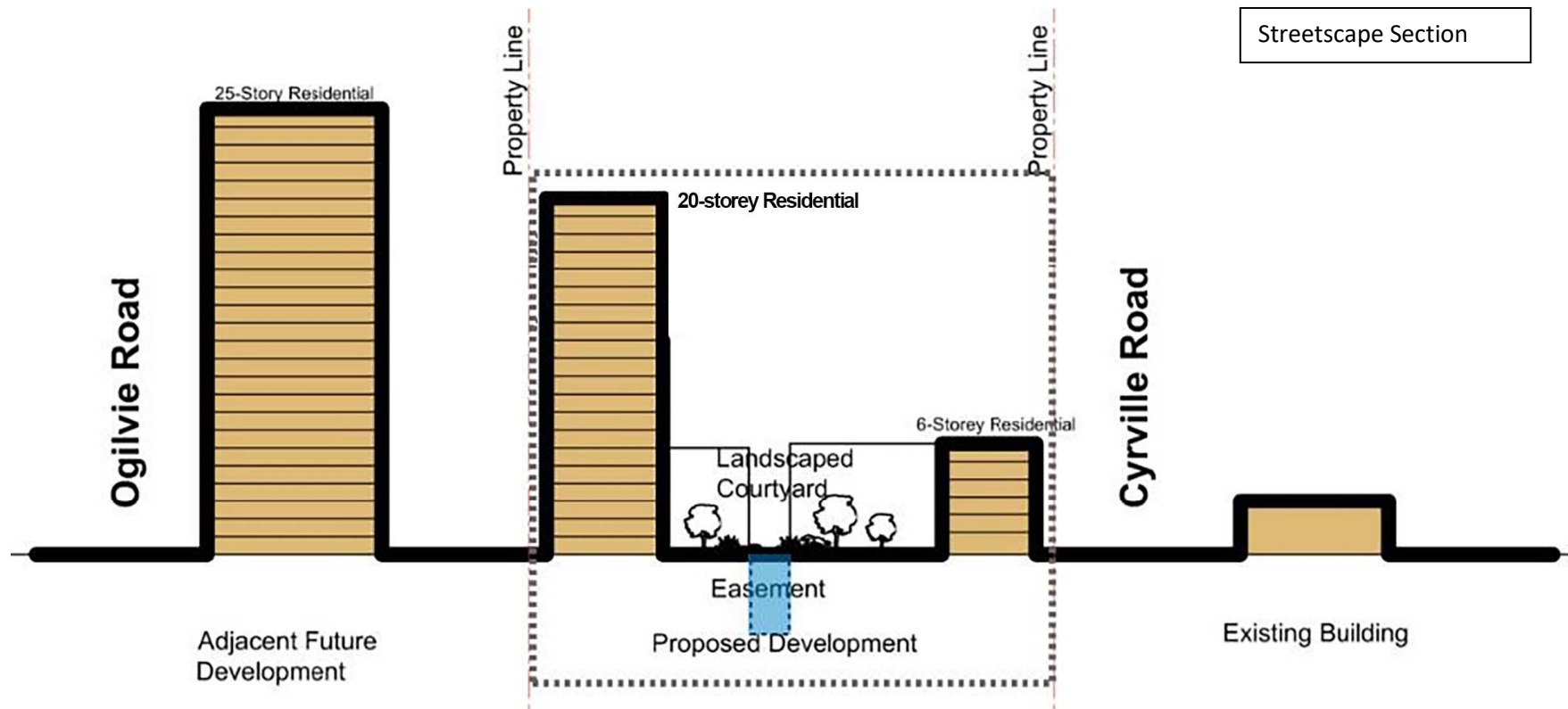


### Public Realm

The development provides multiple purposes setback along north property line (3.0m) 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 emphasises pedestrian-friendly streetscape articulation, allowing for a positive human-scale interaction.



Key Plan



Aerial view – Looking Northwest

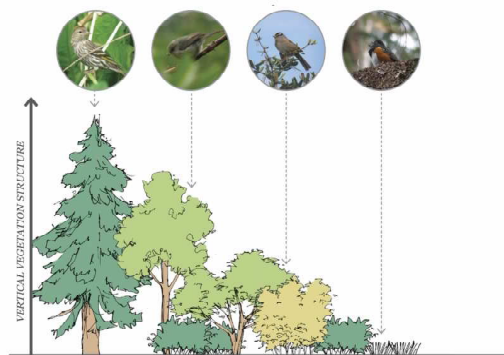
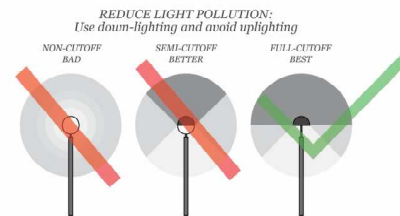




# Birds Friendly Design

## Landscape Design

- Establish habitat features, including mature trees, native fruit bearing shrubs
- Provide vertical vegetation layers by creating ground cover, shrub, understory and tree canopy
- Plant shade-tolerant native ground cover and shrub plants
- Select a diversity of native and non-invasive plants
- Create green corridor



## Building Design

- Smaller window in the building to minimize reflective glass area to reduce bird collision
- Well defined building edge to help birds finding open flyways.
- Reduce unnecessary light-spill
- Select down lighting over up lighting





## Sustainability Statement

- Energy efficient LED lighting and equipment

LED lighting to be proposed throughout the project where it's possible.

High-efficient HVAC system

- EV charging parking stall

This development will consider vehicle stalls that are capable of conversion to electric vehicle in the future.

- Bicycle

A total 183 bicycle parking stalls to be provided within parkade to encourage sustainable commute behavior.

- Landscape

A variety of trees and shrubs will be planted surrounding and within the courtyard adding a variety of habitat to the site.

- Eco-Friendly Building Materials

By using brick veneer instead of full-size clay brick

Wood framing for low-rise building A

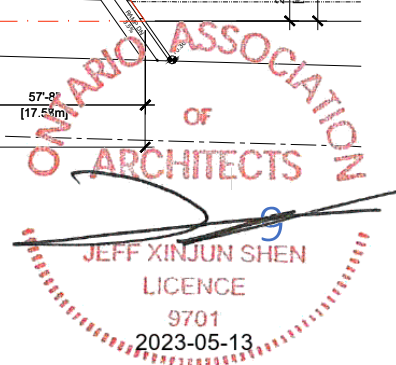
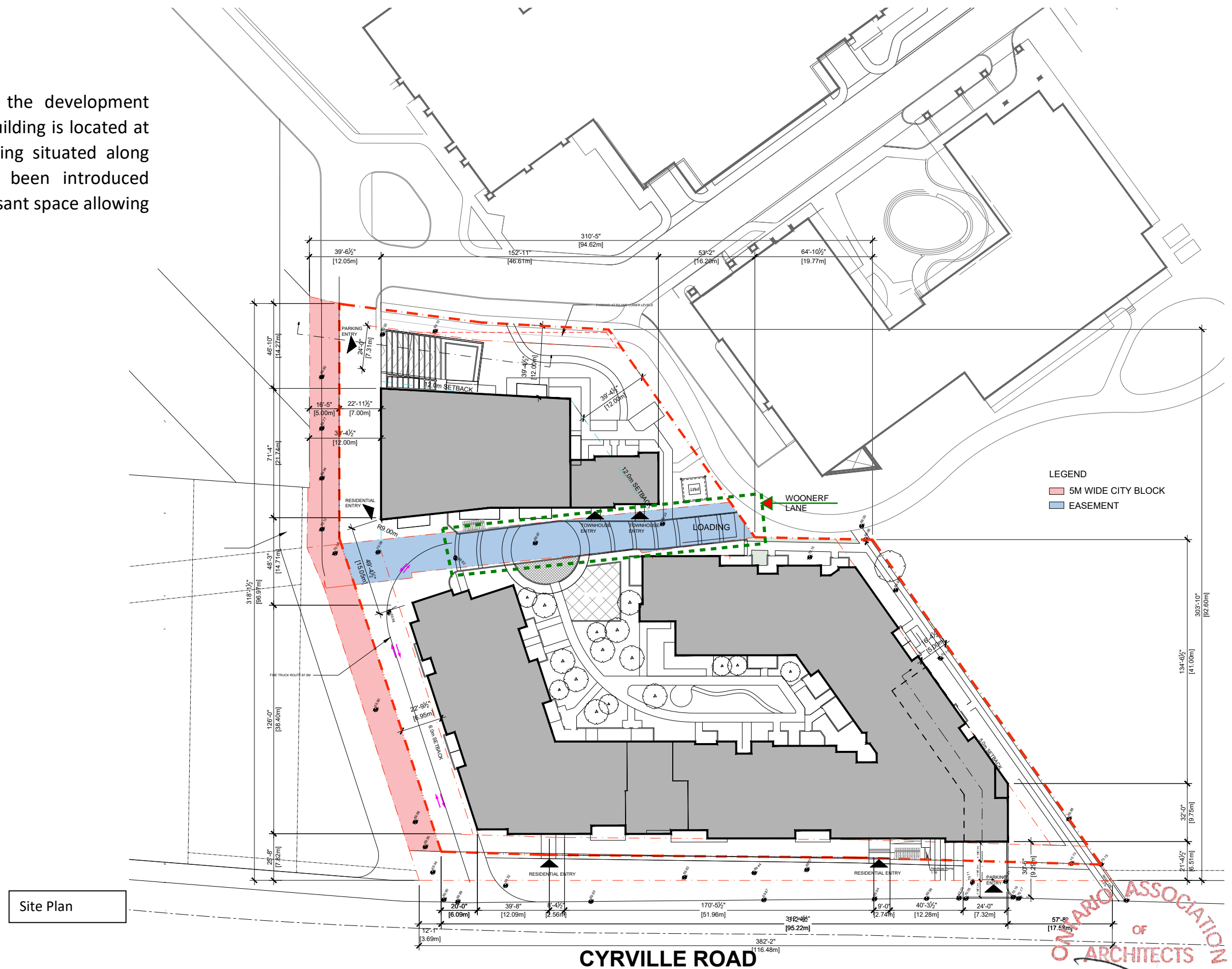
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## Building Design

Divided by easement right of way, the development consists of two parcels. A 20-storey building is located at northern parcel and a 6-storey building situated along Cyrville Road. A woonerf lane has been introduced between the 2 buildings to create pleasant space allowing for more living activities.





Aerial view – Looking Northwest



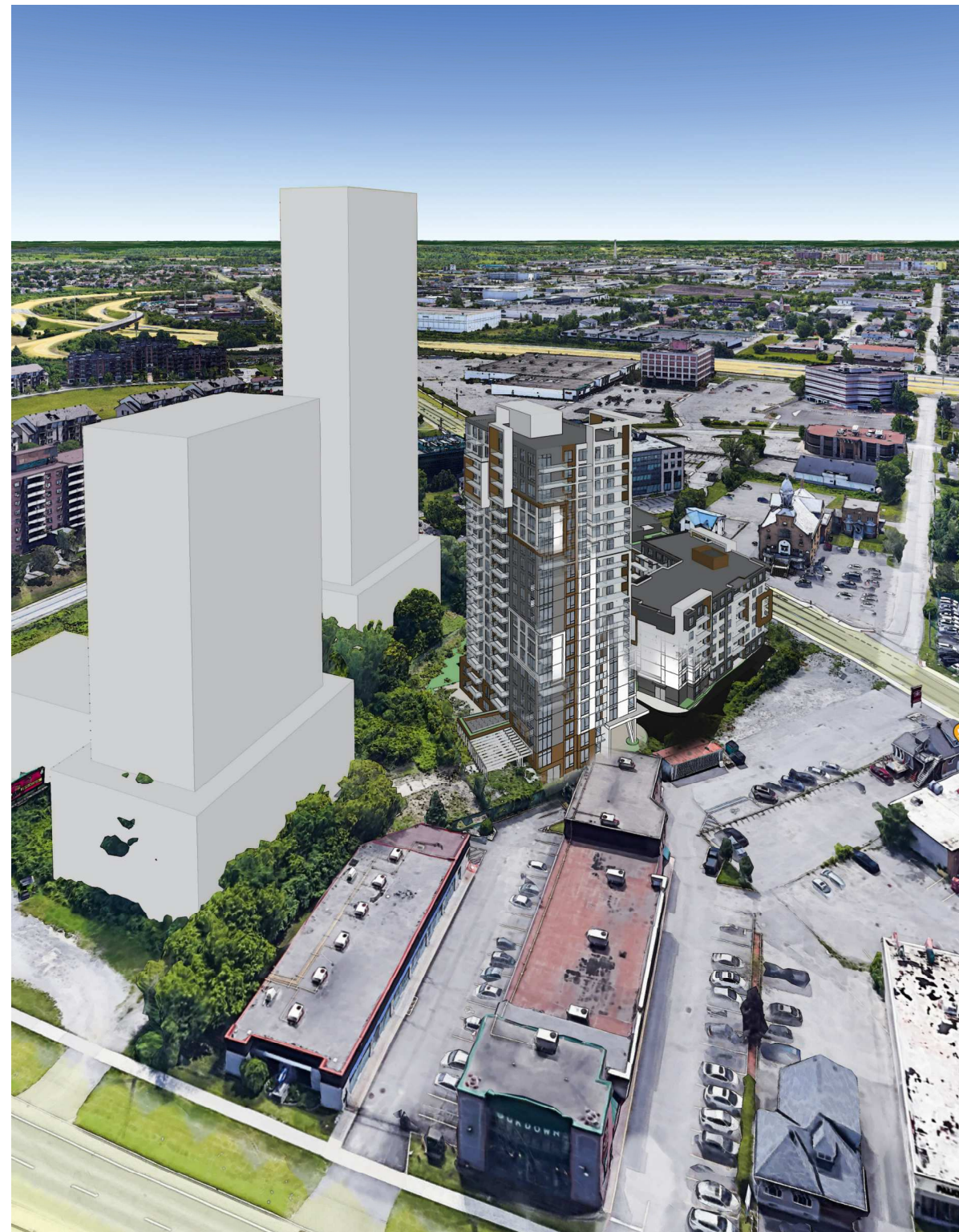


Aerial view – Looking Northeast





Aerial view – Looking Southeast





3D view – Looking Northeast



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3D view – Looking Northwest



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3D view – Building B Entrance

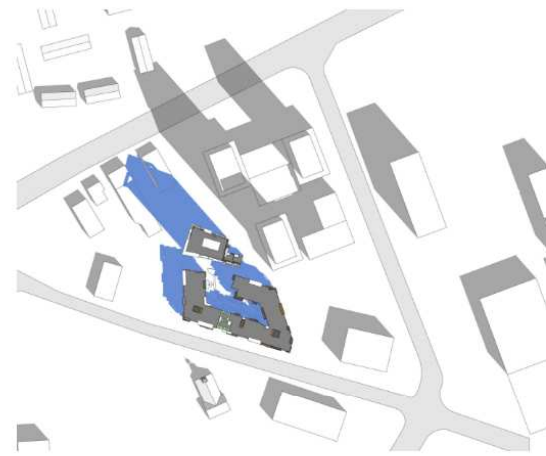


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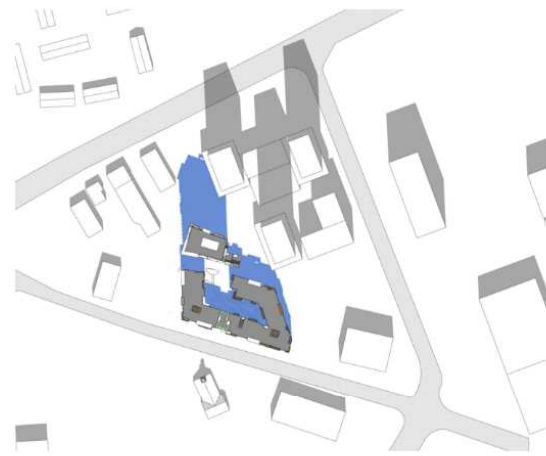
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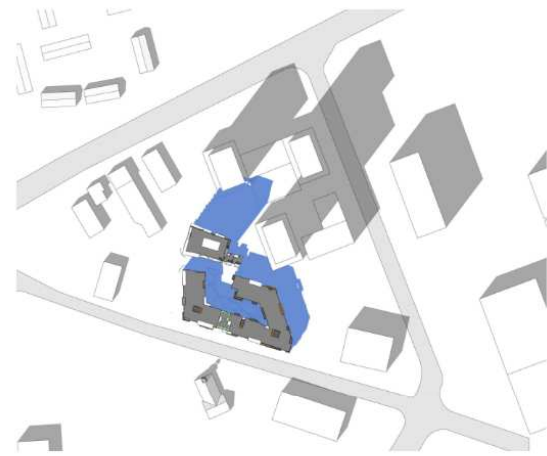
Shadow Study



MARCH/SEPT 21 - 10:00AM



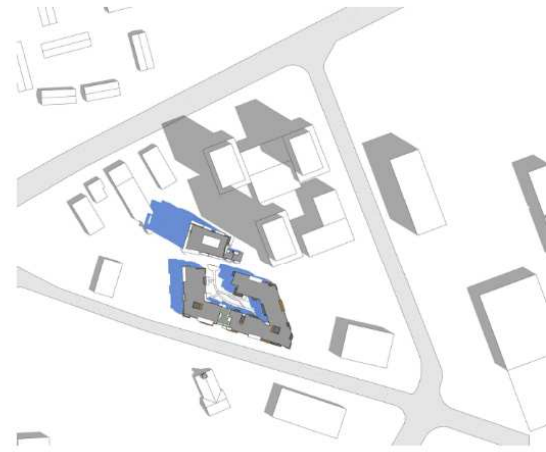
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MARCH/SEPT 21 - 2:00PM



MARCH/SEPT 21 - 4:00PM



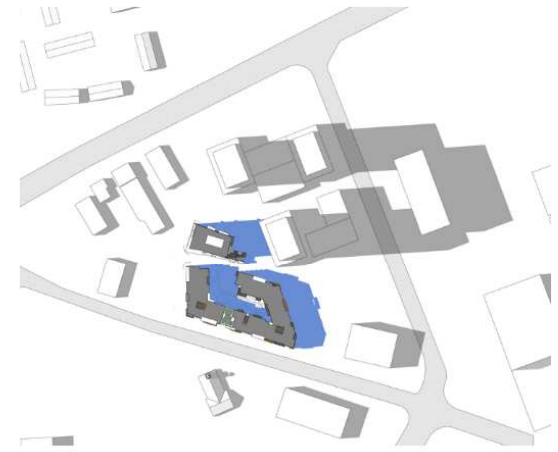
JUNE 21 - 10:00AM



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JUNE 21 - 4:00PM



DECEMBER 21 - 10:00AM



DECEMBER 21 - 12:00PM



DECEMBER 21 - 2:00PM

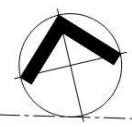
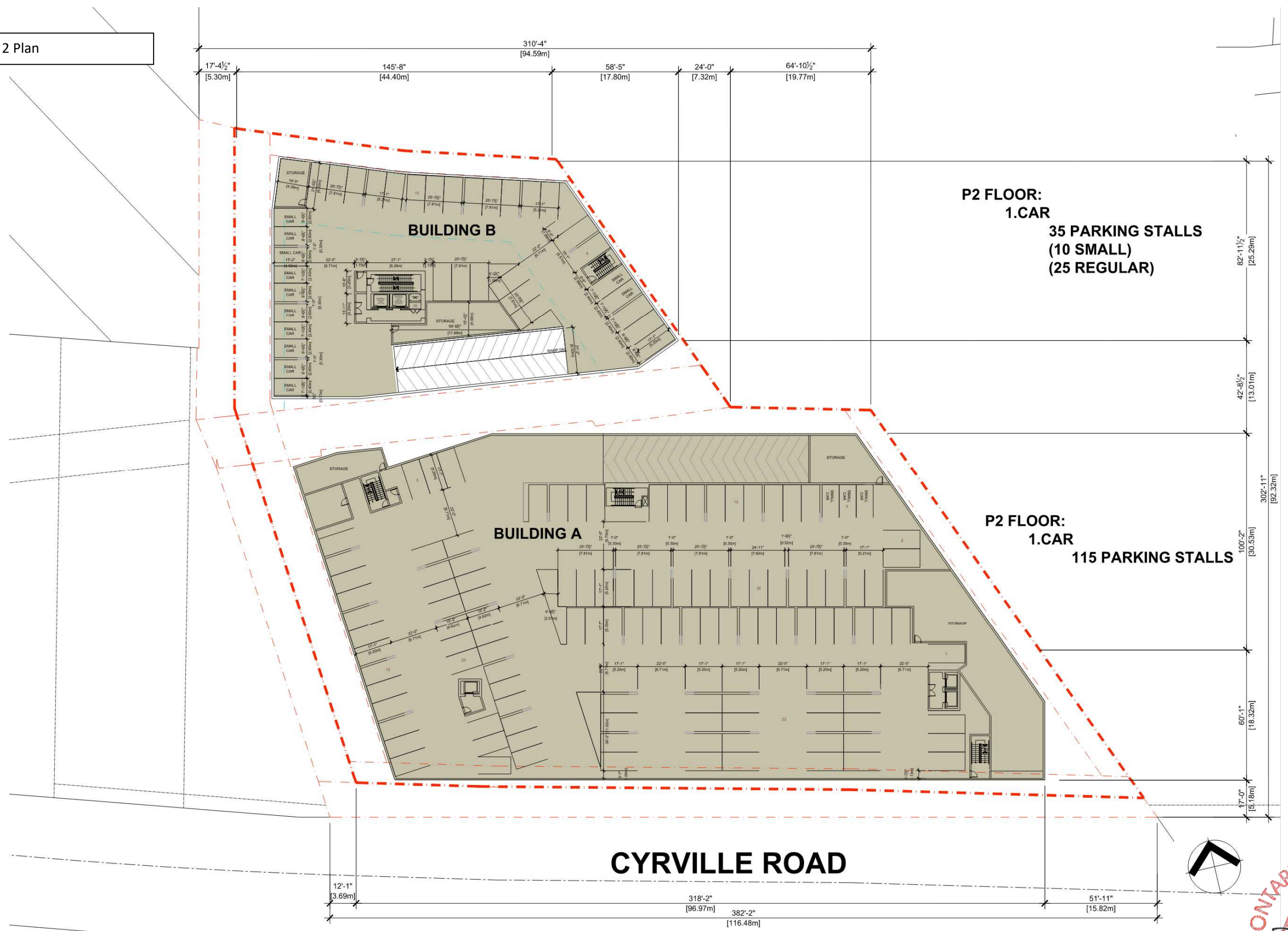


DECEMBER 21 - 4:00PM





Parking Level 2 Plan



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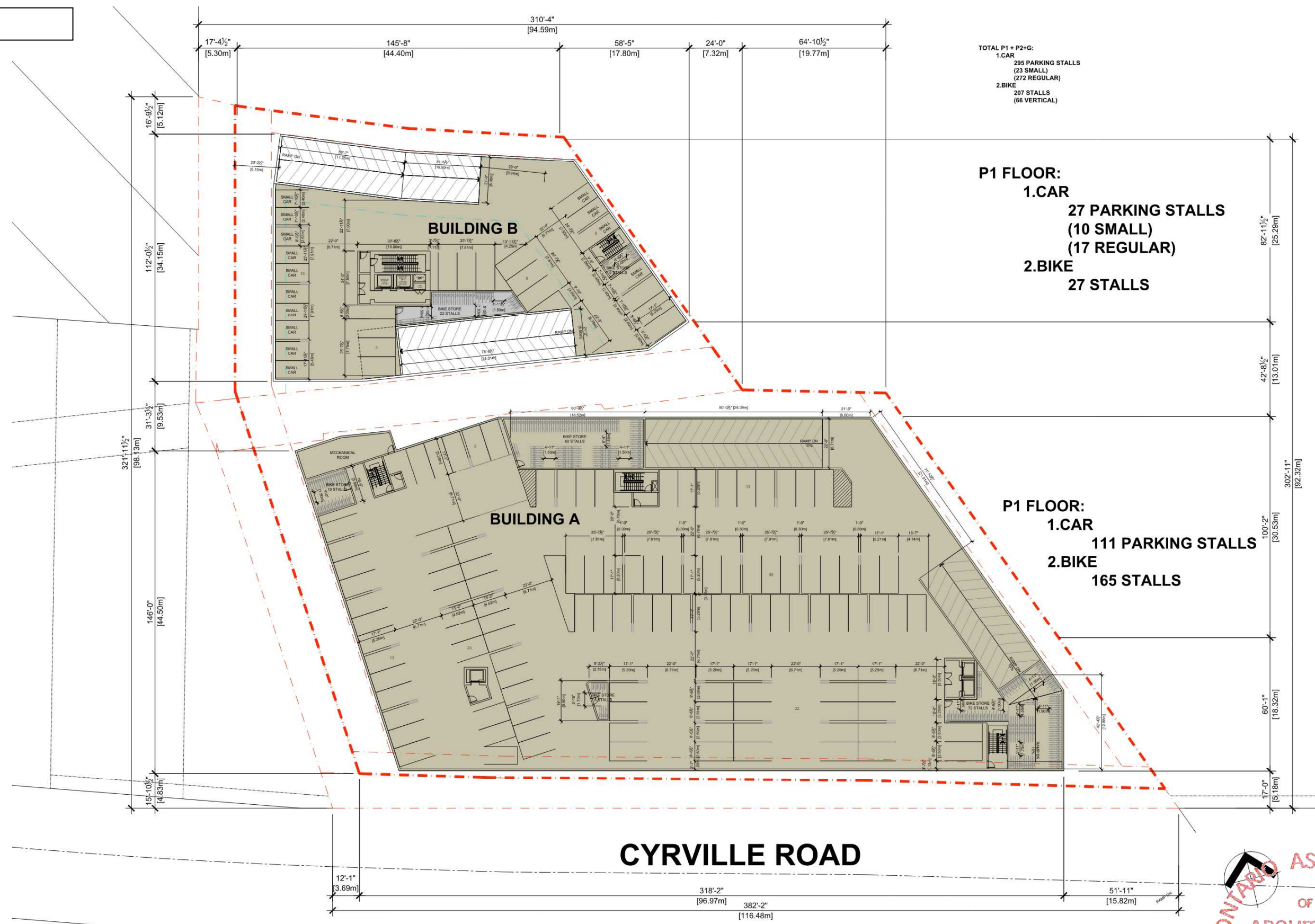
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Parking Level 1 Plan



TOTAL P1 + P2+G:  
 1. CAR  
 295 PARKING STALLS  
 (23 SMALL)  
 (272 REGULAR)  
 2. BIKE  
 207 STALLS  
 (66 VERTICAL)

**P1 FLOOR:**  
 1. CAR  
 27 PARKING STALLS  
 (10 SMALL)  
 (17 REGULAR)  
 2. BIKE  
 27 STALLS

**P1 FLOOR:**  
 1. CAR  
 111 PARKING STALLS  
 2. BIKE  
 165 STALLS

**CYRVILLE ROAD**





Ground Floor Plan



- BUILDING A:**
- STUDIO = 1
  - 1-BEDROOM = 14
  - 2-BEDROOM = 18
  - TOTAL: 32/FLOOR**
- BUILDING A FLOOR PLATE**  
AREA: 27163 SQ.FT. (2524 M<sup>2</sup>)
- BUILDING B:**
- 1-BEDROOM = 1
  - 2-BEDROOM = 2
  - TOWNHOUSE = 2 [UPTO LEVEL-2]
  - TOTAL: 4/FLOOR**
- BUILDING B FLOOR PLATE**  
AREA: 6,100SQ.FT. (566.70M<sup>2</sup>)

CYRVILLE ROAD



Level 2 Floor Plan



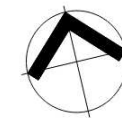
BUILDING A:

- STUDIO =1
- 1 BEDROOM =12
- 2 BEDROOM =22
- 3 BEDROOM = 1

TOTAL: 36/FLOOR

BUILDING B:

- 1 BEDROOM =4
  - 2 BEDROOM =4
- TOTAL: 8/FLOOR





Level 3-5 Floor Plan



**BUILDING A:**

- STUDIO = 1
- 1 BEDROOM = 12
- 2 BEDROOM = 22
- 3 BEDROOM = 1

**TOTAL: 36/FLOOR**

**BUILDING B:**

- 1 BEDROOM = 4
- 2 BEDROOM = 4

**TOTAL: 8/FLOOR**



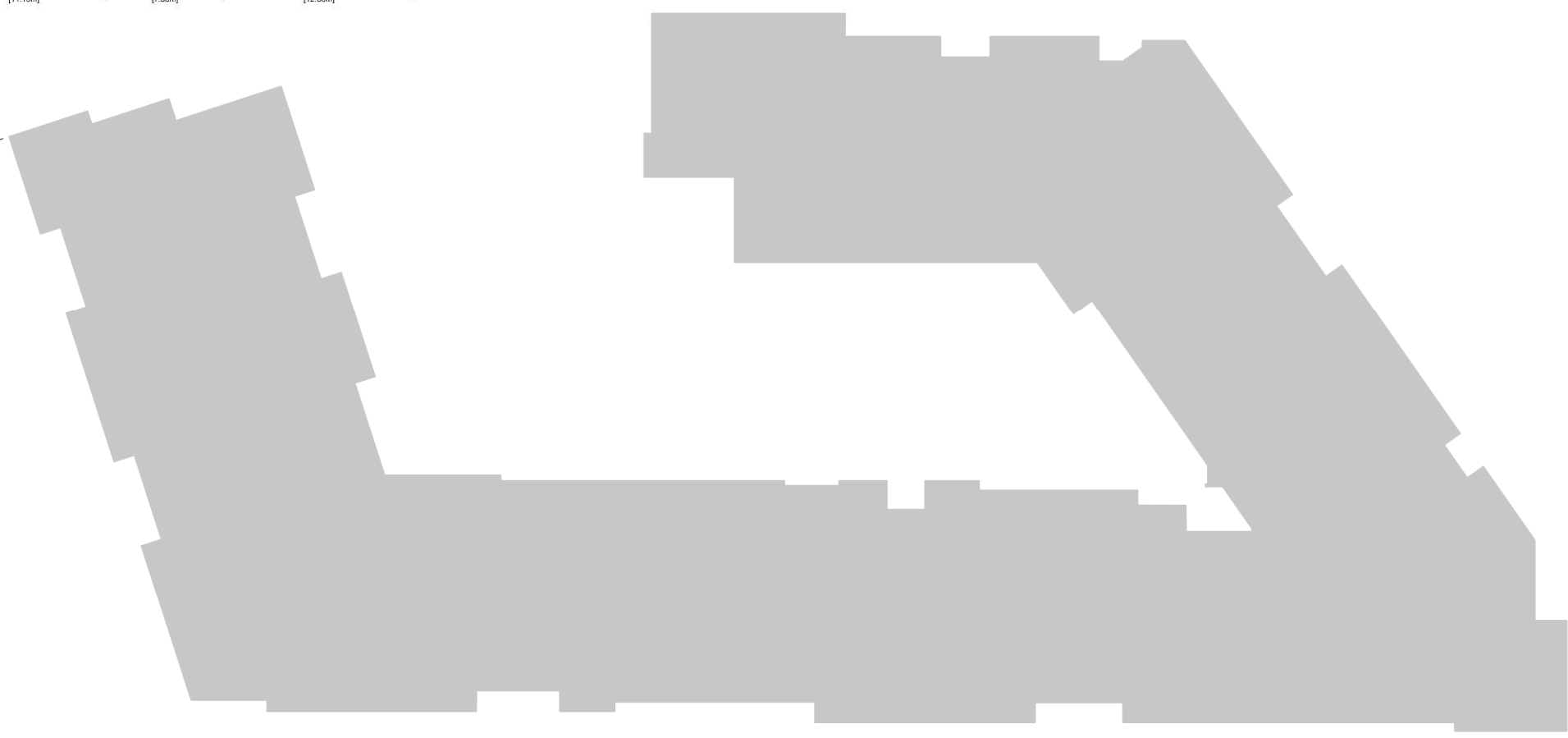






Level 7-20 Floor Plan-Building B

BUILDING B:  
 1 BEDROOM =4  
 2 BEDROOM =4  
 TOTAL: 8/FLOOR





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



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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



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