



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 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)
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: 1010 m ² (phase 2) 1252 m ² (phase 1) Common amenity space -Indoor amenity: 190 m ² -Outdoor rooftop amenity: 1120m ² (phase 1) 446m ² (phase 2) -Outdoor ground amenity: 450m ² total common amenity space: 1,206m 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)

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 m
L2 - L5	4	98,100 sq ft	9,113 sq m
L6	1	22,492 sq ft	2,090 sq m
TOTAL	6	141,698 sq ft	13164 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 253,763 sq ft 23575 sq m

Residential Statistics - Unit Counts

BUILDING A						
Level	Studio	1 Bed	2 Bed	3 Bed	Total	Number of Floor
L1	1	14	18	0	33	1
L2 - L5	1	12	22	1	36	4
L6	1	9	21	1	32	1
Total	3	35	61	2	101	6

BUILDING B					
Level	1 Bed	2 Bed	3 Bed	Total	Number of Floor
L1	3	2	0	5	1
L2	4	4	0	8	1
L3 - L20	4	4	0	8	18
Total	11	10	0	21	20

TOTAL 366



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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

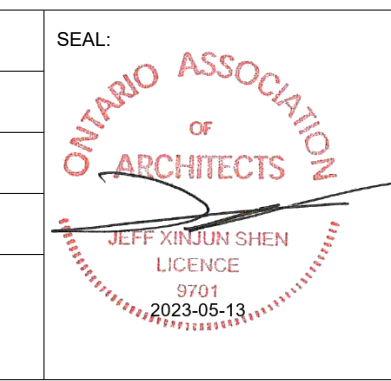
Rezoning Application 04/08/2022

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



CONSULTANT:

SCALE: 1:350
 DATE: 08/06/2022
 DRAWN BY:
 CHECKED BY:
 JOB NO.:
 2021-010
 SHEET TITLE:



SITE PLAN

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



BUILDING A:
 STUDIO = 1
 1 BEDROOM = 14
 2 BEDROOM = 18
TOTAL: 32/FLOOR

BUILDING A FLOOR PLATE AREA: 27163 SQ.FT. (2524 M²)

BUILDING B:
 1 BEDROOM = 1
 2 BEDROOM = 2
 TOWNHOUSE = 2 [UPTO LEVEL-2]
TOTAL: 4/FLOOR

BUILDING B FLOOR PLATE AREA: 6,100SQ.FT. (566.70M²)



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Rezoning Application	04/08/2022
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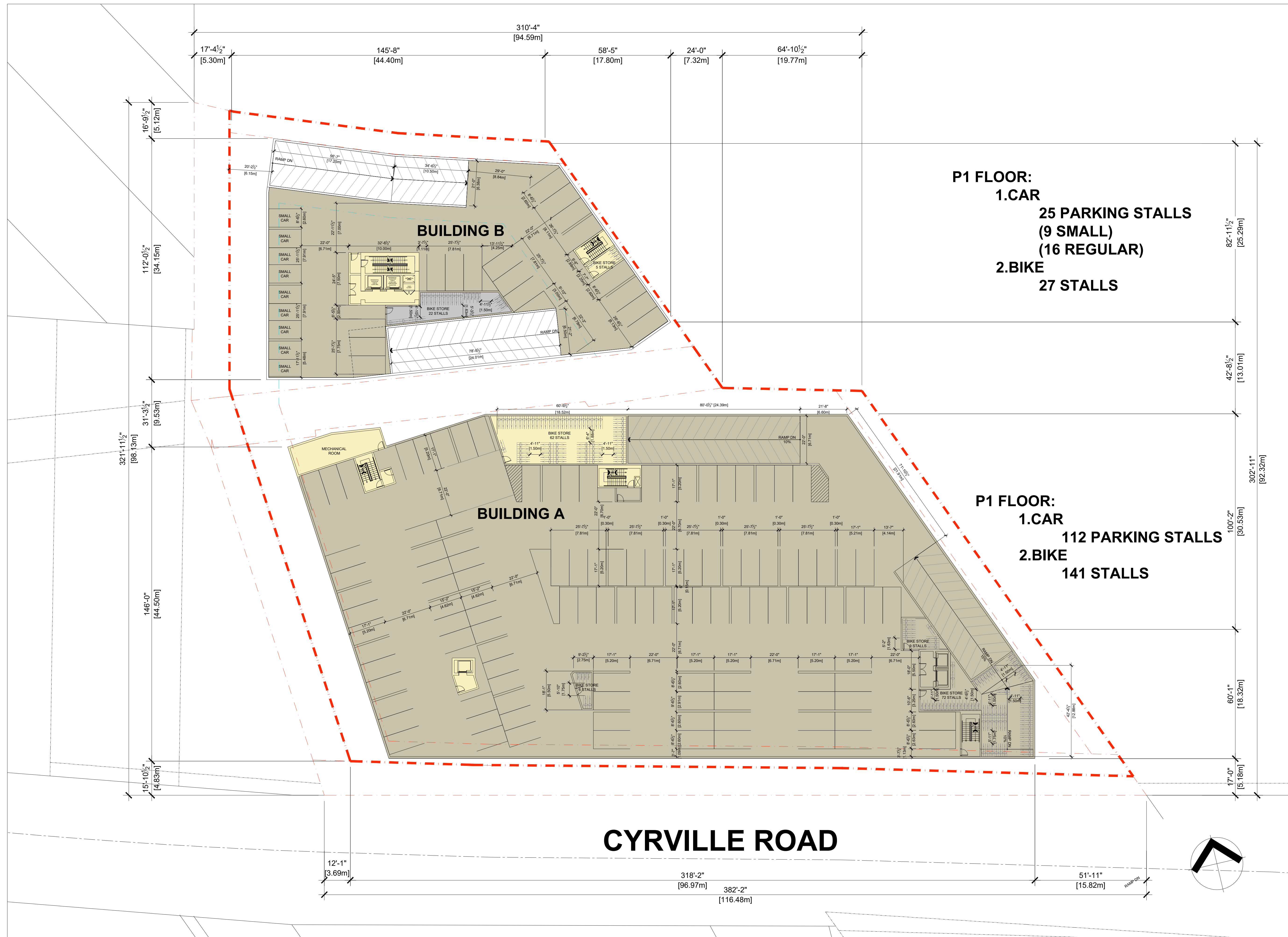
PROJECT:
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 1125-1149 Cyrville Road,
 Ottawa, ON



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:



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 Ottawa, ON



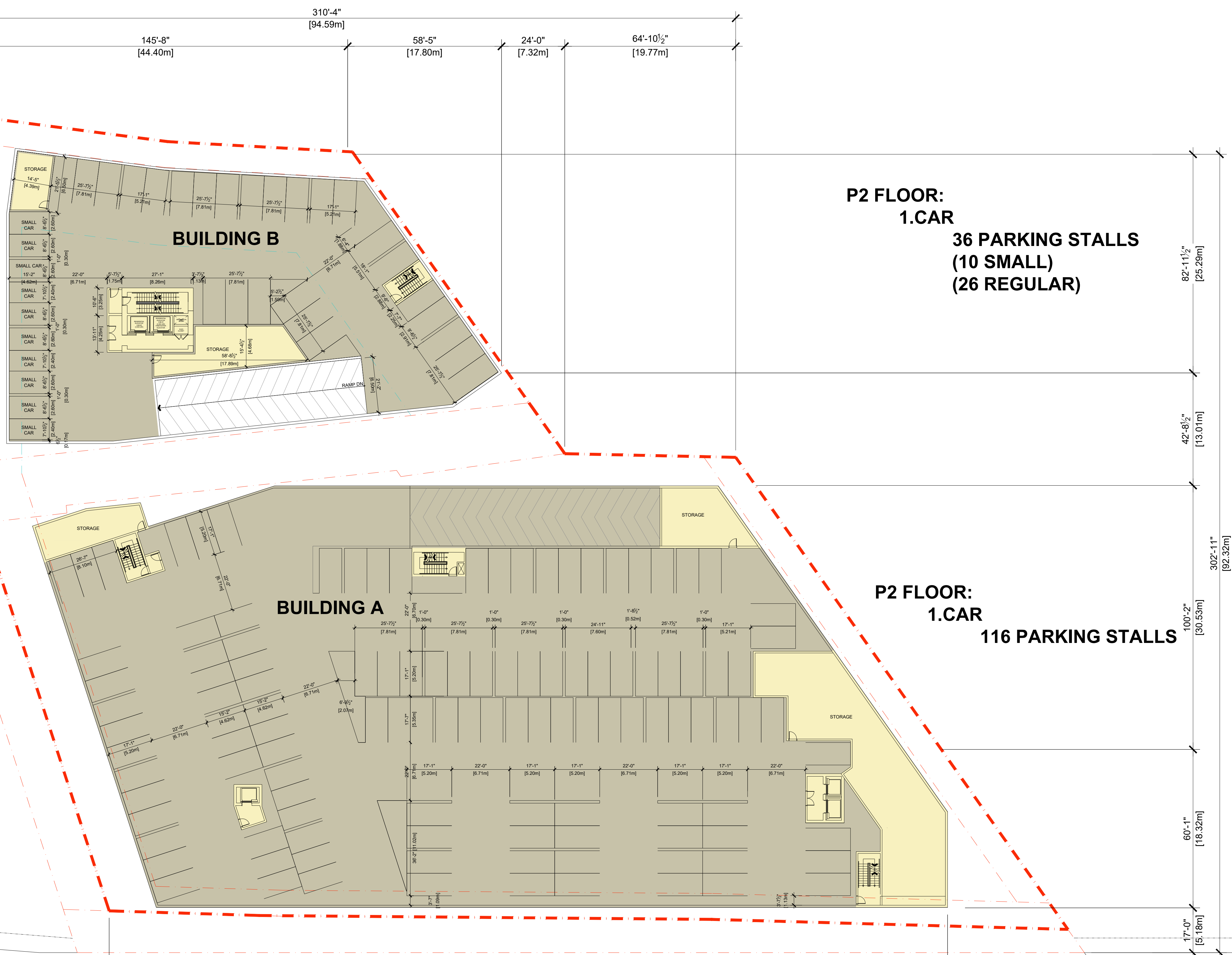
CONSULTANT:

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DATE: 08/06/2022	
DRAWN BY:	
CHECKED BY:	
JOB NO: 2021-010	
SHEET TITLE:	

BUILDING A & B
P1 FLOOR PLAN

DRAWING NO.: **A2.0** REVISION No:

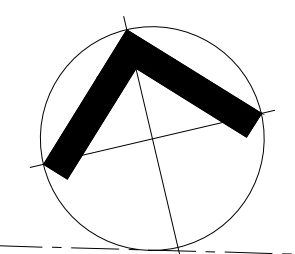
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	ISSUED FOR REZONING APPLICATION	18/04/2022



**P2 FLOOR:
1.CAR
36 PARKING STALLS
(10 SMALL)
(26 REGULAR)**

**P2 FLOOR:
1.CAR
116 PARKING STALLS**

CYRVILLE ROAD

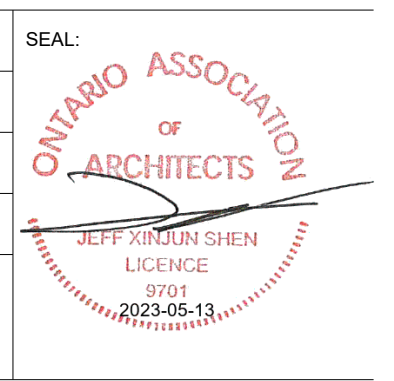


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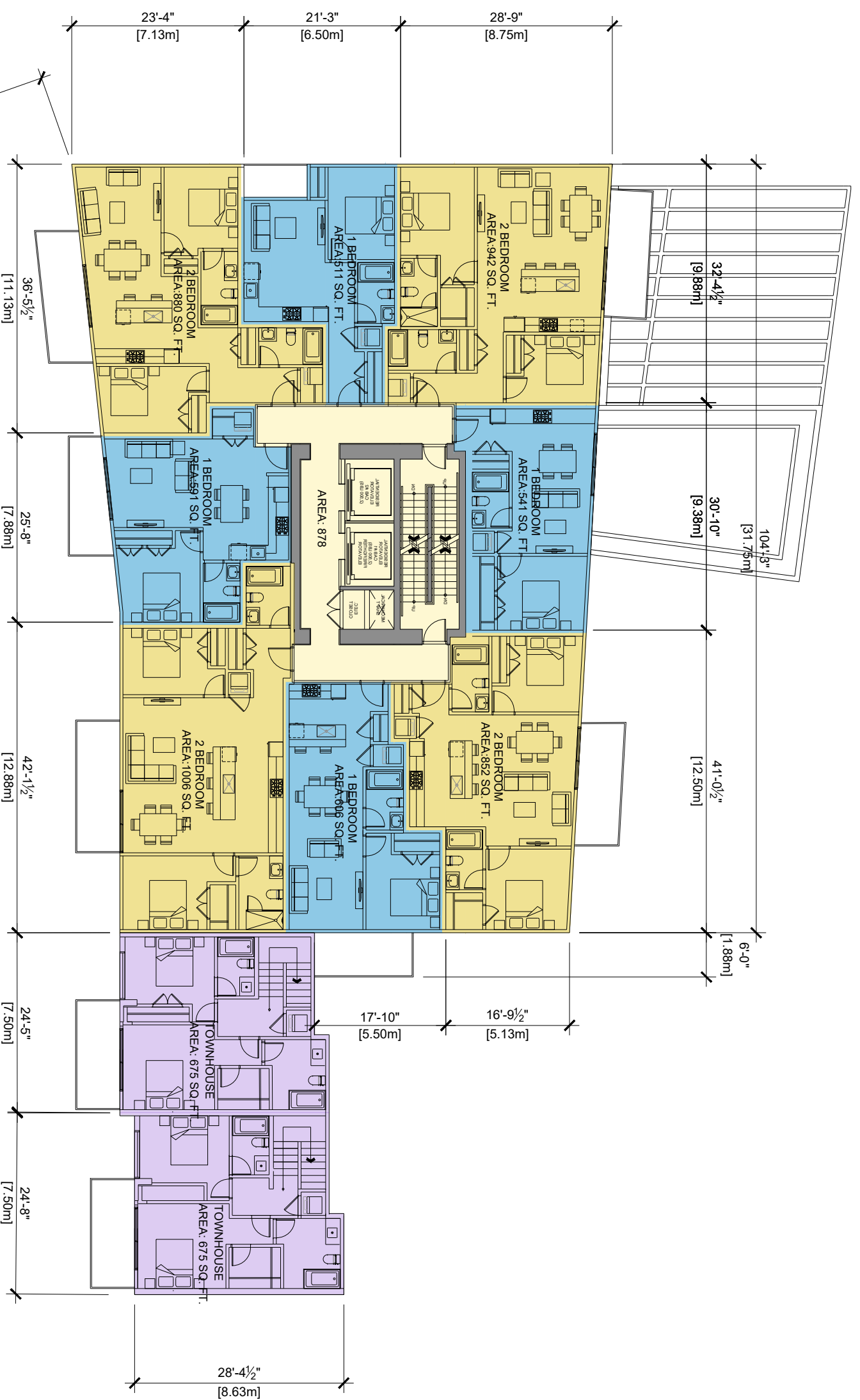
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SCALE: 1:250
DATE: 08/06/2022
DRAWN BY:
CHECKED BY:
JOB NO:
2021-010



SHEET TITLE:
**BUILDING A & B
P2 FLOOR PLAN**

DRAWING NO.: **A2.1**
REVISION No:



BUILDING A:

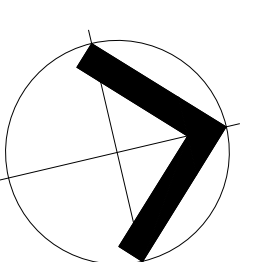
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- 1 BEDROOM = 12
- 2 BEDROOM = 22
- 3 BEDROOM = 1

TOTAL: 36/FLOOR

BUILDING B:

- 1 BEDROOM = 4
- 2 BEDROOM = 4

TOTAL: 8/FLOOR



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Receiving Application 04/09/2022

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



CONSULTANT:

SCALE: 1:200

DATE: 04/09/2022

DRAWN BY:

CHECKED BY:

JOB NO.: 2021-010

SHEET TITLE:

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS

JEFF KIRKMAN SIENK ARCHITECTS

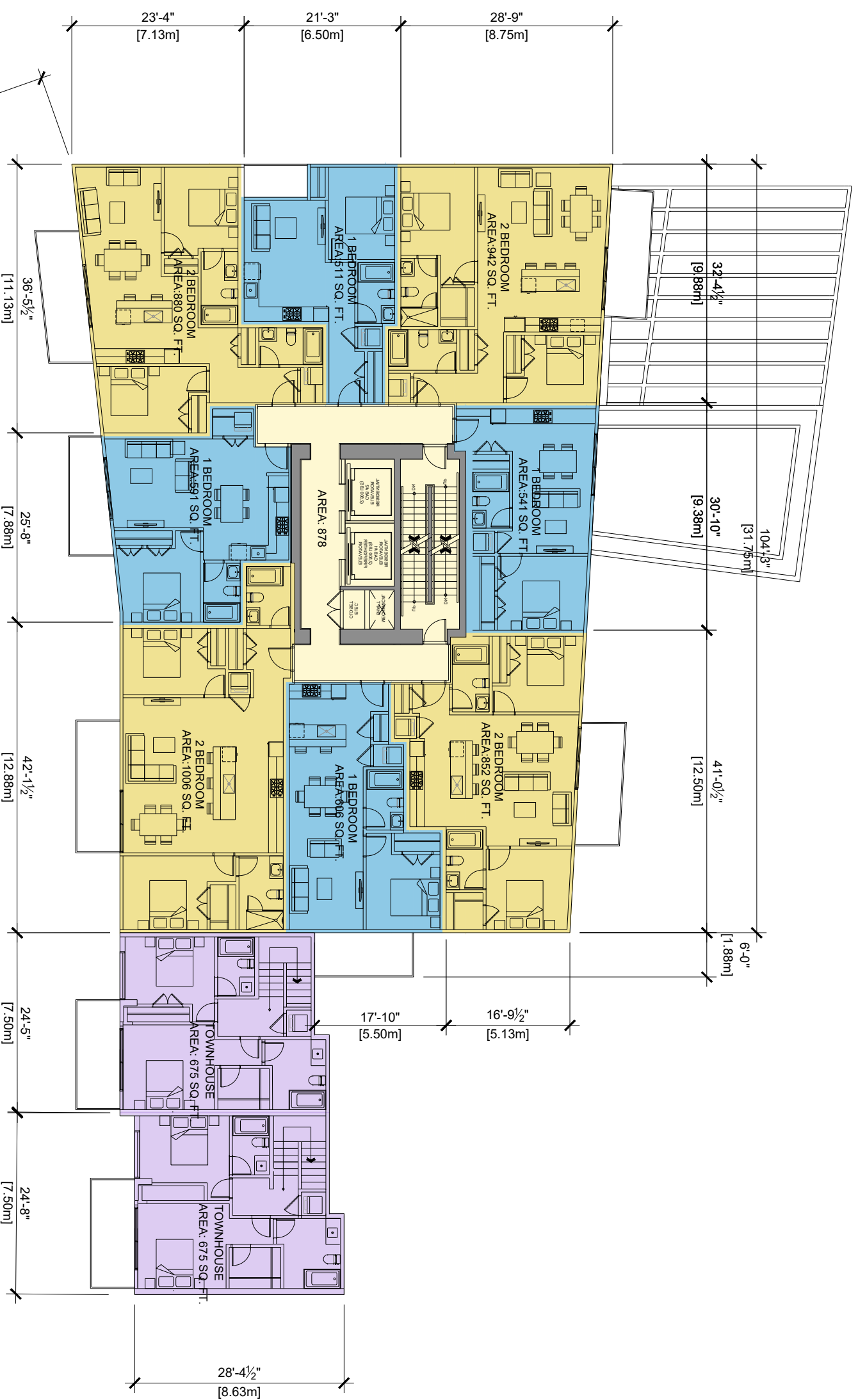
9701 9223-05-13

BUILDING A & B
L2 FLOOR PLAN

DRAWING NO.: **A2.2**

REVISION NO.:

DOI-12-21-0214



BUILDING A:

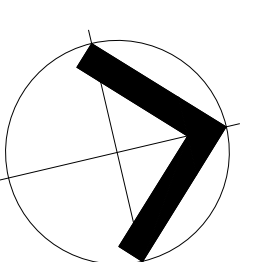
- STUDIO = 1
- 1 BEDROOM = 12
- 2 BEDROOM = 22
- 3 BEDROOM = 1

TOTAL: 36/FLOOR

BUILDING B:

- 1 BEDROOM = 4
- 2 BEDROOM = 4

TOTAL: 8/FLOOR



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Receiving Application	04/09/2022

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



CONSULTANT:

SCALE: 1:200

DATE: 04/09/2022

DRAWN BY:

CHECKED BY:

JOB NO.: 2021-010

SHEET TITLE:

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS

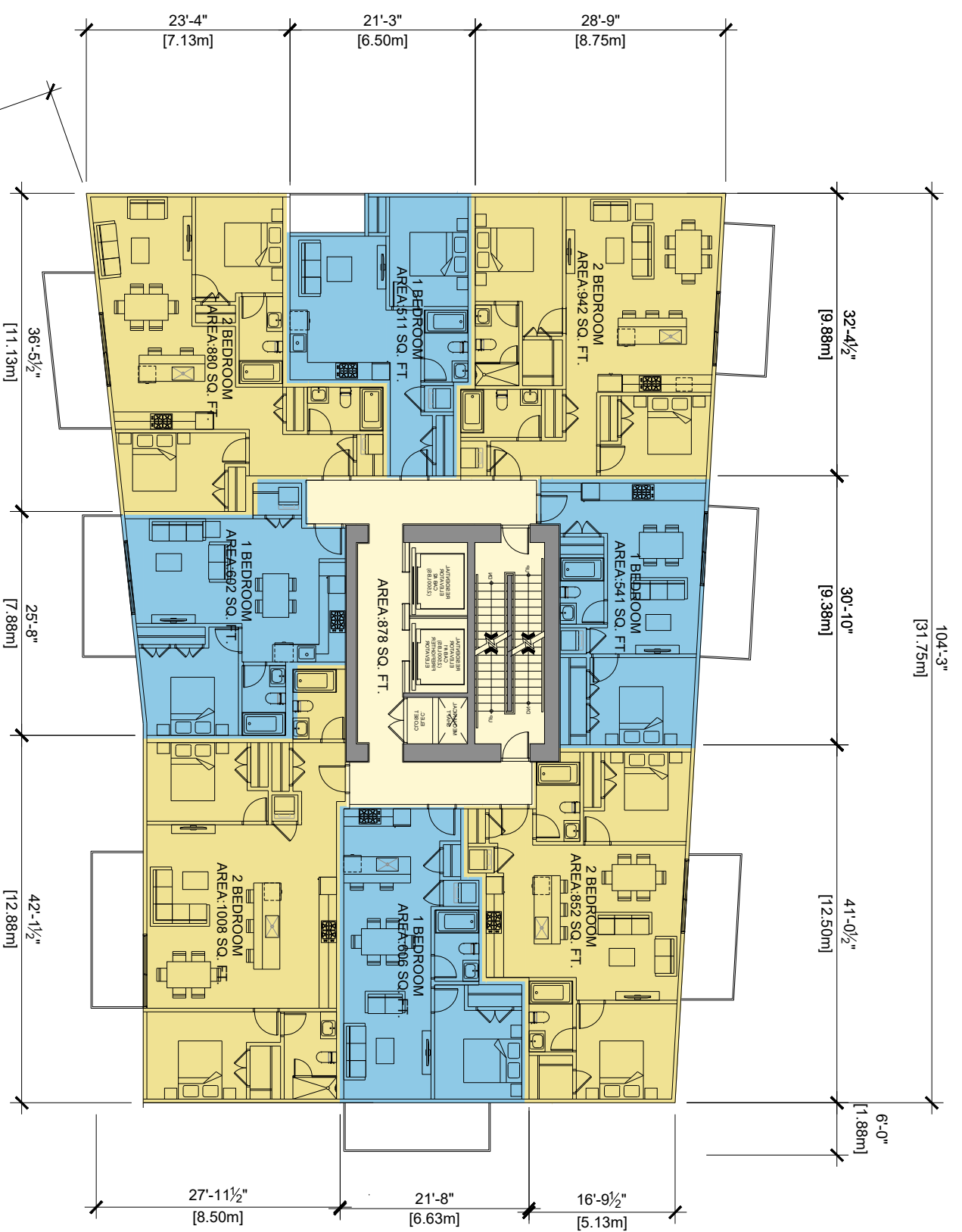
JEFF XIBERN SIEN ARCHITECTS

9701 9223-05-13

BUILDING A & B
L2 FLOOR PLAN

DRAWING NO.: **A2.2**

REVISION NO.:



BUILDING A:

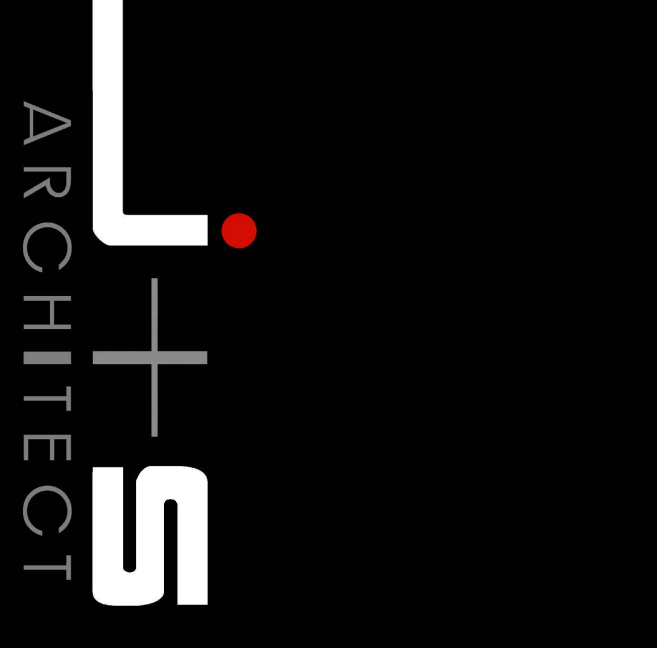
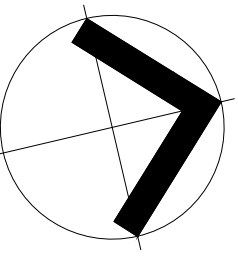
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- 1 BEDROOM = 12
- 2 BEDROOM = 22
- 3 BEDROOM = 1

TOTAL: 36/FLOOR

BUILDING B:

- 1 BEDROOM = 4
- 2 BEDROOM = 4

TOTAL: 8/FLOOR



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PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
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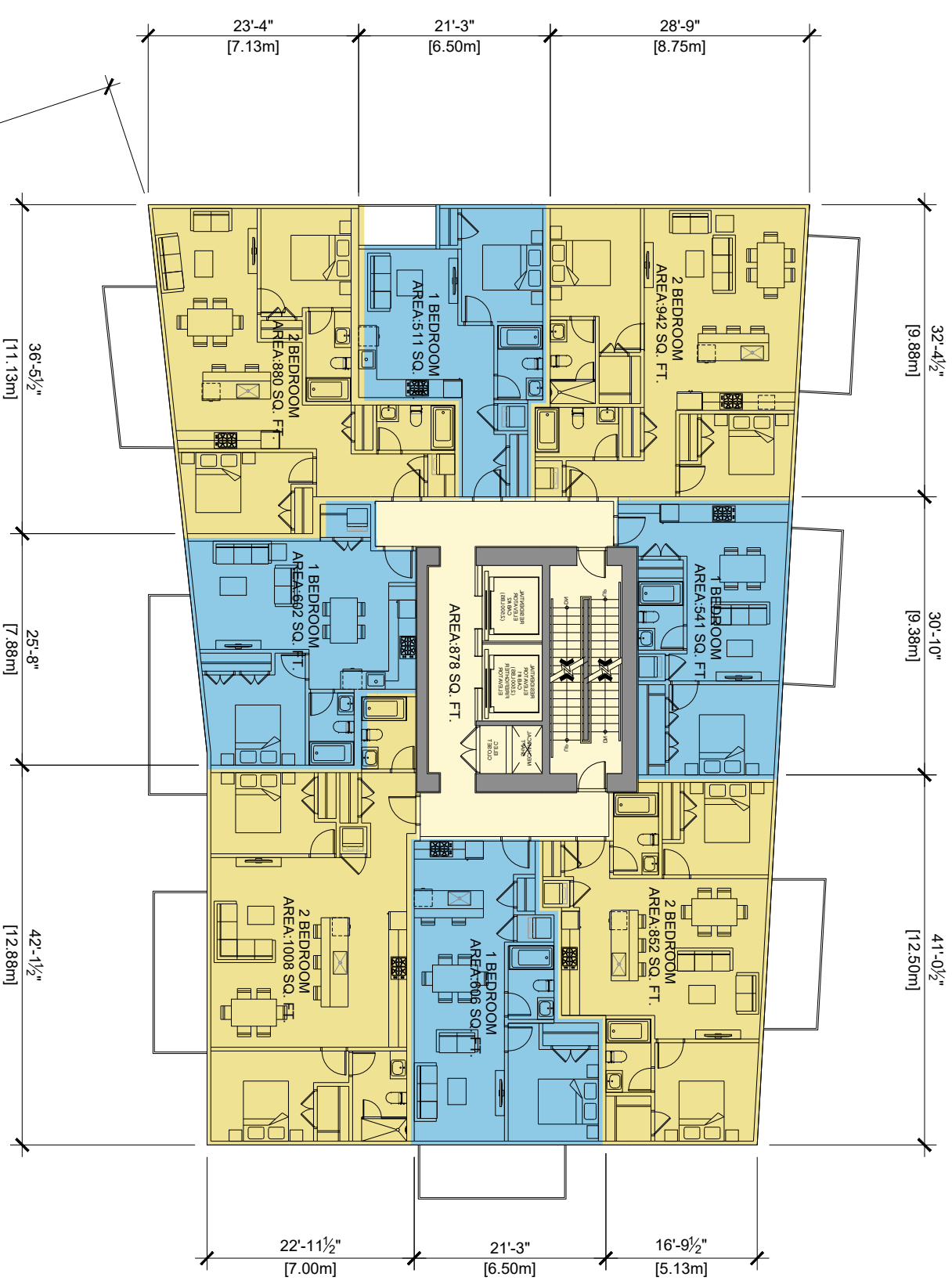
CONSULTANT:
WESTRICH PACIFIC CORP.

SCALE: 1:200
DATE: 08/09/2022
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CHECKED BY:
JOB NO.: 2021-010
SHEET TITLE:



BUILDING A & B
L3-5 FLOOR PLAN

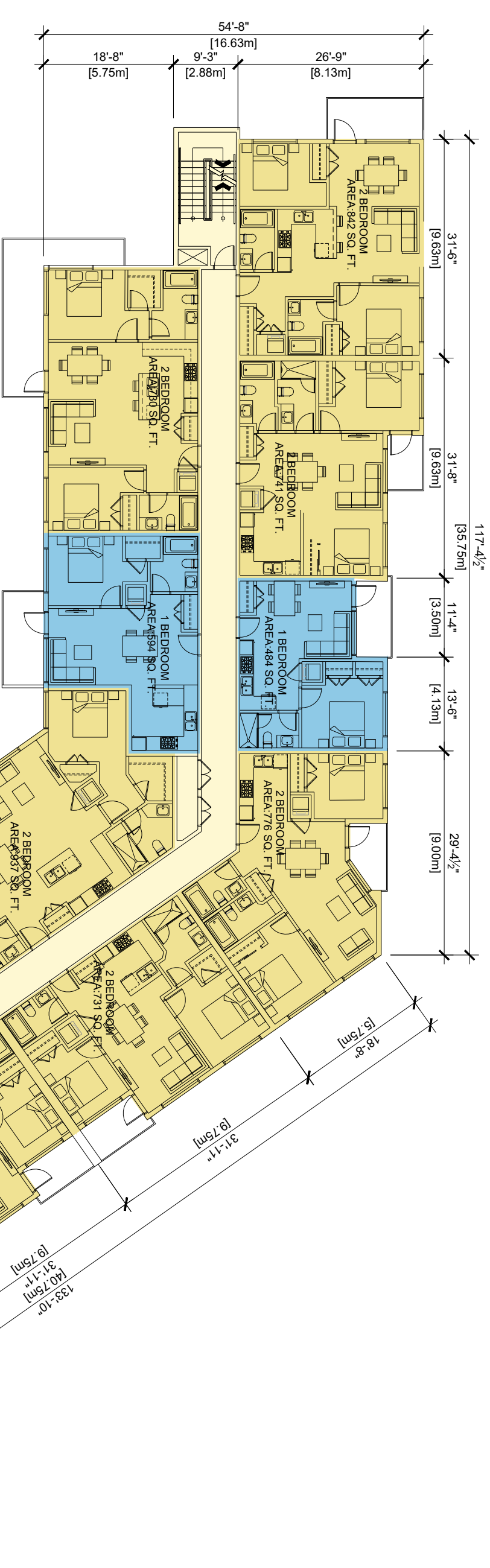
DRAWING NO.:
A2.3
REVISION NO.:



BUILDING A:

- 1 BEDROOM = 9
- 2 BEDROOM = 23
- 3 BEDROOM = 1

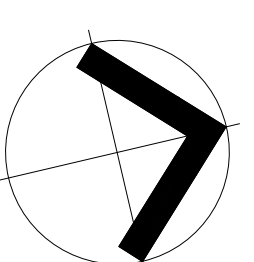
TOTAL: 33/FLOOR



BUILDING B:

- 1 BEDROOM = 4
- 2 BEDROOM = 4

TOTAL: 8/FLOOR



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Re zoning Application 04/09/2022

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



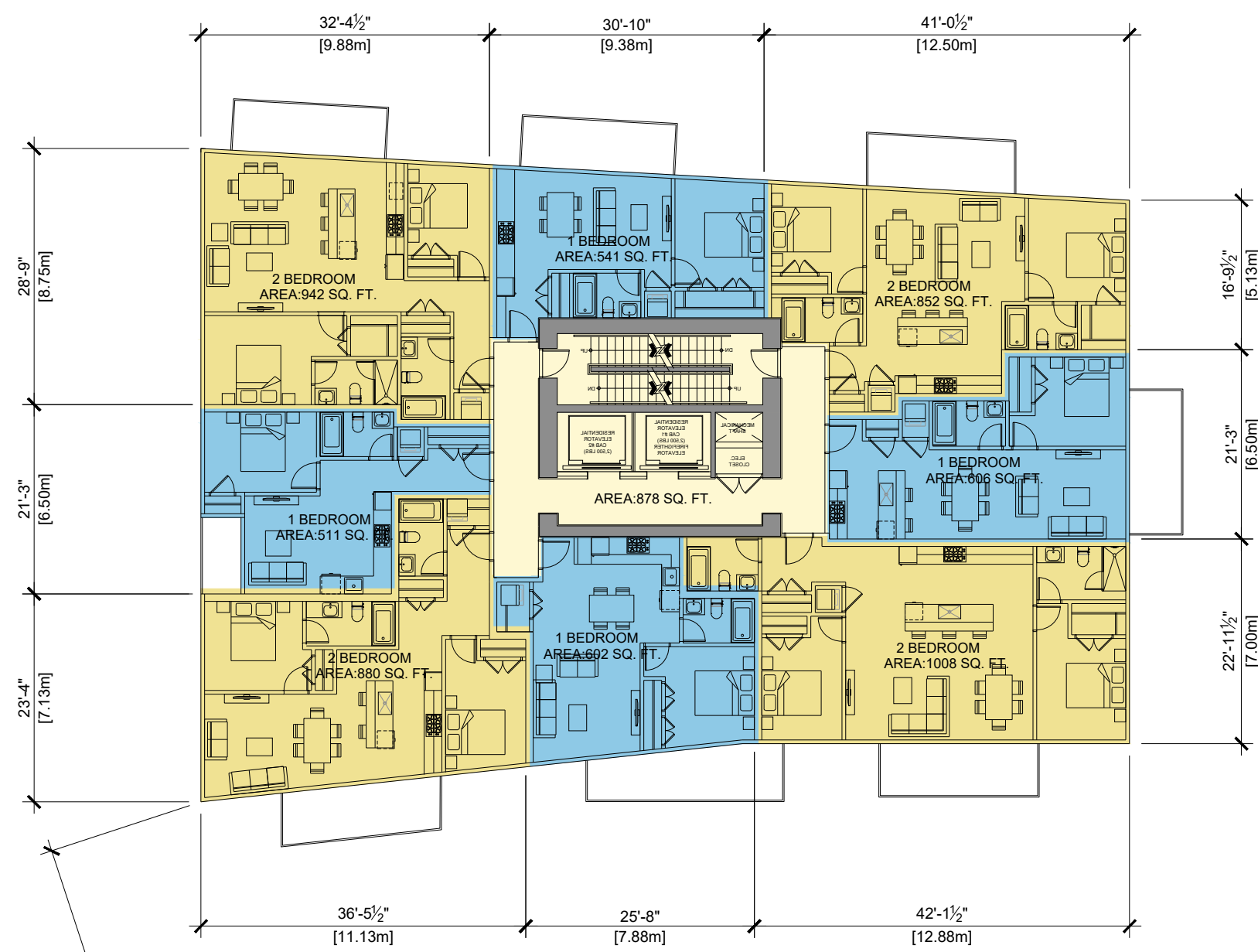
CONSULTANT:

SCALE: 1:200	SEAL:
DATE: 08/09/2022	
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JOB NO: 2021-010	
SHEET TITLE:	



**BUILDING A & B
L6 FLOOR PLAN**

DRAWING NO: **A2.4** REVISION NO:



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



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Rezoning Application	04/08/2022
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PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 1125-1149 Cyrville Road,
 Ottawa, ON



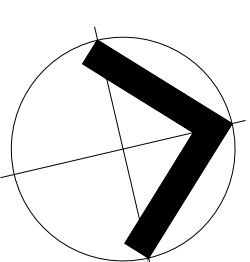
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CHECKED BY:	
JOB NO: 2021-010	

SHEET TITLE:
**BUILDING B
 L7-20 FLOOR PLAN**

DRAWING NO.:	REVISION No:
A2.5	

BUILDING A & B:
 ○ RD = ROOF DRAIN



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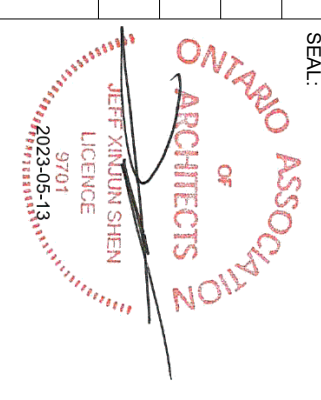
Re zoning Application 04/09/2022

PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 CLIENT:
WESTRICH PACIFIC CORP.
 1125-1149 Cynville Road,
 Ottawa, ON



CONSULTANT:

SCALE:	1:200	SEAL:
DATE:	08/09/2022	
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CHECKED BY:		
JOB NO.:	2021-010	
SHEET TITLE:	BUILDING A & B ROOF PLAN	



DRAWING NO.: A2.6 REVISION NO.:

DD7-12-21-0214

NO.	REVISIONS	DATE(D/M/Y)
	REVISION AS PER CITY COMMITNS	18/03/2023
	REVISION AS PER CITY COMMITNS	18/10/2022
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	REVISION AS PER CITY COMMITNS	30/05/2022

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ISSUED FOR REZONING APPLICATION	18/04/2022



- 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

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

CLIENT:
WESTRICH PACIFIC CORP.

CONSULTANT:

SCALE: 1:200
DATE: 08/06/2022
DRAWN BY:
CHECKED BY:
JOB NO.:
2021-010

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
JEFF XINDUN SHEN
LICENCE: 9701
2023-05-13

SHEET TITLE:
SOUTH ELEVATION

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CONSULTANT:

SCALE: 1:200	SEAL:
DATE: 08/06/2022	
DRAWN BY:	
CHECKED BY:	
JOB NO: 2021-010	
SHEET TITLE:	

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

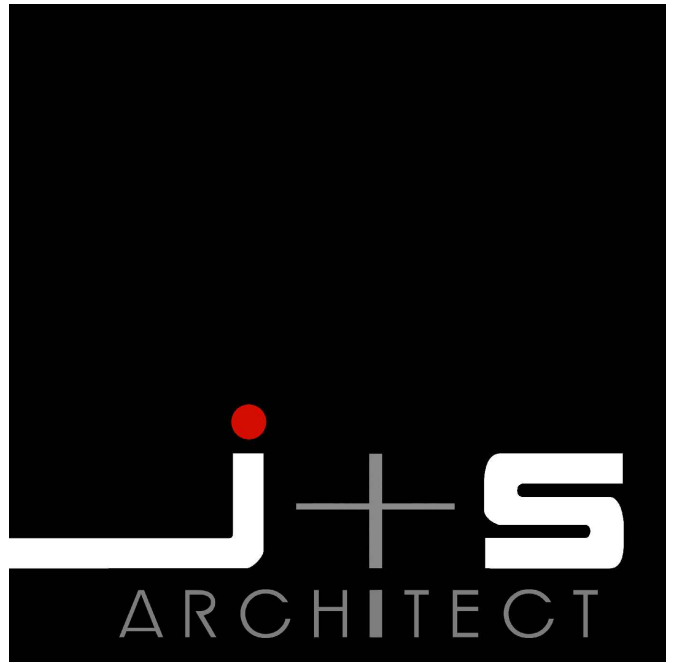
PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



LASER CUT PANELS ALONG THE PARKING RAMP



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 1125-1149 Cyrville Road,
 Ottawa, ON



CONSULTANT:

SCALE: 1:150	SEAL:
DATE: 08/06/2022	
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CHECKED BY:	
JOB NO: 2021-010	

SHEET TITLE:
EAST ELEVATION

DRAWING NO.: **A3.2** REVISION No:

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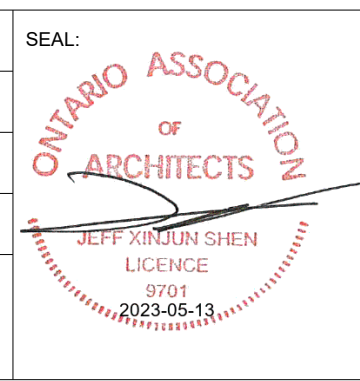
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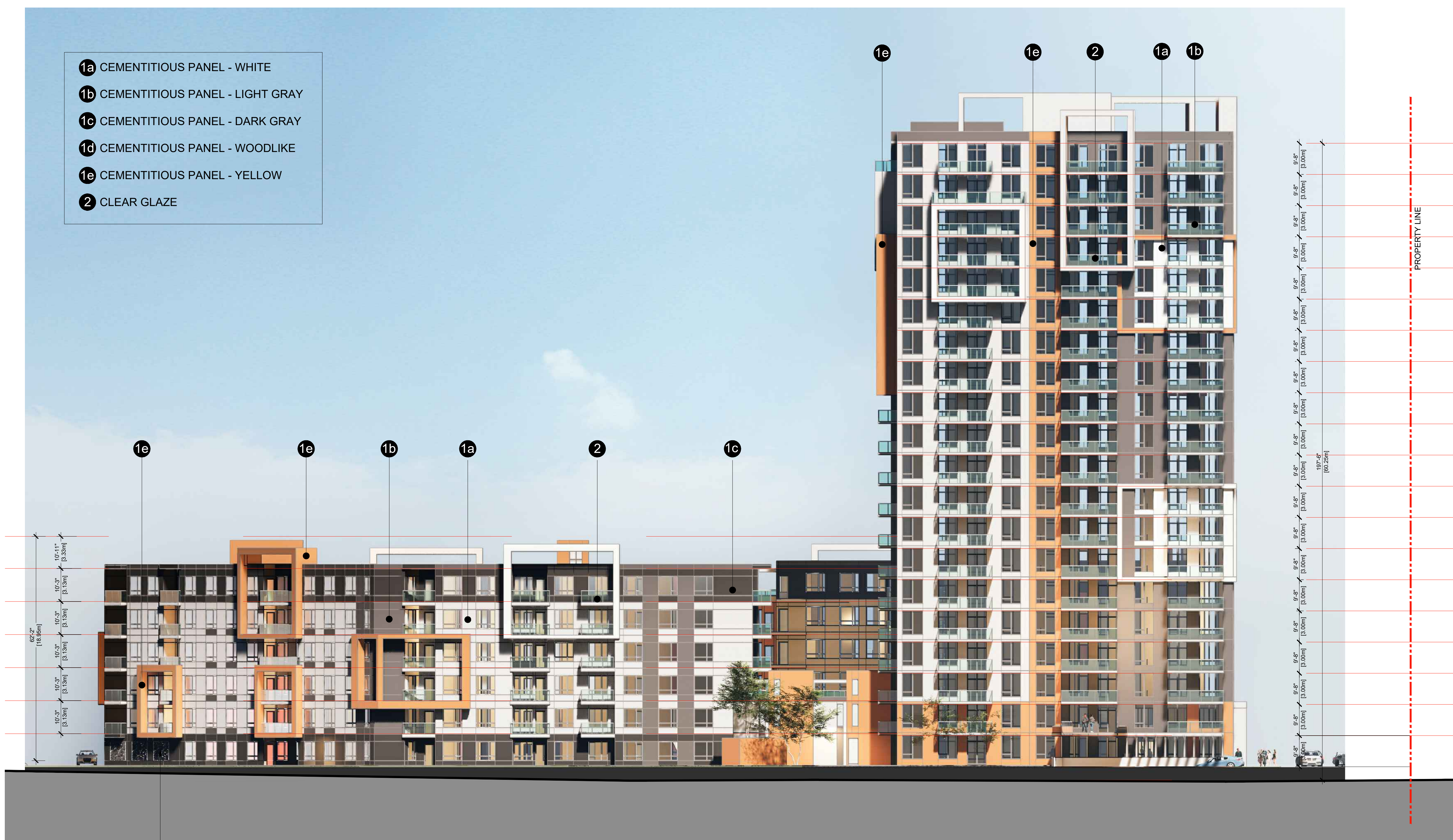
CONSULTANT:

SCALE: 1:200
DATE: 08/06/2022
DRAWN BY:
CHECKED BY:
JOB NO.:
2021-010
SHEET TITLE:



NORTH ELEVATION

DRAWING NO.: **A3.3** REVISION No:



- 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

LASER CUT PANELS ALONG THE PARKING RAMP





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NO.	REVISION	DATE(D/M/Y)
	REVISION AS PER CITY COMMENT	18/03/2023
	REVISION AS PER CITY COMMENT	18/10/2022
	REVISION AS PER CITY COMMENT	08/06/2022
	REVISION AS PER CITY COMMENT	30/05/2022

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ISSUED FOR REZONING APPLICATION	18/04/2022

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



CONSULTANT:

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SHEET TITLE:
**3D VIEW
 -LOOKING TO NORTHEAST**

DRAWING NO.: **A5.0** REVISION No:



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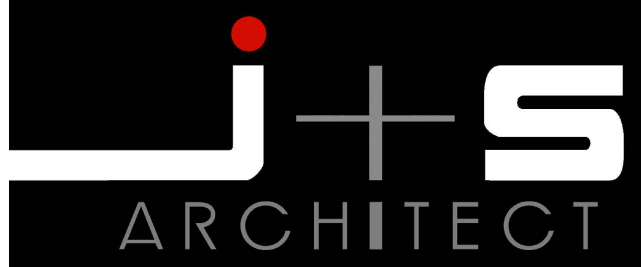
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SHEET TITLE:

**3D VIEW
 -LOOKING TO NORTHWEST**

DRAWING NO.: **A5.1** REVISION No:



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SHEET TITLE:

**AERIAL VIEW
 -LOOKING TO NORTHWEST**

DRAWING NO.:	REVISION No:
A5.2	



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**AERIAL VIEW
 -LOOKING TO NORTH**

DRAWING NO.: **A5.3** REVISION No:



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JOB NO: 2021-010	

SHEET TITLE:

**AERIAL VIEW
 -LOOKING TO WEST**

DRAWING NO.:	REVISION No.:
A5.4	



OUTDOOR DECK AND TRELLIS TO INTEGRATE THE RAMP TO OVERALL BUILDING MASS



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SHEET TITLE:

**AERIAL VIEW
 -LOOKING TO SOUTHEAST**

DRAWING NO.: **A5.5** REVISION No:



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JOB NO: 2021-010	

SHEET TITLE:
**3D VIEW
 -BUILDING B ENTRY**

DRAWING NO.: **A5.6** REVISION No: