

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(phase1) 11.2m(phase 2 under 6 storeys) 12m(phase 2 over 6 storeys) |
| Building Height | Minumum:6.7m(2 storeys) Maximum: 60m | Phase1: 19m(6 storeys) Phase 2: 60.25m(20 storeys) |
| Amenity Area | Total: 2,136 m²(6m²/dwelling unit) Communal: 1,068 m² | Private amenity space -Private balconies: 1010 m ² (phase 2) 1252 m ² (phase1) 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 Spa | ce 149 m²(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 | 21,106 sq ft | 1,961 sq ft |
| L2 - L5 | 4 | 98,100 sq ft | 9,113 sq ft |
| L6 | 1 | 22,492 sq ft | 2,090 sq ft |
| | | | |
| TOTAL | 6 | 141,698 sq ft | 13164 sq m |

| 1 2 | ,855 sq ft | 265 sq m |
|-------|-----------------------------------|------------------|
| 1 5 | ,926 sq ft | 551 sq m |
| 18 10 | 3,284 sq ft | 9595 sq m |
| 20 4 | 12.005 # | 40444 |
| 20 1 | 12,065 sq ft | 10411 sq m |
| 25 | 3,763 sq ft 🛛 💈 | 23575 sq m |
| | 1 5 18 10 20 1 ² | 20 112,065 sq ft |

Residential Statistics - Unit Counts

| BUILDING | GA | | | | | _ |
|----------|--------|-------|-------|-------|-------|---------------|
| Level | Studio | 1 Bed | 2 Bed | 3 Bed | Total | Num of Flo |
| L1 | 1 | 16 | 17 | 0 | 34 | 1 |
| L2 - L5 | 1 | 14 | 21 | 1 | 37 | 4 |
| L6 | 1 | 11 | 20 | 1 | 33 | 1 |
| Total | | 83 | 121 | 5 | 215 | |
| BUILDING | G B | 1 Bed | 2 Bed | 3 Bed | Total | Numbe |
| | | 3 | 2 | 0 | F | 1 |
| L1 | | 5 | 2 | 0 | 5 | |
| L2 | | 4 | 4 | 0 | 8 | 1 |
| L3 -L20 | | 4 | 4 | 0 | 8 | 18 |
| Total | | 79 | 78 | 0 | 157 | |

Total 79

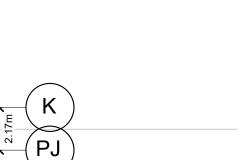
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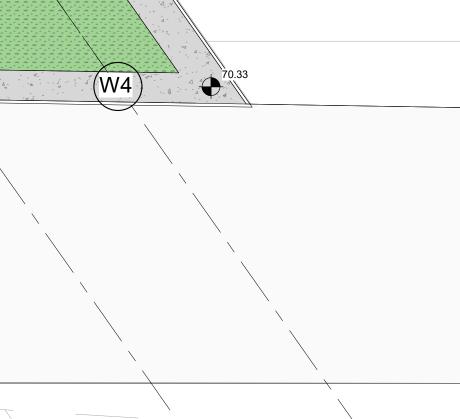
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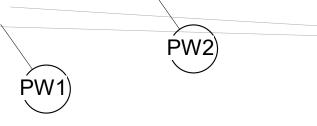
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| DRAWING No.: | REVISION No: |
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| A100 | |
| D07-12-21-0214 | L |

| DRAWN BY: Designer | SEAL: ASSOCIA | |
|----------------------|--------------------------------|--|
| DATE: 08/15/2023 | a in | |
| SCALE: 1/16" = 1'-0" | O ARCHITECTS Z | |
| JOB NO.: | JEFF XINJUN SHEN | |
| 2101 | 9701 9701 2024-02-24.000 | |
| SHEET TITLE: | | |
| SITE PLAN | | |



1125 Cyrville Road, Ottawa, ON



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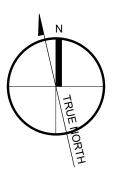
| NO. REVISION | DATE |
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| ISSUED FOR: | DATE |
| FOR REVIEW | 01/23/2024 |
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the Architet immediately before proceeding with any work. Written dimensions shall have precedence over scaled dimensions.

conditions which may vary from those <u>assumed</u> on the drawings. Any discrepancies which the Builder discovers within the contract documents themselves or between the contrat documents & site conditions, are to be discussed with

BUILDER'S RESPONSIBILITY TO LAYOUT WORK It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those **assumed** on the



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