

## 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 <sup>2</sup>
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 <sup>2</sup> (phase 2) 1252 m <sup>2</sup> (phase1) Common amenity space -Indoor amenity:190 m <sup>2</sup> -Outdoor rooftop amenity: 1120m <sup>2</sup> (phase 1) 446m <sup>2</sup> (phase 2) -Outdoor ground amenity:450m <sup>2</sup> total common amenity space: 1,206m <sup>2</sup>
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	<b>ce</b> 149 m²(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)

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 <sup>2</sup>	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

\_\_\_\_\_

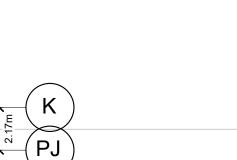
(PZ5)

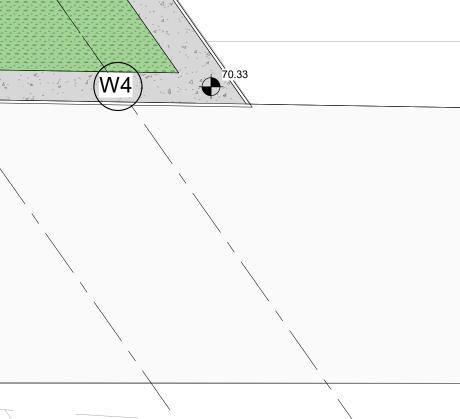
PMT

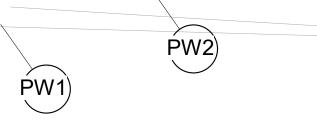
70.16

372









DRAWING No.:	REVISION No:
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



Copyright Reserved. Everything shown hereon for use on this project only, & may not be reproduced without the Architects' written permission & unless the reproduction carries their name.

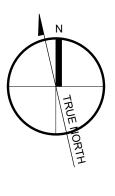
NO. REVISION	DATE
REVISIONS:	MM/DD/YYYY
ISSUED FOR:	DATE
FOR REVIEW	01/23/2024

Copyright Reserved. This plan and design are, and at all times remain, the exclusive property of J+S Architect and may not be used or reporduced without written consent.

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



T 604 210 9698 206-4603 KINGSWAY, BURNABY BC V5H 4M4 WWW.JSARCHITECT.CA EMAIL: INFO@JSARCHITECT.CA

