



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
Lot Area	No minimum	Required
	Total lot area: 7445 m ²	Provided
Setbacks	Front (active frontage street): 3m	Front (active frontage street): 3m
	Side (East+West): 3m	Side under 6 storeys: East: 3.6m West: 5.0m
Building Height	Over 6 storeys: 0m	Over 6 storeys: East: 12m West: 7.0m (12m to city's property)
	Rear: 0m	Rear: 4.45m (phase 1) 11.2m (phase 2 under 6 storeys) 12m (phase 2 over 6 storeys)
Amenity Area	Minimum: 6.7m (2 storeys)	Phase 1: 19m (6 storeys)
	Maximum: 60m	Phase 2: 60.25m (20 storeys)
Parking	Total: 2,136 m ² (6m ² /dwelling unit)	Private amenity space
	Communal: 1,068 m ²	-Private balconies: 1010 m ² (phase 2) 1252 m ² (phase 1)
Bicycle	201	Common amenity space
	183 (0.5/dwelling unit)	-Indoor amenity: 190 m ²
Minimum Density	186 (250 units/net ha)	-Outdoor rooftop amenity: 1120m ² (phase 1) 448m ² (phase 2)
	284 m ²	-Outdoor ground amenity: 450m ²
Required Communal Outdoor Space	149 m ² (2% of lot area at grade)	total common amenity space: 1,206m ²

Residential Statistics - GFA per City Definition

Level	Number of Floors	GFA	
L1	1	21,105 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

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
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Residential Statistics - Unit Counts

Level	Studio	1 Bed	2 Bed	3 Bed	Total	Number of Floors
L1	1	16	17	0	34	1
L2 - L5	1	14	21	1	37	4
L6	1	11	20	1	33	1
Total	1	83	121	5	215	

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
Total	79	78	0	157	

TOTAL					372
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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 drawings.
 Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.
 Written dimensions shall have precedence over scaled dimensions.
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NO. REVISION	DATE
REVISIONS:	M/M/DD/YYYY
ISSUED FOR:	DATE
FOR REVIEW	01/23/2024

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PROJECT:
Cyrville Multi-family Development - BUILDING A

1125 Cyrville Road, Ottawa, ON

CLIENT:
WESTRICH PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer
DATE: 08/15/2023
SCALE: 1/16" = 1'-0"
JOB NO.: 2101
SHEET TITLE:

SITE PLAN

DRAWING No.: A100
REVISION No.:

D07-12-21-0214



1 SITE PLAN
1/16" = 1'-0"