

# DESIGN BRIEF

2022.06.08

1125-1149 Cyrville Road, Ottawa

Multi-family Residential Development

**WESTRICH**  
PACIFIC CORP.



## Project Summary

Type of application: Site plan Control & Zoning

Date of pre-consultation: February 4, 2021

Legal Description: Part of Lot 27, Concession 2  
(Ottawa Front)  
Geographic Township of  
Gloucester, City of Ottawa

Municipal Address: 1125-1149 Cyrville Road, Ottawa

This design brief has been prepared by J+S Architect on behalf of Westrich Pacific Corporation in support of Zoning By-Law Amendment and site plan control application to construct a multi-family development consisted of 2 buildings with total 365 dwelling units in two phases divided by underground storm water line easement. Phase one (Building A) is a 6-storey building containing 209 units; Phase two (Building B) is 20 storeys with 156 units.

The requested Zoning By-Law Amendment would change the zoning on the Subject Site from MC - Mixed-Use Centre Zone to appropriate "Transit Oriented Development Zone" (TD), Subzone TD2.

## Project Vision

The site benefits from great access to public transit and many services and amenities located in the surrounding area. There is currently a multi-residential complex comprising residential and a hotel component proposed to the north of this property.

The proposed development together with its neighbouring properties will lead to enhanced streetscapes, increased support for the existing business, and increased vibrancy and safety of the neighbourhood while fostering future growth.



PROJECT SITE



## 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
- All 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.

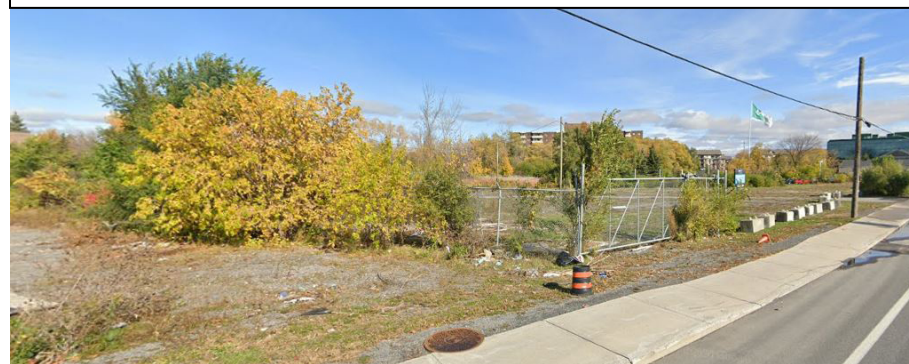
The surrounding land uses are MC, TD2, TD3 and I1E. A future mixed-use high-rise development zoned TD3 is right to the northern adjacent property.



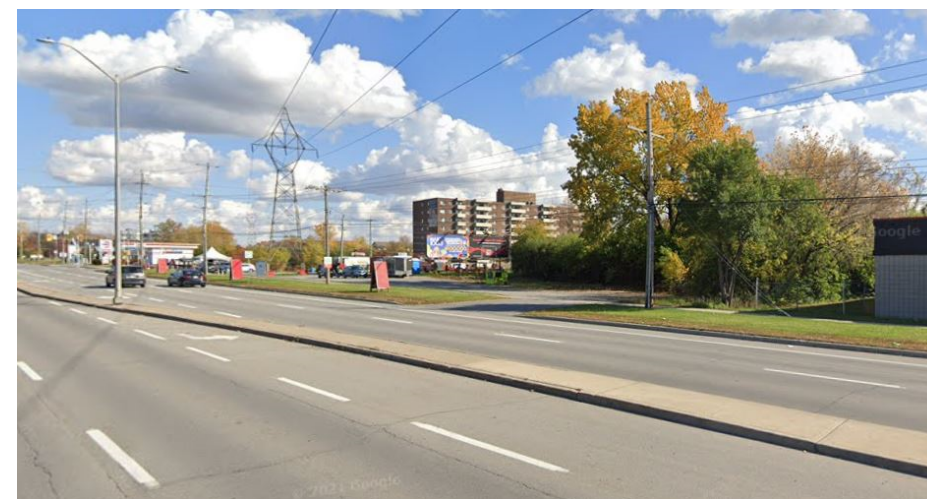
View 1: Looking Northwest @Cyrville Road



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.

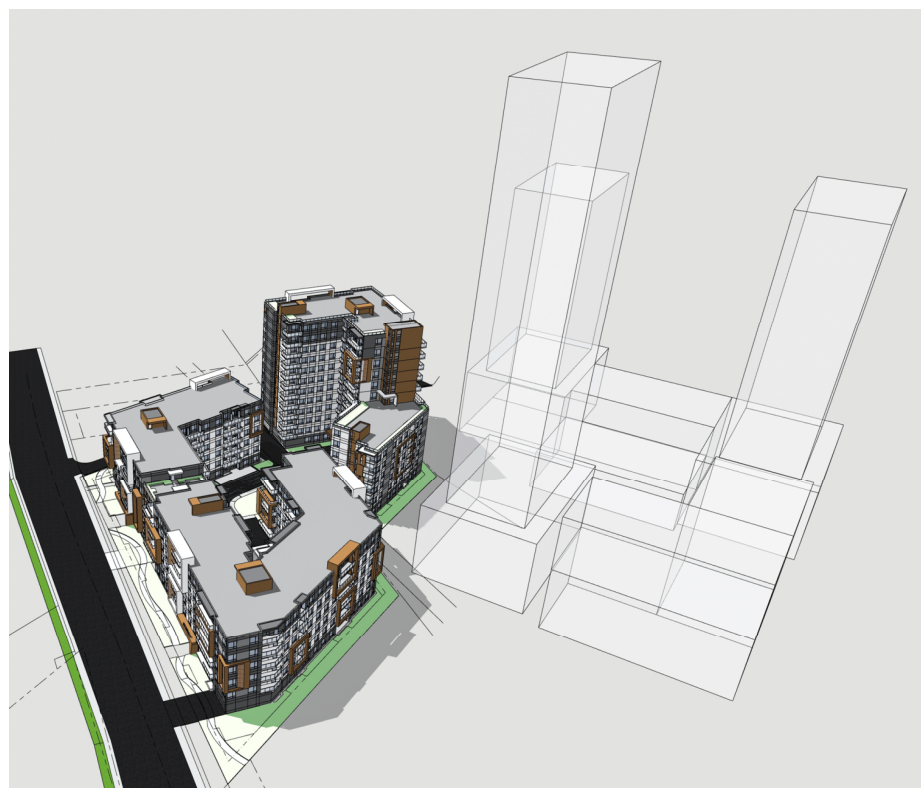
In comparison to other options, the final proceeded option will provide higher density which is encouraged in the Official Plan for this lot proximity to O-Train station.



Option 1



Option 2



Option 3

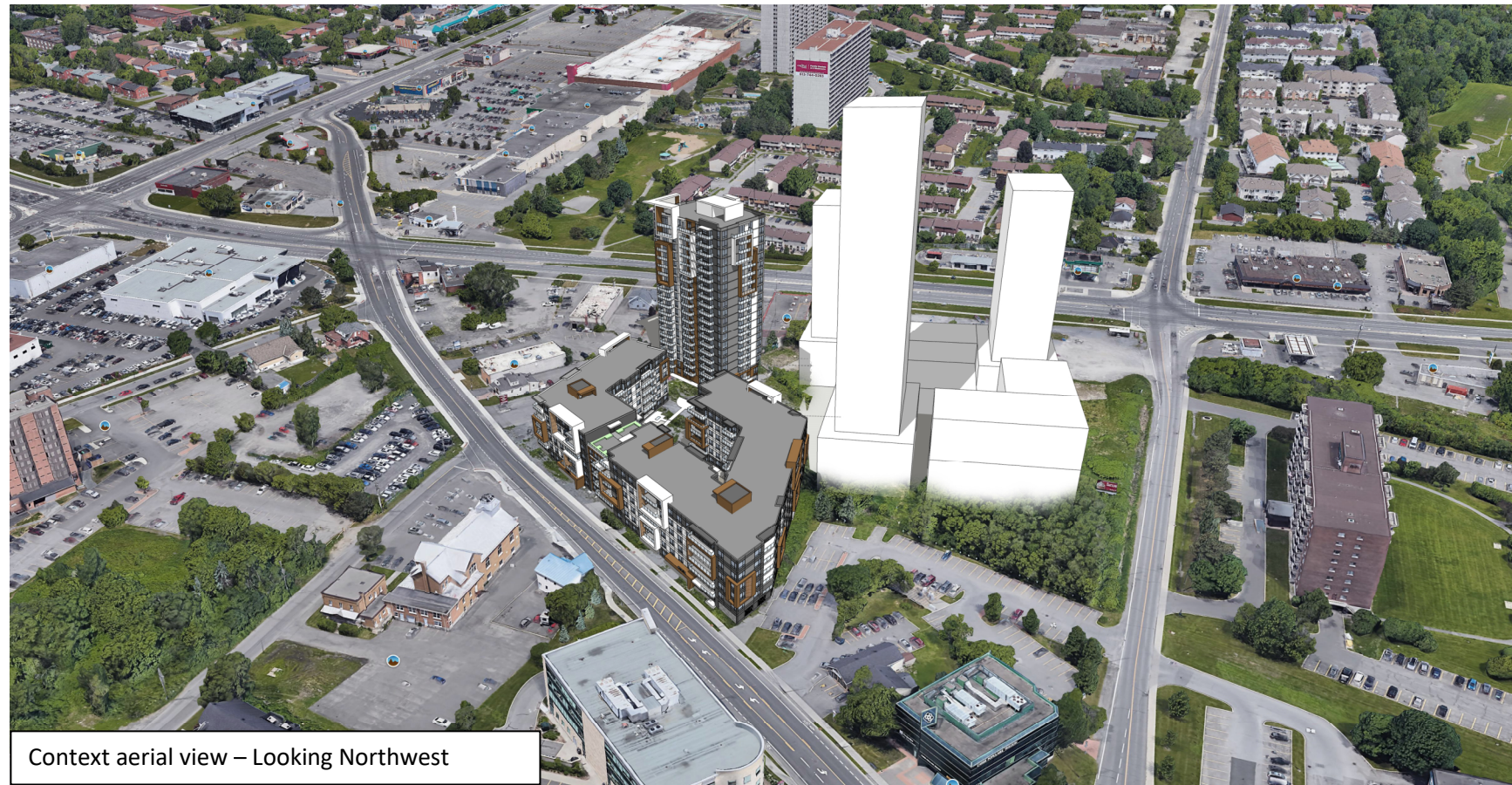


Final Option



## 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



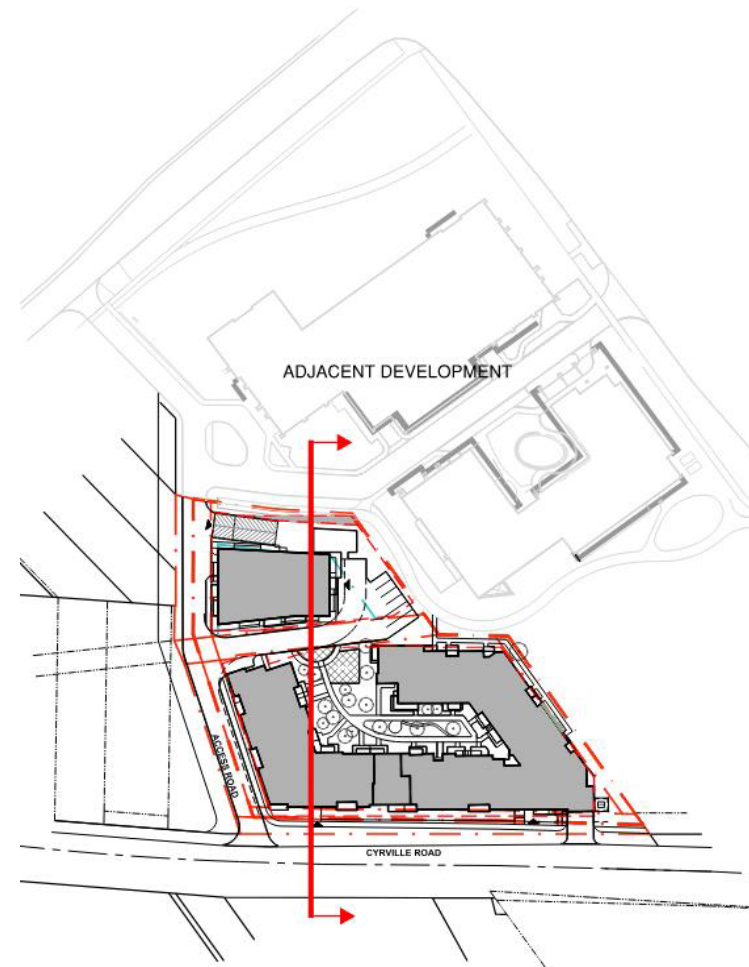
Context aerial view – Looking Southeast

## Public Realm

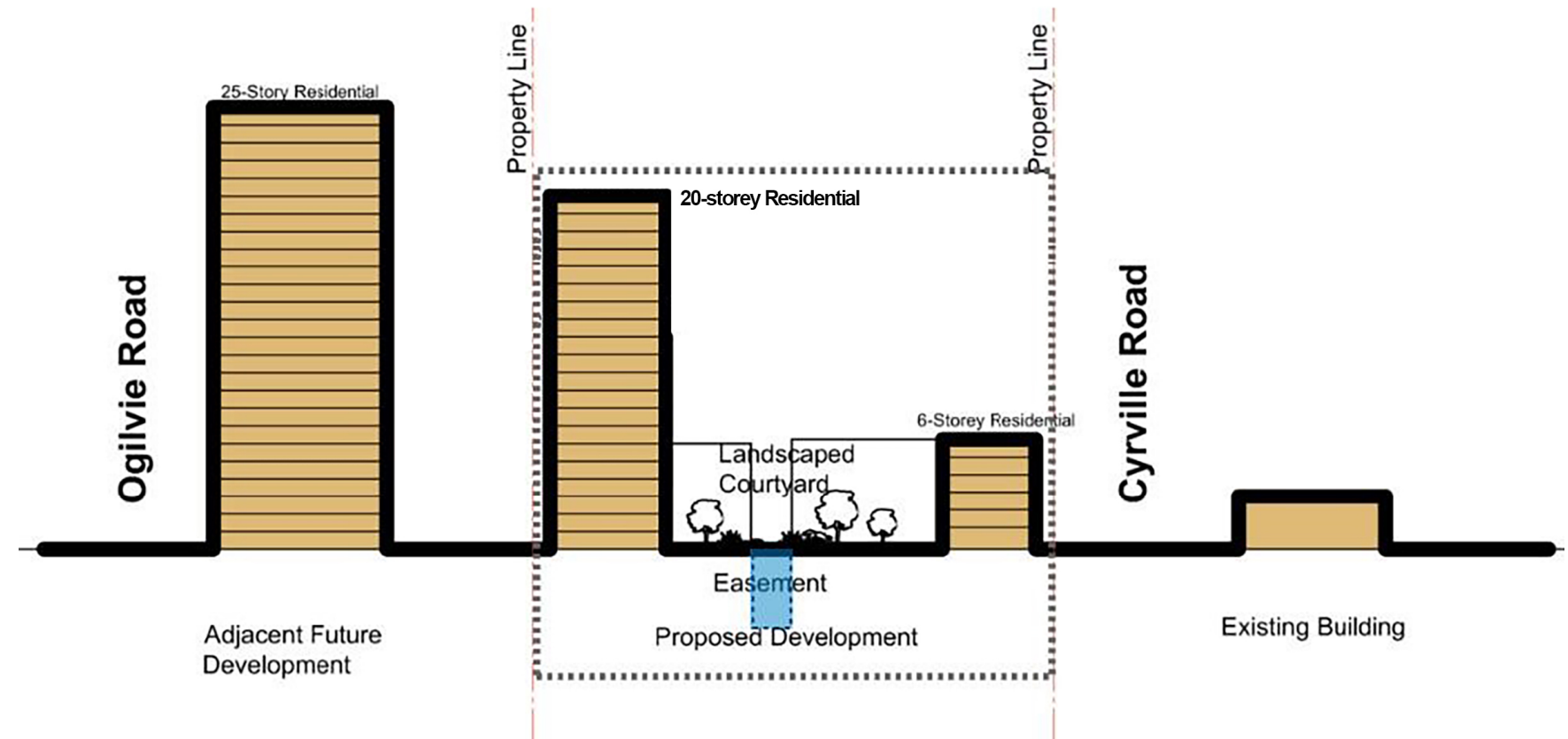
The development provides multiple purposes setback along north property line (3.0m) and off east (4.5m) to allow for better connection to the public road.

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



Streetscape Section

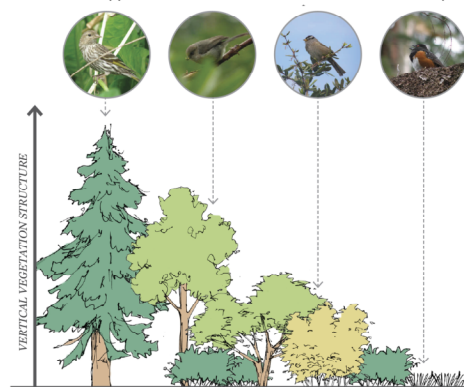
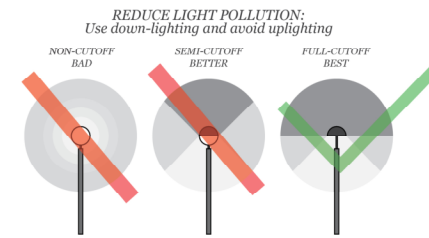


Aerial view – Looking Northwest



### 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





**Project Development Data - Residential Development**

1125-1149 Cyrville Road, Ottawa, ON

A. **Project:**  
Multi-Family Residential

B. **Legal Description:**

C. **Zoning:**  
Existing Zoning: MC

D. **Site Coverage Calculations:**

	Prior to Road Dedication		After Road Dedication(5.0 m)		After Road Dedication(10.0 m)	
Gross Site Area	90,286 sq ft	8388 sq m	80,130 sq ft	7444 sq m	75,040 sq ft	6971 sq m
Building Footprint Area	48,300 sq ft	4487 sq m				
Site Coverage Percentage	53.5%		60.3%		64.4%	

E. **Floor Area Ratio (F.A.R.) Calculation:**

Site Use	Gross Site Area	Proposed Total FAR Area	Prior to Road Dedication Proposed F.A.R.	After Road Dedication (5.0m) Proposed F.A.R.	After Road Dedication (10.0m) Proposed F.A.R.	Existing Zoning	Existing Zoning	Existing Allowed FAR Area(prior to road dedication)
Residential	90,286 sq ft	253,763 sq ft	2.81	3.17	3.38	MC-H15	1.1	99,314 sq ft

F. **Residential Statistics - Floor Areas**

**BUILDING A.**

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Net Floor Area Per Floor	Net Floor Area All Floors	Service Area	Indoor Amenity	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)	FAR Floor Area
L1	1	21,106 sq ft	21,106 sq ft	5,868 sq ft	5,868 sq ft	26,974 sq ft	26,974 sq ft	738 sq ft	0 sq ft	21,106 sq ft	21,106 sq ft	21,106 sq ft
L2 - L5	4	24,525 sq ft	98,100 sq ft	3,871 sq ft	15,484 sq ft	28,396 sq ft	113,584 sq ft	0 sq ft	0 sq ft	24,525 sq ft	98,100 sq ft	98,100 sq ft
L6	1	22,492 sq ft	22,492 sq ft	5,904 sq ft	5,904 sq ft	28,396 sq ft	28,396 sq ft	0 sq ft	756 sq ft	22,492 sq ft	22,492 sq ft	22,492 sq ft
<b>TOTAL</b>	<b>6</b>		<b>141,698 sq ft</b>		<b>27,256 sq ft</b>		<b>168,954 sq ft</b>		<b>756 sq ft</b>		<b>141,698 sq ft</b>	<b>141,698 sq ft</b>

\*Service Area and Indoor Amenity has been calculated in Common Area

**BUILDING B.**

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Net Floor Area Per Floor	Net Floor Area All Floors	Service Area	Indoor Amenity	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)	FAR Floor Area
L1	1	2,855 sq ft	2,855 sq ft	3,938 sq ft	3,938 sq ft	6,793 sq ft	6,793 sq ft	1,375 sq ft	1,170 sq ft	2,855 sq ft	2,855 sq ft	2,855 sq ft
L2	1	5,926 sq ft	5,926 sq ft	875 sq ft	875 sq ft	6,801 sq ft	6,801 sq ft	0 sq ft	0 sq ft	5,926 sq ft	5,926 sq ft	5,926 sq ft
L3-L20	18	5,738 sq ft	103,284 sq ft	875 sq ft	15,750 sq ft	6,613 sq ft	119,034 sq ft	0 sq ft	0 sq ft	5,738 sq ft	103,284 sq ft	103,284 sq ft
<b>TOTAL</b>	<b>20</b>		<b>112,065 sq ft</b>		<b>20,563 sq ft</b>		<b>132,628 sq ft</b>		<b>1,170 sq ft</b>		<b>112,065 sq ft</b>	<b>112,065 sq ft</b>

**TOTAL.**

<b>TOTAL</b>	<b>---</b>		<b>253,763 sq ft</b>		<b>47,819 sq ft</b>		<b>301,582 sq ft</b>		<b>1,926 sq ft</b>		<b>253,763 sq ft</b>	<b>253,763 sq ft</b>
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G. **Residential Statistics - Unit Counts**

**BUILDING A.**

Level	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed+Den	3 Bed	Total	Number of Floors
L1	0	14	0	18	0	0	32	1
L2 - L5	0	12	0	23	0	1	36	4
L6	0	9	0	23	0	1	33	1
<b>Total</b>	<b>0</b>	<b>71</b>	<b>0</b>	<b>133</b>	<b>0</b>	<b>5</b>	<b>209</b>	
<b>Distribution</b>	<b>0%</b>	<b>34%</b>	<b>0%</b>	<b>64%</b>	<b>0%</b>	<b>2%</b>	<b>100%</b>	

**BUILDING B.**

Level	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed+Den	3 Bed	Total	Number of Floors
L1	0	2	0	2	0	0	4	1
L2	0	4	0	4	0	0	8	1
L3 -L20	0	4	0	4	0	0	8	18
<b>Total</b>	<b>0</b>	<b>78</b>	<b>0</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>156</b>	
<b>Distribution</b>	<b>0%</b>	<b>50%</b>	<b>0%</b>	<b>50%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	

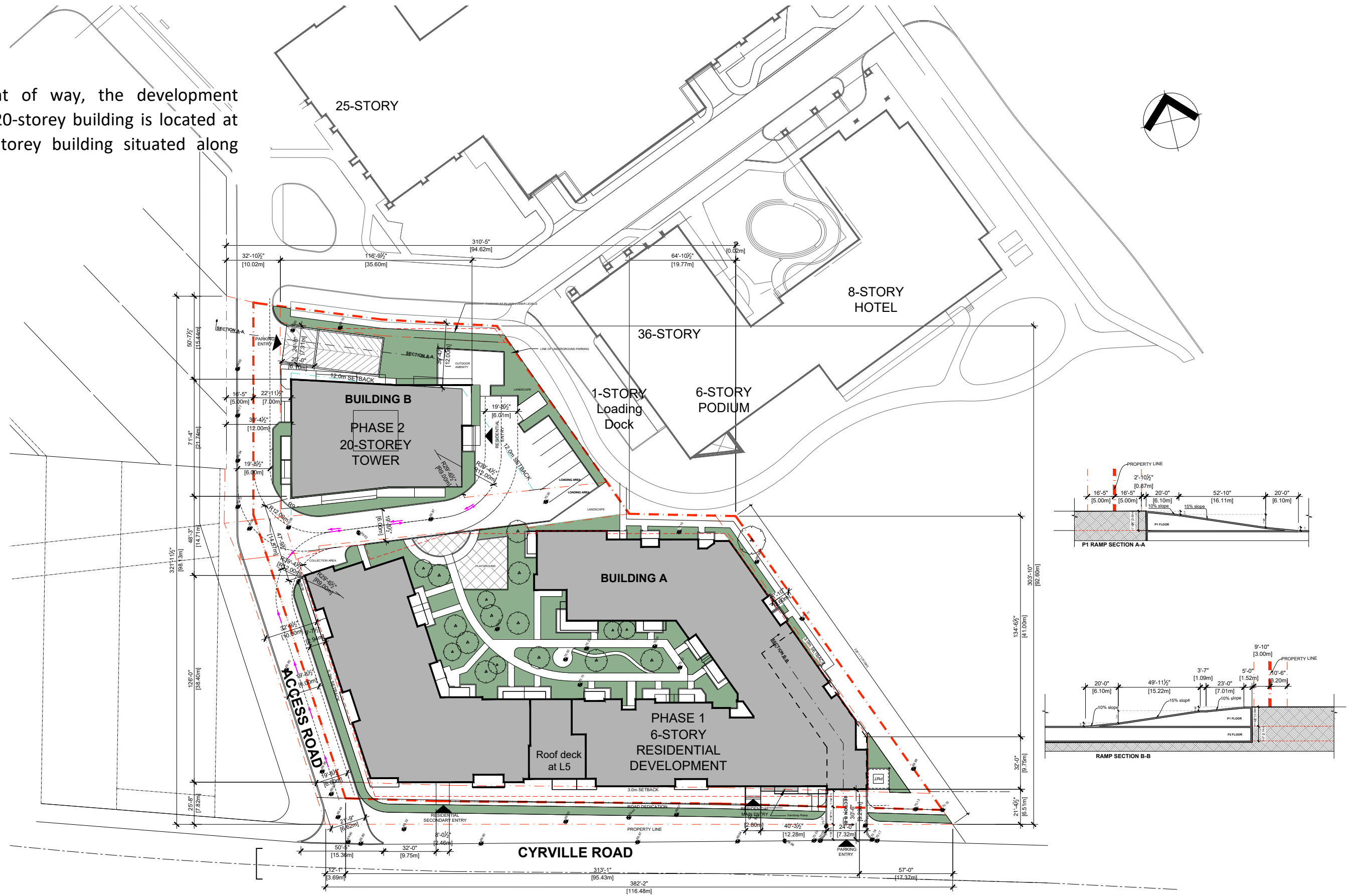
**TOTAL.**

<b>Total</b>	<b>0</b>	<b>149</b>	<b>0</b>	<b>211</b>	<b>0</b>	<b>5</b>	<b>365</b>	
<b>Distribution</b>	<b>0%</b>	<b>41%</b>	<b>0%</b>	<b>58%</b>	<b>0%</b>	<b>1%</b>	<b>100%</b>	



# 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.



Aerial view – Looking Northwest



Aerial view – Looking Northeast



Aerial view – Looking Southeast



3D view – Looking Northwest



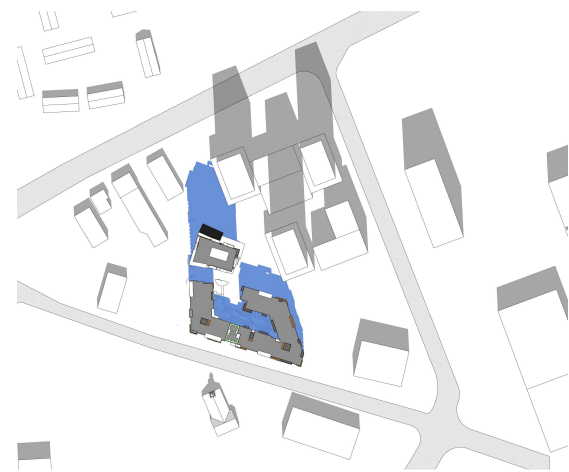
3D view – Looking Northeast



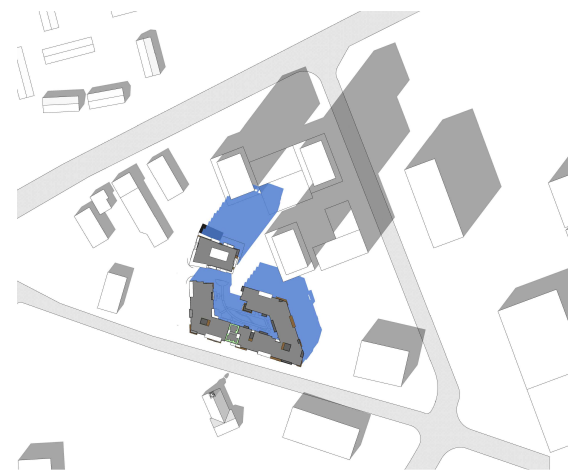
Shadow Study



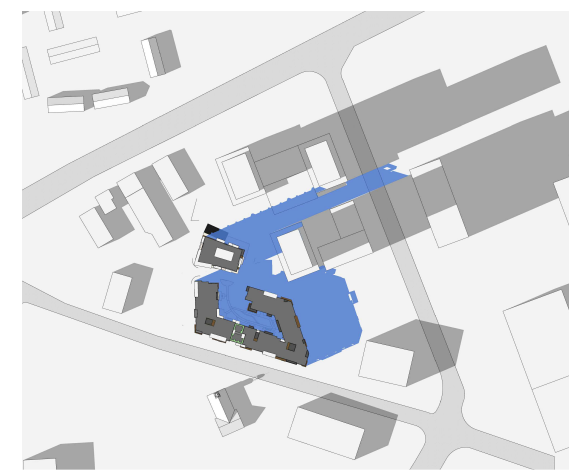
MARCH/SEPT 21 - 10:00AM



MARCH/SEPT 21 - 12:00PM



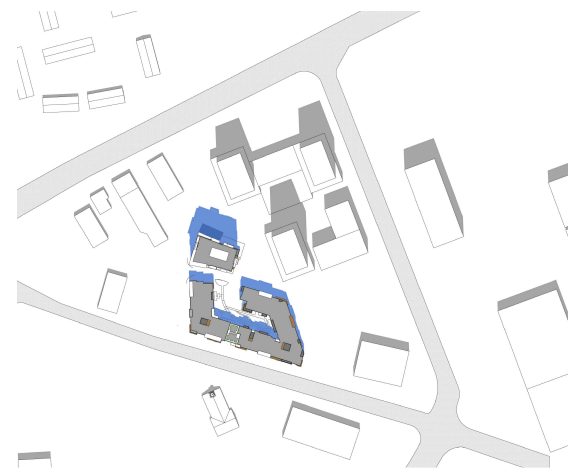
MARCH/SEPT 21 - 2:00PM



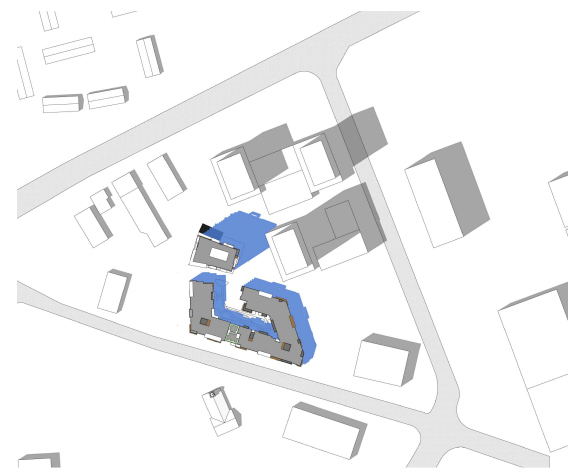
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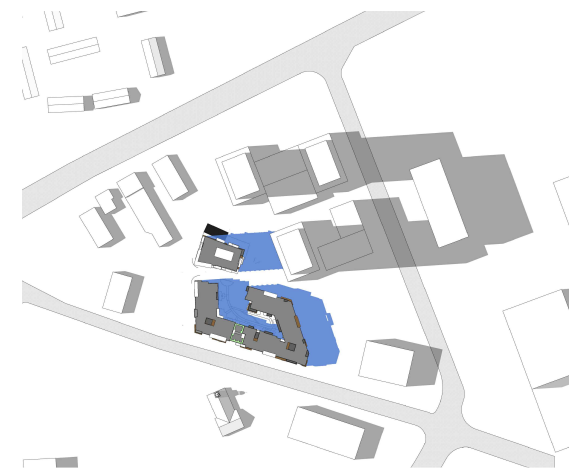
JUNE 21 - 10:00AM



JUNE 21 - 12:00PM



JUNE 21 - 2:00PM



JUNE 21 - 4:00PM



DECEMBER 21 - 10:00AM



DECEMBER 21 - 12:00PM



DECEMBER 21 - 2:00PM

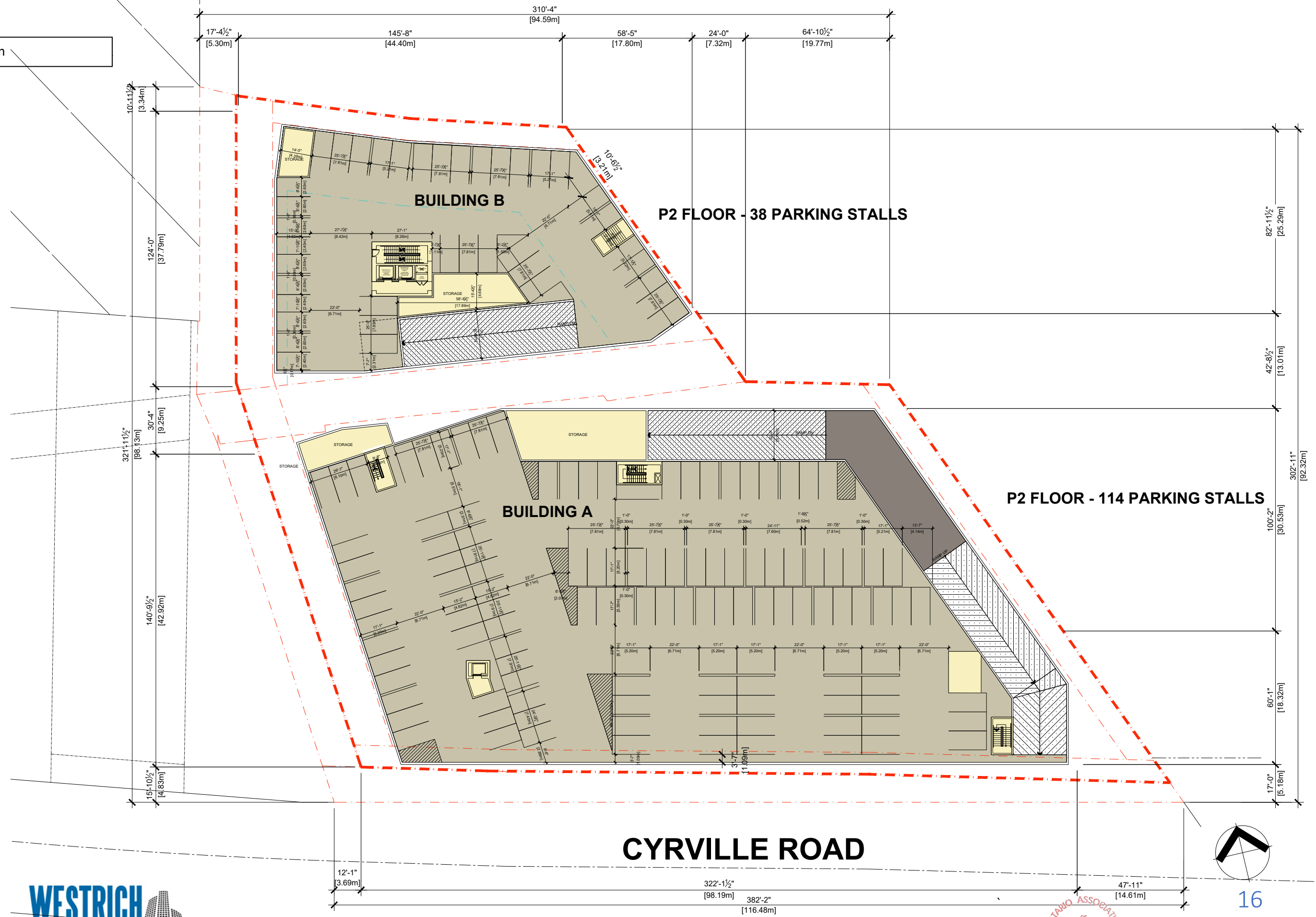


DECEMBER 21 - 4:00PM

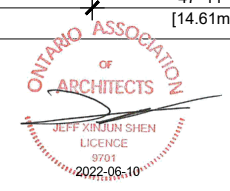




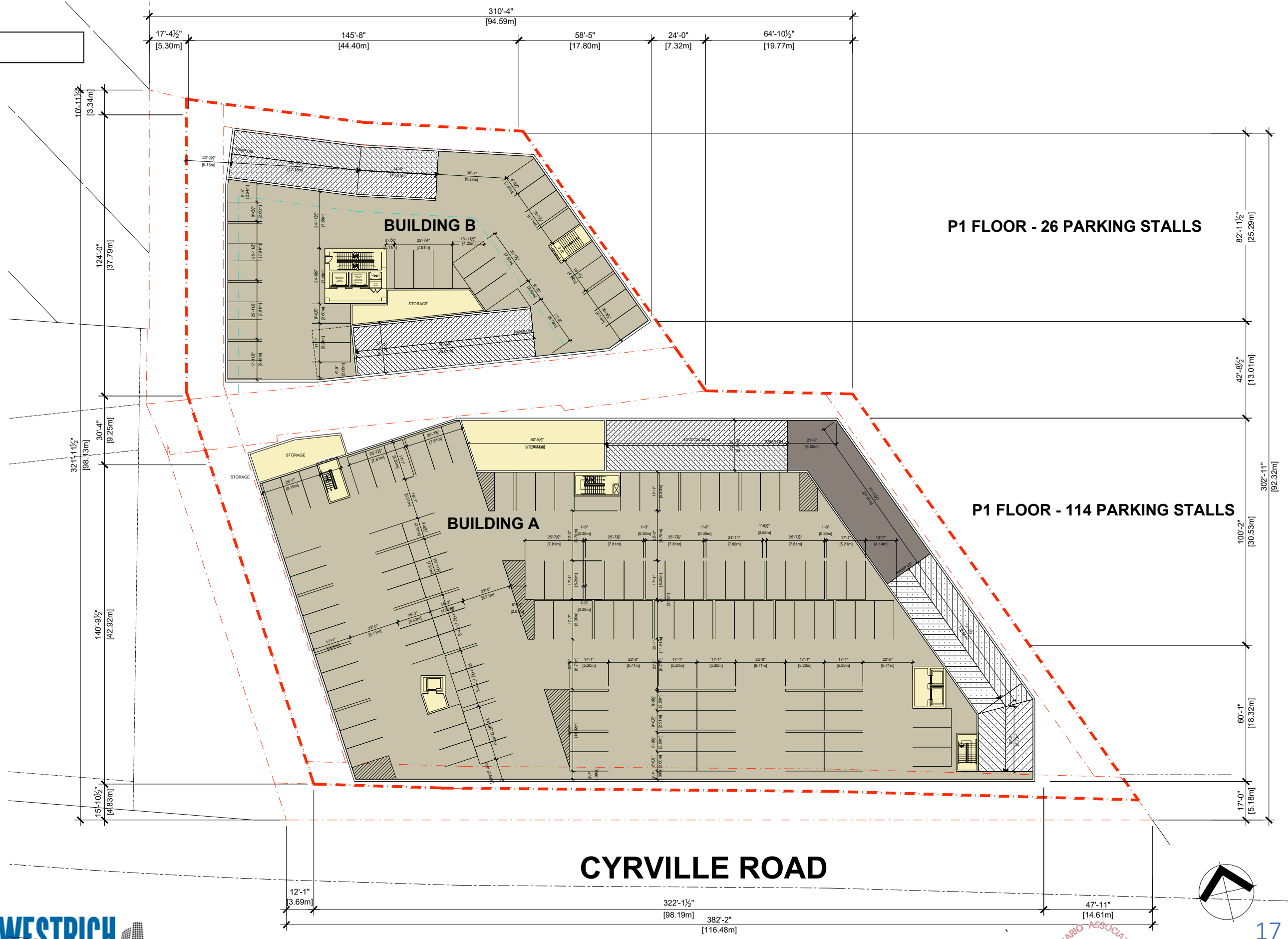
Parking Level 2 Plan



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Parking Level 1 Plan



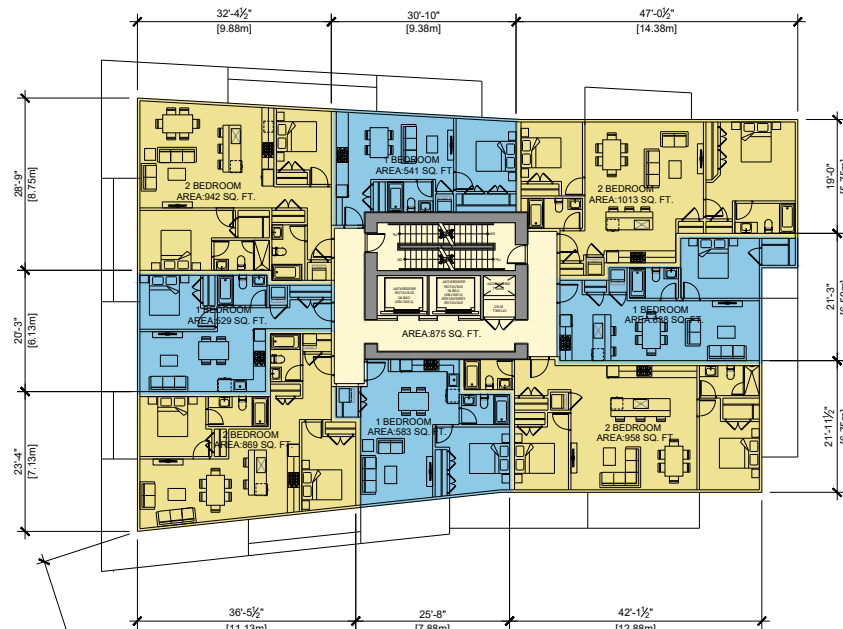
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Ground Floor Plan



Level 2 Floor Plan



BUILDING A:

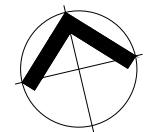
- 1 BEDROOM = 12
- 2 BEDROOM = 23
- 3 BEDROOM = 1

TOTAL: 36/FLOOR

BUILDING B:

- 1 BEDROOM = 4
- 2 BEDROOM = 4

TOTAL: 8/FLOOR





Level 6 Floor Plan



BUILDING A:

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

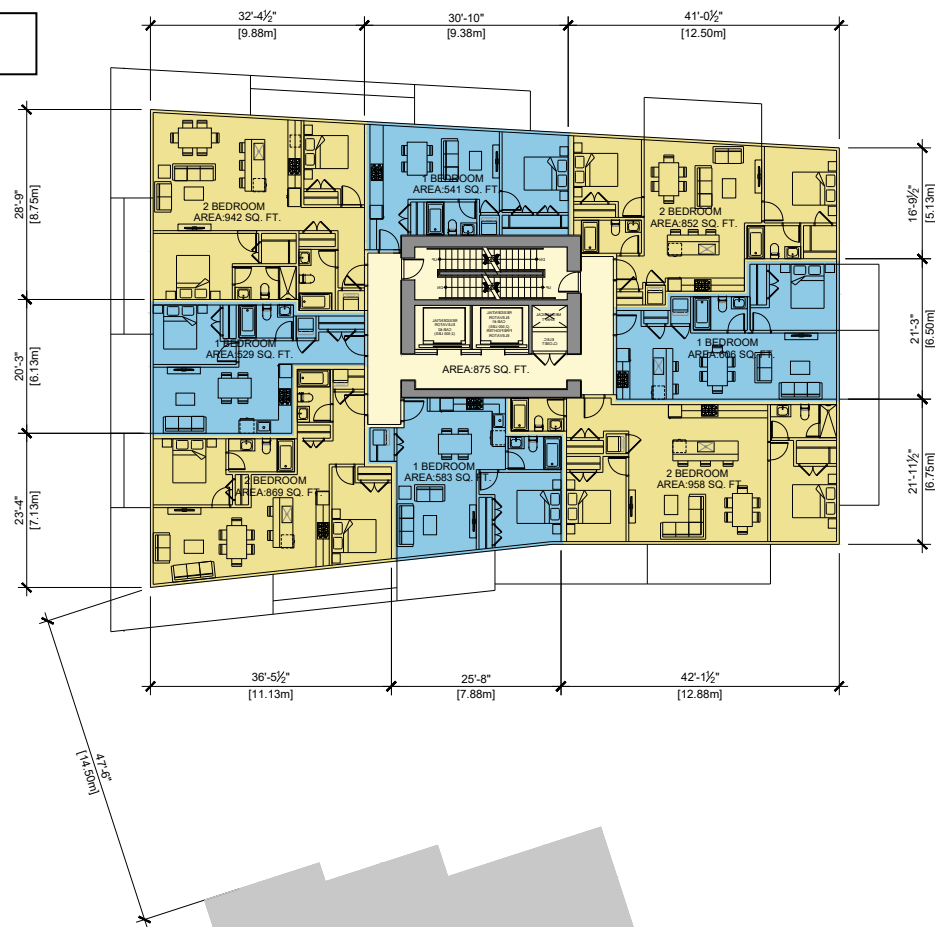
TOTAL: 33/FLOOR

BUILDING B:

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



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







East 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



North 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

