



Windmill Development Group  
6 Booth Street (Albert Island)  
Ottawa, Ontario, K1R 6K8

February 27<sup>th</sup>, 2019

Attn: Taryn Glancy, Project Manager – Infrastructure, Zibi

cc: Ghada Zaki, Planner, Fotenn

RE: Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan - Zibi Development Phase 1 & 2 - Addendum #1

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## 1.0 BACKGROUND AND PURPOSE

McKinley Environmental Solutions (MES) was previously retained by Windmill Development Group to prepare the *Integrated Environmental Impact Statement (EIS)*, *Tree Conservation Report (TCR)* & *Wildlife Mitigation and Monitoring Plan (WMMP)* (dated January 2018) to support the Zibi Phase 1 & 2 development. The Integrated EIS, TCR and WMMP (2018) provided a description of the Phase 1 & 2 Zibi development. Since the time of report completion (January 2018), additional details have been added to the Phase 2 Site Plan. The purpose of this letter, which serves as Addendum #1 to the Integrated EIS, TCR and WMMP, is to provide an updated description of the Phase 2 Site Plan. This Addendum #1 letter is intended to be read in conjunction with the Integrated EIS, TCR, and WMMP (dated January 2018).

The Zibi project is a large scale sustainable community redevelopment of former industrial lands located on Chaudière Island, Albert Island and along the Gatineau waterfront. The project includes lands within both Quebec and Ontario. The Ontario portion of the Zibi project is subject to an existing Master Plan Approval (MPA), which allows the development to occur over multiple phases. The MPA requires an adaptive approach to the evaluation and management of natural heritage features, due to the long term and multi-phase nature of the development. Each individual phase of the project is required to meet several conditions established by the MPA. The Integrated EIS, TCR and WMMP report was prepared to evaluate and meet the MPA conditions related to Phase 1 & 2 of the Zibi Development, including the requirement for an Individual Development Phase EIS and TCR (Condition

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25) and the requirement for an updated Wildlife Mitigation and Monitoring Plan (WMMP) (Condition 19). The area addressed by the Integrated EIS, TCR, and WMMP (the Site) is shown below in Figure 1.



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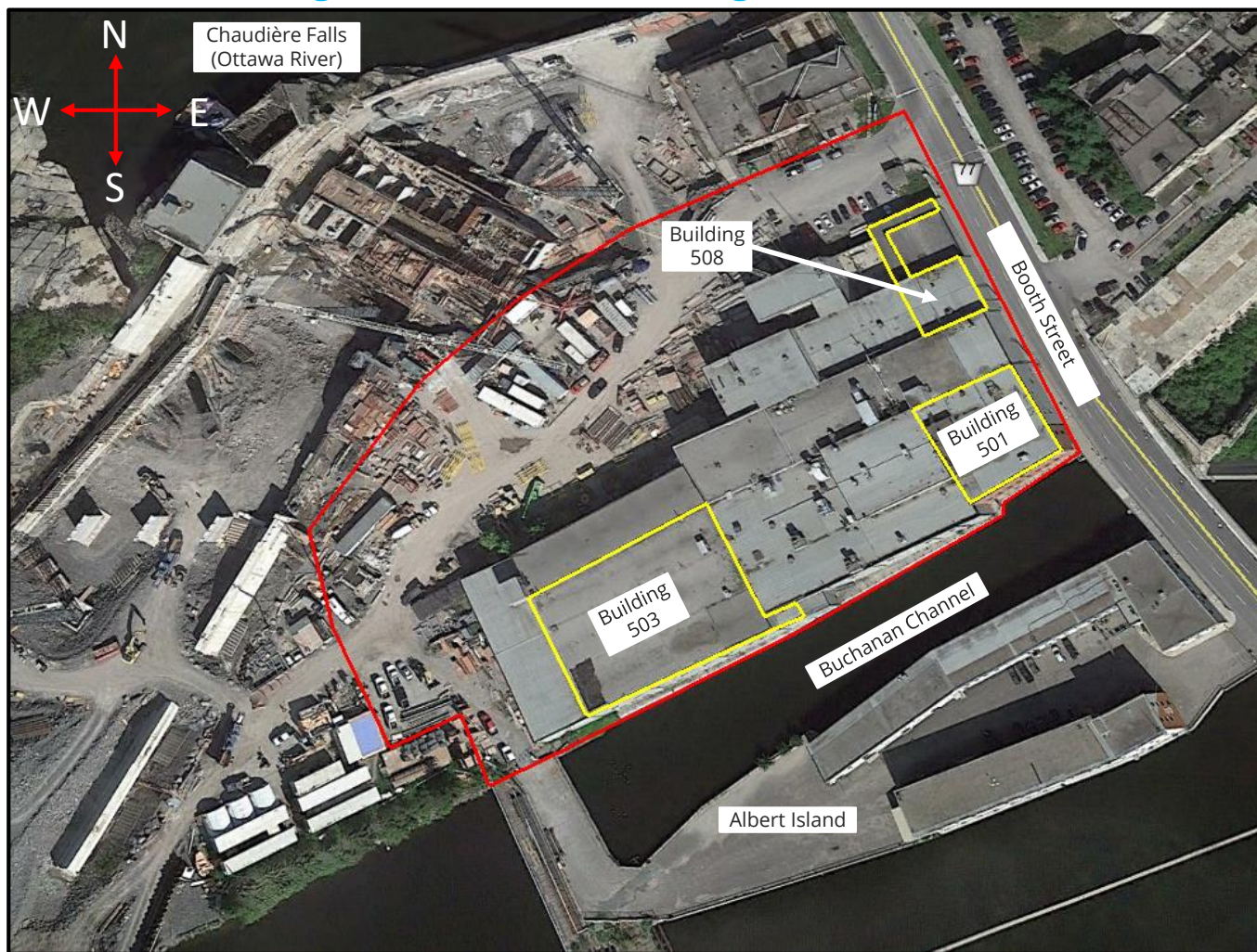
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# FIGURE 1: SITE OVERVIEW

## Zibi Phase 1 & 2 Development

### Integrated Environmental Impact Statement, Tree Conservation Report & Wildlife Mitigation and Monitoring Plan – Addendum #1



— Phase 1 & 2 Study Area — Retained Building Segments

Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

## 2.0 PHASE 2 SITE PLAN

The updated Phase 2 Site Plan is included below. The following description of the Phase 2 development should be interpreted to supersede the description previously included in the Integrated EIS, TCR and WMMP:

Phase 2 will include redevelopment of Block 207 to include a new six (6) floor (6 storey) commercial building with a gross floor area of 6,063 m<sup>2</sup>. Block 207 has an area of approximately 0.45 acres. The new six (6) storey building will include space for retail, restaurant(s), and commercial offices. Two (2) levels of underground parking with seventy two (72) underground parking spaces and twenty four (24) bicycle parking spaces are included in the Site Plan. The new six (6) storey building will incorporate portions of the south and east walls of the existing building within Block 207. Phase 2 will also include construction of the pedestrian alley located to the west of Block 207. The Zibi Phase 1 & 2 development will receive municipal water and sewer services. Stormwater quality control will be provided by a new end-of-pipe oil and grit separator.



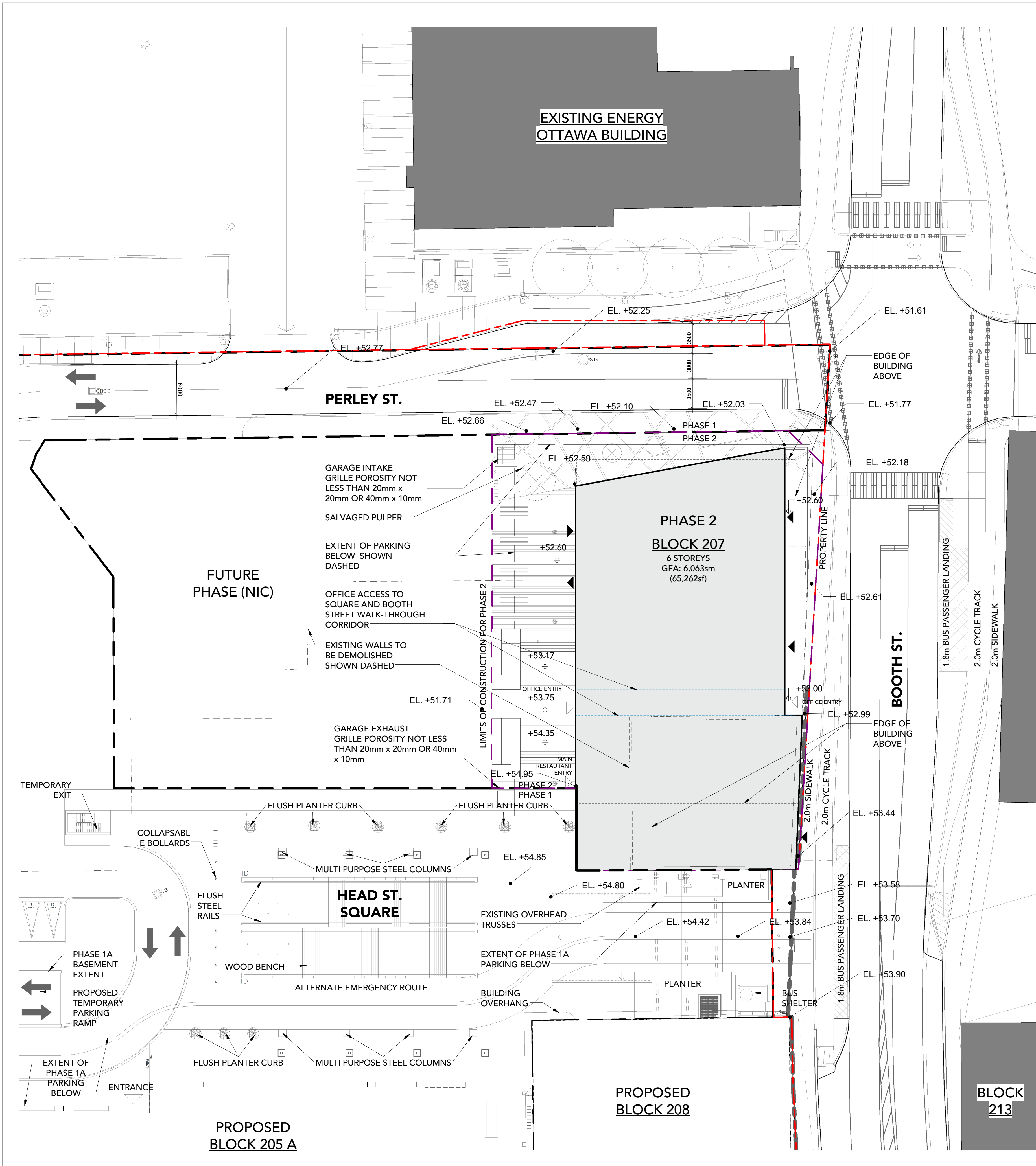
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SITEPLAN  
SCALE: 1 : 250

KEY MAP



SITE STATISTICS			
ZONING DESIGNATION:		MD5[2172]S332-h	
LOT AREA		1,827 sm (0.45 ac)	
FRONTAGE		NORTH: 24.64 m	EAST: 49.39 m
GROSS FLOOR AREA		AREA(sm)	AREA (sf)
RESTAURANT:			
	LEVEL P1	226sm	(2,431sf)
	LEVEL 1	267sm	(2,870sf)
	UPPER LEVEL 1	127sm	(1,368sf)
	LEVEL 2	246sm	(2,652sf)
RESTAURANT TOTAL:		866sm	(9,321sf)
RETAIL:			
	LEVEL 1	589sm	(6,336sf)
RETAIL TOTAL:		589sm	(6,336sf)
OFFICE:			
	LEVEL 2	698sm	(7,515sf)
	LEVEL 3	1,085sm	(11,677sf)
	LEVEL 4	936sm	(10,071sf)
	LEVEL 5	945sm	(10,170sf)
	LEVEL 6	945sm	(10,170sf)
OFFICE TOTAL:		4,608sm	(49,605sf)
TOTAL:		6,063sm	65,262sf
BUILDING INFORMATION:			
COVERAGE:			
BUILDING COVERAGE:		65%	
PAVING (HARDSCAPING):		PAVING AREA/LOT AREA	
LANDSCAPING (SOFTSCAPING):		LANDSCAPE AREA/ LOT AREA	
FSI (FLOOR SPACE INDEX):		3.32	
No. OF STOREYS:		6	
HEIGHT:		25.85 m	
PARKING SPACE RATES:			
MAXIMUM COMM. PARKING RATES BASED ON ZONING BY-LAW 2008-250			
RETAIL : 1.0/100sm			
OFFICE : 1.0/100sm			
RESTAURANT : NONE			
PARKING SPACES:	REQUIRED	PROPOSED	PROPOSED
		B/F	B/F
STALL DIMENSION	5.2m x 2.6m	5.2m x 2.6m	5.2m x 2.4m
DRIVE AISLE WIDTH	6m	6m	5.2m x 3.4m
RETAIL:	6	6	
OFFICE:	46	46	
RESTAURANT:	0	17	
TOTAL SPACES:	52	69	24
			1
BICYCLE PARKING SPACES:		REQUIRED	PROPOSED
COMM. BICYCLE PARKING RATES BASED ON ZONING BY-LAW 2008-250			
RETAIL/OFFICE/RESTAURANT : 1/250sm of GFA			
TOTAL SPACES:		24	24
NOTE:			
50% CAN BE VERTICAL			
LOADING SPACES:		REQUIRED	PROPOSED
COMMERCIAL:		0	0
SURVEY INFORMATION:			
PLAN SURVEY PART OF THE BED OF THE OTTAWA RIVER ADJACENT TO CHAUDIERE ISLAND AND ALBERT ISLAND IN FRONT OF LOT 40 CONCESSION A (BROKEN FRONT) , (PART OF WATER LOT LOCATION CL4467)			
REGISTERED PLAN XXXX			
CITY OF OTTAWA			
PREPARED BY:			
SURVEYOR STANTEC GROMATICS LTD.			
1331 CLYDE AVENUE, SUITE 400			
OTTAWA, ONTARIO, K2C 3G4			
T: (613) 722-4420			
F: (613) 722-2799			

Kohn

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416-598-0554-TEL FAX:416-598-1705  
INFO@TEEPLEARCH.COM

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.  
DO NOT SCALE DRAWINGS.

CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY OF THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND CONSULTANTS BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION PERTAINING TO THIS APPLICATION.

THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR. UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN OR GRAPHIC CLARIFICATION AS SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS.

LOCATIONS OF EXPOSED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS, WHICH SHALL GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED, TO BE LOCATED AS DIRECTED BY THE ARCHITECT.

NO INVESTIGATION HAS BEEN UNDERTAKEN OR REPORTED ON THIS OFFICE IN REGARDS TO THE ENVIRONMENTAL CONDITIONS OR POLLUTIONS OF THIS SITE.

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ISSUE DATES AND DISTRIBUTION LOG

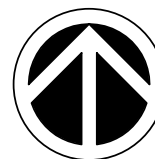
No.	Date	Note
1	18.02.14	SPA SUBMISSION



APPROVED ☐ REFUSED ☐

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DOUGLAS JAMES, MCIP, RPP, MANAGER  
DEVELOPMENT REVIEW CENTRAL  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



PROJECT  
NORTH



TRUE  
NORTH



Project:  
ZIBI ONTARIO BLOCK 207

ZIBI

BOOTH STREET CHAUDIERE ISLAND

OTTAWA ONTARIO

Drawing Title:  
SITE PLAN AND SITE  
STATISTICS

Drawn By: IM Checked By: CHK Project No: 15-122

Date Plotted: 2019-02-20 3:26:45 PM Scale: As indicated

Drawing No.:

A1 00



### 3.0 REPORT RECOMMENDATIONS AND CONCLUSIONS

The changes to the Phase 2 Site Plan, as noted above, are not anticipated to have a significant impact on the natural features and functions of the Site. Therefore, the findings, recommendations, and conclusions included the Integrated EIS, TCR, and WMMP (dated January 2018) are not significantly impacted by the changes to the Phase 2 Site Plan.

As discussed in greater detail in the Integrated EIS, TCR, and WMMP, no requirements related to In-water Works (MPA Condition 23) and/or Species at Risk (MPA Condition 26) have been identified for Phase 1 & 2 of the Zibi Development. There is also no tree clearing required as part of Zibi Phase 1 & 2. The Integrated EIS, TCR and WMMP was intended to satisfy Condition 19, Condition 25 and Condition 28 of the MPA, and approval of the Integrated EIS, TCR, and WMMP was anticipated to fulfill all outstanding natural heritage related conditions of the MPA for Phase 1 & 2 of the Zibi Development.

Pending that the regulatory, mitigation, and avoidance measures outlined in the Integrated EIS, TCR, and WMMP are implemented appropriately, the Zibi Phase 1 & 2 development is not anticipated to have a significant negative effect on the natural features and functions.

We trust that the above information is sufficient; should you have any questions or require further information, please do not hesitate to contact the undersigned, at your convenience.

Sincerely,



Dr. Andrew McKinley, EP, RP Bio.  
Senior Biologist, McKinley Environmental Solutions