

ISSUE DATES AND DISTRIBUTION LOG

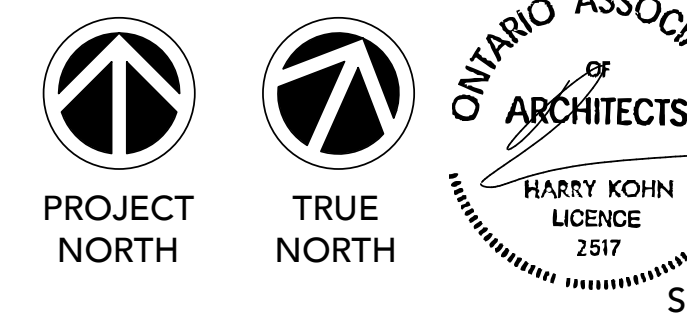
No.	Date	Note
1	18.02.14	SPA SUBMISSION
2	19.03.06	SPA SUBMISSION



APPROVED ☐ REFUSED ☐

THIS ____ DAY OF ____, 20__

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



Project:
ZIBI ONTARIO BLOCK 207

ZIBI

BOOTH STREET CHAUDIERE ISLAND

OTTAWA ONTARIO

Drawing Title:

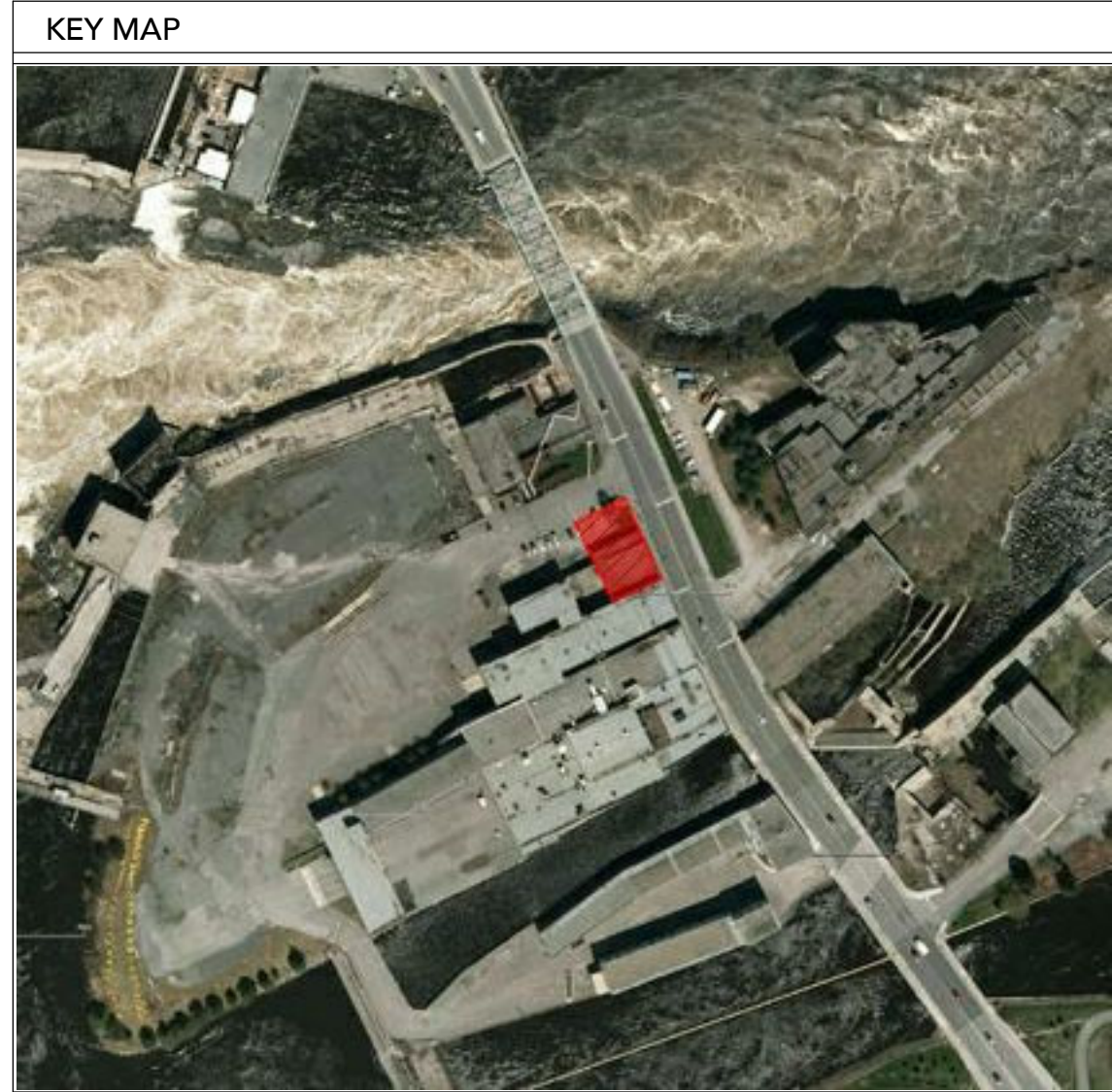
SITE PLAN AND SITE STATISTICS

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

Date Plotted: 2019-03-08 11:31:17 AM Scale: As indicated

Drawing No.:

A1 00



SITE STATISTICS

ZONING DESIGNATION: MD5[2172]S332-h

LOT AREA 1,673 sm (0.41 ac)

FRONTAGE NORTH: 26.77 m EAST: 49.44 m

GROSS FLOOR AREA AREA(sm) AREA (sf)

RESTAURANT:

P1	215sm	(2,313sf)
LOWER LEVEL 1	219sm	(2,362sf)
UPPER LEVEL 1	137sm	(1,475sf)
LEVEL 2	210sm	(2,257sf)
LEVEL 7	69sm	(745sf)
RESTAURANT TOTAL:	850sm	(9,153sf)

RETAIL:

LEVEL 1	644sm	(6,928sf)
RETAIL TOTAL:	644sm	(6,928sf)

OFFICE:

LEVEL 2	770sm	(8,283sf)
LEVEL 3	1,122sm	(12,081sf)
LEVEL 4	1,045sm	(11,253sf)
LEVEL 5	1,045sm	(11,253sf)
LEVEL 6	1,045sm	(11,253sf)
OFFICE TOTAL:	5,028sm	(54,119sf)

TOTAL: 6,522sm (70,204sf)

BUILDING INFORMATION:

COVERAGE:	73%
BUILDING COVERAGE:	PAVING AREA/LOT AREA
PAVING (HARDSCAPING):	LANDSCAPE AREA/ LOT AREA
LANDSCAPING (SOFTSCAPING):	3.90
FSI (FLOOR SPACE INDEX):	
No. OF STOREYS:	7
HEIGHT:	25.65 m (TO T/O MAIN ROOF)

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	PROP. B/F	PROP. B/F
STALL DIMENSION	5.2m x 2.6m	5.2m x 2.6m	5.2m x 2.4m	5.2m x 3.4m
DRIVE AISLE WIDTH	6m	6m		
RETAIL:	6	6		
OFFICE:	50	50		
RESTAURANT:	0	12		

TOTAL SPACES: 56 68 TOTAL 2 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:	26	32
		-14 OUTDOOR
		-18 INDOOR

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.
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SITEPLAN
SCALE: 1 : 250

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A1 00

