
TECHNICAL MEMORANDUM

DATE: 2019-03-11

TO: Richard Buchanan, CET
Program Manager, Development Review

SUBJECT: Zibi Ontario - Windmill Developments Group Ltd. – Zibi Ontario Phase 2 (Block 207)

OUR FILE: DSEL Project No.14-717

ATTACHMENTS:

- MSS Water Demand Calculation Sheet, prepared by DSEL – dated May 2018
- Phase 2 Water Demand Calculation Sheet, prepared by DSEL – dated March 2019
- Phase 2 Wastewater Discharge Calculation Sheet, prepared by DSEL – dated March 2019
- Phase 2 Stormwater Management Plan, prepared by DSEL – dated March 2019
- Phase 2 Storm Sewer Design Sheet, prepared by DSEL – dated March 2019
- Zibi Master Plan, prepared by Fotenn Planning + Design – dated December 2016
- Zibi Block 207 Site Plan, prepared by Kohn Partnership Architects – dated March 6, 2019

EMAIL

Windmill Developments has retained DSEL to prepare an amendment to the Functional Servicing and Stormwater Management Report in support of their Site Plan Control (SPC) application for Phase 2 of the Zibi Ontario lands. Phase 2 will include the construction of Block 207 in accordance with the Master Servicing Plan prepared by DSEL dated June 2018 (**MSS**), refer to the Master Plan drawing in the **Attachments**. The proposed Block 207 development involves the construction of a 6-storey building consisting of 5,028m² of office space, 644m² of retail space, and a restaurant with estimated seating for 300 people.

This document is an addendum to the previously approved Functional Servicing and Stormwater Management Report – Phase 1 prepared by DSEL dated August 2018 (**Approved FSR**). Phase 1 included Blocks 205A & 208 with a mix of residential, office and retail space. Phase 2 is proposed to be serviced through infrastructure designed in Phase 1. Phase 1 infrastructure is proposed to be constructed in Spring and Summer 2019, prior to construction of Phase 2.

Water Servicing

Water servicing for Block 207 will be accomplished by a dual 150mm watermain connection to the 200mm private watermain within Perley Street which will be constructed as part of the Phase 1 works. The dual connection is required in accordance with City of Ottawa technical bulletin ISDTB-2014-02, due to an anticipated daily average flow of greater than 50 m³/day.

Table 1
Water Demand – MSS and Proposed Phase 1 & 2

Design Parameter	MSS Demand (Block 205A, 207, 208) (L/min)	Anticipated Demand ¹ Phase 1 (L/min)	Anticipated Demand ¹ Phase 1 & 2 (L/min)	Boundary Condition ² (m H ₂ O / kPa) Connection @ Booth Street	
Average Daily Demand	69.0	32.8	88.1	61.7	605.3
Max Day + Fire Flow	126.9 + 10,000 = 10,126.0	128.7 + 16,000 = 16,128.7	221.7 + 13,000 = 13,221.7	50.3	493.4
Peak Hour	251.9	198.5	347.8	54.7	536.6
1) Water demand calculation per Water Supply Guidelines . See detailed calculations included in Attachments . 2) Boundary conditions supplied by the City of Ottawa for water demands for Phase 1 development. Assumed ground elevation @ Booth Street 53.4m					

The combined Phase 1 and Phase 2 water demand has increased by **28%** from demands contemplated in the **MSS** for **Blocks 205A, 207, 208**, refer to **Attachments** for water demand calculations. A hydraulic water distribution model was prepared for the MSS. The estimate pressures at Block 207 were anticipated to be between **600.5 kPa** and **526.5 kPa** during average day and peak hour scenarios, respectively. Pressures are anticipated to continue to be above the desired pressure per the **Water Supply Guidelines** with the increase in demand. As such, pressure reducing valves may be required.

Fire demands for Block 207 was calculated using the *City of Ottawa Technical Bulletin ISTB-2018-02*, resulting in a fire flow of **13,000 L/min**, less than contemplated in the **Approved FSR**.

Sanitary Servicing

Block 207 is proposed to be serviced by a connection to the 250mm sanitary sewer within Perley Street which will be constructed in Phase 1. The Phase 1 sanitary sewers were sized to convey the flow from Block 207 in accordance with the **Approved FSR**.

As indicated in the **Approved FSR**, it is proposed to construct a temporary pumping station within the footprint of the existing Building 535 as shown on drawing **SSP-1** to service the first phases of development. Sanitary flows from Phase 2 are directed to the temporary pumping station which will convey flows through twin 200mm forcemains that run south down Booth Street. The pumping station design report prepared by Hatch, dated November 2018, indicates that the temporary pumping station is designed to pump a peak wet weather flow of **13 L/s**. Refer to the **Approved FSR** for further detail on the interim pump station.

Table 2 below summarizes the anticipated wastewater discharge from the proposed Phase 1 and 2 development.

Table 2
Summary of Anticipated Wastewater Discharge

Design Parameter	MSS Flow (L/s)	Phase 1 Flow (L/s)	Phase 1 & 2 Flow (L/s)
Average Dry Weather Flow Rate	22.6	0.7	5.5
Peak Dry Weather Flow Rate	51.7	1.8	9.1
Peak Wet Weather Flow Rate	53.6	2.2	9.5

As shown in **Table 2** above, Phase 2 results in an increase in sanitary discharge, however, the temporary pumping station has sufficient capacity to convey the proposed sanitary flows from Phase 2 development and results in less flow than contemplated in the **MSS**.

It is recommended that the flow within the pumping station be monitored to confirm the actual available capacity to support future phases of the proposed development.

Stormwater Management

Storm water runoff from proposed Block 207 development will discharge through a service connection to the 450mm storm sewer within Perley Street which ultimately outlets to the north edge of Chaudière Island, east of Booth Street, consistent with the **Approved FSR**.

The proposed building footprint of Block 207 has been updated from the contemplated footprint in the **MSS**. Refer to the **SWM-1** drawing included in the attachments for updated catchment areas directed to the storm sewer. As shown in the revised storm design sheet, the sewers have sufficient capacity to convey the updated flows.

The overall imperviousness is consistent with previous approvals; therefore, the oil/grit separator will continue to function as intended.

Required Permits / Approvals

The proposed development is subject to the site plan control approval process. The City of Ottawa must approve the engineering design drawings and reports prior to the issuance of site plan control.

An amendment to the previously issued Environmental Compliance Approval (ECA #1505-B96UCV) is required to reflect the increase in service area to the interim pump station and off-site sanitary infrastructure.

Yours truly,
David Schaeffer Engineering Ltd.



Per: Adam D. Fobert, P.Eng.

Yours truly,
David Schaeffer Engineering Ltd.

A handwritten signature in black ink, appearing to read "S. L. Merrick".

Per: Steven L. Merrick, P.Eng.

Z:\Projects\14-717_windmill-the_isles\B_Design\B3_Reports\B3-2_Servicing (DSEL)\Phase 2\2019-02_Phase2-SPA-Subm1\2019-03-11_717_memo-bnc.docx

**Windmill
Zibi - Ontario
Proposed Conditions (MSS)**

Water Demand Design Flows per Unit Count
City of Ottawa - Water Distribution Guidelines, July 2010



Phase	Block	Type	Unit Rate	No. of Units	Avg Day L/min	Max Day L/min	Peak Hour L/min
1	208	Office	75 L/p/d	287	15.0	22.4	40.4
1	208	Retail	5 L/m ² /d	445	1.5	2.3	4.2
1	205.5A	Res	474.6 L/unit/d	71	23.4	58.5	128.7
1	205.5A	Retail	5 L/m ² /d	1825	6.3	9.5	17.1
1	207	Office	75 L/p/d	385	20.1	30.1	54.2
1	207	Retail	5 L/m ² /d	597	2.1	3.1	5.6
1	206	Res	474.6 L/unit/d	198	65.3	163.1	358.9
1	206	Office	75 L/p/d	395	20.6	30.8	55.5
1	206	Retail	5 L/m ² /d	612	2.1	3.2	5.7
1	204A	Office	75 L/p/d	1049	54.6	136.6	300.5
1	204A	Retail	5 L/m ² /d	1626	5.6	8.5	15.2
2	211	Office	75 L/p/d	839	43.7	109.3	240.4
2	211	Retail	5 L/m ² /d	1301	4.5	6.8	12.2
3	209	Office	75 L/p/d	965	50.3	75.4	135.7
3	209	Retail	5 L/m ² /d	1496	5.2	13.0	28.6
3	210A&B	Office	75 L/p/d	495	25.8	38.7	69.6
3	210A&B	Retail	5 L/m ² /d	767	2.7	4.0	7.2
4	205B	Res	474.6 L/unit/d	67	22.1	55.2	121.5
4	205B	Office	75 L/p/d	163	8.5	12.8	23.0
4	205B	Retail	5 L/m ² /d	253	0.9	1.3	2.4
4	204B	Res	474.6 L/unit/d	115	37.9	94.8	208.5
4	204B	Retail	75 L/p/d	264	13.8	20.7	37.2
4	204B	Office	5 L/m ² /d	410	1.4	2.1	3.8
5	201	Res	474.6 L/unit/d	170	56.0	140.1	308.2
5	201	Office	75 L/p/d	182	9.5	14.2	25.5
5	201	Retail	5 L/m ² /d	281	1.0	1.5	2.6
5	202	Res	474.6 L/unit/d	90	29.7	74.2	163.1
5	202	Office	75 L/p/d	107	5.6	8.4	15.1
5	202	Retail	5 L/m ² /d	166	0.6	0.9	1.6
5	203	Res	474.6 L/unit/d	180	59.3	148.3	326.3
5	203	Retail	75 L/p/d	306	16.0	23.9	43.1
5	203	Retail	5 L/m ² /d	475	1.6	2.5	4.5
6	212	Office	75 L/p/d	1804	94.0	140.9	253.7
6	212	Retail	5 L/m ² /d	2796	9.7	14.6	26.2
7	213	Res	474.6 L/unit/d	200	65.9	164.8	362.5
7	213	Office	75 L/p/d	150	7.8	11.7	21.1
7	213	Retail	5 L/m ² /d	233	0.8	1.2	2.2
8	214	Office	75 L/p/d	587	30.6	45.9	82.6
8	214	Retail	5 L/m ² /d	910	3.2	4.7	8.5
8	215	Office	75 L/p/d	587	30.6	45.9	82.6
8	215	Retail	5 L/m ² /d	910	3.2	7.9	17.4
EO	1	Office	75 L/p/d	12	0.6	0.9	1.7
Total					858.9	1754.6	3624.5

Notes:

- * Development stats per Windmill schedule dated 2016-02-01 and additional information received via email 2016-02-08.
- * Office unit rate per Ontario Building Code 8.2.1.3.B.
- * Residential Unit rate assuming 65% one bedroom (1.4p/unit), 30% two bedroom (2.1 p/unit), 5% three bedroom (3.0p/unit)
- * Special Event area washrooms only per Windmill email 2016-02-08.
- * Energy Ottawa maximum employees to work at Chaudiere Office provided by EO via letter dated March 1, 2016

	Max Day PF	Peak Hour PF
Estimated Total Residential Population	1844	2.5 5.5

**Windmill
Zibi - Ontario
Phase 1 and 2**

Water Demand Design Flows per Unit Count
City of Ottawa - Water Distribution Guidelines, July 2010



Phase	Block	Type	Unit Rate	No. of Units	Avg Day L/min	Max Day L/min	Peak Hour L/min
1A	208	Office	75 L/9.3m ² /d	975	5.5	8.2	14.8
1A	208	Retail	2.5 L/m ² /d	736	1.3	1.9	3.5
1	208	Restaurant	125 L/seat/d	8	0.7	1.0	1.9
1A	205A	Res	474.6 L/unit/d	71	23.4	114.7	173.2
1A	205A	Retail	2.5 L/m ² /d	754	1.3	2.0	3.5
2	207	Office	75 L/9.3m ² /d	5028	28.2	42.2	76.0
2	207	Retail	2.5 L/m ² /d	644	1.1	1.7	3.0
2	207	Restaurant	125 L/seat/d	300	26.0	39.1	70.3
EO	1	Office	75 L/p/d	12	0.6	0.9	1.7
				Total	88.1	211.7	347.8

Notes:

- * Development stats per Windmill schedule dated 2016-02-01 and additional information received via email 2016-02-08.
- * Office unit rate per Ontario Building Code 8.2.1.3.B. Assuming 1 employee per 9.3m² of floor space.
- * Residential Unit rate assuming 65% one bedroom (1.4p/unit), 30% two bedroom (2.1 p/unit), 5% three bedroom (3.0p/unit)
- * Number of Residential units estimated as 850gfa / unit per Windmill development stats dated 2016-02-01.
- * Windmill estimated maximum number of employees occupying Albert Island
- * Energy Ottawa maximum employees to work at Chaudiere Office provided by EO via letter dated March 1, 2016

	Max Day PF	Peak Hour PF
Estimated Total Residential Population	128	4.9 7.4

Windmill
Zibi - Ontario
FUS Calculations - Block 207



Fire Flow Estimation per Fire Underwriters Survey

Water Supply For Public Fire Protection - 1999

Fire Flow Required

1. Base Requirement

$$F = 220C\sqrt{A}$$

L/min

Where **F** is the fire flow, **C** is the Type of construction and **A** is the Total floor area

Type of Construction:

Non-Combustible Construction

C 0.8 Type of Construction Coefficient per FUS Part II, Section 1
A 6453.0 m² Total floor area based on FUS Part II section 1

Fire Flow	14138.2 L/min	
	14000.0 L/min	rounded to the nearest 1,000 L/min

Adjustments

2. Reduction for Occupancy Type

Combustible 0%

Fire Flow	14000.0 L/min
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3. Reduction for Sprinkler Protection

Sprinklered - Supervised -50%

Reduction	-7000 L/min
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4. Increase for Separation Distance

Cons. of Exposed Wall	S.D	Lw	Ha	LH	EC	
N Non-Combustible	20.1m-30m	27		0	0	8%
S Non-Combustible	10.1m-20m	25		0	0	12%
E Non-Combustible	20.1m-30m	53		0	0	8%
W Non-Combustible	3.1m-10m	50		0	0	17%
	% Increase					45% value not to exceed 75%

Increase	6300.0 L/min
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Lw = Length of the Exposed Wall

Ha = number of storeys of the adjacent structure

LH = Length-height factor of exposed wall. Value rounded up.

EC = Exposure Charge

Total Fire Flow

Fire Flow	13300.0 L/min	fire flow not to exceed 45,000 L/min nor be less than 2,000 L/min per FUS Section 1
	13000.0 L/min	rounded to the nearest 1,000 L/min

Notes:

-Type of construction, Occupancy Type and Sprinkler Protection information provided by _____.

-Calculations based on Fire Underwriters Survey - Part II

Wastewater Design Flows per Unit Count
City of Ottawa Sewer Design Guidelines, 2012

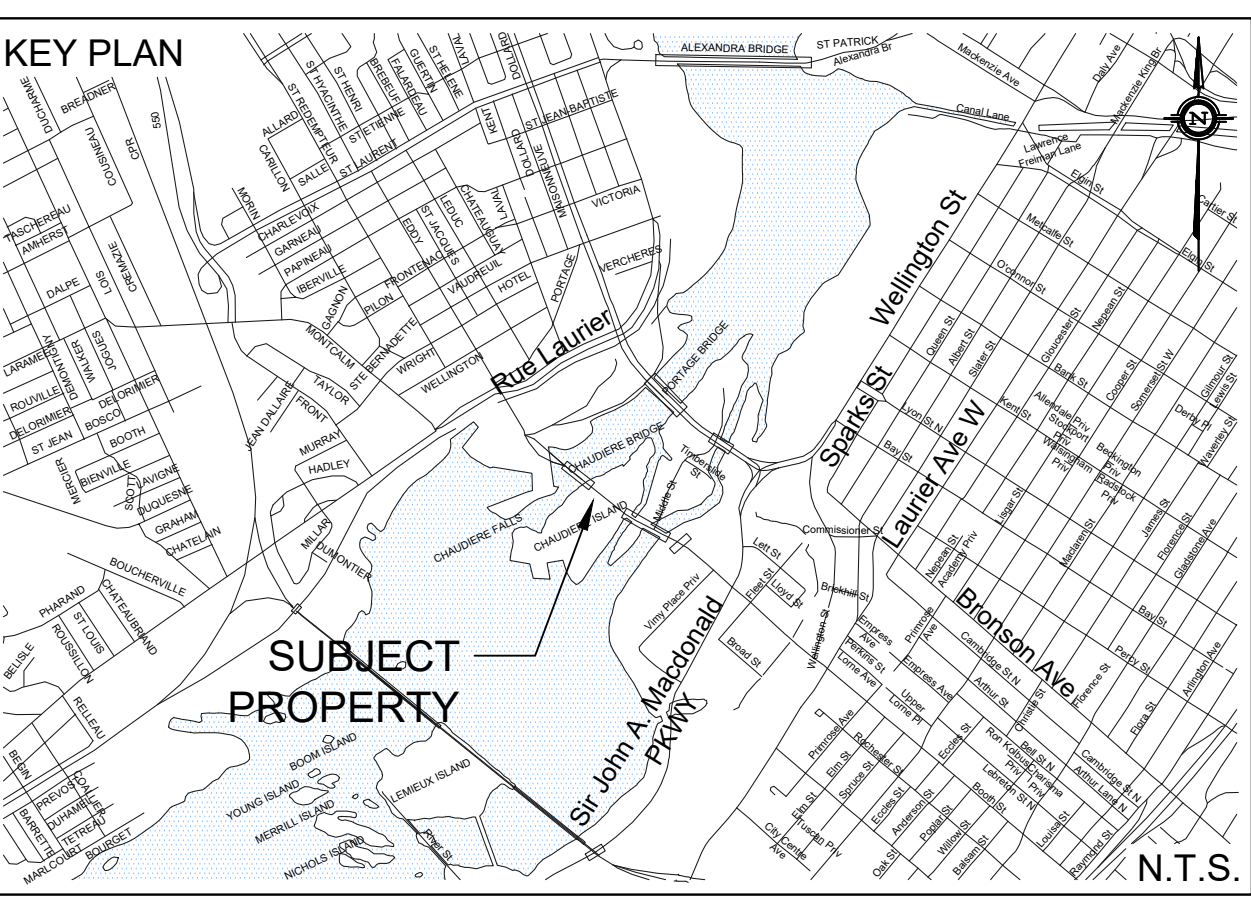
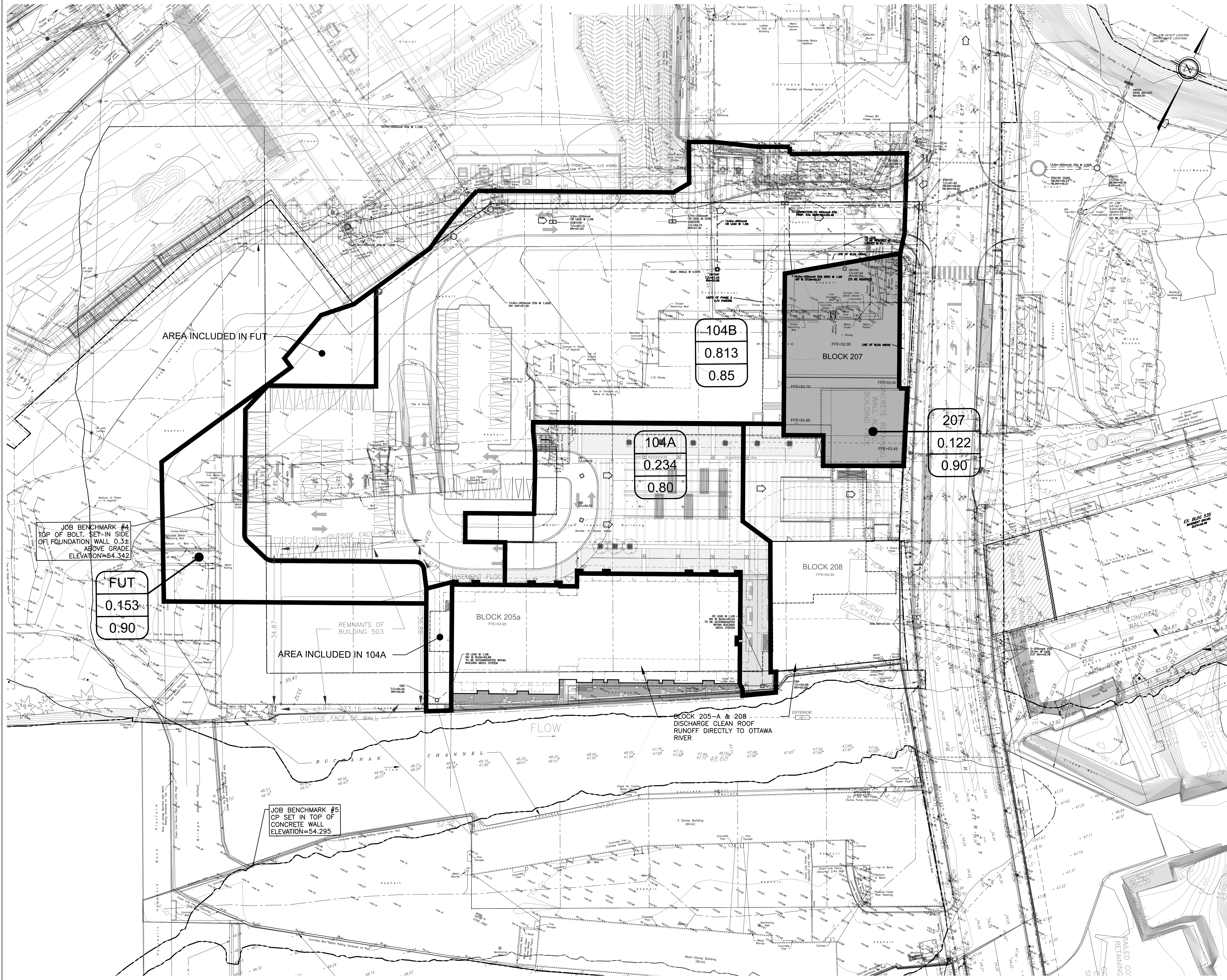
Site Area 1.234 ha Extraneous Flow Allowances Peak Flow 0.4

Phase	Block	Type	Unit Rate	No. of Units	Average Flow (L/s)	Peaking Factor (-)	Peak Flow (L/s)
1	208	Office	75 L/p/d	105	0.1	1.5	0.1
1	208	Retail	5 L/m ² /d	736	0.1	1.5	0.1
1	205A	Res	474.6 L/unit/d	71	0.4	3.6	1.4
1	205A	Retail	5 L/m ² /d	754	0.1	1.5	0.1
2	207	Office	75 L/p/d	5028	4.4	1.5	6.5
2	207	Retail	5 L/m ² /d	644	0.1	1.5	0.1
2	207	Restaurant	125 L/seat/d	300	0.4	1.5	0.7
1	EX1	Office	75 L/p/d	12	0.01	1.50	0.02
Total					5.5		9.1
Total Wetweather Flow Estimate							9.5

Notes:

- * Development stats per Windmill schedule dated 2016-02-01 and additional information received via email 2016-02-08.
- * Office unit rate per Ontario Building Code 8.2.1.3.B. assuming 9.3m²/p
- * Residential Unit rate assuming 70% one bedroom (1.4p/unit), 30% two bedroom (2.1 p/unit)
- * Number of residential units from Site Plan by Hobin Architecture dated May 29,2018
- * Retail unit rate per City of Ottawa sewer design guidelines and assumes a 12 hour commercial operation
- * Special Event area washrooms only per Windmill email 2016-02-08.

Estimated Total Residential Population 128 P.F. 3.6



LEGEND

	PROPERTY LINE
	PROPOSED STORM SEWER
	DRAINAGE DIVIDE
	MAJOR SYSTEM FLOW ROUTE
	DRAINAGE AREA ID
	AREA IN Ha
	RATIONAL METHOD RUNOFF COEFFICIENT

EX6

4.010

0.19

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
CHAUDIERE & ALBERT ISLAND TOPOGRAPHIC INFORMATION PROVIDED BY FAIRHALL, MOFFATT & WOODLAND LIMITED
PROJ. NO. T41200
DATED JANUARY 15, 2015
BOOTH STREET/FLEET STREET/LOYD STREET/ALBERT STREET TOPOGRAPHIC INFORMATION
PROVIDED BY STANTEC GEOMATICS LIMITED
PROJ. NO. 161513416-111
DATED APRIL 20, 2018

SITE PLAN INFORMATION
SITE PLAN PROVIDED BY KOHN PARTNERSHIP ARCHITECTS INC.
PROJ. NO. 15-122
DATED MARCH 6, 2019

GEOTECHNICAL STUDY
GEOTECHNICAL RECOMMENDATIONS PROVIDED BY EXP SERVICES INC.
PROJ. NO. OTT-00250193-A0
DATED DECEMBER 20, 2016

SITE SERVICING AND STORMWATER MANAGEMENT STUDY
SERVICING AND STORMWATER MANAGEMENT RECOMMENDATIONS PROVIDED BY DSEL
DATED MARCH 2019

BENCH MARK
MULTIPLE ON-SITE AS PER SURVEY

1	B.N.C.	19.03.11	1st SUBMISSION
No.	BY	YY.MM.DD	DESCRIPTION

PROJECT No. 14-717

STORMWATER MANAGEMENT PLAN
ZIBI ONTARIO PH2 - BLOCK 207 © DSEL

1306 WELLINGTON STREET W. - SUITE 201
OTTAWA, ON K1Y 3B2
Tel. (613) 820-5600

120 Iber Road Unit 103
Stittsville, Ontario, K2S 1E9
Tel. (613) 836-0856
Fax. (613) 836-7183
www.DSEL.ca

DSEL
david schaeffer engineering ltd
SMART SUBDIVISIONS™

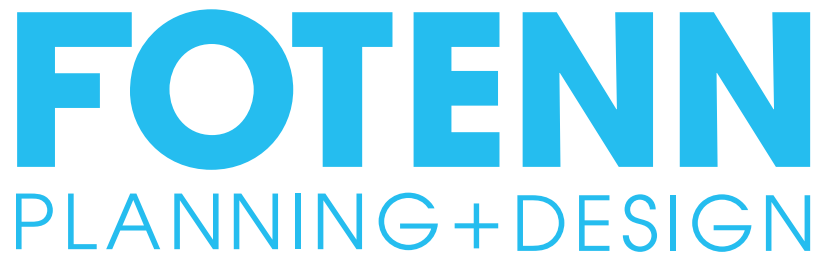
DRAWN BY:	B.N.C.	CHECKED BY:	S.L.M.	DRAWING NO.	SHEET NO.
DESIGNED BY:	B.N.C.	CHECKED BY:	A.D.F.		
SCALE:	1:400	DATE:	MARCH 2019	SWM-1	1 of 1

Area ID	Up	Down	Area	C	Indiv AxC	Acc AxC	T _c	I	Q	Sewer Data								
										DIA	Slope	Length	A _{hydraulic}	R	Velocity	Qcap	Time Flow	Q / Q full
			(ha)	(-)			(min)	(mm/hr)	(L/s)	(mm)	(%)	(m)	(m ²)	(m)	(m/s)	(L/s)	(min)	(-)
FUT	STM106	STM105	0.153	0.90	0.14	0.14	10.0	104.2	39.9	450	1.00	21.6	0.159	0.113	1.79	285.1	0.2	0.14
	STM105	STM104	0.000	0.85	0.00	0.14	10.2	103.1	39.5	450	1.10	10.7	0.159	0.113	1.88	299.0	0.1	0.13
104B, 207	STM104	STM103	0.935	0.86	0.80	0.94	10.3	102.7	267.6	450	1.50	99.6	0.159	0.113	2.20	349.2	0.8	0.77
	STM103	STM102	0.000	0.00	0.00	0.94	11.1	98.9	258.0	525	0.95	29.1	0.216	0.131	1.94	419.2	0.3	0.62
	STM102	STM101	0.000	0.00	0.00	0.94	11.3	97.8	254.9	600	0.50	13.6	0.283	0.150	1.54	434.2	0.1	0.59
	STM101	HW100	0.000	0.00	0.00	0.94	11.4	97.1	253.2	600	0.50	21.3	0.283	0.150	1.54	434.2	0.2	0.58



- PROPERTY LINE
- PROPOSED BUILDING
- PARK/PUBLIC SPACE
- WATER

NOTES



ZIBI MASTER PLAN, OTTAWA
WINDMILL DEVELOPMENTS

SITE PLAN



CREATED BY: MB

REVIEWED BY: PB

DATE: 13/12/2016

REVISION NO. 01

GATINEAU					
Block	Phase	Block Area (acres)	Block GFA (ft²)	Number of Units	Average Unit Size (ft²)
Block 1	6	0.49	148,000	145	801
Block 2-3	1	0.78	46,929	0	0
Block 4	6	0.84	101,000	101	881
PWGSC	1		78,975	0	0
Block 5	2	0.20	11,000	0	0
Block 6	2	0.18	7,300	0	0
Block 7	3	1.06	116,000	100	792
Block 8	1	0.73	135,000	135	889
Block 9	2	0.11	15,000	15	900
Block 10	2	0.33	104,000	104	1,000
Block 11	1	0.74	74,645	82	779
Block 12	1	0.26	15,000	15	1,000
Block 13	1	0.74	73,698	70	810
Block 14	4	0.56	143,700	0	0
Block 15	4	0.64	108,800	128	813
Block 16	5	0.36	68,000	0	0
Block 17	5	0.60	171,000	0	0
Block 18	5	0.59	208,000	230	814
Block 19	4	0.30	69,800	75	816
Block 20	4	0.65	71,300	79	792
Block 21	5	0.25	59,000	73	727
Block 22	5	0.54	56,000	69	730
Block 23	5	0.41	113,000	140	726
Block 24	2	0.85	115,000	0	0
Block 25	2	0.81	87,538	0	0
Block 26	6	1.39	58,000	65	803

OTTAWA					
Block	Phase	Block Area (acres)	Block GFA (ft²)	Number of Units	Average Unit Size (ft²)
Block 201	5	0.38	134,000	170	661
Block 202	5	0.38	73,800	90	678
Block 203	5	0.53	155,500	180	760
Block 204A	1A	0.38	125,000	0	0
Block 204B	4	0.35	125,000	115	813
Block 205A	1A	0.59	87,729	71	959
Block 205B	4	0.45	87,000	67	1,008
Block 206	1B	0.61	196,715	198	756
Block 207	1B	0.28	45,930	0	0
Block 208	1A	0.28	34,245	0	0
Block 209	3	0.53	115,000	0	0
Block 210A	3	1.13	9,500	0	0
Block 210B	3	0.24	49,500	0	0
Block 211	2	1.50	100,000	0	0
Block 212	2/6	0.95	215,000	0	0
Block 213	7	0.33	142,500	200	623
Block 214	8	-	-	-	-
Block 215	8	-	-	-	-
Block 301	1A	2.00	0	0	0

ISSUE DATES AND DISTRIBUTION LOG

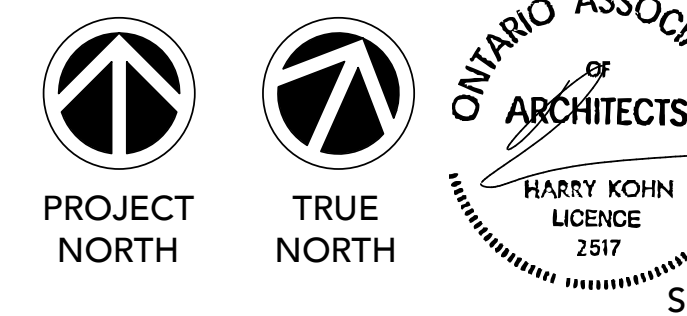
No.	Date	Note
1	18.02.14	SPA SUBMISSION
2	19.03.06	SPA SUBMISSION



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

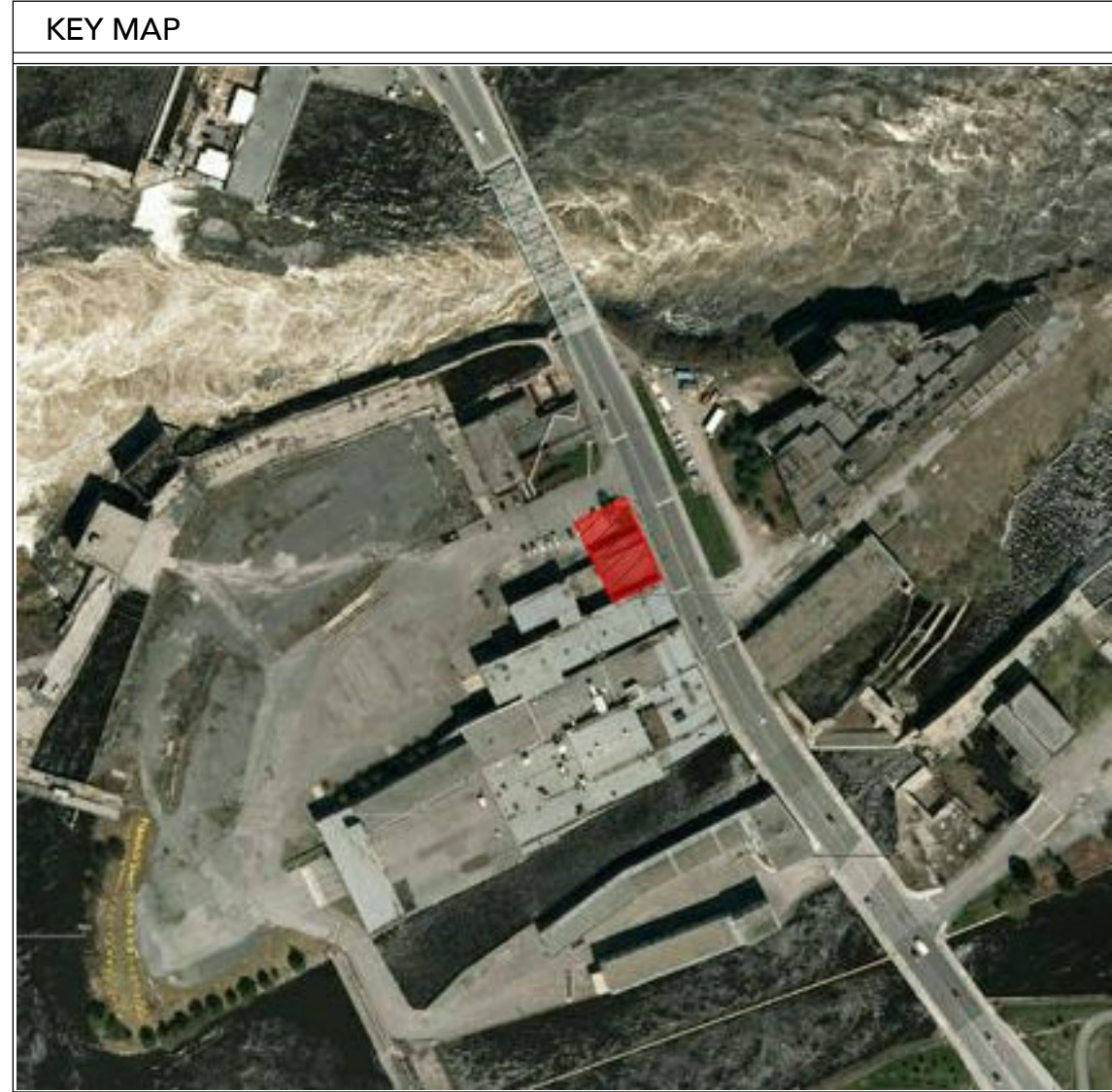
Drawing Title:

SITE PLAN AND SITE STATISTICS

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

Date Plotted: 2019-03-06 4:12:33 PM Scale: As indicated

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)	
RESTAURANT TOTAL:	781sm	(8,408sf)	

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: 6,453sm (69,459sf)

BUILDING INFORMATION:		
COVERAGE:		
BUILDING COVERAGE:	73%	
PAVING (HARDSCAPING):		PAVING AREA/LOT AREA
LANDSCAPING (SOFTSCAPING):		LANDSCAPE AREA/ LOT AREA
FSI (FLOOR SPACE INDEX):		3.86
No. OF STOREYS:	6	
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
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COMMERCIAL: 0 0

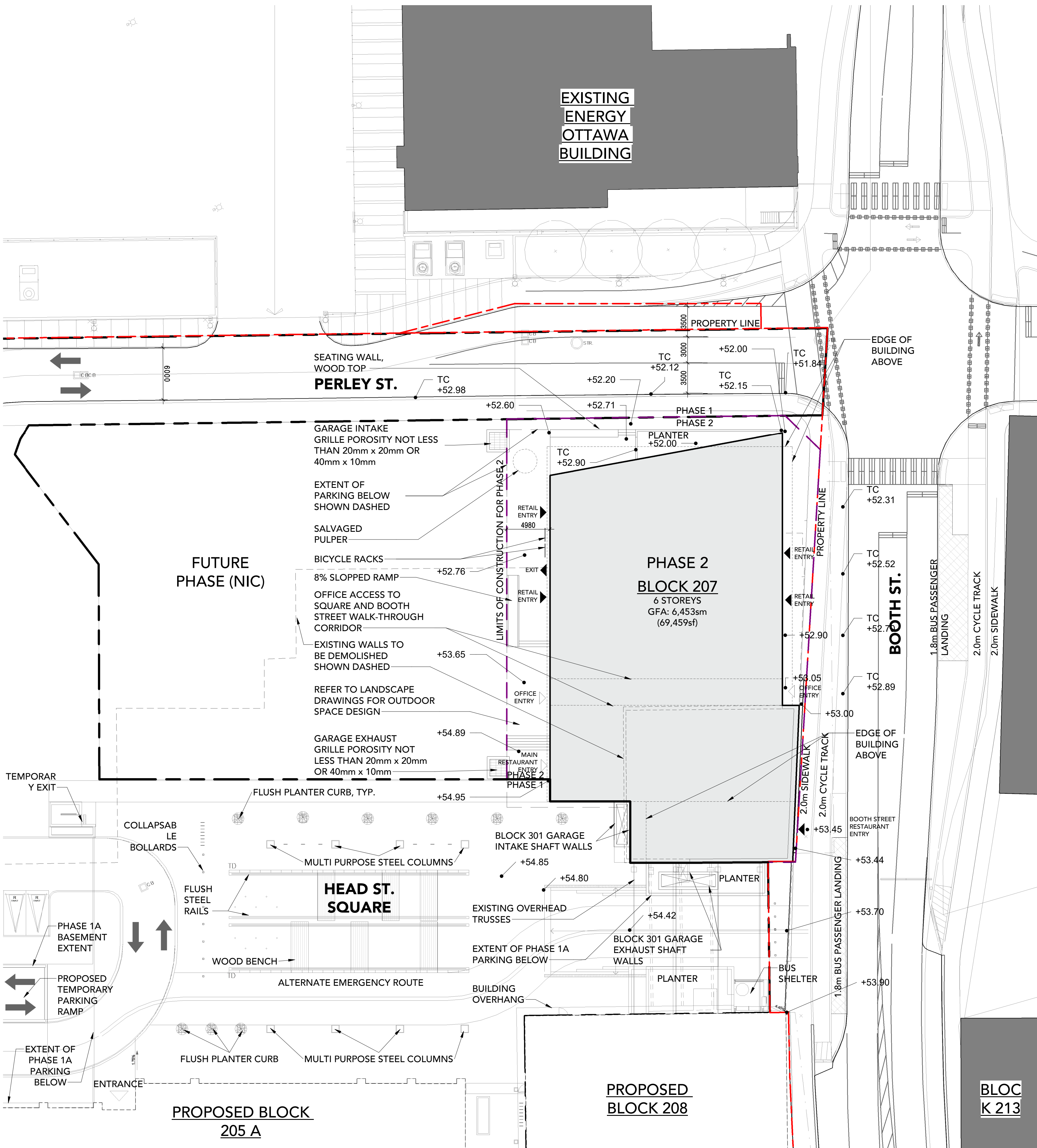
SURVEY INFORMATION:
PLAN SURVEY PART OF THE BED OF THE OTTAWA RIVER ADJACENT TO CHAUDIERE ISLAND AND ALBERT ISLAND IN FRONT OF LOT 40 CONCESSION A (BROKEN FRONT) , (PART OF WATER LOT LOCATION CL4467)

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

SITEPLAN
SCALE: 1 : 250

1
A1 00



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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.
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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:
P1 ENLARGED DRAWING

Drawn By: IM	Checked By: Checker	Project No: 15-122
Date Plotted: 2019-03-06 4:12:38 PM	Scale: 1 : 100	Drawing No.: A2 04



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APPROVED ☐ REFUSED ☐

THIS ____ DAY OF _____, 20 ____

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



Drawing Title:

LEVEL 1 FLOOR PLAN

Date Plotted: 2019-03-06 4:12:39 PM

rawing

FLOOR PLAN - LEVEL 1 1
SCALE: 1 : 100 A2 05

