



REFER TO LANDSCAPE DRAWINGS (L1.0, L2.0) FOR DETAILED DESCRIPTION OF STREETSCAPE PLAN

SITE DATA	
Total Lot Area	2532.56 m²
Lot Frontage on Chaudière Private (north side)	49.82 m
Lot Frontage on Chaudière Private (east side)	35.37 m
Lot Frontage on Booth Street	53.15 m
Lot Frontage on Zaida Eddy Private	64.21 m
Proposed building on Chaudière Private (north side)	49.73 m
Proposed building on Chaudière Private (east side)	34.09 m
Proposed building on Booth Street	50.98 m
Proposed building on Zaida Eddy Private	59.84 m

DASHED LINE INDICATES EXTENT OF BUILDING ABOVE LEVEL 2, TYP
PROPERTY LINE, TYP

[Signature]
DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 2:17 pm, Dec 13, 2019

CLIENT

KEY PLAN

3	SITE PLAN CONTROL APPLICATION REV. 2	25 OCT 2019
2	SITE PLAN CONTROL APPLICATION REV. 1	06 SEPT 2019
1	SITE PLAN CONTROL APPLICATION	07 JUN 2019
NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN METRIC.

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STAMP

DRAWING TITLE

SITE PLAN

DRAWN	Author	CHECKED	Checker
SCALE @	A0	DATE	06/07/19
As indicated			

GRAPHIC SCALE

PROJECT NO.

ZIBI BLOCK 211

DRAWING NO.

A003

REVISION NO.

AREA SCHEDULE

LEVEL	GFA (m²)	DEDUCTIONS (m²)	NRGFA (m²)
LEVEL 9 (PENTHOUSE)	731.25 m²	731.25 m²	0 m²
LEVEL 8	2511.25 m²	382.64 m²	2128.61 m²
LEVEL 7	2511.25 m²	395.51 m²	2115.74 m²
LEVEL 6	2511.25 m²	382.64 m²	2128.61 m²
LEVEL 5	2511.25 m²	382.64 m²	2128.61 m²
LEVEL 4	2511.25 m²	395.51 m²	2115.74 m²
LEVEL 3	2511.25 m²	382.64 m²	2128.61 m²
LEVEL 2	2215.14 m²	481.18 m²	1733.96 m²
GROUND	2231.93 m²	1150.08 m²	1081.85 m²
TOTAL AREAS	20245.82 m²	4684.09 m²	15561.73 m²

ZONING TABLE - ZIBI Block 211

Current Zoning	MD5(2172) S332-h		
Site Area	2,533 m²		
Proposed Retail GFA	1,082 m²		
Proposed Office GFA	14,480 m²		
		REQUIRED	PROPOSED
Setbacks	No minimum		N/A
Building Wall	At least 50% of the ground floor of any building must be occupied by active uses having separate and direct access to the street when located at ground floor abutting a street		100% of the ground floor abutting Booth Street is occupied by retail uses
Building Height	Within Area B on Schedule 332 the maximum building height is 68m with a maximum of 2 buildings over 9 storeys		33.69 metres (8 storeys) from average grade (56.56 metres)
Parking	Minimum: No requirement Maximum: Office/Retail: 1 space/100m² of GFA	Minimum: Area 2 on Schedule 1A - No requirement Maximum: Office: 155 spaces Retail: 16 spaces	150 spaces in total (includes 129 regular spaces, 19 small car spaces & 2 barrier-free spaces)
Loading		Office: 2 spaces Retail: No requirement	2 spaces, including 1 oversize space
Bicycle Parking	Office/Retail: 1/250m² of GFA 50% can be vertical 25% of spaces must be indoors	68 spaces	135 spaces 14 outdoor spaces at-grade 121 indoor spaces on level P1

FILE NUMBER: D07-12-19-0116