

URBAN DESIGN REVIEW PANEL CITY OF OTTAWA

FORMAL REVIEW
DECEMBER 3, 2015



Windmill

FOTENN
PLANNING+DESIGN

PROJET | PAYSAGE

BARRY J.
HOBIN
& ASSOCIATES
ARCHITECTS
INCORPORATED

dream 

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1.0 INTRODUCTION

The redevelopment of the Chaudière area represents one of the largest urban redevelopment opportunities in either Ottawa or Gatineau. Until 2007 the lands had been reserved for industrial uses. Now that the lands are able to be redeveloped, their importance in the landscape of the National Capital Region and their prominence in the downtown core of both Ottawa and Gatineau call for a carefully orchestrated redevelopment of the Site. To this end, Windmill is proposing the development of a world-class, sustainability showpiece.

The Site is unique in many ways. Situated on the banks of the Ottawa River, portions of the Site are located in both the City of Ottawa and the City of Gatineau. In Ottawa, the Site consists of both Chaudière and Albert Islands. These islands are physically disconnected from both cities by River channels and present an opportunity to create a unique sense of place amongst the heritage buildings on both islands. In Gatineau, the lands are within the downtown core of the City and provide an opportunity to extend the urban fabric of the city into the Site and out to the banks of the river.

In both cases the redeveloped lands will feature a mix of uses in a compact form integrating existing heritage resources where possible and emphasizing sustainable and active transportation through a network of shared streets that prioritize pedestrians and cyclists over automobiles.

PURPOSE OF THE APPLICATION

The purpose of the current Site Plan Control Application is to implement the first phase of the Master Plan for the redevelopment of the Chaudière and Albert Islands, envisioned by the Master Plan report prepared by Perkins+Will and dated April 22, 2014, and implemented through the Zoning By-law and Official Plan Amendments approved by Ottawa City Council on October 8, 2014.

The project is making use of the City's Two-Stage Site Plan Approval process, intended for large and complex redevelopment projects. A Stage I Site Plan Control application was submitted to the City of Ottawa in April 2014 and approval is pending. The first stage approval is intended to resolve key site planning matters that establish the overall framework for a proposed development such as the location of buildings, vehicle entrances, landscaping and pathways or the provision of infrastructure.

This is the first of several Stage II applications to be submitted and

addresses Phase 1A of the development. Phase 1A is located on the west side of Chaudière Island, adjacent to Booth Street and includes a new mid-rise mixed-use building, underground parking garage, and the development of Head Street Square. The Stage II application is intended to further refine the plans provided in Stage I, including the development of detailed elevations, resolution of outstanding issues, detailed engineering and landscape design, and establishing final conditions of approval to be included in the Site Plan Control Agreement.

PROJECT VISION

From the outset, Zibi has been envisioned as a world-class sustainable community with a unique character and sense of place that is integrated with, honours, and respects the surrounding landscape. The planning process began by collaborating with various stakeholders including municipal governments, the National Capital Commission, First Nations, and the public among others.

These consultations resulted in the creation of eight design principles which are consistent with the vision of creating one of the world's most sustainable communities and also provided a framework within the local context for the ways in which this could be achieved. These principles include: Celebrate Heritage, Connect the Capital, promote Healthy Living, promote Ecological Systems, create a Vibrant Waterfront, create a Complete Community, Incubate Innovation, and Create and Enhance Views.

The Master Plan established by the 2014 Master Plan implements all of these principles to develop the community vision and to create a place where people will be able to live, work, and play, and that will become a destination for visitors to the National Capital Region.

The Zibi Master Plan is using the One Planet Communities framework to guide sustainability planning for the project. The One Planet Communities program is aimed at creating a network of the earth's greenest neighbourhoods. It aims to help create places where it is easy, attractive, and affordable for people to lead healthy, happy lives within their fair share of the earth's resources.

A One Planet Community looks not only at buildings designed to be as energy efficient as possible, but where there are also the services, infrastructure, and design features that make it as easy for people to live

an environmentally friendly life.

A One Planet Community sets ambitious targets related to ten guiding principles developed through experiences at the BedZED community in South London. These principles include:

- Zero Carbon
- Zero Waste
- Sustainable Transport
- Sustainable Materials
- Local and Sustainable Food
- Sustainable Water
- Land Use and Wildlife
- Culture and Heritage
- Equity and Local Economy
- Health and Happiness

A Zibi One Planet Action Plan has been developed to act on the above principles. Design Specifications are also being developed that are intended to ensure that Zibi achieves its sustainability targets and truly becomes one of the world's most sustainable communities.

2.0 SITE & NEIGHBOURHOOD CONTEXT

THE SITE

The subject property has most recently been used as an industrial site. Existing buildings on the site include a major mill and several outbuildings. As mentioned, the subject property consists of two (2) islands within the Ottawa River. Phase 1A of the development is situated on the most northerly Chaudière Island. The island is bisected by Booth Street creating two development areas – Chaudière East and West. Phase 1A of the development is within the Chaudière West district, located directly adjacent to Booth Street.

Phase 1A extends from Booth Street to just west of Block 205A and includes Perley Street, Head Street Square and underground parking garage works. A future Phase 1B will add the lands within Blocks 206, 207 and 208. The total area of Phase 1 is 8,742 square metres.

Booth Street is currently a four lane arterial adjacent to the subject property. It acts as one of five (5) bridge connections between Ontario and Quebec. To the north Booth becomes Eddy Street and provides access into the downtown core of the City of Gatineau. To the south, Booth Street intersects Wellington Street and continues through LeBreton Flats to Carling Avenue.

SURROUNDING AREA

NORTH

Directly north of the subject property is a hydroelectric generating station owned by Energy Ottawa. The station is currently undergoing an expansion which will add significant capacity to the existing station and power additional homes in the City of Ottawa. Further north, in the City of Gatineau, is a Hydro Quebec hydroelectric generating station, additional Zibi lands, and the south edge of the downtown core of Gatineau. This edge is dominated by the Terrasse de la Chaudière federal government office complex located on the west side of Eddy Street. Low-profile retail uses with second and third floor residential and office uses characterize the Promenade du Portage mainstreet, all functioning as the downtown core of the Hull Sector. Alexandre-Taché Boulevard/Laurier Street is an east-west arterial road running parallel to the Ottawa River which accommodates a number of public and institutional uses, including l'Université du Québec en Outaouais, la Maison du Citoyen and the Canadian Museum of History.

EAST

Immediately east of the subject property are additional Zibi lands, within the Chaudière East district. These lands will form parts of future development phases. South east of the subject property is Victoria Island, which is owned and managed by the National Capital Commission (NCC).

SOUTH

South of the site is Albert Island, also part of a future phase of the Zibi development. Former administrative buildings on the site are to be retained and repurposed for retail and commercial uses. Further south, on the south shore of the Ottawa River is the Canadian War Museum, on the west side of Booth Street.

WEST

Immediately to the west is the Chaudière Falls Ring Dam which controls water flows through the hydroelectric channels.

ZIBI GATINEAU LANDS

CHAUDIÈRE FALLS

CHAUDIÈRE RING DAM

ZIBI ONTARIO LANDS

VICTORIA ISLAND

LIBRARY AND ARCHIVES CANADA

GARDEN OF THE PROVINCES & TERRITORIES

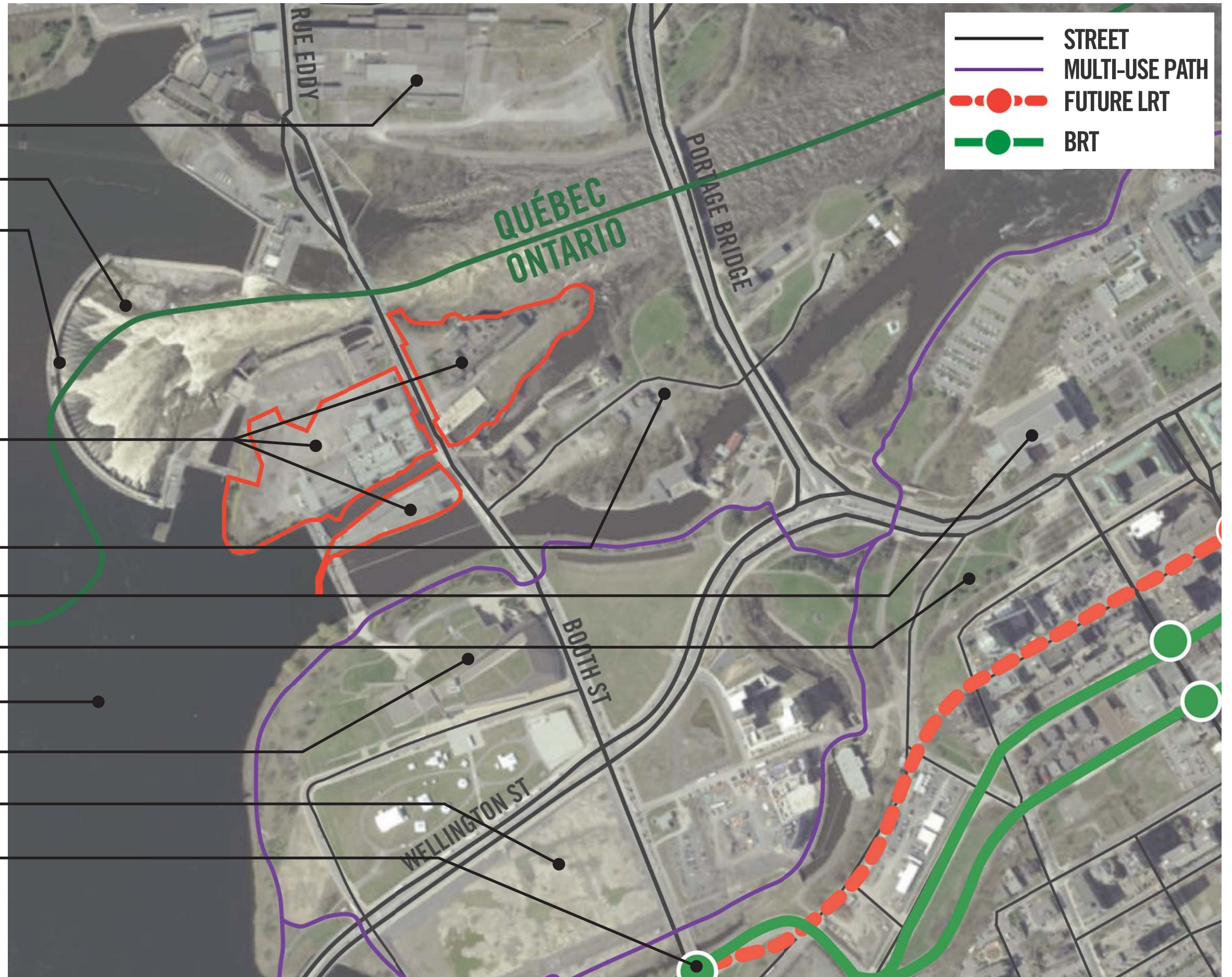
OTTAWA RIVER

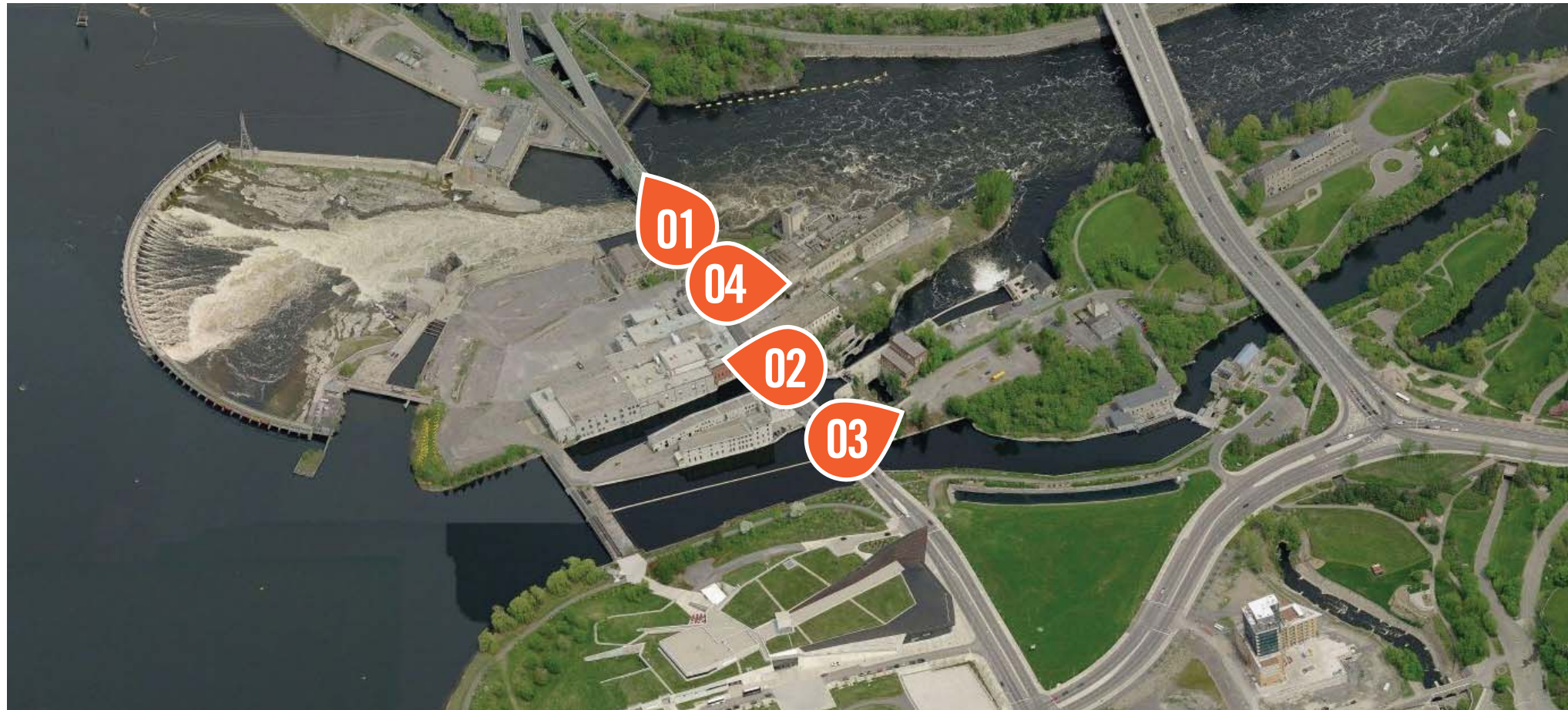
CANADIAN WAR MUSEUM

LEBRETON FLATS

PIMISI (LEBRETON STATION)

SITE CONTEXT PLAN







3.0 PROPOSED DEVELOPMENT

SUMMARY OF THE PROPOSED DEVELOPMENT

The first phase of the redevelopment is located on the west side of Chaudière Island, within a portion of the Chaudière West district. Chaudière West is a residential neighbourhood with a mix of some commercial and retail centred on Head Street Square. The Square will function as the village square at the heart of the district, positioned to capture maximum sun and protect from prevailing winds, while maintaining views in all directions.

Phase 1 includes a residential building (Block 205A) on the south side the Square, an interconnected underground parking garage beneath Block 205A, the Square, and future blocks 206 and 207, and the creation of Head Street Square itself.

Building 205a is a six (6) storey mixed-use building, with ground floor retail uses activating the Square to the north and five (5) storeys of residential units above (61 units total). On the south side, fronting onto the Buchanan Channel, are residential units with private terraces along the channel. The building features a two storey podium clad in red brick. At the third storey, the upper floors step back 2.7 metres on the south side and 2.3 metres on the north side. The materiality also changes to a lighter mix of concrete and metal cladding. At the sixth storey, an additional 2.9 metre step back is incorporated on the south side. The top of the building includes rooftop terraces overlooking the Square to the north and the City of Ottawa to the south. Access to upper floor units is provided via a common entrance located in the centre of the building which provides access from the Square to the north and from the south. Head Street Square will be the feature public gathering space in the Chaudière West district. As originally envisioned in the Master Plan, the square creates an exciting and flexible space for events, featuring perimeter planters around a stage/gathering place. The centre of the Square is highlighted by a rail bench system – utilizing repurposed rails from the industrial buildings and creating moveable benches that slide along the rail system, creating benches, tables, or stages. The versatile structure will play host to varied programming, making the Head Street Square a dynamic and vibrant public space. The rails are framed on the north and south edges by repurposed columns, again from the industrial buildings on site, which provide catenary lighting crossing the square and opportunities for feature lighting of the stage and performance areas. Finally, flush-mounted water jets provide a feature element to the west end of the rails adding another layer of interest depending on the use of the square at any given time. The four edges of the square will ultimately

be activated by retail spaces with patios and display areas spilling out into the square.

The square utilizes a variety of pavers to create interesting patterns and add interest to the space. Flush tree plantings make the square feel open while slight roll curbs at the west end help to delineate the pedestrian only area within the square, and the woonerf where vehicles may be permitted. Knock-down bollards prevent vehicles from entering the square.

The themes of the square carry along pedestrian paths to the east and south in Phase 1 (with future connections envisioned in future phases). The path between Block 205A and the retained Block 208 provides a connection to the Buchanan Channel and access front door access for the south-facing townhouse residences. The alley will utilize a mix of wood pavers and plantings to create an excellent pedestrian environment. At the south end, the pathway will terminate in a wood deck, projecting over the water and offering excellent views to the south, east and west.

The primary pedestrian access to the Square, and to the Chaudière West District, is at the east end of the square. The square slopes down towards Booth Street, providing an accessible access and creating a feature entry into the site. Paving materials are continued down from the square, and plantings border the edges of two retained buildings – Blocks 208 and 207 (508). Overhead beams mark the entry into the square and into the development.

Automobile access to the site is provided via the main vehicle-oriented street (“Perley Street”) at the north edge of the Windmill land holdings. The street provides access to both the Chaudière West District, and to the lands further north, owned by Energy Ottawa (a subsidiary of Hydro Ottawa). The street is located on both properties and is proposed as a single inbound lane with two lanes outbound including a dedicated left-out. The intersection at Booth Street will be signalized and will ultimately also provide the full movement access into the Chaudière East district. The asphalt street will continue to just west of the underground parking garage ramp, where it will transition into a one-way woonerf that loops around the site. This transition will be marked by a change in paving materials (from asphalt to pavers), a narrowing of the right-of-way, and removal of the standard curbs and sidewalks (as pedestrians and cyclists will operate in mixed travel lanes with vehicles). The woonerfs are not intended to handle large volumes of traffic.

Entering the site from Booth Street, Perley Street will feature a concrete

sidewalk on the south side (adjacent to Blocks 206 and 207, and a 3 metre wide mixed-use pathway on the north side.

In Phase 1A, the parking garage entrance will be provided from the temporary access road, through the future Block 204A. The garage will provide access to 97 parking spaces under Head Street Square and Block 205A. Future knock-out panels will provide access to a future garage under Blocks 206. Block 206 will also include what will ultimately be the primary access to the parking garage, direct from Perley Street. There are 29 parking spaces dedicated for Block 205A, while the remaining 68 spaces are for the retail and commercial uses.

PUBLIC REALM

Head Street square is the core of the Ottawa portion of Zibi and is driven by the rich architectural and industrial heritage of the site. The square’s design celebrates this heritage by highlighting some of the former Mail Mill Building’s architectural features such as the yellow columns aligned in a regular grid and the steel rails used to move heavy objects. Furthermore, the proposed Head Street square location stands where former 506 building existed and its footprint is highlighted in the paving pattern. The integration of these elements creates a multifunctional urban space designed to host a variety of public activities and events for the community. With maximum sun exposure and protection from the wind, the site offers views in all directions and functions as the gathering place for the new community where special events, art installations, food related activities and covered activities can occur all year round.

MAIN ENTRANCE:

An open, paved pedestrian corridor accessible to all is aligned with the plaza. The entrance is framed on both sides by flowering trees thus creating a sense of arrival to the square from Booth Street. This main entrance is also framed by industrial arches spanning between buildings 207A and 208, reinforcing the historical character of the plaza.

PLAZA CORE:

The aligned yellow columns and catenary lighting on the square become structural elements framing the plaza core and creating a canopy under which the different typology of activities can take place.

Large wooden benches are attached to the reclaimed steel rails which allow them to be moved from one side pf the plaza to the other. The benches can be aligned in various positions depending on the activity planned (market, concert, etc.)

Furthermore, a series of water jets and art installations animate the plaza where retailers can display their merchandise or where animated commercial terraces can be accommodated.

WOONERFS AND PEDESTRIAN STREETS:

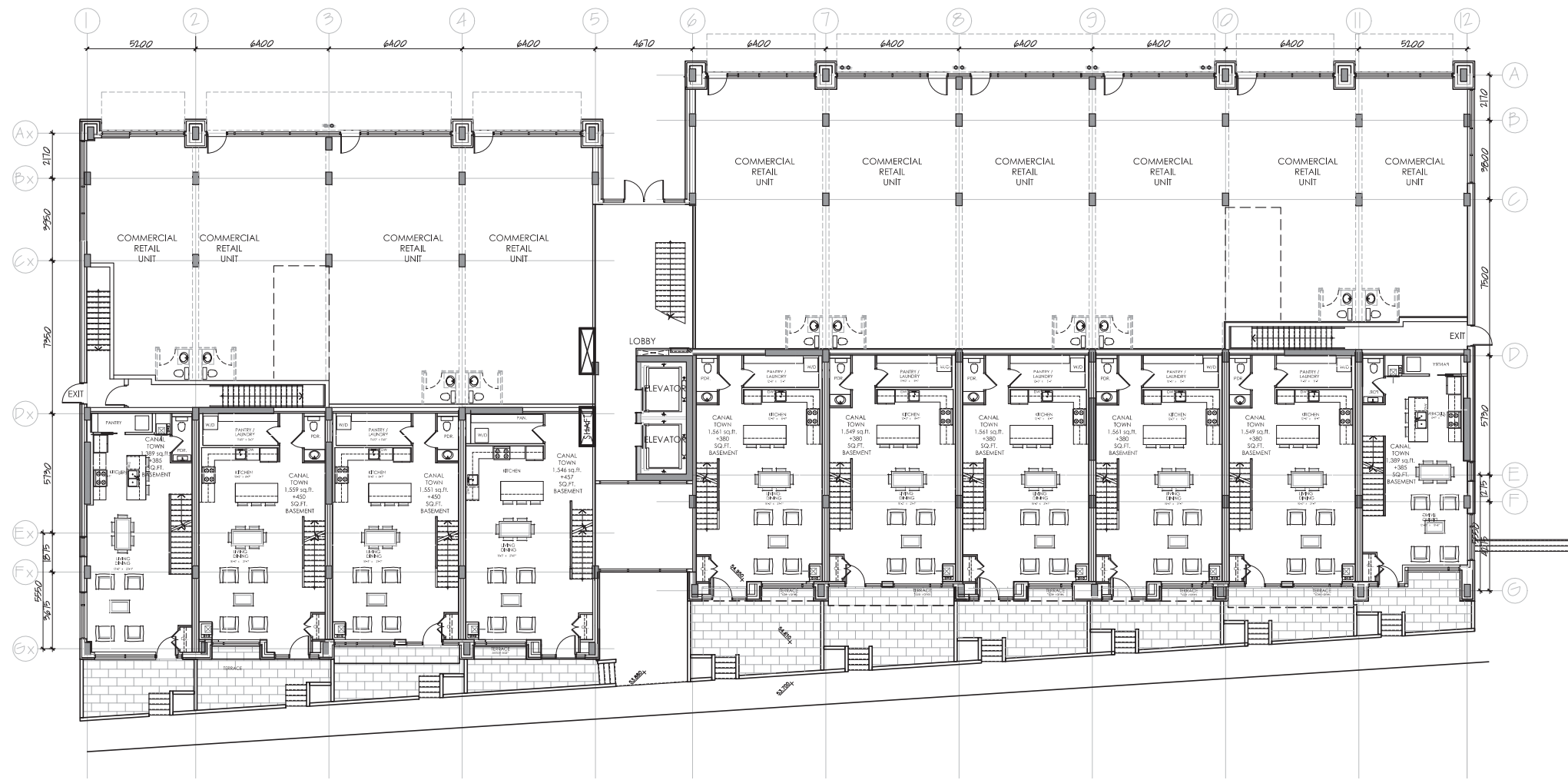
A proposed wooden street linking the plaza to the water’s edge integrates catenary lighting and an art installation and connects the square to the water. This pedestrian street also incorporates terraces, benches and planters.

The ground floor of the proposed Block 205A fronts onto both Head Street square to the north, and the Buchanan Channel to the south. Along the square, retail units front onto the public space, animating the plaza and creating activity at-grade. Space for outdoor patios to spill into the square, or vendors to set up their merchandise has been reserved while still ensuring sufficient pedestrian sidewalk width.

Within the square, the ground floor has a height of six (6) metres which accommodates a range of retail and commercial uses. The 6 metres of height is punctuated through the red brick cladding, and helps the building create a comfortable pedestrian scale within the square.

Along the Buchanan Channel to the south, townhouse units with private terraces overlooking the channel activate the ground floor. A private

pathway connection runs directly adjacent to the channel, with raised outdoor terraces servicing each of the ground floor units along the south façade.



GROUND FLOOR PLAN (BLOCK 205A)

BUILDING DESIGN

Building 205A, now known as Kanaal is a mixed use condominium designed not as a standalone icon, but rather as a fabric building that strives to address its historic industrial context while framing a finely grained pedestrian oriented public realm.

To do this the design employs a variety of architectural strategies to break down scale while integrating contemporary design values with heritage materials. At the same time the design also responds to two very different sets of contextual conditions.

The long north face frames one side of Head Street Square which is intended to be the public living room to Chaudière Island. Surrounded with shops, cafes and restaurants, the square will host a variety of ongoing public events and activities throughout the year while celebrating the aboriginal and industrial history in art and programs.

In contrast, the south face of Kanaal hugs the much more serene outdoor room that is Buchanan Channel. This waterway is not a bucolic woodland stream but rather more like the urban canals of Amsterdam with building walls defining the edges. The south shore is framed with a long, slightly cranked two storey brick industrial building, constructed in the late 19th century to house J.R. Booth's mill office, workshops and stables. This elegantly simple building is to be preserved and repurposed in a later phase of the development.

Immediately to the east of Kanaal sits Block 208, another historic remnant from the industrial era of Chaudière Island. While this building is still being studied, the intention is to preserve and repurpose much of this 19th century brick structure. Together these buildings, both existing and proposed flank Buchanan Channel and frame a dramatic view of Parliament Hill to the east.

The six storey mass of Kanaal responds to this fine grained context with both vertical and horizontal architectural maneuvers that are designed to break the mass into more compatible human scale forms. The long wall of the building is broken into two offset segments by a glassy lobby/amenity space that cuts through from the Head Street Square entrance to Buchanan Channel and rises to the roof on the south side. Horizontally the building sits on a two storey mixed use podium base largely clad in heritage brick. Retail bays front onto Head Street Square while townhouses with private at grade entrances and terraces front onto

Buchanan Channel. This podium base is further sculpted to clearly define individual units and retail bays. Metal accent panels break the mass into smaller portions while referencing the industrial past.

Above this two storey podium base the building steps back to create private roof terraces overlooking the channel to the south and Head Street Square to the north. This gesture provides human scale while allowing more daylight to penetrate into Head Street Square.

The building walls rise another 3 storeys above this setback location. The mass is again broken into a string of two storey frames clad in prefinished wood siding. These frames appear to float as they themselves are banded by an expanse of black aluminum and glass curtain wall.

At the sixth floor penthouse level the building steps back again to provide generous private roof terraces overlooking Buchanan Channel to the south and sunlight penetration into Head Street Square to the north. Above the through penthouse units of the 6th floor, purchasers will have the option to add a stair and clerestory to access a large private roof garden. Thus there will also be a controlled yet random articulation of the skyline reminiscent of the industrial penthouses of the roofs of Chaudière Island.

What will be absent in this roovescape however are the projection of typical residential mechanical rooms, cooling towers and elevator over runs. This is possible through the One Planet sustainable design initiatives incorporated into the building. Heating and cooling will be provided from a central district energy facility in Gatineau. This system will pipe tempered water to individual fancoil units set in each apartment and retail bay. ERV's will be integrated into each fancoil unit to independently ventilate each suit while harvesting energy from exhaust air. Hydro electricity harvested from Chaudière Falls by Energy Ottawa will also serve the development. Natural gas service will be limited to serving emergency generators and restaurant cooking facilities. Thus, the building will have a negligible carbon footprint and will be designed to a minimum LEED Gold Standard.

- Black Aluminium
- Prefinished Wood Siding
- Glass Railings
- Wood Soffit with Black Aluminium Fascia
- Metal Accent Panels
- Heritage Brick



BLOCK 205A NORTH ELEVATION

- Bleached Wood Separator
- Black Aluminium
- Prefinished Wood Siding
- Glass Railings
- Wood Soffit with Black Aluminium Fascia
- Heritage Brick
- Concrete Stairs & Planter Boxes



BLOCK 205A SOUTH ELEVATION

- Black Aluminium
- Prefinished Wood Siding
- Glass Railing
- Galvalum Metal Cladding
- Heritage Brick
- Concrete Stairs & Planters



BLOCK 205A EAST ELEVATION

- Black Aluminium
- Prefinished Wood Siding
- Glass Railing
- Galvalum Metal Cladding
- Heritage Brick



BLOCK 205A WEST ELEVATION

SUSTAINABILITY

Zibi is targeting recognition as a One Planet Community. One Planet living is a model based on ten simple principles which provide a framework to make sustainable living easy and affordable for all. The ten principles include: zero carbo, zero waste, sustainable transport, sustainable materials, local and sustainable food, sustainable water, land use and wildlife habitats, culture and community, equity and local economy, and health and happiness. The intent is to allow the entire Zibi community live and work within a fair share of the planet’s resources.

Specific to Block 205A and Phase 1A, the following sustainability measures are anticipated:

- Heating and cooling will be provided form a central district energy facility. This system will pipe tempered water to individual fancoil units set in each apartment and retail bay;
- Energy Recovery Ventilation units will be integrated into each fancoil unit to independently ventilate each suite while harvesting energy from exhaust air;
- Hydro electricity harvested from Chaudière Falls by Energy Ottawa will serve the development;
- Natural gas service will be limited to serving emergency generators and restaurant cooking facilities. Thus, the building will have a negligible carbon footprint; and,
- Buildings will be designed to a minimum LEED Gold Standard.



Health and happiness
Equity and local economy
Culture and community
Land use and wildlife
Sustainable water
Local and sustainable food
Sustainable materials
Sustainable transport
Zero waste
Zero carbon

4.0 POLICY & DESIGN CONSIDERATIONS

CITY OF OTTAWA OFFICIAL PLAN

The Subject Property is located within the Central Area land use designation on Schedule B of the City of Ottawa Official Plan (2003, as amended). The Central Area is the economic and cultural heart of the city and the symbolic heart of the nation, based on its unique combination of employment, government, retail, housing, entertainment and cultural activities.

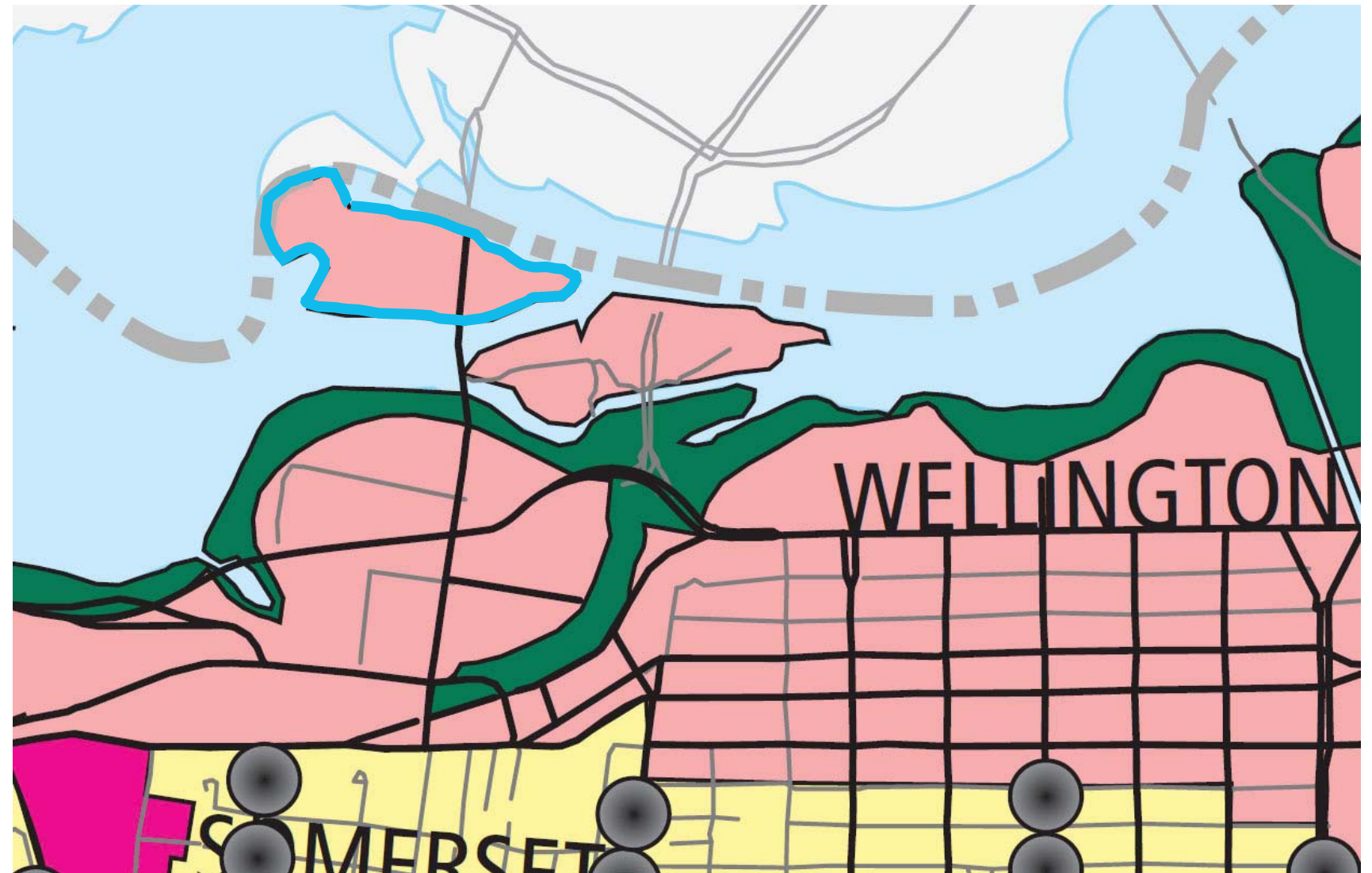
Policies for the Central Area promote its vital role in the city, its distinct identity and heritage character, as well as the primacy of the Parliament Buildings and other national symbols. The policies aim to enhance the diversity and attractiveness of the Central Area by encouraging a broad range of land uses and day/night, year-round activities while protecting existing residential neighbourhoods in and near the Central Area.

The Central Area is made up of a number of distinct sub-areas, each with its own identity and character. Zibi will create a new sub-area that provides another unique and distinct character, allowing visitors, residents and employees to interact with the City's waterfront in a new and exciting way, in a world-class, sustainable, complete community.

The proposed Phase 1A development conforms with the intent and objectives of the Official Plan in the following manner:

- Will contribute to what will become a vibrant, sustainable, mixed-use community in proximity to the City's current downtown, the City of Gatineau's downtown, the future urban redevelopment on LeBreton Flats, and the City of Ottawa's Confederation Line light-rail transit corridor;
- The liveable destination will support day and night, year-round activity within the Central Area and will contribute to the Central Area's vitality and activity with a mix of uses in a complete community;
- References to the site's history will be prominent throughout the development – particularly within Head Street Square and along the woonerf streets; and,
- Protects and enhances the viewpoints of Parliament and other National Symbols from identified locations.

Further details of the proposed development, and its adherence to policies, objectives and principles set forth in the Official Plan, are discussed in the Planning Rationale prepared by FOTENN Consultants.



CITY OF OTTAWA OFFICIAL PLAN - SCHEDULE B

CENTRAL AREA SECONDARY PLAN

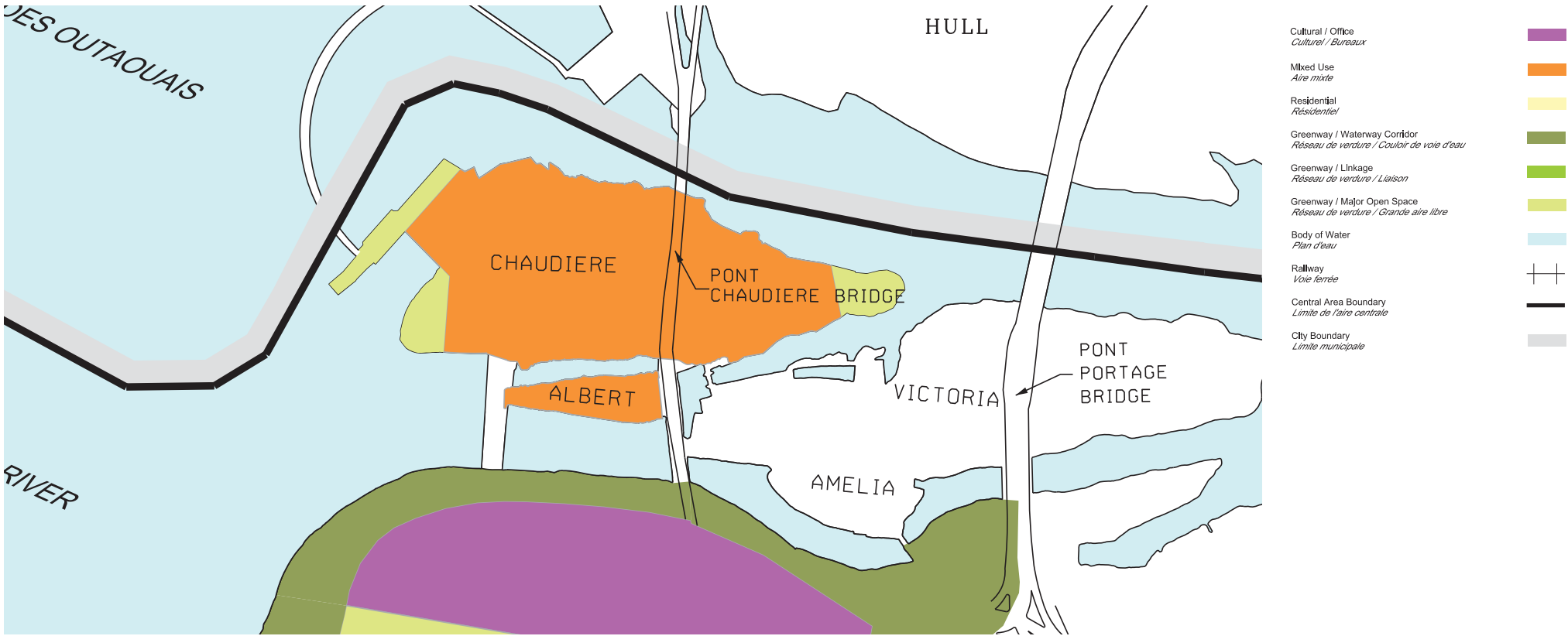
The site is located within the boundaries of the Central Area Secondary Plan, which constitutes a more detailed policy direction beyond the Official Plan for select areas within the Central Area. The Central Area Secondary Plan defines area-specific visions, objectives, and policies for identified “character areas” and “theme streets”.

The site is located within the LeBreton Flats character area. Through Official Plan Amendment No. 143 (OPA 143), City Council has established land use designations and policies for Chaudière and Albert Islands to provide direction for the future development of the Islands as part of the larger Zibi development. OPA 143 has been appealed to the OMB and is currently awaiting decision by the Board. Despite this, the proposed development has been evaluated according to its policies. Outside of OPA 143, the Central Area Secondary Plan provides no direction for the Chaudière and Albert Islands.

The proposed Phase 1A development conforms with OPA 143 in the following ways:

- Providing a mix of residential and retail uses within Block 205A, contributing to the animation of Head Street Square;
- Head Street Square will be developed in the general location of the former “Head Street” right-of-way. Landscape elements proposed for the square speak to its heritage as an industrial site critical to the wood trade, and it’s aboriginal hsitory;
- Future buildings on the site are intended to be adaptively reused into commercial spaces;
- Phase 1A proposed mid-rise built form, consistent with the design requirements of OPA 143. The proposed six (6) storey Block 205A provides a ground floor that will encourage activity and bring life to the pedestrian level, also contributing to a vibrant Head Street Square. A combination of glazing, balconies, and rooftop terraces create visual interest in the upper floors of the building and will provide generous common spaces within the building;
- The proposed building and open space placement is consistent with the Master Plan and enhances views of national symbols. Through the continued development of the Islands, these views will be framed and enhanced further through new buildings and public spaces;

- The proposed landscape plan for Head Street Square creates an exciting, flexible, and dynamic public square, capable of hosting large and small events or of simply being a place for visitors and residents to spend time; and
- Phase 1A will include laying the groundwork for the ultimate transportation network, both on the islands and within the Booth Street corridor. New cycling and pedestrian facilities will assist in creating the sustainable community envisioned for the islands.

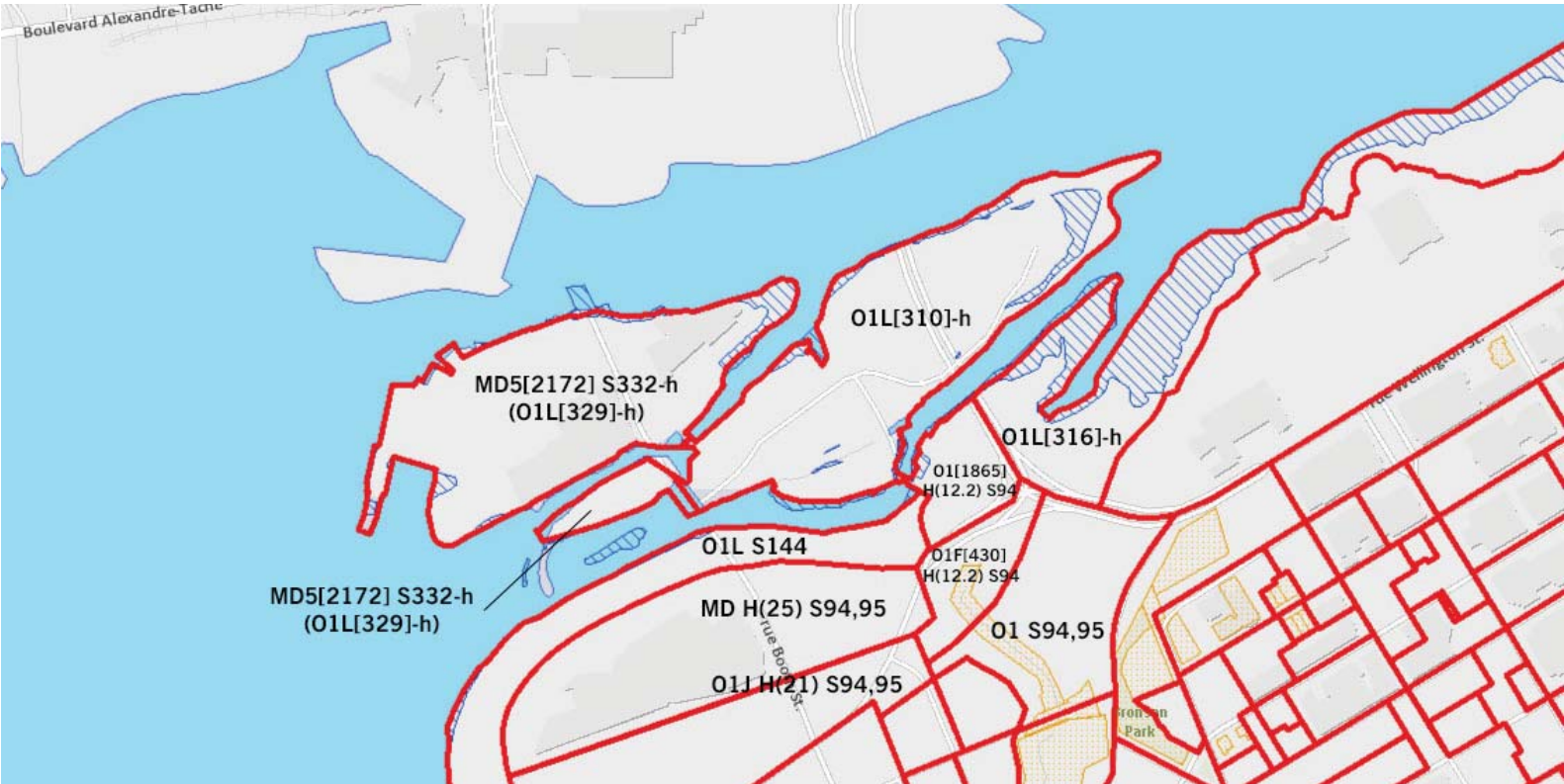


CENTRAL AREA SECONDARY PLAN - SCHEDULE Q (AS AMENDED BY OPA 143)

CITY OF OTTAWA ZONING BY-LAW

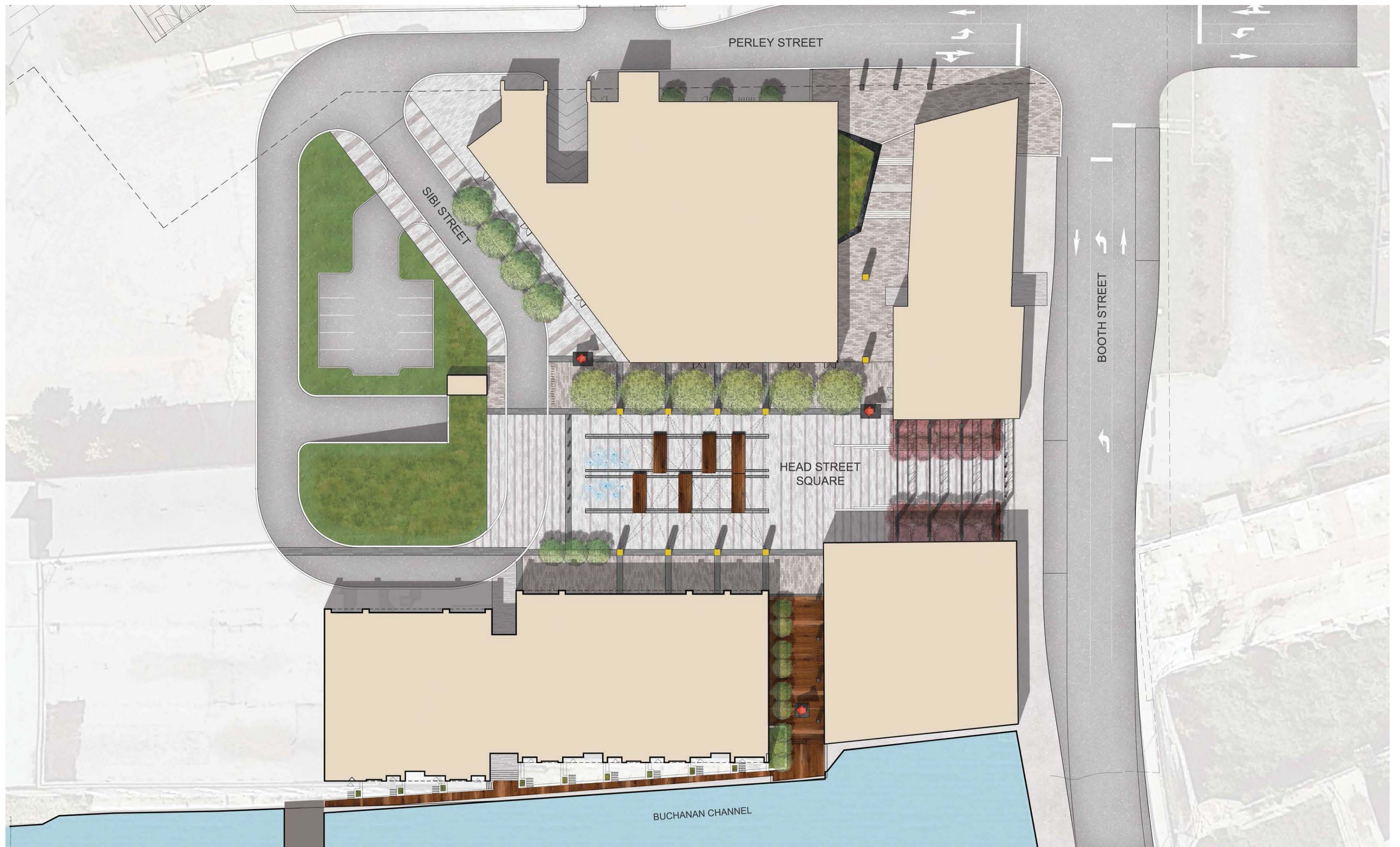
The Council-approved Zoning By-law Amendment (By-law No. 2014-395) is currently before the Ontario Municipal Board (OMB). For the purposes of this Brief, the proposed Phase 1A Site Plan has been evaluated against the proposed “Mixed Use Downtown” zoning. Phase 1A is located within Area A on Attachment 1 to the By-law and is therefore zoned “Mixed-Use Downtown Zone, Subzone 5, Exception 2172, Schedule 332, Holding (MD5[2172] S332-h).

The purpose of the Mixed Use Downtown zone is to support the Central Area, as the central place in the region for employment and shopping while also allowing residential, cultural and entertainment uses and to ensure the Character Areas continue to serve as primary business or shopping areas and maintains their distinct character. It also serves to facilitate more intense, compatible and complementary development to sustain an active, pedestrian-oriented environment at street level, as well as impose development standards to protect the visual integrity and symbolic primacy of the Parliament Buildings and be in keeping with the existing scale, character and function of the various Character Areas.



CITY OF OTTAWA ZONING BY-LAW 2008-250 (AS AMENDED)





BOOTH STREET ENTRANCE
(METALLIC STRUCTURE AND FRUIT TREES)

OVERHANGING WIRES (LIGHTING)

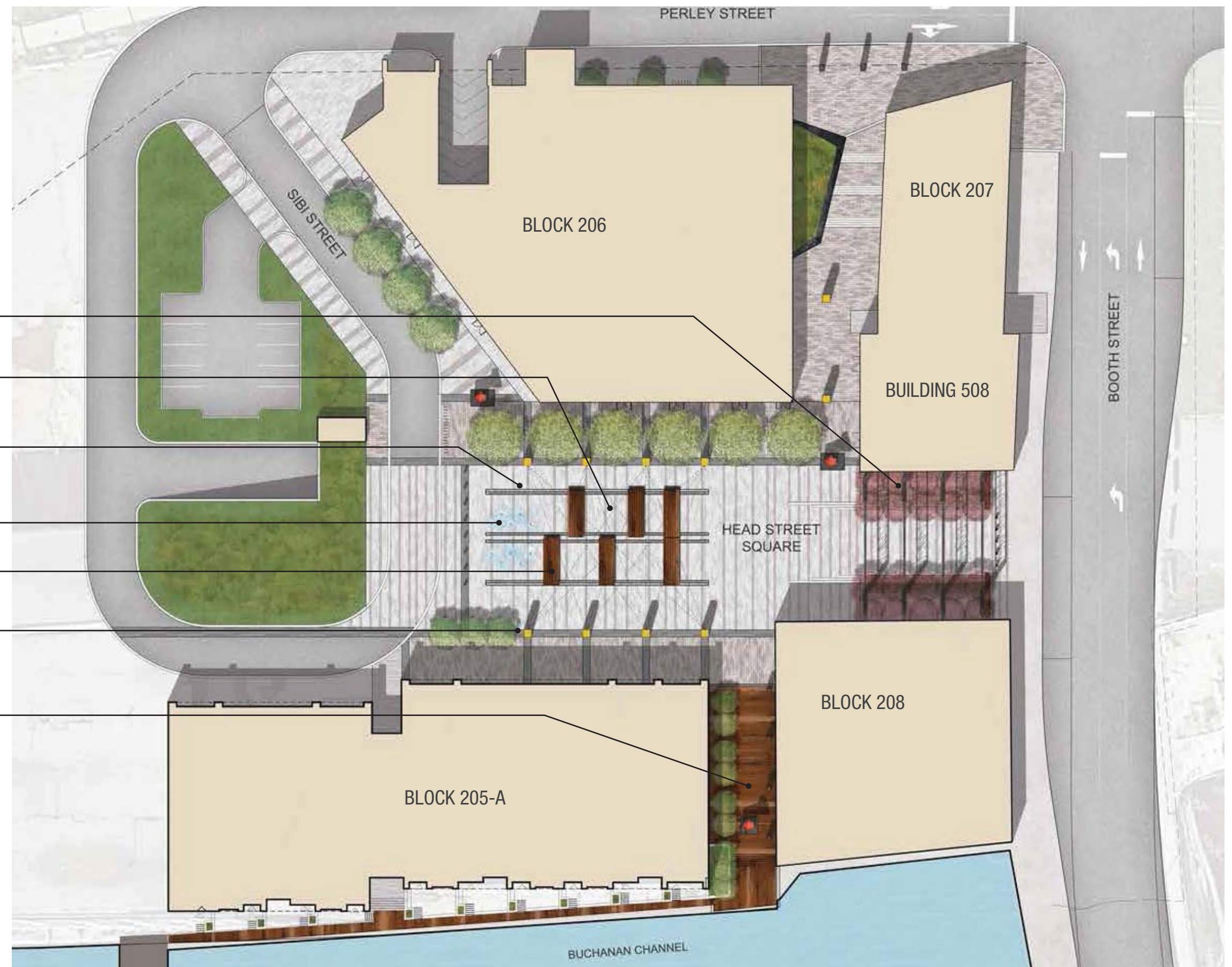
RAILS

WATER JETS

SLIDING BENCHES

YELLOW VERTICAL STRUCTURE

'WOOD' PAVERS



WINTER PROGRAM



ACTIVITIES



ART AND INSTALLATIONS



HEAD STREET SQUARE - PROGRAM

STRUCTURAL ELEMENTS FRAMING



LIGHTING COLUMNS



ENTRANCE STRUCTURAL ELEMENTS



SLIDING BENCHES



FLOWERING TREES AT ENTRANCE



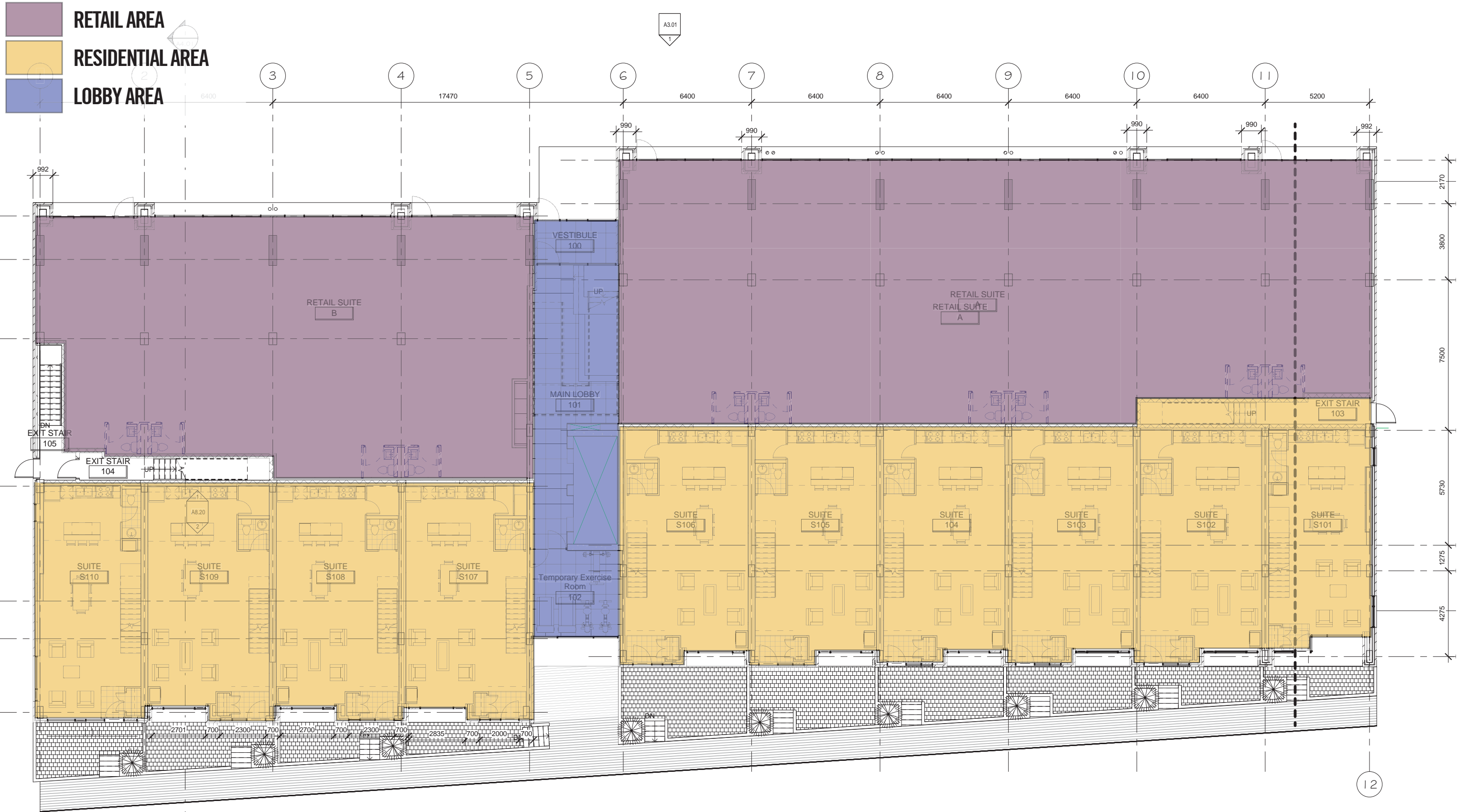
WATER JETS, RAILS, DRAINAGE & PAVING



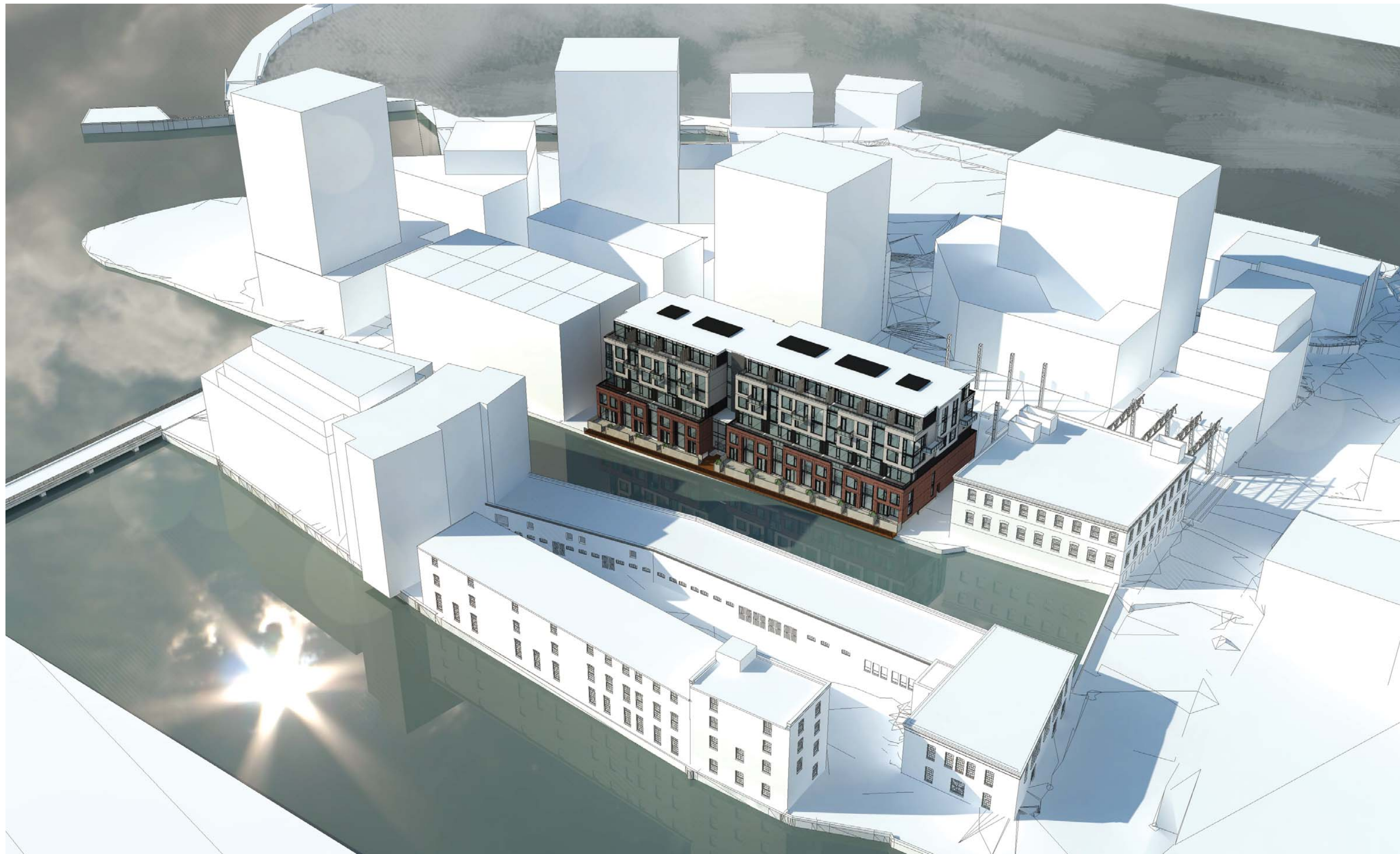
RECYCLED ITEMS



HEAD STREET SQUARE - DESIGN ELEMENTS



GROUND FLOOR PLAN



PROPOSED MASSING IN PLANNED CONTEXT (LOOKING NORTHWEST)



PROPOSED MASSING IN PLANNED CONTEXT (LOOKING SOUTHWEST)



PROPOSED MASSING IN PLANNED CONTEXT (LOOKING NORTHEAST)

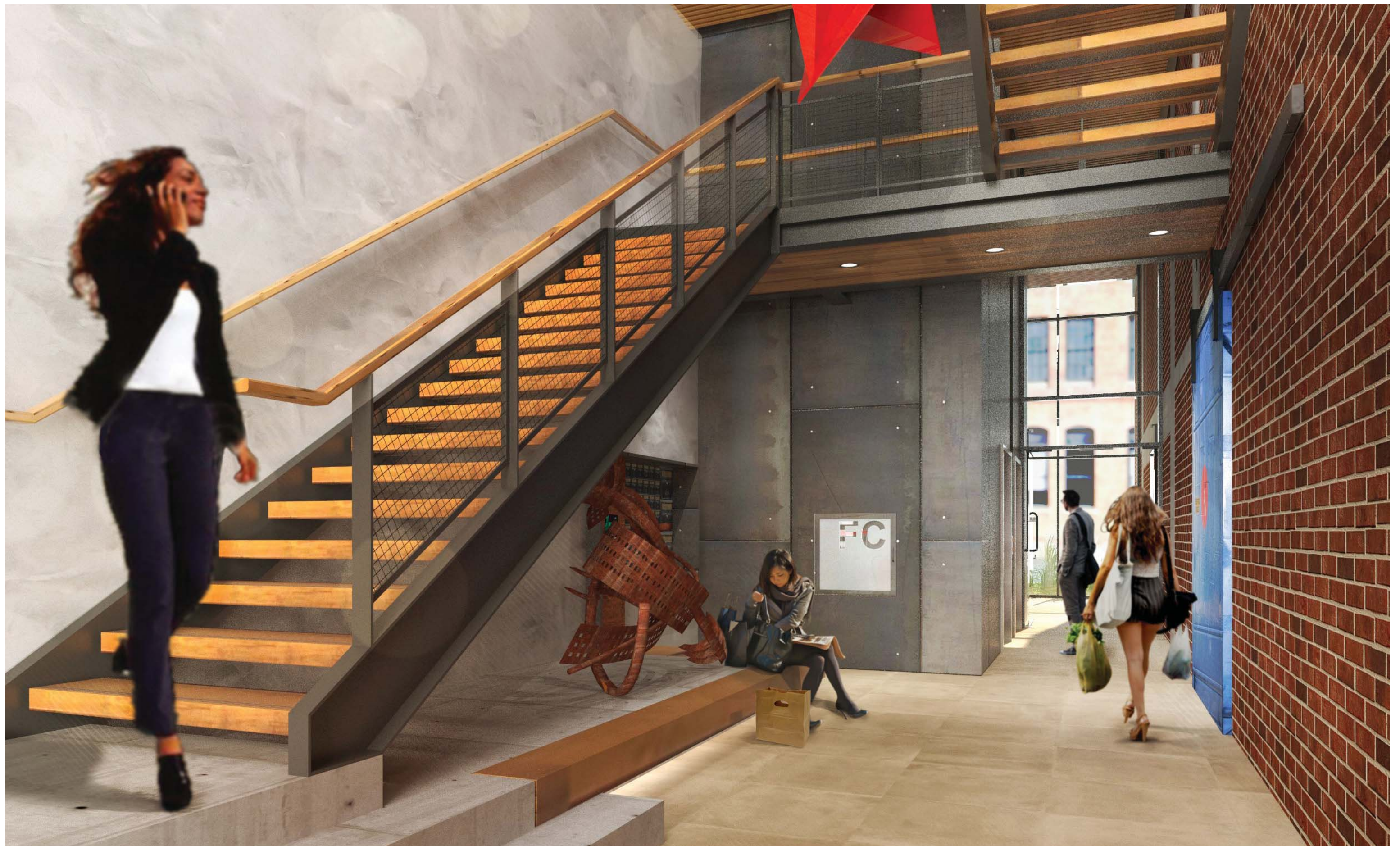


PROPOSED MASSING IN PLANNED CONTEXT (LOOKING NORTHWEST)







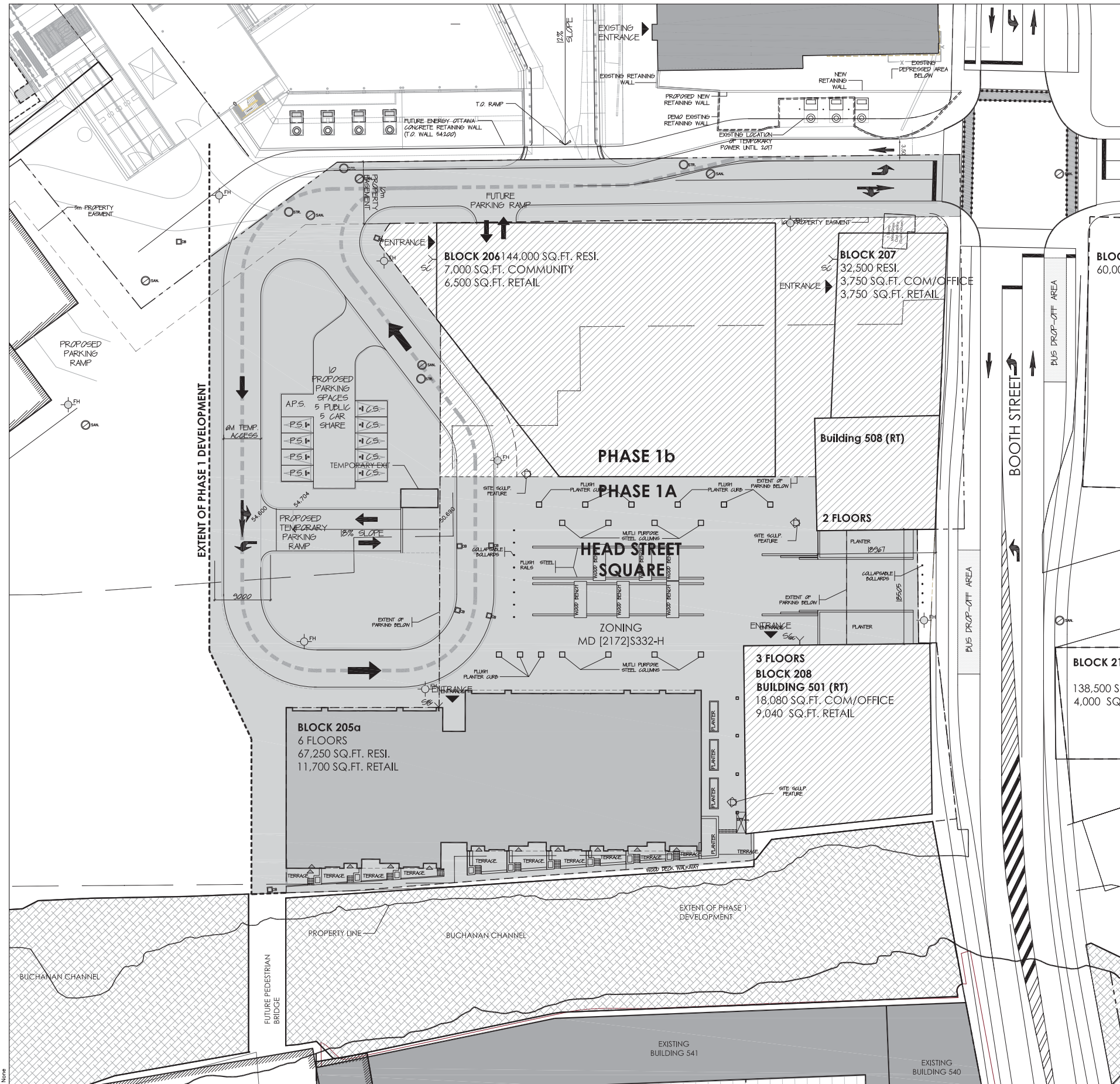






ZIBI | FORMAL UDRP SUBMISSION | DECEMBER 3, 2015

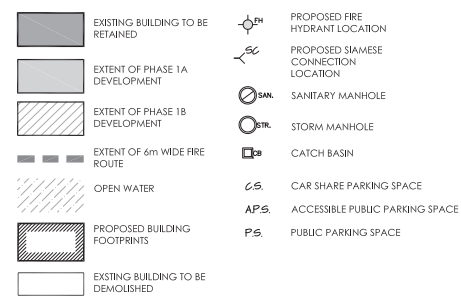
SITE PLAN



LOCATION PLAN



LEGEND



PHASE I ZONING TABLE			
CURRENT ZONING		MD5 [2172] S332	
PHASE 1 SITE AREA		8,742 m ²	
PHASE 1 No. OF DWELLING UNITS		61 DWELLING UNITS	
RETAIL AREA		798 m ²	
PHASE 1 GROSS FLOOR AREA		6,809 m ²	
		REQUIRED	PROVIDED
SETBACKS		ALL SIDES : NO MINIMUMS	ALL SIDES : VARIES REFER TO SITE PLAN
BUILDING HEIGHTS		73m, maximum 4 buildings over nine(9) storeys within Area A on Schedule 332	18.5m
AMENITY AREA		6m ² PER UNIT 50% TO BE COMMUNAL 366m ² Required	PRIVATE BALCONIES/TERRACES: 664.3m ² COMMUNAL: INDOOR 20.7m ² OUTDOOR <small>[out of hard street square]</small> 202 m ² TOTAL 887m ² OR 14.5m ² PER UNIT
PARKING	MINIMUM	RESIDENTIAL: NONE RESIDENTIAL + VISITOR: NONE RETAIL: NONE	RESIDENTIAL + VISITOR: 47 SPACES RESERVED FOR FUTURE CONDO RETAIL: 5 SPACES CAR SHARE 5 SPACES
	MAXIMUM	RESIDENTIAL + VISITOR: 1.75/UNIT RETAIL: 1.0/100m ²	
BICYCLE PARKING		RESIDENTIAL: 0.5/DWELLING UNIT 30.5 REQUIRED RETAIL: 1/250m ² 4 REQUIRED *** REQUIREMENT IS OVER 50 SPACES. 25% MUST BE LOCATED INDOORS.	RESIDENTIAL: 61 interior spaces RETAIL: 5 exterior spaces

PROJECT TEAM

PLANNING
INTEGRAL CONSULTANTS INC.
PAUL BLACK
MICHELLE TREMBLAY
TEL. 416.730.5709

ARCHITECT
BARRY J. HOBBS & ASSOCIATES ARCHITECTS INC.
CORPO. C/O HOBBS
TEL. 416.2383.2700

CIVIL
DAVID SHAFFER ENGINEERING LTD.
ADAM FORBET
TEL. 416.836.0856 x231

LANDSCAPE ARCHITECT
PROJECT PASSAGE
SERGE GALANT
TEL. 416.849.7700

TRANSPORTATION
PARSONS
RONALD JACK
TEL. 416.738.4160

SITE WIDE ELECTRICAL
CROSSKEY ENGINEERING LTD.
DUNNE WAITE
TEL. 416.937.5111 x228

SITE WIDE MECHANICAL
GOODKEY WEEDMANN & ASSOCIATES LIMITED.
ROBERT LEBEWEY
TEL. 416.727.5111 x234

GEOTECHNICAL
PATRICKSON GROUP
CARLOS DANIELA
TEL. 416.226.7381

CLIENT APPROVAL

Signature: _____ Date: _____
Name: CLIENT NAME
Title: CLIENT TITLE
Company: CLIENT

1	15.08.14	ISSUED FOR S.P.C. PHASE 1A
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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613-238-7200 Fax: 613-235-2005
Email: mail@hobinarc.com

project **ZIBI**

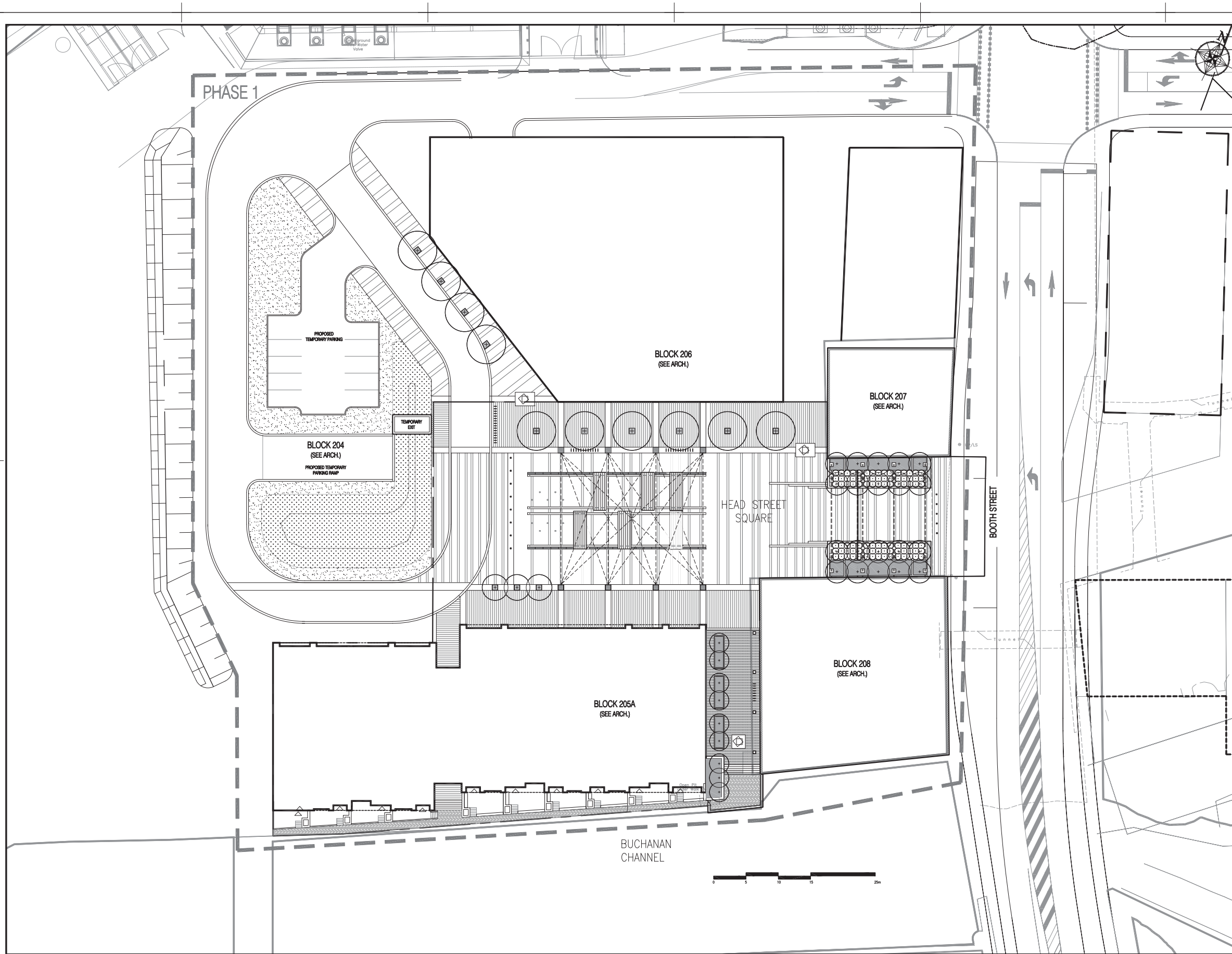
drawing title
CHAUDIERE WEST
PHASE 1 SITE PLAN

drawn	date	scale
PB	15.07.01	1:300

	project 1508
	drawing no.

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A003
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MAY 1 1968
LIBRARY
3049
A003

PLOT DATE:



Revision No	Description	Appr.	Date
1	Issued for coordination	S.G.	07/01/2015
2	Issued for coordination	S.G.	07/07/2015
3	Issued for coordination	S.G.	07/09/2015
4	Issued for coordination	S.G.	07/13/2015
5	Issued for site plan control	S.G.	07/16/2015
6	Issued for site plan control	S.G.	08/19/2015
7	Issued for site plan control	S.G.	08/26/2015

Note :

1. It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
2. The Contractor must not cut down any existing vegetation without the approval of the Project Director.
3. Implementation of the works on site must be approved by the Project Director.
4. The Contractor must use the Cad file for implementation of all work. The contractor must verify the amounts specified in the schedule and notify the landscape architect of any errors, omissions or contradictions before the close of the bid.
5. Existing grades indicated on the plan come from the survey provided by the owner.
6. The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
7. The contractor is to reinstate all areas and items damaged as a result of construction activity.
8. The contractor is to comply with all pertinent codes and by-laws.
9. The contractor is to maintain a positive surface run-off throughout the entire construction period.
10. The Landscape Architect is not responsible for subsurface conditions.
11. The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
9. All trees within 1m of underground utility trenches are to be excavated by hand.
10. Remove all protective wrapping from tree trunks after installation.
11. Staking of trees shall only be performed if necessary.
12. Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

PROJET | PAYSAGE

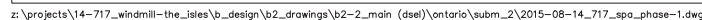
24 Mont-Royal W Suite 801, Montreal Quebec H2T 2S2
T: 514.849.7700 F: 514.849.2027 info@projetpaysage.com



Project name:
ZIBI
One Planet Community
Ottawa, Ontario

Drawing title:
SITE PLAN
PHASE 1
SCALE: 1:250

Drawn by: S.L/X.B/D.L	Sheet No. LA-01
Designed by: G. Cabanas	
Date: May 2015	
15-346	





URBAN DESIGN REVIEW PANEL CITY OF OTTAWA

FORMAL REVIEW
DECEMBER 3, 2015



Windmill

FOTENN
PLANNING+DESIGN

PROJET | PAYSAGE

BARRY J.
HOBIN
& ASSOCIATES
ARCHITECTS
INCORPORATED

dream 