ZIBI BLOCK 204, OTTAWA

PROJECT STATISTICS

PROJECT INFORMATION		PROJECT STATISTICS			BUILDING STATISTICS			UNIT STATISTICS		PARKING		AMENITY	
					GROSS FLOOR AREA (CITY OF OTTAWA DEFINITION)								
ZONING	MD5 [2172] S332	**BUILDING**			**BUILDING**			**BUILDING**		**CAR PARKING**		**REQUIRED (m2)**	
		BUILDING HEIGHT (ABOVE ROOF CONSTRUCTION EXCLUDED) (a.s.l)	126700	m									
		BUILDING HEIGHT (ABOVE ROOF CONSTRUCTION EXCLUDED) (a.a.g)	72.75	m	GROUND FLOOR	1211.5	m2	STUDIO	26	**REQUIRED RESIDENT PARKING**	0	TOTAL AMENITY: 242 UNITS x 6m2	1452.0
		REAR YARD SETBACK FOR TOWER	10	m	MEZZANINE	85.4	m2	1 BED	110	PROVIDED RESIDENT PARKING	97	MIN. 50% COMMUNAL AREA	726.0
SITE AREA (m2)	2631	INTERIOR SIDE TOWER (EAST)	13	m	LEVEL 2	949.3	m2	1 BED + DEN	32				
BUILDING HEIGHT (MD[2172] S332)	MAX 73m	INTERIOR SIDE TOWER (WEST)	32	m	LEVEL 3	946.3	m2	2 BED	17	**VISITOR (0.1 SPACES/DWELLING UNIT)**	24	**PROVIDED (m2)**	
					LEVEL 4	946.3	m2	2 BED + DEN	57	May be located on any lot within the MD5 Zone			
FLOOR SPACE INDEX	Not applicable	LANDSCAPE OPEN SPACE			LEVEL 5	946.3	m2			BARRIER FREE (2 TYPE A / 2 TYPE B)	4	PRIVATE TERRACE/BALCONIES TOTAL	2233.0
		DRIVING SURFACE	53	m2 2%	LEVEL 6	837.4	m2	**PROJECT TOTAL**	242	-Section 3.1.2, Table 3 Ottawa ADS		COMMUNAL AREA EXTERIOR	736.2
SETBACKS MD[2172] S332)	Schedule 332	BUILDING FOOTPRINT	2102	m2 80%	LEVEL 7	837.4	m2			ON-SITE VISITOR PARKING	0	COMMUNAL AREA INTERIOR	488.0
		LANDSCAPE OPEN SPACE	476	m2 18%	LEVEL 8	837.4	m2			OFF-SITE VISITOR PARKING*	24		
FRONT	No minimum	TOTAL	2631	m2 100%	LEVEL 9	584.9	m2			*PROVIDED IN ADJACENT BLOCK 301, BENEATH HEAD ST. SQ.		TOTAL COMMUNAL SPACE PROVIDED	1224.2
REAR	No minimum				LEVEL 10	567.8	m2			WITH DIRECT ACCESS TO GARAGE BENEATH BLOCK 204			
INTERIOR YARD	No minimum				LEVEL 11	585.9	m2			**TOTAL VISITOR PARKING PROVIDED**	28	**TOTAL AMENITY PROVIDED (m2)**	3457.2
INTERIOR SIDE AND REAR YARD SETBACK FOR TOWER	7.5m				LEVEL 12	585.9	m2			**TOTAL PARKING SPACES PROVIDED**	97		
MINIMUM SEPARATION DISTANCE BETWEEN TOWERS ON THE SAME LOT	15m				LEVEL 13	585.9	m2			**BICYCLE PARKING REQUIRED**			
		MD - Mixed-Use Downtown Zone Section 193(2)			LEVEL 14	585.9	m2						
		TOTAL GFA - GROUND FLOOR	2013.5	m2	LEVEL 16	585.9	m2			RESIDENCE *(0.5 SPACES/DWELLING UNIT)*	121		
		RETAIL STORE & RESTAURANT	1212.0	m2	LEVEL 17	585.9	m2			RETAIL (1 per 250m2 GFA)	6		
		MINIMUM 50% OF LISTED USES REQUIRED TO OCCUPY GROUND LEVEL	60%		LEVEL 18	585.9	m2			TOTAL	127		
					LEVEL 19	585.9	m2						
					LEVEL 20	585.9	m2			**TOTAL BICYCLE PARKING SPACES PROVIDED**	282		
					LEVEL 21	585.9	m2			*(INC. 6 EXTERIOR SPACES)*			
					LEVEL 22	585.9	m2						
					PROJECT TOTAL	**15,194.9**	m2						

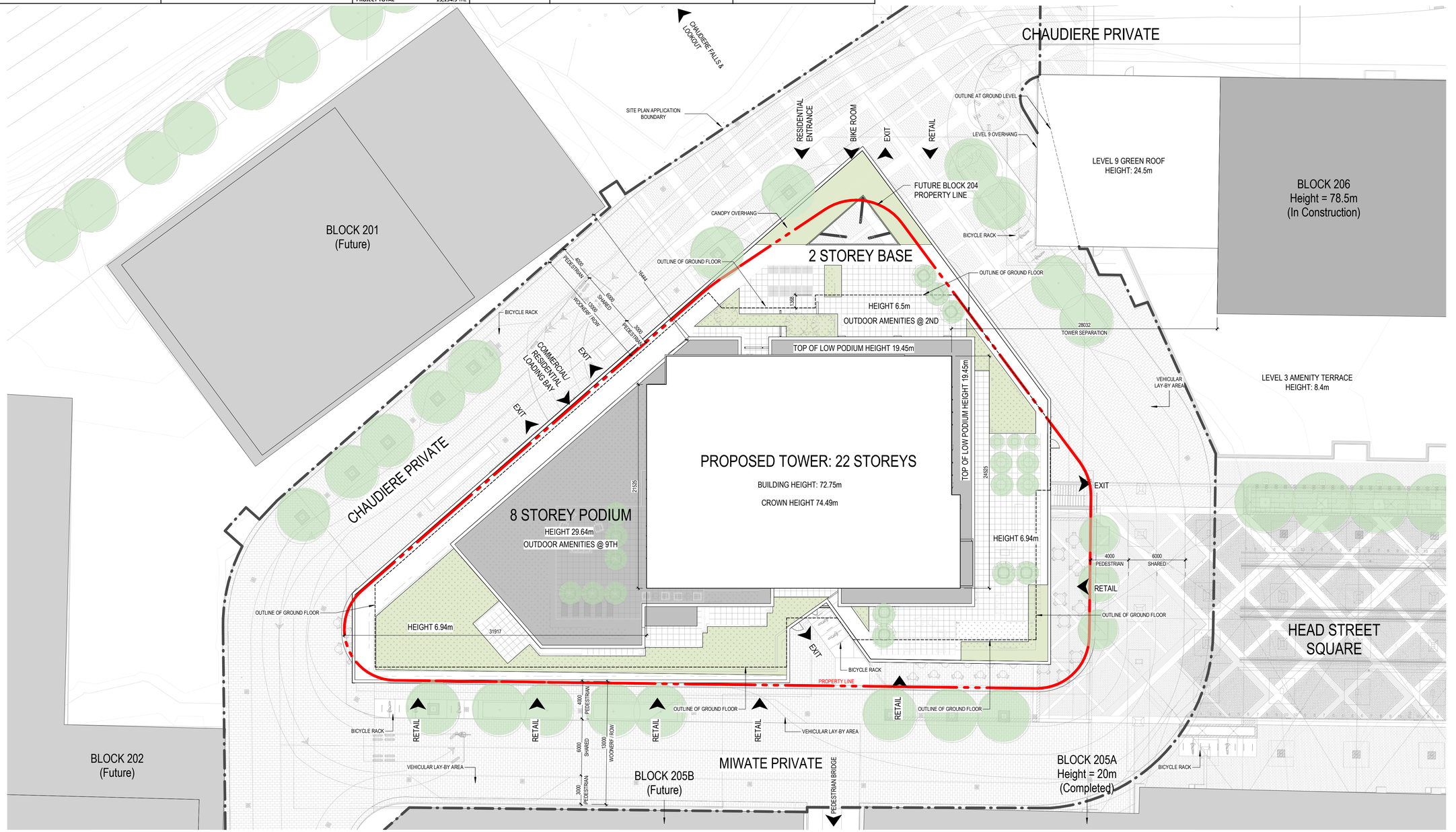
TOPOGRAPHIC INFORMATION

- CHAUDIÈRE AND ALBERT ISLAND TOPOGRAPHIC INFORMATION PROVIDED BY FAIRHALL, MOFFATT & WOODLAND LIMITED, DATED JANUARY 15, 2015. JOB NO. T41200

LEGAL INFORMATION

- LEGAL SURVEY PROVIDED BY STANTEC GEOMATICS LIMITED, DATED 2022. PROJECT NO. 161613467-1014

- SITE BOUNDARY INFORMATION PROVIDED BY PLAN # 4R-32359



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Project
ZIBI - BLOCK 204

Location
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PROJET No.
12791

NO	REVISION	DATE (yy-mm-dd)
0	ISSUED FOR SITE PLAN CONTROL APPLICATION	2022-04-21
1	ISSUED FOR SITE PLAN CONTROL APPLICATION RE-SUBMISSION	2022-09-15

Preliminary
DO NOT USE FOR CONSTRUCTION

Drawn by
AC / EW

Checked by
CI / LK

DATE (yy.mm.dd)
09/01/22

Scale
1 : 200

Drawing Title
SITE PLAN

Revision
1

Drawing Number
SPA-A100

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