



ARCHITECTURAL

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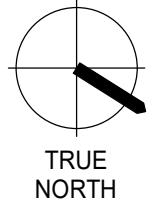
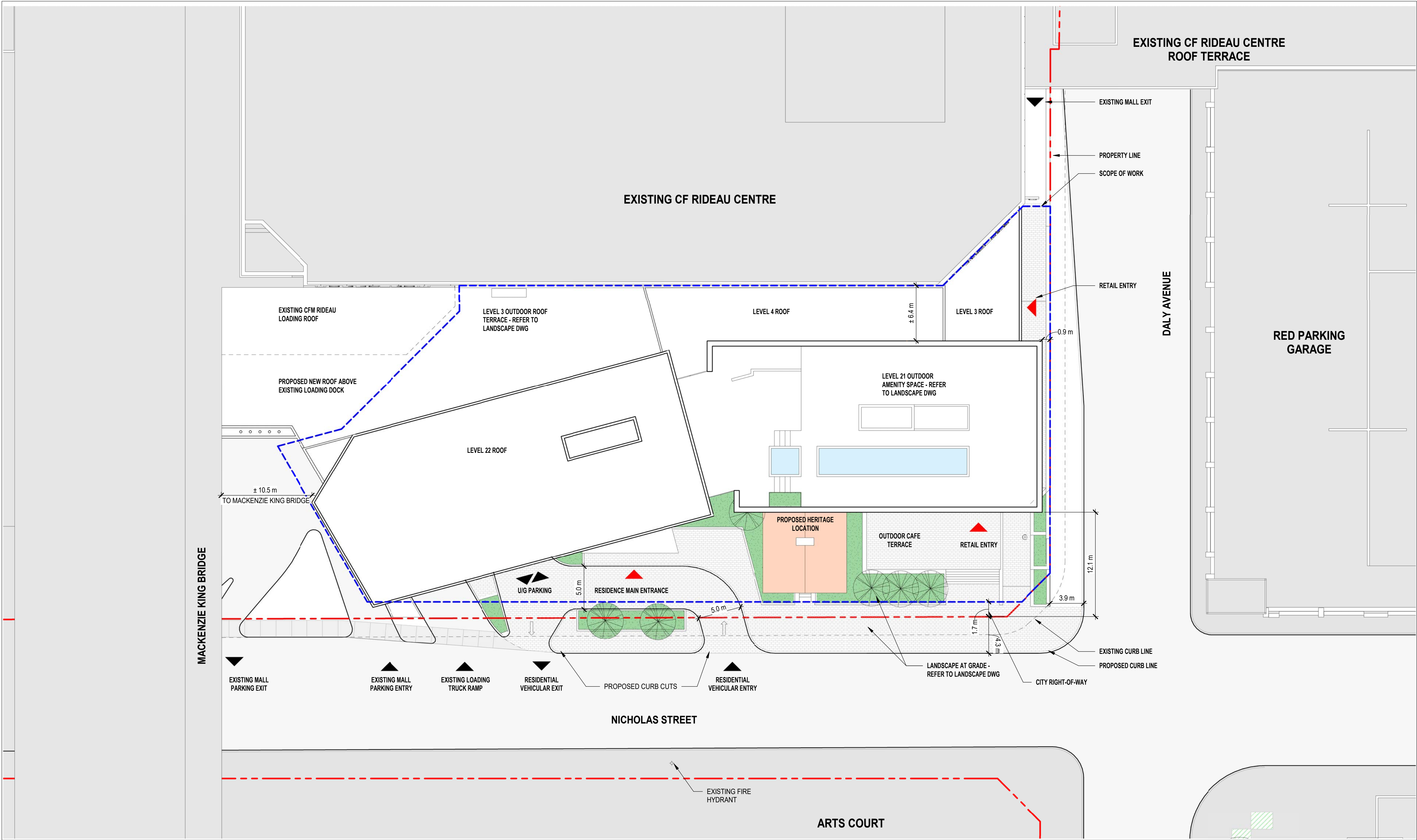
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PROJECT

CF RIDEAU CENTRE REGISTRY SITE

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70 NICHOLAS ST.
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SITE PLAN & DEVELOPMENT INFORMATION

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A0-10

2 SITE PLAN

SCALE: 1 : 250

GROSS FLOOR AREA (BY-LAW 2008-326)	
LEVEL 1	942.4 m ²
LEVEL 2	573.9 m ²
LEVEL 3	251.3 m ²
LEVEL 4	1,017.9 m ²
LEVEL 5	1,018.1 m ²
LEVEL 6	1,018.1 m ²
LEVEL 7	1,018.1 m ²
LEVEL 8	1,018.1 m ²
LEVEL 9	1,018.1 m ²
LEVEL 10	1,018.7 m ²
LEVEL 11	1,018.7 m ²
LEVEL 12	1,018.7 m ²
LEVEL 13	1,018.7 m ²
LEVEL 14	1,018.7 m ²
LEVEL 15	1,018.7 m ²
LEVEL 16	1,018.7 m ²
LEVEL 17	1,018.7 m ²
LEVEL 18	1,018.7 m ²
LEVEL 19	1,018.7 m ²
LEVEL 20	1,018.7 m ²
LEVEL 21	346.7 m ²
Grand total	19,428.9 m ²

LANDSCAPE AREA (BY-LAW 2014-94) (BY-LAW 2020-289)	
LEVEL 1	650.7 m ²

1 DEVELOPMENT INFORMATION

SCALE: N.T.S.

ZONING MECHANISM	REQUIRED	PROPOSED	COMPLIANCE
MIN. LOT AREA & WIDTH	NO MIN.		✓
MIN. SETBACKS	NO MIN. ON ALL SIDES		✓
BUILDING HT.	PER SCHEDULE 57 - 135 - 137 e.a.s.l	132.6m e.a.s.l	✓

ACTIVE GROUND FLOOR (INCLD MALL ENTRANCE, RETAIL, AND LOBBY ACTIVE USE)	ACTIVE	FOOTPRINT	PROPOSED	COMPLIANCE
	970 m ²	1,827 m ²	53.1%	✓

MIN. PARKING	REQUIRED	PROPOSED	COMPLIANCE
AREA 2 ON SCHEDULE 1A		103	✓
RESIDENTIAL: NO PARKING REQUIRED.		0	X
VISITOR: 0/ UNIT, EXCL THE FIRST 12 UNIT; MAX 30		0	✓
COMMERCIAL: NO PARKING REQUIRED			

MAX. PARKING	490	103	✓
RESIDENTIAL: 1.75 SPACES/ UNIT			

PARKING SPACE DIMENSION	WIDTH: 2.6m - 3.1m LENGTH: 5.2m UP TO 50% OF THE SPACES MAY BE REDUCED TO A WIDTH OF 2.4m	REFER TO DWG	✓
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PERCENTAGE OF SMALL SPACES	MAX. 40% OF SPACES MAY BE 2.4M X 4.6M	0%	✓
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ACCESSIBLE PARKING REQUIREMENTS	2 3	4 1 REFER TO DWG	✓ ✓ ✓
ACCESSIBLE PARKING TYPE A SPACE (3.4mX5.2m)			
ACCESSIBLE PARKING TYPE B SPACE (2.4mX5.2m)			
1.5m AISLE BTWN ACCESSIBLE SPACE			

DRIVEWAY WIDTH	MIN. TWO-WAY: 6m MIN. ONE-WAY: 3m MAX. 6.7m MAX. 9m AT STREET EDGE	TWO-WAY ACCESS: 6m ONE-WAY LAY-BY: 5m	✓
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ZONING MECHANISM	REQUIRED	PROPOSED	COMPLIANCE
aisle width	TWO-WAY MIN.: 6m NOT IN PARKING LOT OR GARAGE: 2.6m	6m	✓

BICYCLE PARKING	RESIDENTIAL: 140 SPACES RETAIL: 1 SPACE MAX. 70 VERTICAL	RESIDENTIAL: 228 VISITOR: 13 VERTICAL: 13	✓
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BICYCLE PARKING DIMENSIONS	HORIZONTAL: 0.6m(W)x1.8(L) VERTICAL: 0.5m(W) x 1.5 (L) MUST BE ACCESSED VIA AN AISLE AT LEAST 1.5M	REFER TO DWG	✓
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LOADING SPACE	NONE	2	
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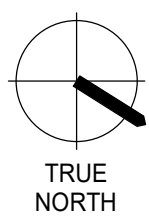
LOADING SPACE DIMENSIONS	7m (L) x 3.5M (W) DRIVEWAY WIDTH: 6m ACCESS AISLE WIDTH: 5-9m	REFER TO DWG	✓
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AMENITY AREA	1,680 m ² 840 m ² AS COMMUNAL AREA	7,118 m ² 2,429 m ²	✓ ✓
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PERMITTED PROJECTIONS OVER THE HEIGHT LIMIT	NOT PERMITTED BY SCHEDULE 11 OF THE ZONING BY-LAW	NO PROJECTION	✓
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DEVELOPMENT INFORMATION		PROPOSED
LOT AREA (SCOPE OF WORK AREA)		2,986 m ²
PROPOSED LOT COVERAGE - FOOTPRINT (BY-LAW 2016-356)/ LOT		61.2%
LANDSCAPING PERCENTAGE WITHIN ALL PARKING LOTS		N/A
LANDSCAPING PERCENTAGE OVER LOT AREA		21.8%
STOREY		21

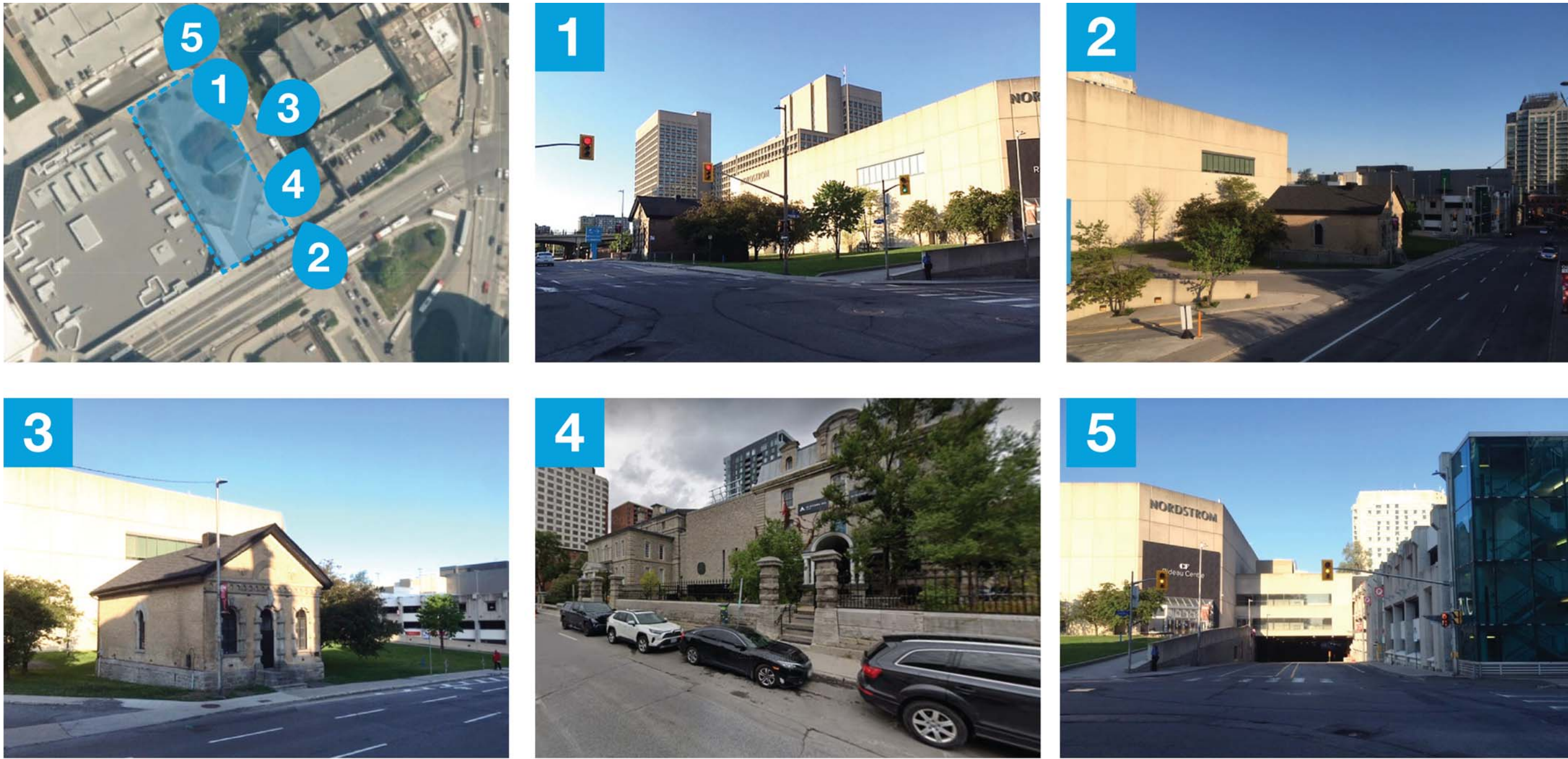
NO. OF RESIDENTIAL UNITS							
1BR	1BR+	1BR++	2BR	2BRC	2BR+	GUEST	TOTAL
68	34	69	34	52	22	1	280



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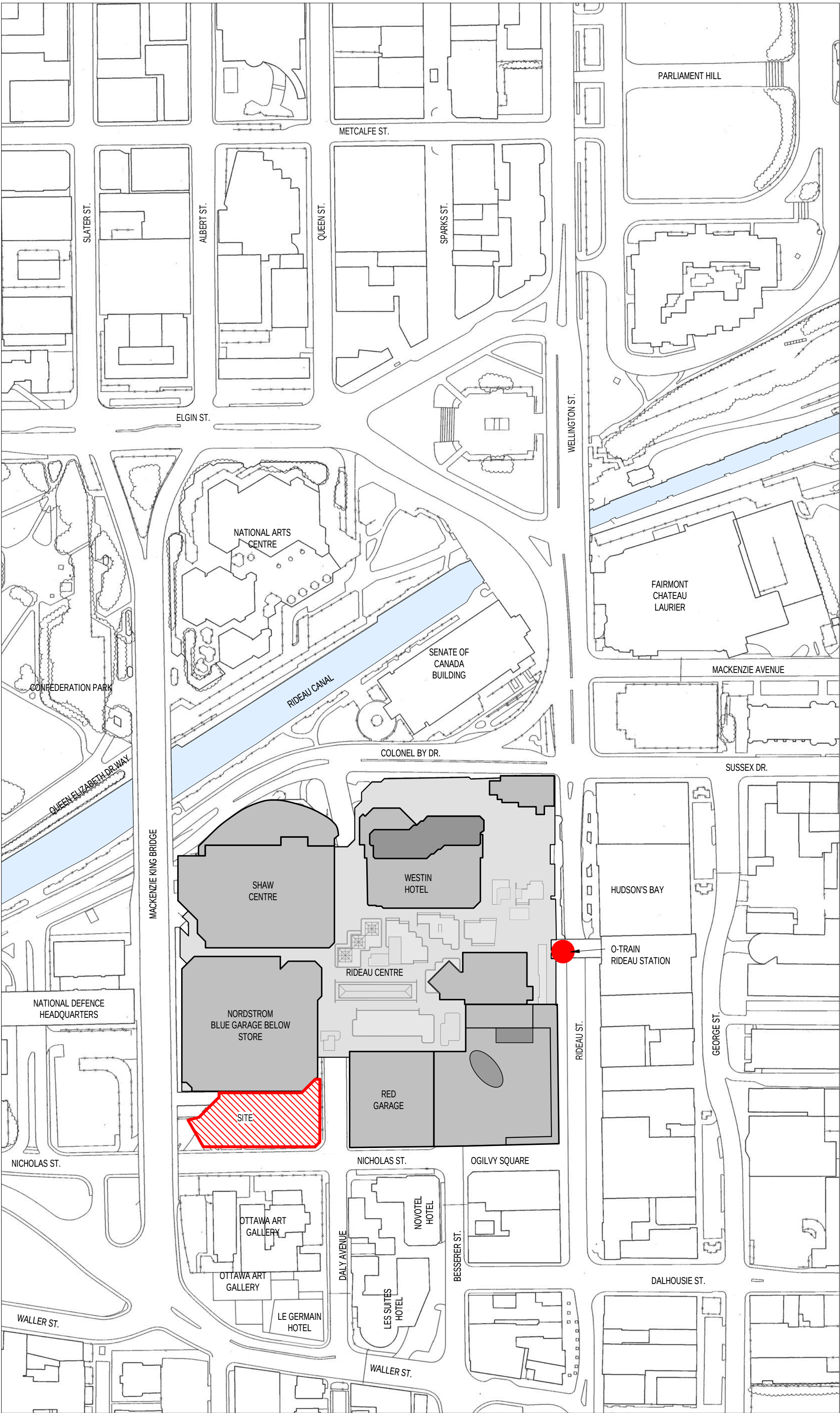
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SITE PHOTOS



SITE CONTEXT



SITE CONTEXT

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**CF RIDEAU CENTRE
REGISTRY SITE**

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70 NICHOLAS ST.
OTTAWA, ON

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SITE CONTEXT

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PROJECT

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TITLE

SITE SURVEY

PROJECT NO.

18-1-060

SCALE

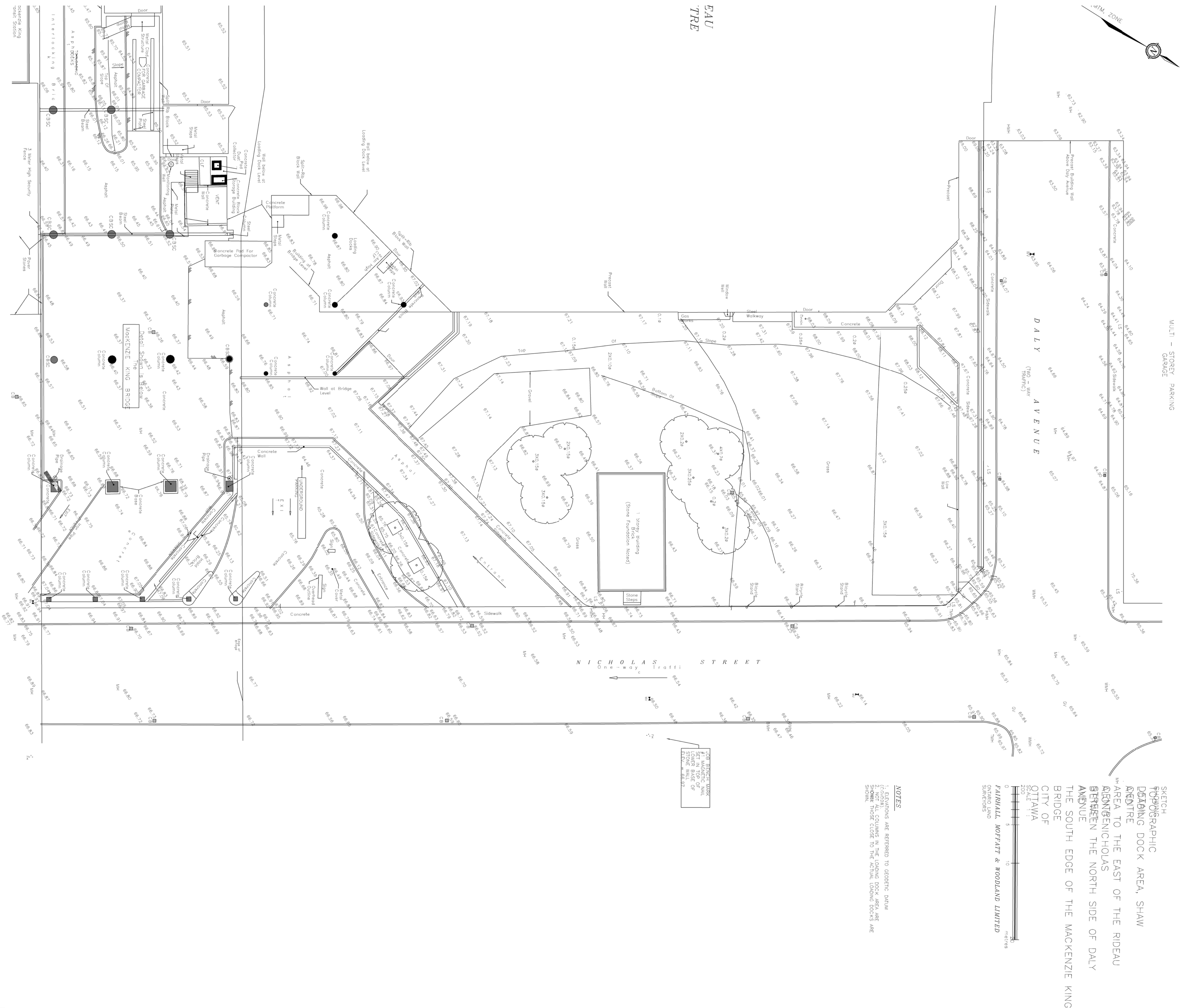
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DRAWING NO.

VISION NO.

A0-12



NOTES

1. ELEVATIONS ARE REFERRED TO GEODETIC DATUM (CGVD25).

2. NOT ALL COLUMNS IN THE LOADING DOCK AREA ARE SHOWING THOSE CLOSE TO THE ACTUAL LOADING DOCKS ARE SHOWN.

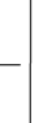
NOTES

SKETCH
TOPOGRAPHIC
DEADEND DOCK AREA, SHAW
NEUTRE
AREA TO THE EAST OF THE RIDEAU
ALEXANDER NICHOLOS
STREETEN THE NORTH SIDE OF DALY
AVENUE
THE SOUTH EDGE OF THE MACKENZIE KING
BRIDGE
CITY OF
OTTAWA
SCALE 1 :
0 5 10
metres
FAIRBANK, KOPPLATT & WOODLAND LIMITED
ONTARIO LAND
SURVEYORS

DATE OF SURVEY: MAY 07, 2021

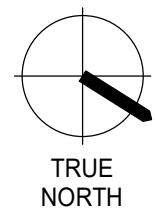
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PROPOSED BUILDING FROM COLONEL BY DR AND MACKENZIE AVE INTERSECTION



PROPOSED BUILDING FROM MACKENZIE KING BRIDGE AND WALLER ST INTERSECTION



CURRENT VIEW OF EXISTING CONTEXT FROM COLONEL BY DR AND MACKENZIE AVE INTERSECTION



CURRENT VIEW OF EXISTING CONTEXT FROM MACKENZIE KING BRIDGE AND WALLER ST INTERSECTION

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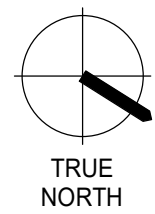
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**EXISTING &
PROPOSED AERIAL
VIEWS**

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REGISTRY SITE**

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**PROPOSED
BUILDING
EXTERIOR VIEWS**

PROJECT NO.	SCALE	CHECKED
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A1-01

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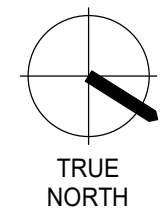
NORTHEAST VIEW FROM NICHOLAS ST AND DALY AVE INTERSECTION



NORTHEAST VIEW FROM NICHOLAS ST



EAST VIEW FROM NICHOLAS ST



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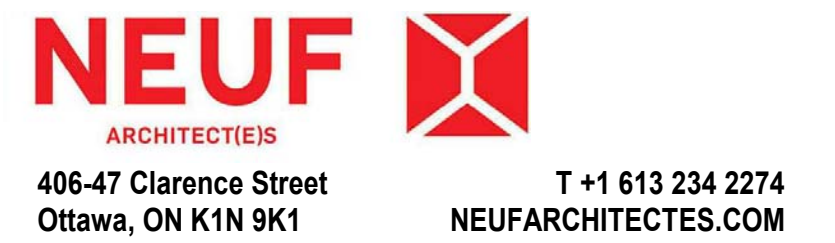
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**PROPOSED
BUILDING
EXTERIOR VIEWS**

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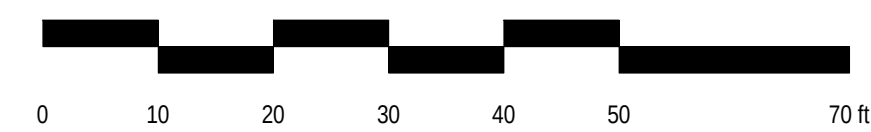
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FLOOR PLAN - P2

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A2-00A





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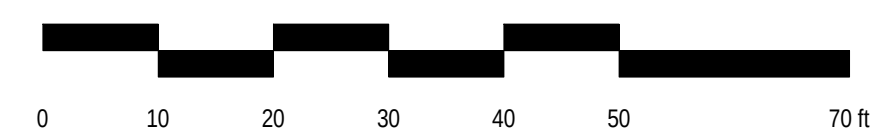
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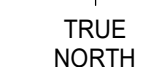
FLOOR PLAN - P1

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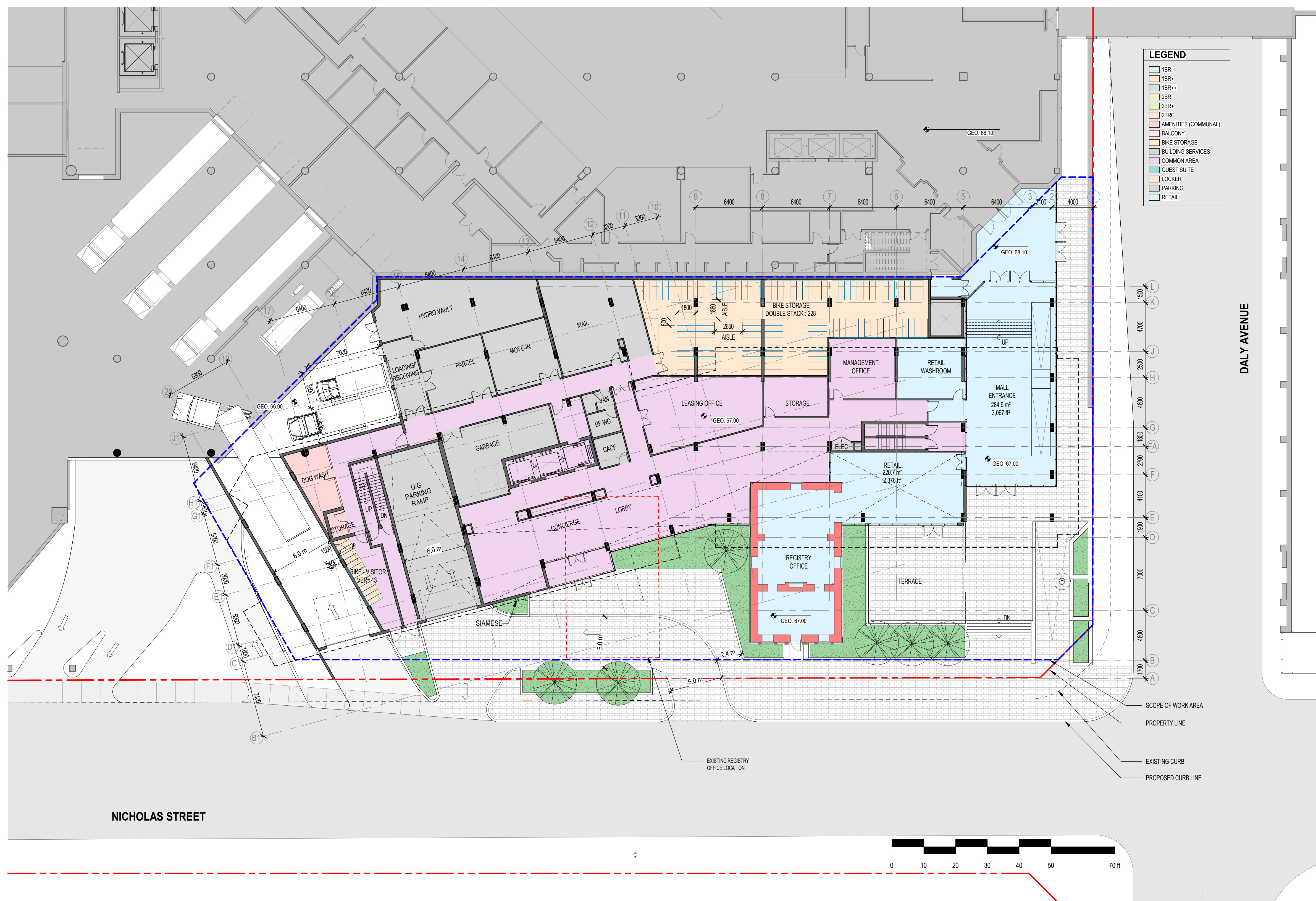
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FLOOR PLAN - LEVEL 1

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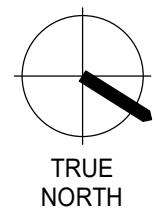
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A2-01 



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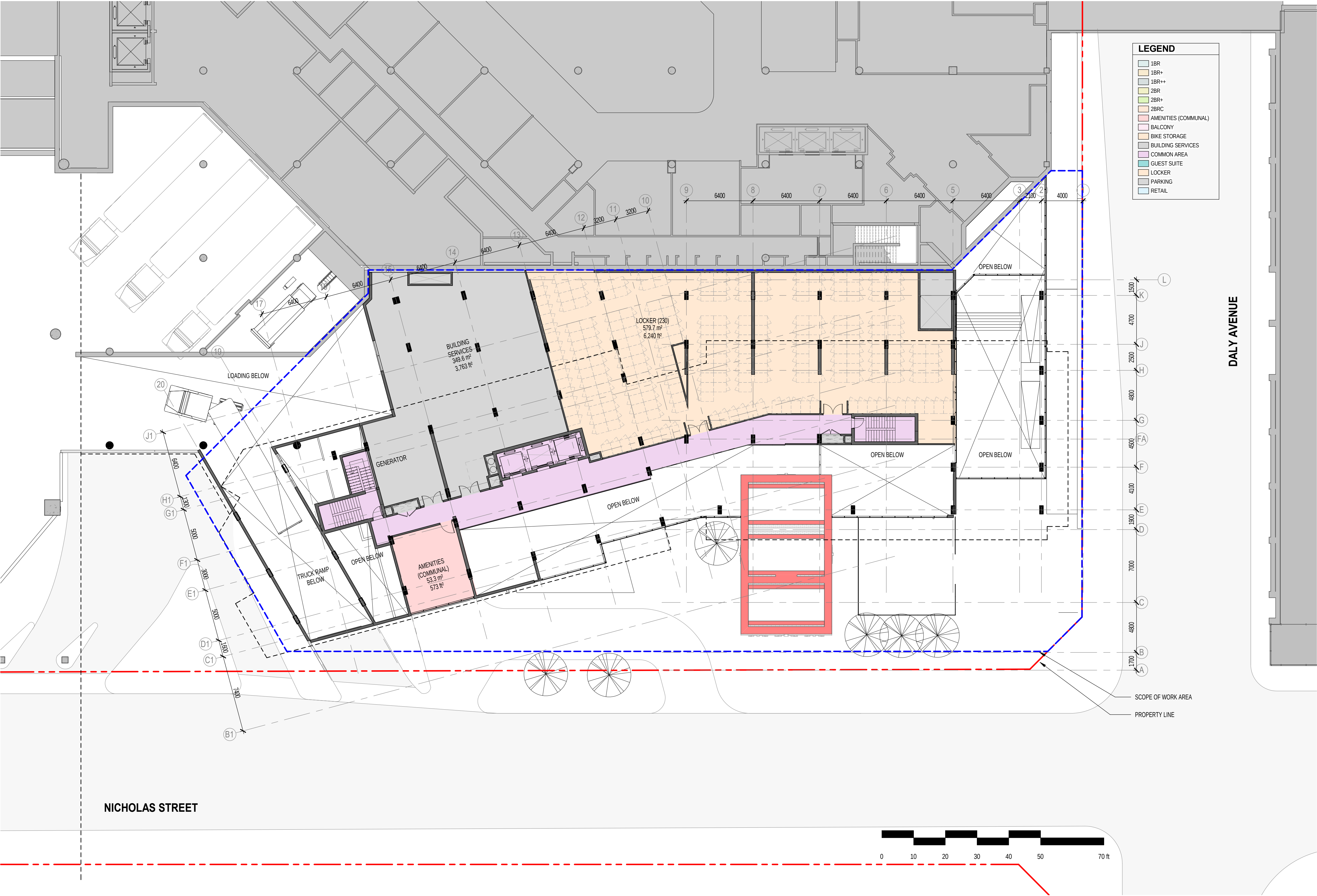
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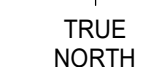
FLOOR PLAN - LEVEL 2

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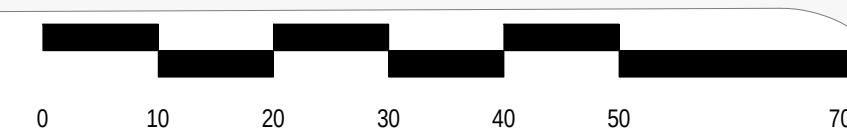
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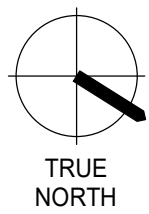
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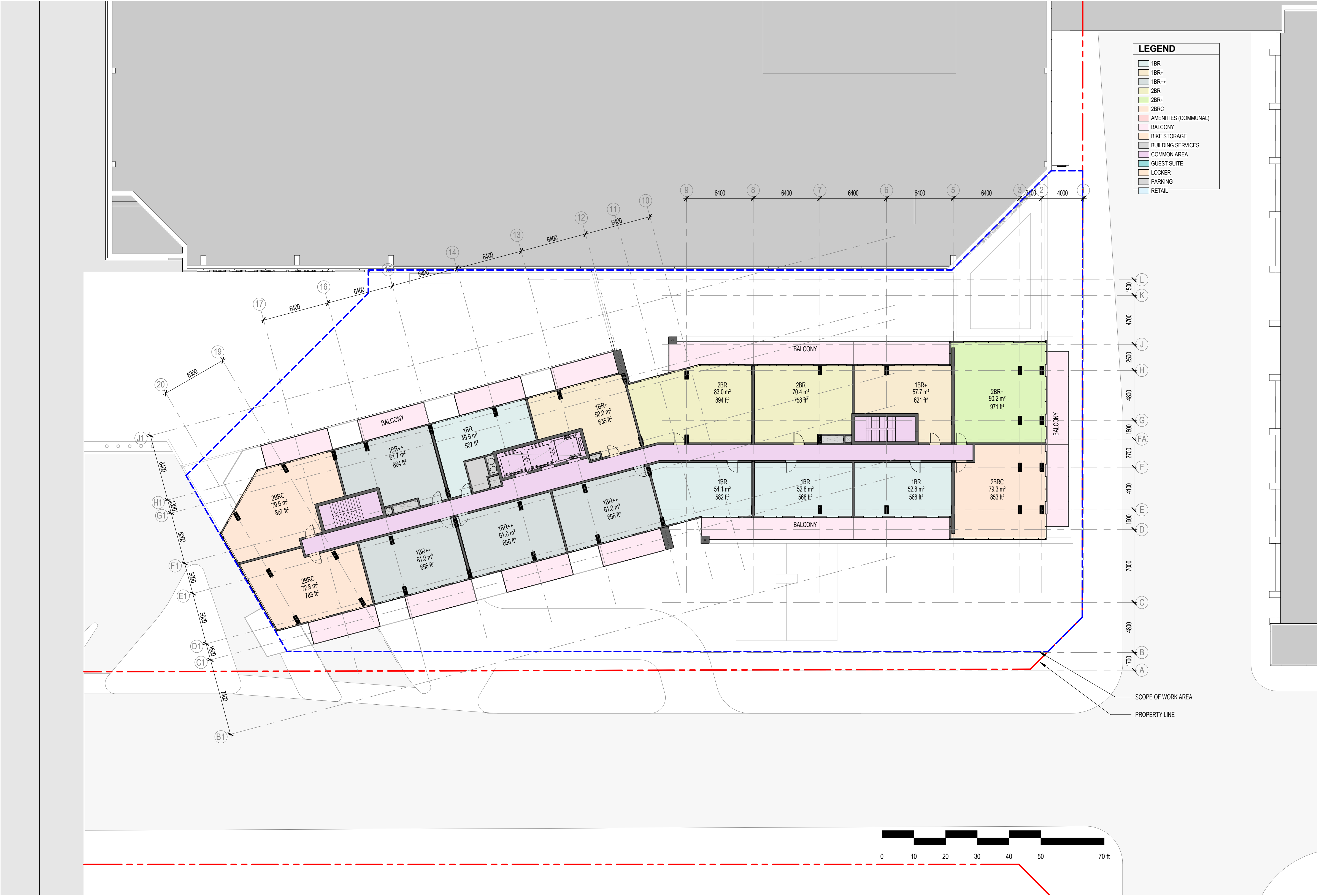
TYPICAL FLOOR PLAN (EVEN FLOORS)

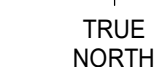
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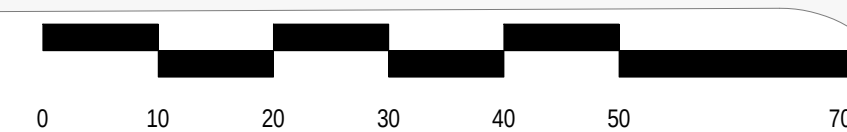
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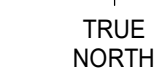
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CF RIDEAU CENTRE REGISTRY SITE

TYPICAL FLOOR PLAN (ODD FLOORS)

$$\frac{1}{2} \left(\frac{1}{2} \right)$$
A triangle with the number 1 inside.



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NO.	ISSUE/ REVISION	DATE
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CF RIDEAU CENTRE REGISTRY SITE

FLOOR PLAN - LEVEL 21

DRAWING NO. _____ REVISION NO. _____

A2-21 

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NOTE

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1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO.	ISSUE/ REVISION	DATE
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PROJECT

CF RIDEAU CENTRE REGISTRY SITE

PROJECT ADDRESS

70 NICHOLAS ST.
OTTAWA, ON

TITLE

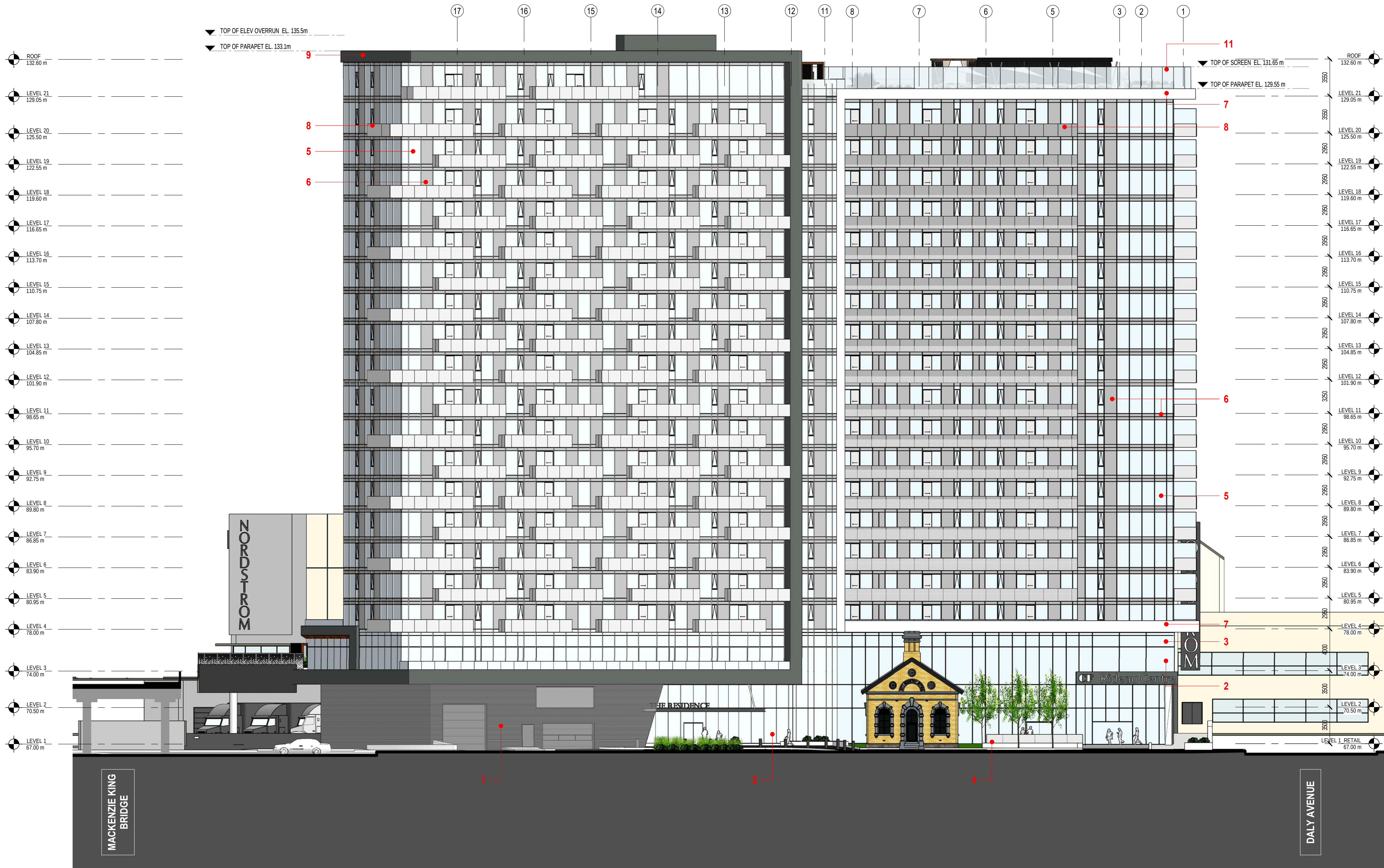
EAST ELEVATION

PROJECT NO.	SCALE	CHECKED
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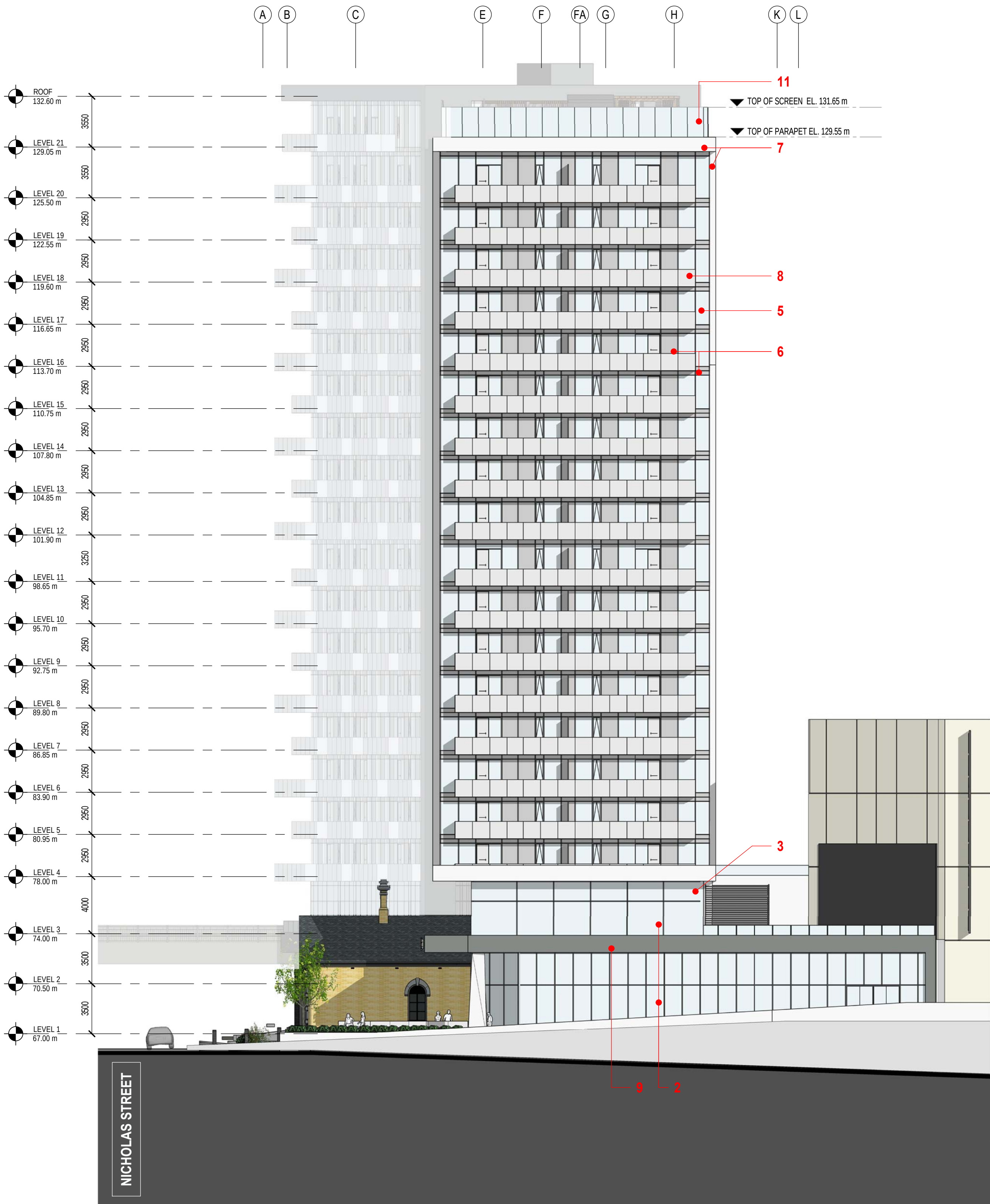
18-1-060	As indicated	Checked
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DRAWING NO. REVISION NO.

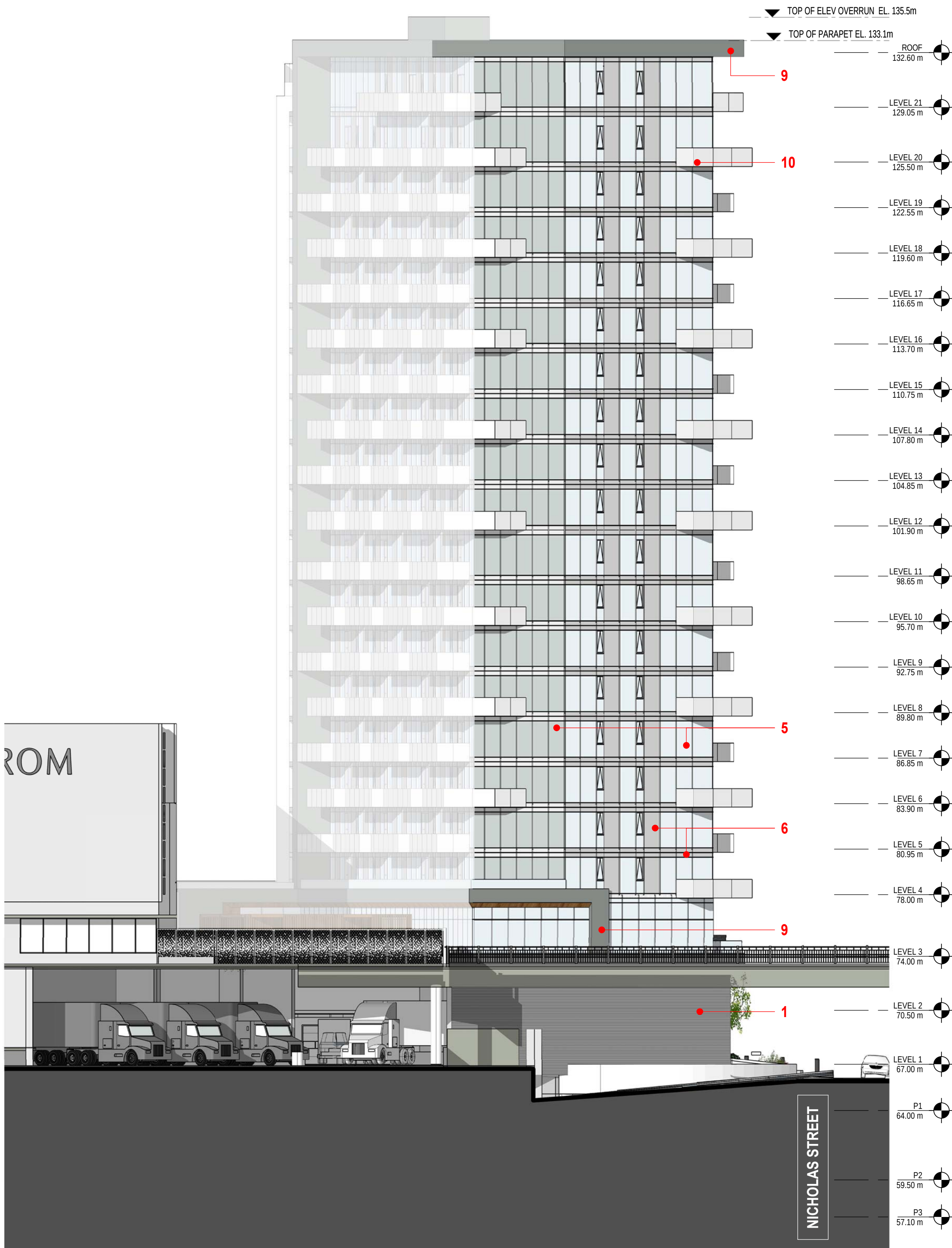
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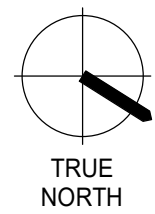
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2
A4-02 ELEVATION - NORTH
SCALE: 1 : 200



1
A4-02 ELEVATION SOUTH
SCALE: 1 : 200



TRUE
NORTH

MATERIALS LEGEND

1. STONE
2. PODIUM LOW IRON GLAZING
3. PODIUM GLASS SPANDREL
4. GLASS RAILING
5. TOWER VISION GLAZING
6. TOWER GLASS SPANDREL
7. WHITE METAL PANEL
8. FRITTED GLASS BALUSTRADE
9. GREY METAL PANEL
10. GLASS BALUSTRADE
11. GLASS SCREEN



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PROJECT

CF RIDEAU CENTRE
REGISTRY SITE

PROJECT ADDRESS

70 NICHOLAS ST.
OTTAWA, ON

TITLE

NORTH & SOUTH
ELEVATION

PROJECT NO. SCALE CHECKED

18-1-060

As
indicated

Checker

DRAWING NO.

REVISION NO.

A4-02

1

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1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO.	ISSUE/ REVISION	DATE
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PROJECT

CF RIDEAU CENTRE REGISTRY SITE

PROJECT ADDRESS
70 NICHOLAS ST.
OTTAWA, ON

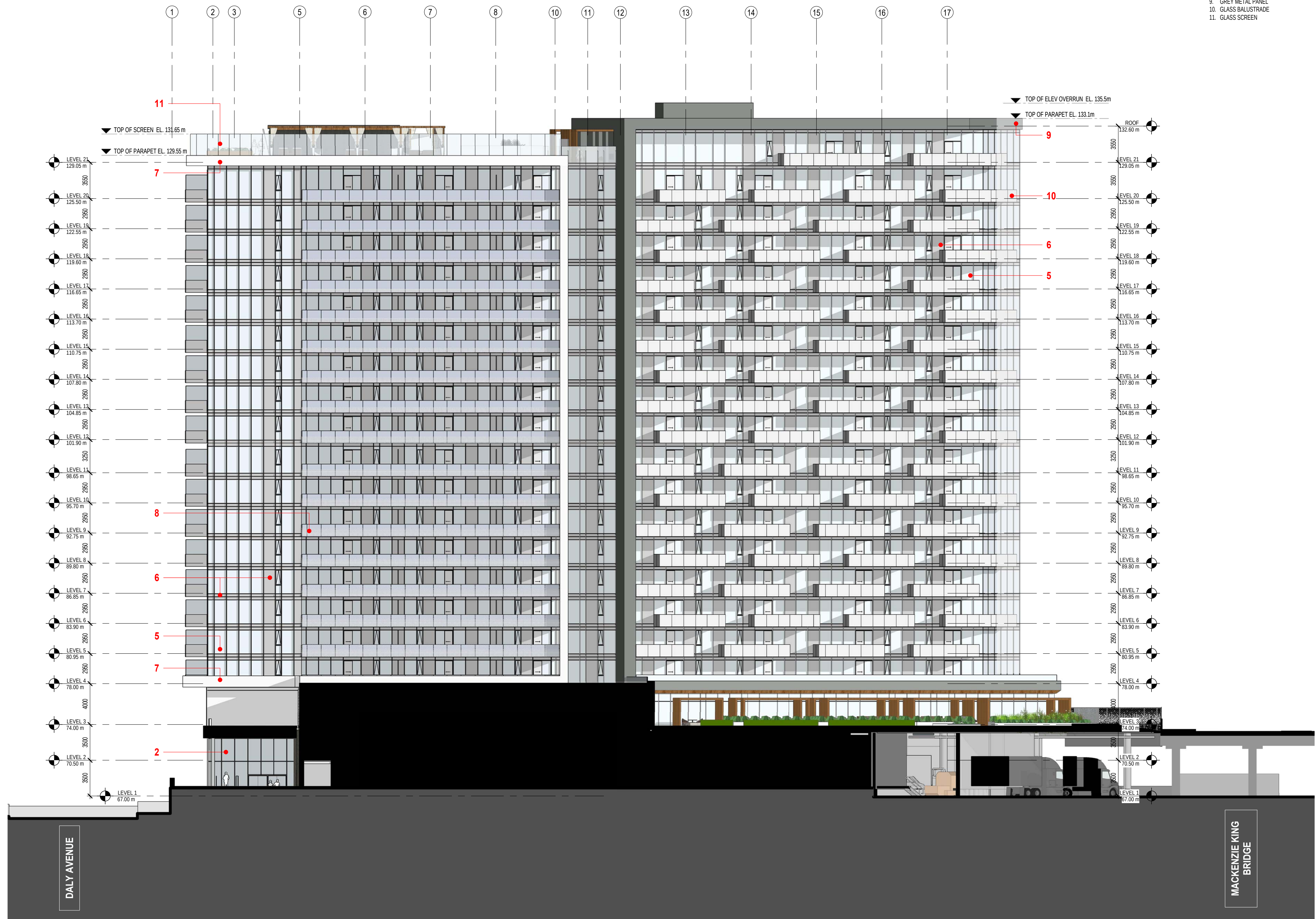
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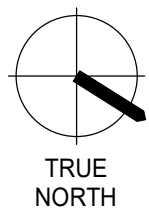
WEST ELEVATION

PROJECT NO.	SCALE	CHECKED
18-1-060	As indicated	Checker

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A4-03 





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NO.	ISSUE/ REVISION	DATE
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PROJECT

**CF RIDEAU CENTRE
REGISTRY SITE**

PROJECT ADDRESS

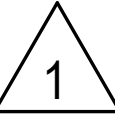
70 NICHOLAS ST.
OTTAWA, ON

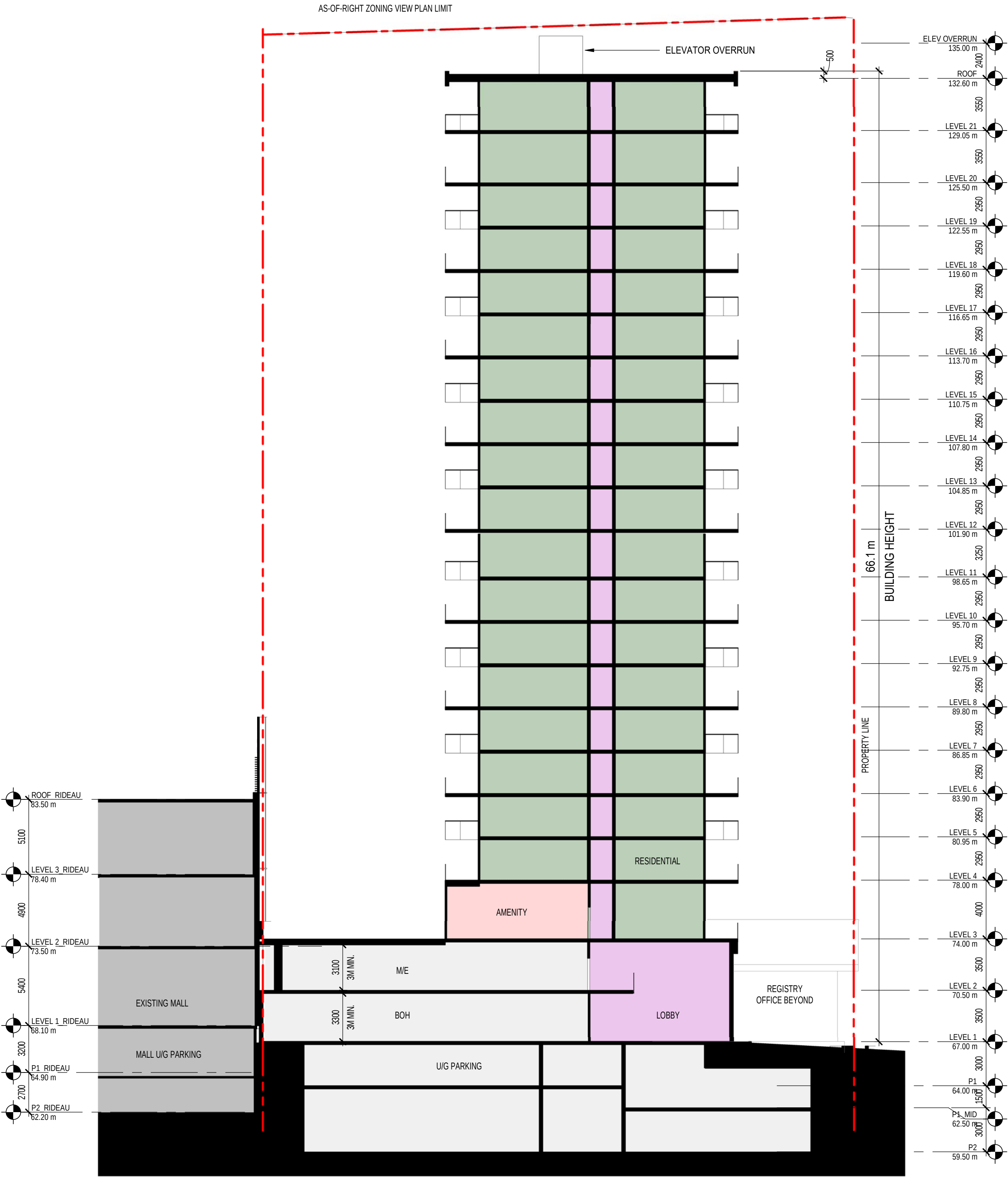
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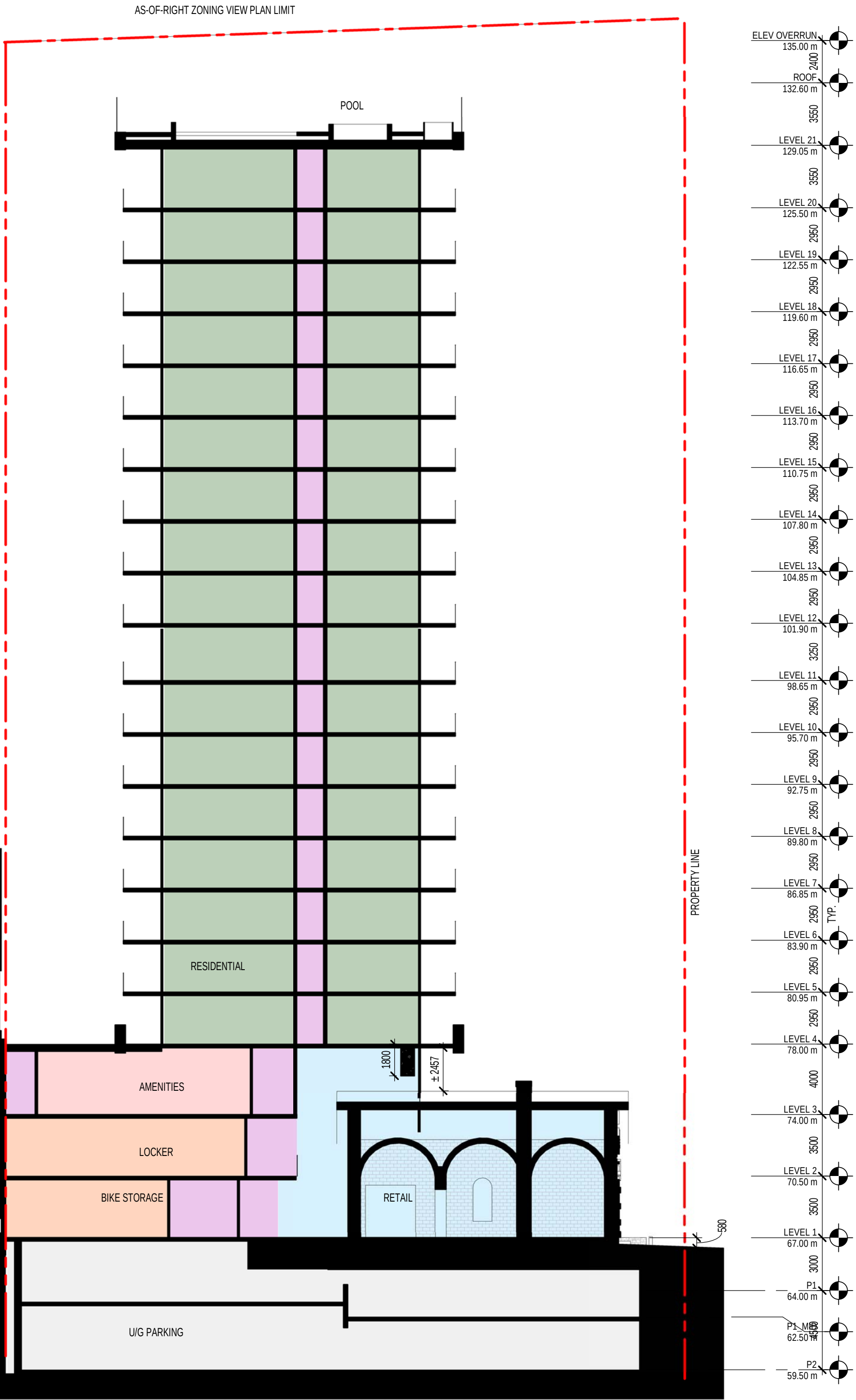
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18-1-060	1 : 200	Checker
DRAWING NO.		REVISION NO.

A4-11





SOUTH TOWER SECTION THRU MAIN ENTRANCE

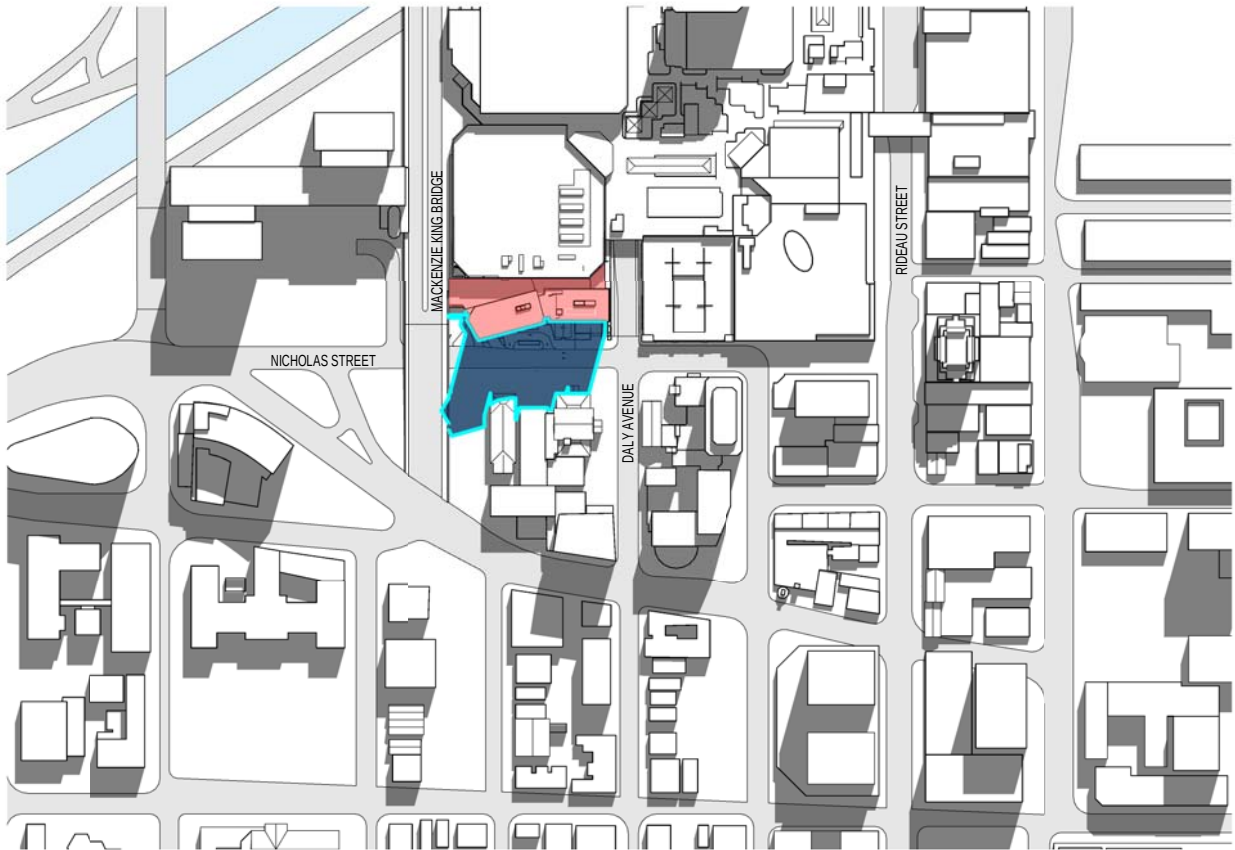


NORTH TOWER SECTION THRU HERITAGE BLDG

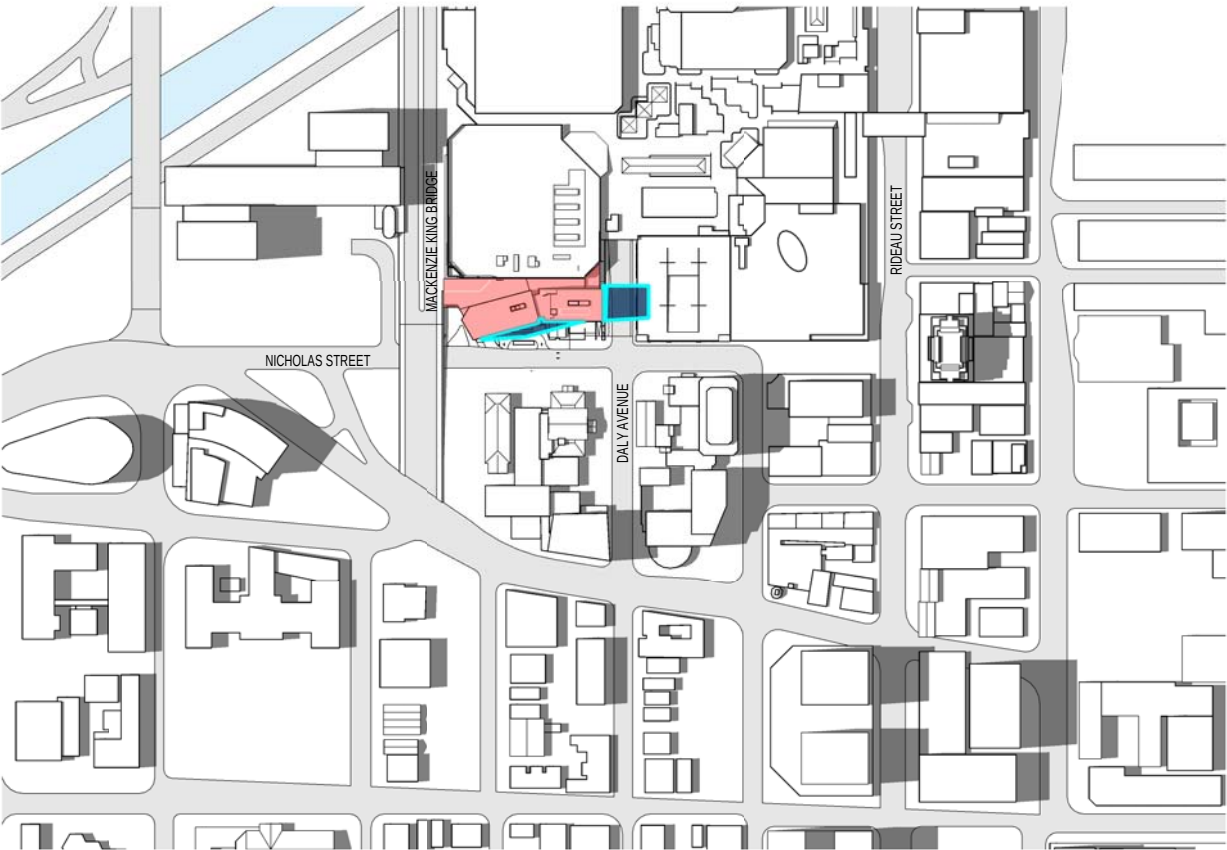
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JUNE 21 2021_8PM



JUNE 21 2021_4PM



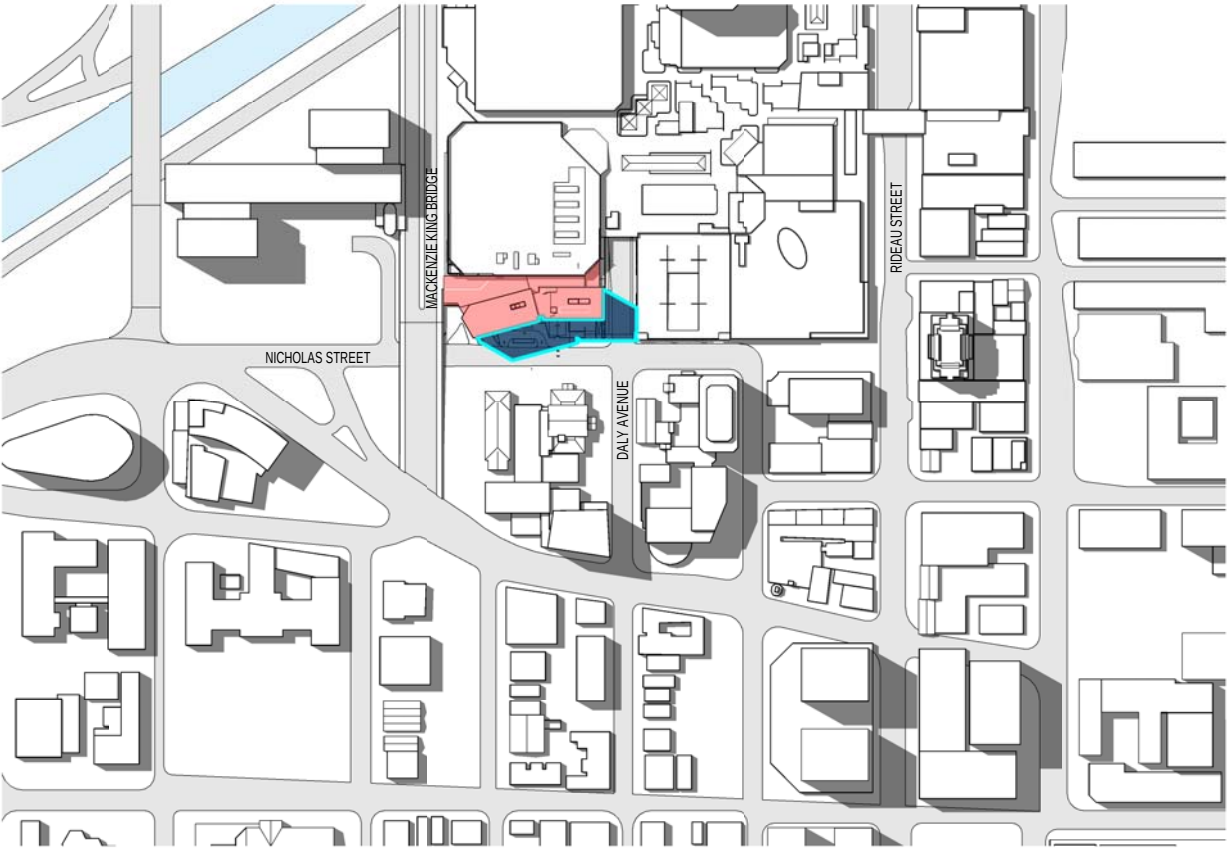
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JUNE 21 2021_8AM



JUNE 21 2021_5PM



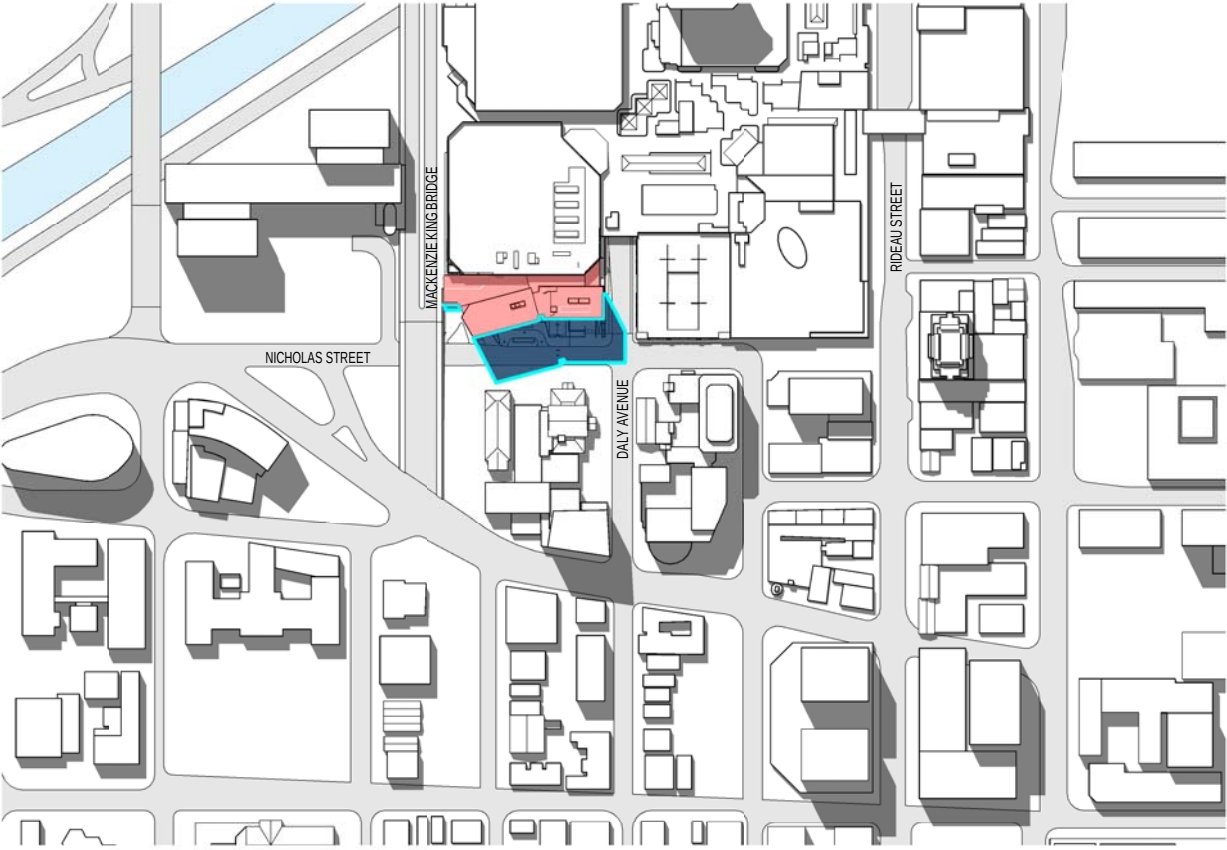
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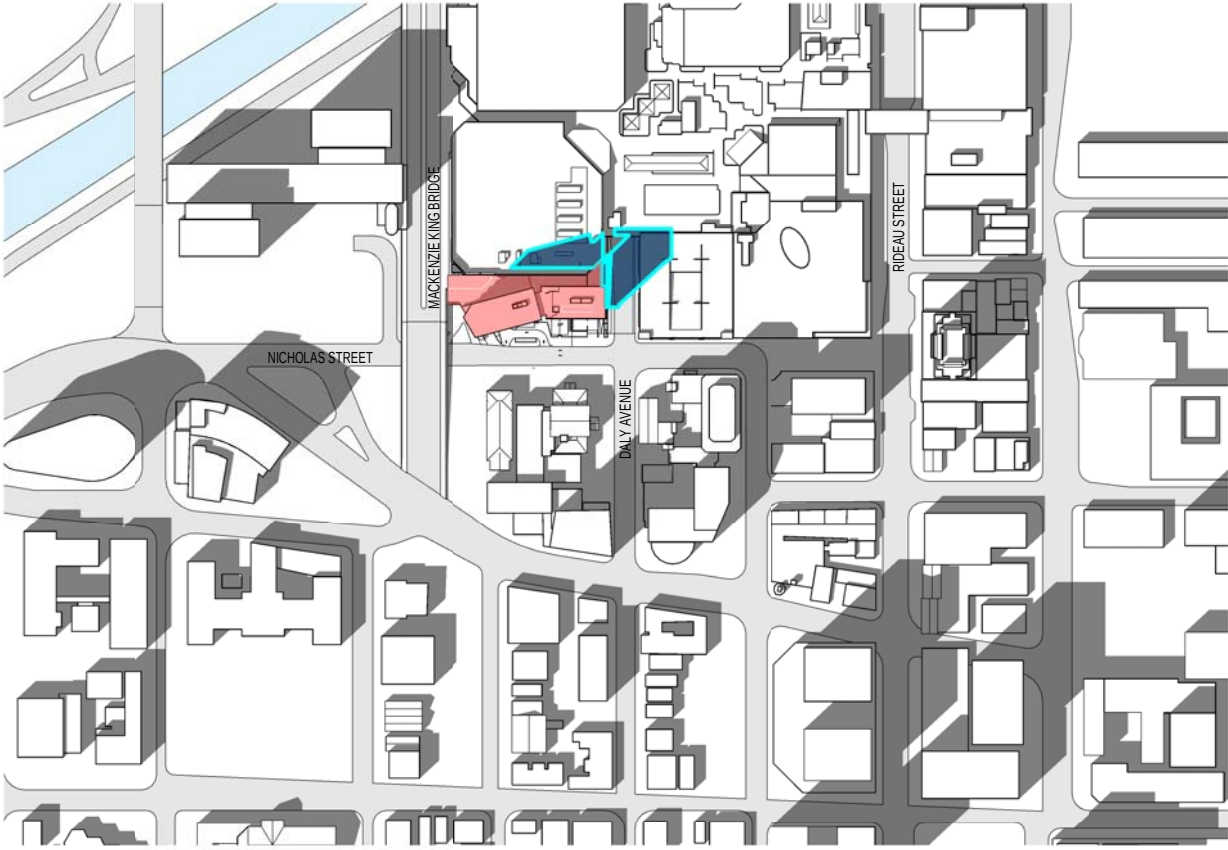
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JUNE 21 2021_6PM



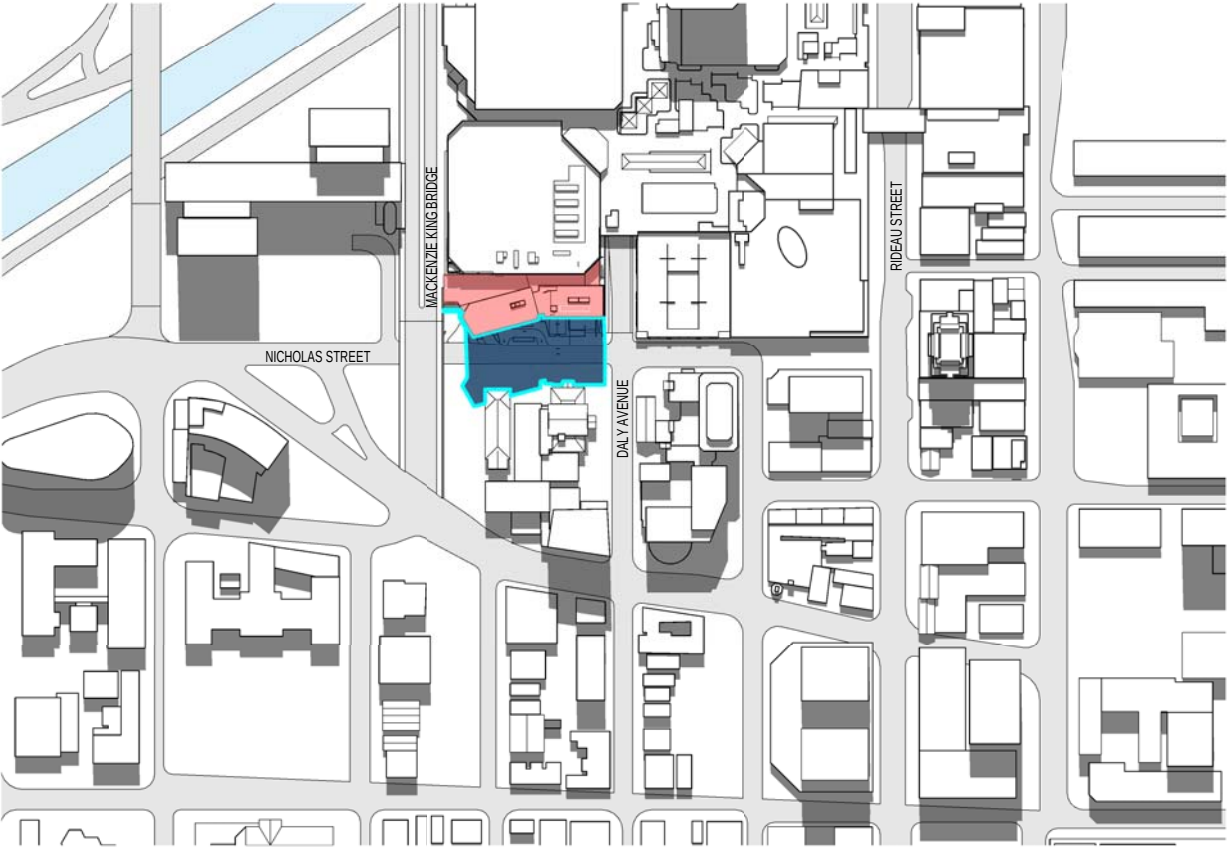
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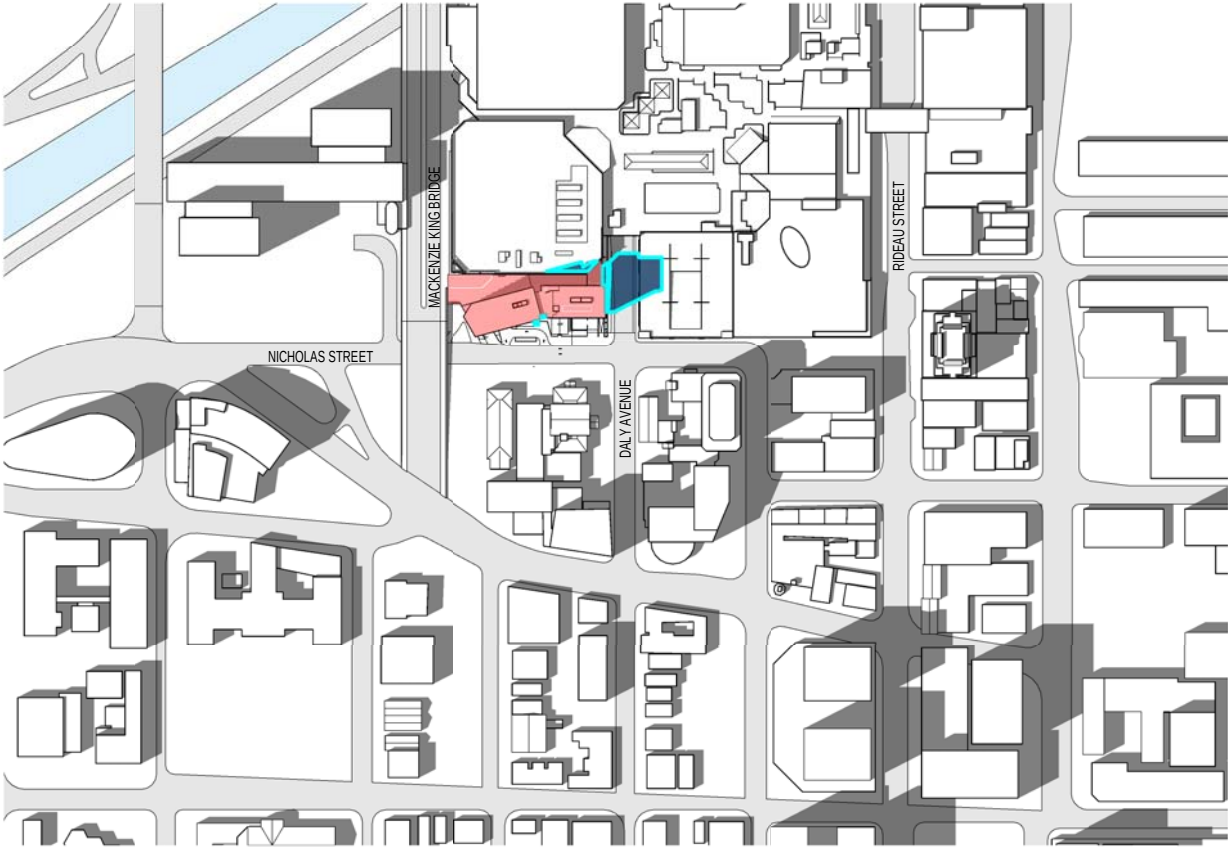
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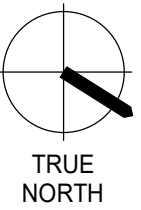
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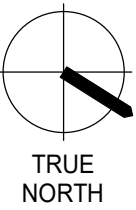
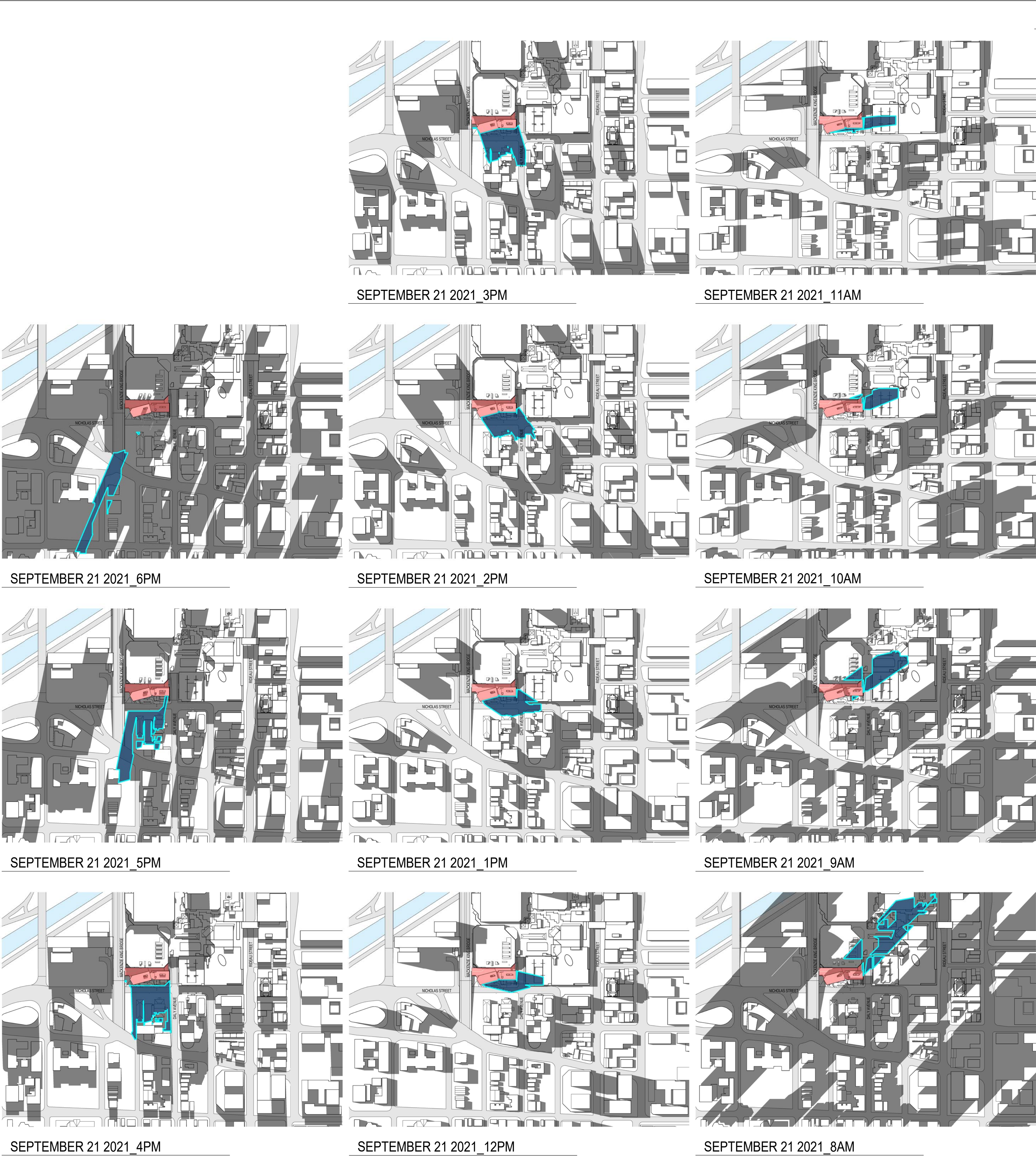
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JUNE 21 2021_11AM



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1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO.	ISSUE/ REVISION	DATE
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PROJECT

**CF RIDEAU CENTRE
REGISTRY SITE**

PROJECT ADDRESS

70 NICHOLAS ST.
OTTAWA, ON

TITLE

**SHADOW ANALYSIS
- SEPTEMBER
EQUINOX**

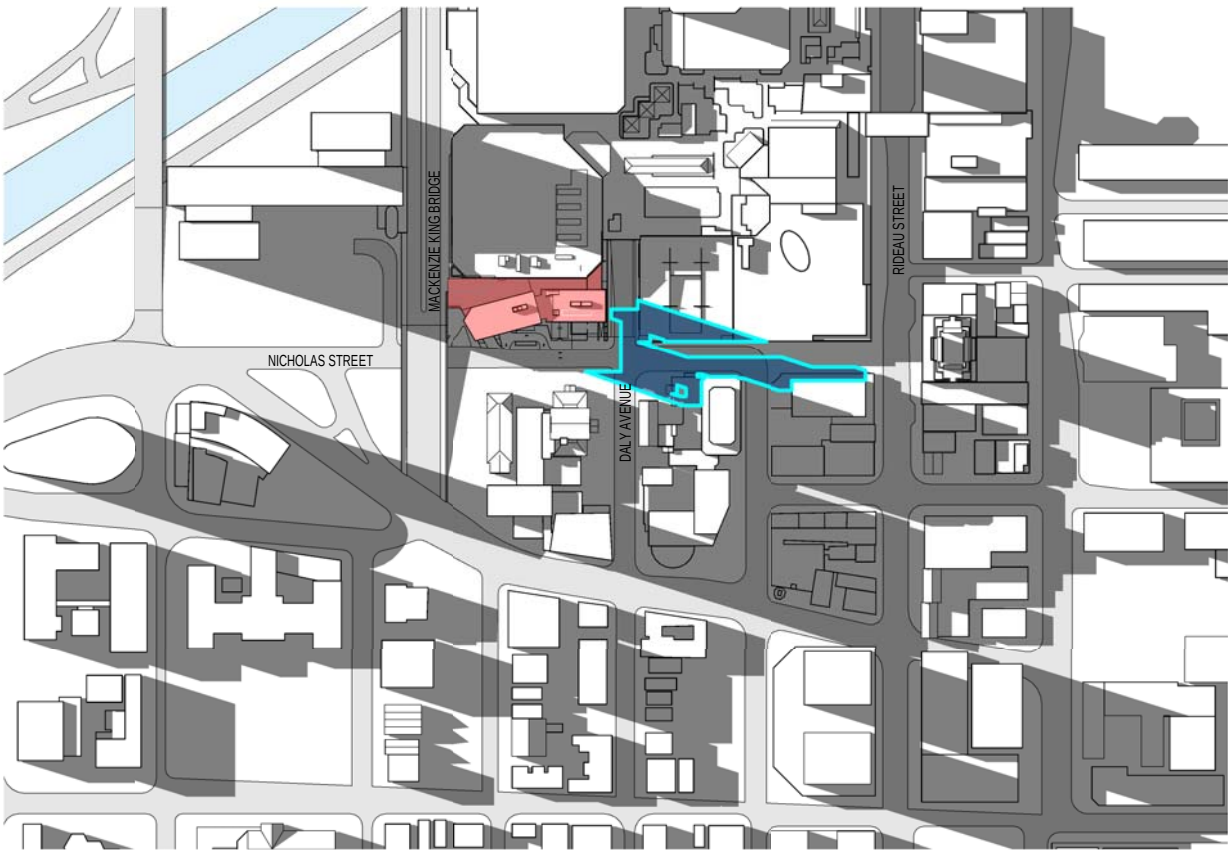
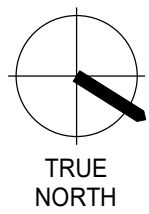
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DRAWING NO.	REVISION NO.
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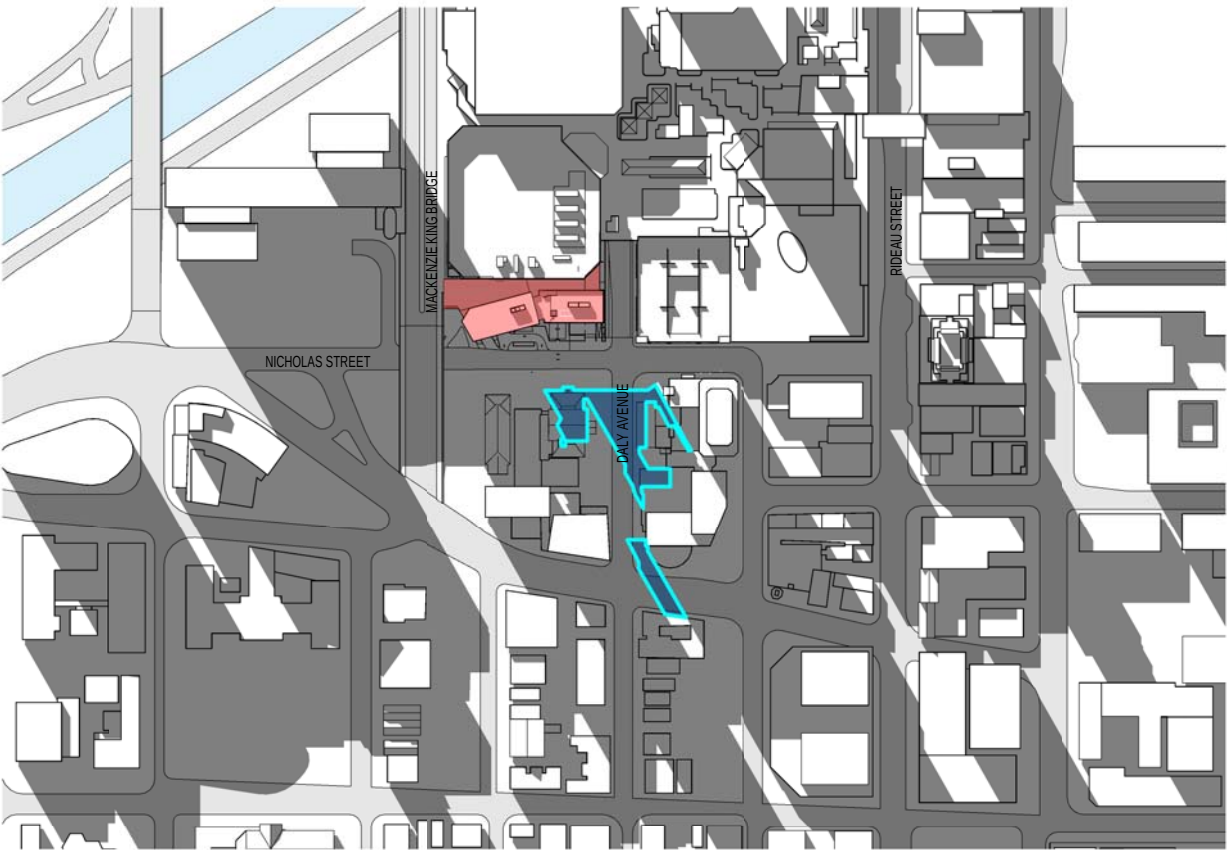
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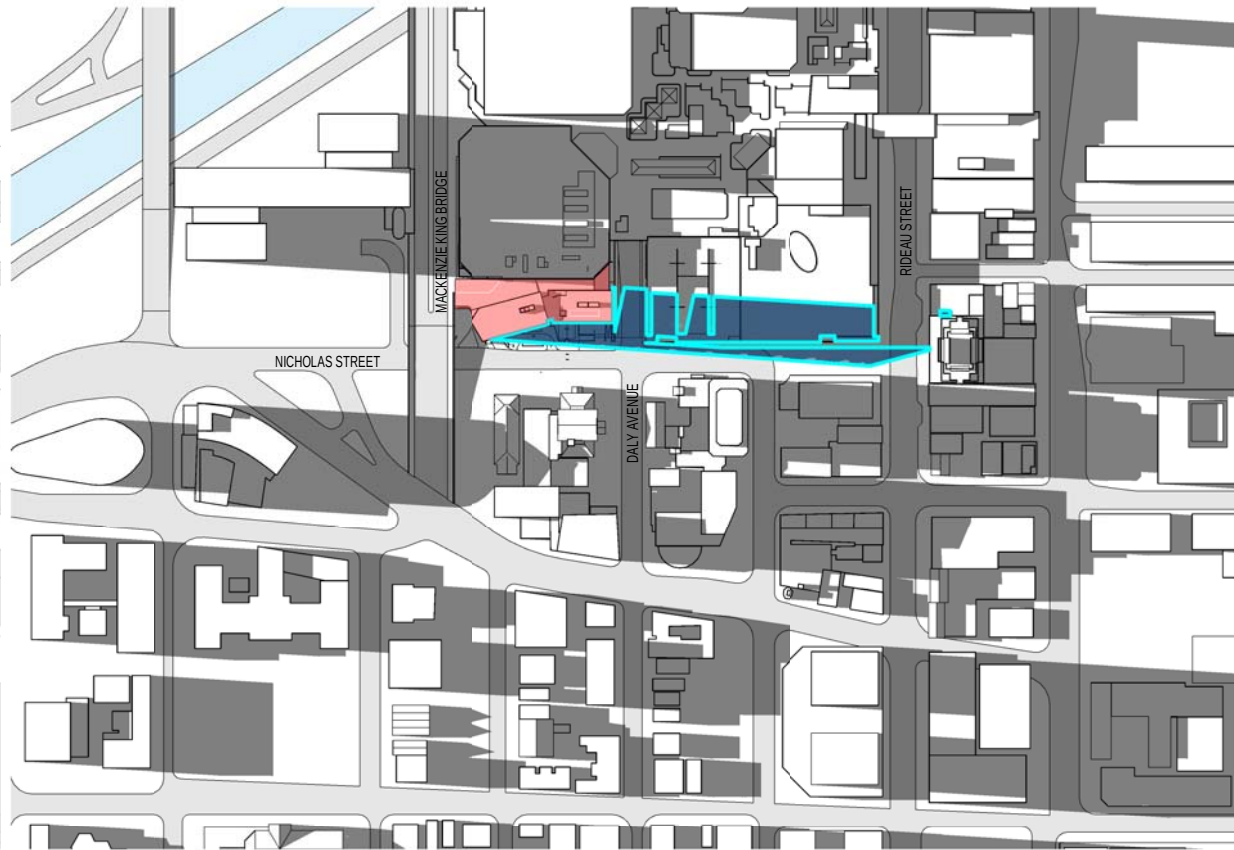
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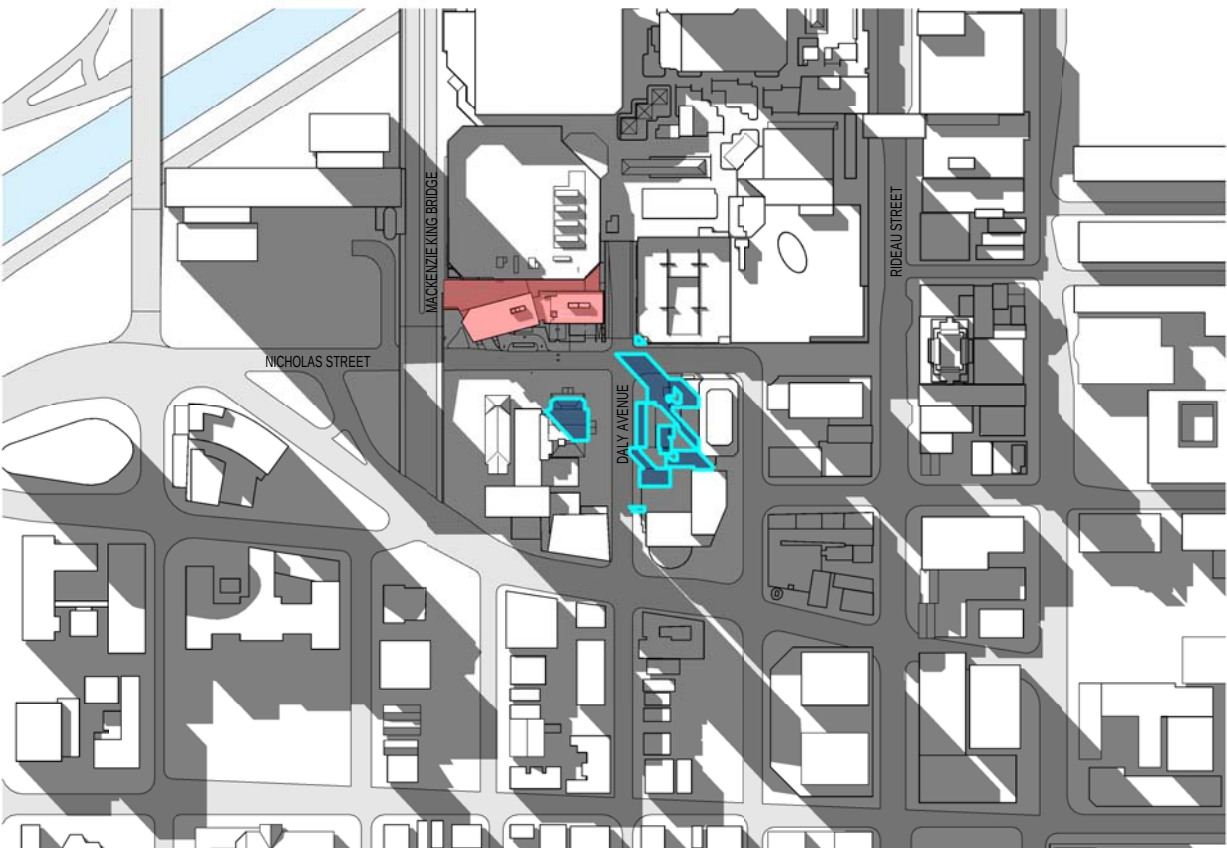
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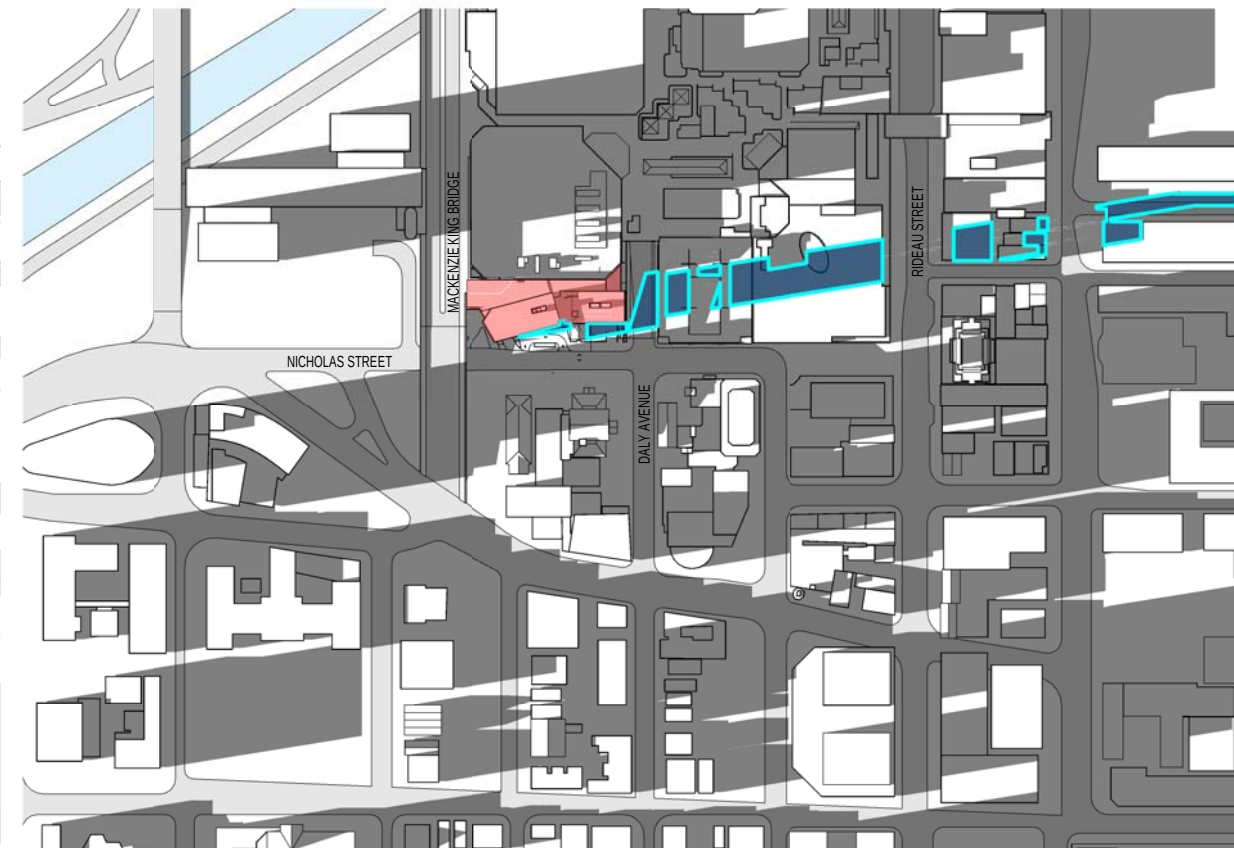
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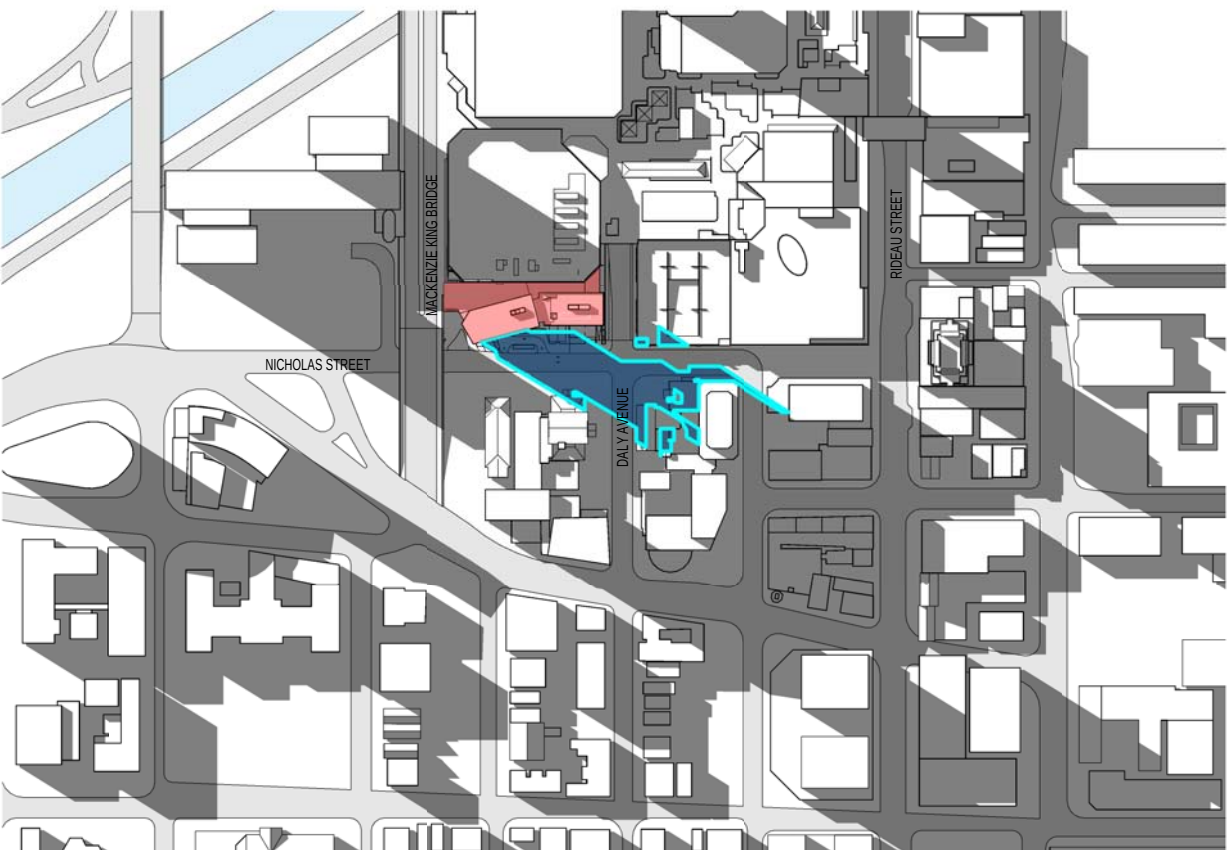
DECEMBER 21 2021_11AM



DECEMBER 21 2021_2PM



DECEMBER 21 2021_10AM



DECEMBER 21 2021_1PM



DECEMBER 21 2021_9AM

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NO.	ISSUE/ REVISION	DATE
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PROJECT

**CF RIDEAU CENTRE
REGISTRY SITE**

PROJECT ADDRESS

70 NICHOLAS ST.
OTTAWA, ON

TITLE

**SHADOW ANALYSIS
- DECEMBER
SOLSTICE**

PROJECT NO.	SCALE	CHECKED
18-1-060	1 : 4500	Checker

DRAWING NO.	REVISION NO.
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A5-02