



ARCHITECTURAL

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Cadillac
Fairview

RE-ISSUED FOR SITE PLAN CONTROL

CF RIDEAU CENTRE REGISTRY SITE
70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

FILE NUMBER: D07-12-21-0197 PLAN NUMBER: #18624

4	RE-ISSUED FOR SITE PLAN CONTROL	2022-08-24
3	RE-ISSUED FOR SITE PLAN CONTROL	2022-04-29
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO.	ISSUE/ REVISION	DATE
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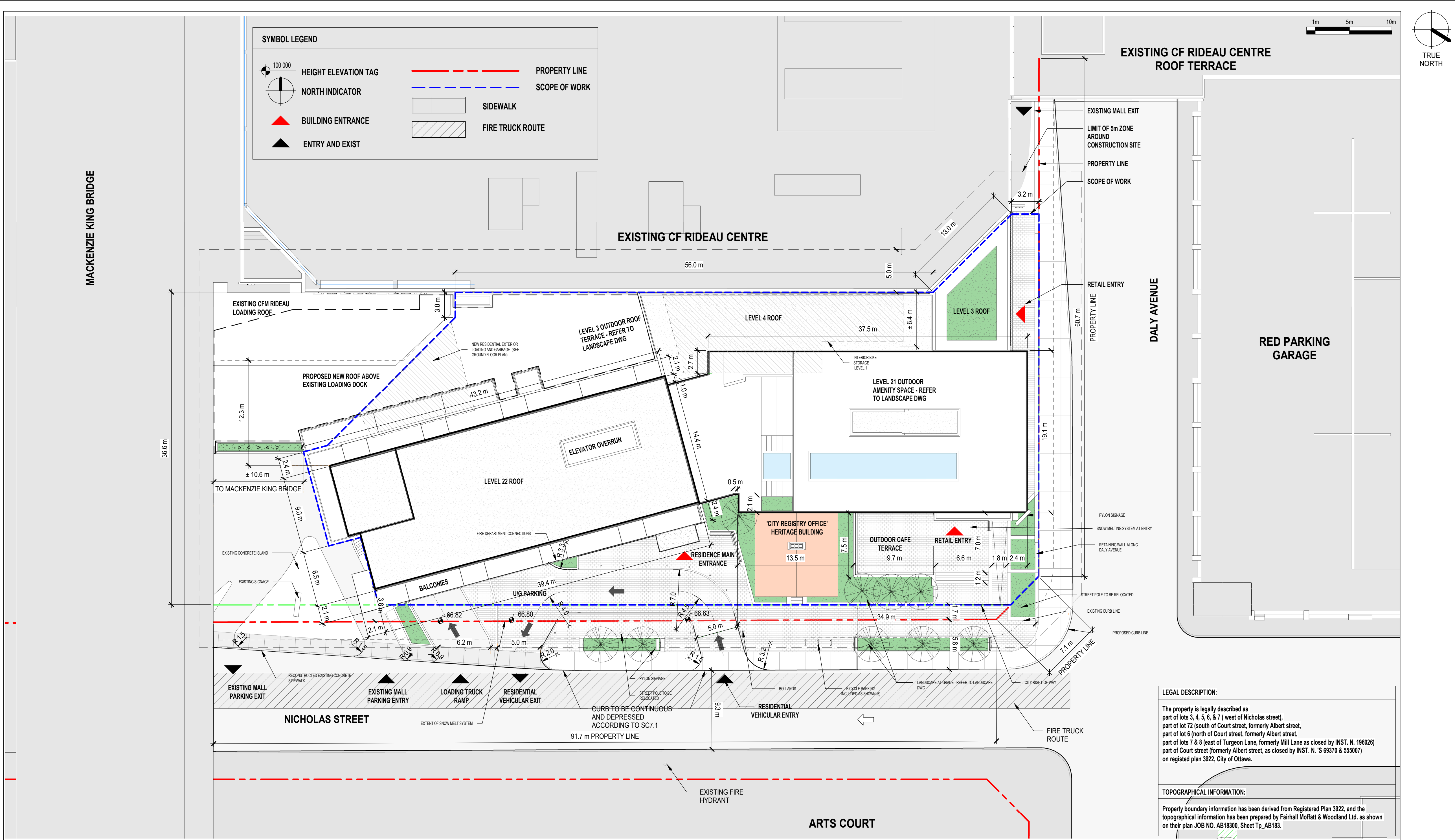
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2 SITE PLAN

SCALE: 1 : 250

GROSS FLOOR AREA (BY-LAW 2008-326)	
LEVEL 1	894.5 m ²
LEVEL 2	571 m ²
LEVEL 3	477.5 m ²
LEVEL 4	1,024.2 m ²
LEVEL 5	1,024.2 m ²
LEVEL 6	1,024.2 m ²
LEVEL 7	1,024.2 m ²
LEVEL 8	1,024.2 m ²
LEVEL 9	1,024.2 m ²
LEVEL 10	1,024.2 m ²
LEVEL 11	1,024.2 m ²
LEVEL 12	1,024.2 m ²
LEVEL 13	1,024.2 m ²
LEVEL 14	1,024.2 m ²
LEVEL 15	1,024.2 m ²
LEVEL 16	1,024.2 m ²
LEVEL 17	1,024.2 m ²
LEVEL 18	1,024.2 m ²
LEVEL 19	1,024.2 m ²
LEVEL 20	1,024.2 m ²
LEVEL 21	493.7 m ²
Grand total	19,848.3 m ²

LANDSCAPE AREA (BY-LAW 2014-94) (BY-LAW 2020-289)	
LEVEL 1	643.1 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 (AT LEAST 50% OF GROUND FLOOR)	ACTIVE	FOOTPRINT	PROPOSED	COMPLIANCE
	192.5 m ²	1,955.0 m ²	9.8 %	X

MIN. PARKING	REQUIRED	PROPOSED	COMPLIANCE
AREA 2 ON SCHEDULE 1A			
RESIDENTIAL: NO PARKING REQUIRED	RESIDENTIAL: 0	103	✓
VISITOR: 0.1/ UNIT, EXCL. THE FIRST 12 UNIT; MAX 30	VISITOR: 28 SPACES	15	X
COMMERCIAL: NO PARKING REQUIRED	COMMERCIAL: 0	0	✓

MAX. PARKING	504	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			
ACCESSIBLE PARKING TYPE A SPACE (3.2mX5.2m)	2	2	✓
ACCESSIBLE PARKING TYPE B SPACE (2.4mX5.2m)	3	3	✓
1.5m AISLE BTWN ACCESSIBLE SPACE	REFER TO DWG		✓

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: 0.5 SPACES PER UNIT 50% CAN BE VERTICAL; 25% MUST BE INDOORS	RESIDENTIAL: 219 VISITOR: 19 VERTICAL: 13	✓
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	✓
LOADING SPACE	NONE	2	
LOADING SPACE DIMENSIONS	7m (L) x 3.5M (W) DRIVEWAY WIDTH: 6m ACCESS AISLE WIDTH: 5-9m	REFER TO DWG	✓
AMENITY AREA	6 m ² PER UNIT. MIN. 50% OF THE AREA MUST BE COMMUNAL WITH AT LEAST ONE AREA 54m ² IN SIZE	6,796 m ² 2,020 m ²	✓
PERMITTED PROJECTIONS OVER THE HEIGHT LIMIT	NOT PERMITTED BY SCHEDULE 11 OF THE ZONING BY-LAW	NO PROJECTION	✓

DEVELOPMENT INFORMATION	PROPOSED
LOT AREA (SCOPE OF WORK AREA)	2,943.2 m ²
PROPOSED LOT COVERAGE - FOOTPRINT (BY-LAW 2016-366)/ LOT	66.4%
LANDSCAPING PERCENTAGE WITHIN ALL PARKING LOTS	N/A
LANDSCAPING PERCENTAGE OVER LOT AREA	21.9%
STOREY	21

NO. OF RESIDENTIAL UNITS							
1BR	1BR+	1BR++	2BR	2BRc	2BR+	GUEST	TOTAL
70	36	77	34	53	18	0	288

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

- floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
- common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings. (By-law 2008-326) (By-law 2017-302)
- bicycle parking, motor vehicle parking or loading facilities;
- common laundry, storage and washroom facilities that serve the building or tenants;
- common storage areas that are accessory to the principal use of the building. (By-law 2008-326)
- common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
- living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

Footprint means the area of the ground floor of a building, measured from the exterior of the outermost walls, including an attached garage but excluding any projections. (l'empreinte) (By-law 2016-356)

Source: <https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-2/part-1-administration-interpretation-and-definitions-sections-1-54#section-56529637-0e63-4b6a-b2cb-e76448104611>

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TITLE

SITE PLAN & DEVELOPMENT INFORMATION

PROJECT NO.

18-1-060 / 12736

SCALE

As indicated

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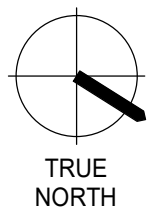
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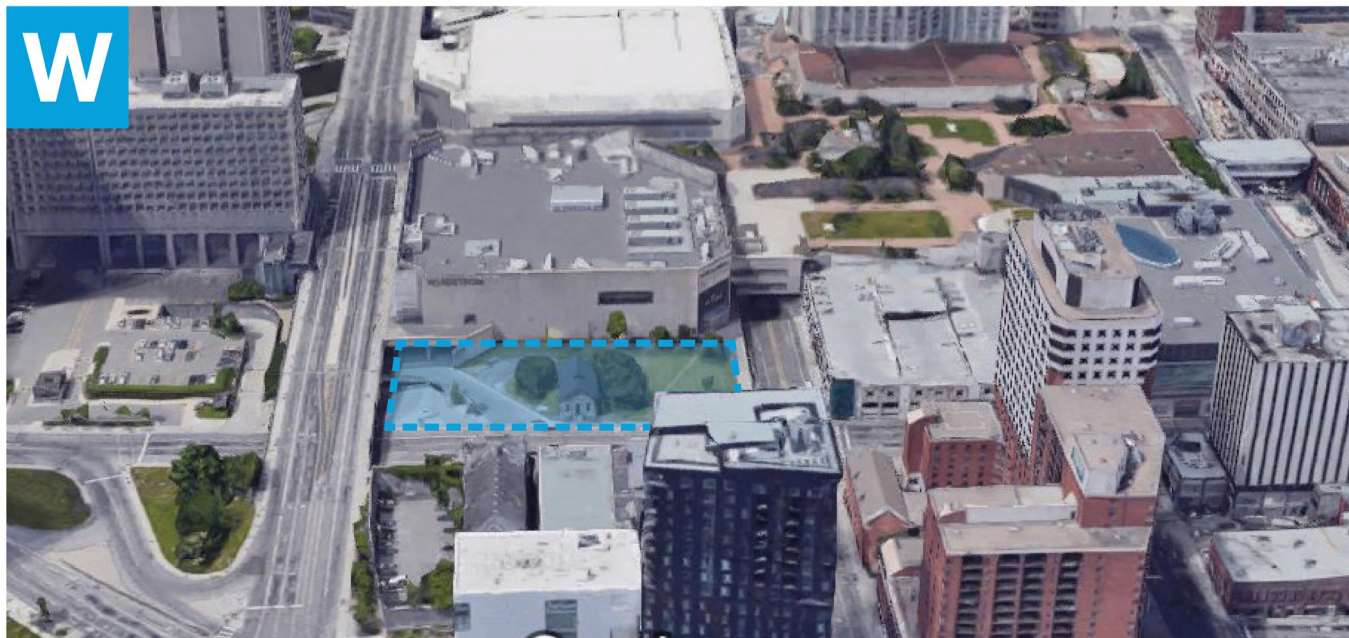
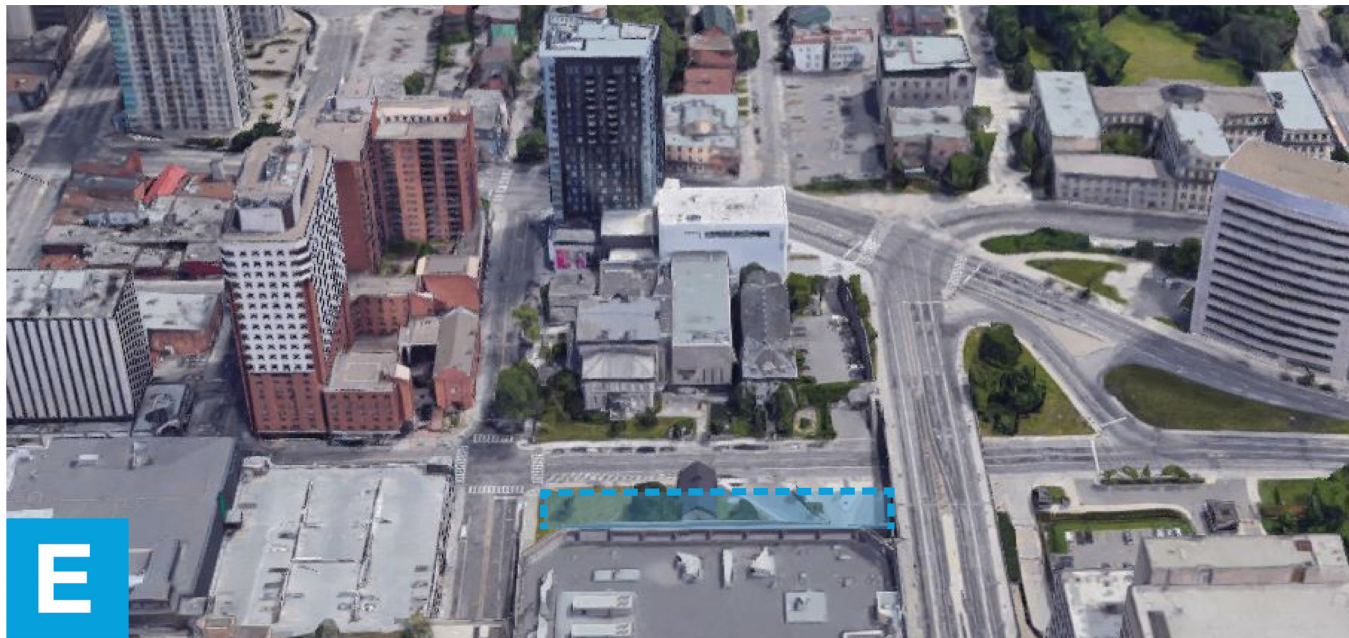
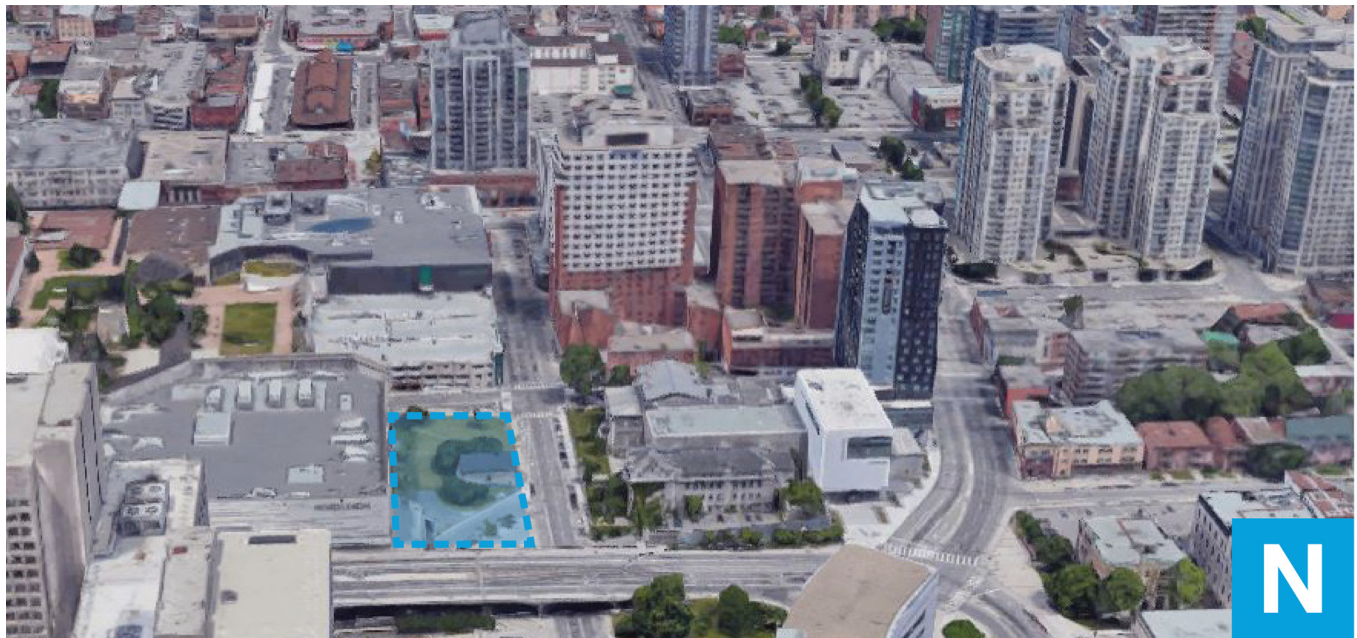
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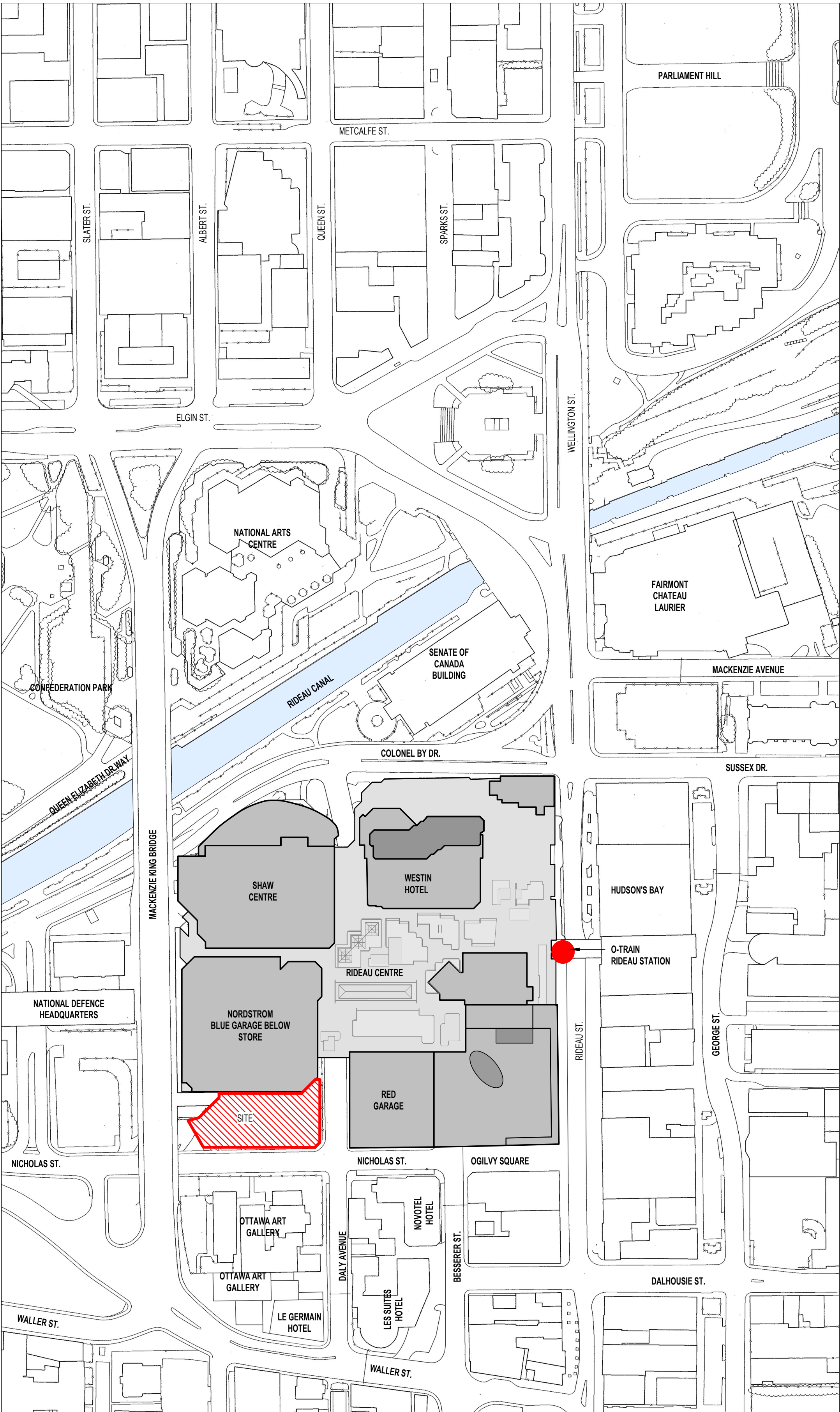
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SITE PHOTOS



SITE CONTEXT



SITE CONTEXT

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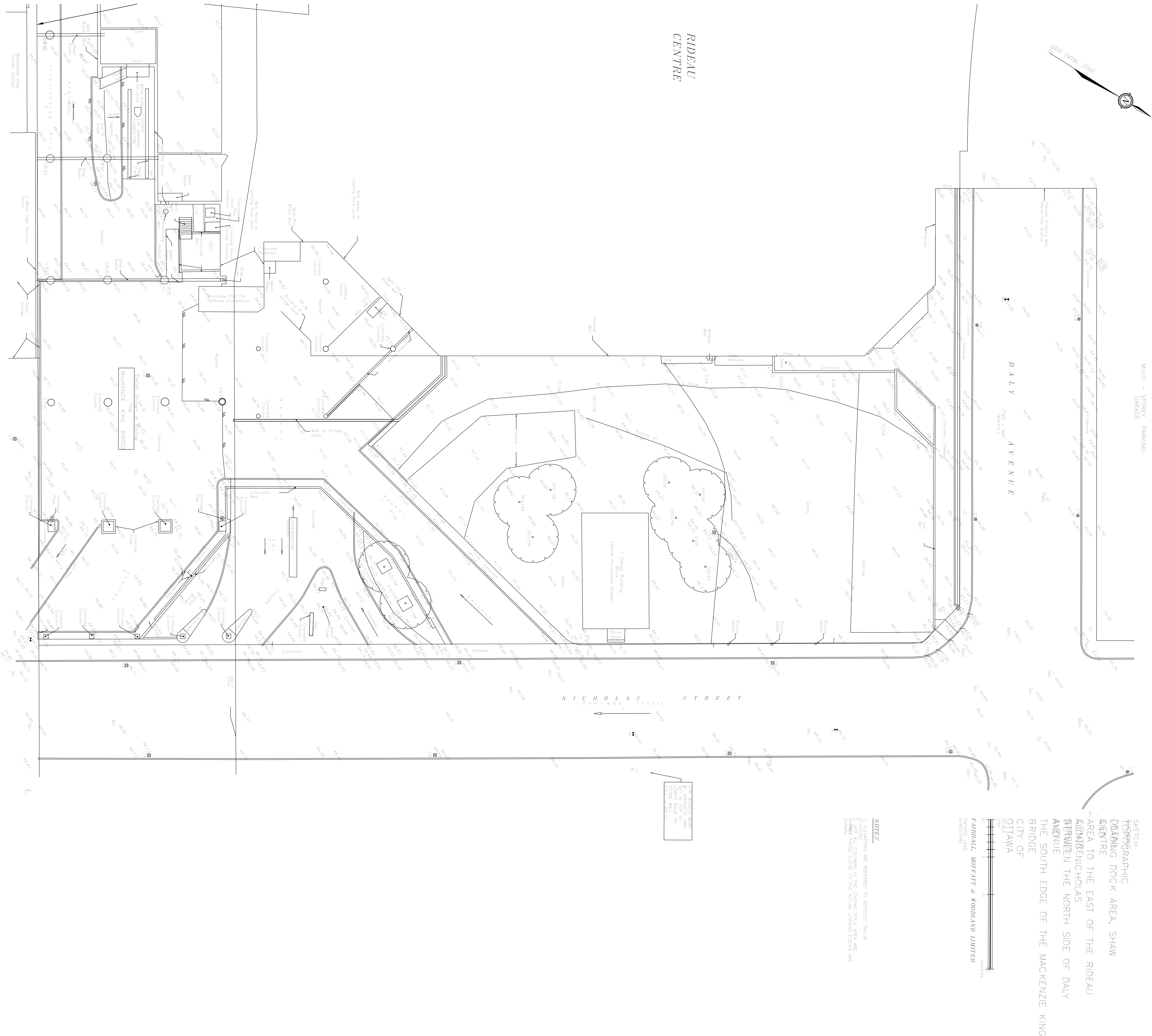
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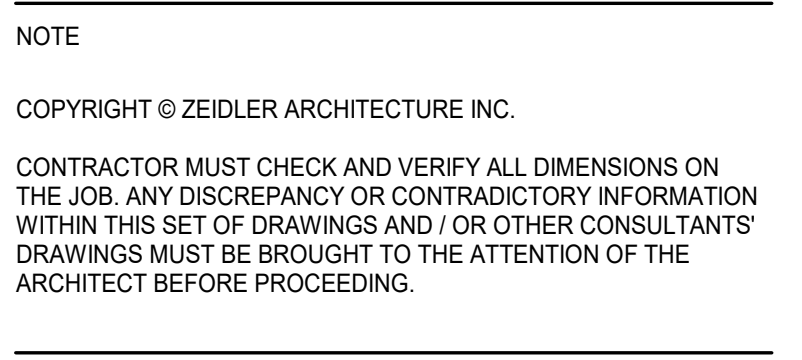
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PROJECT NO. 18-1060 / 12736 SCALE 1 : 250 CHECKED Checker

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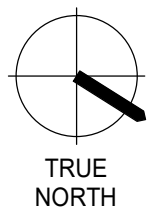
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EXISTING &
PROPOSED AERIAL
VIEWS

PROJECT NO.	SCALE	CHECKED
18-1060 / 12736		Checker
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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



NORTHEAST VIEW FROM NICHOLAS ST AND DALY AVE INTERSECTION



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TITLE

PROPOSED
BUILDING
EXTERIOR VIEWS

PROJECT NO. 18-1-060 / 12736	SCALE	CHECKED Checker
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EAST VIEW FROM NICHOLAS ST



NORTHEAST VIEW FROM NICHOLAS ST

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PROPOSED BUILDING EXTERIOR VIEWS

PROJECT NO. 18-1060 / 12736	SCALE	CHECKED Checker
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VIEW FROM SOUTHEAST ON MACKENZIE KING BRIDGE



VIEW ALONG NICHOLAS STREET



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PROPOSED
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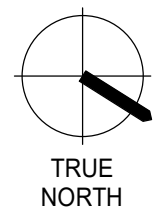
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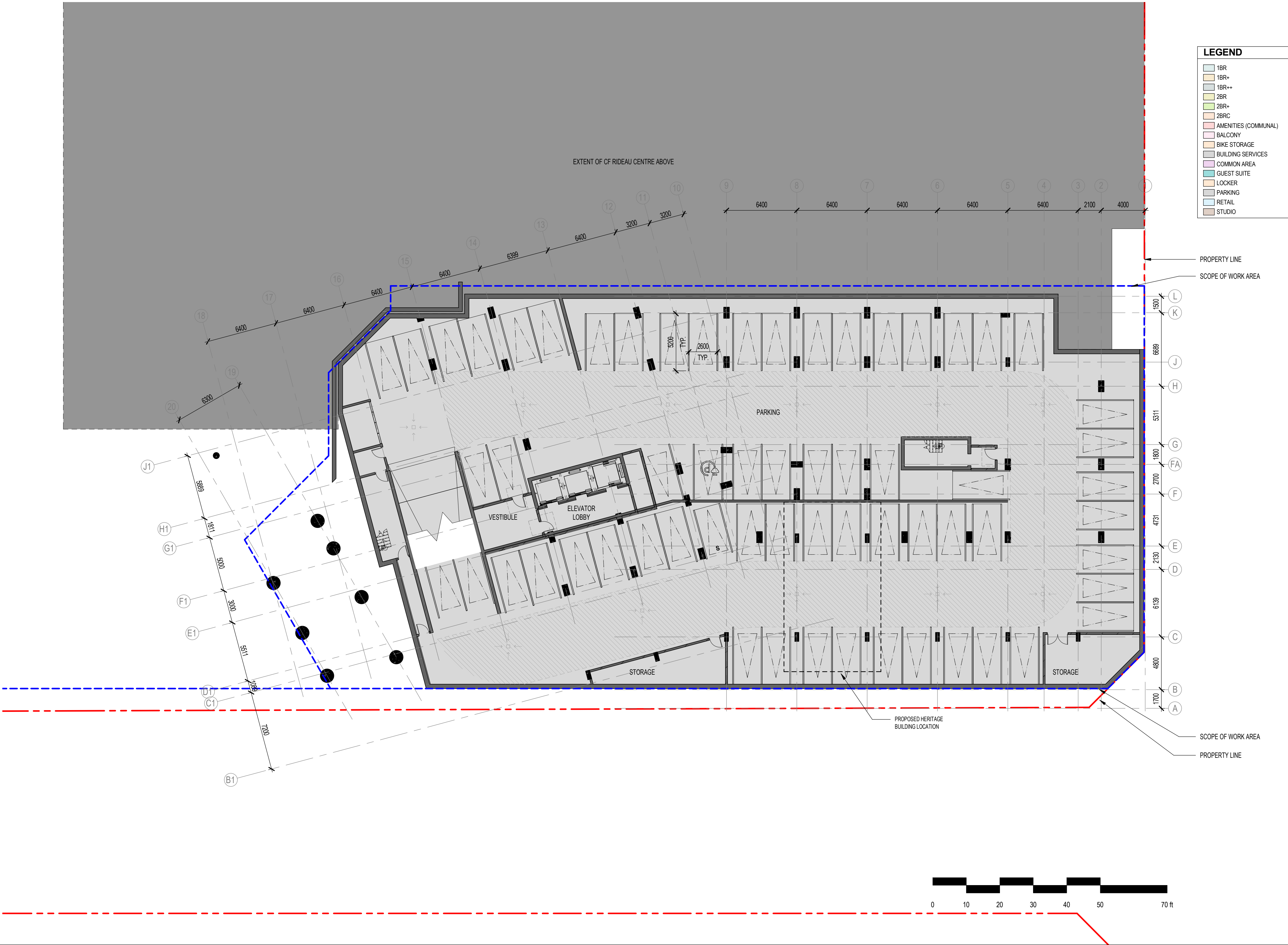
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FLOOR PLAN - P2

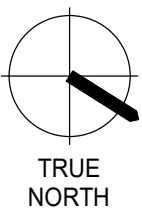
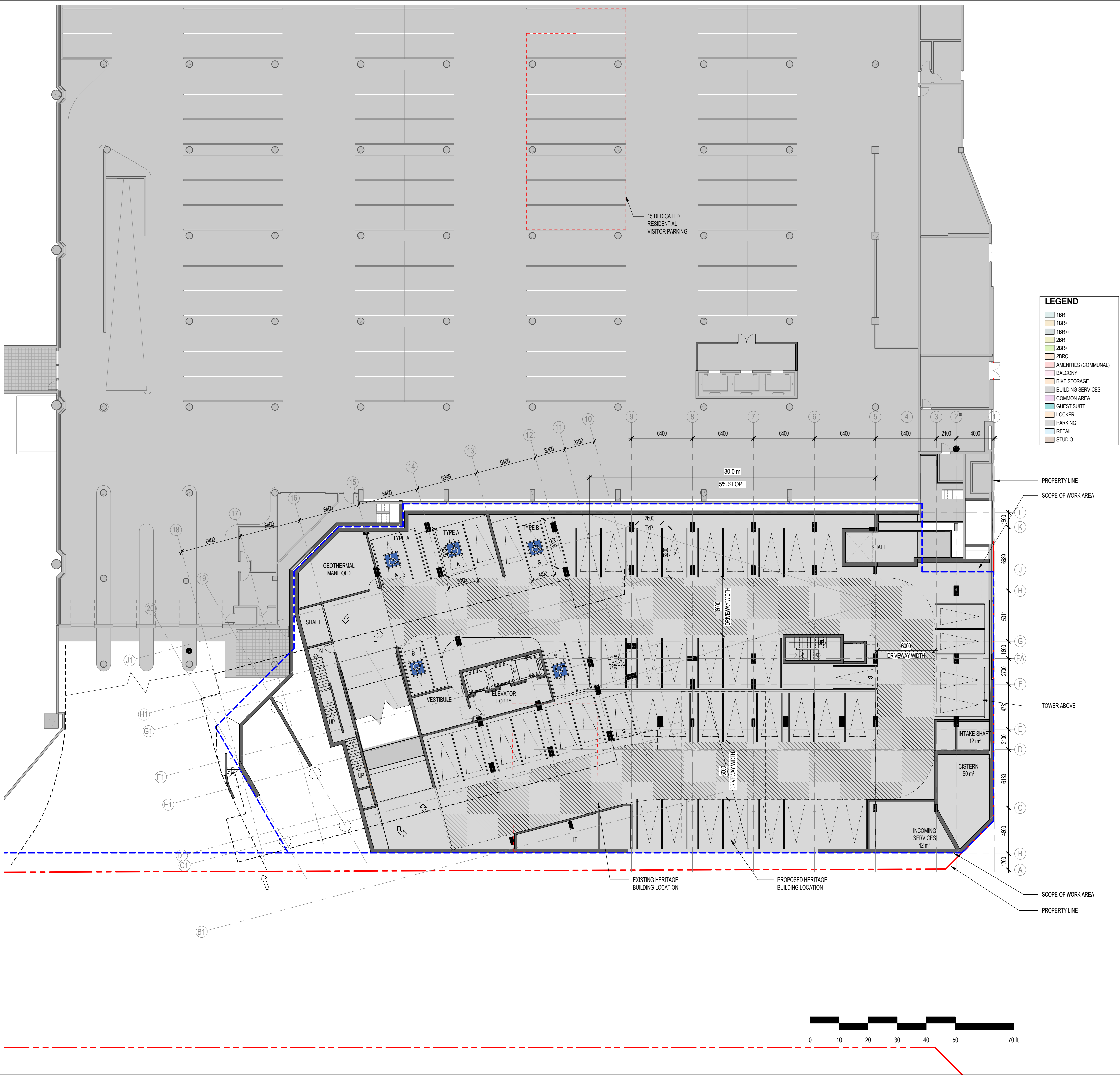
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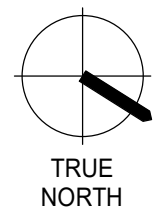
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TITLE
FLOOR PLAN - P1

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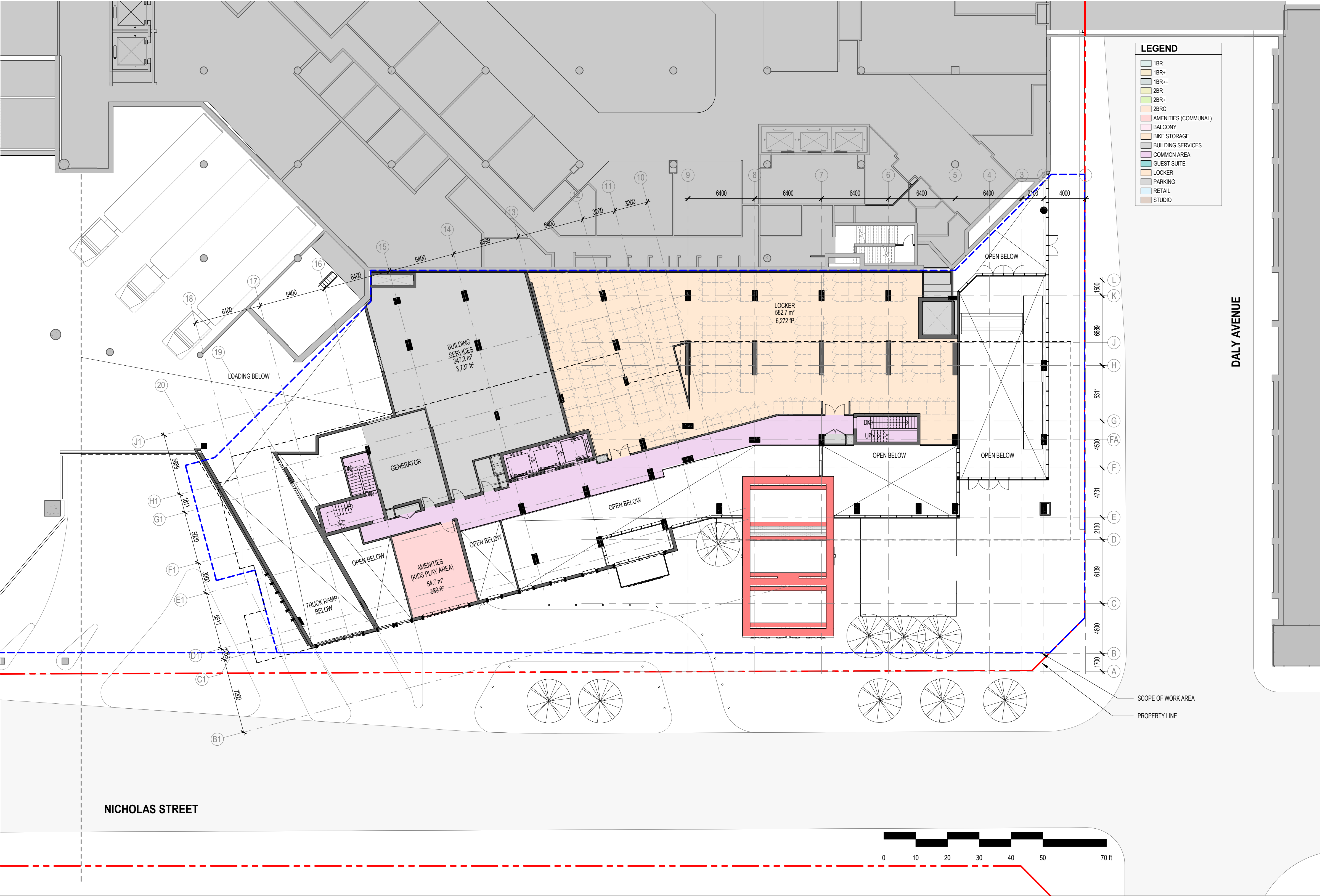
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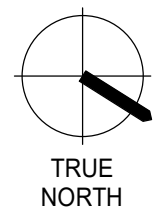
**FLOOR PLAN -
LEVEL 2**

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PLAN NO. #18624

PROJECT ADDRESS

70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

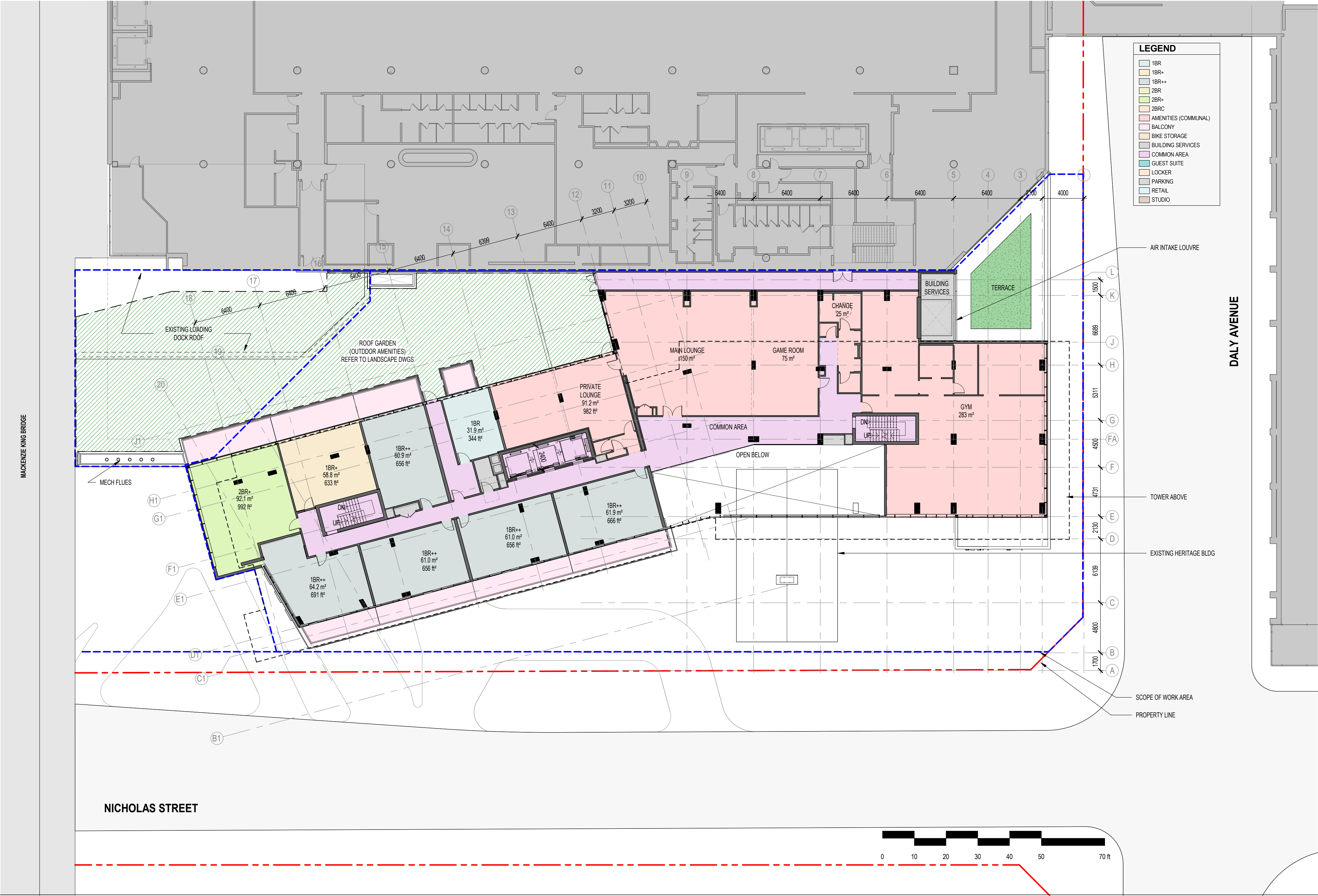
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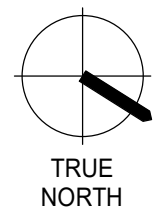
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LEVEL 3**

PROJECT NO.	SCALE	CHECKED
18-1-060 / 12736	1 : 200	Checker

DRAWING NO.	REVISION NO.
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A2-03





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4	RE-ISSUED FOR SITE PLAN CONTROL	2022-08-24
3	RE-ISSUED FOR SITE PLAN CONTROL	2022-04-29
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO.	ISSUE/ REVISION	DATE
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PROJECT

**CF RIDEAU CENTRE
REGISTRY SITE**

FILE NO. D07-12-21-0197 PLAN NO. #18624

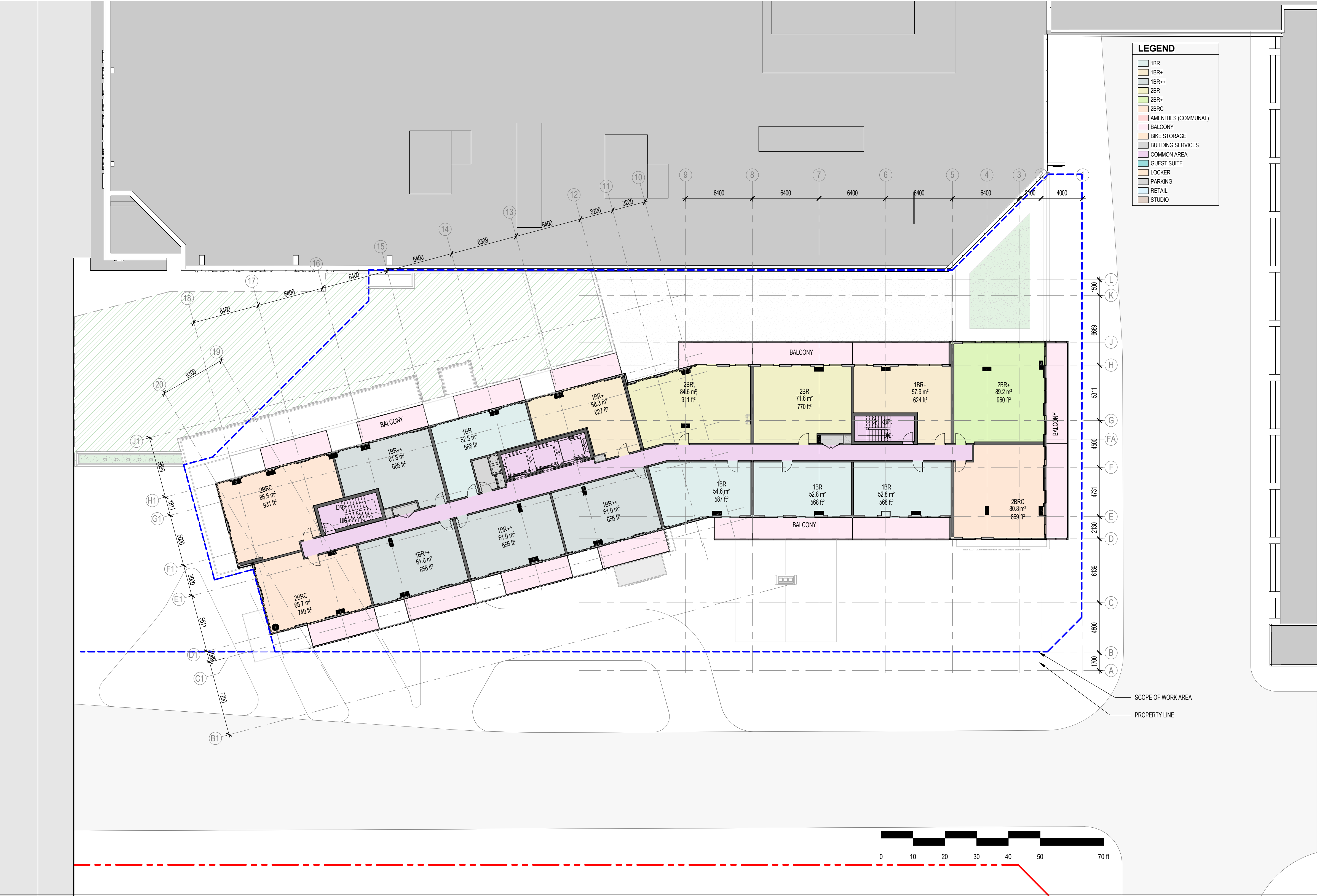
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70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

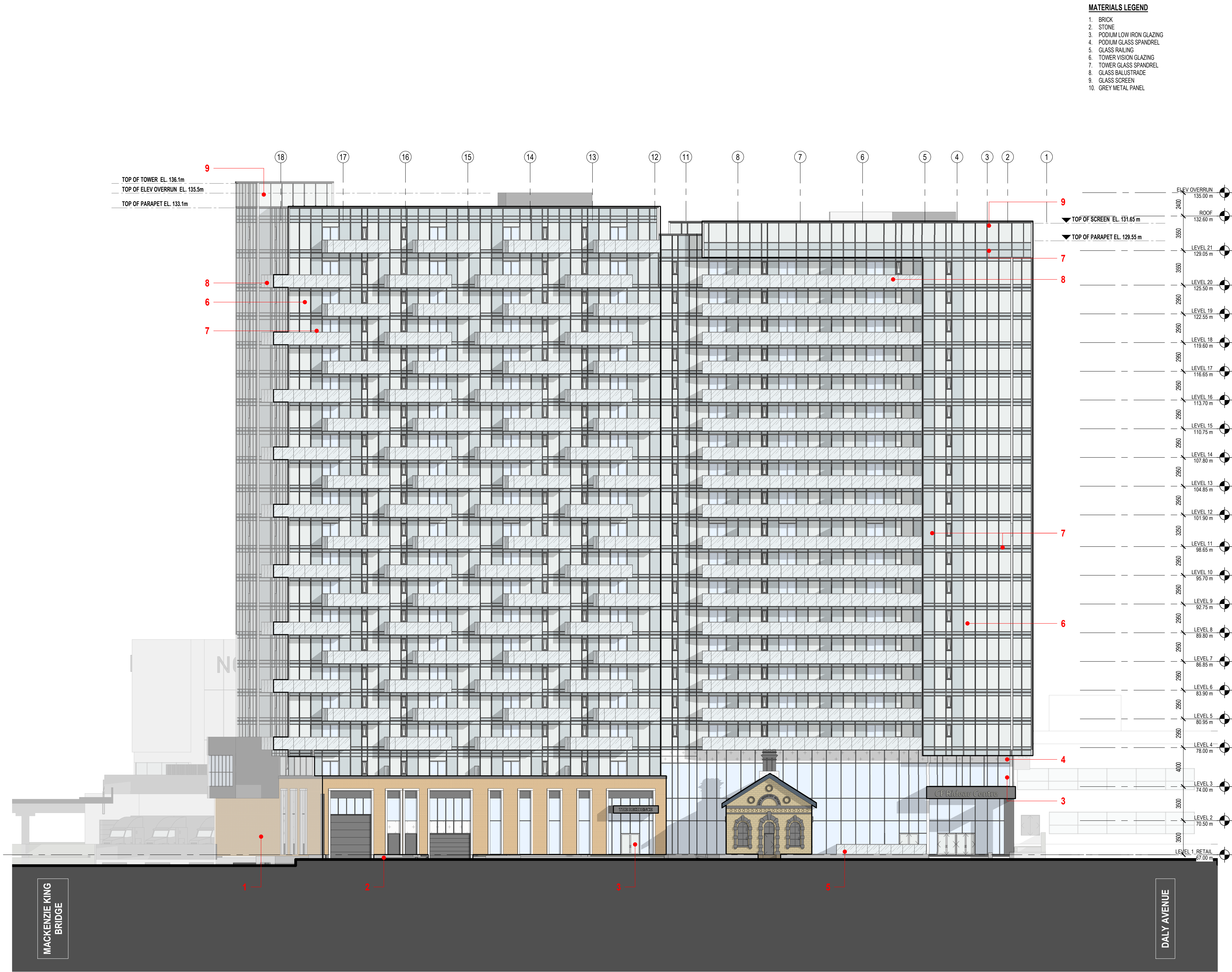
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**TYPICAL FLOOR
PLAN (ODD
FLOORS)**

PROJECT NO.	SCALE	CHECKED
18-1-060 / 12736	1 : 200	Checker
DRAWING NO.	REVISION NO.	



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4	RE-ISSUED FOR SITE PLAN CONTROL	2022-08-24
3	RE-ISSUED FOR SITE PLAN CONTROL	2022-04-29
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO.	ISSUE/ REVISION	DATE
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NO.	ISSUE/ REVISION	DATE
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PROJECT

CF RIDEAU CENTRE REGISTRY SITE

FILE NO. D07-12-21-0197

PROJECT ADDRESS

70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

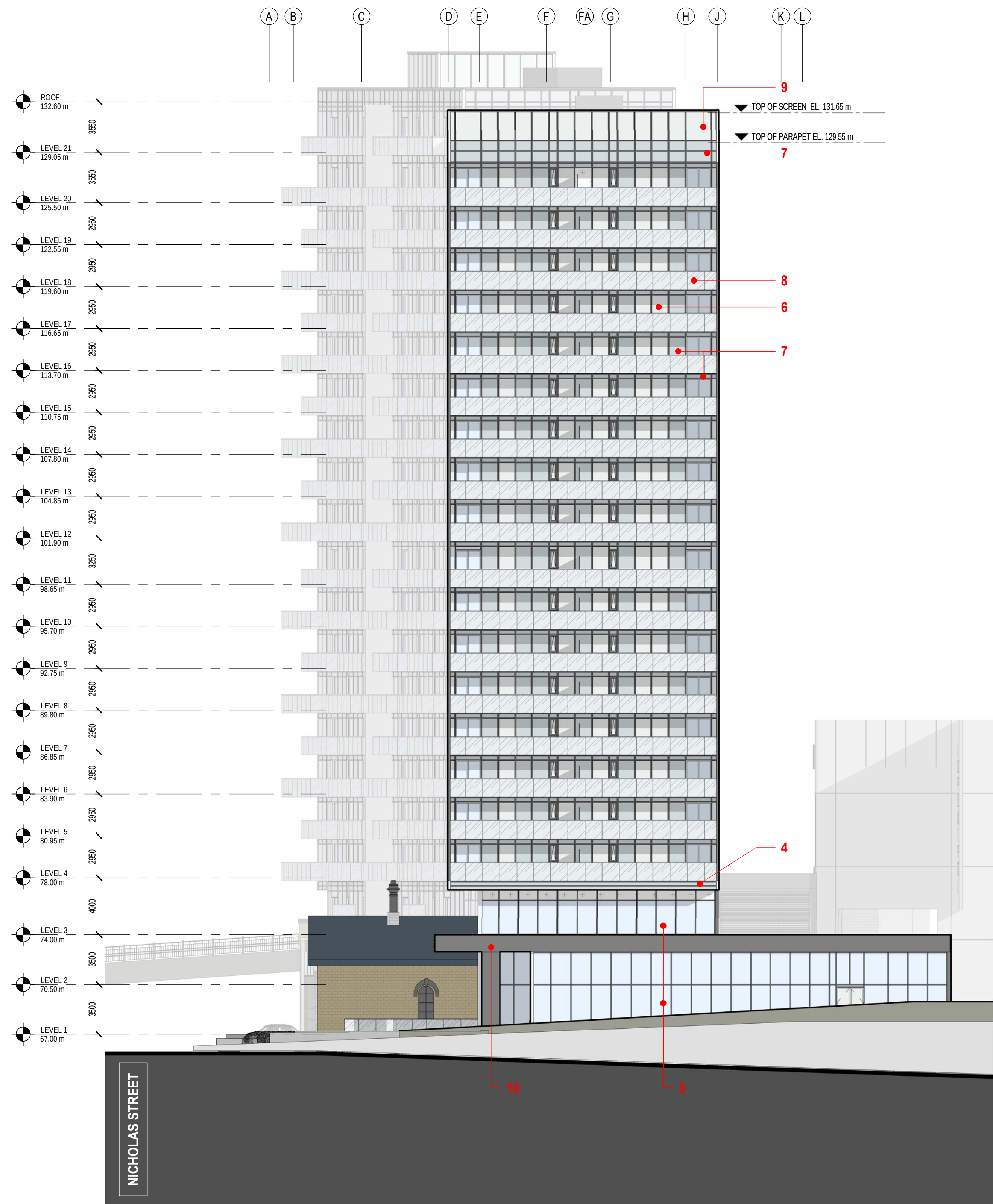
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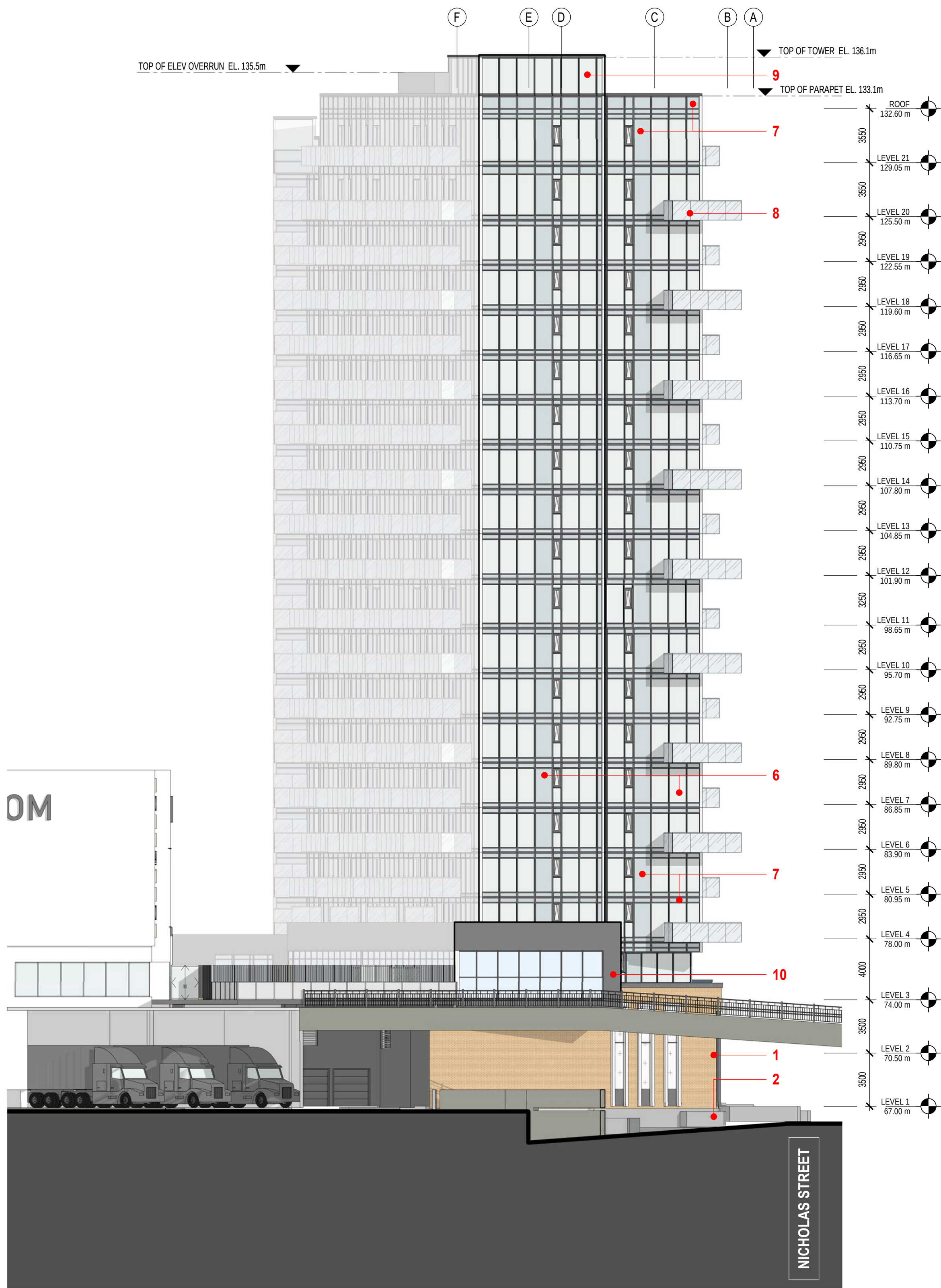
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18-1-060 / 12736	1 : 200	Checker

DRAWING NO. REVISION NO.

A4-02



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



1 ELEVATION_SOUTH
A4-02 SCALE: 1 : 200

4	RE-ISSUED FOR SITE PLAN CONTROL	2022-08-24
3	RE-ISSUED FOR SITE PLAN CONTROL	2022-04-29
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NO.	ISSUE/ REVISION	DATE
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CF RIDEAU CENTRE REGISTRY SITE

FILE NO. D07-12-21-0197

PLAN NO. #18624

PROJECT ADDRESS
70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

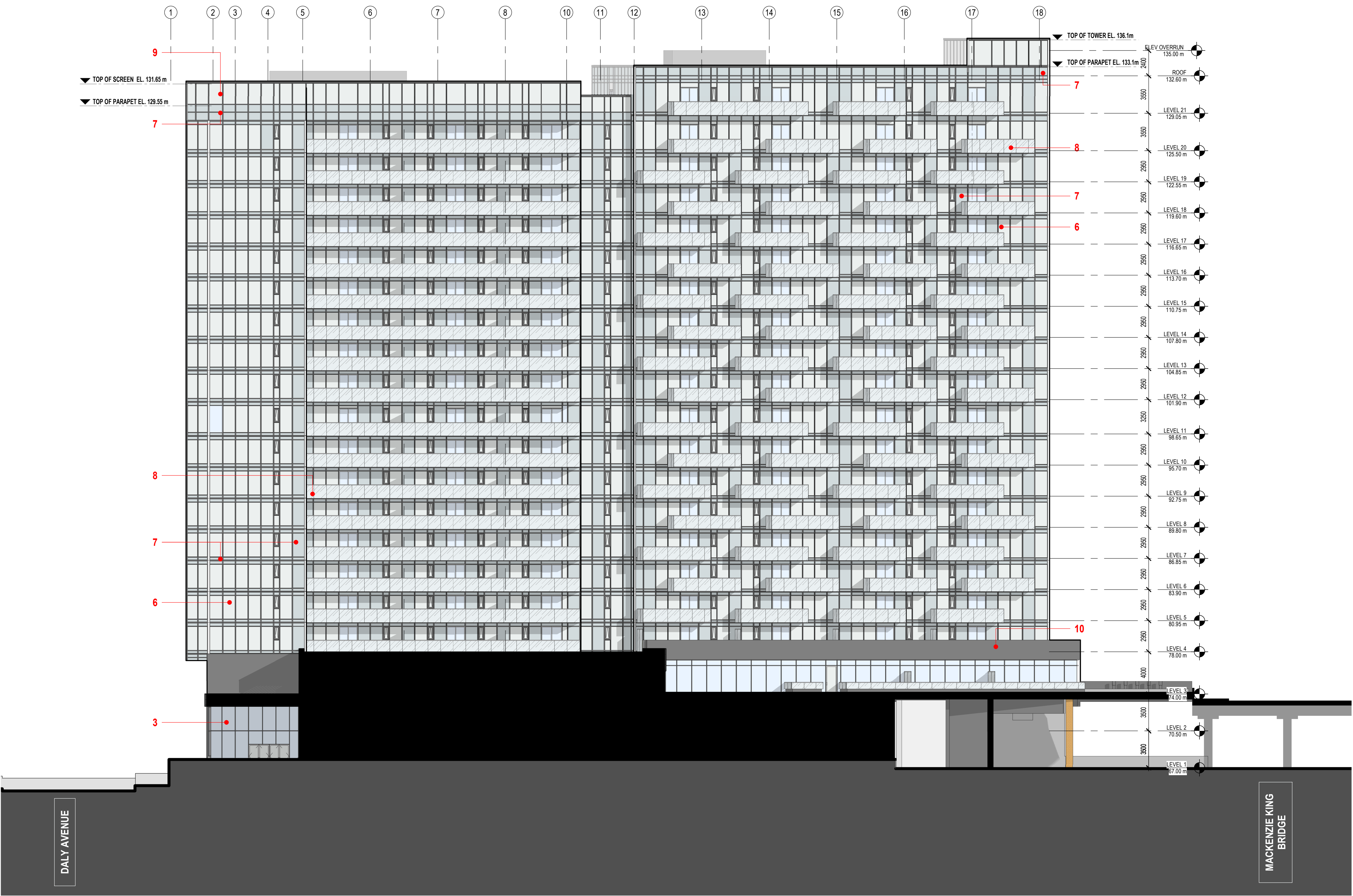
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PROJECT NO.	SCALE	CHECKED
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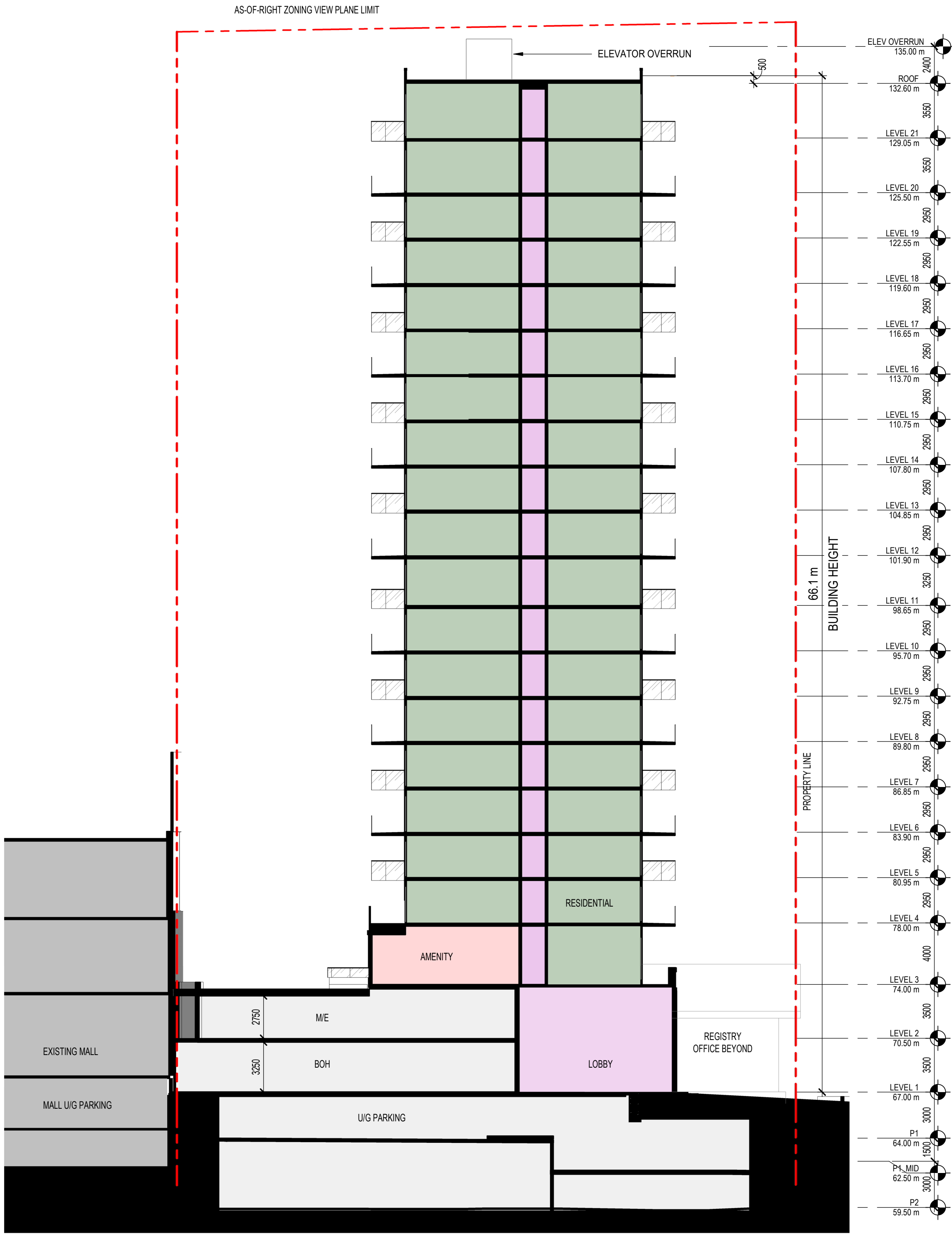
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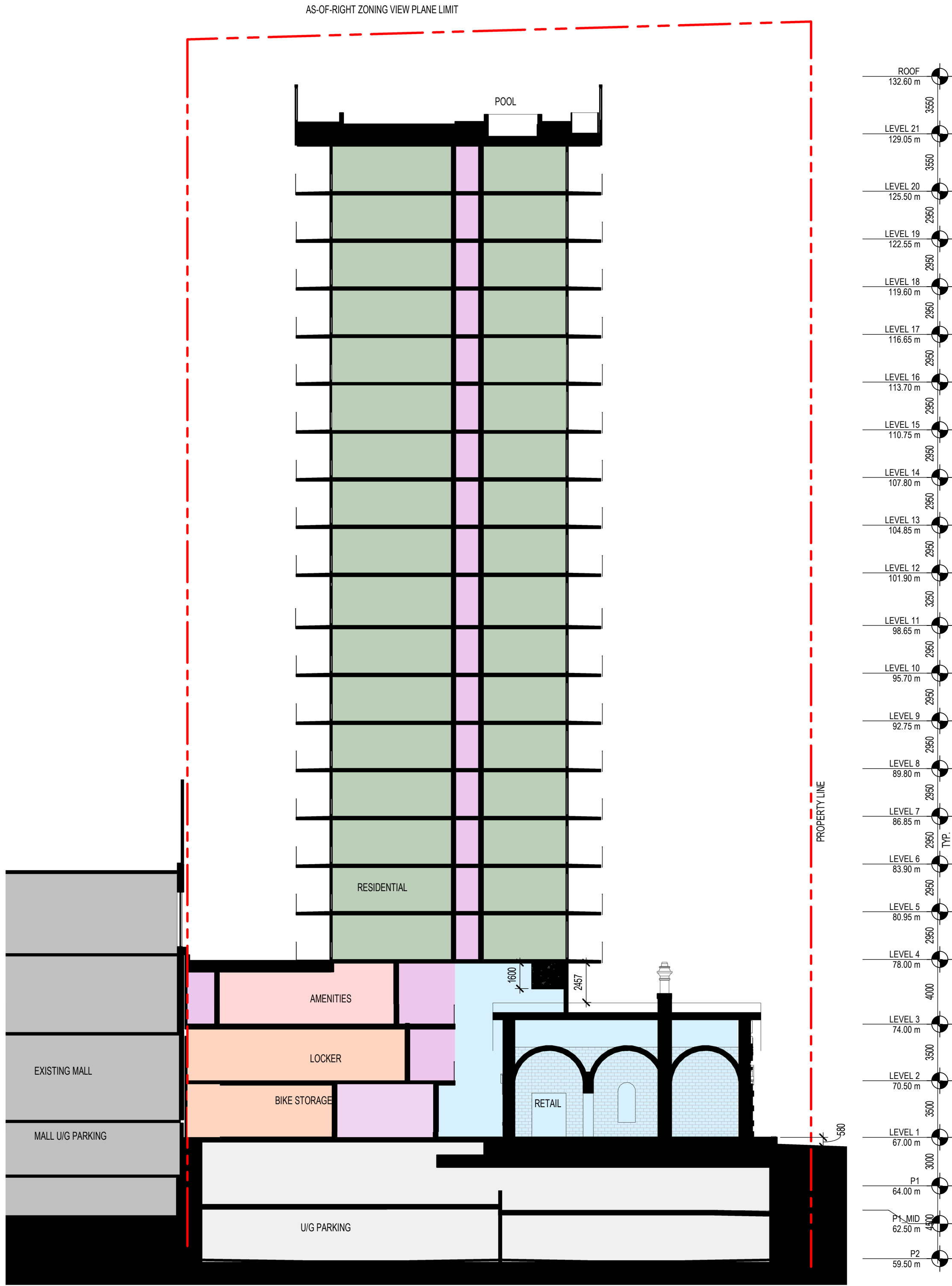


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SOUTH TOWER SECTION THRU MAIN ENTRANCE



NORTH TOWER SECTION THRU HERITAGE BLDG

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NO.	ISSUE/ REVISION	DATE
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1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

PROJECT

**CF RIDEAU CENTRE
REGISTRY SITE**

FILE NO. D07-12-21-0197 PLAN NO. #18624

PROJECT ADDRESS
70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE

SECTIONS

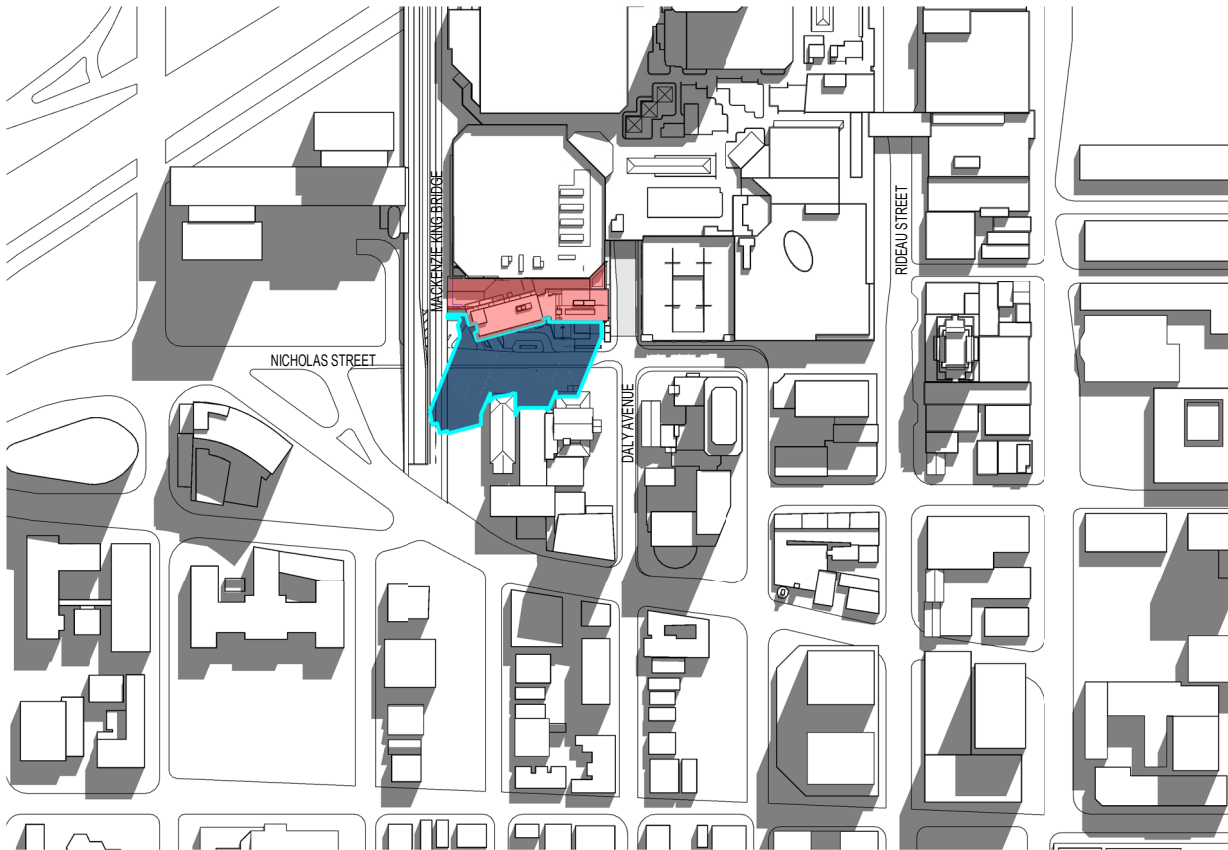
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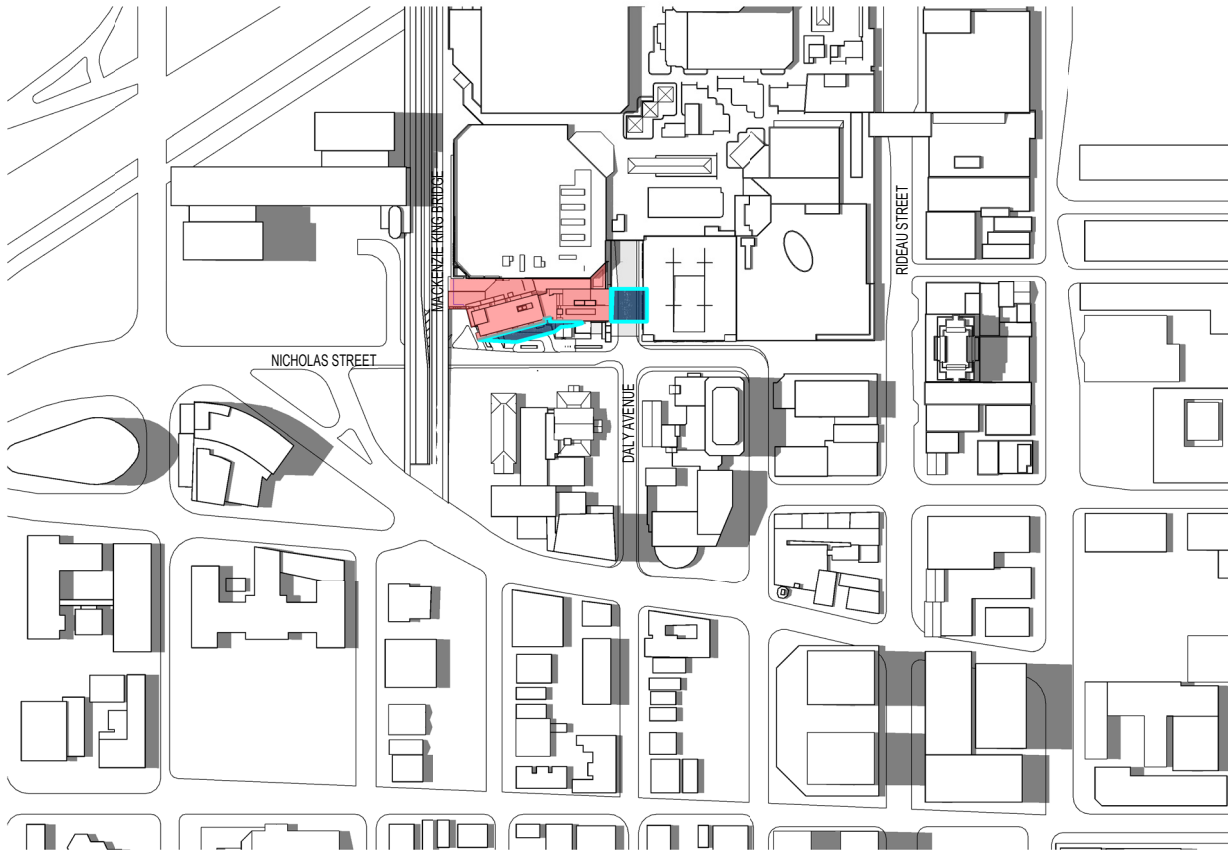
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JUNE 21 2021_4PM



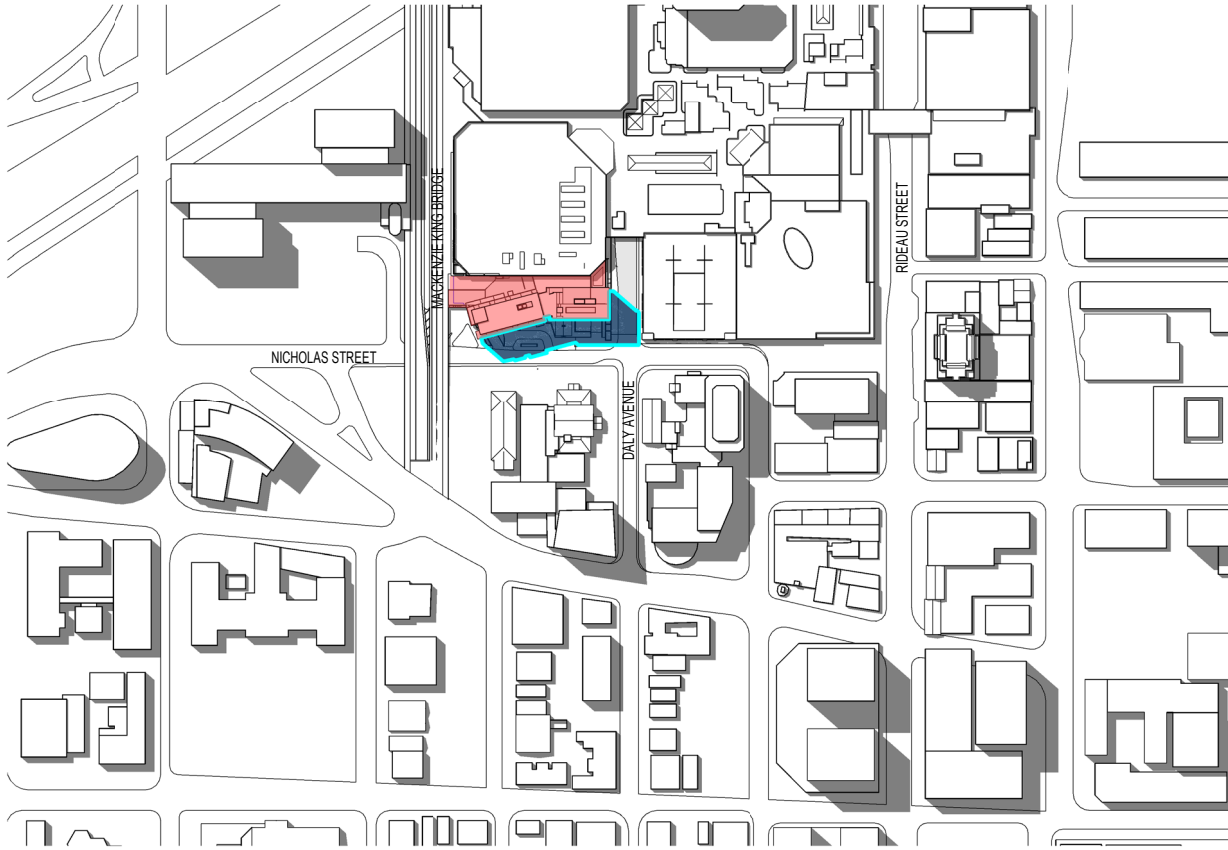
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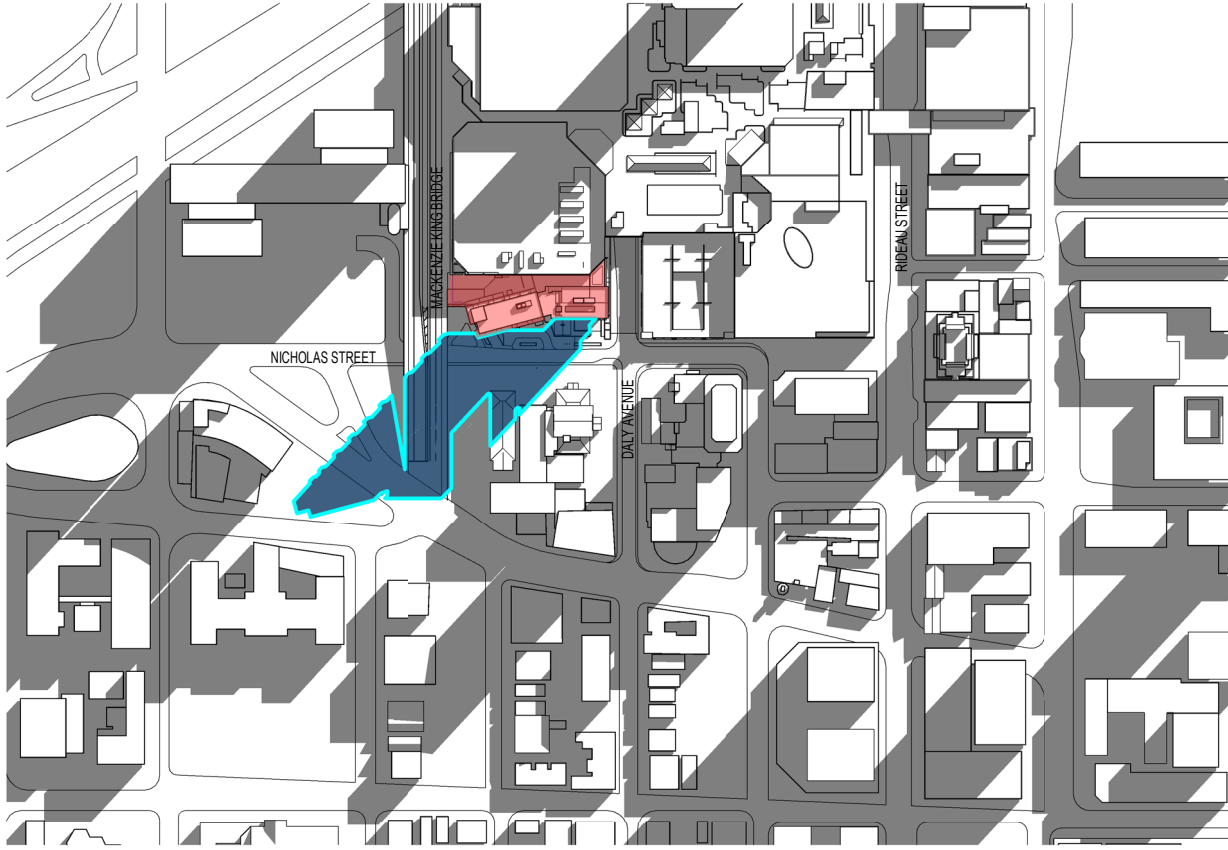
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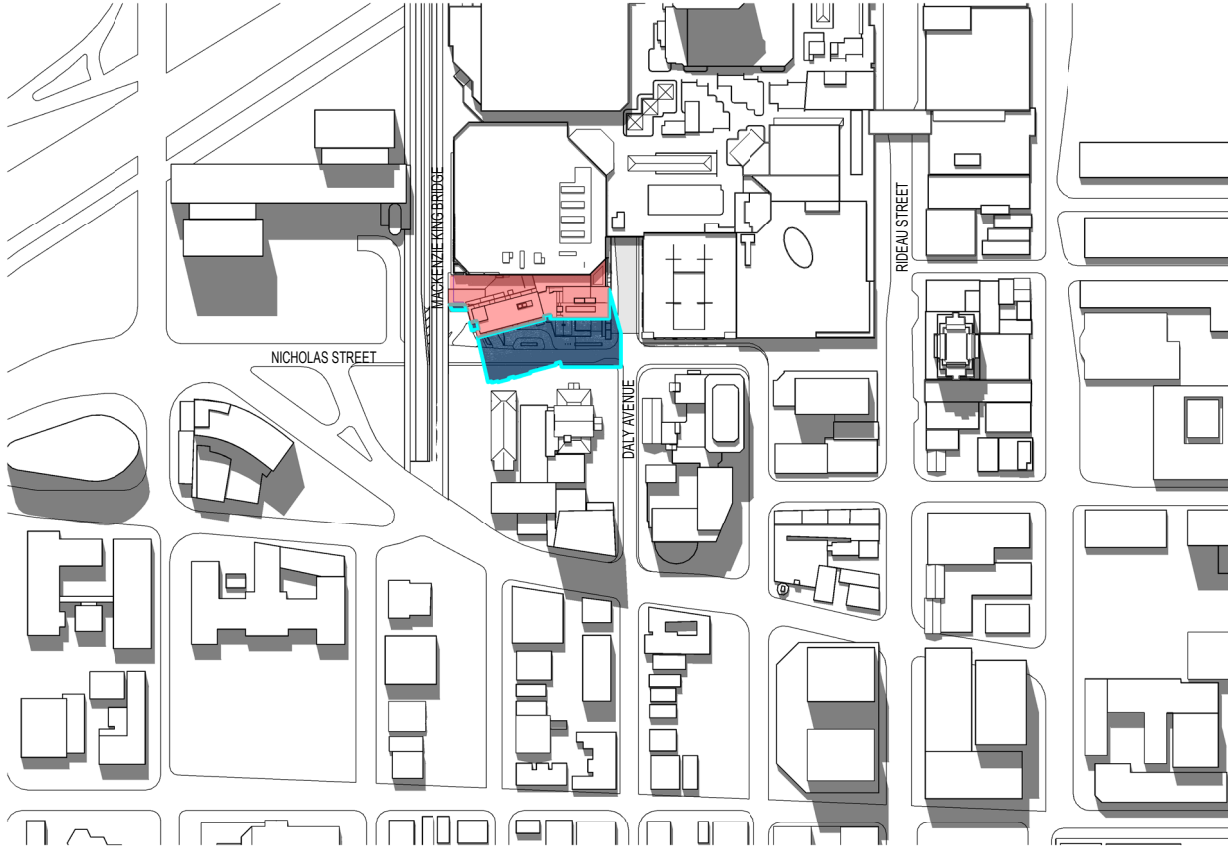
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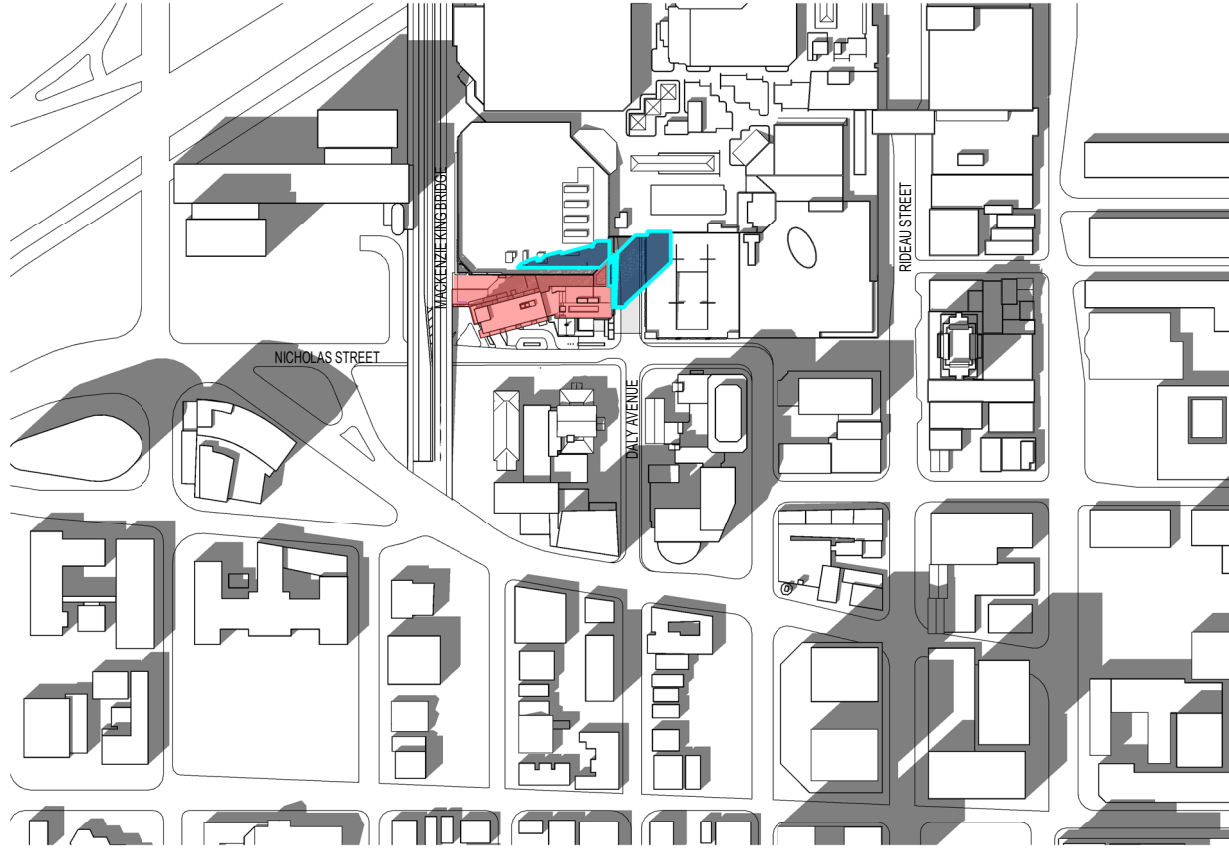
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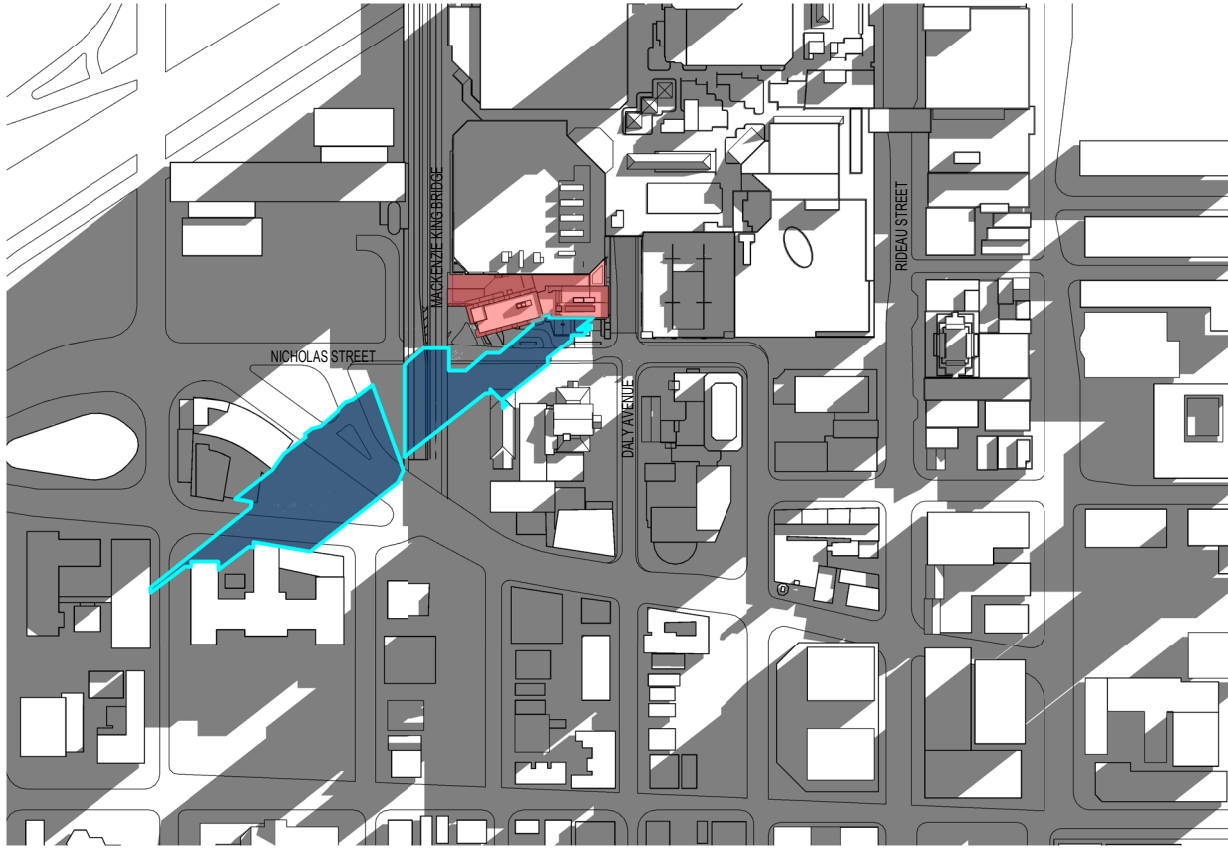
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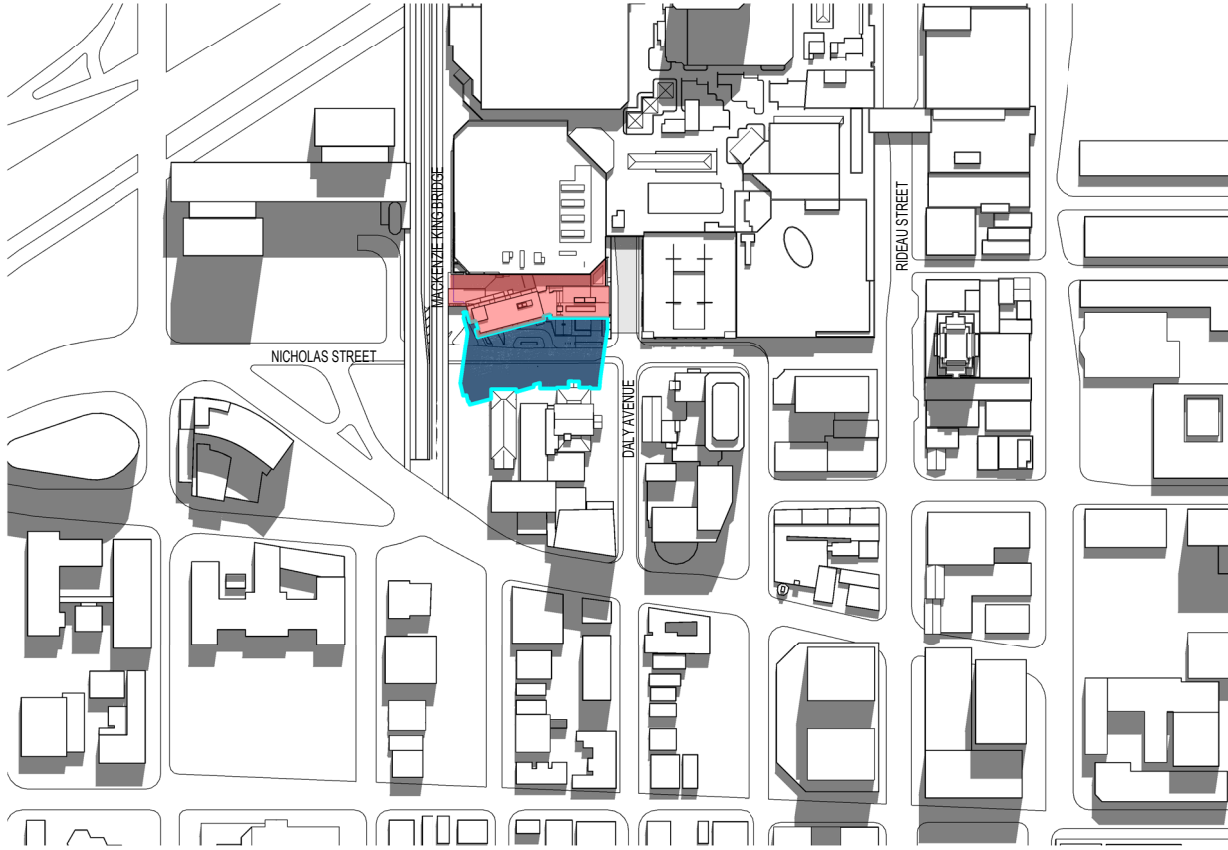
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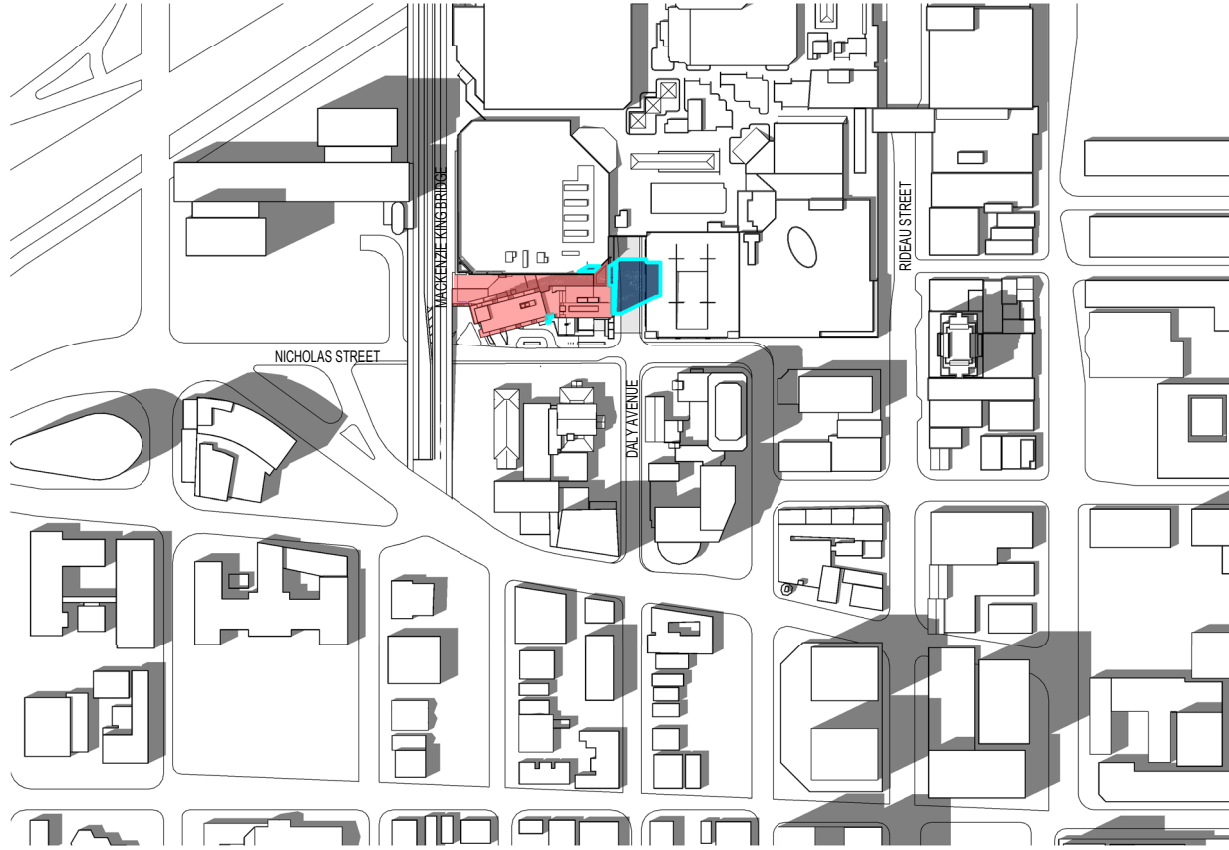
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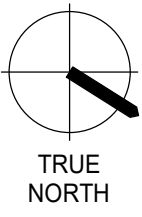
JUNE 21 2021_7PM



JUNE 21 2021_3PM



JUNE 21 2021_11AM



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NO.	ISSUE/ REVISION	DATE

PROJECT

**CF RIDEAU CENTRE
REGISTRY SITE**

FILE NO. D07-12-21-0197 PLAN NO. #18624

PROJECT ADDRESS

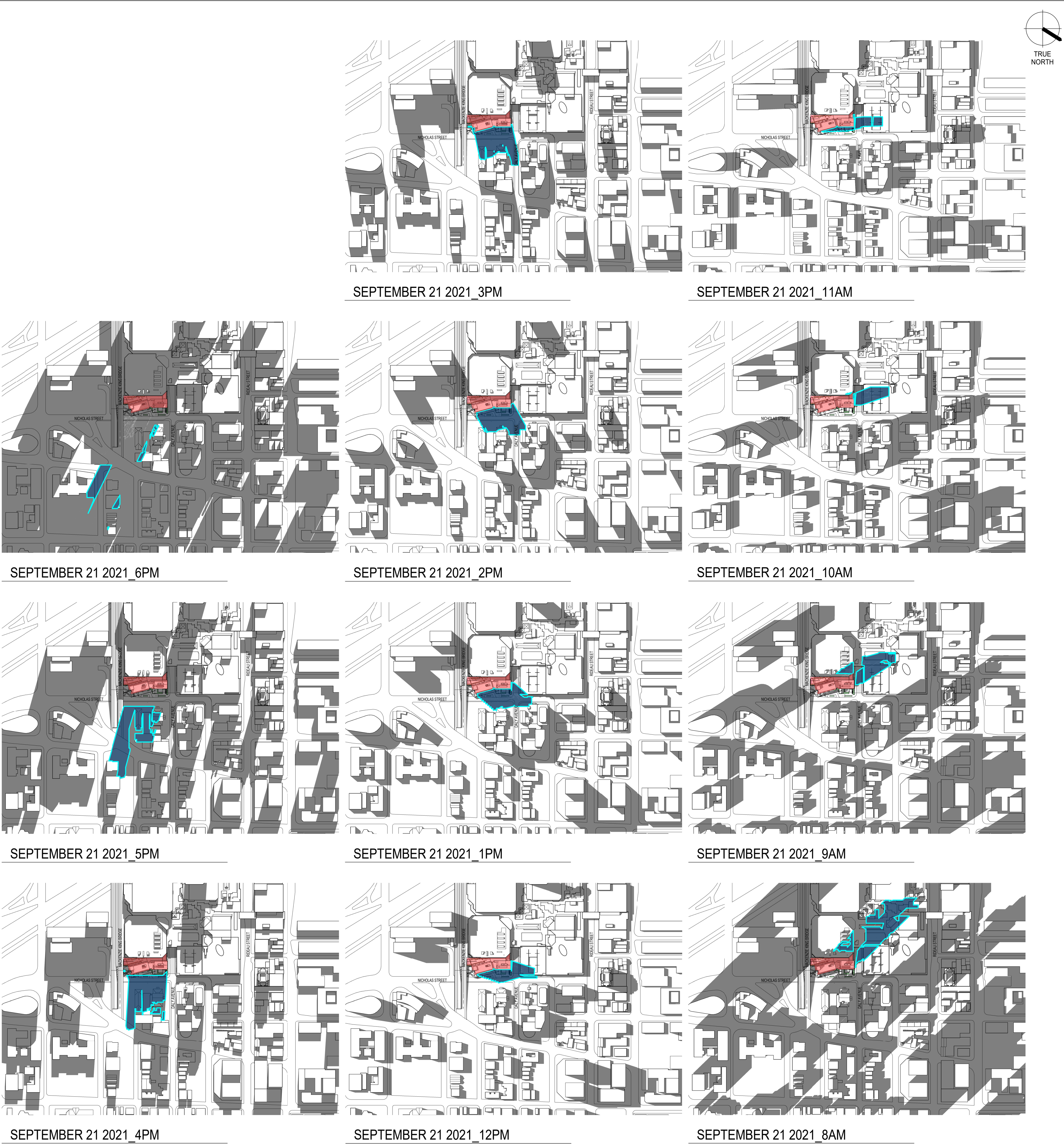
70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE

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- JUNE SOLSTICE**

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DRAWING NO.	REVISION NO.	

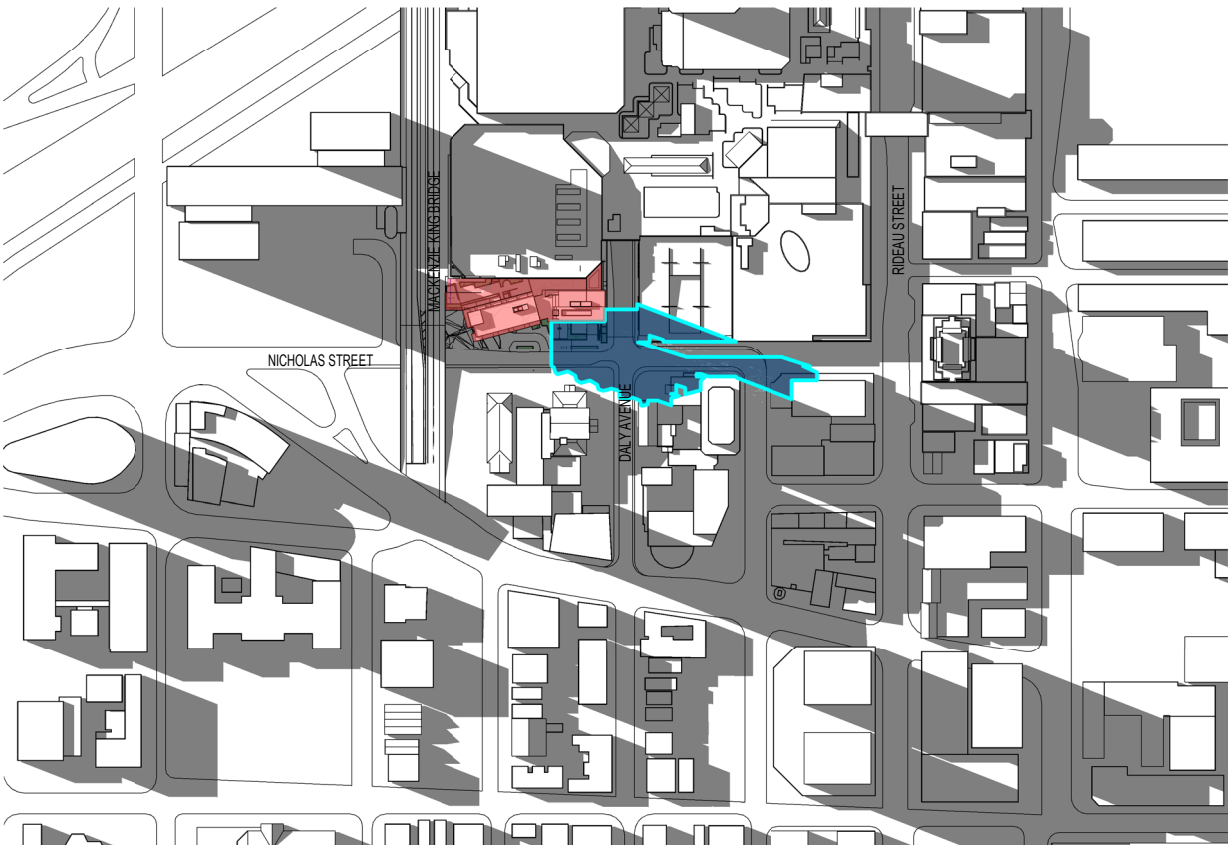
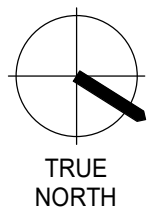
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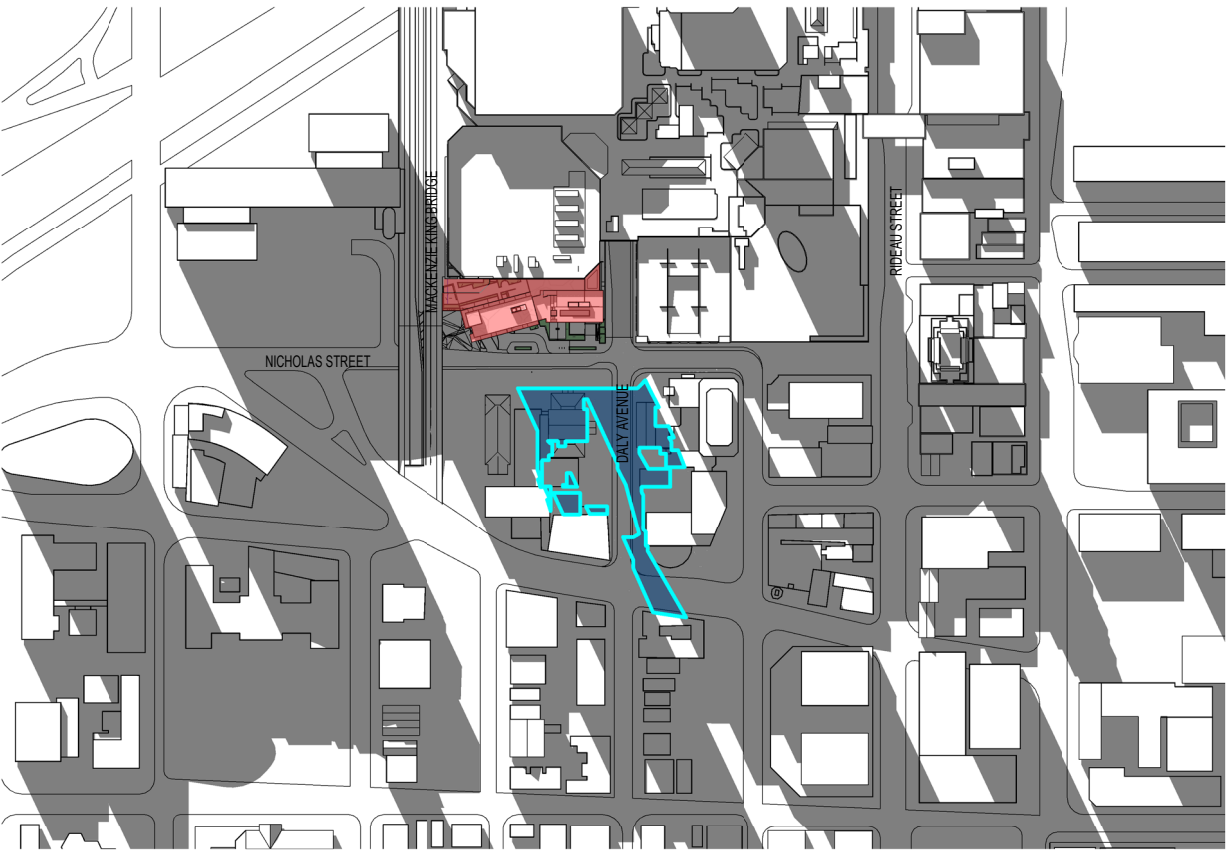
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1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO.	ISSUE/ REVISION	DATE

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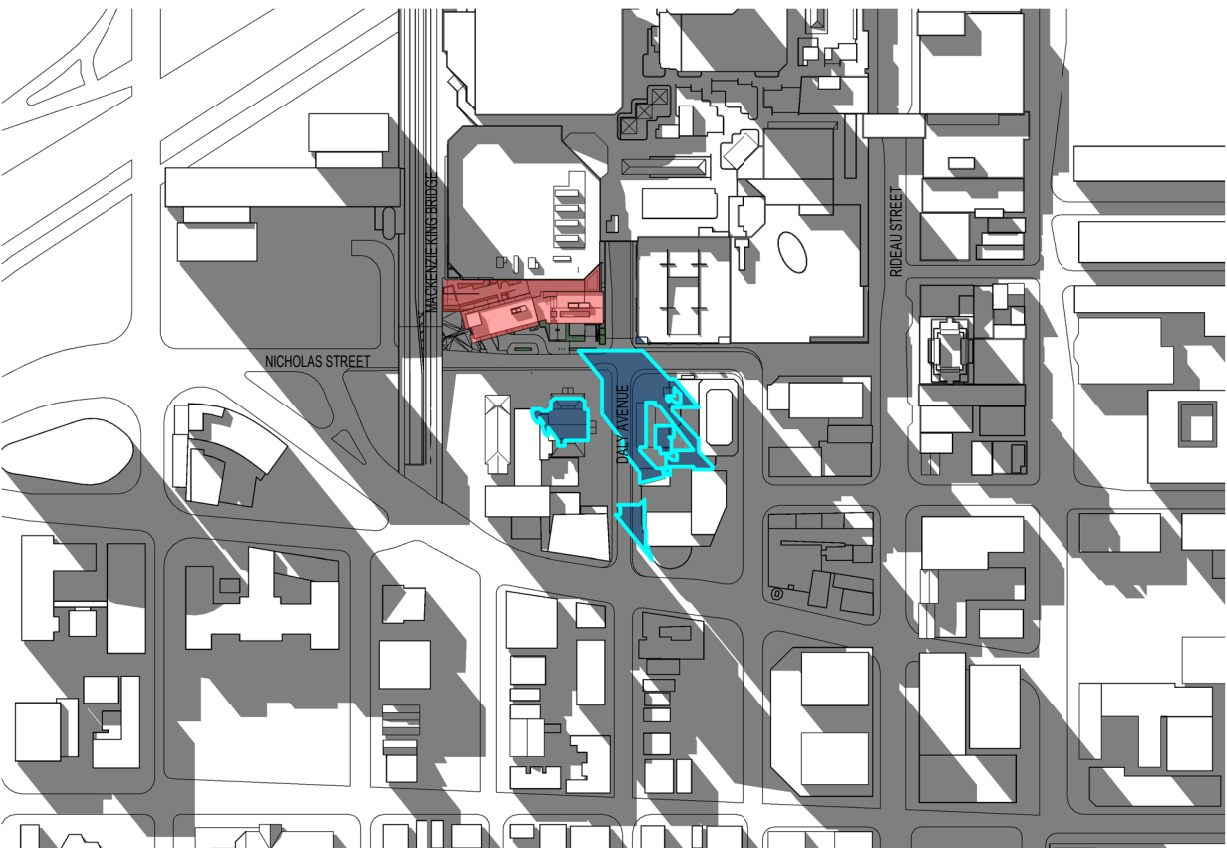
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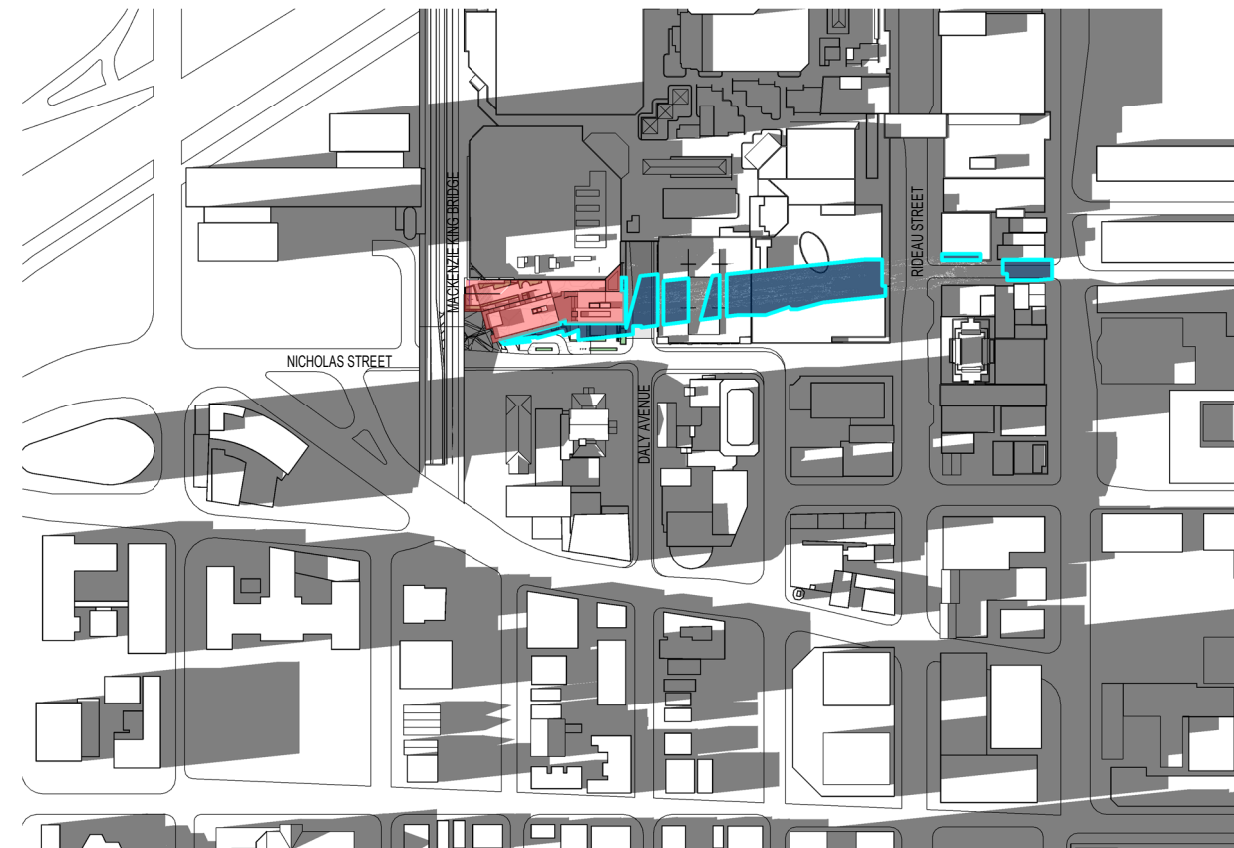
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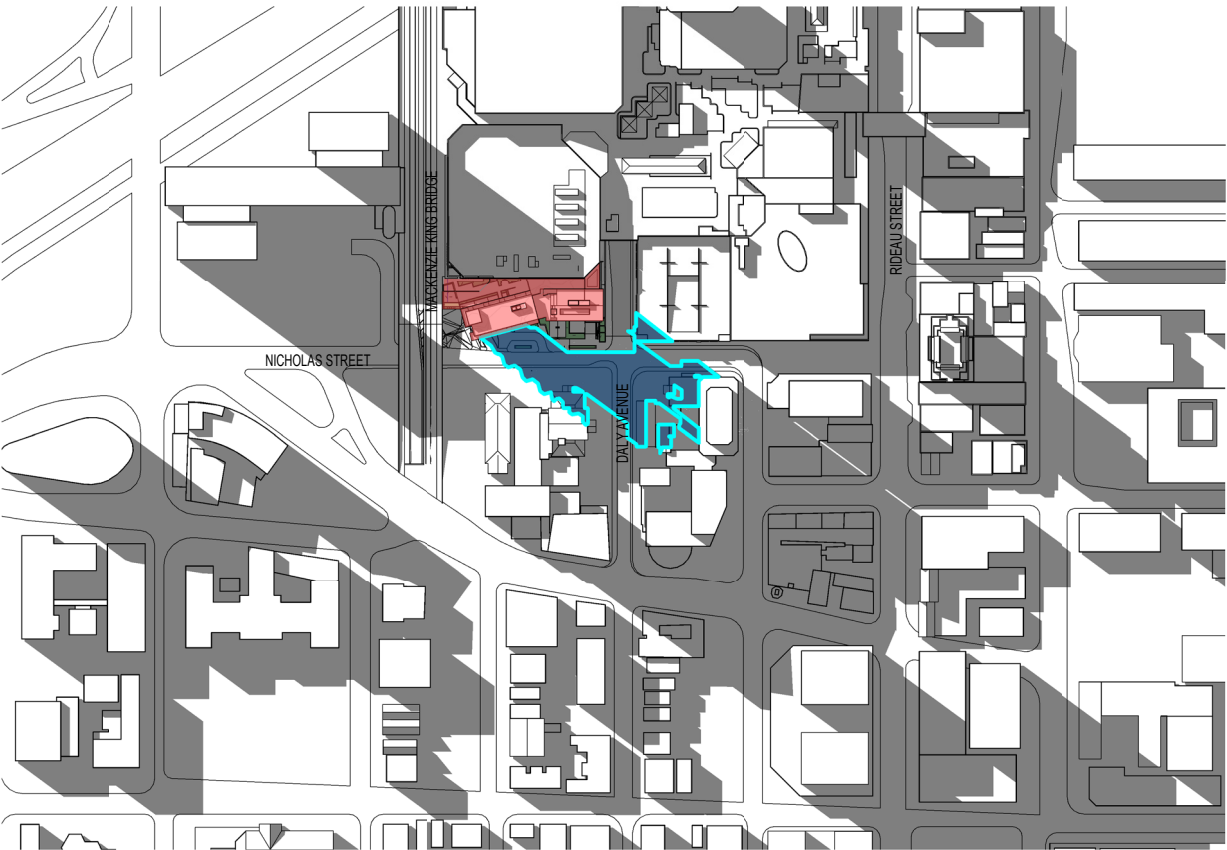
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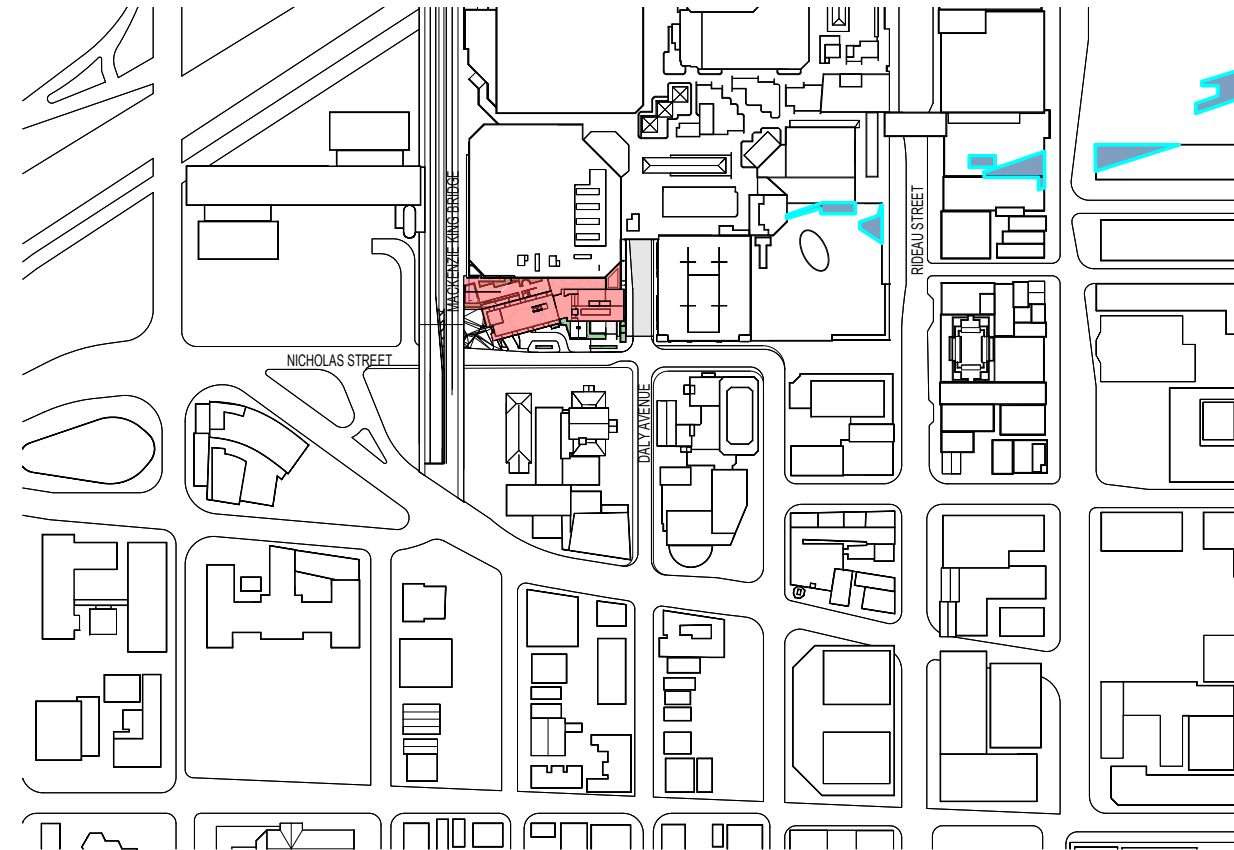
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DECEMBER 21 2021_10AM



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**

FILE NO. D07-12-21-0197 PLAN NO. #18624

PROJECT ADDRESS

70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

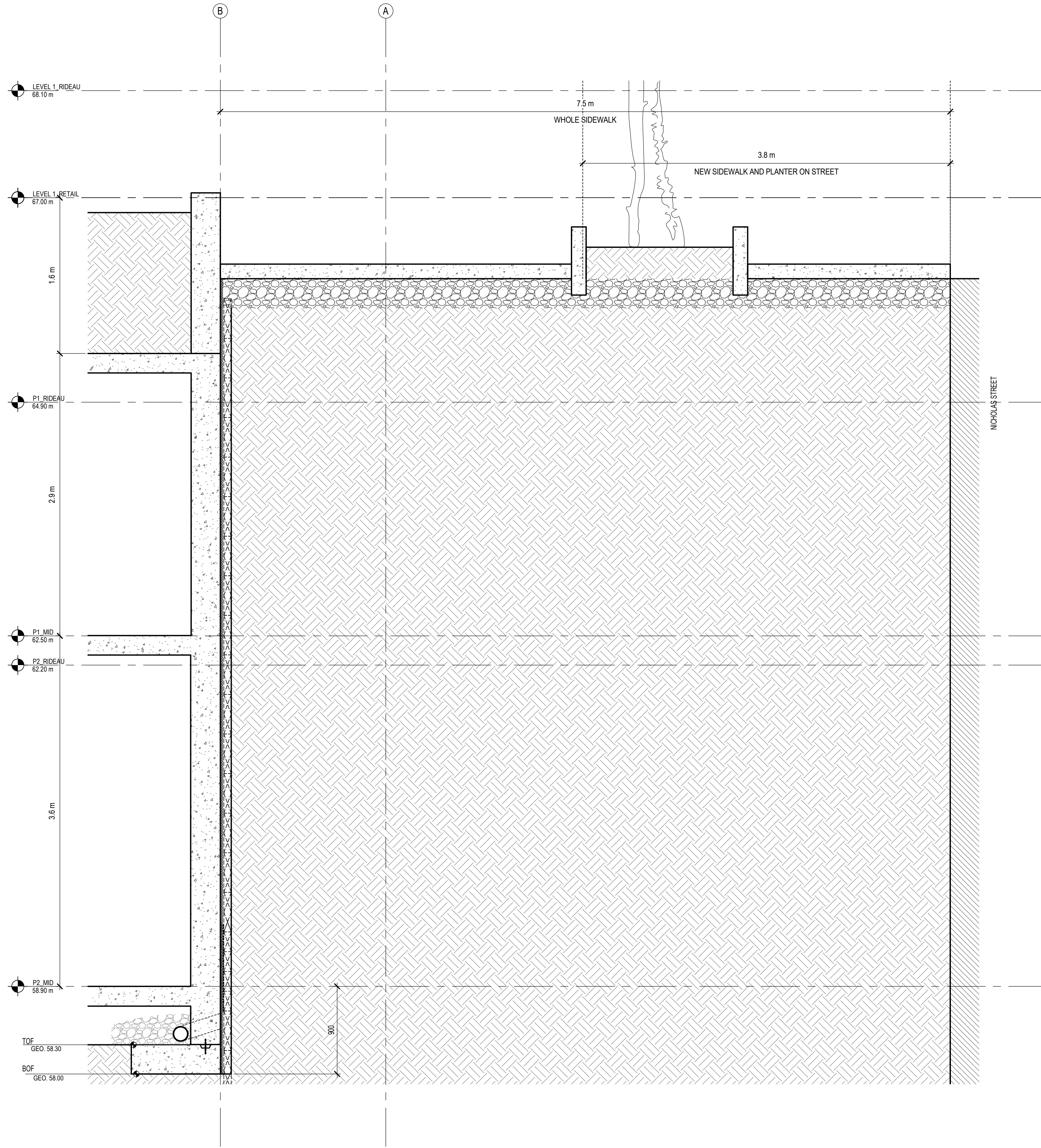
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**SHADOW ANALYSIS
- DECEMBER
SOLSTICE**

PROJECT NO.	SCALE	CHECKED
18-1-060 / 12736	1 : 4500	Checker

DRAWING NO.	REVISION NO.
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1 FOUNDATION DETAIL SECTION
SK-01 SCALE: 1 : 25



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Toronto, ON M6R 2B7

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2	RE-ISSUED FOR SITE PLAN CONTROL	2022-08-24
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NO. ISSUE/ REVISION DATE

PROJECT

**CF RIDEAU CENTRE
REGISTRY SITE**

FILE NO. D07-12-21-0197 PLAN NO. #18624

PROJECT ADDRESS

70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE

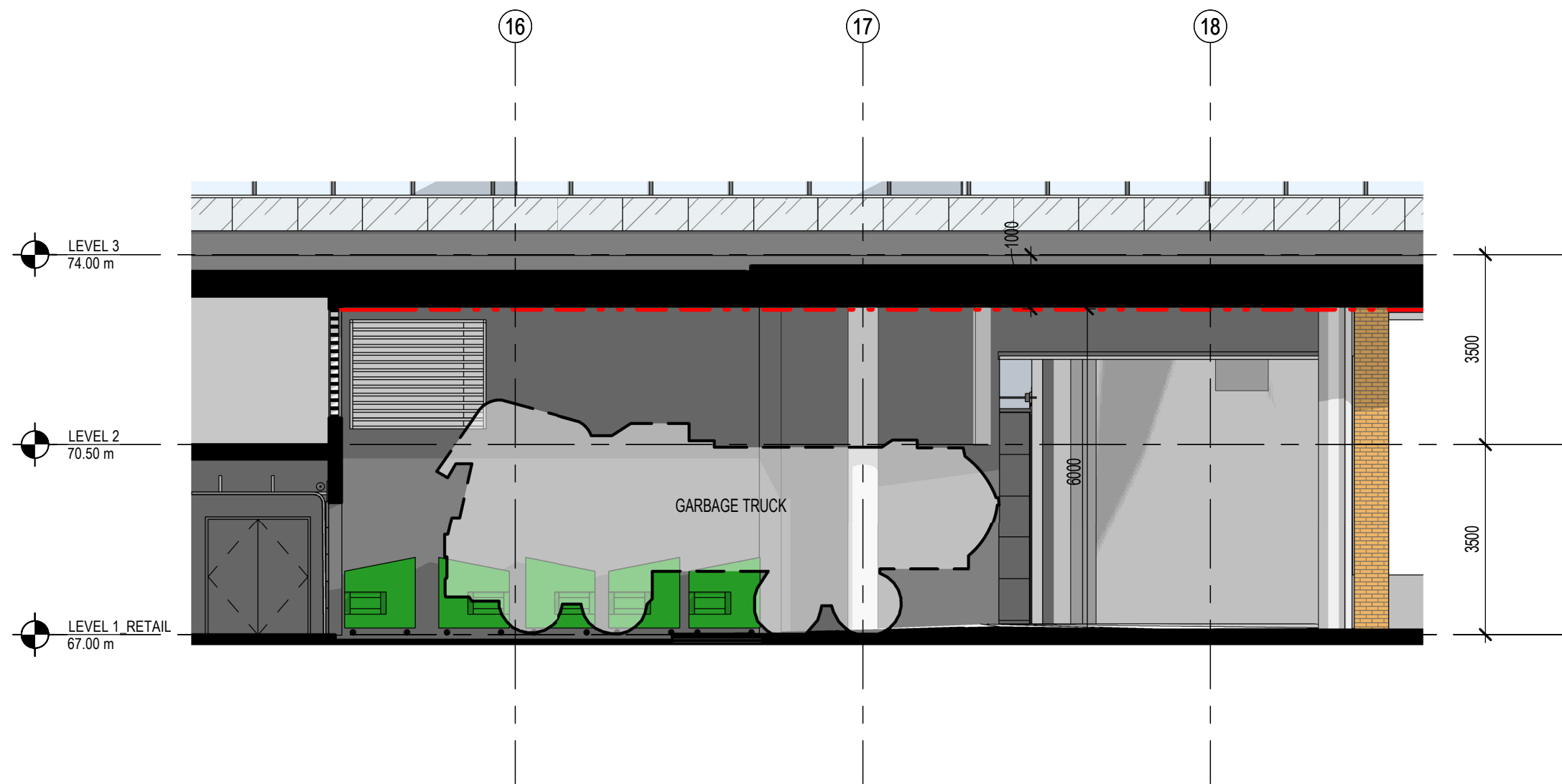
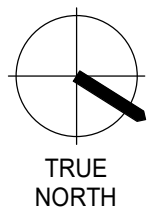
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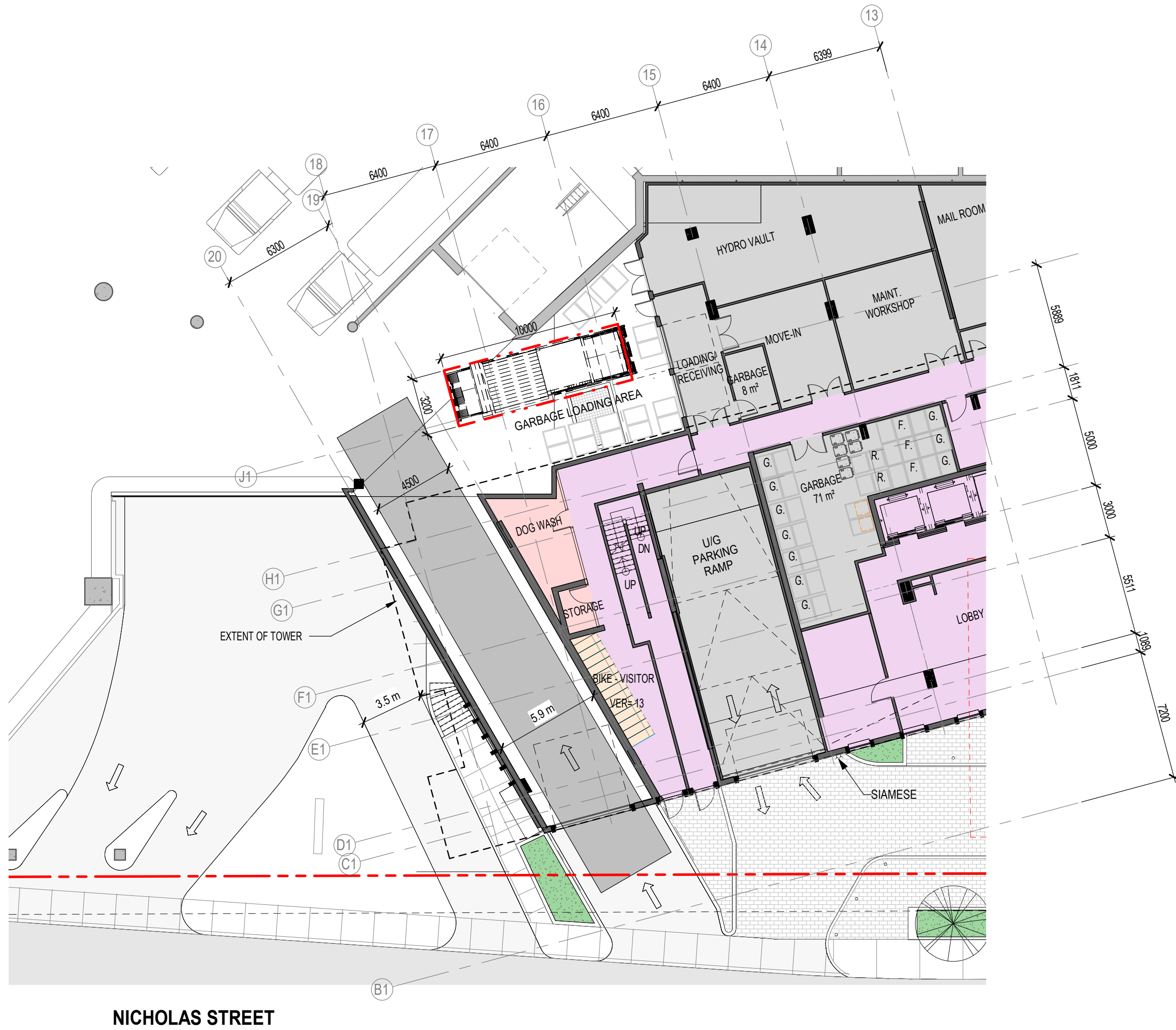
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2

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2 WASTE MANAGEMENT - SECTION
SK-02 SCALE: 1 : 100



1 FLOOR PLAN - LEVEL 1
SK-02 SCALE: 1 : 200

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2	RE-ISSUED FOR SITE PLAN CONTROL	2022-08-24
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NO.	ISSUE/ REVISION	DATE
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PROJECT
**CF RIDEAU CENTRE
REGISTRY SITE**
FILE NO. D07-12-21-0197
PLAN NO. #18624
PROJECT ADDRESS
70 Nicholas Street
Ottawa, ONTARIO K1N 7B9
TITLE
**WASTE
MANAGEMENT**

PROJECT NO.	SCALE	CHECKED
18-1-060 / 12736	As indicated	Vérificateur
DRAWING NO.	REVISION NO.	