**A0-10** ✓ SCALE: 1:250

<b>GROSS FLOO</b>	R AREA (BY-LAW 2008-326)
LEVEL 1	9,628 ft
LEVEL 2	6,147 ft
LEVEL 3	5,140 ft
LEVEL 4	11,025 ft
LEVEL 5	11,025 ft
LEVEL 6	11,025 ft
LEVEL 7	11,025 ft
LEVEL 8	11,025 ft
LEVEL 9	11,025 ft
LEVEL 10	11,025 ft
LEVEL 11	11,025 ft
LEVEL 12	11,025 ft
LEVEL 13	11,025 ft
LEVEL 14	11,025 ft
LEVEL 15	11,025 ft
LEVEL 16	11,025 ft
LEVEL 17	11,025 ft
LEVEL 18	11,025 ft
LEVEL 19	11,025 ft
LEVEL 20	11,025 ft
LEVEL 21	5,314 ft
Grand total	213,645 ft

ZONING MECHANISM	REQUIRE	:D	PROPOSED	COMPLIANCE
MIN. LOT AREA & WIDTH	NO MIN.			$\sqrt{}$
MIN. SETBACKS	NO MIN. ON ALL SIDES			√
BUILDING HT.	PER SCHEDULE 57 - 135	~ 137 e.a.s.l	132.6m e.a.s.l	V
ACTIVE GROUND FLOOR	ACTIVE	FOOTPRINT	PROPOSED	COMPLIANCE
(AT LEAST 50% OF GROUND FLOOR)	192.5 m <sup>2</sup>	1,955.0 m <sup>2</sup>	9.8 %	X
MIN PARKING	PEOUIDE	'n	PROPOSER	COMPLIANCE
MIN. PARKING	REQUIRE	:υ	PROPOSED	COMPLIANCE
AREA Z ON SCHEDULE 1A	RESIDENTIAL: 0		103	V
RESIDENTIAL: NO PARKING REQUIRED.	VISITOR: 28 SPACES		15	X
VISITOR: 0.1/ UNIT, EXCL. THE FIRST 12 UNIT; MAX 30 COMMERCIAL: NO PARKING REQUIRED	COMMERCIAL: 0		0	٧
MAX. PARKING	504		103	$\sqrt{}$
RESIDENTIAL: 1.75 SPACES/ UNIT	Lugaria de la companya de la company			,
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	V
PERCENTAGE OF SMALL SPACES	MAX. 40% OF SPACES M	1AY BE 2.4M X 4.6M	0%	$\sqrt{}$
ACCESSIBLE PARKING REQUIREMENTS				
ACCESSIBLE PARKING TYPE A SPACE (3.2mX5.2m)	2		2	$\sqrt{}$
ACCESSIBLE PARKING TYPE B SPACE (2.4mX5.2m)	3		3	$\sqrt{}$
1.5m AISLE BTWN ACCESSIBLE SPACE			REFER TO DWG	$\checkmark$
DRIVEWAY WIDTH	MIN. TWO-WAY: 6m		TWO-WAY	V
	MIN. ONE-WAY: 3m		ACCESS: 6m	
	MAX. 6.7m		ONE-WAY LAY-BY:	
	MAX. 9m AT STREET E	DGE	5m	

ZONING MECHANISM	REQUIRED	PROPOSED	COMPLIANCE
AISLE WIDTH	TWO-WAY MIN.: 6m NOT IN PARKING LOT OR GARAGE: 2.6m	6m	V
BICYCLE PARKING  RESIDENTIAL: 0.5 SPACES PER UNIT  50% CAN BE VERTICAL; 25% MUST BE INDOORS	RESIDENTIAL: 144 SPACES RETAIL: 1 SPACE MAX. 72 VERTICAL	RESIDENTIAL: 219 VISITOR: 19 VERTICAL: 13	V
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	V
LOADING SPACE	NONE	2	
LOADING SPACE DIMENSIONS	7m (L) x 3.5M (W) DRIVEWAY WIDTH: 6m ACCESS AISLE WIDTH: 5~9m	REFER TO DWG	V
AMENITY AREA 6 m² PER UNIT ,MIN. 50% OF THE AREA MUST BE COMMUNAL WITH AT LEAST ONE AREA 54m² IN SIZE	1,728 m <sup>2</sup> 864 m <sup>2</sup> AS COMMUNAL AREA	6,796 m² 2,020 m²	√ √
PERMITTED PROJECTIONS OVER THE HEIGHT LIMIT	NOT PERMITTED BY SCHEDULE 11 OF THE ZONING BY-LAW	NO PROJECTION	V

DEVELOPMENT INFORMATION	PROPOSED
LOT AREA (SCOPE OF WORK AREA)	2,943.2 m <sup>2</sup>
PROPOSED LOT COVERAGE - FOOTPRINT (BY-LAW 2016-356)/ LOT	66.4%
LANDSCAPING PERCENTAGE WITHIN ALL PARKING LOTS	N/A
LANDSCAPING PERCENTAGE OVER LOT AREA	21.9%
STOREY	21

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
- 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-z/part-1-administrationinterpretation-and-definitions-sections-1-54#section-56529b37-0e63-4b6a-b2cb-e764481046f1

DEVELOPMENT INFORMATION

\A0-10 / SCALE: N.T.S

(BY-LAW 2014-94) (BY-LAW 2020-289)

LANDSCAPE AREA

**A0-10** 



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5	RE-ISSUED FOR SITE PLAN CONTROL	2022-12-09
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
		•

PROJECT

NO. ISSUE/ REVISION

# **CF RIDEAU CENTRE REGISTRY SITE**

FILE NO. D07-12-21-0197

#18624

PLAN NO.

PROJECT ADDRESS

70 Nicholas Street Ottawa, ONTARIO K1N 7B9

**SITE PLAN** 

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

DRAWING NO.

REVISION NO. #18624

DATE









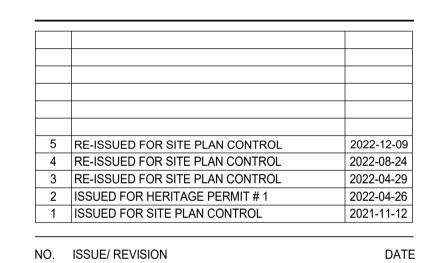
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## **CF RIDEAU CENTRE REGISTRY SITE**

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

PROJECT ADDRESS

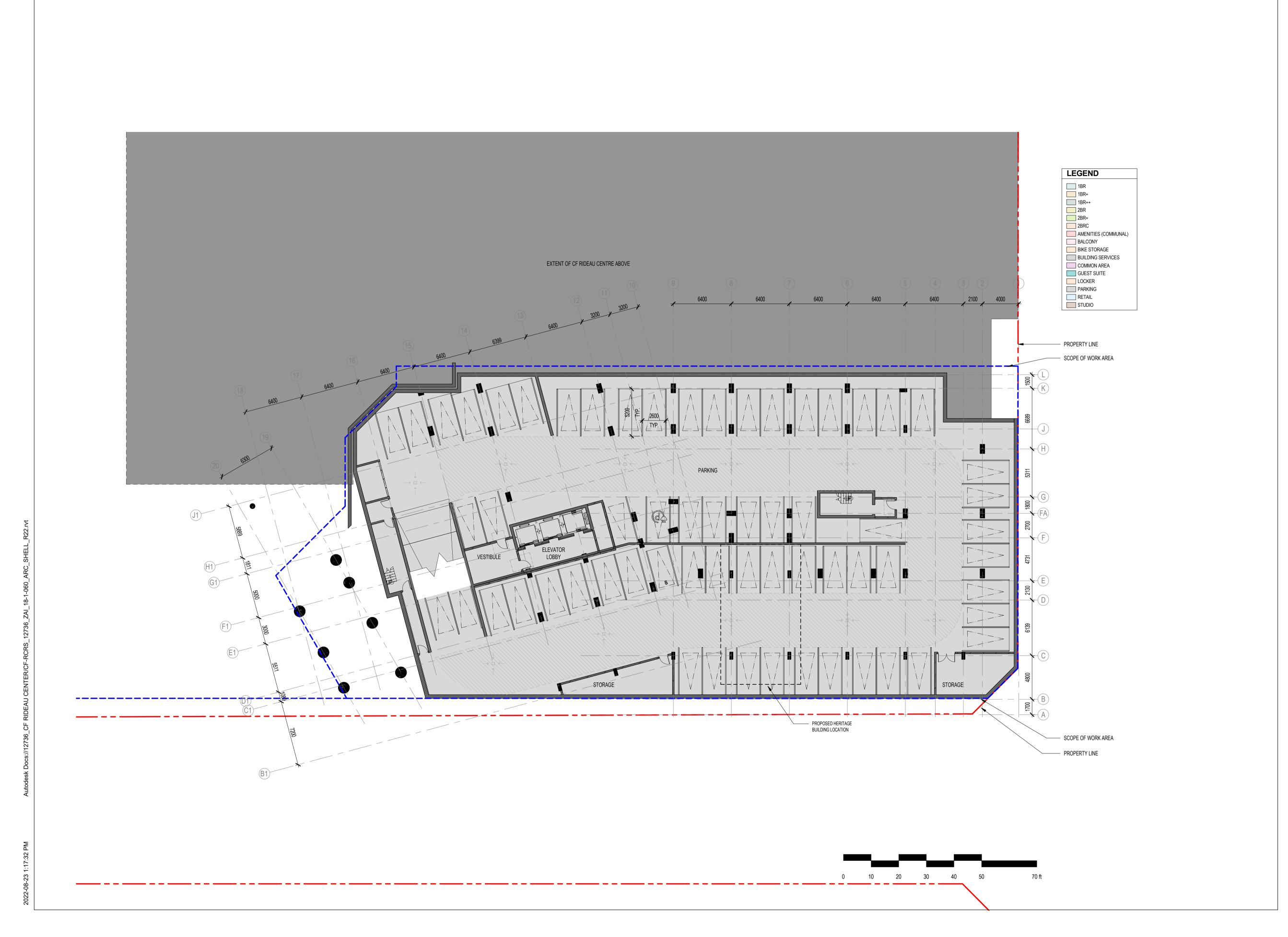
70 Nicholas Street Ottawa, ONTARIO K1N 7B9

FLOOR PLAN - P2

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

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RE-ISSUED FOR SITE PLAN CONTROL	2022-12-09
RE-ISSUED FOR SITE PLAN CONTROL	2022-08-24
RE-ISSUED FOR SITE PLAN CONTROL	2022-04-29
ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
ISSUED FOR SITE PLAN CONTROL	2021-11-12
	RE-ISSUED FOR SITE PLAN CONTROL RE-ISSUED FOR SITE PLAN CONTROL ISSUED FOR HERITAGE PERMIT # 1

NO. ISSUE/ REVISION

## **CF RIDEAU CENTRE REGISTRY SITE**

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

PROJECT ADDRESS

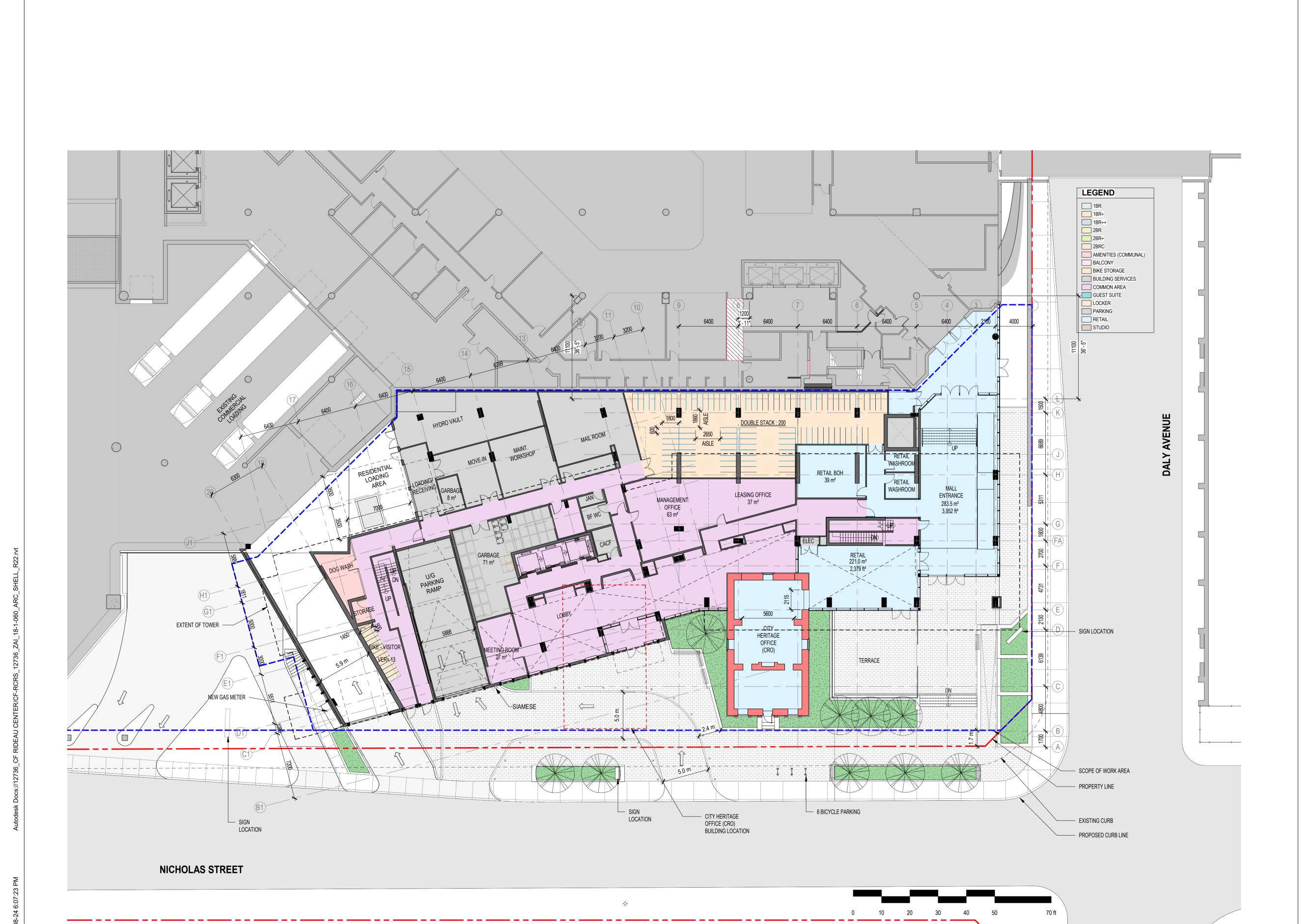
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FLOOR PLAN - P1

PROJECT NO.	SCALE	CHECKED
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A2-00B









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5	RE-ISSUED FOR SITE PLAN CONTROL	2022-12-0
4	RE-ISSUED FOR SITE PLAN CONTROL	2022-08-2
3	RE-ISSUED FOR SITE PLAN CONTROL	2022-04-2
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-2
1	ISSUED FOR SITE PLAN CONTROL	2021-11-1

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## **CF RIDEAU CENTRE REGISTRY SITE**

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

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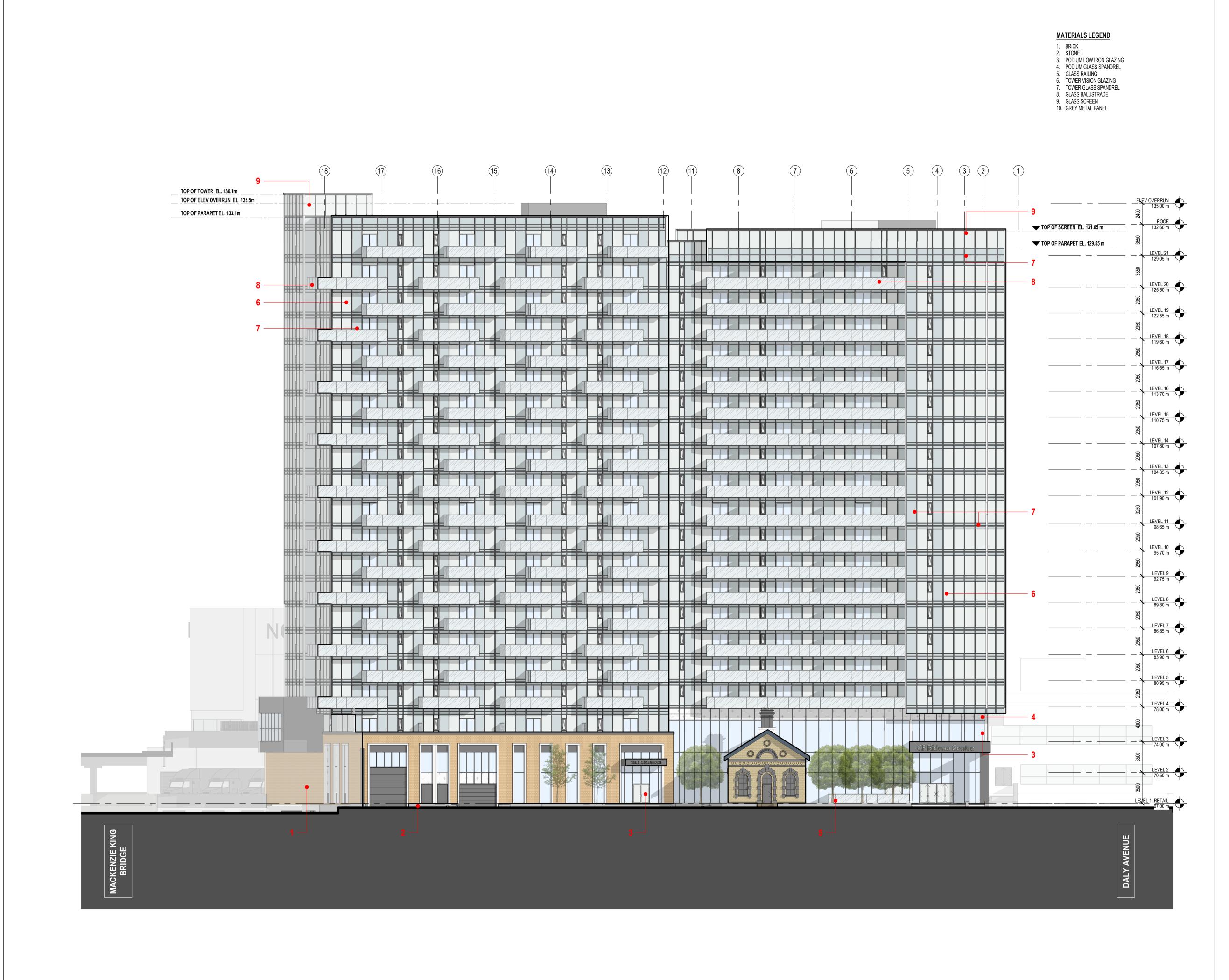
#### FLOOR PLAN -LEVEL 1

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

A2-01

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2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12
		•

NO. ISSUE/ REVISION

#### **CF RIDEAU CENTRE REGISTRY SITE**

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

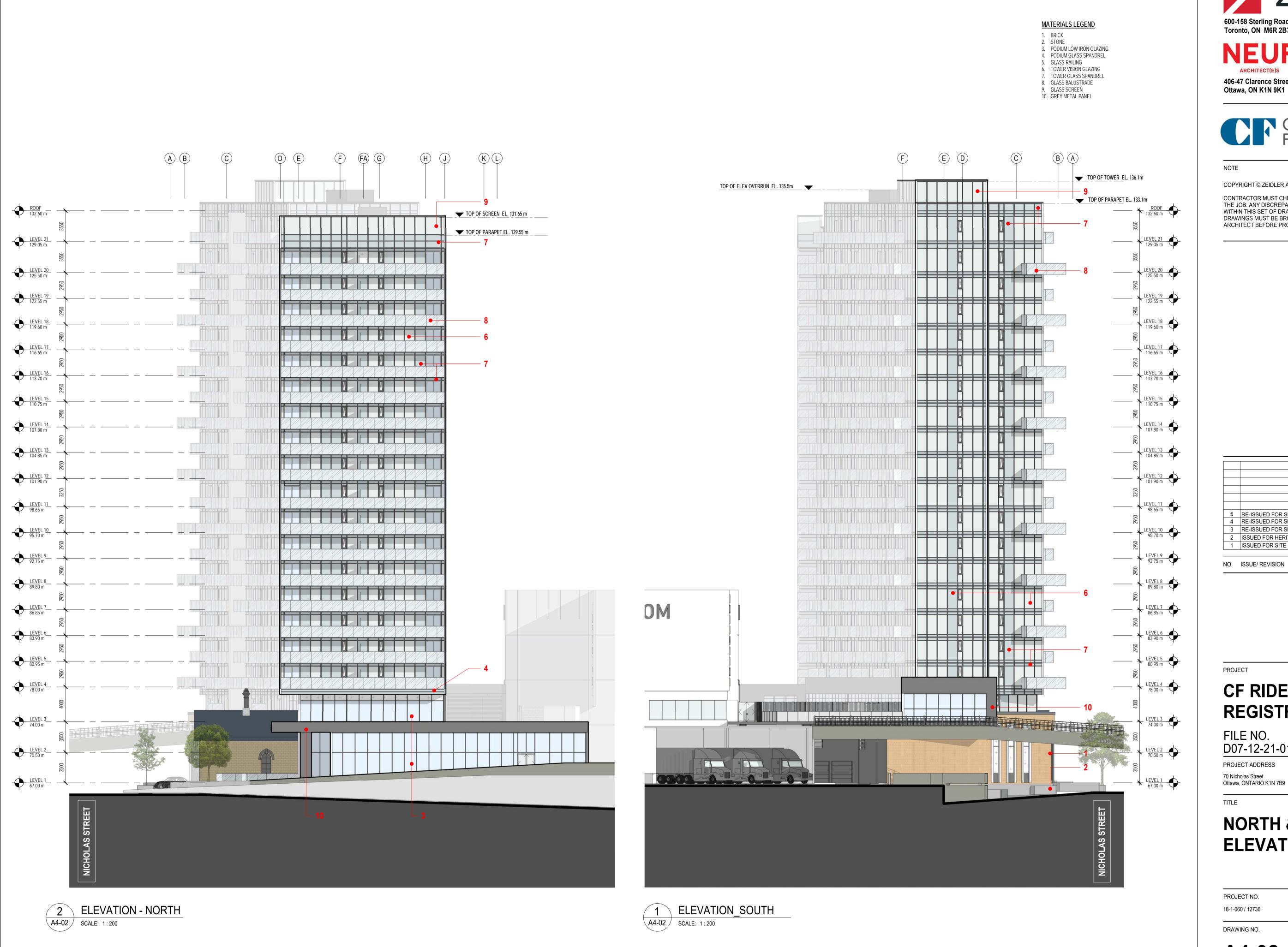
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## **EAST ELEVATION**

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

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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

#### **CF RIDEAU CENTRE REGISTRY SITE**

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

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#### NORTH & SOUTH **ELEVATION**

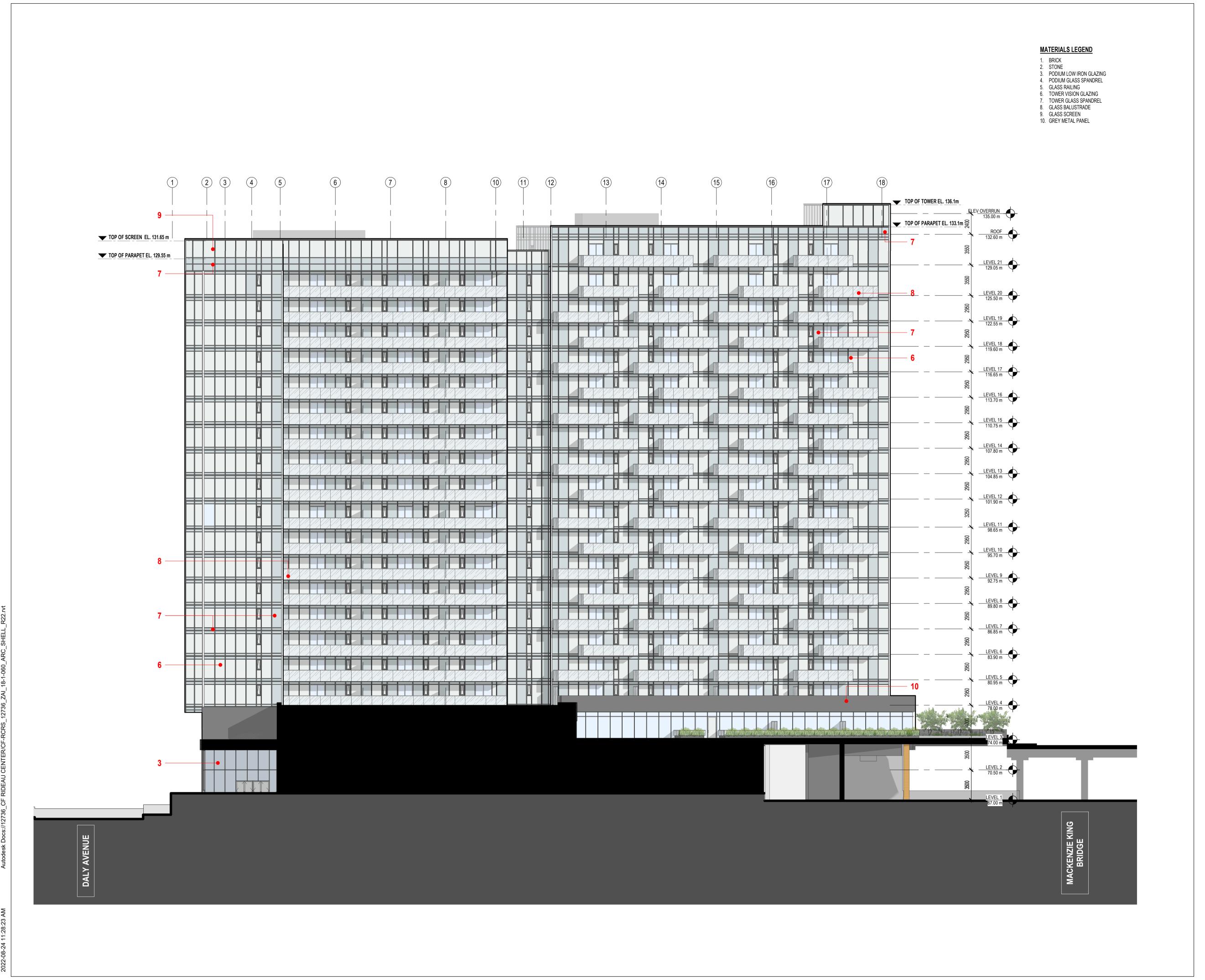
PROJECT NO.	SCALE	CHECKED
18-1-060 / 12736	1 : 200	Checker

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A4-02











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2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO. ISSUE/ REVISION

#### **CF RIDEAU CENTRE REGISTRY SITE**

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

PROJECT ADDRESS

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**WEST ELEVATION** 

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

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REVISION NO.

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3	RE-ISSUED FOR SITE PLAN CONTROL	2022-12-09
2	RE-ISSUED FOR SITE PLAN CONTROL	2022-08-24
1	RE-ISSUED FOR SITE PLAN CONTROL	2022-04-29

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# CF RIDEAU CENTRE REGISTRY SITE

FILE NO. D07-12-21-0197

PLAN NO. #18624

PROJECT ADDRESS

70 Nicholas Street
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Ollawa, ONTARIO RIN 7

TITLE

# SECTION -FOUNDATION DETAIL

 PROJECT NO.
 SCALE
 CHECKED

 18-1-060 / 12736
 1 : 25
 Vérificateur

DRAWING NO.

REVISION NO.

**SK-01**