



**ARCHITECTURAL**

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BIM\_360/12736\_Cf\_RIDEAU CENTRE/CF-RCRS\_12736\_ZAI\_18-1-060\_ARC\_SHELL\_R20.M

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# ISSUED FOR HERITAGE PERMIT # 1

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

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

PROJECT NO.	DRAWN	CHECKED
18-1-060 / 12736	Author	Checker
DRAWING NO.	REVISION NO.	
<b>A0-00</b>	2	



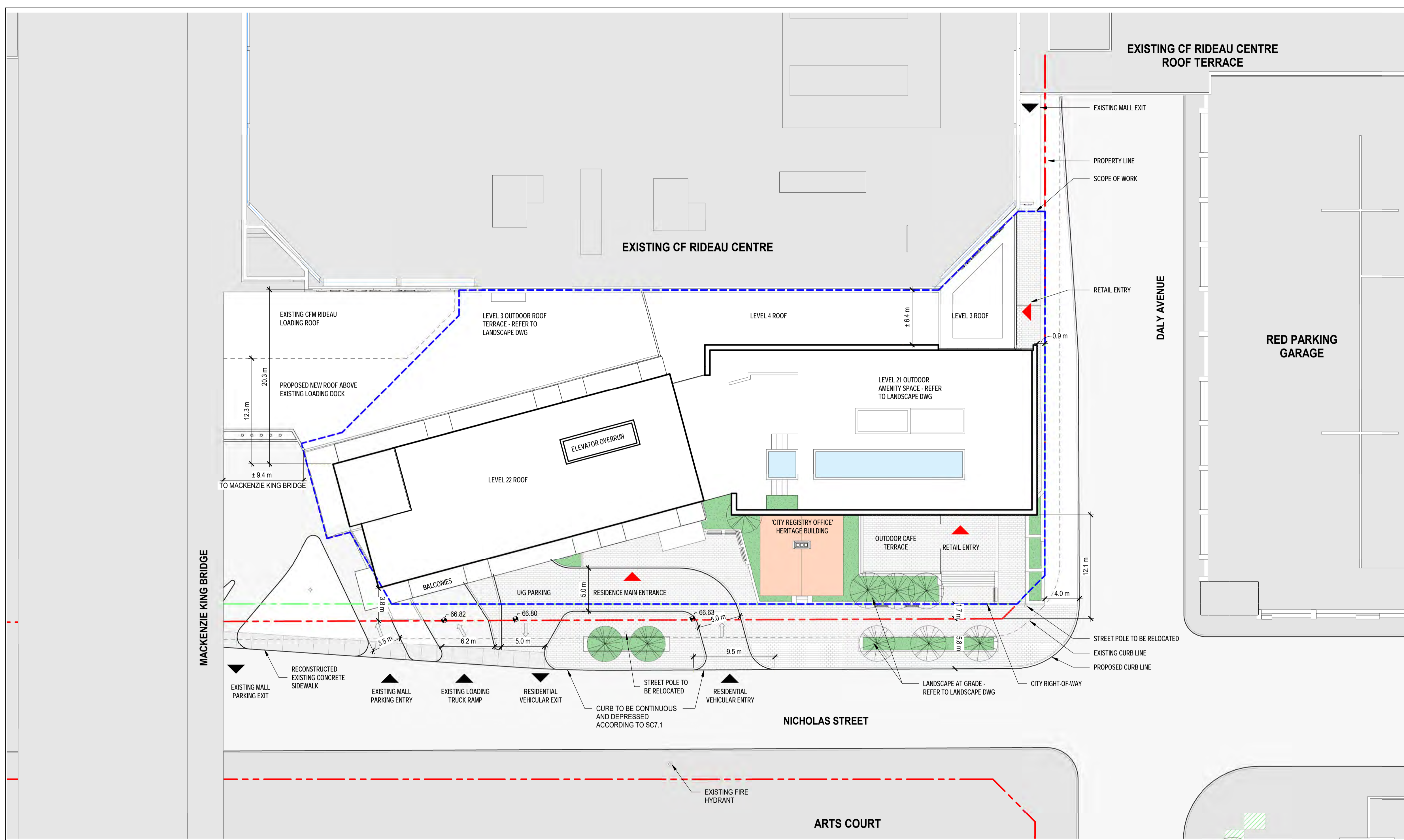
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**2** SITE PLAN  
A0-10 SCALE: 1:250

LEVEL	GROSS FLOOR AREA (BY-LAW 2008-326)
LEVEL 1	407.9 m <sup>2</sup>
LEVEL 1	73.5 m <sup>2</sup>
LEVEL 1	38.7 m <sup>2</sup>
LEVEL 1	190.2 m <sup>2</sup>
LEVEL 1	232.1 m <sup>2</sup>
LEVEL 2	573.9 m <sup>2</sup>
LEVEL 3	465.2 m <sup>2</sup>
LEVEL 4	1,021.9 m <sup>2</sup>
LEVEL 5	1,021.9 m <sup>2</sup>
LEVEL 6	1,021.9 m <sup>2</sup>
LEVEL 7	1,021.9 m <sup>2</sup>
LEVEL 8	1,021.9 m <sup>2</sup>
LEVEL 9	1,021.9 m <sup>2</sup>
LEVEL 10	1,021.9 m <sup>2</sup>
LEVEL 11	1,021.9 m <sup>2</sup>
LEVEL 12	1,021.9 m <sup>2</sup>
LEVEL 13	1,021.9 m <sup>2</sup>
LEVEL 14	1,021.9 m <sup>2</sup>
LEVEL 15	1,021.9 m <sup>2</sup>
LEVEL 16	1,021.9 m <sup>2</sup>
LEVEL 17	1,021.9 m <sup>2</sup>
LEVEL 18	1,021.9 m <sup>2</sup>
LEVEL 19	1,021.9 m <sup>2</sup>
LANDSCAPE AREA (BY-LAW 2014-144)	1,021.9 m <sup>2</sup>
LANDSCAPE AREA (BY-LAW 2020-289)	438.1 m <sup>2</sup>
<b>Grand Total</b>	<b>19,992.4 m<sup>2</sup></b>

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 eas.l	132.6m eas.l	✓

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

MIN. PARKING	REQUIRED	PROPOSED	COMPLIANCE
AREA 2 ON SCHEDULE 1A		103	✓
RESIDENTIAL: NO PARKING REQUIRED	RESIDENTIAL: 0	0	✓
VISITOR: 0.11 UNIT, EXCL. THE FIRST 12 UNIT: MAX 30	VISITOR: 27 SPACES	0	X
COMMERCIAL: NO PARKING REQUIRED	COMMERCIAL: 0	0	✓

MAX. PARKING	REQUIRED	PROPOSED	COMPLIANCE
RESIDENTIAL: 1.75 SPACES/ UNIT	501	103	✓

PARKING SPACE DIMENSION	REQUIRED	PROPOSED	COMPLIANCE
	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	✓

PERCENTAGE OF SMALL SPACES	REQUIRED	PROPOSED	COMPLIANCE
	MAX. 40% OF SPACES MAY BE 2.4M X 4.6M	0%	✓

ACCESSIBLE PARKING REQUIREMENTS	REQUIRED	PROPOSED	COMPLIANCE
ACCESSIBLE PARKING TYPE A SPACE (3.4mX5.2m)	2	4	✓
ACCESSIBLE PARKING TYPE B SPACE (2.4mX5.2m)	3	1	✓
1.5m AISLE BTWIN ACCESSIBLE SPACE		REFER TO DWG	✓

DRIVEWAY WIDTH	REQUIRED	PROPOSED	COMPLIANCE
	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	✓

**1** DEVELOPMENT INFORMATION  
A0-10 SCALE: N.T.S.

ZONING MECHANISM	REQUIRED	PROPOSED	COMPLIANCE
AISLE WIDTH	TWO-WAY MIN.: 6m NOT IN PARKING LOT OR GARAGE: 2.6m	6m	✓
BICYCLE PARKING	RESIDENTIAL: 143 SPACES RETAIL: 1 SPACE MAX. 72 VERTICAL	RESIDENTIAL: 228 VISITOR: 13 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	1,716 m <sup>2</sup> 6 m <sup>2</sup> PER UNIT. MIN. 50% OF THE AREA MUST BE COMMUNAL WITH AT LEAST ONE AREA 54m <sup>2</sup> IN SIZE	6,186 m <sup>2</sup> 2,094 m <sup>2</sup>	✓
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)	2,950 m <sup>2</sup>
PROPOSED LOT COVERAGE - FOOTPRINT (BY-LAW 2016-356)/ LOT	61.2%
LANDSCAPING PERCENTAGE WITHIN ALL PARKING LOTS	N/A
LANDSCAPING PERCENTAGE OVER LOT AREA	22.4%
STOREY	21

NO. OF RESIDENTIAL UNITS							
1BR	1BR+	1BR++	2BR	2BRC	2BR+	GUEST	TOTAL
69	34	77	34	55	18	0	286

PROJECT  
**CF RIDEAU CENTRE  
REGISTRY SITE**

PROJECT ADDRESS  
70 Nicholas Street  
Ottawa, ONTARIO K1N 7B9

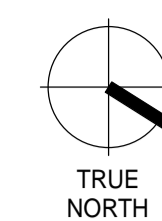
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**SITE PLAN &  
DEVELOPMENT  
INFORMATION**

PROJECT NO. 18-1060 / 12736 SCALE As indicated CHECKED Checker

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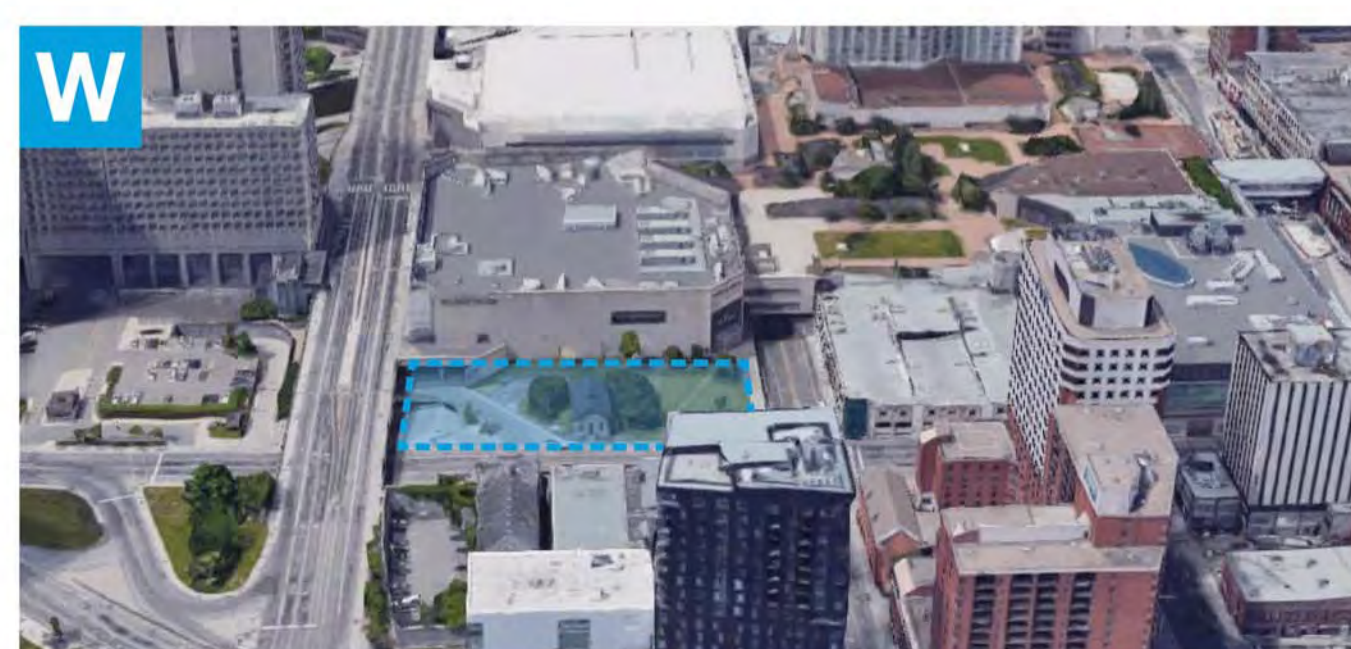
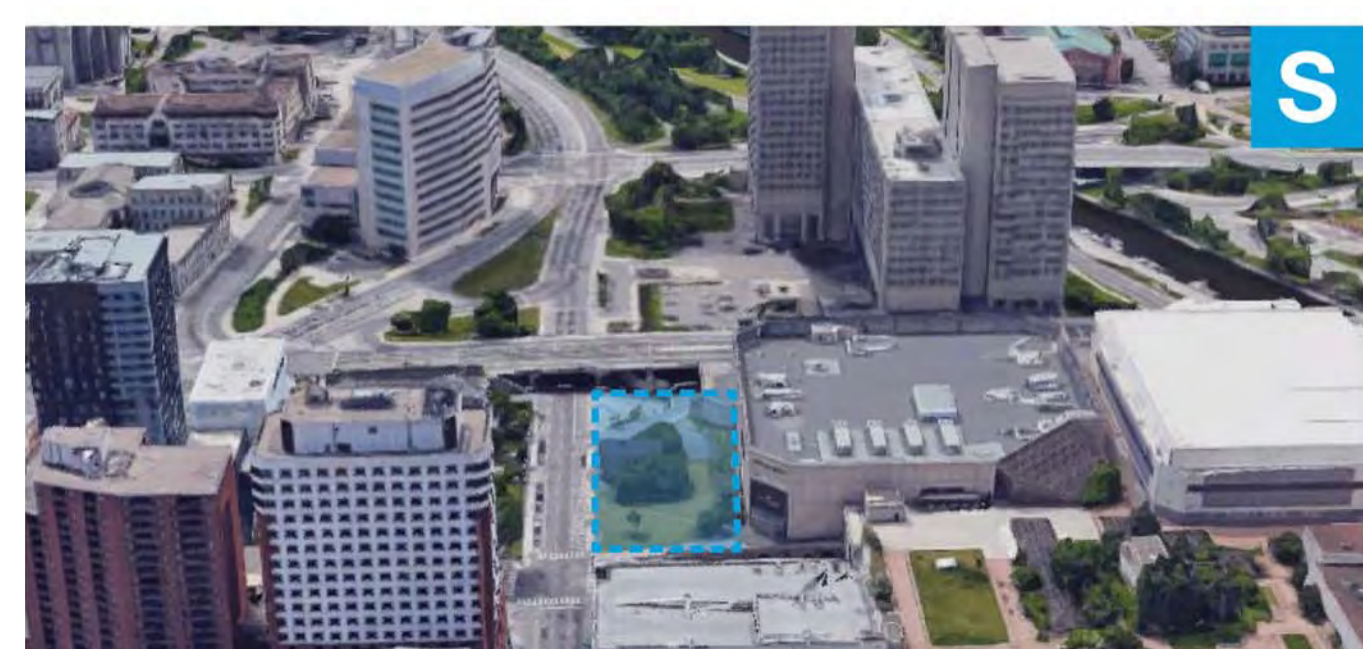
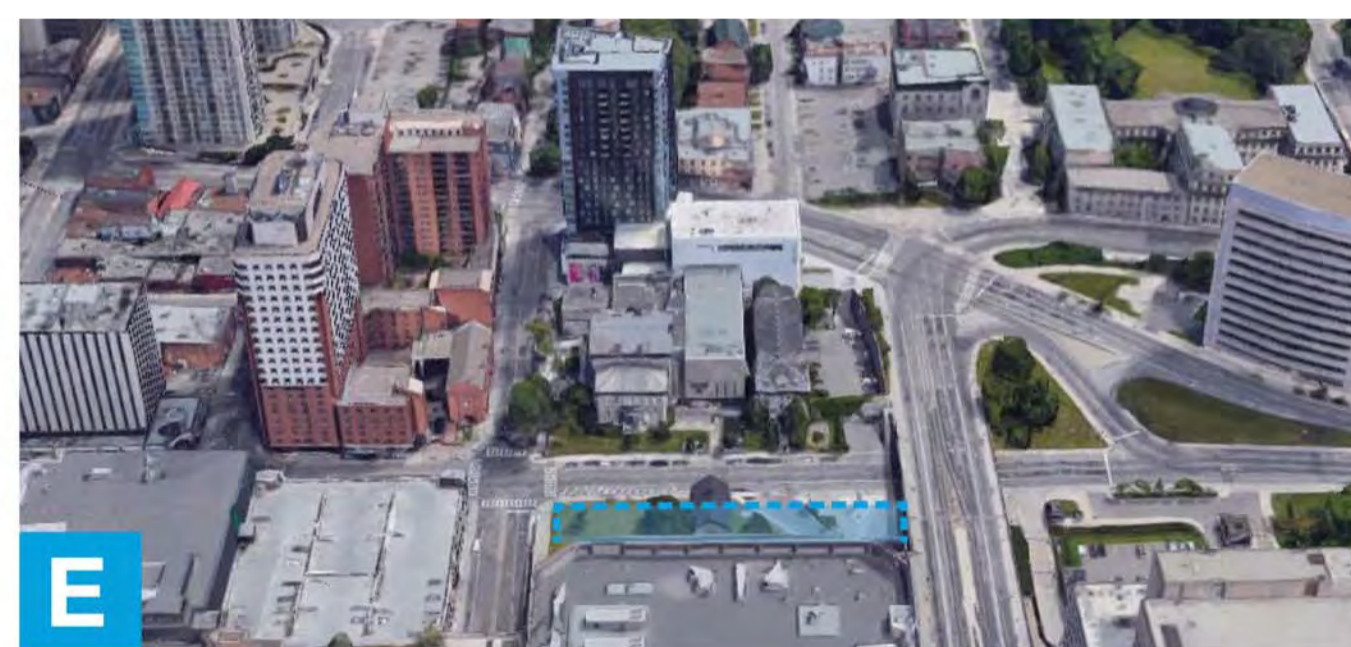
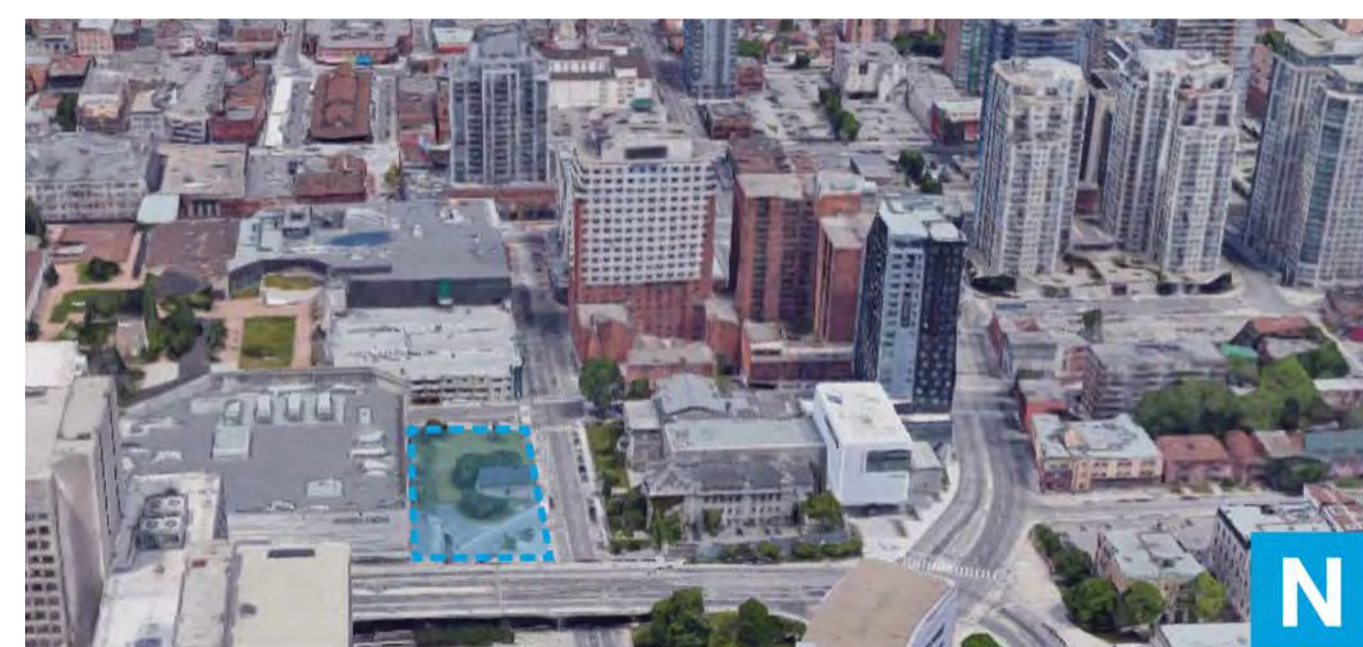
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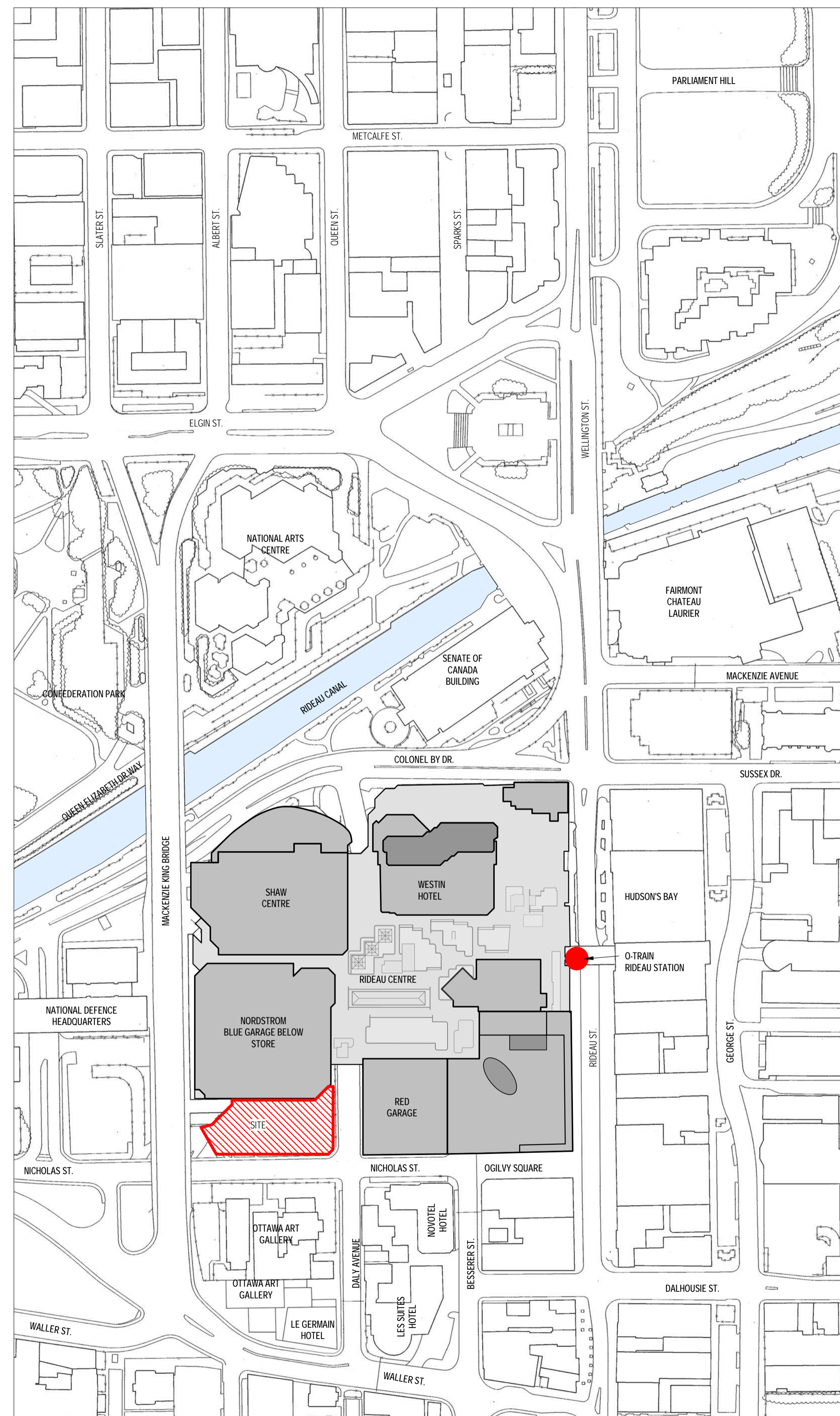
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SITE PHOTOS



SITE CONTEXT



SITE CONTEXT

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REGISTRY SITE**

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70 Nicholas Street  
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TITLE

**SITE CONTEXT**

PROJECT NO. SCALE CHECKED

18-1-060 / 12736

As indicated Checker

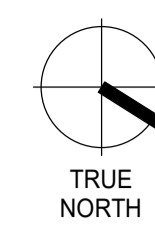
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**A0-11**

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PROPOSED BUILDING FROM COLONEL BY DR AND MACKENZIE AVE INTERSECTION

PROPOSED BUILDING FROM MACKENZIE KING BRIDGE AND WALLER ST INTERSECTION

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NO.    ISSUE/REVISION    DATE



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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**CF RIDEAU CENTRE  
REGISTRY SITE**

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TITLE

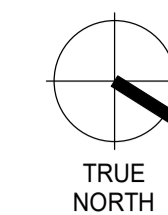
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PROPOSED AERIAL  
VIEWS**PROJECT NO.    SCALE    CHECKED  
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REGISTRY SITE**

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TITLE

**PROPOSED  
BUILDING  
EXTERIOR VIEWS**

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

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**A1-01**



NORTHEAST VIEW FROM NICHOLAS ST AND DALY AVE INTERSECTION





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EAST VIEW FROM NICHOLAS ST



NORTHEAST VIEW FROM NICHOLAS ST

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REGISTRY SITE**

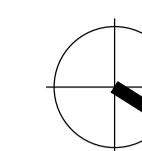
PROJECT ADDRESS  
70 Nicholas Street  
Ottawa, ONTARIO K1N 7B9

TITLE  
**PROPOSED  
BUILDING  
EXTERIOR VIEWS**

PROJECT NO. 18-1060 / 12736 SCALE 1 : 1000 CHECKED Checker

DRAWING NO. A1-02 REVISION NO. 2





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VIEW FROM SOUTHEAST ON MACKENZIE KING BRIDGE



VIEW ALONG NICHOLAS STREET

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TITLE

**PROPOSED  
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EXTERIOR VIEWS**

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**A1-03**







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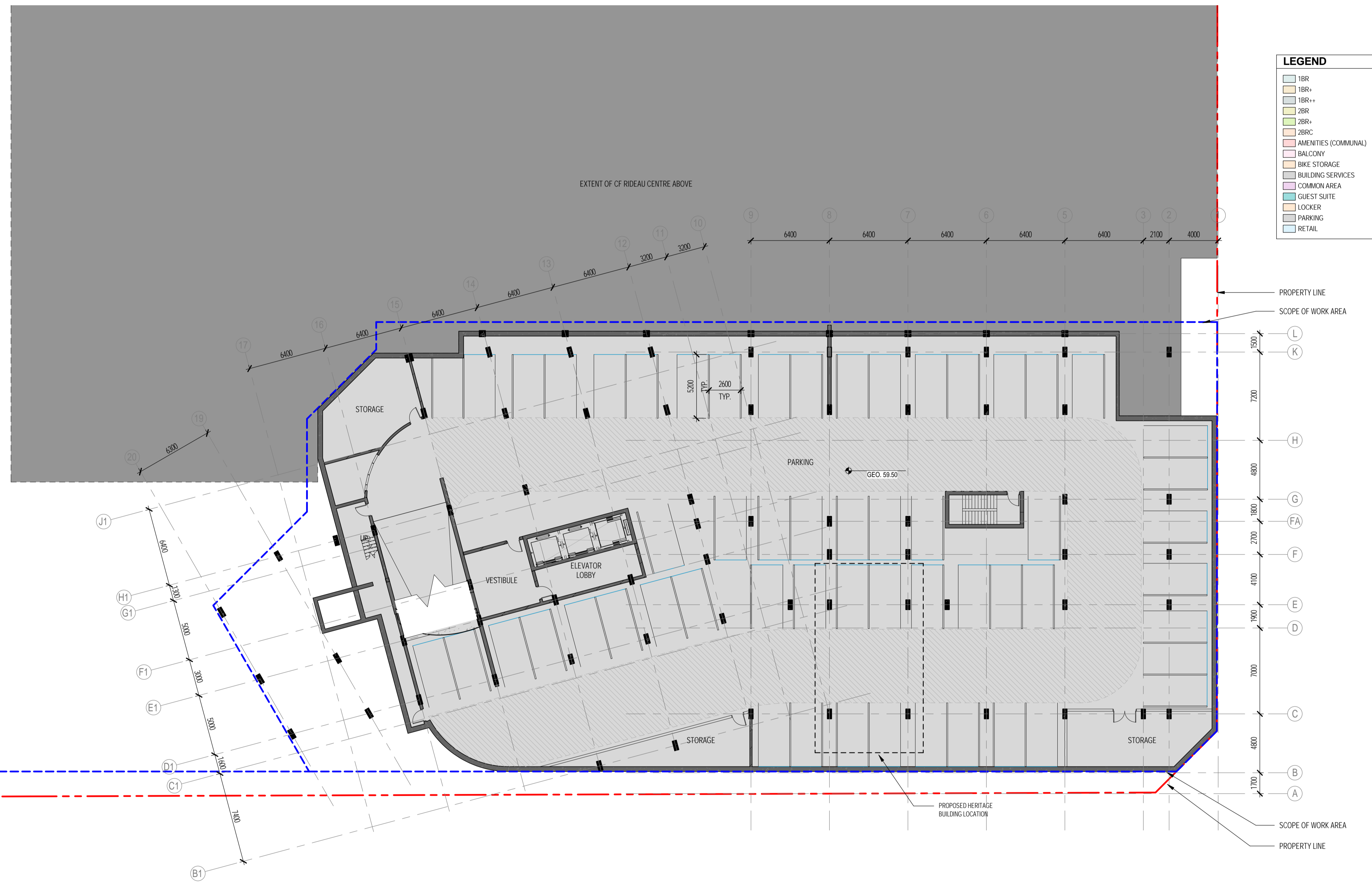
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PROJECT NO. 18-1060 / 12736 SCALE 1 : 200 CHECKED Checker

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**A2-00A**

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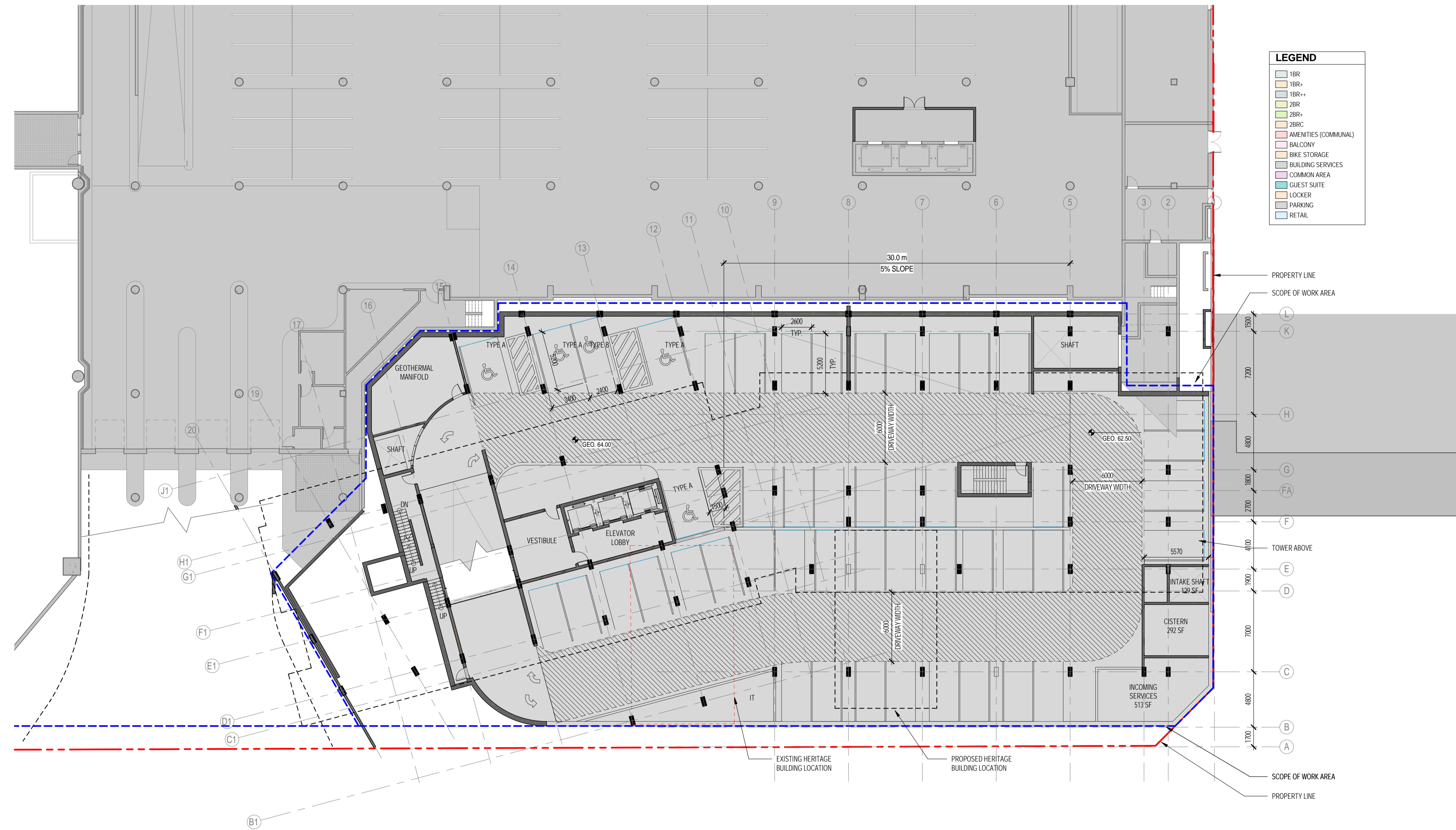


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**LEGEND**

- 1BR
- 1BR+
- 1BR++
- 2BR
- 2BR+
- 2BRc
- AMENITIES (COMMUNAL)
- BALCONY
- BIKE STORAGE
- BUILDING SERVICES
- COMMON AREA
- GUEST SUITE
- LOCKER
- PARKING
- RETAIL

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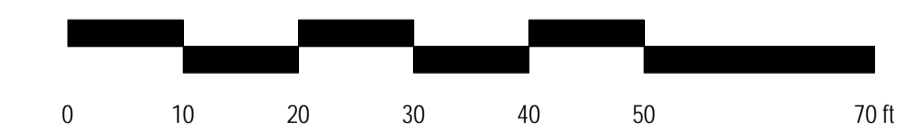
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**FLOOR PLAN - P1**

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

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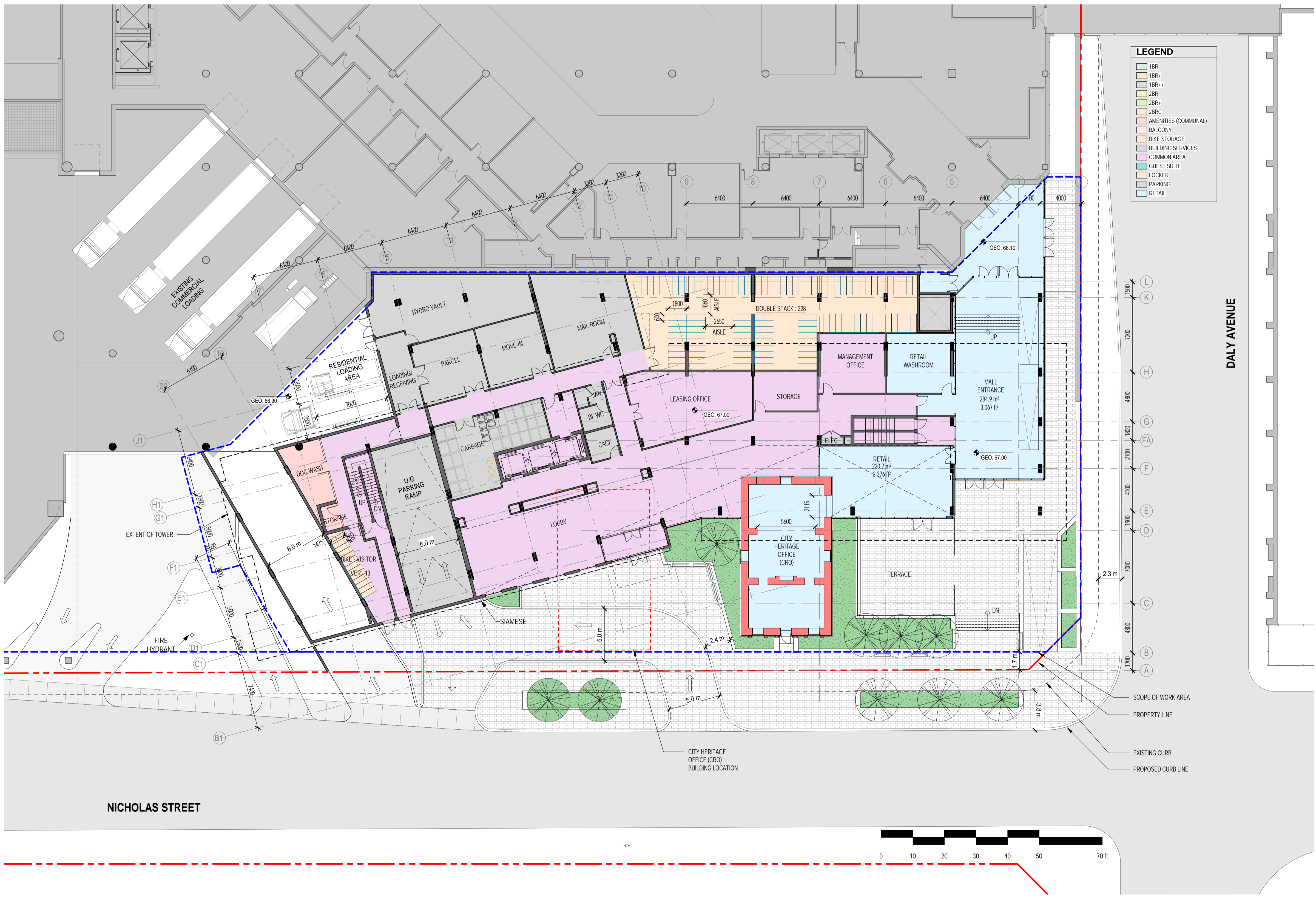


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TITLE  
**FLOOR PLAN -  
 LEVEL 1**

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18-1-060 / 12736	1 : 200	Checker
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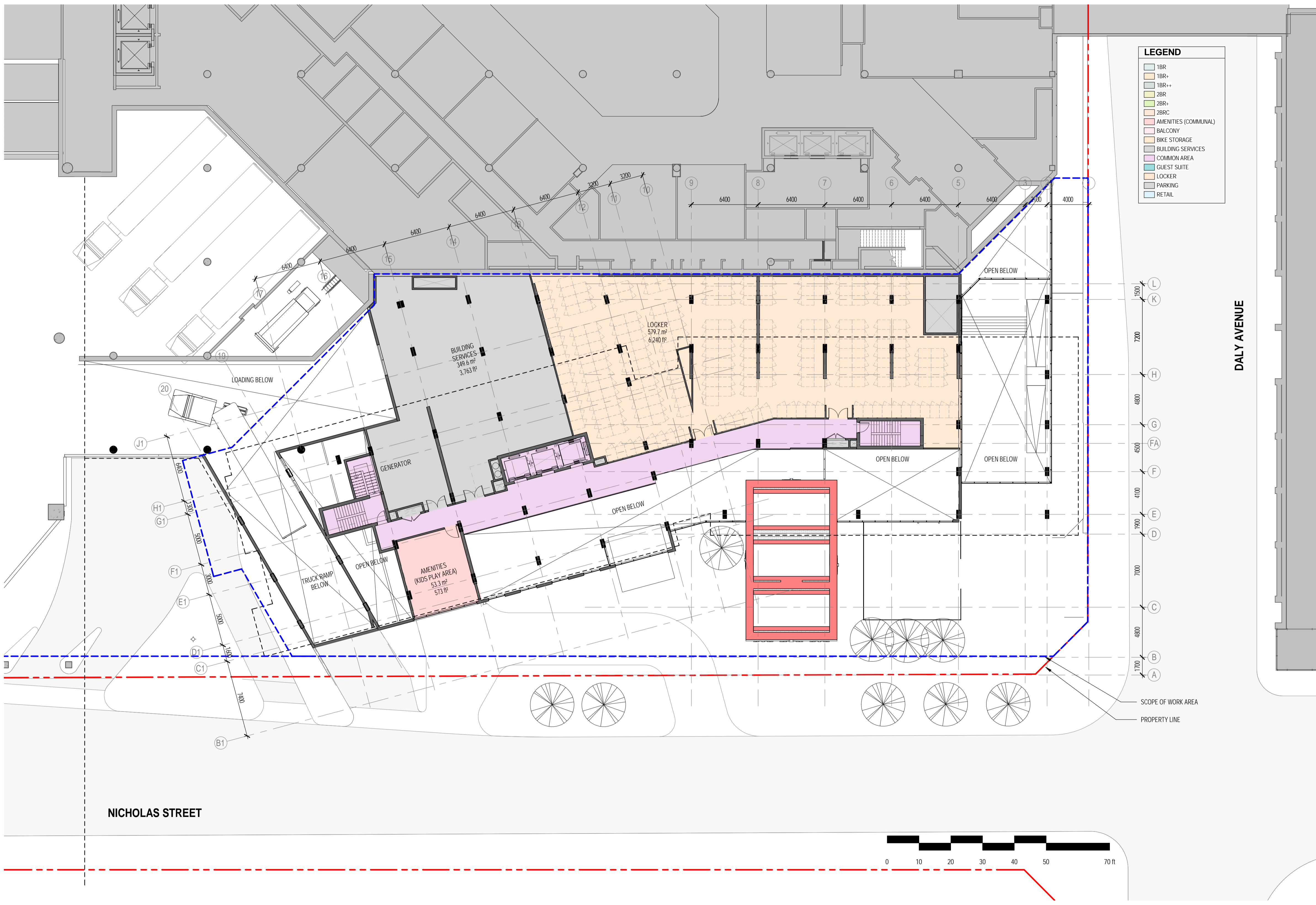
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TITLE  
**FLOOR PLAN -  
LEVEL 2**

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18-1-060 / 12736	1 : 200	Checker

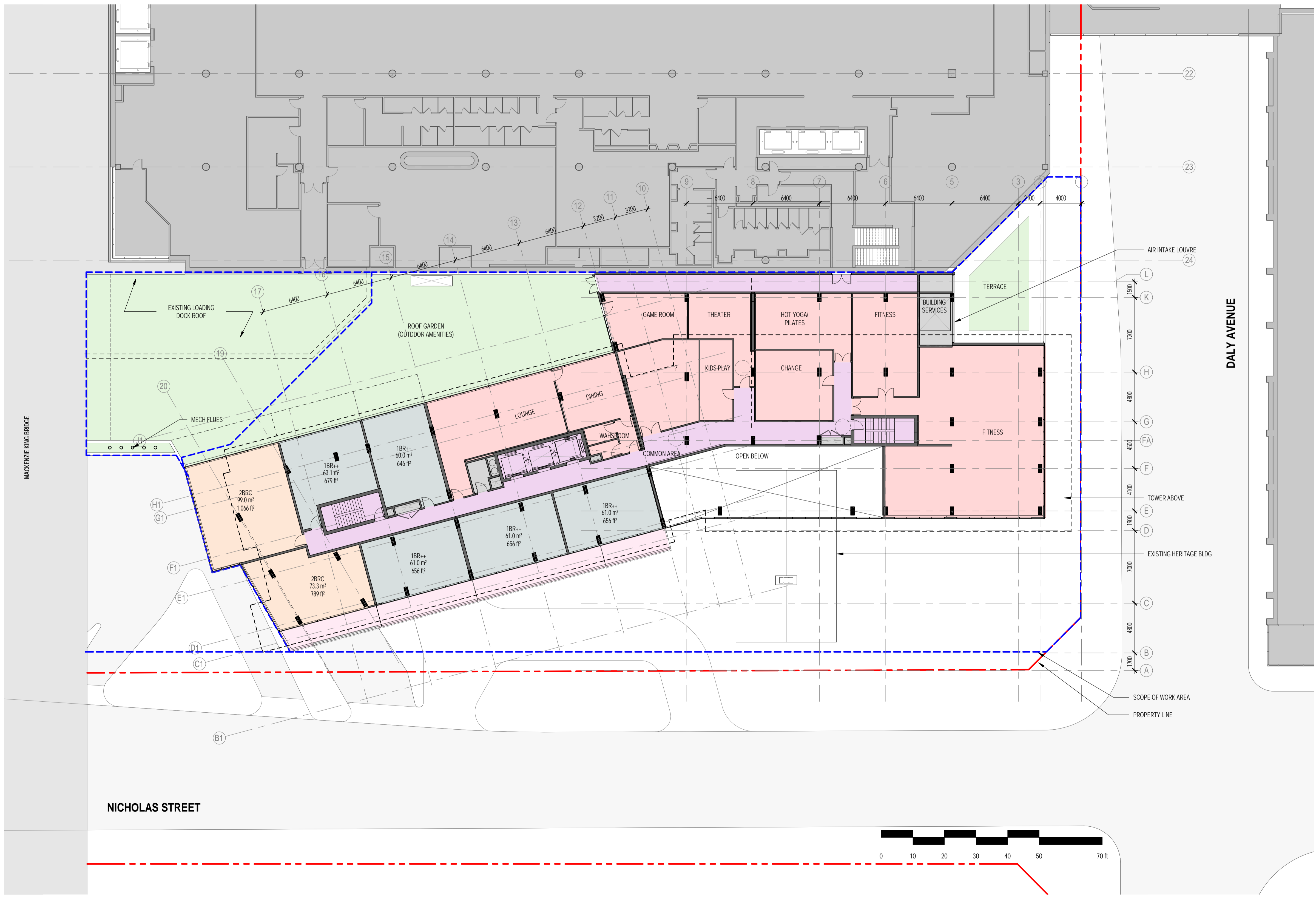
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TITLE  
**FLOOR PLAN -  
LEVEL 3**

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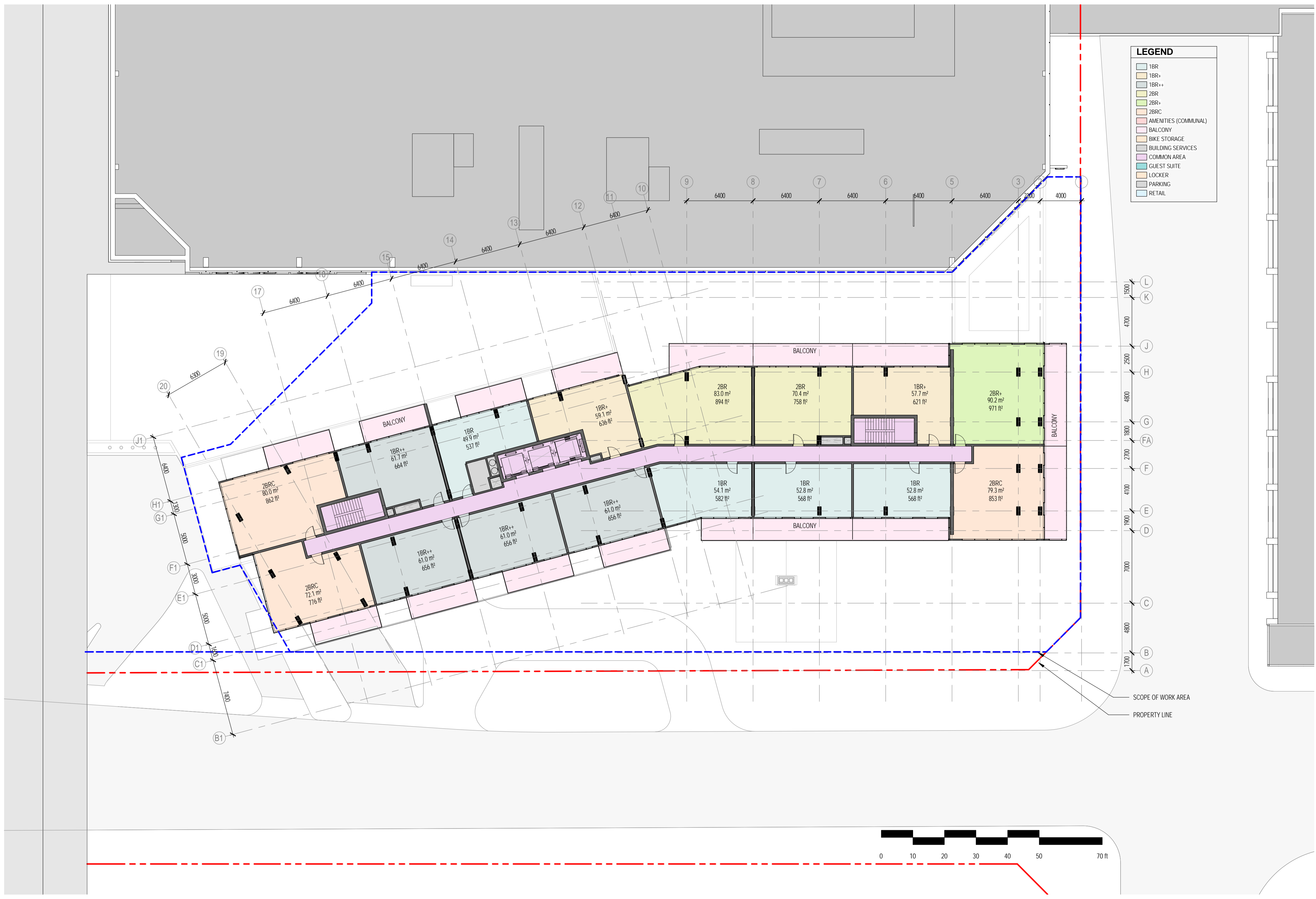
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<b>A2-03</b>	2

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NO.	ISSUE/REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO.	ISSUE/REVISION	DATE

PROJECT  
**CF RIDEAU CENTRE  
 REGISTRY SITE**

PROJECT ADDRESS  
 70 Nicholas Street  
 Ottawa, ONTARIO K1N 7B9

TITLE  
**TYPICAL FLOOR  
 PLAN (EVEN  
 FLOORS)**

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

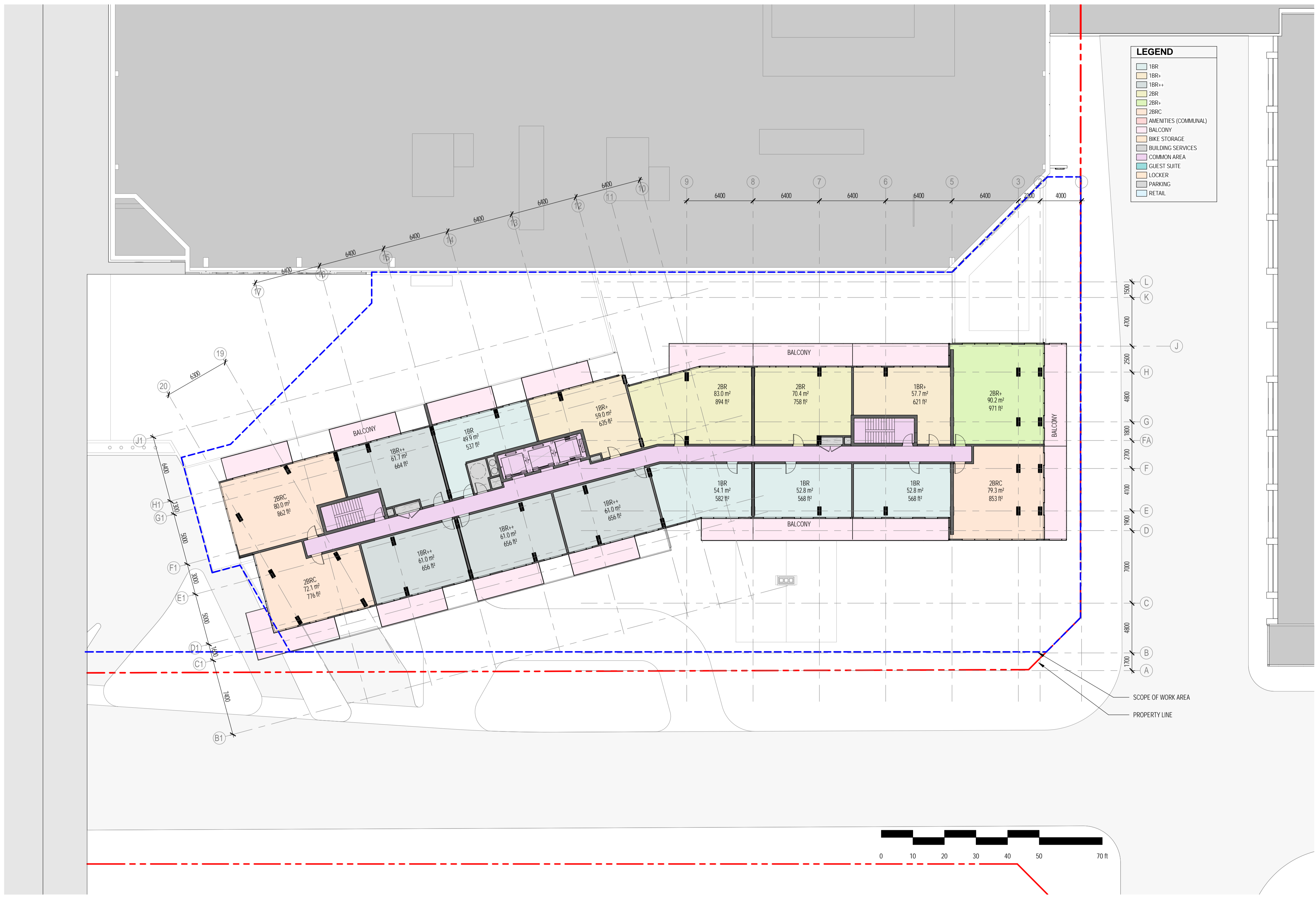
DRAWING NO.	REVISION NO.
A2-15	2

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NO.	ISSUE/REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO. ISSUE/REVISION DATE

PROJECT  
**CF RIDEAU CENTRE  
 REGISTRY SITE**

PROJECT ADDRESS  
 70 Nicholas Street  
 Ottawa, ONTARIO K1N 7B9

TITLE  
**TYPICAL FLOOR  
 PLAN (ODD  
 FLOORS)**

PROJECT NO. 18-1060 / 12736 SCALE 1 : 200 CHECKED Checker

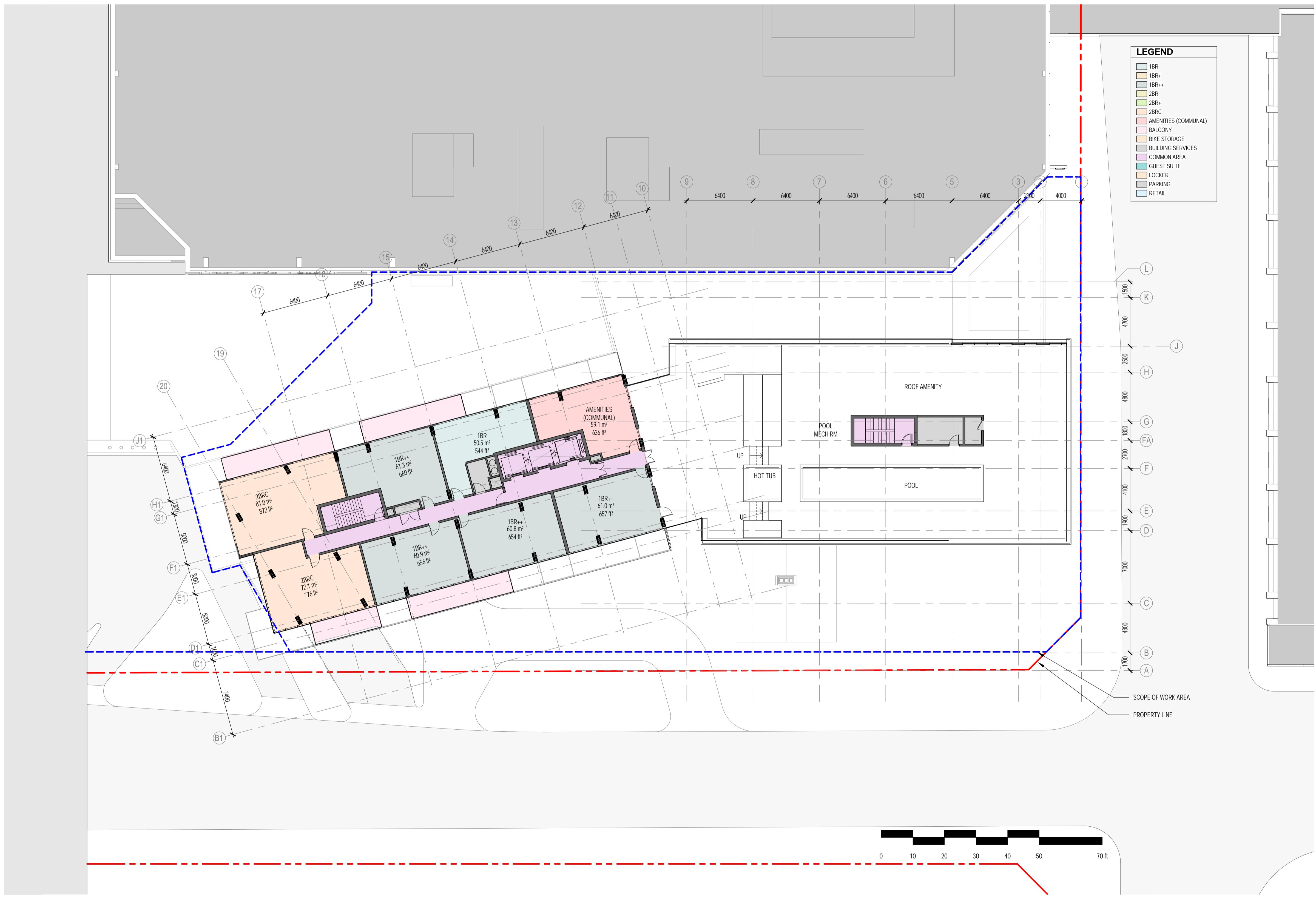
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**LEGEND**

- 1BR
- 1BR+
- 1BR++
- 2BR
- 2BR+
- 2BRC
- AMENITIES (COMMUNAL)
- BALCONY
- BIKE STORAGE
- BUILDING SERVICES
- COMMON AREA
- GUEST SUITE
- LOCKER
- PARKING
- RETAIL

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO.	ISSUE/REVISION	DATE

PROJECT  
**CF RIDEAU CENTRE  
 REGISTRY SITE**

PROJECT ADDRESS  
 70 Nicholas Street  
 Ottawa, ONTARIO K1N 7B9

TITLE  
**FLOOR PLAN -  
 LEVEL 21**

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

DRAWING NO.	REVISION NO.
A2-21	2

4/25/2022 11:31:59 AM BIM\_360/12736\_CFD\_RIDEAU CENTRE/CF-RCRS\_12736\_ZAL\_18-1-060\_ARC\_SHELL\_R20.M



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MATERIALS LEGEND

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

BIM\_360/12736\_CF RIDEAU CENTRE/CF-RCRS\_12736\_ZAI\_18-1-060\_ARC\_SHELL\_R20.MXD 4/25/2022 3:35:26 PM



NO.	ISSUE/REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO. ISSUE/REVISION DATE

PROJECT

**CF RIDEAU CENTRE  
REGISTRY SITE**

PROJECT ADDRESS

70 Nicholas Street  
Ottawa, ONTARIO K1N 7B9

TITLE

**EAST ELEVATION**

PROJECT NO. SCALE CHECKED

18-1-060 / 12736 As indicated Checker

DRAWING NO. REVISION NO.

**A4-01**





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NO.	ISSUE/REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO. ISSUE/REVISION DATE

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

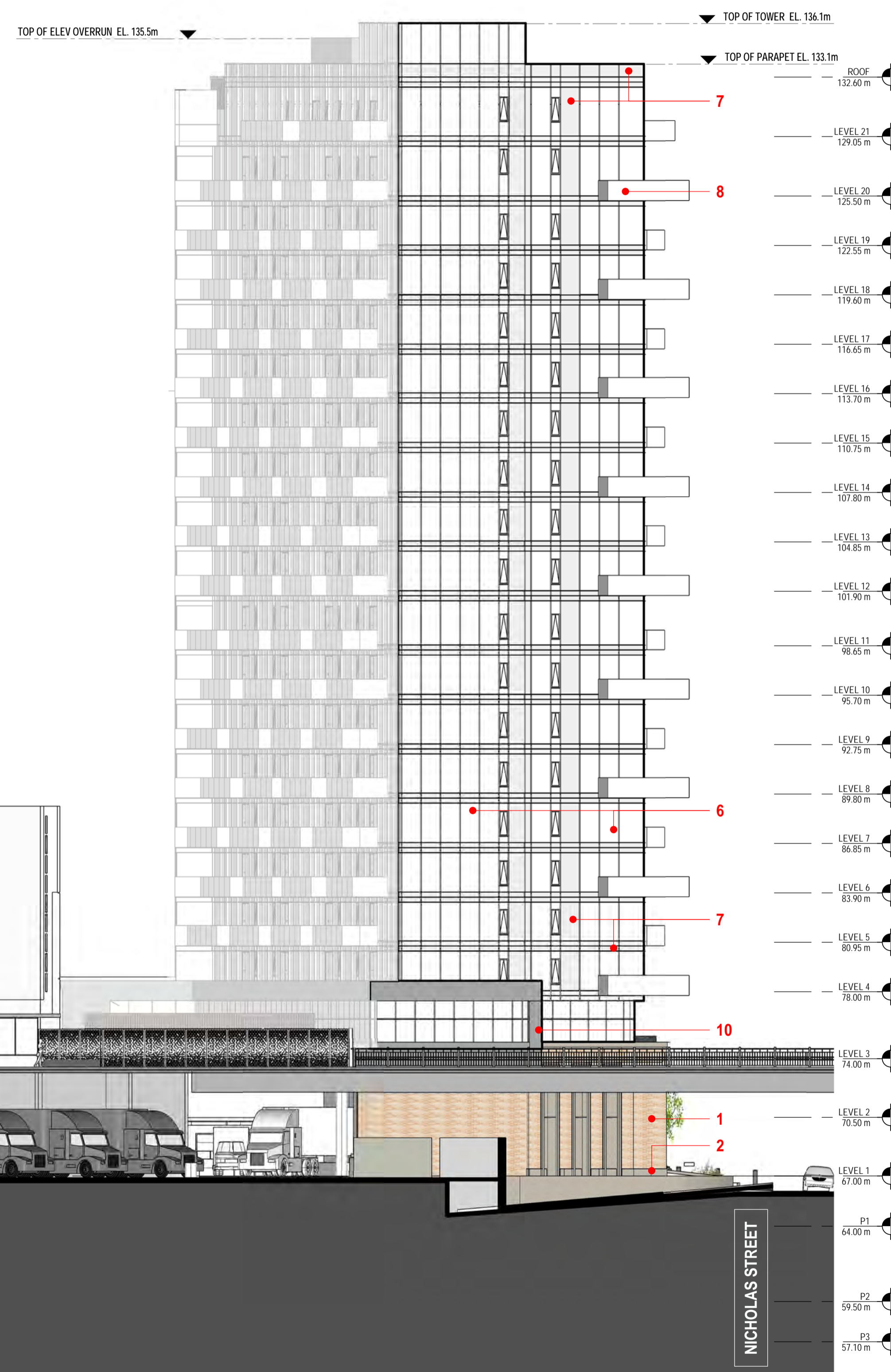
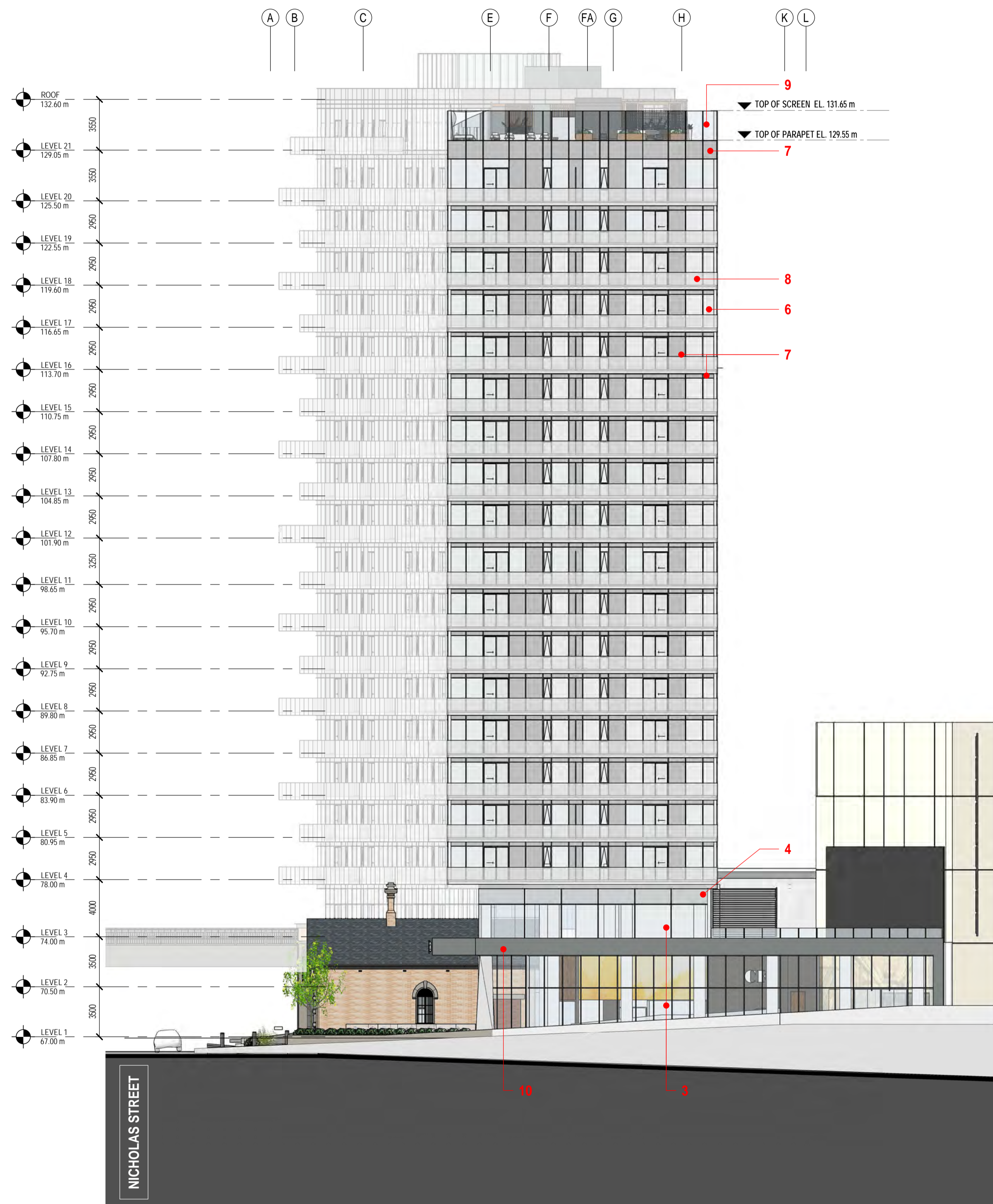
DRAWING NO. REVISION NO.

**A4-02**

2

**MATERIALS LEGEND**

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



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

**1** ELEVATION - SOUTH  
A4-02 SCALE: 1:200



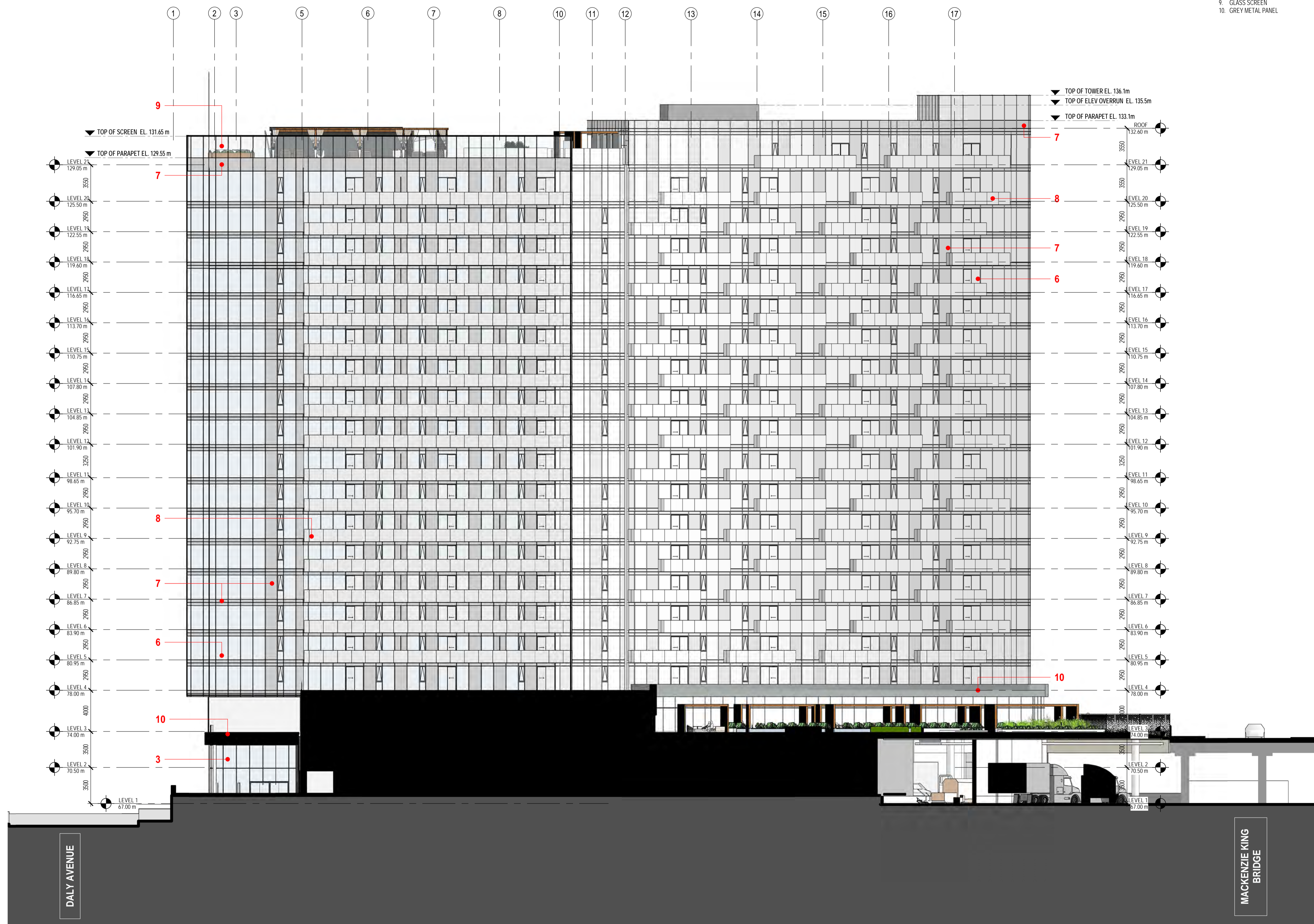
NOTE

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MATERIALS LEGEND

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



NO.	ISSUE/REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO. ISSUE/REVISION DATE

PROJECT

**CF RIDEAU CENTRE  
REGISTRY SITE**

PROJECT ADDRESS

70 NICHOLAS ST.  
OTTAWA, ON

TITLE

**WEST ELEVATION**

PROJECT NO. SCALE CHECKED

18-1-060 As indicated Checker

DRAWING NO. REVISION NO.

**A4-03**

2





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NO.	ISSUE/REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO. ISSUE/REVISION DATE

PROJECT

**CF RIDEAU CENTRE  
REGISTRY SITE**

PROJECT ADDRESS  
70 NICHOLAS ST.  
OTTAWA, ON

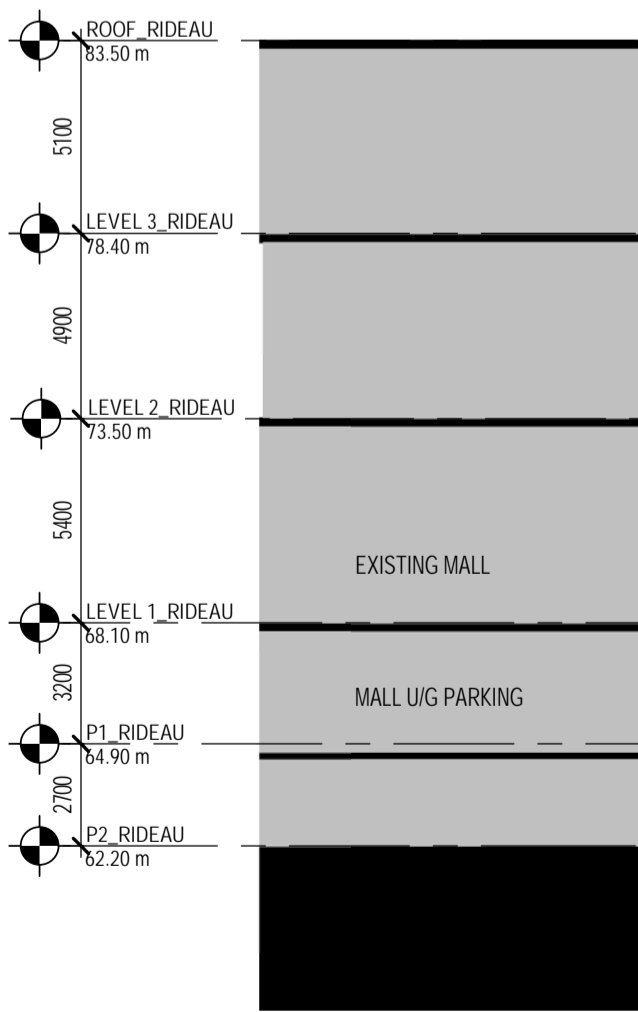
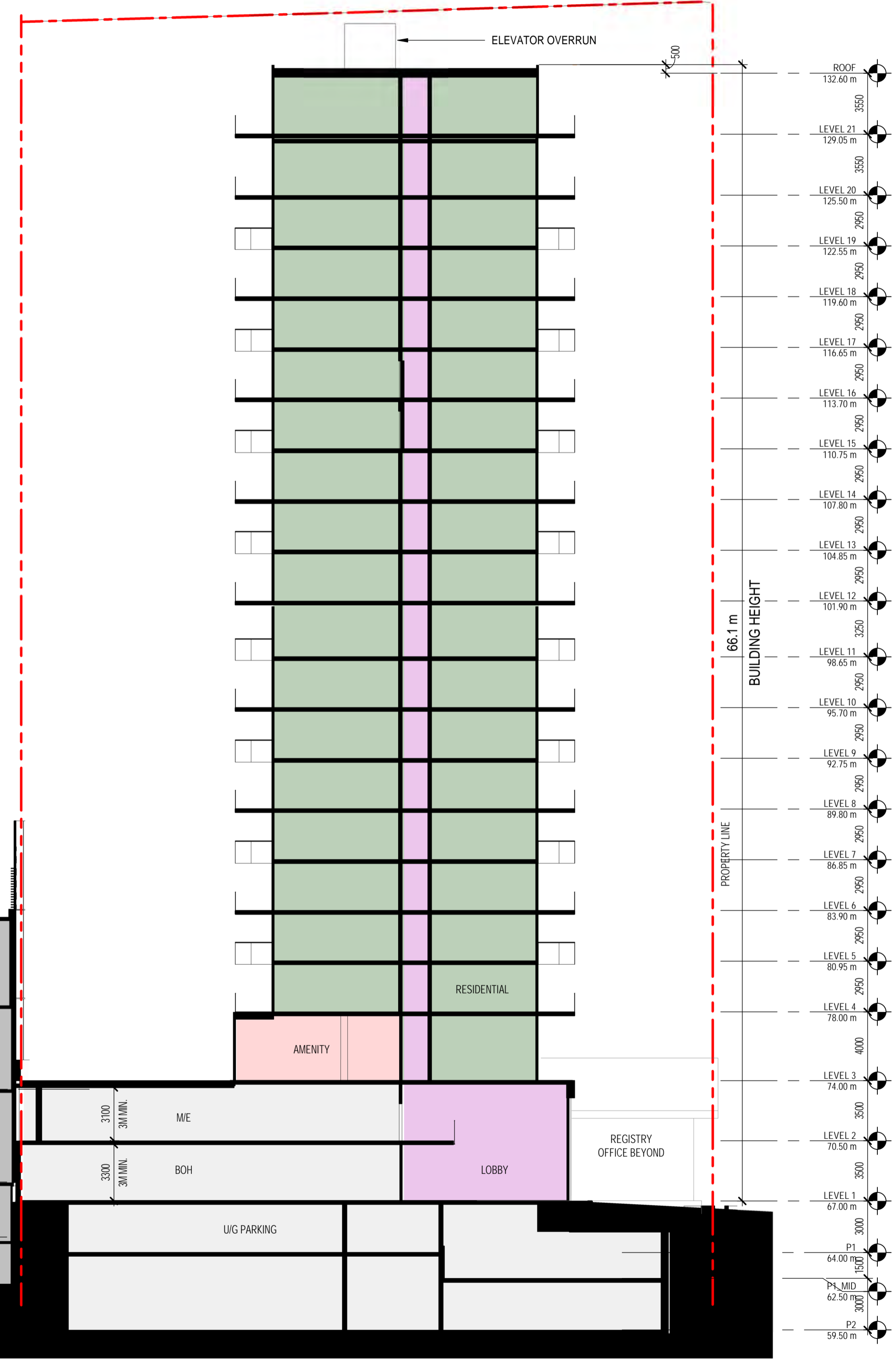
TITLE

**SECTIONS**

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

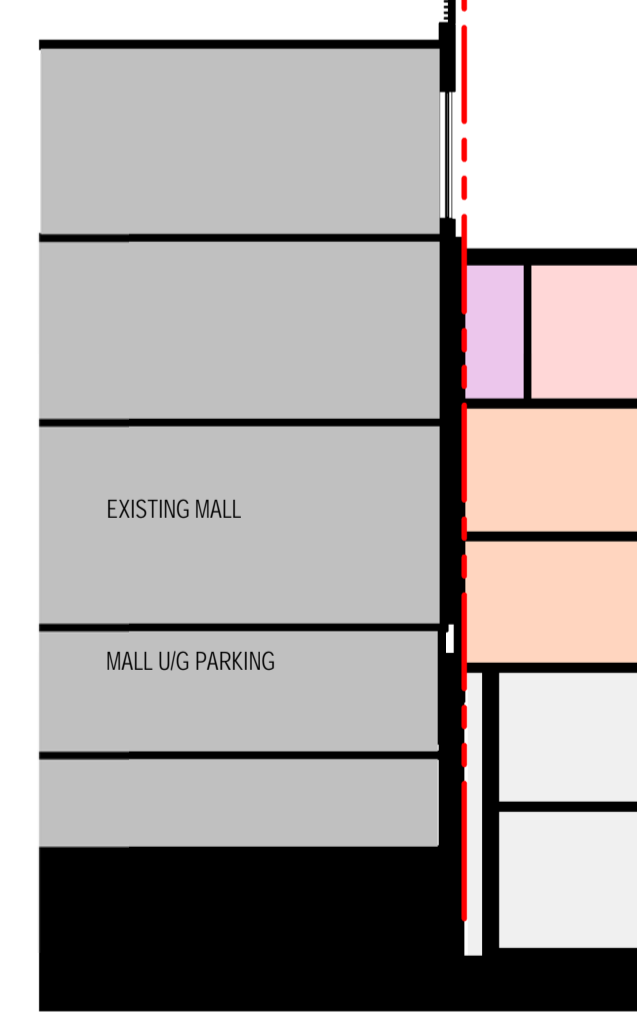
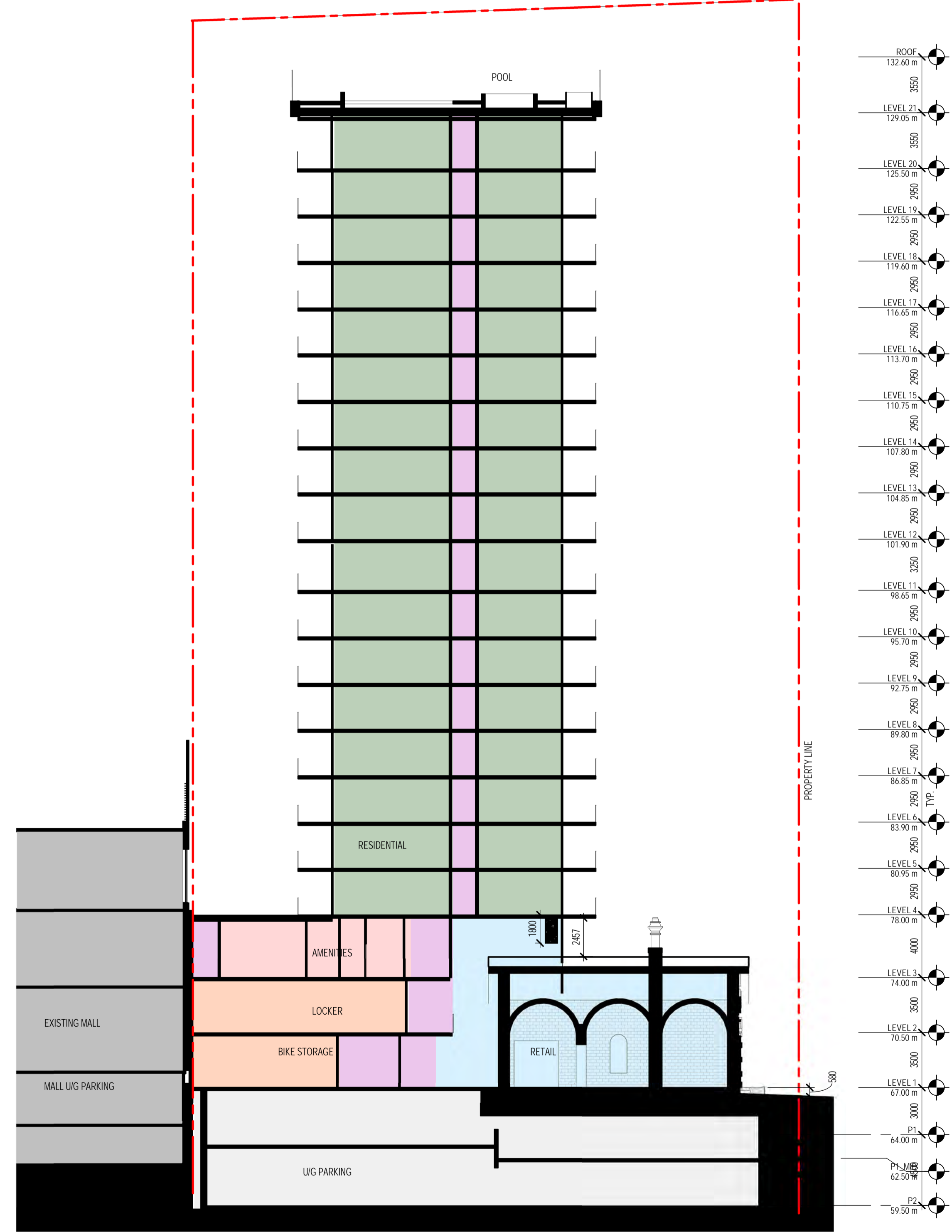
DRAWING NO. A4-11 REVISION NO. 2

AS-OF-RIGHT ZONING VIEW PLANE LIMIT



SOUTH TOWER SECTION THRU MAIN ENTRANCE

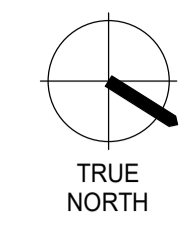
AS-OF-RIGHT ZONING VIEW PLANE LIMIT



NORTH TOWER SECTION THRU HERITAGE BLDG

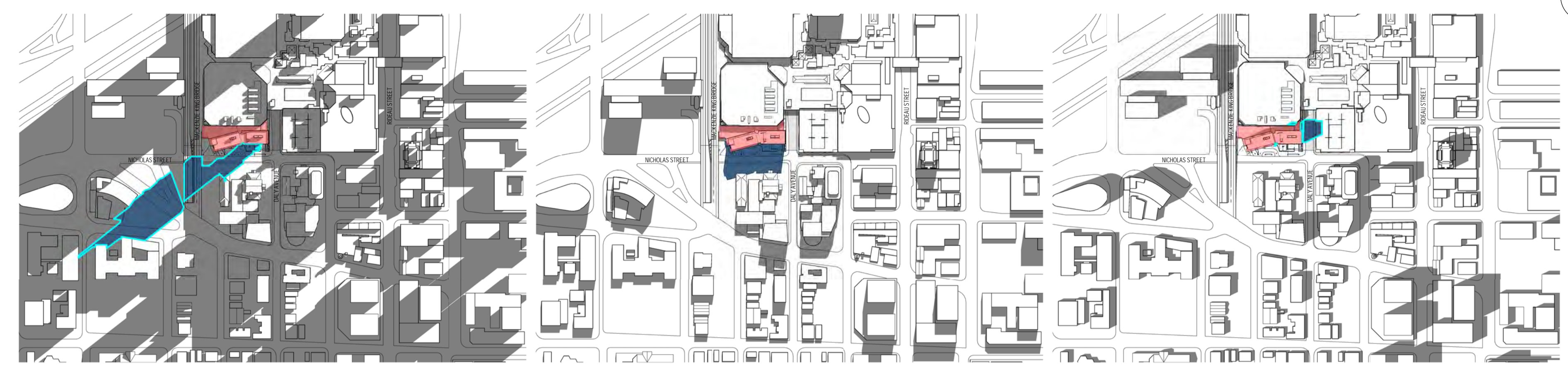
4/25/2022 11:11:46 AM BIM\_360/J12736\_CF RIDEAU CENTRE / CF-RCRS\_12736\_ZAL\_18-1-060\_ARC\_SHELL\_R20.rvt





NOTE

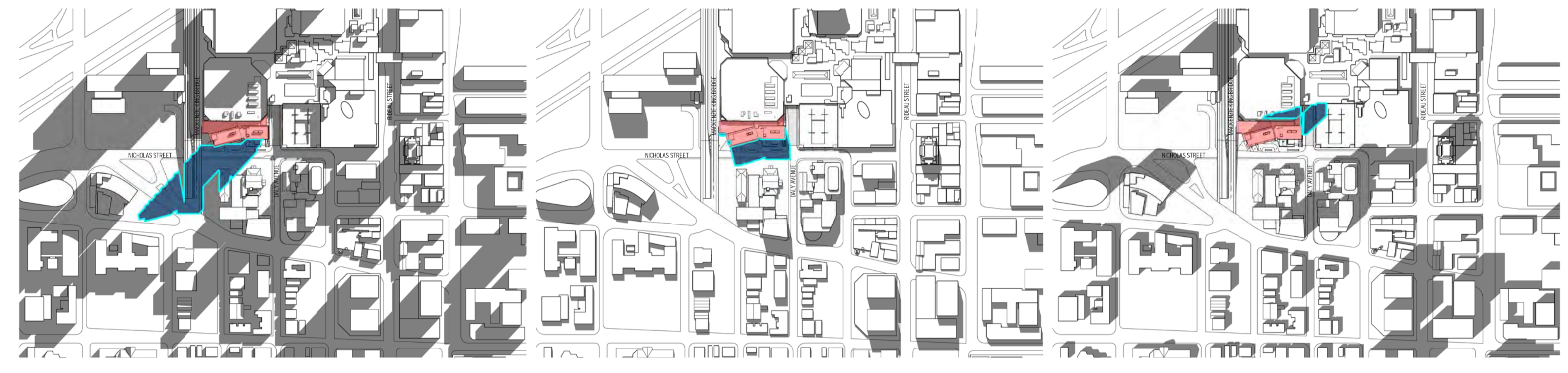
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JUNE 21 2021\_7PM

JUNE 21 2021\_3PM

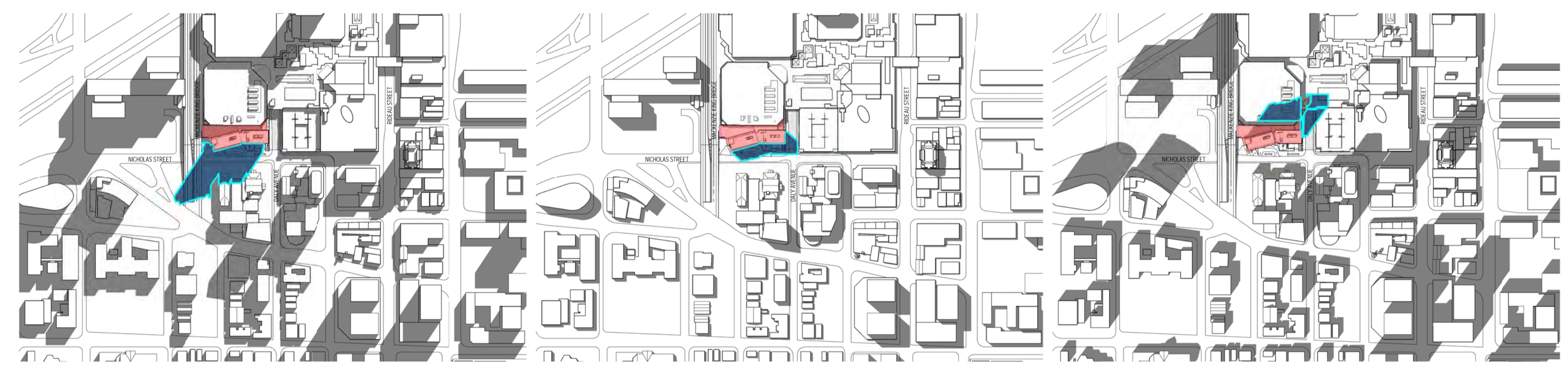
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JUNE 21 2021\_6PM

JUNE 21 2021\_2PM

JUNE 21 2021\_10AM



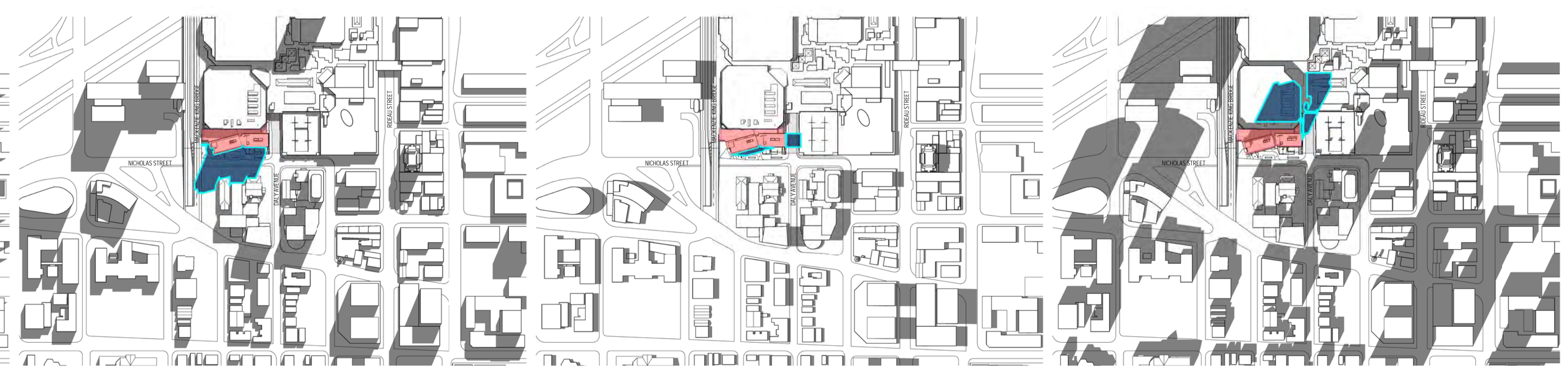
JUNE 21 2021\_5PM

JUNE 21 2021\_1PM

JUNE 21 2021\_9AM



JUNE 21 2021\_8PM



JUNE 21 2021\_4PM

JUNE 21 2021\_12PM

JUNE 21 2021\_8AM

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO.	ISSUE/REVISION	DATE

PROJECT  
**CF RIDEAU CENTRE  
REGISTRY SITE**

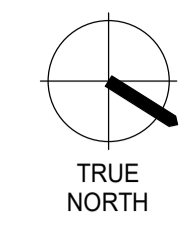
PROJECT ADDRESS  
70 Nicholas Street  
Ottawa, ONTARIO K1N 7B9

TITLE  
**SHADOW ANALYSIS  
- JUNE SOLSTICE**

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

DRAWING NO.	REVISION NO.
A5-00	2





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SEPTEMBER 21 2021\_3PM



SEPTEMBER 21 2021\_11AM



SEPTEMBER 21 2021\_6PM



SEPTEMBER 21 2021\_2PM



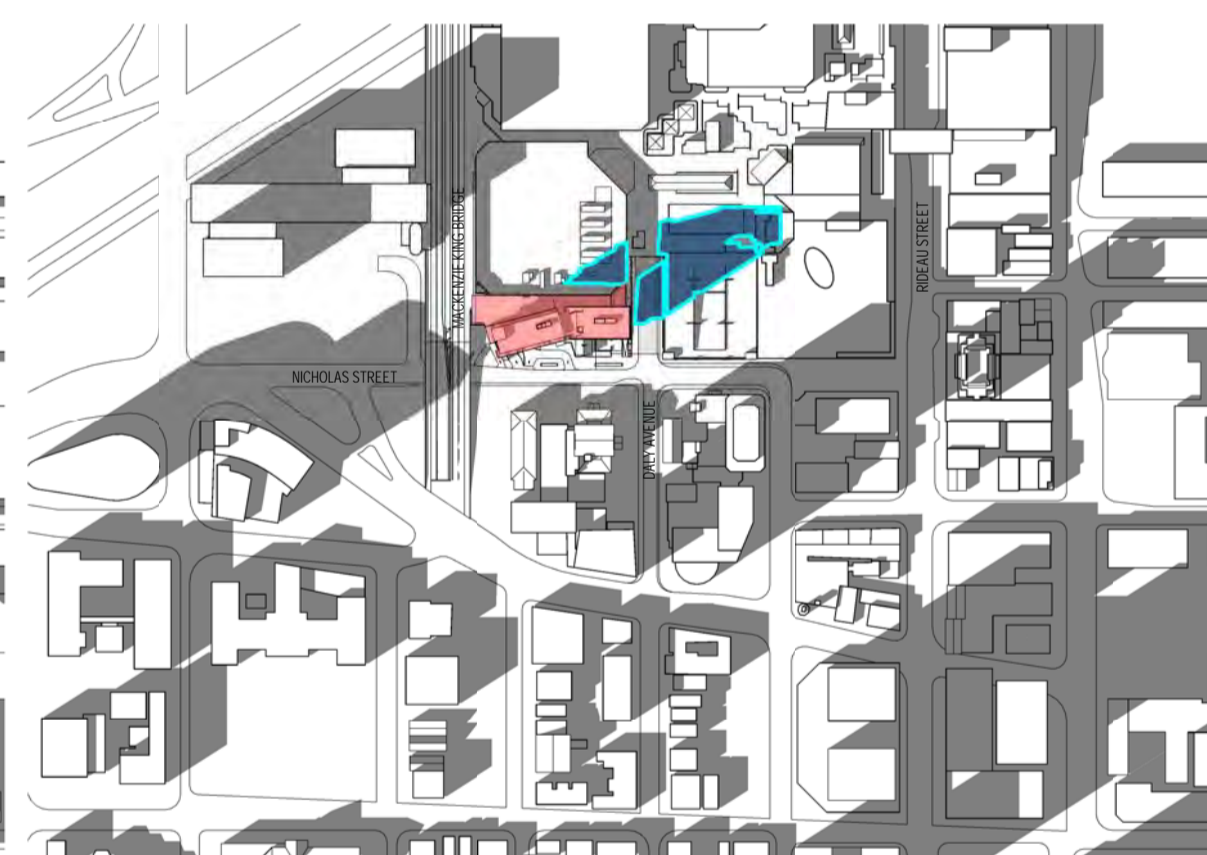
SEPTEMBER 21 2021\_10AM



SEPTEMBER 21 2021\_5PM



SEPTEMBER 21 2021\_1PM



SEPTEMBER 21 2021\_9AM



SEPTEMBER 21 2021\_4PM



SEPTEMBER 21 2021\_12PM



SEPTEMBER 21 2021\_8AM

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO. ISSUE/REVISION DATE

PROJECT

**CF RIDEAU CENTRE  
REGISTRY SITE**

PROJECT ADDRESS

70 Nicholas Street  
Ottawa, ONTARIO K1N 7B9

TITLE

**SHADOW ANALYSIS  
- SEPTEMBER  
EQUINOX**

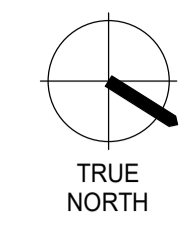
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DRAWING NO. A5-01 REVISION NO. 2

**A5-01**

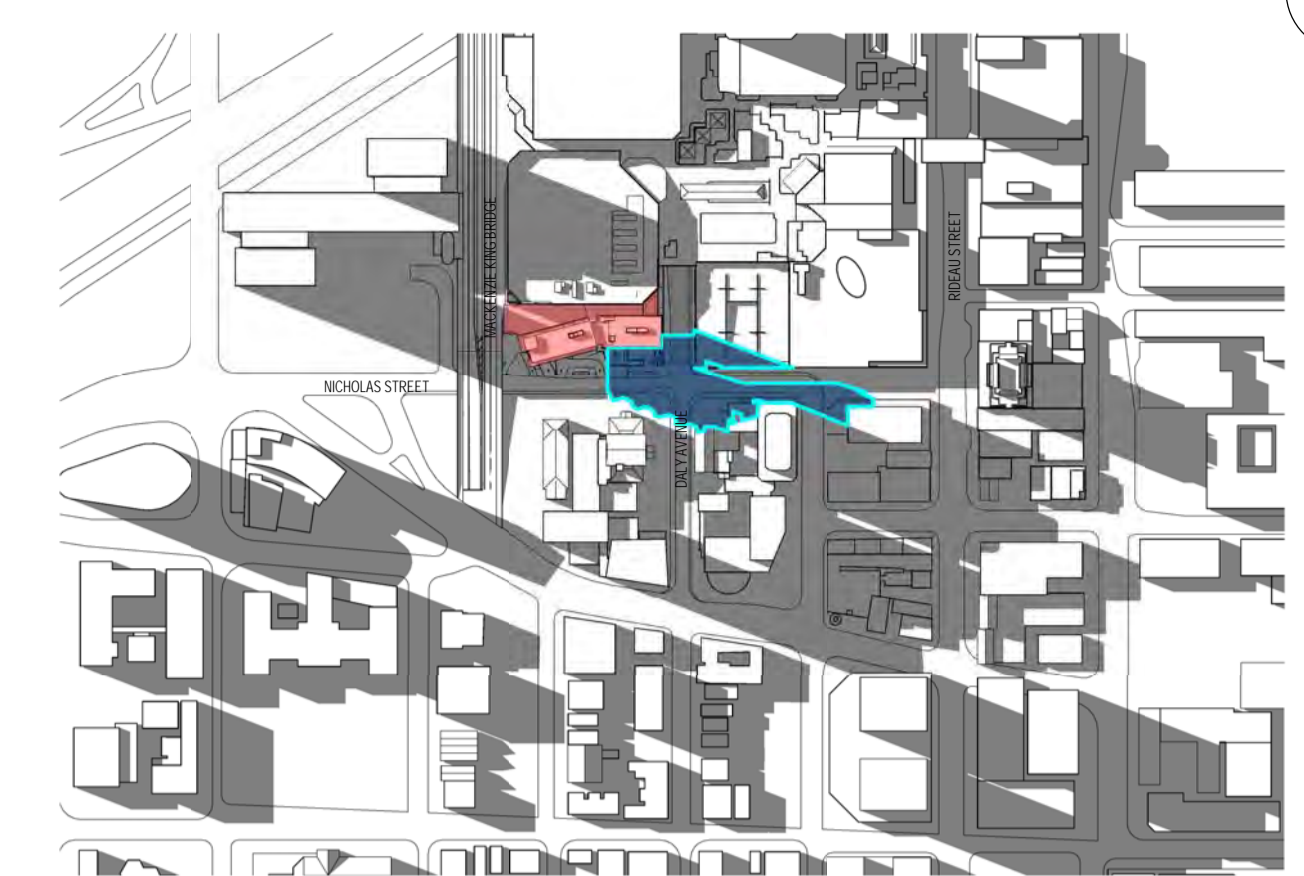
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DECEMBER 21 2021 \_12PM



DECEMBER 21 2021 \_3PM



DECEMBER 21 2021 \_11AM



DECEMBER 21 2021 \_2PM



DECEMBER 21 2021 \_10AM



DECEMBER 21 2021 \_1PM



DECEMBER 21 2021 \_9AM

NO.	ISSUE/ REVISION	DATE
2	ISSUED FOR HERITAGE PERMIT # 1	2022-04-26
1	ISSUED FOR SITE PLAN CONTROL	2021-11-12

NO. ISSUE/ REVISION DATE

PROJECT  
**CF RIDEAU CENTRE  
REGISTRY SITE**

PROJECT ADDRESS  
70 Nicholas Street  
Ottawa, ONTARIO K1N 7B9

TITLE  
**SHADOW ANALYSIS  
- DECEMBER  
SOLSTICE**

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

DRAWING NO. A5-02 REVISION NO. 2