



ARCHITECTURAL

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BIM_360/12736_Cf_RIDEAU_CENTRE/CF-RCRS_12736_ZAI_18-1-060_ARC_SHELL_R20.M

2022-04-25 5:02:18 PM

ISSUED FOR HERITAGE PERMIT # 1

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

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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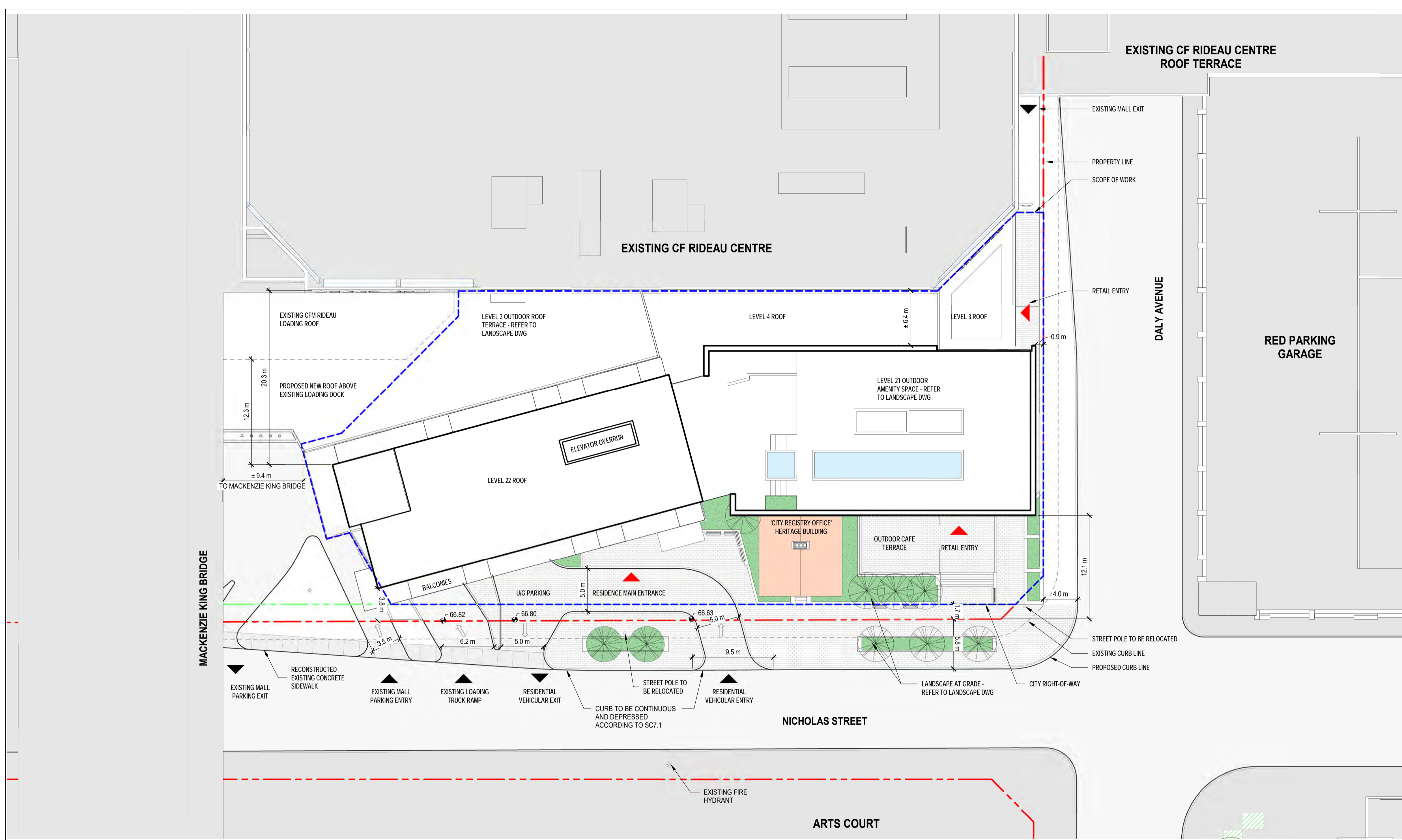
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A0-00

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2 SITE PLAN
 A0-10 SCALE: 1:250

GROSS FLOOR AREA (BY-LAW 2008-326)	
LEVEL 1	407.9 m ²
LEVEL 1	73.5 m ²
LEVEL 1	38.7 m ²
LEVEL 1	190.2 m ²
LEVEL 1	232.1 m ²
LEVEL 2	573.9 m ²
LEVEL 3	465.2 m ²
LEVEL 4	1,021.9 m ²
LEVEL 5	1,021.9 m ²
LEVEL 6	1,021.9 m ²
LEVEL 7	1,021.9 m ²
LEVEL 8	1,021.9 m ²
LEVEL 9	1,021.9 m ²
LEVEL 10	1,021.9 m ²
LEVEL 11	1,021.9 m ²
LEVEL 12	1,021.9 m ²
LEVEL 13	1,021.9 m ²
LEVEL 14	1,021.9 m ²
LEVEL 15	1,021.9 m ²
LEVEL 16	1,021.9 m ²
LEVEL 17	1,021.9 m ²
LEVEL 18	1,021.9 m ²
LEVEL 19	1,021.9 m ²
LANDSCAPE AREA (BY-LAW 2014-144) (BY-LAW 2020-289)	438.1 m ²
Grand Total	19,992.4 m²

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 ²	1,827 m ²	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 ² 6 m ² PER UNIT. MIN. 50% OF THE AREA MUST BE COMMUNAL WITH AT LEAST ONE AREA 54m ² IN SIZE	6,186 m ² 2,094 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)	2,950 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	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**

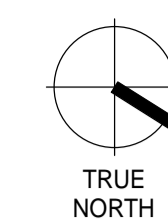
PROJECT ADDRESS
 70 Nicholas Street
 Ottawa, ONTARIO K1N 7B9

TITLE
**SITE PLAN &
 DEVELOPMENT
 INFORMATION**

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

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A0-10	2

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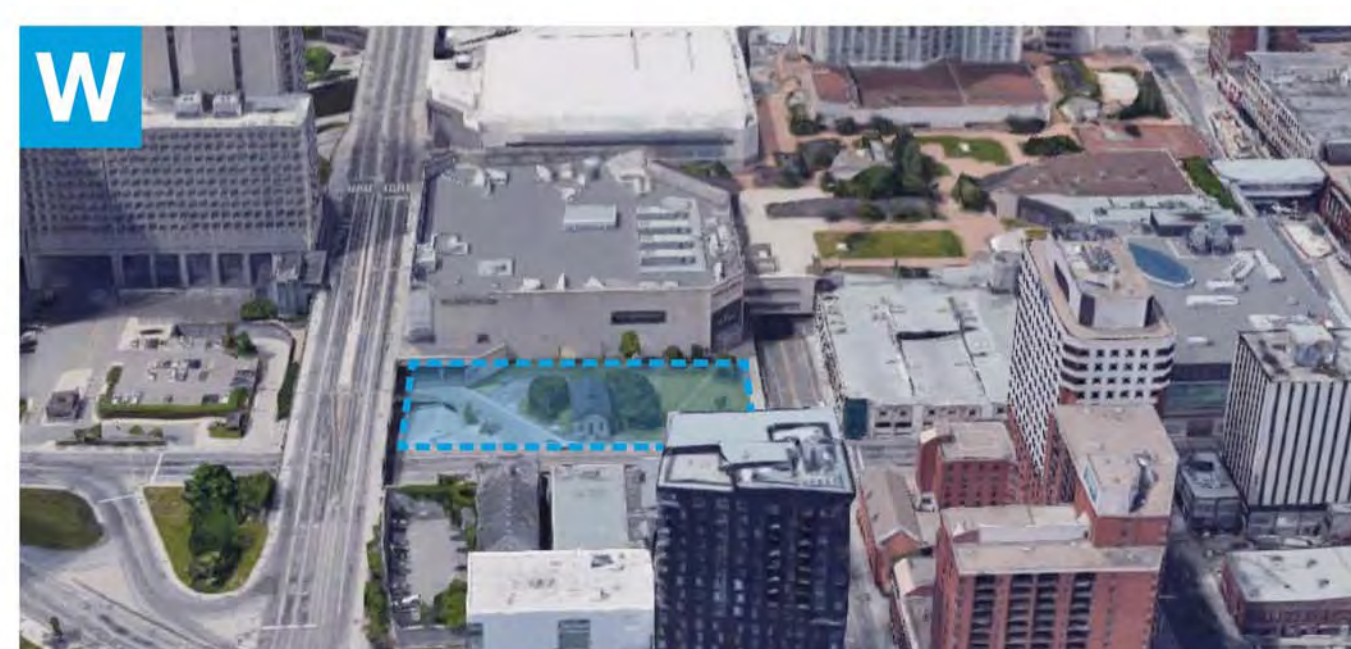
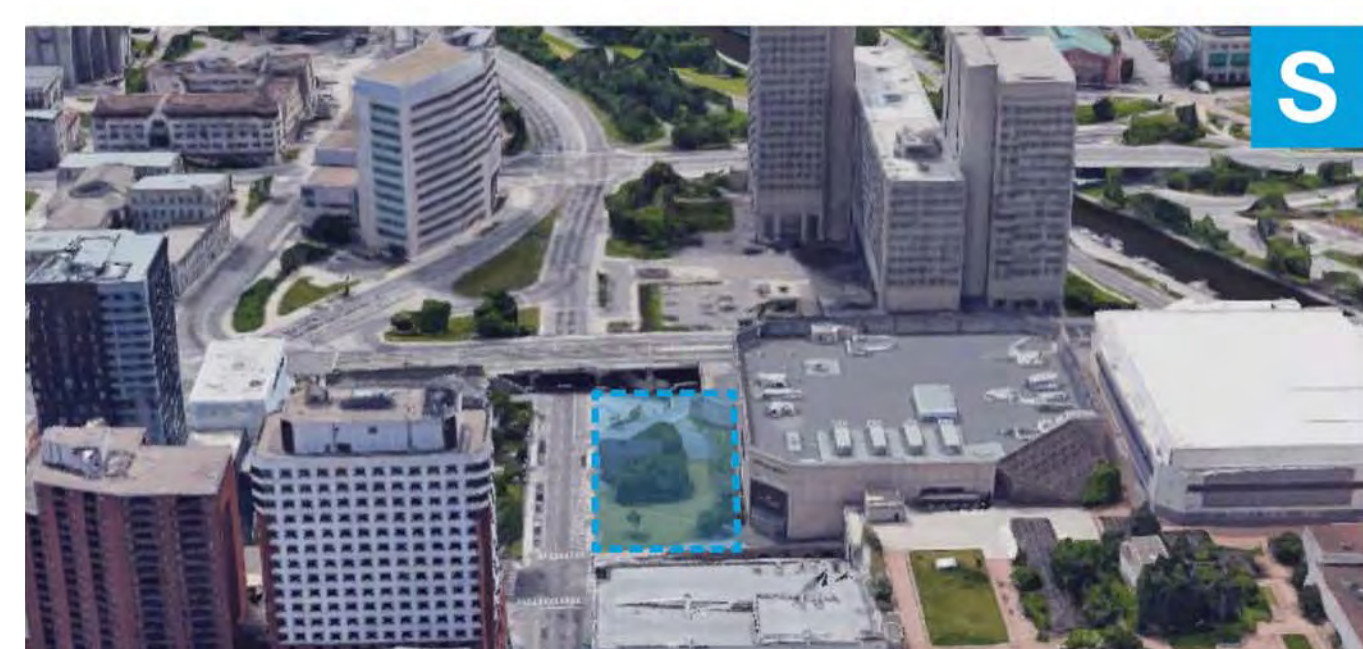
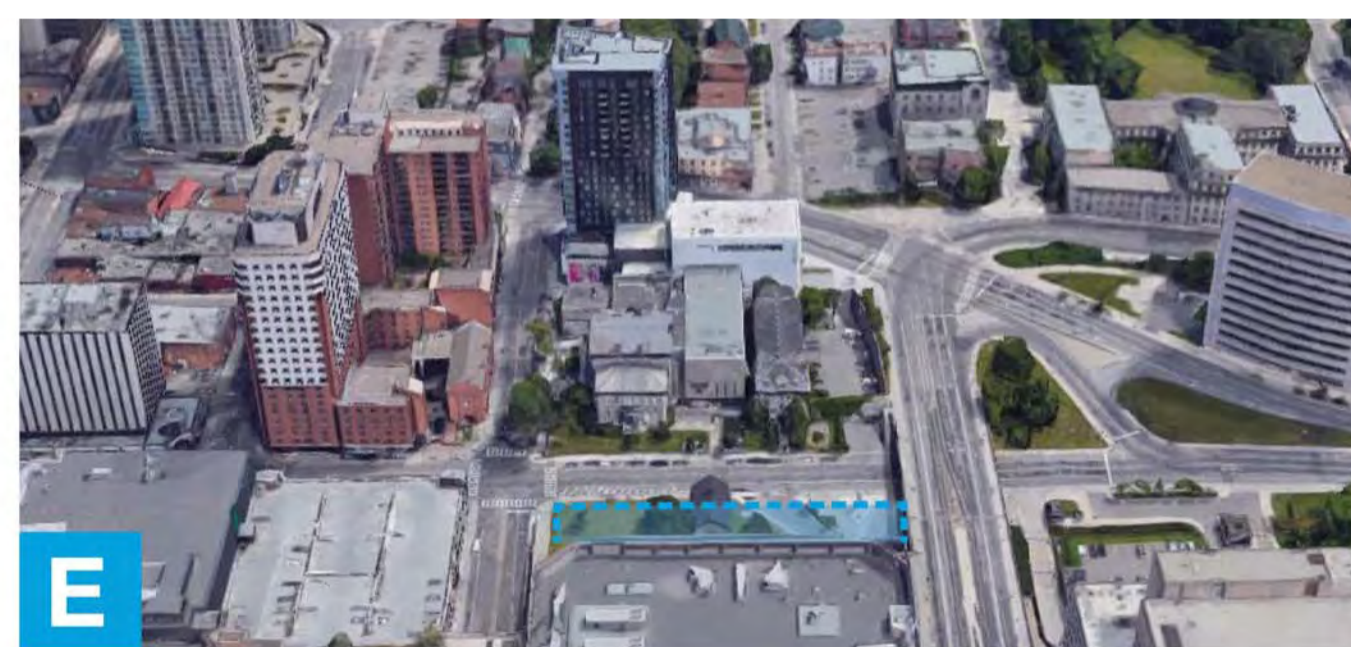
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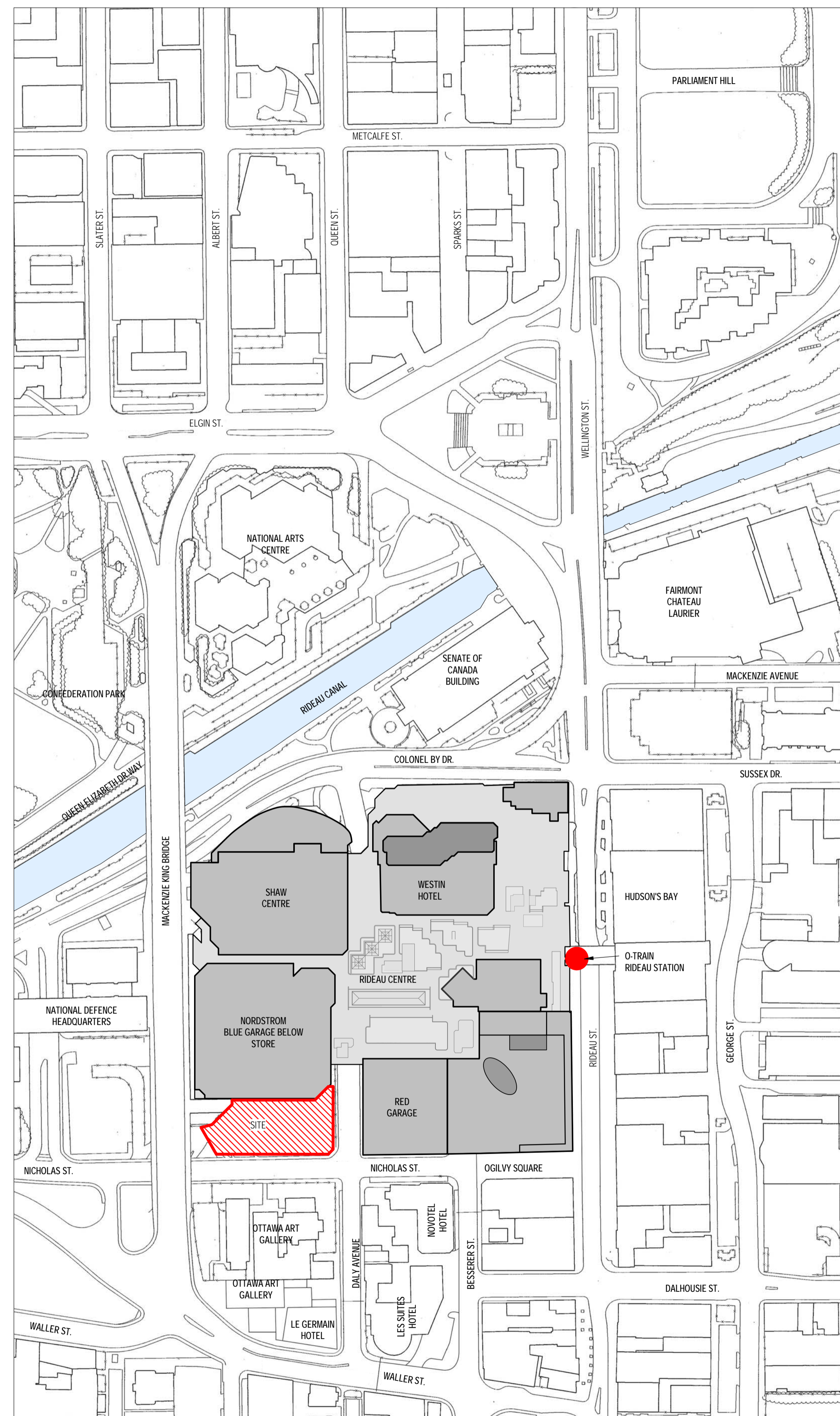
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SITE PHOTOS



SITE CONTEXT



SITE CONTEXT

NO.	ISSUE/REVISION	DATE
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PROJECT

**CF RIDEAU CENTRE
REGISTRY SITE**

PROJECT ADDRESS

70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE

SITE CONTEXT

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PROJECT

CF RIDEAU CENTRE REGISTRY SITE

PROJECT ADDRESS
70 Nicholas Street
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TITLE

EXISTING & PROPOSED AERIAL VIEWS

PROJECT NO.	SCALE	CHECKED
18-1-060 / 12736	1 : 900	Checker

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A1-00	2

A1-00

2



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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EAST VIEW FROM NICHOLAS ST



NORTHEAST VIEW FROM NICHOLAS ST

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PROJECT

**CF RIDEAU CENTRE
REGISTRY SITE**

PROJECT ADDRESS

70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE

**PROPOSED
BUILDING
EXTERIOR VIEWS**

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

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A1-02	2

A1-02





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TITLE

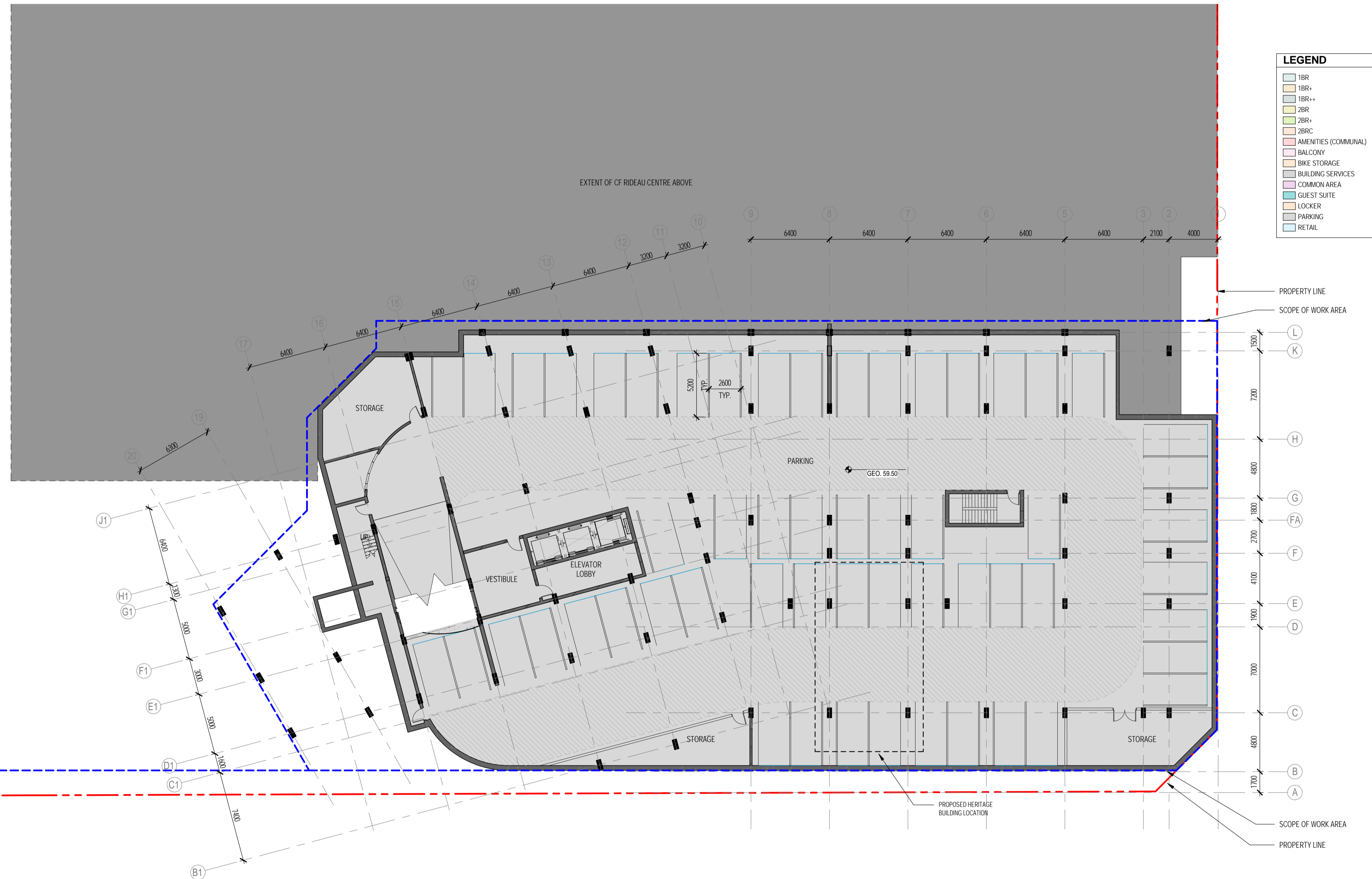
FLOOR PLAN - P2

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18-1060 / 12736	1 : 200	Checker

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A2-00A	2

A2-00A

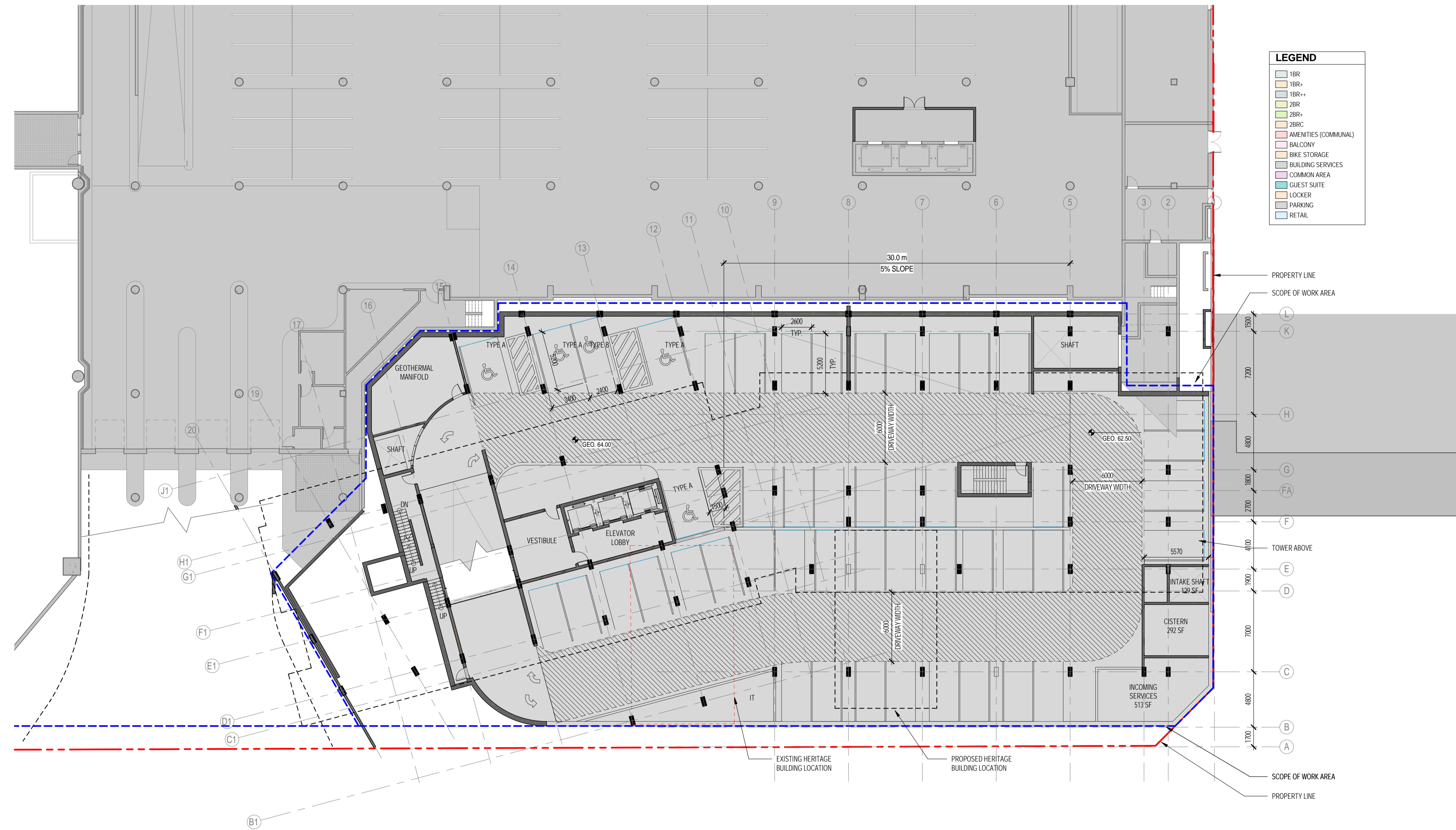
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PROJECT
**CF RIDEAU CENTRE
 REGISTRY SITE**

PROJECT ADDRESS
 70 Nicholas Street
 Ottawa, ONTARIO K1N 7B9

TITLE
FLOOR PLAN - P1

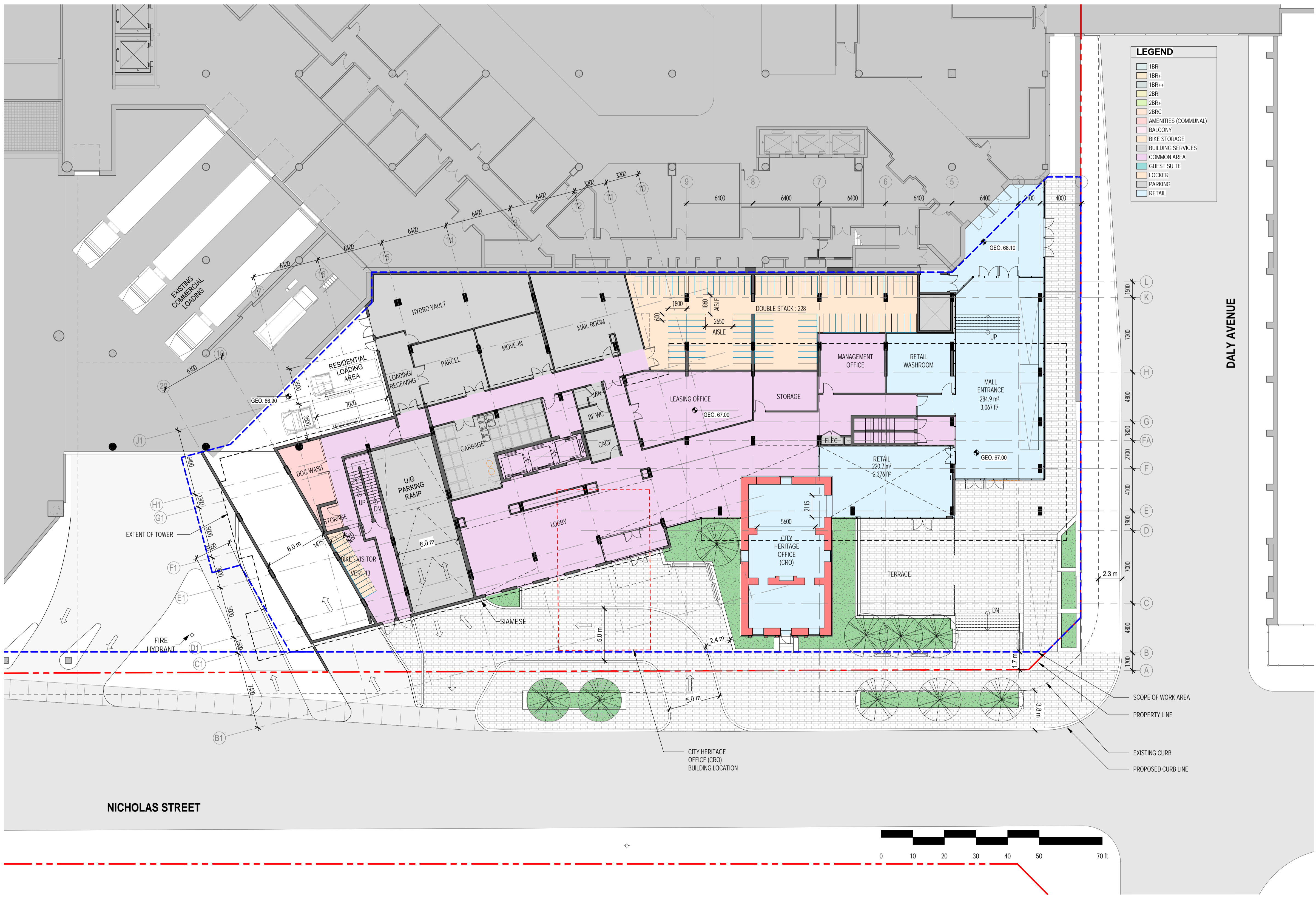
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LEGEND

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

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PROJECT
**CF RIDEAU CENTRE
REGISTRY SITE**

PROJECT ADDRESS
70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE
**FLOOR PLAN -
LEVEL 1**

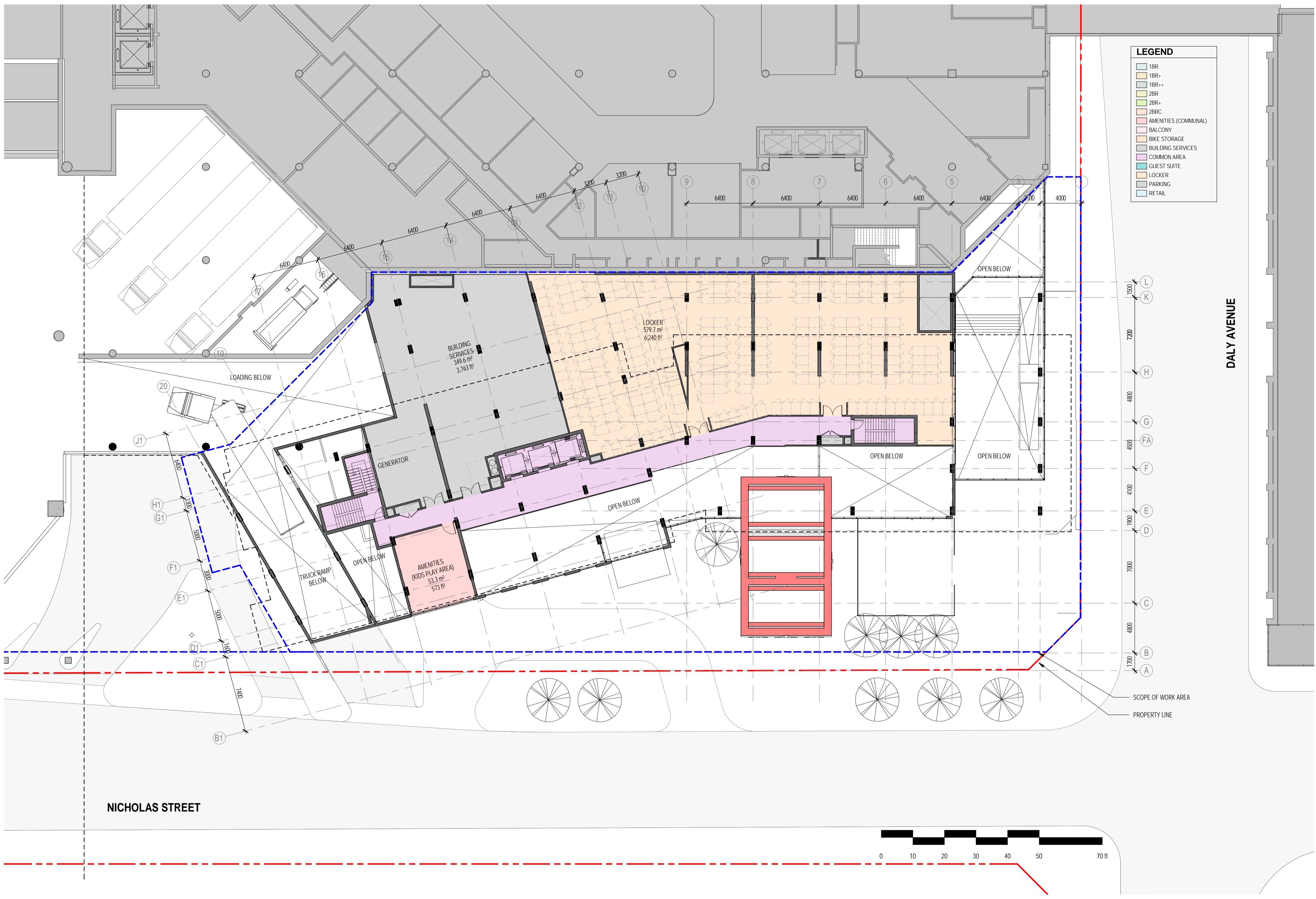
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LEGEND

- 1BR
- 1BR+
- 1BR++
- 2BR
- 2BR+
- 2BRC
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- BALCONY
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PROJECT
**CF RIDEAU CENTRE
REGISTRY SITE**

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70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE
**FLOOR PLAN -
LEVEL 2**

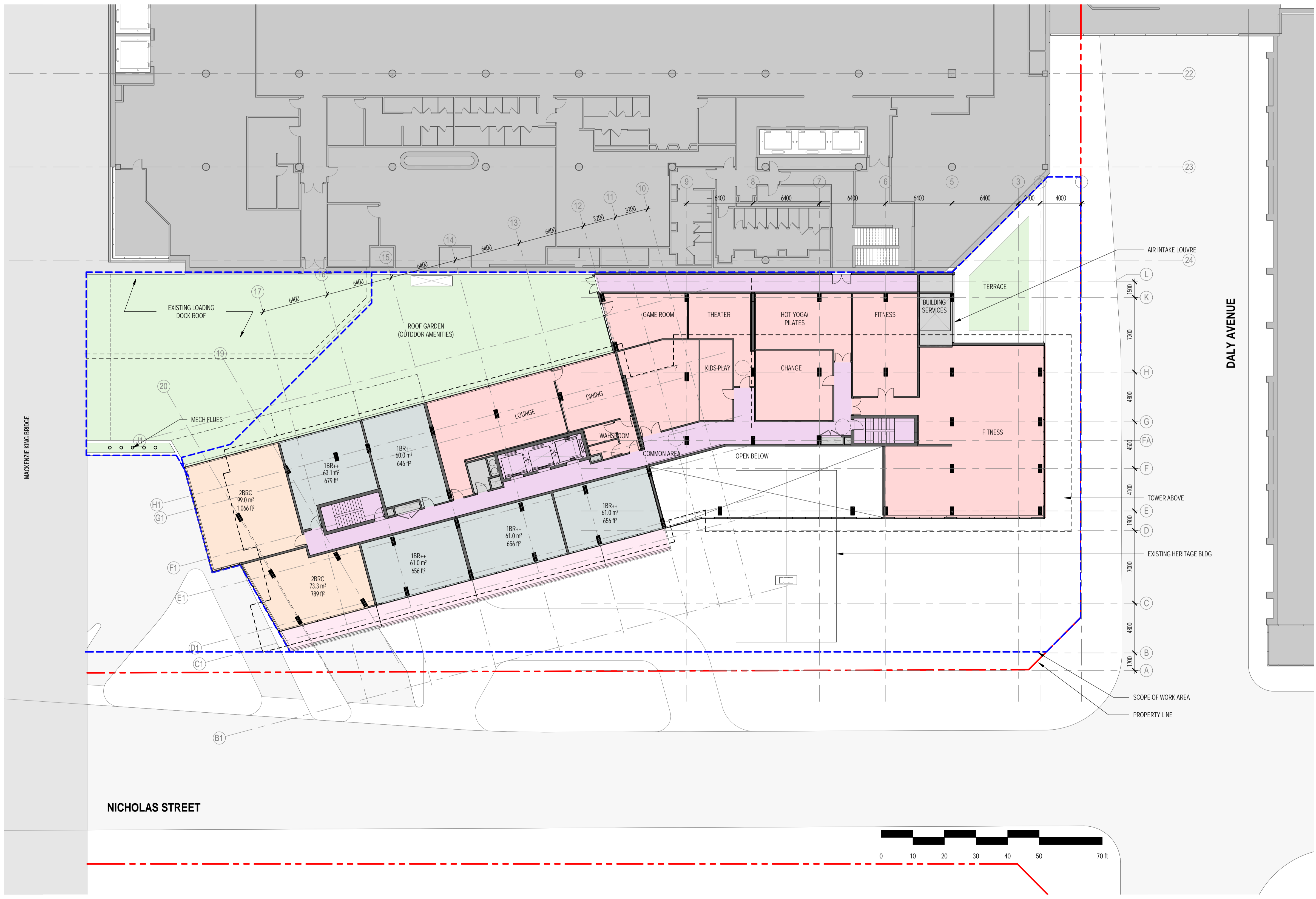
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 70 Nicholas Street
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TITLE
**FLOOR PLAN -
 LEVEL 3**

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

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A2-03	2

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TITLE

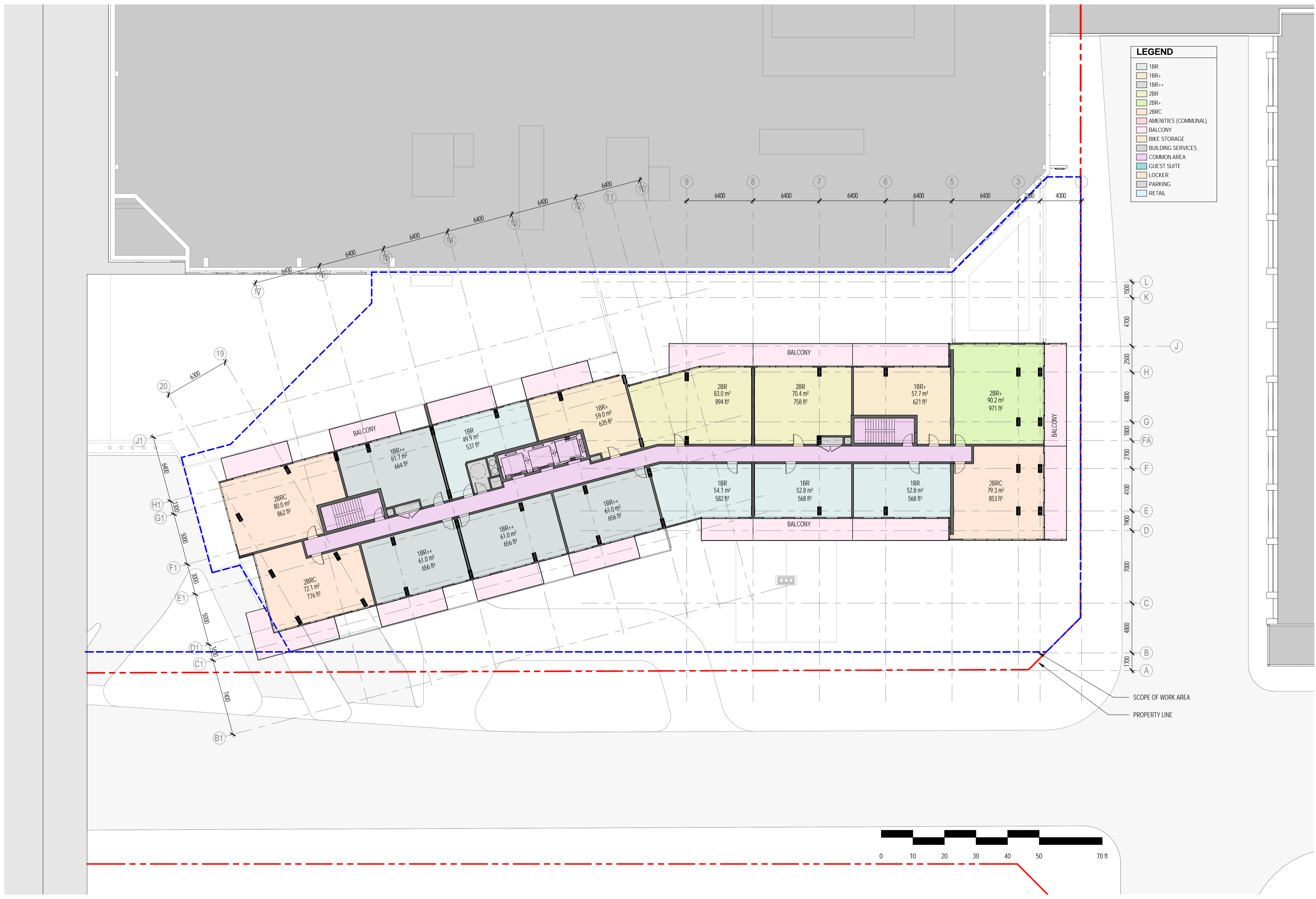
**TYPICAL FLOOR
PLAN (EVEN
FLOORS)**

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

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

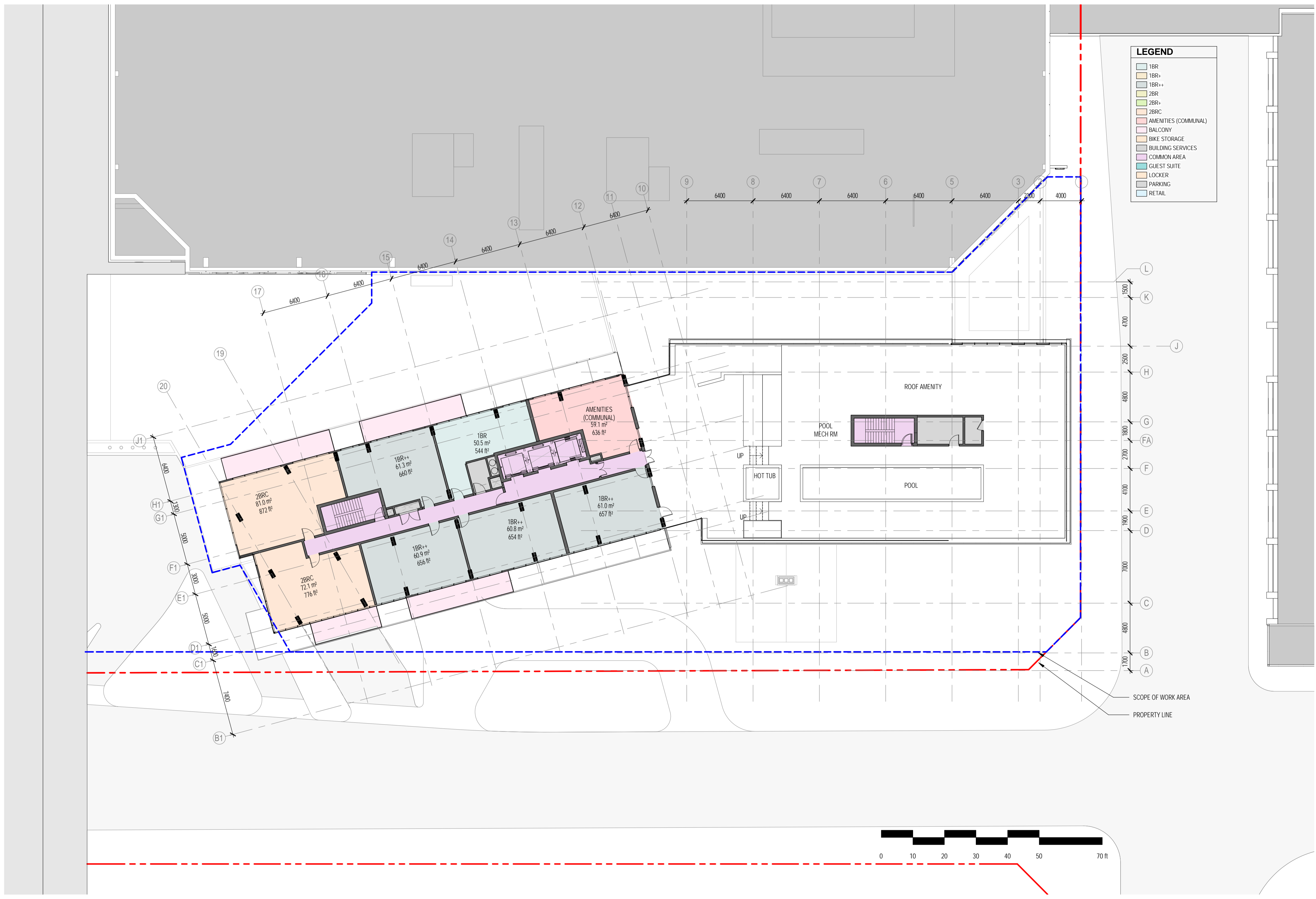
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LEGEND

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TITLE
**FLOOR PLAN -
 LEVEL 21**

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

DRAWING NO.	REVISION NO.
A2-21	2

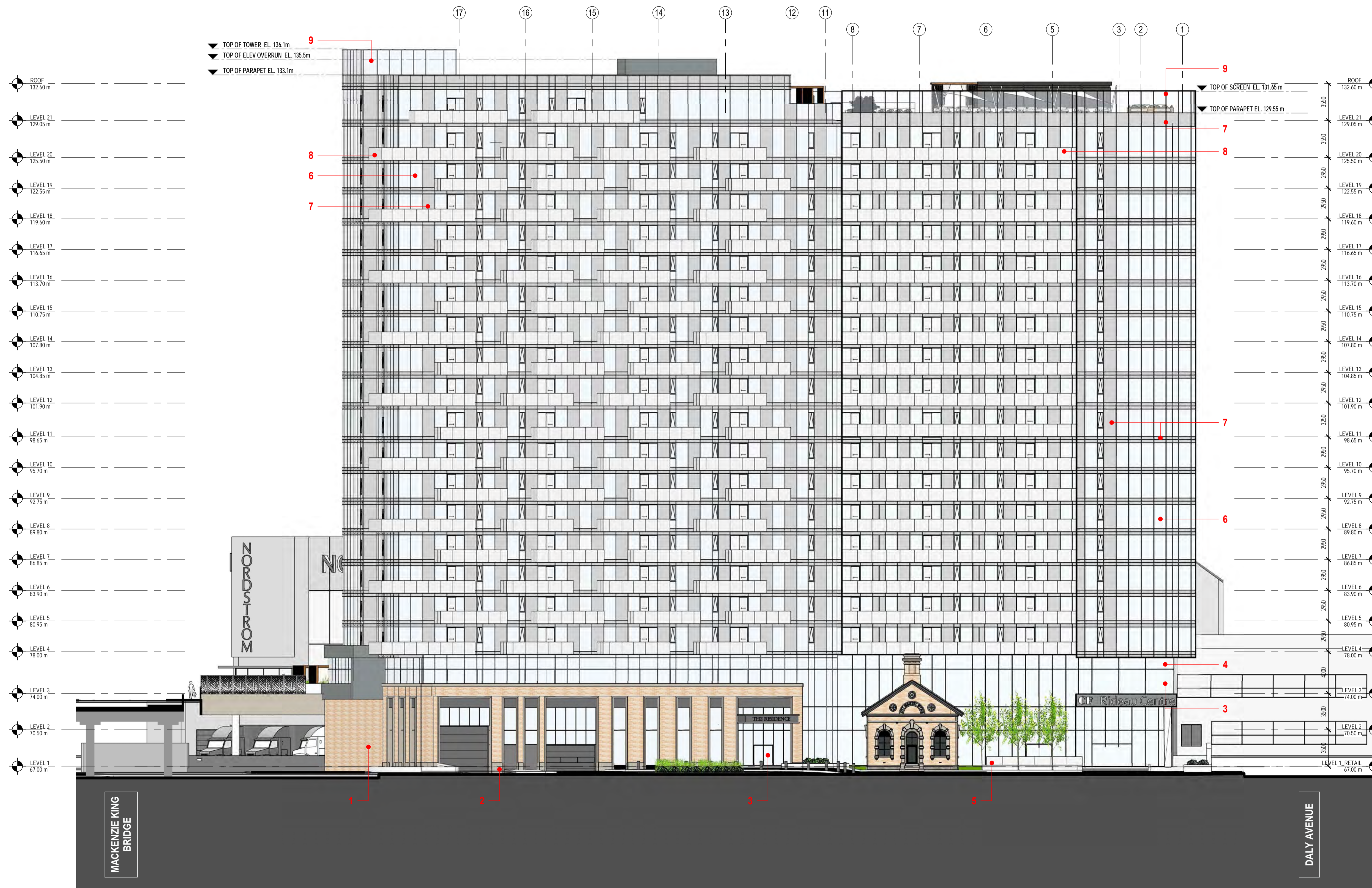
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MATERIALS LEGEND

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



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TITLE

EAST ELEVATION

PROJECT NO. SCALE CHECKED

18-1060 / 12736 As indicated Checker

DRAWING NO. REVISION NO.

A4-01

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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 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

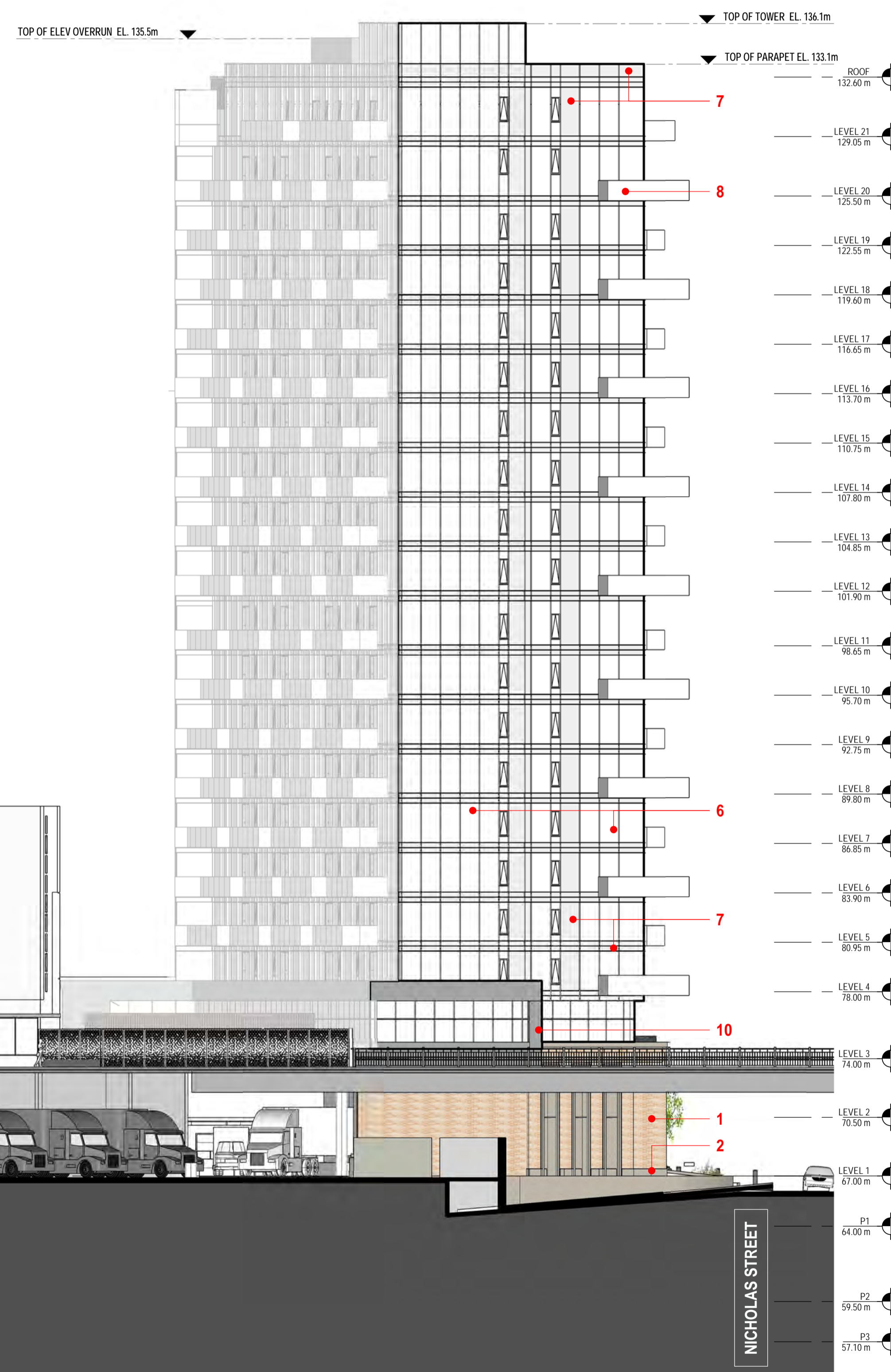
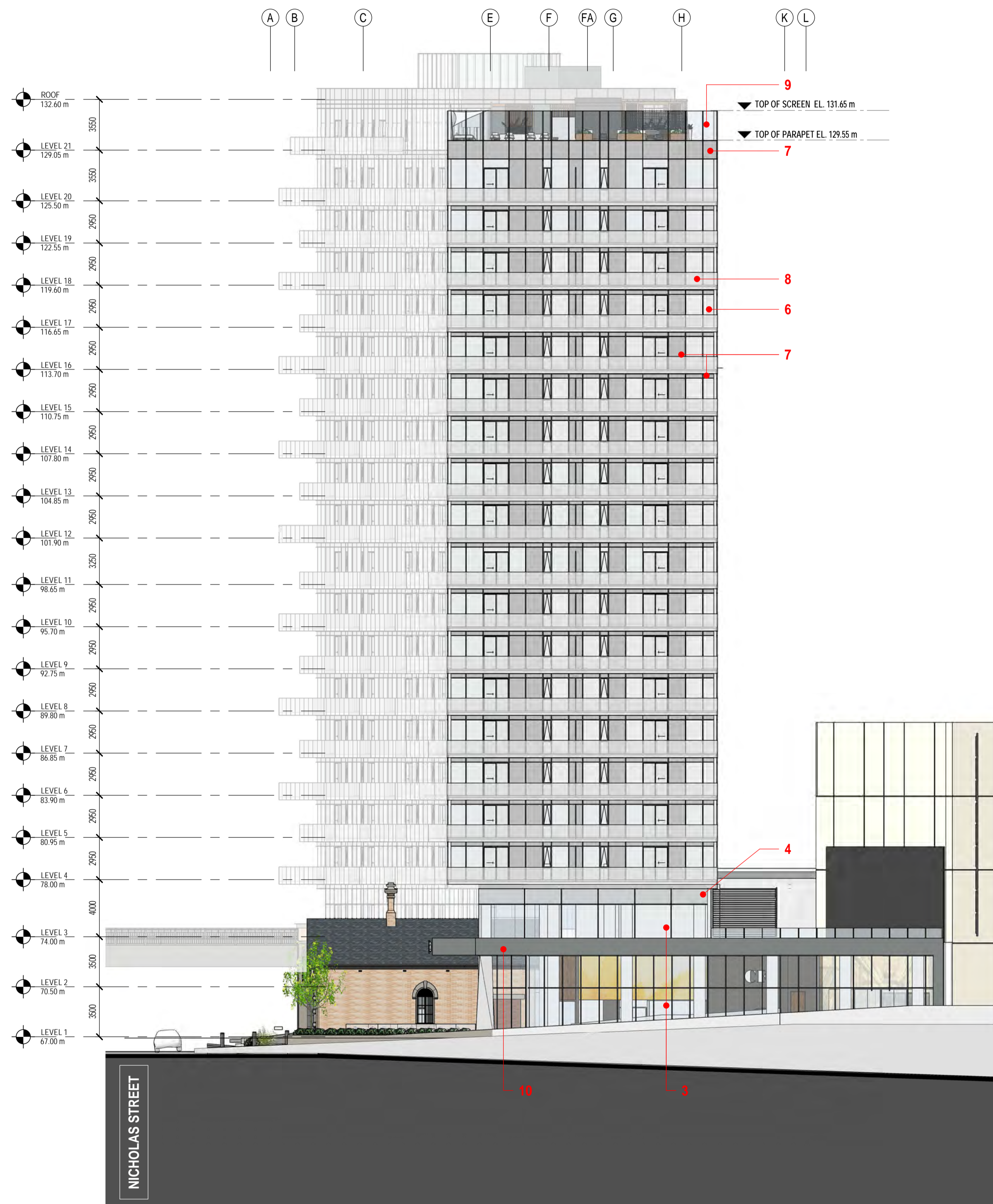
DRAWING NO. REVISION NO.

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

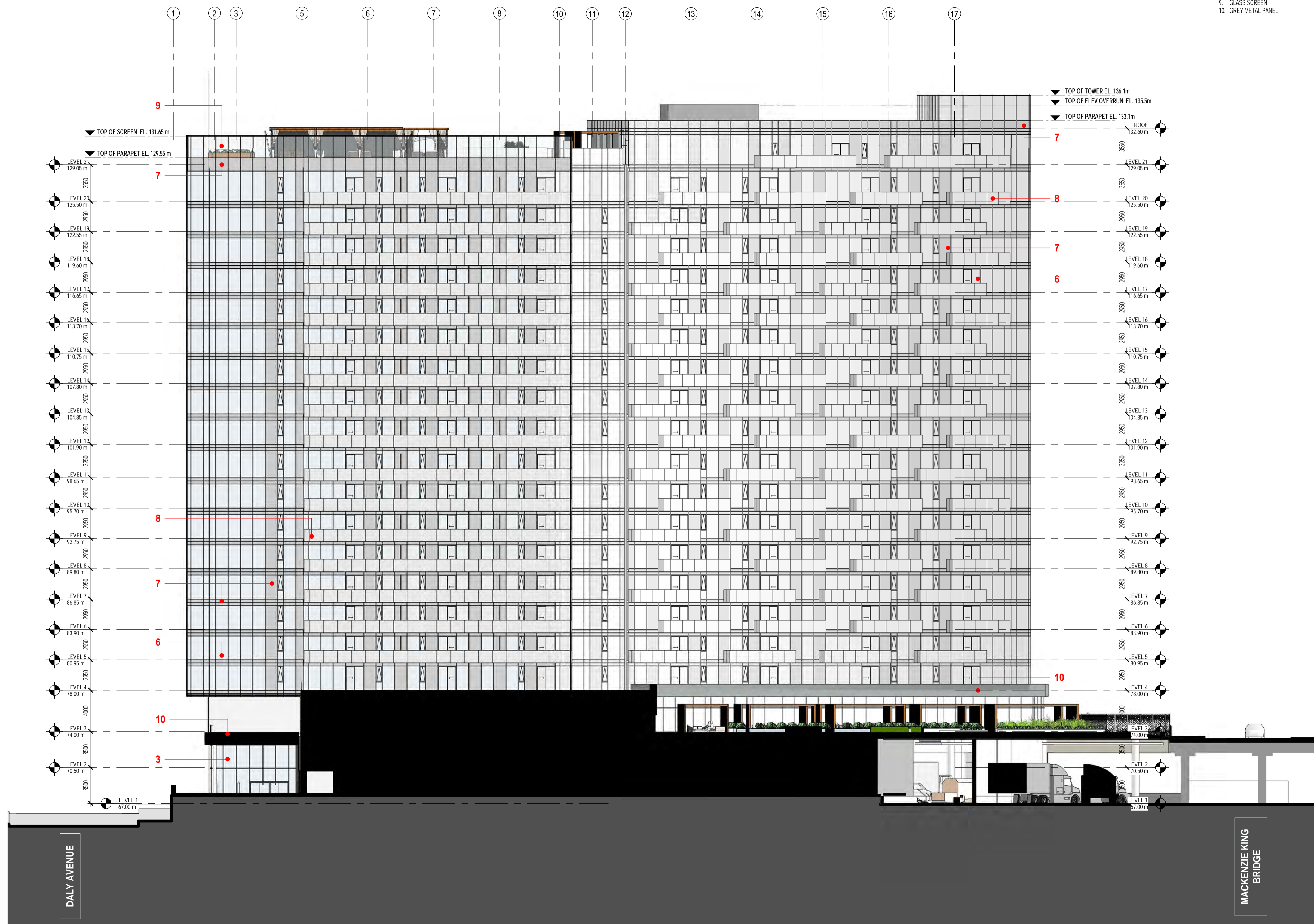
NOTE

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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
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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

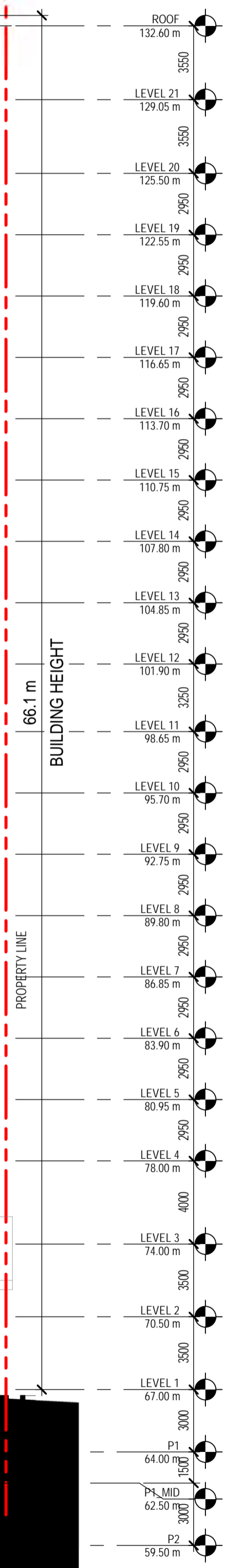
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18-1-060	1 : 200	Checker

DRAWING NO.	REVISION NO.
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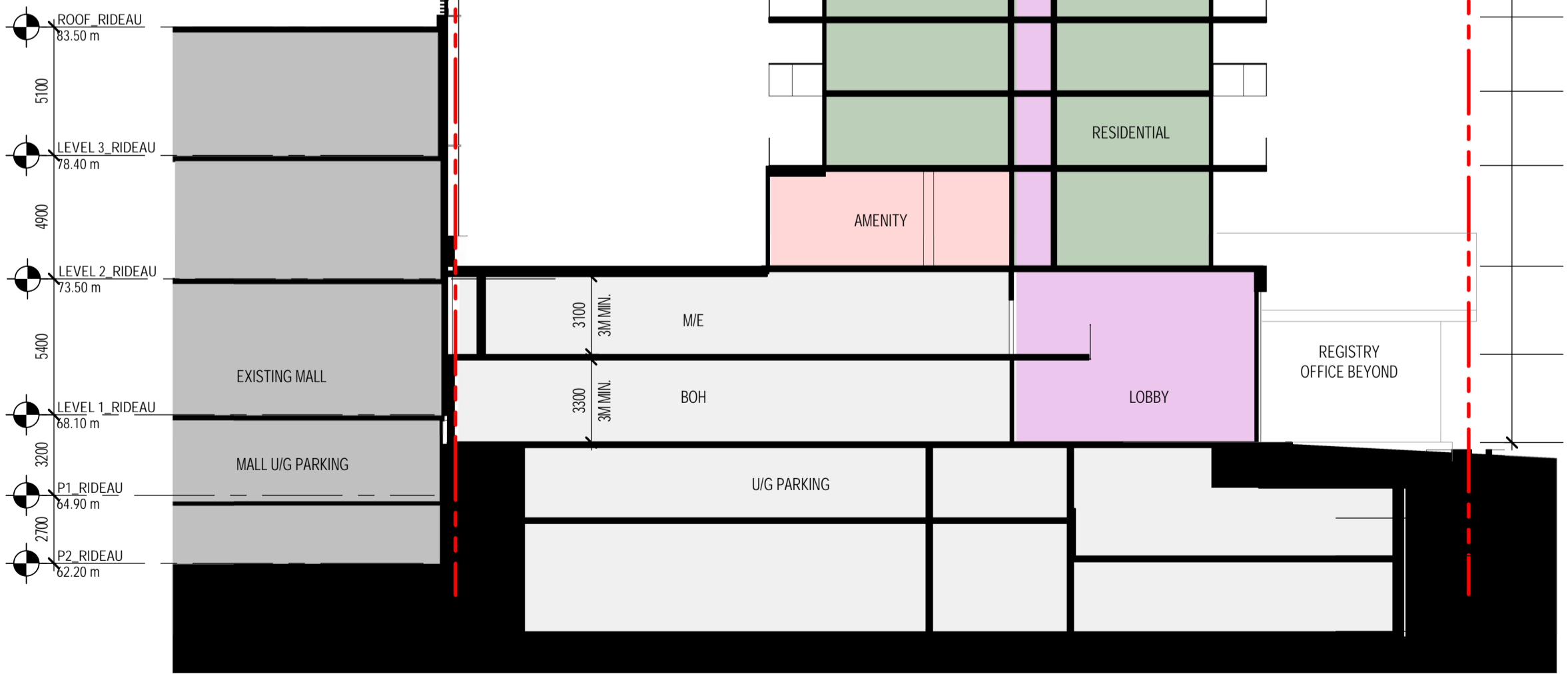
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ELEVATOR OVERRUN



BUILDING HEIGHT
66.1 m

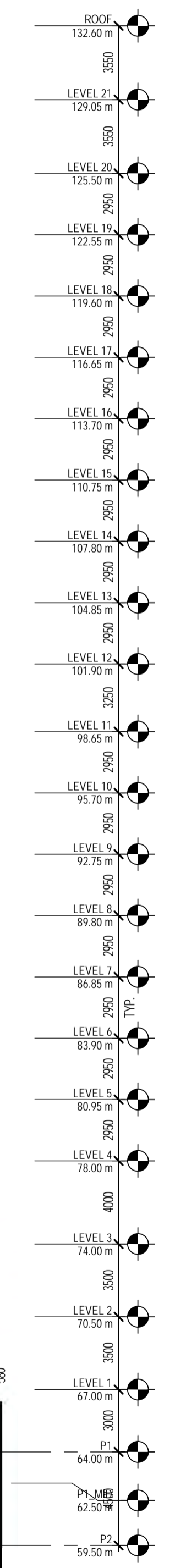
PROPERTY LINE



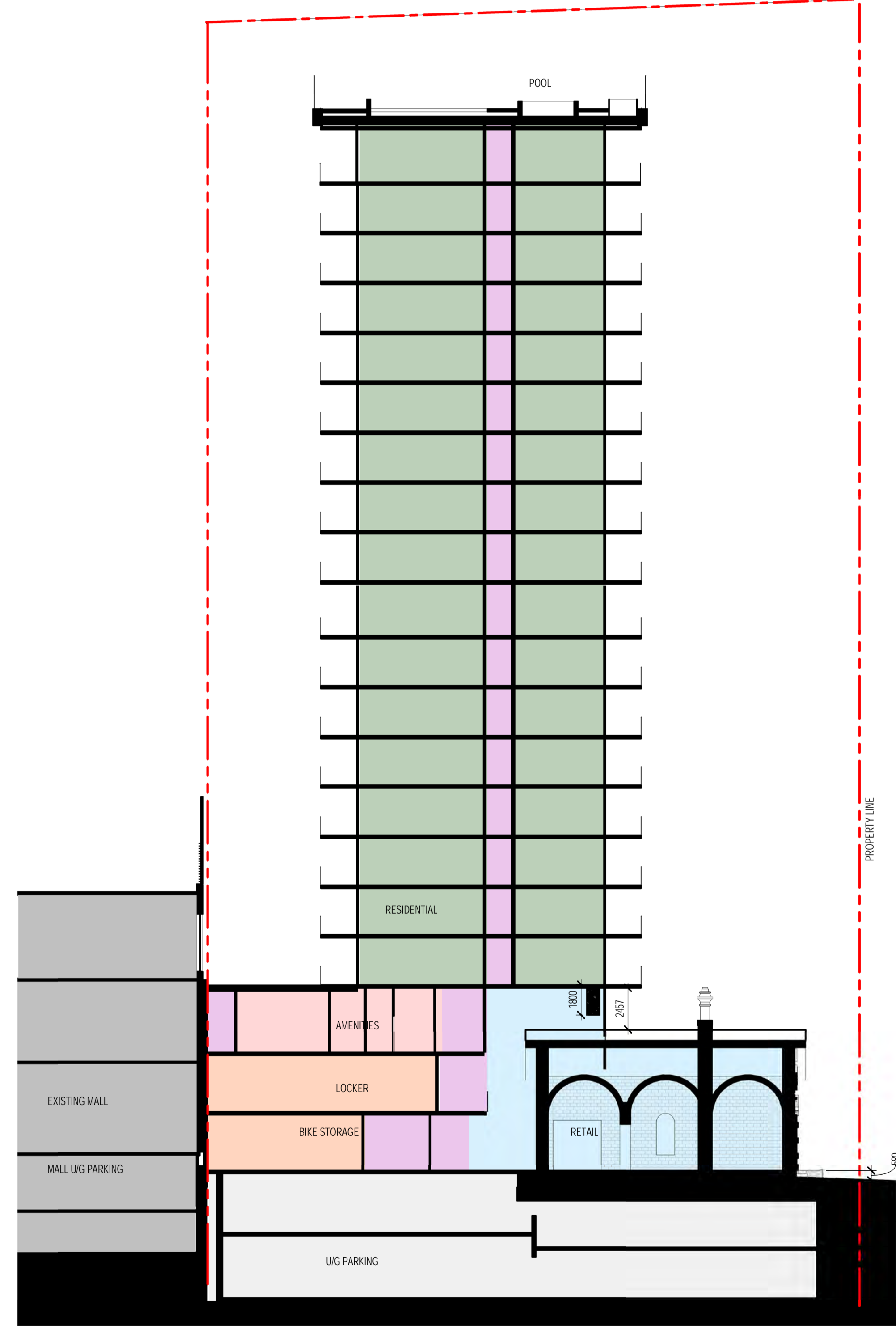
SOUTH TOWER SECTION THRU MAIN ENTRANCE

AS-OF-RIGHT ZONING VIEW PLANE LIMIT

POOL



PROPERTY LINE



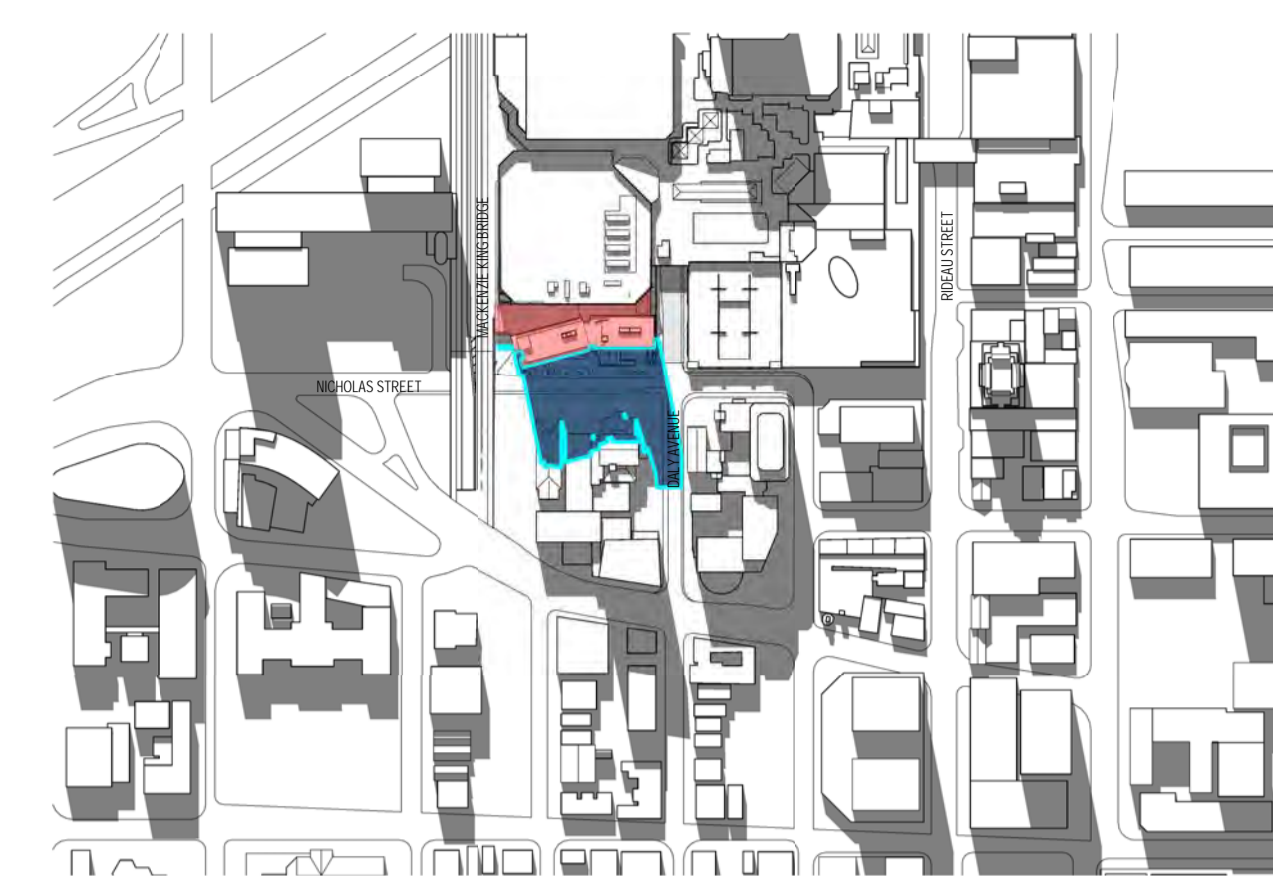
NORTH TOWER SECTION THRU HERITAGE BLDG



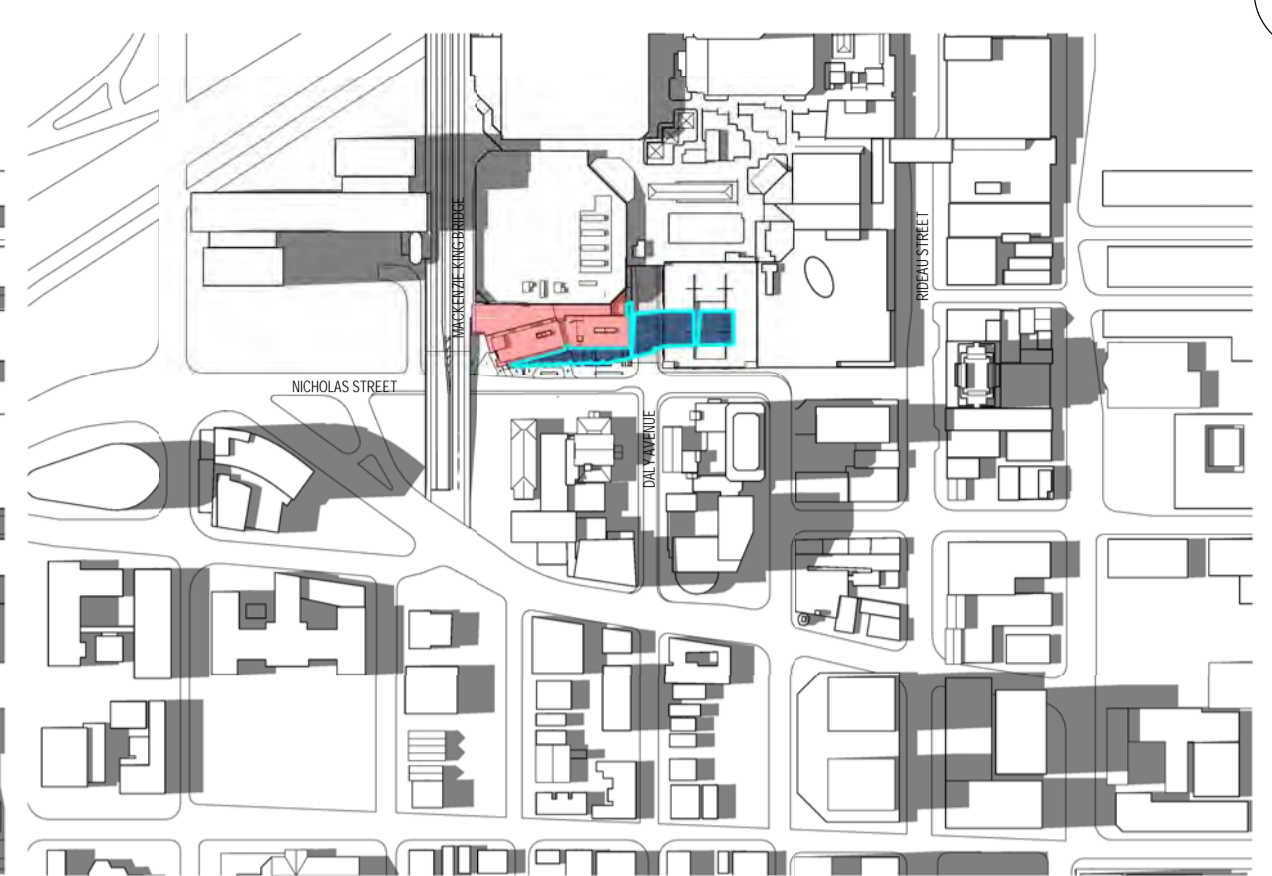
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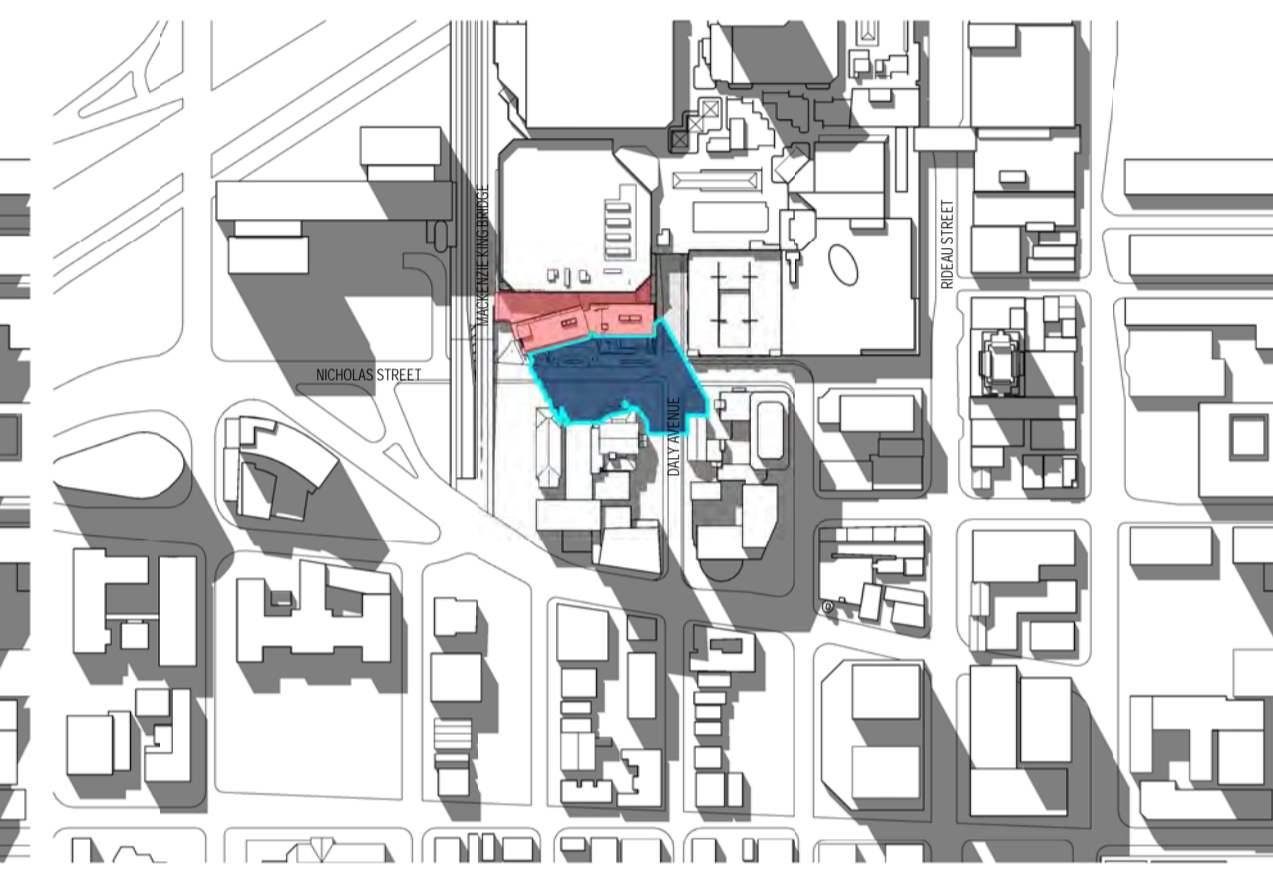
SEPTEMBER 21 2021_3PM



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

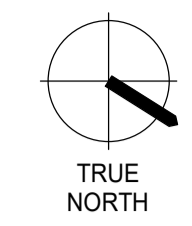
**SHADOW ANALYSIS
- SEPTEMBER
EQUINOX**

PROJECT NO. SCALE CHECKED

18-1-060 / 12736 1 : 4500 Checker

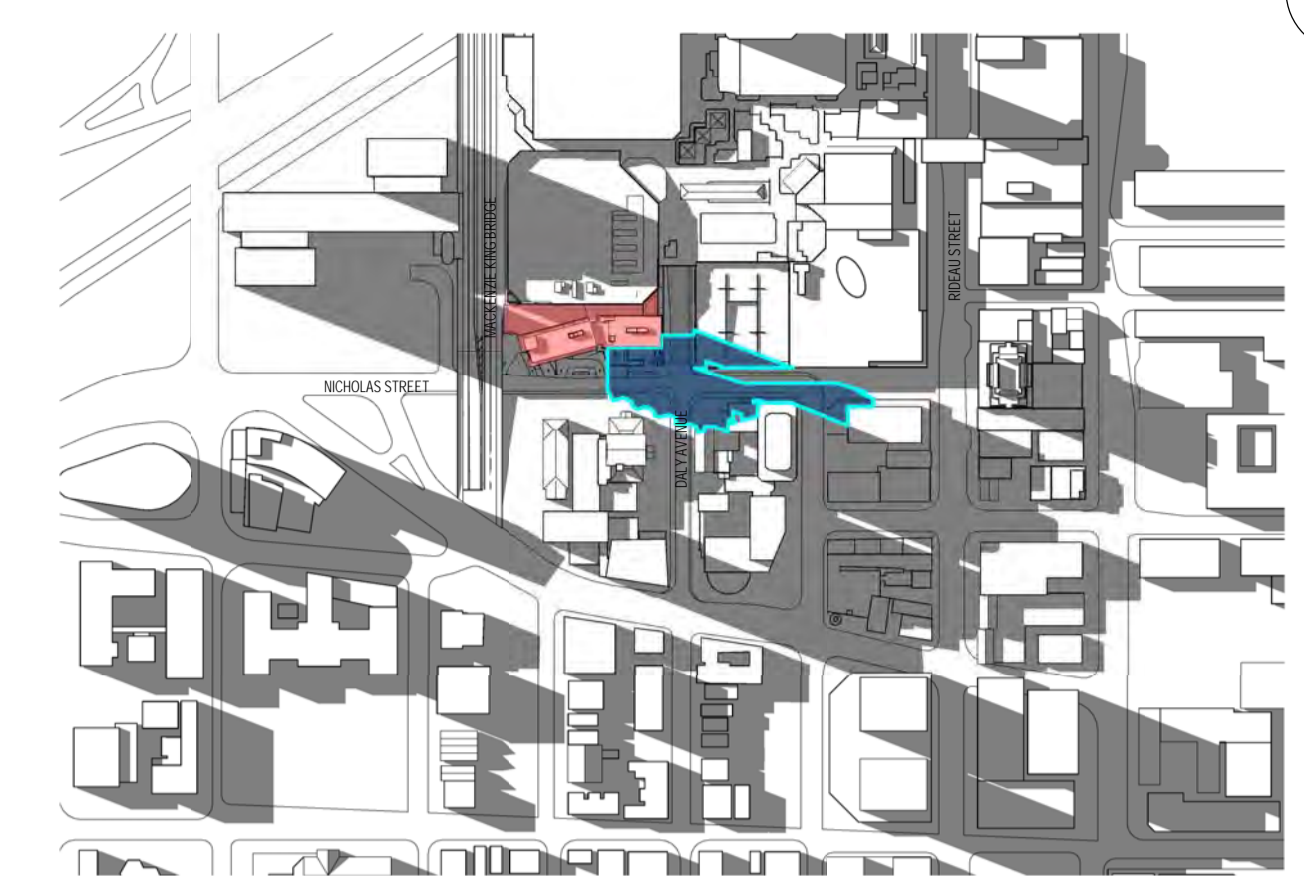
DRAWING NO. REVISION NO.

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