

NOTE

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NO.	ISSUE/REVISION	DATE
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

NO. ISSUE/REVISION DATE

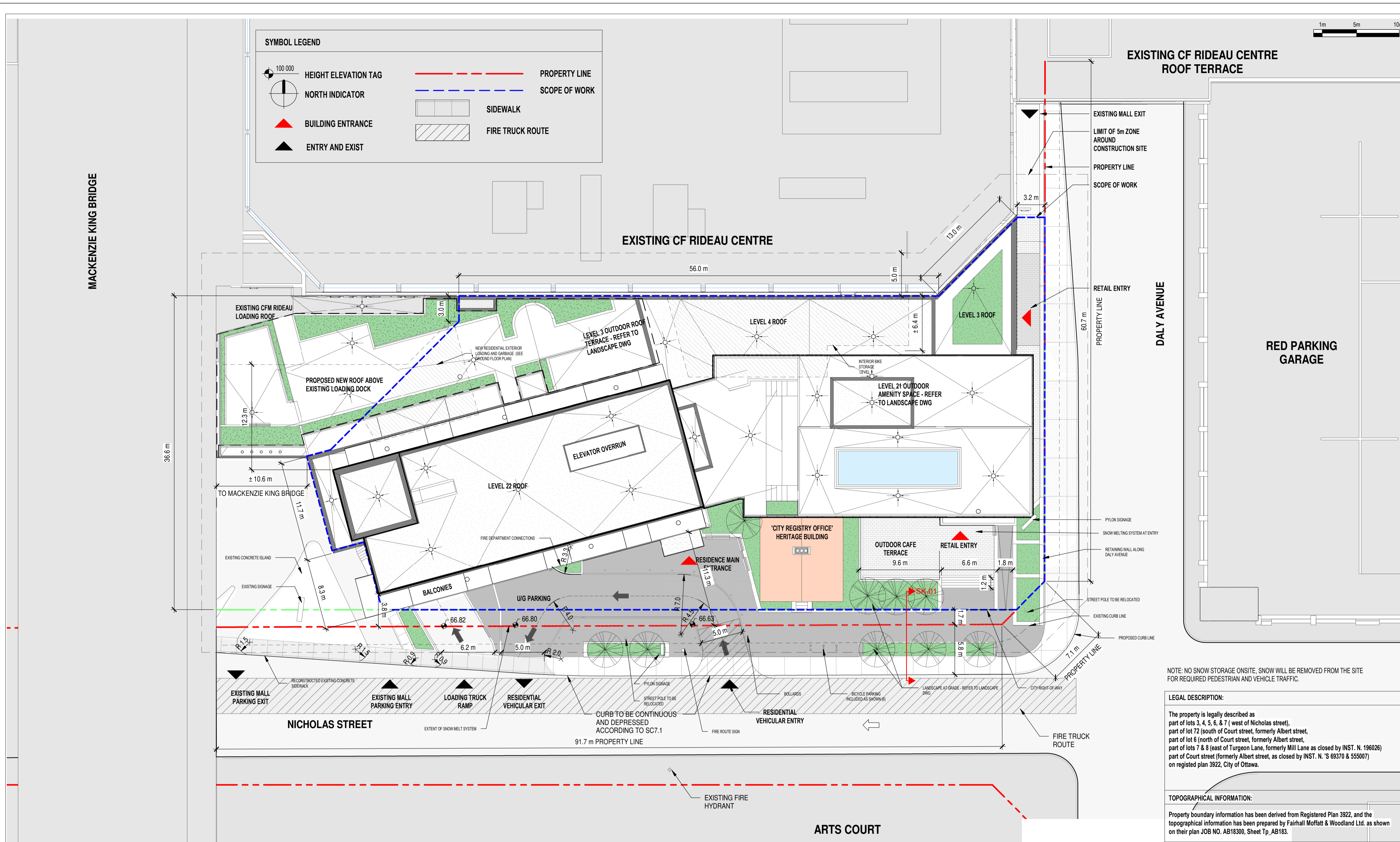
NOTE: NO SNOW STORAGE ONSITE. SNOW WILL BE REMOVED FROM THE SITE FOR REQUIRED PEDESTRIAN AND VEHICLE TRAFFIC.

LEGAL DESCRIPTION:

The property is legally described as part of lots 3, 4, 5, 6, & 7 (west of Nicholas street), part of lot 72 (south of Court street, formerly Albert street), part of lots 7 & 8 (east of Turgeon Lane, formerly Mill Lane as closed by INST. N. 196026) part of Court street (formerly Albert street, as closed by INST. N. 'S 69370 & 555007) on registered plan 3922, City of Ottawa.

TOPOGRAPHICAL INFORMATION:

Property boundary information has been derived from Registered Plan 3922, and the topographical information has been prepared by Fairhall Moffatt & Woodland Ltd. as shown on their plan JOB NO. AB18300, Sheet Tp. AB183.



2 SITE PLAN
A0-10 SCALE: 1:250

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

LANDSCAPE AREA (BY-LAW 2014-94) (BY-LAW 2020-289)	
LEVEL 1	6,922 m ²

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		103	✓
RESIDENTIAL: NO PARKING REQUIRED	RESIDENTIAL: 0	15	X
VISITOR: 0.1 UNIT, EXCL. THE FIRST 12 UNIT; MAX 30	VISITOR: 28 SPACES	0	✓
COMMERCIAL: NO PARKING REQUIRED	COMMERCIAL: 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	✓
PERCENTAGE OF SMALL SPACES	MAX. 40% OF SPACES MAY BE 2.4M X 4.6M	0%	✓
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	✓

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	1,728 m ² 6 m ² PER UNIT. MIN. 50% OF THE AREA MUST BE COMMUNAL WITH AT LEAST ONE AREA 54m ² IN SIZE	6,796 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

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. ((empreinte) (By-law 2016-356))

Source: <https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws-2/part-1-administration-interpretation-and-definitions-sections-1-54#section-56529637-0e63-4b6a-b2cb-e764481046f1>

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

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

SITE PLAN

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

DRAWING NO.	REVISION NO.
A0-10	5

A0-10

5

#18624



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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

FLOOR PLAN - P2

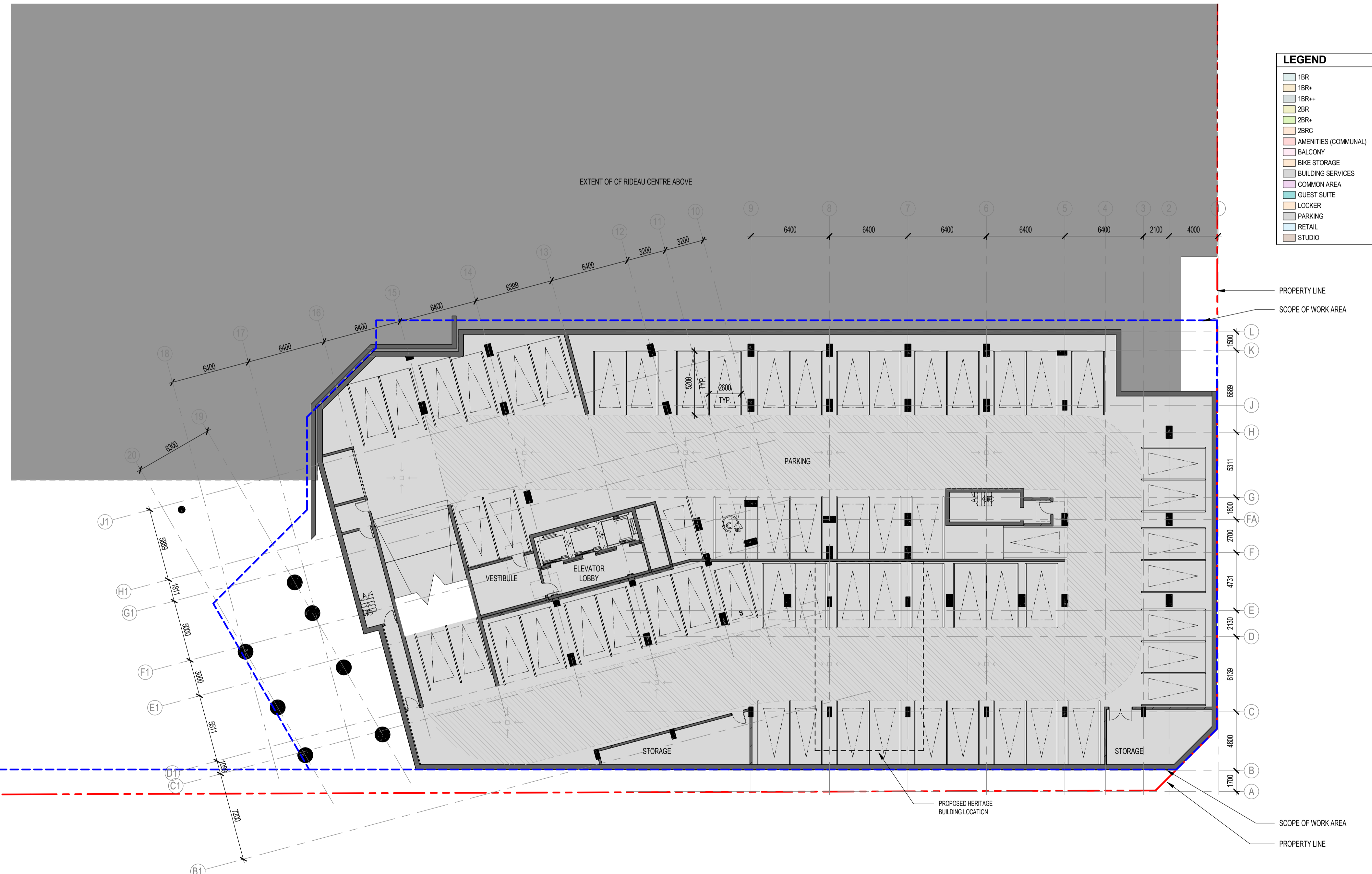
PROJECT NO. 18-1060 / 12736 SCALE 1 : 200 CHECKED Checker

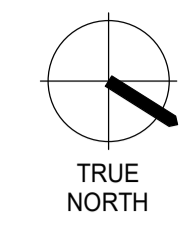
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A2-00A

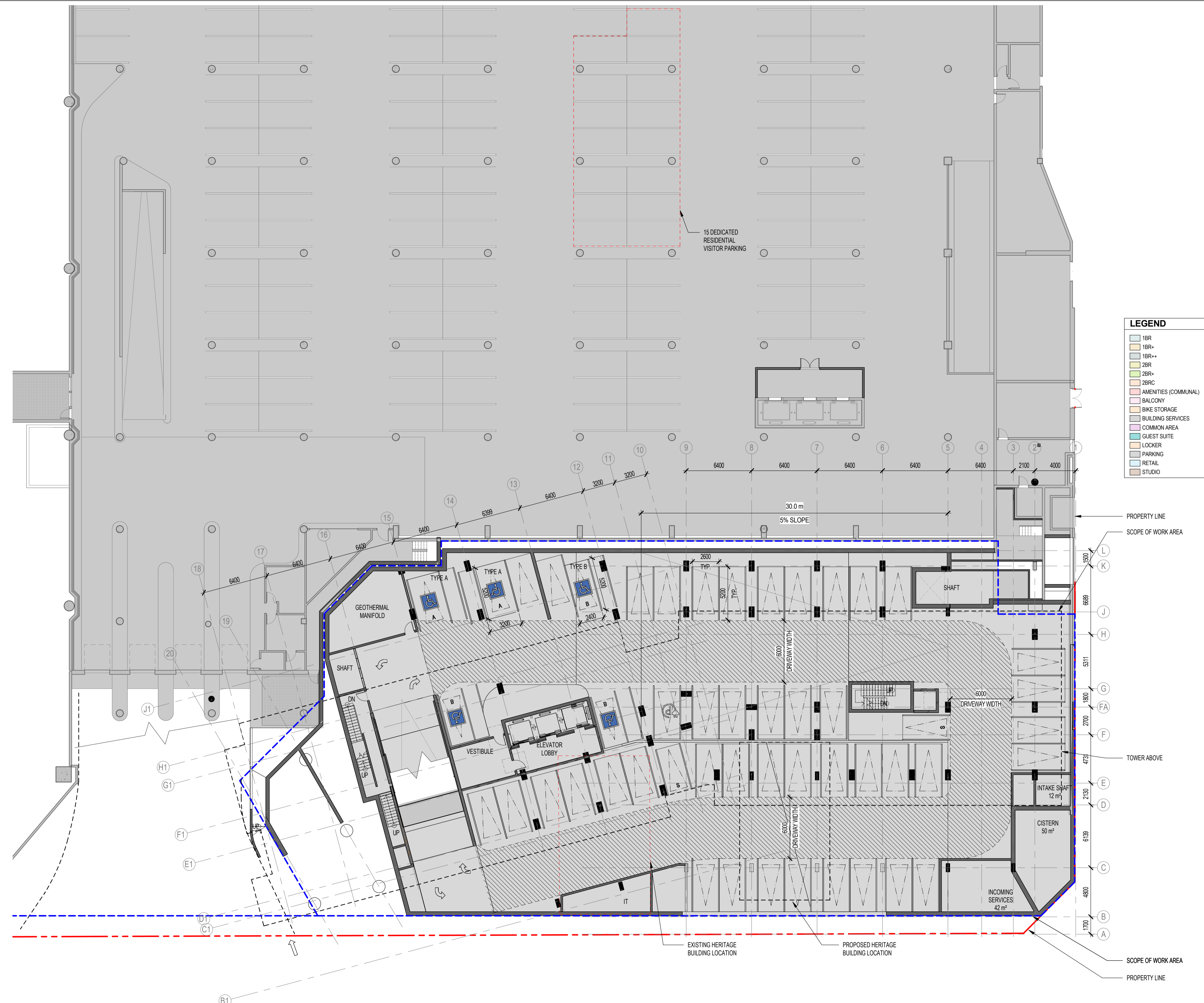
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#18624





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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
- STUDIO

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NO.	ISSUE/REVISION	DATE

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REGISTRY SITE**

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PLAN NO. #18624

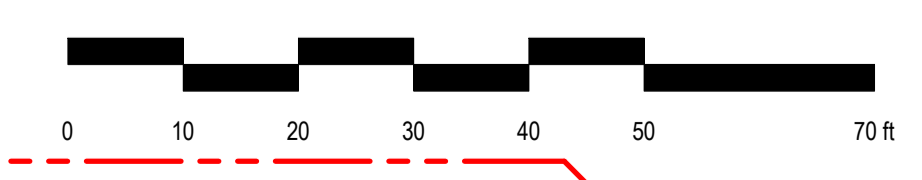
PROJECT ADDRESS
70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE

FLOOR PLAN - P1

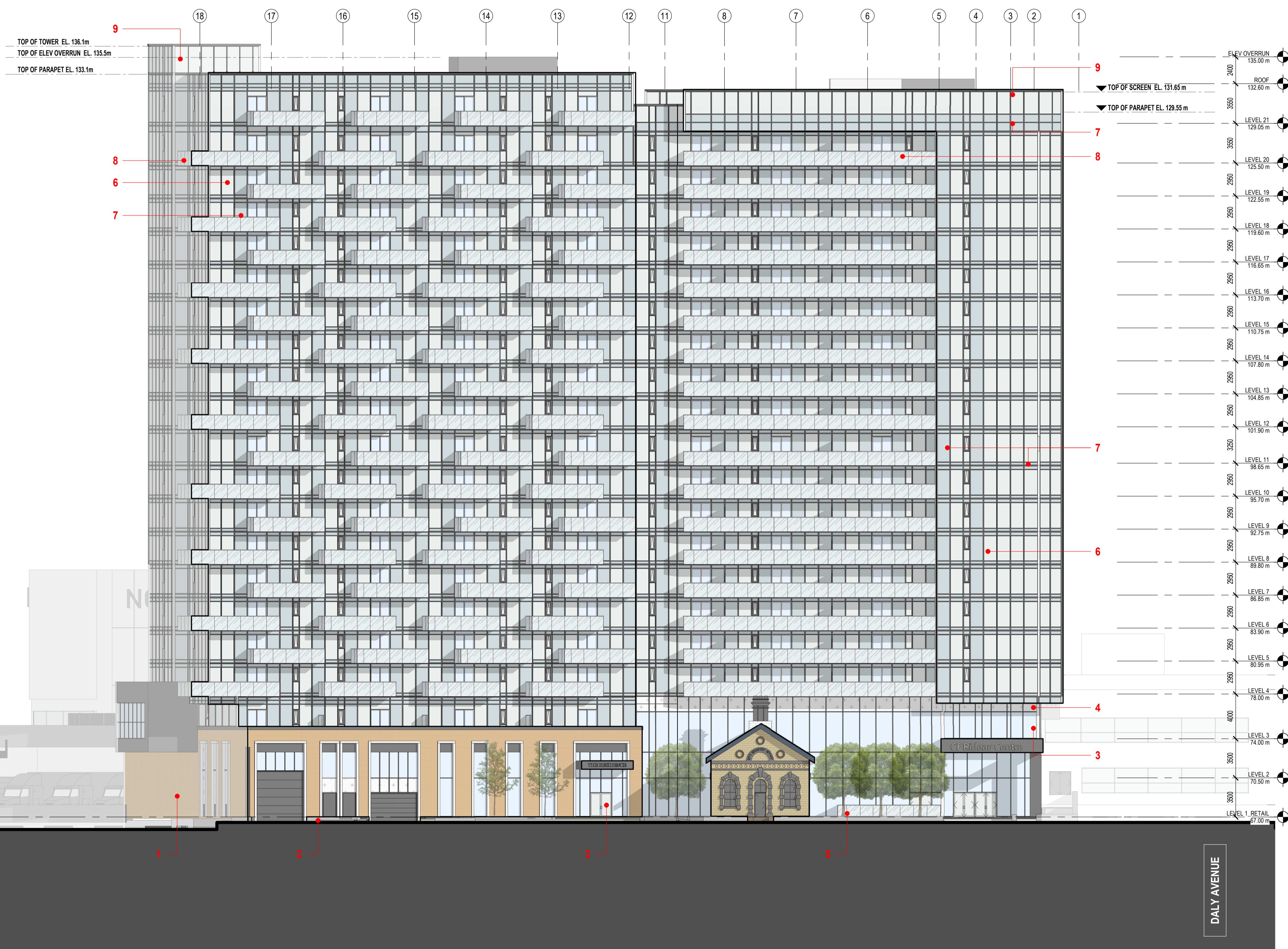
PROJECT NO. 18-1060 / 12736
SCALE 1 : 200
CHECKED Checker

DRAWING NO. **A2-00B**
REVISION NO. 4



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 BALLUSTRADE
9. GLASS SCREEN
10. GREY METAL PANEL



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REGISTRY SITE**

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

PROJECT ADDRESS
70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE

EAST ELEVATION

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

DRAWING NO. **A4-01**
REVISION NO. **4**

A4-01

4

#18624

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PROJECT ADDRESS
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Ottawa, ONTARIO K1N 7B9

TITLE

**NORTH & SOUTH
ELEVATION**

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

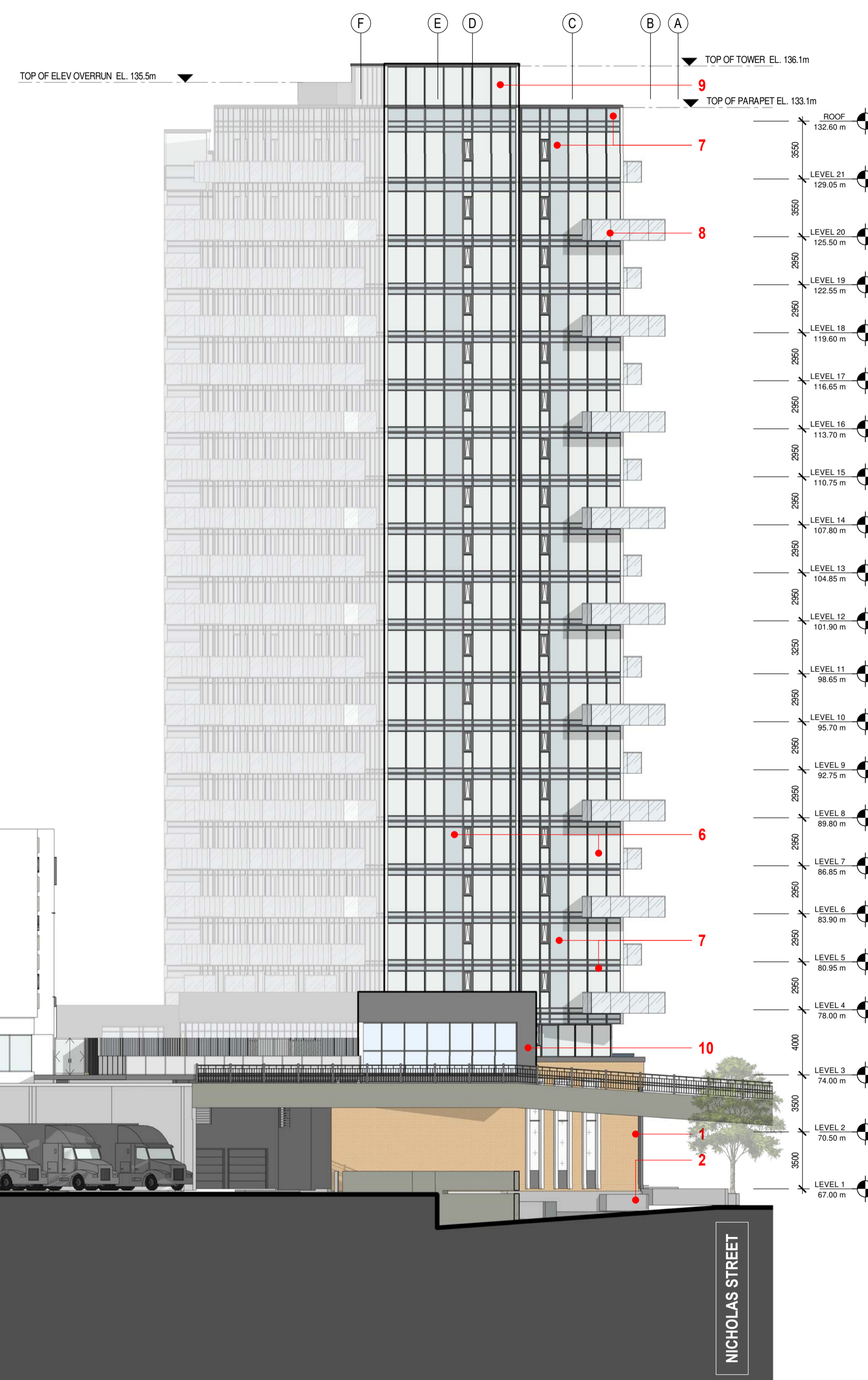
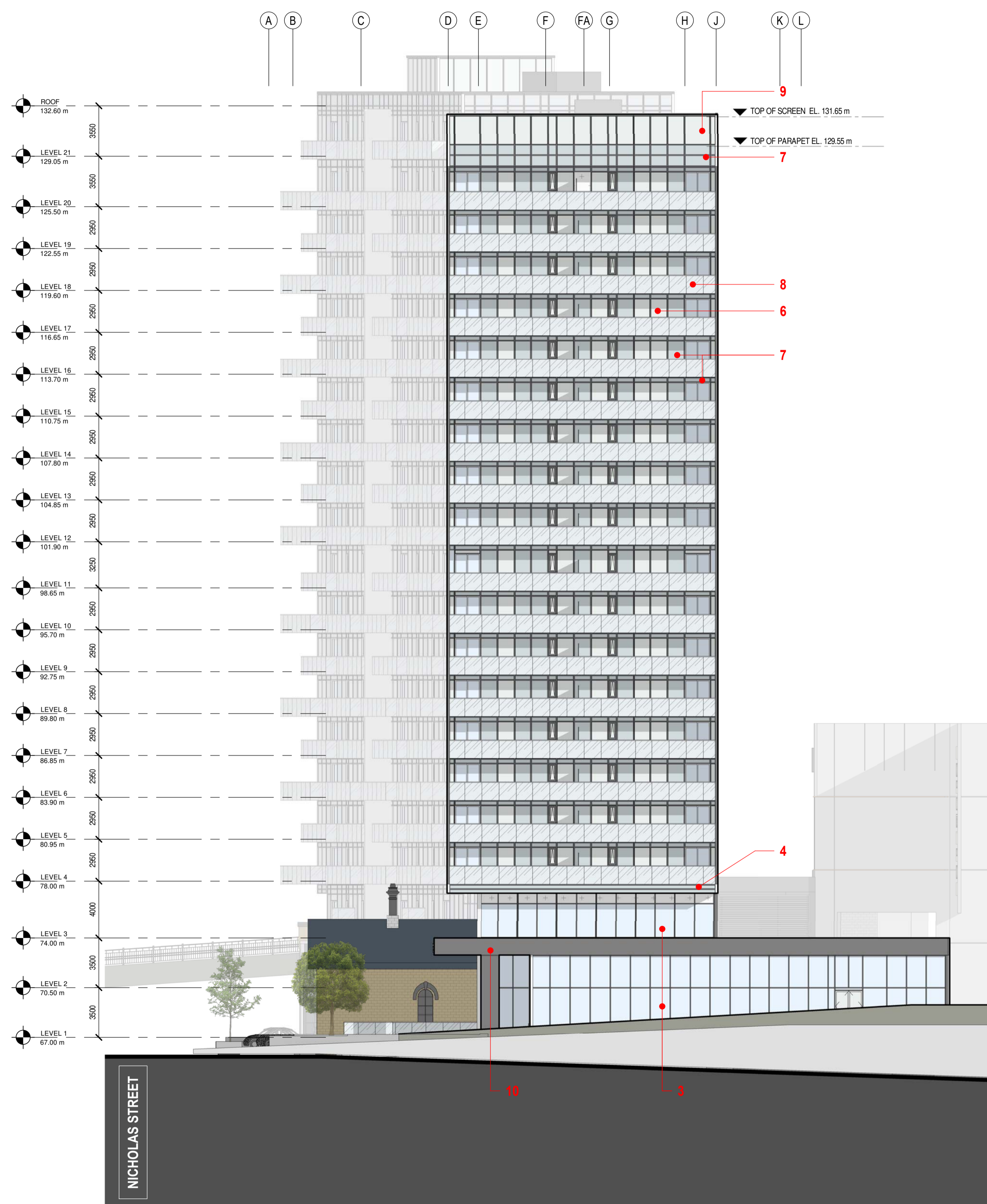
DRAWING NO. A4-02 REVISION NO. 4

A4-02

4

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
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9. GLASS SCREEN
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2 ELEVATION - NORTH
SCALE: 1 : 200

1 ELEVATION SOUTH
SCALE: 1 : 200

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NO. ISSUE/ REVISION DATE

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REGISTRY SITE**

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

PROJECT ADDRESS
70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE

WEST ELEVATION

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

DRAWING NO. A4-03
REVISION NO. 4

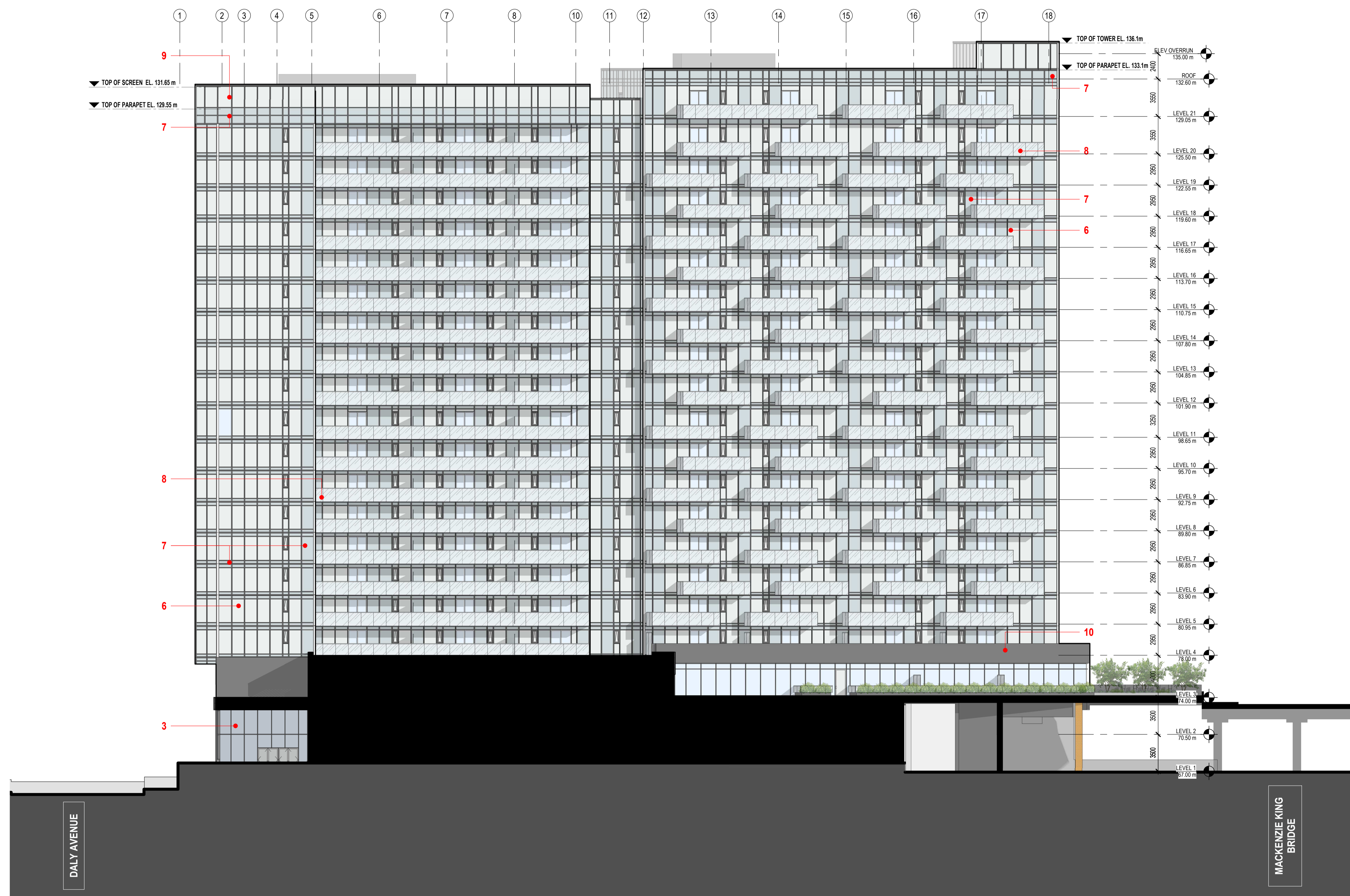
A4-03

4

#18624

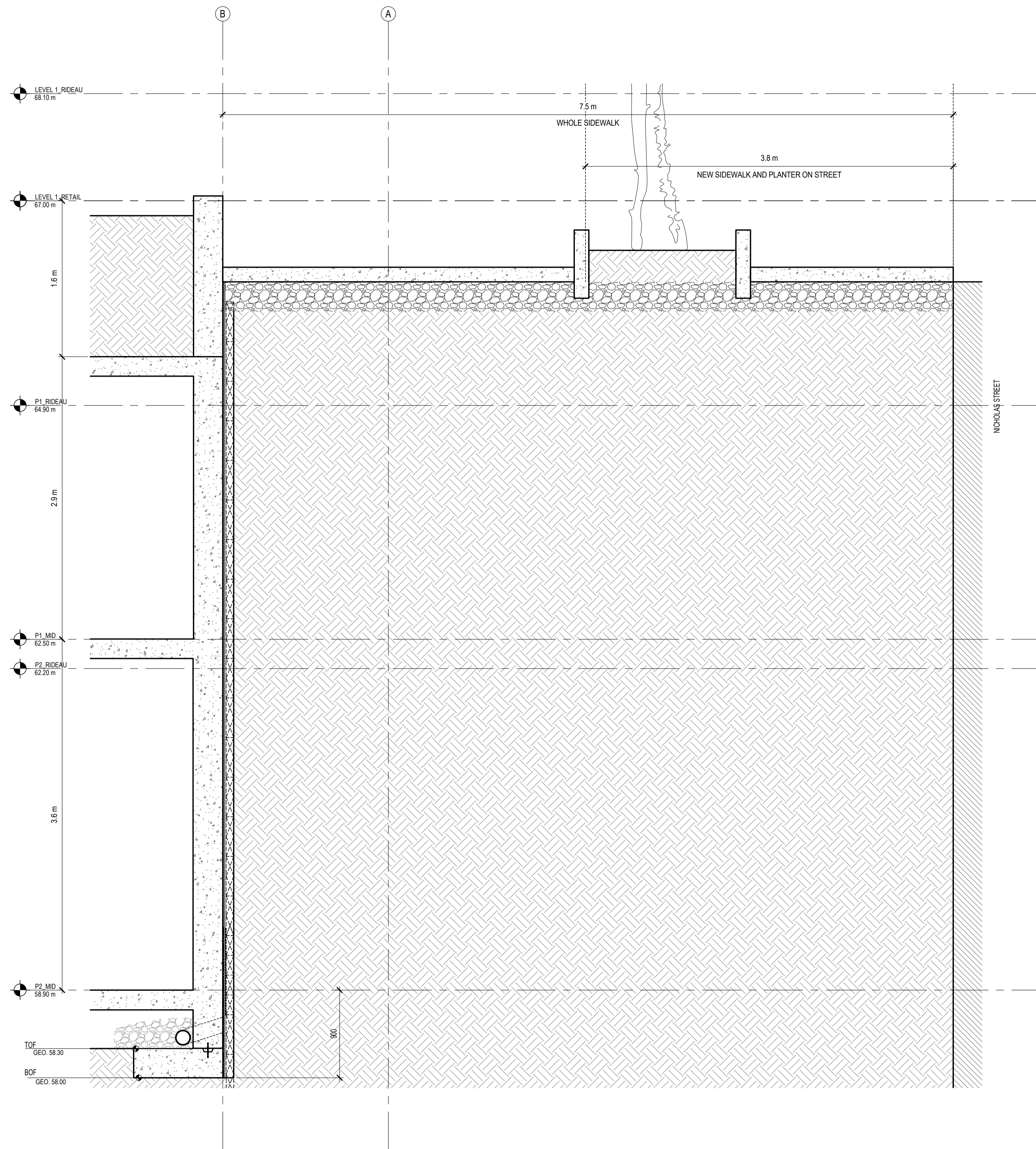
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1 FOUNDATION DETAIL SECTION
SK-01 SCALE: 1:25

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70 Nicholas Street
Ottawa, ONTARIO K1N 7B9

TITLE

**SECTION -
FOUNDATION
DETAIL**

PROJECT NO. 18-1060 / 12736 SCALE 1:25 CHECKED Verificateur

DRAWING NO. SK-01 REVISION NO. 2

SK-01

2

#18624