

530 Brisebois Cres

Part of 265 Centrum Blvd (Forum Lands)

Reissued for ZBA
2026-02-20



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NO.	DATE	REVISION/COMMENT
1	2025-12-12	Issued for ZBA
2	2026-02-20	Reissued for ZBA

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2-A403	LOT B - WEST ELEVATION
2-A500	LOT B - BUILDING SECTIONS
2-A501	LOT B - BUILDING SECTIONS

NOTES

NOT FOR CONSTRUCTION

Project team

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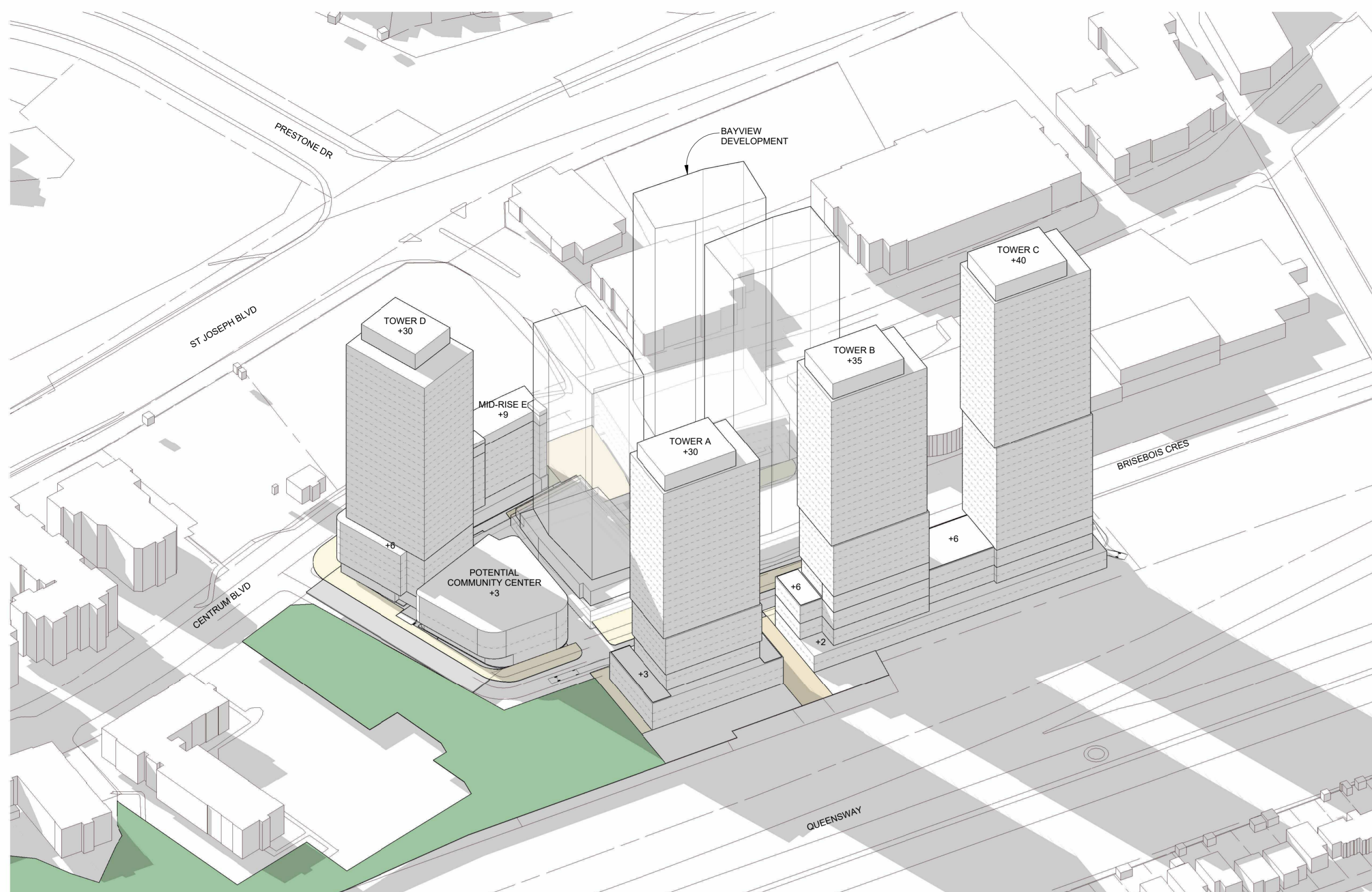
530 Brisebois Cres
Part of 265 Centrum Blvd (Forum Lands)

Forum Asset Management

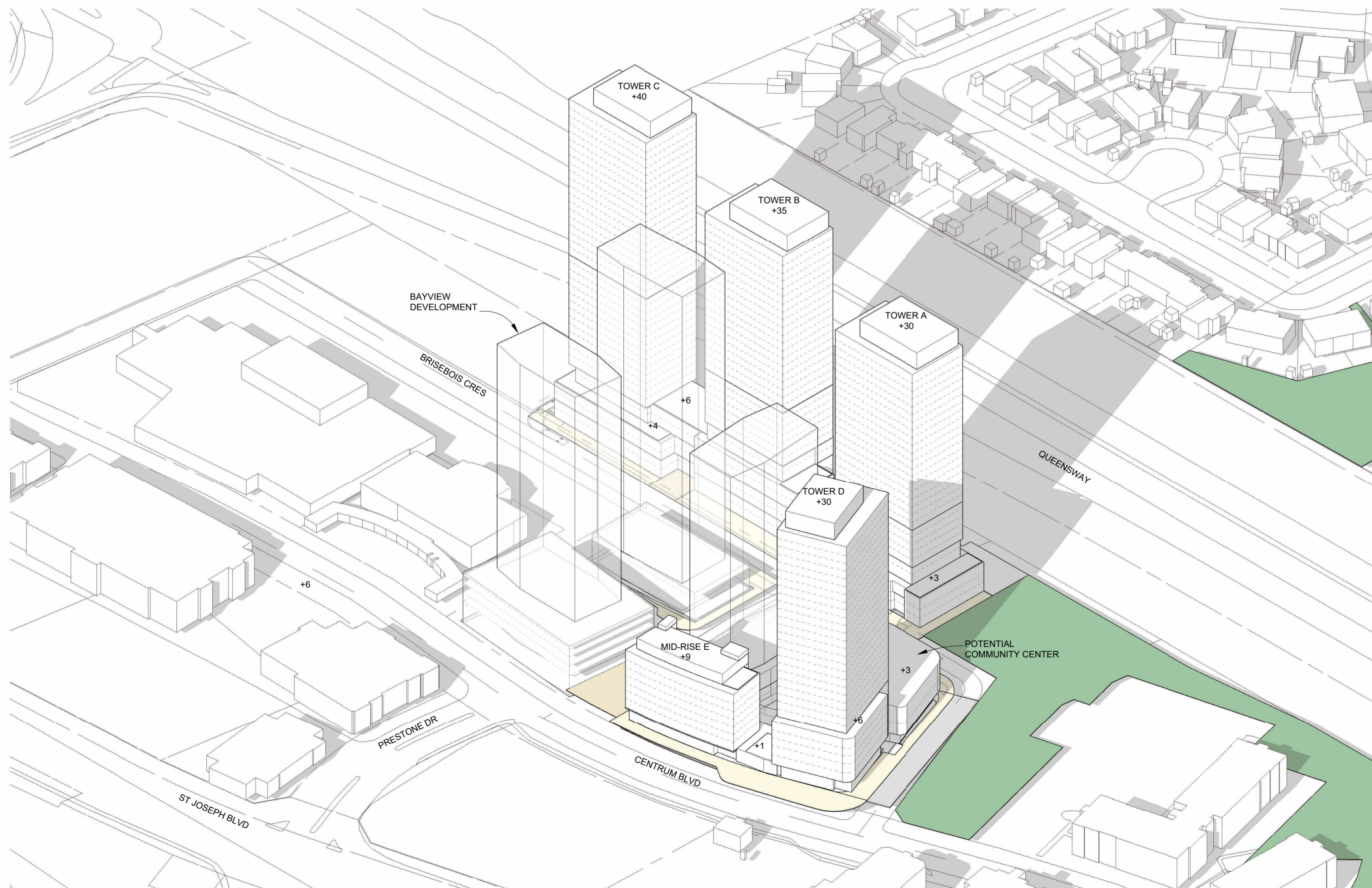
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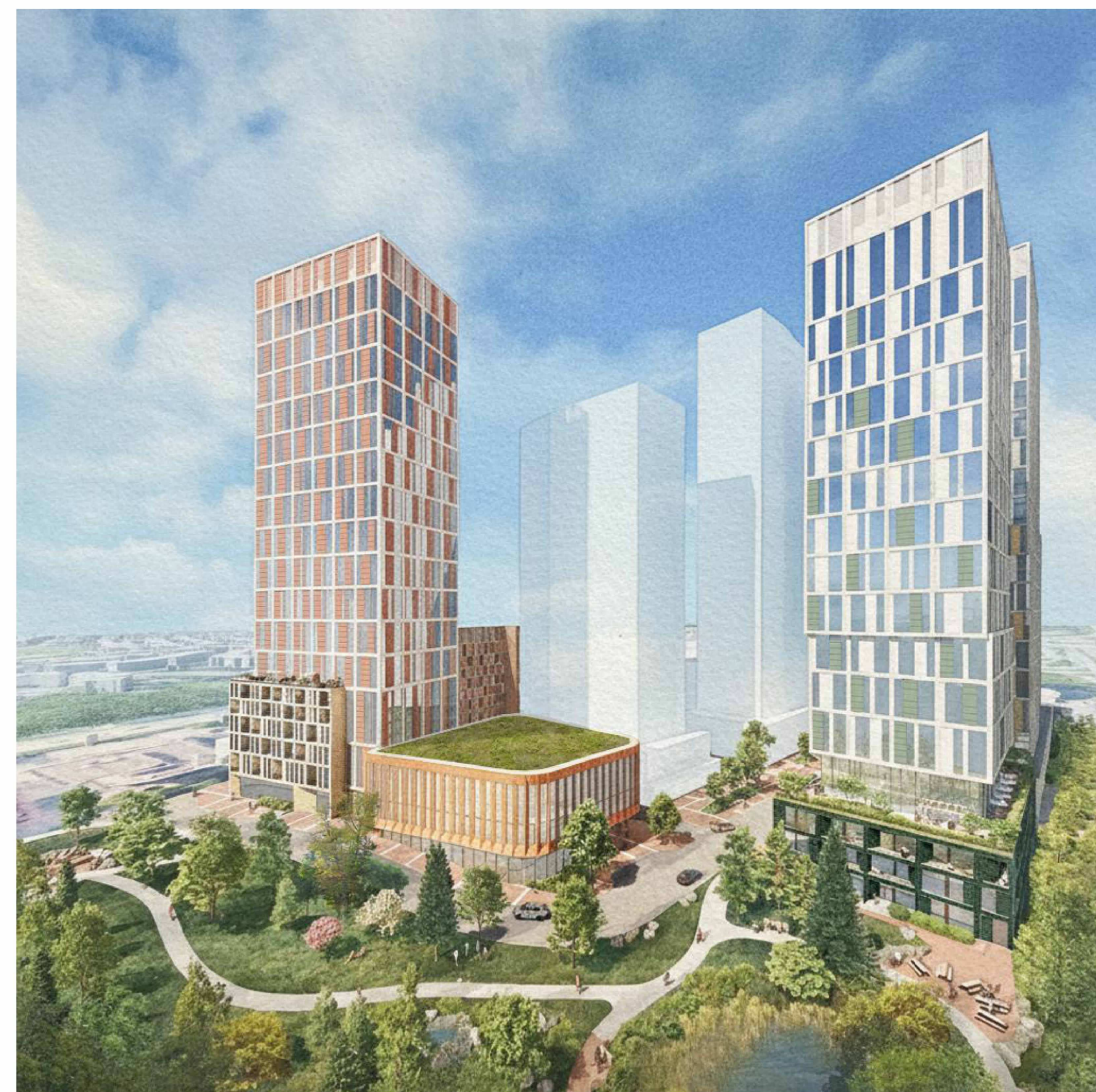
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AXONOMETRIC VIEW LOOKING
SOUTHWEST



AXONOMETRIC VIEW LOOKING
NORTHWEST



PERSPECTIVE VIEW LOOKING SOUTHWEST FROM SENIORS
PARK



PERSPECTIVE VIEW LOOKING NORTHWEST FROM BRISEBOIS
CRES

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NOTES



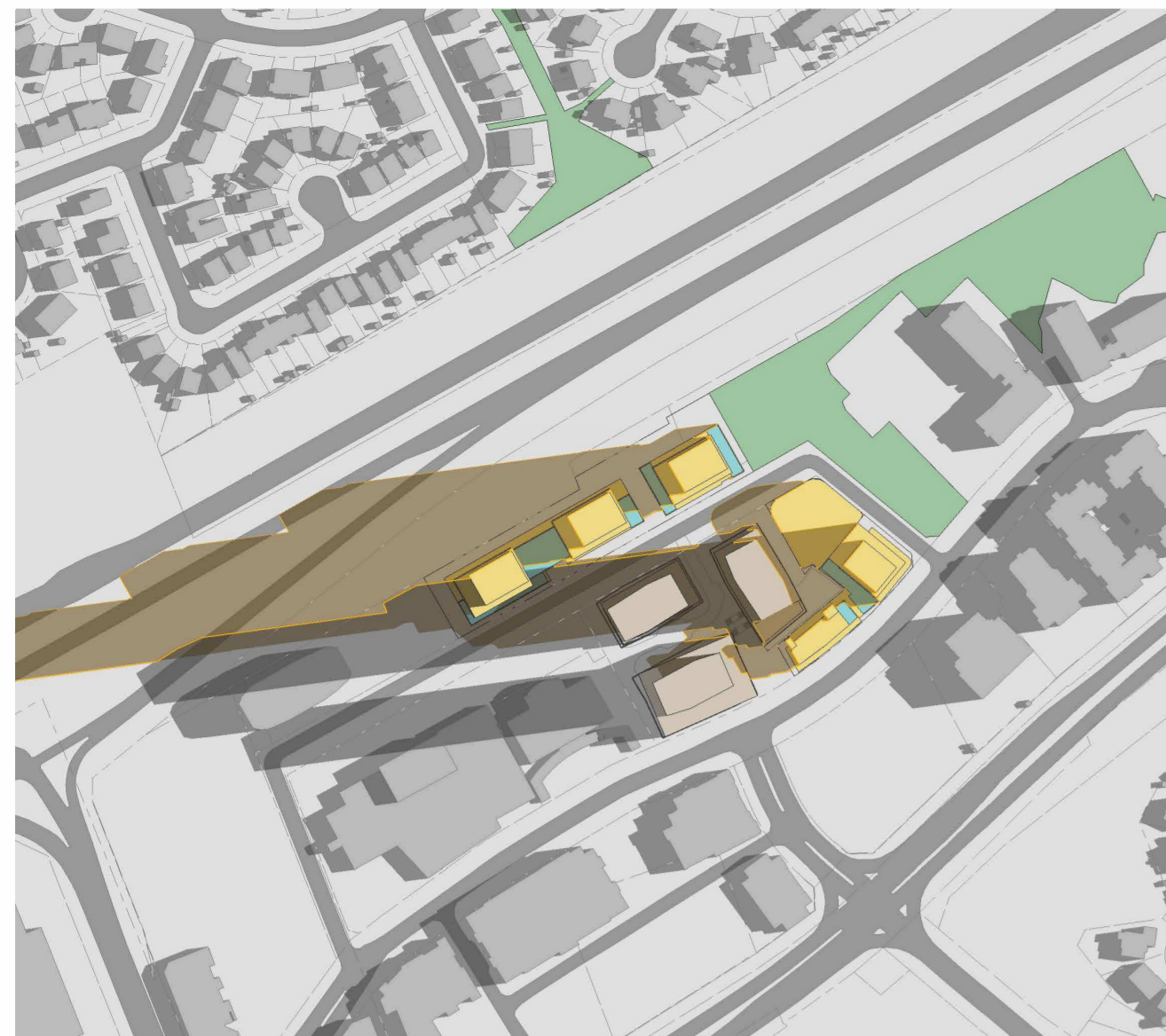
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3D VIEWS

PROJEC	DRAWN	MC
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0-A003



JUNE 21 - 8 AM
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JUNE 21 - 9 AM
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JUNE 21 - 10 AM
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JUNE 21 - 11 AM
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JUNE 21 - 12 PM
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JUNE 21 - 1 PM
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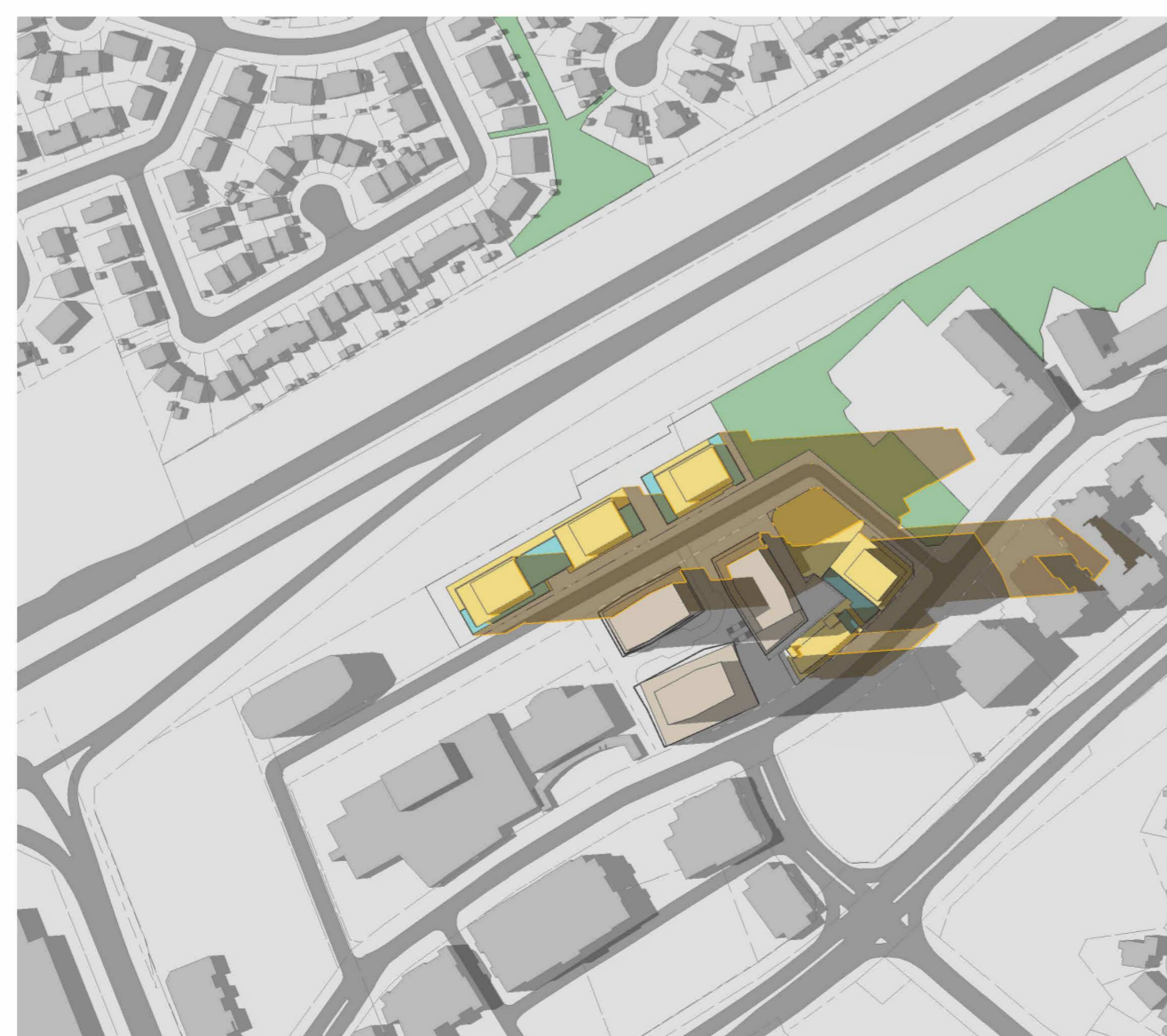
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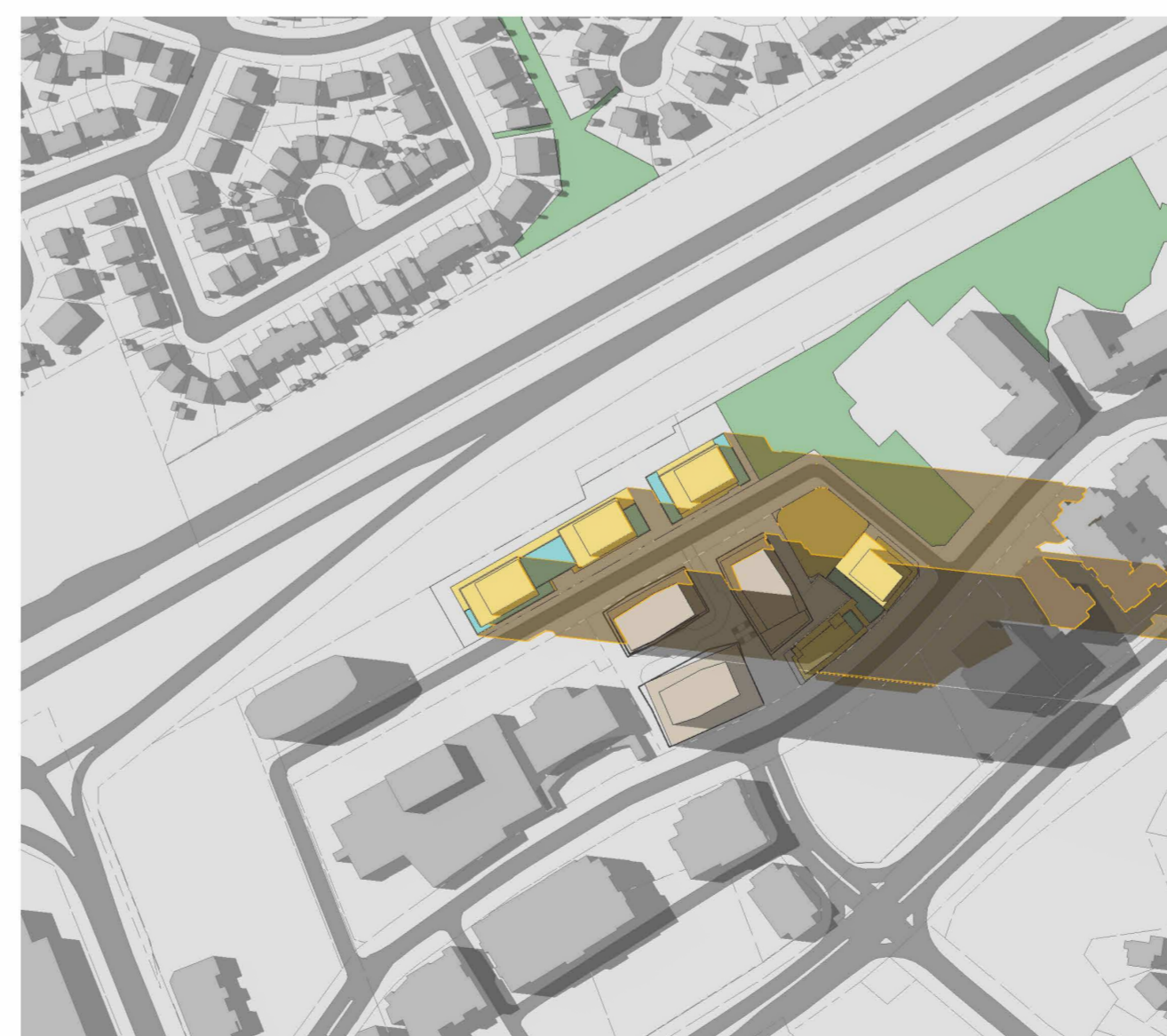
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JUNE 21 - 6 PM
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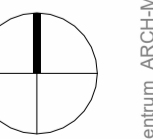
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- BAYVIEW PROPOSAL (UNDER REVIEW)
- PROPOSED OUTDOOR AMENITY
- PARKLAND



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SHADOW STUDY - JUNE



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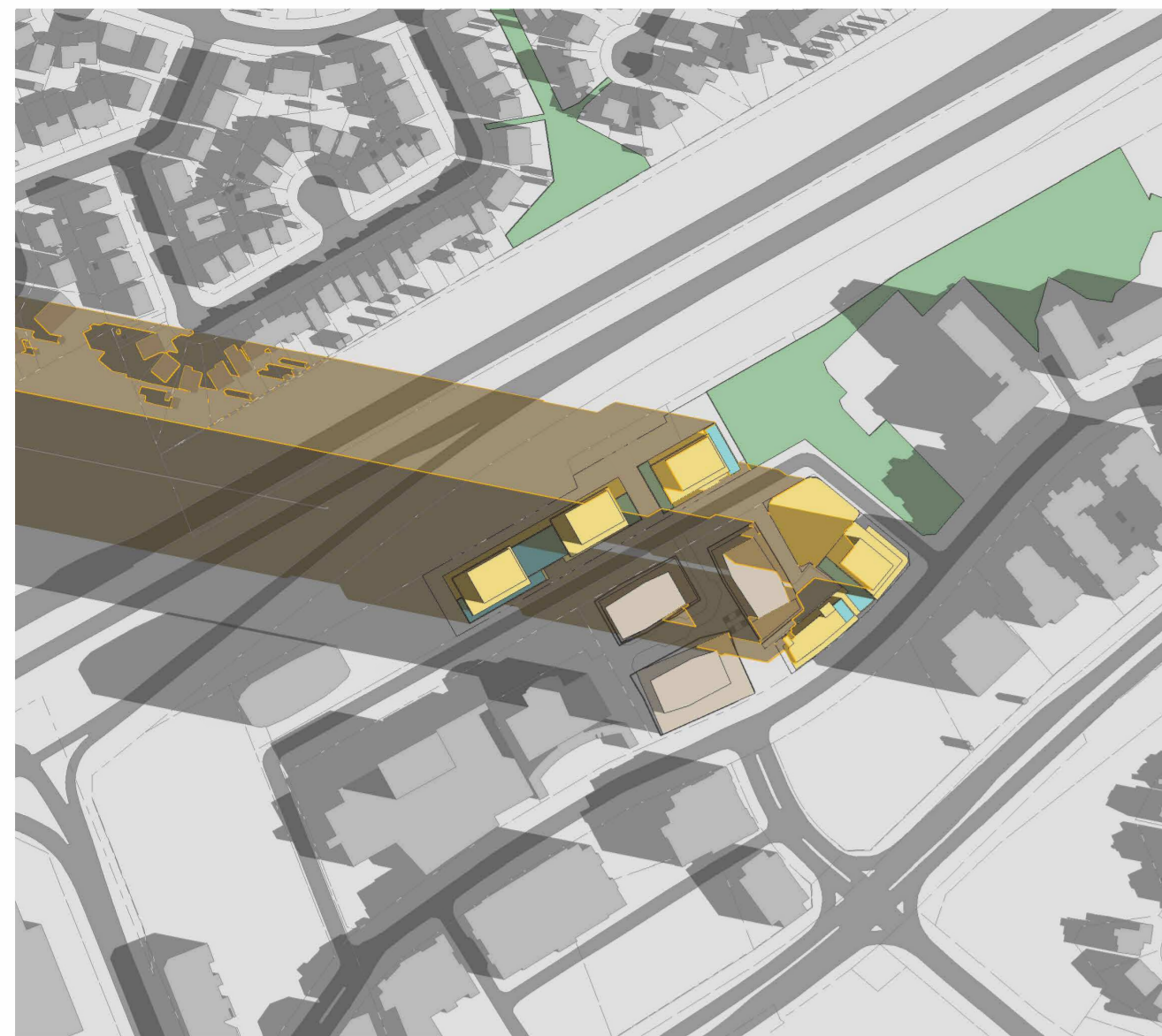
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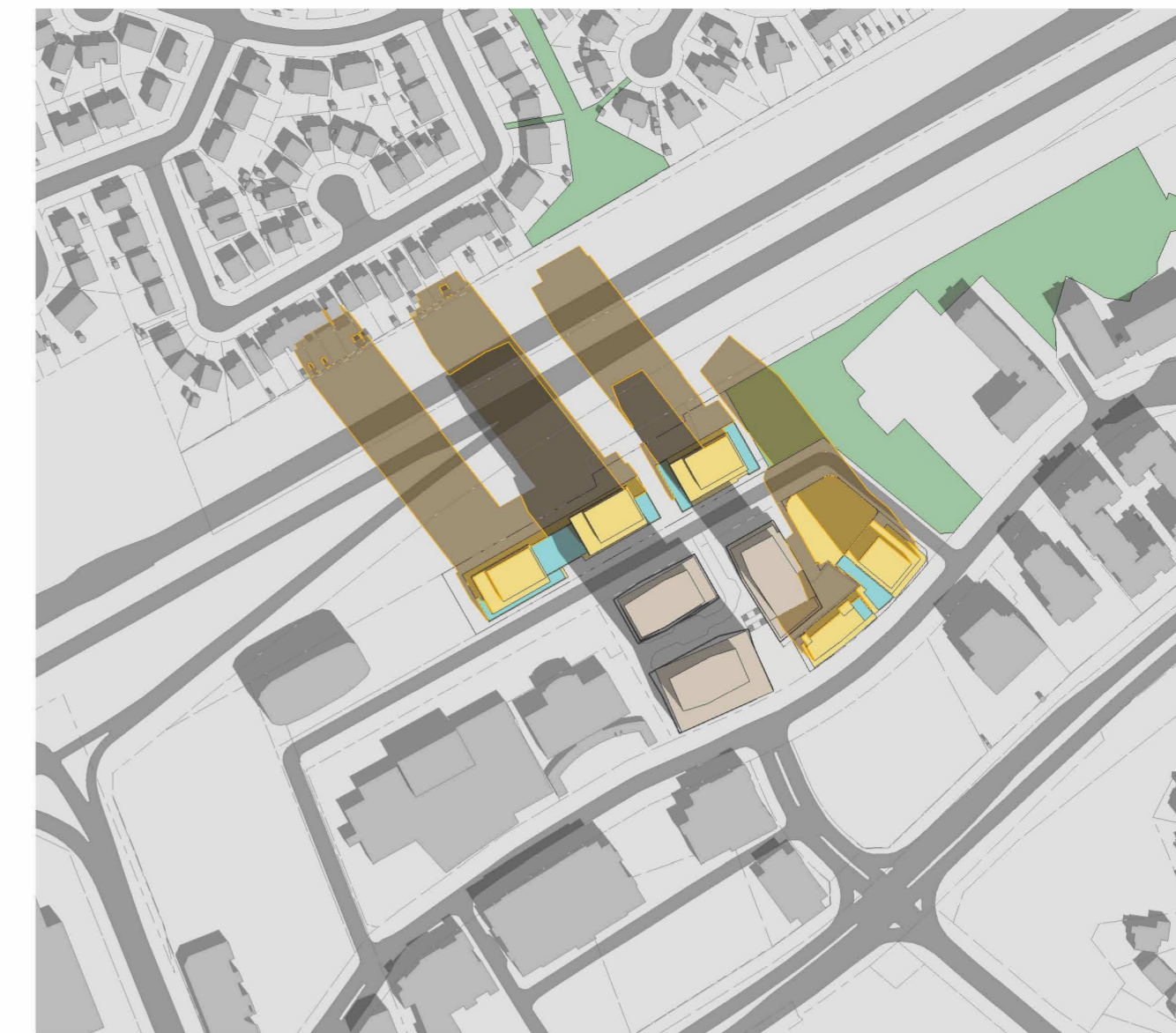
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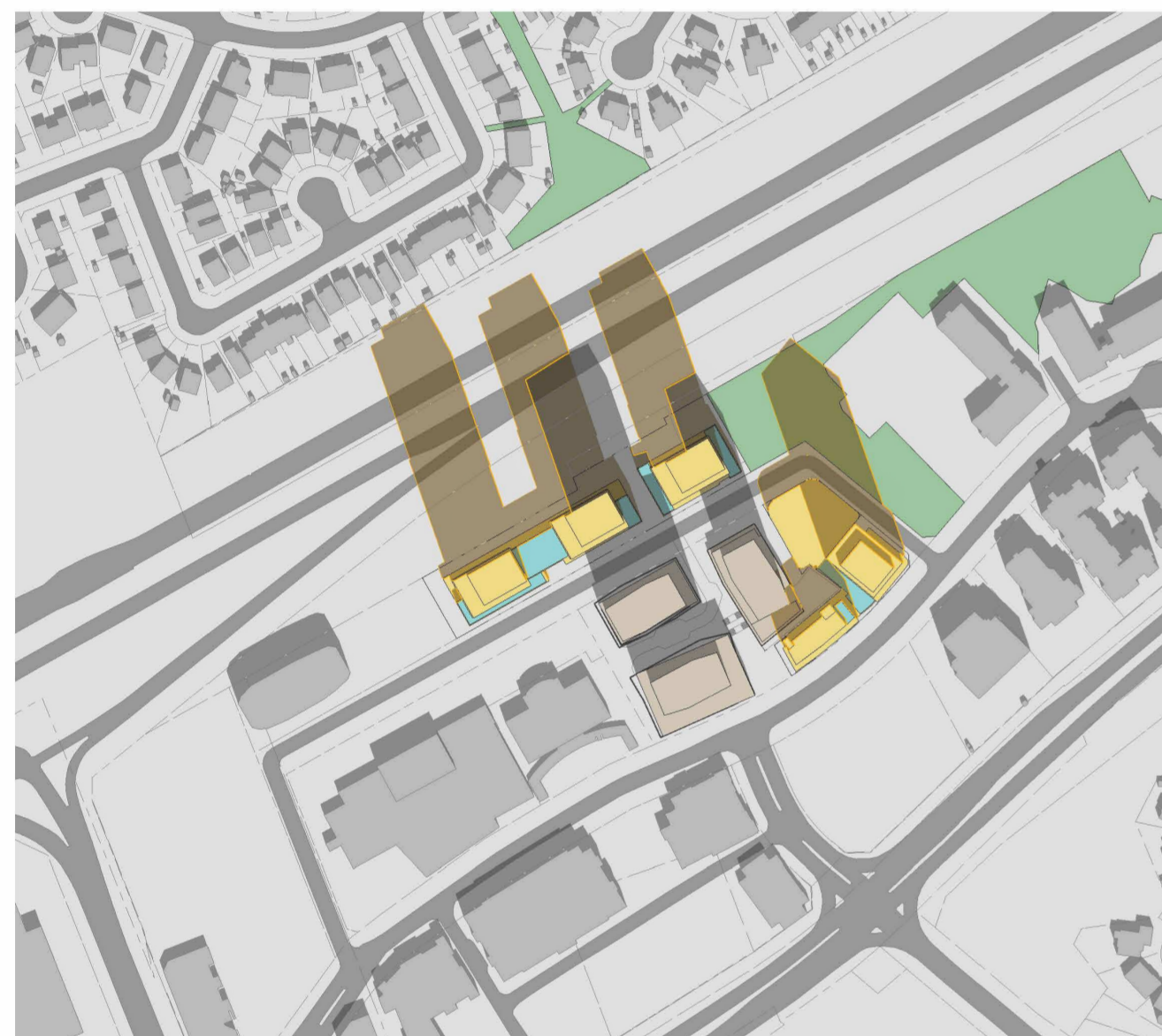
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SEPTEMBER 21 - 11 AM
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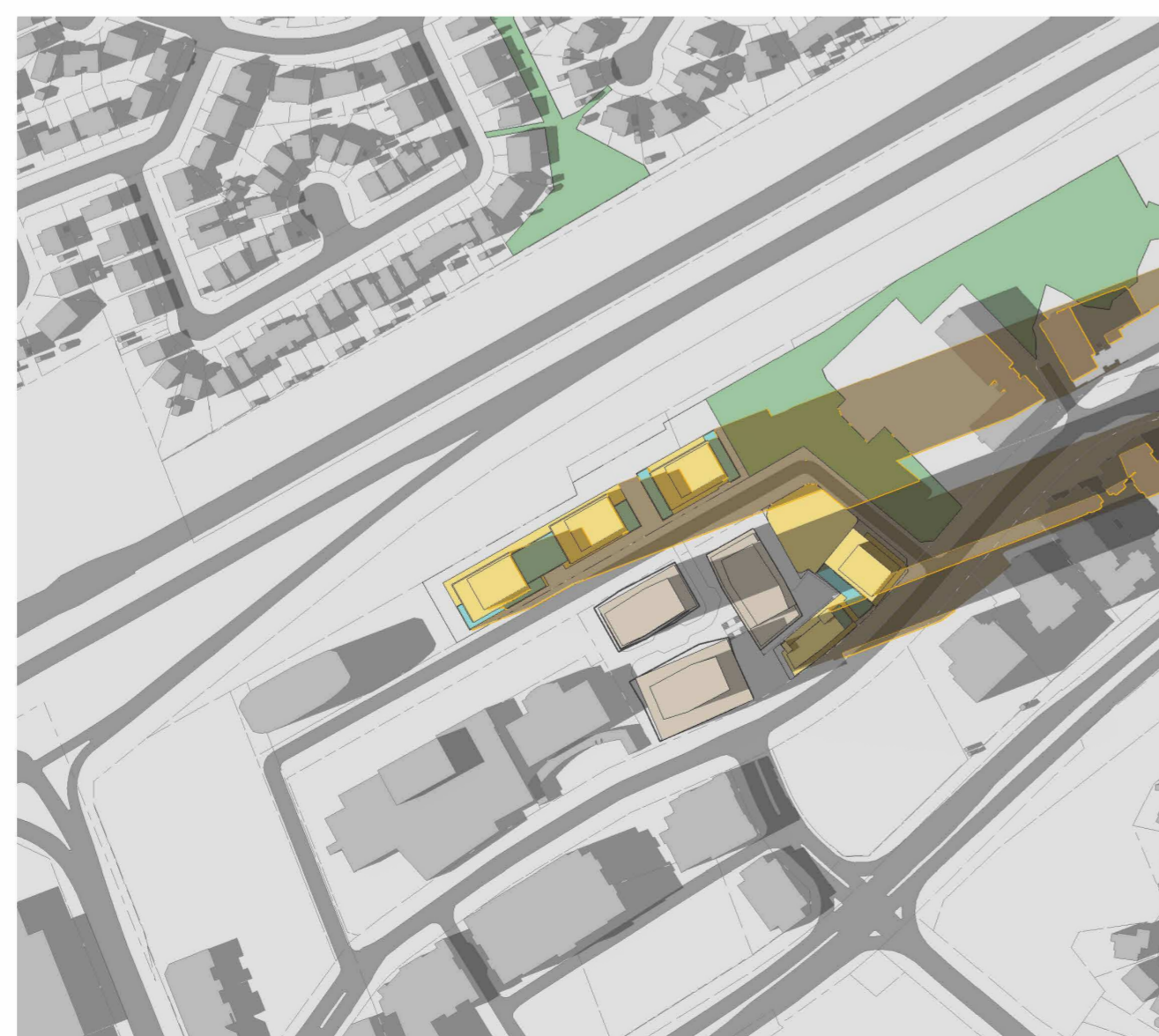
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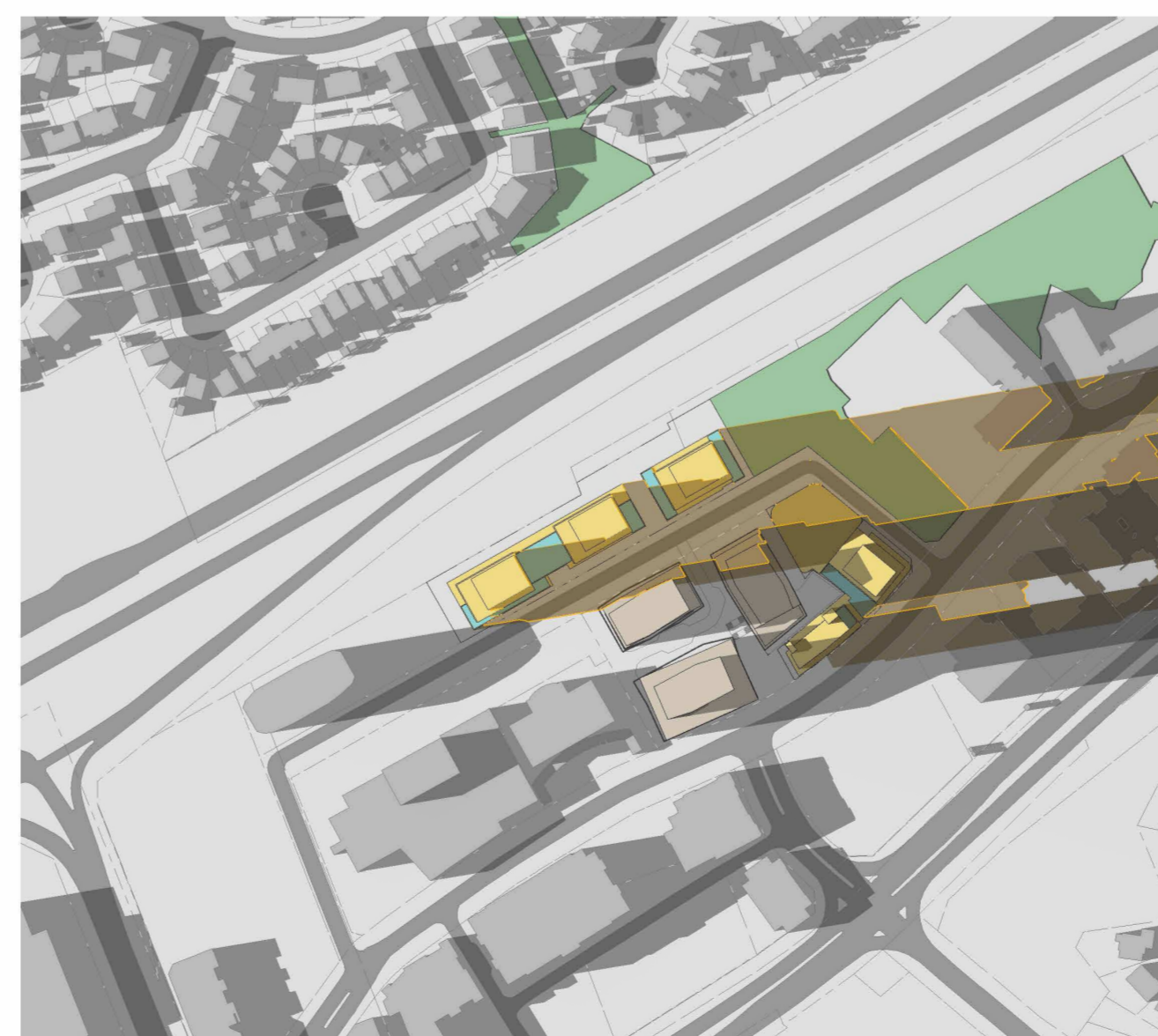
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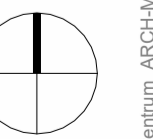
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SHADOW STUDY - SEPTEMBER

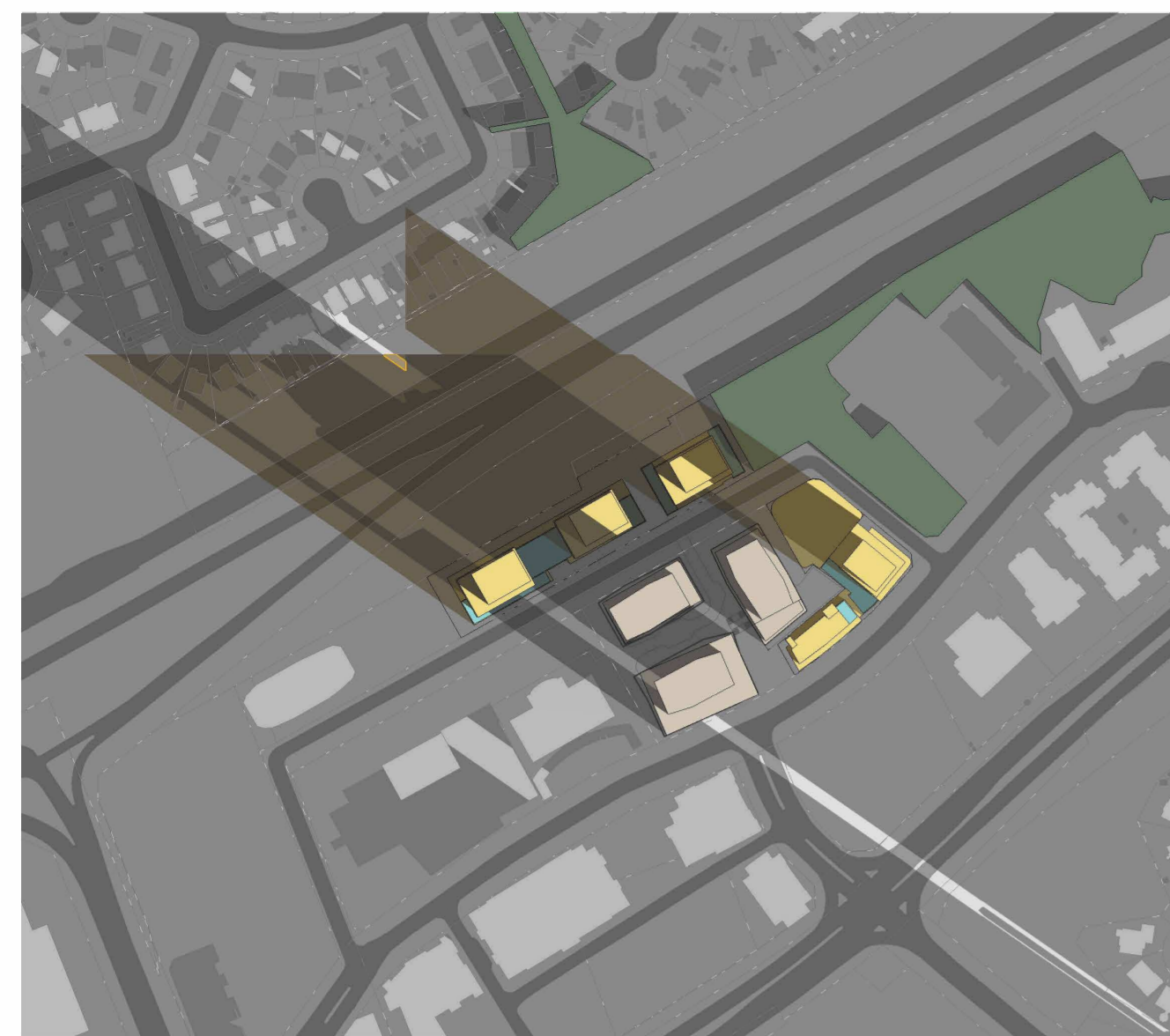


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DATE	D	

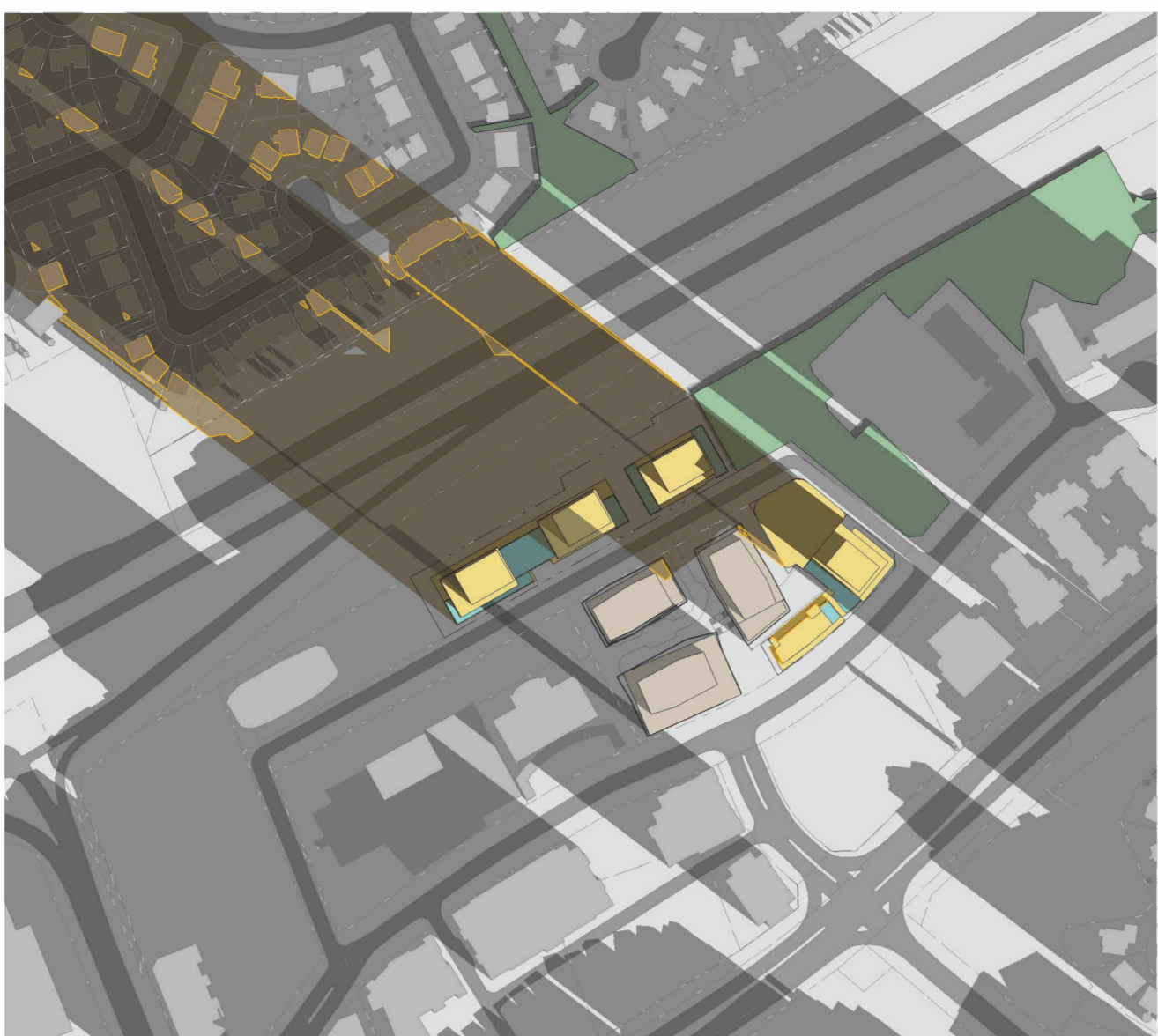
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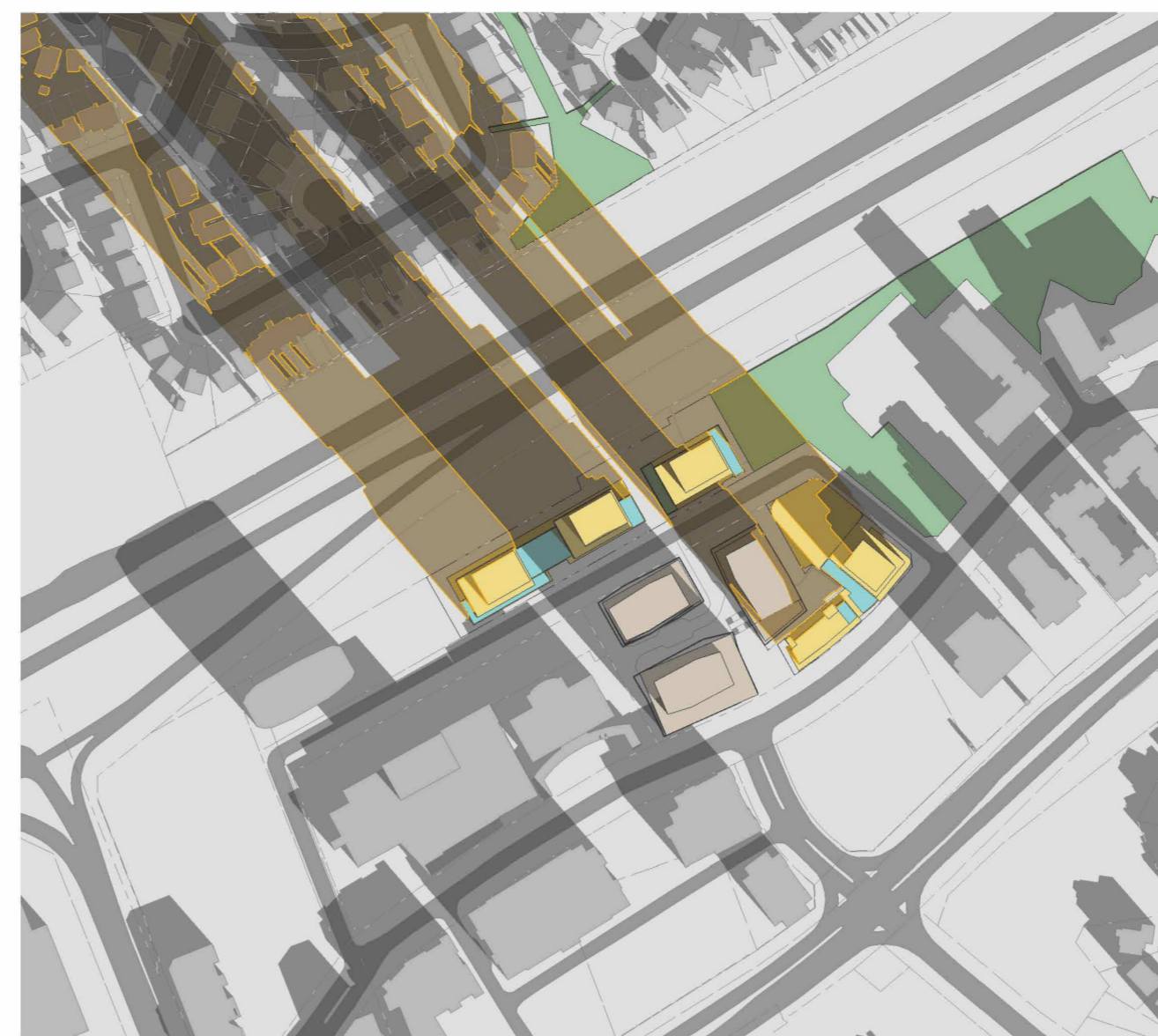
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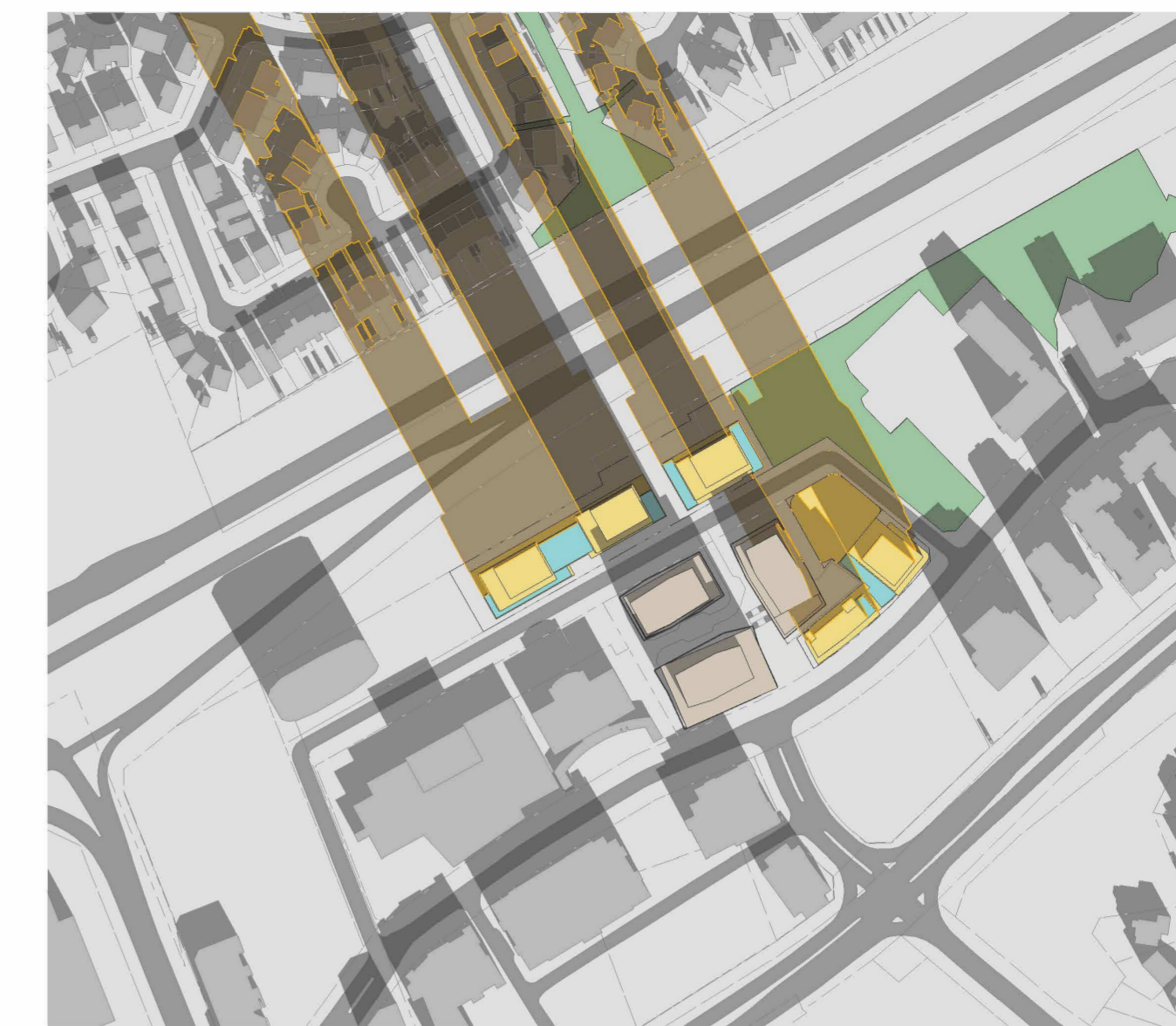
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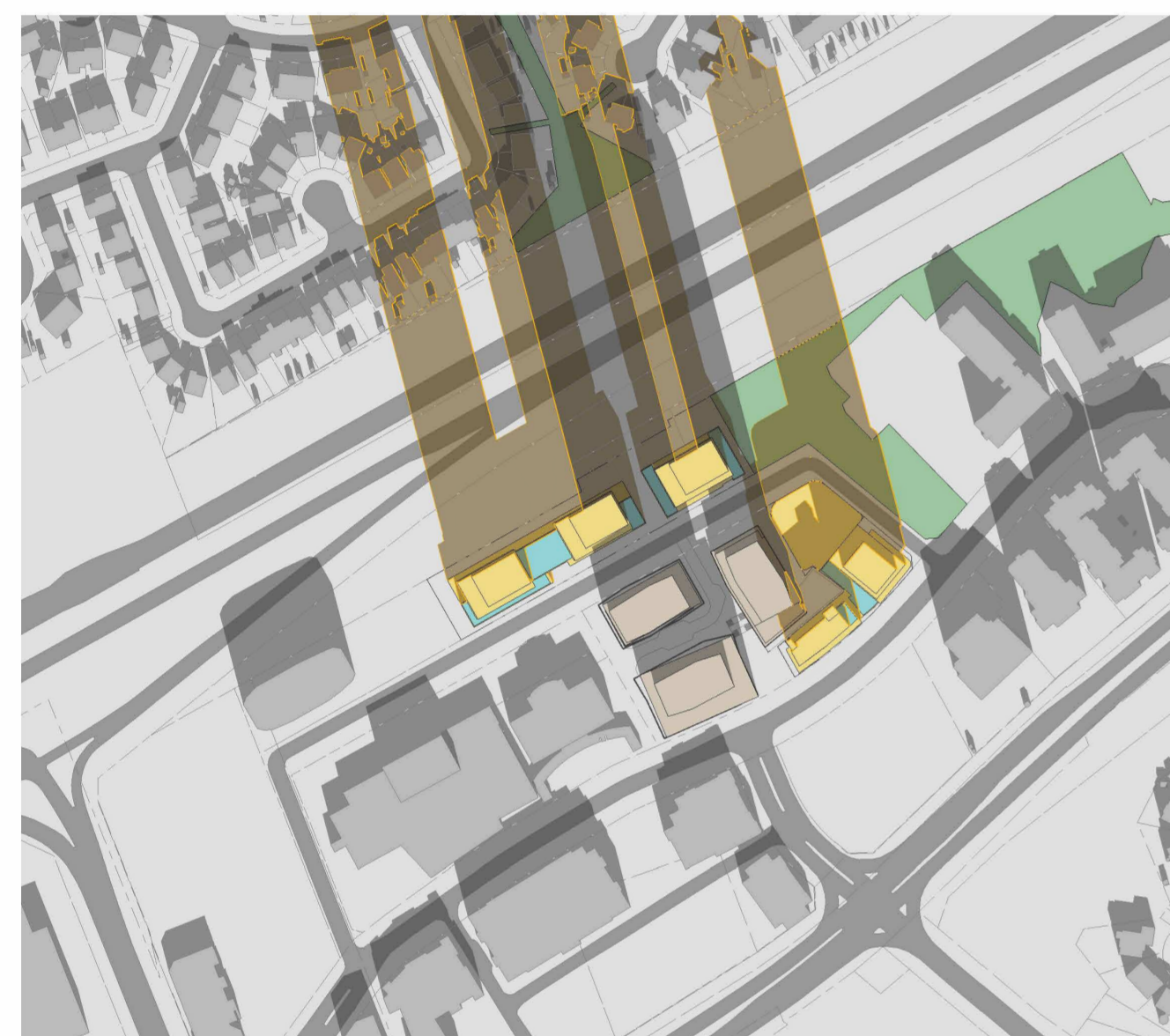
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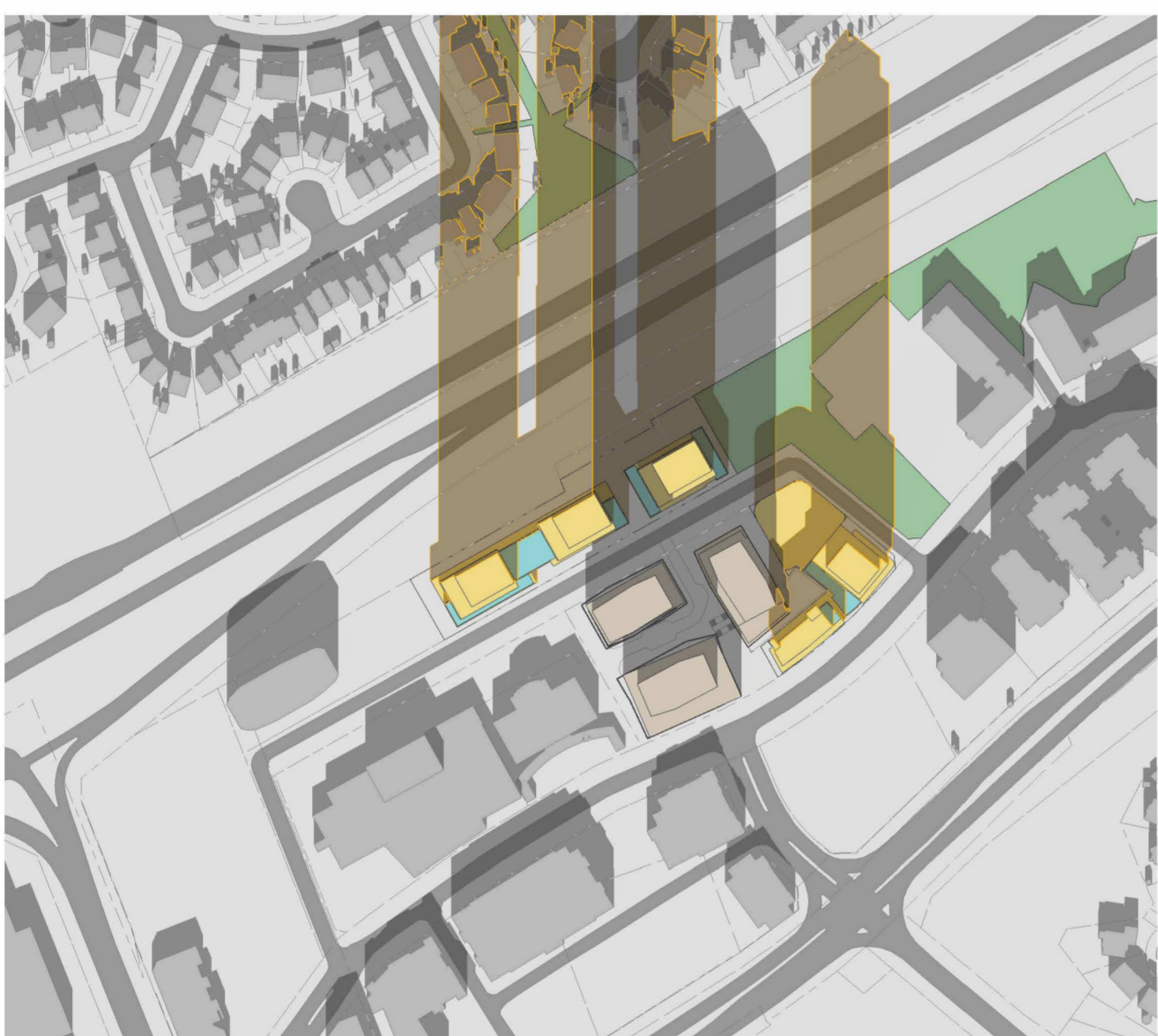
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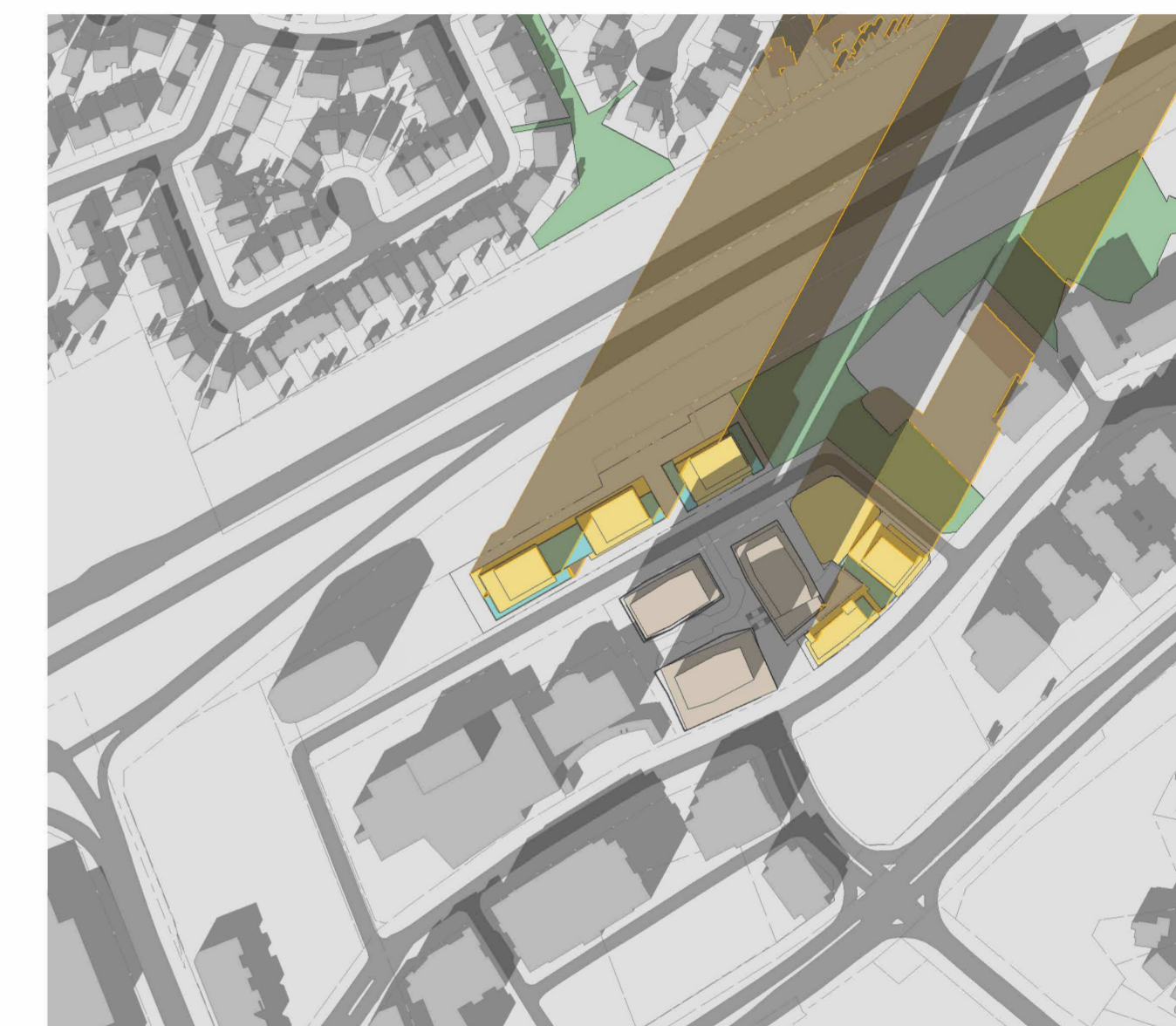
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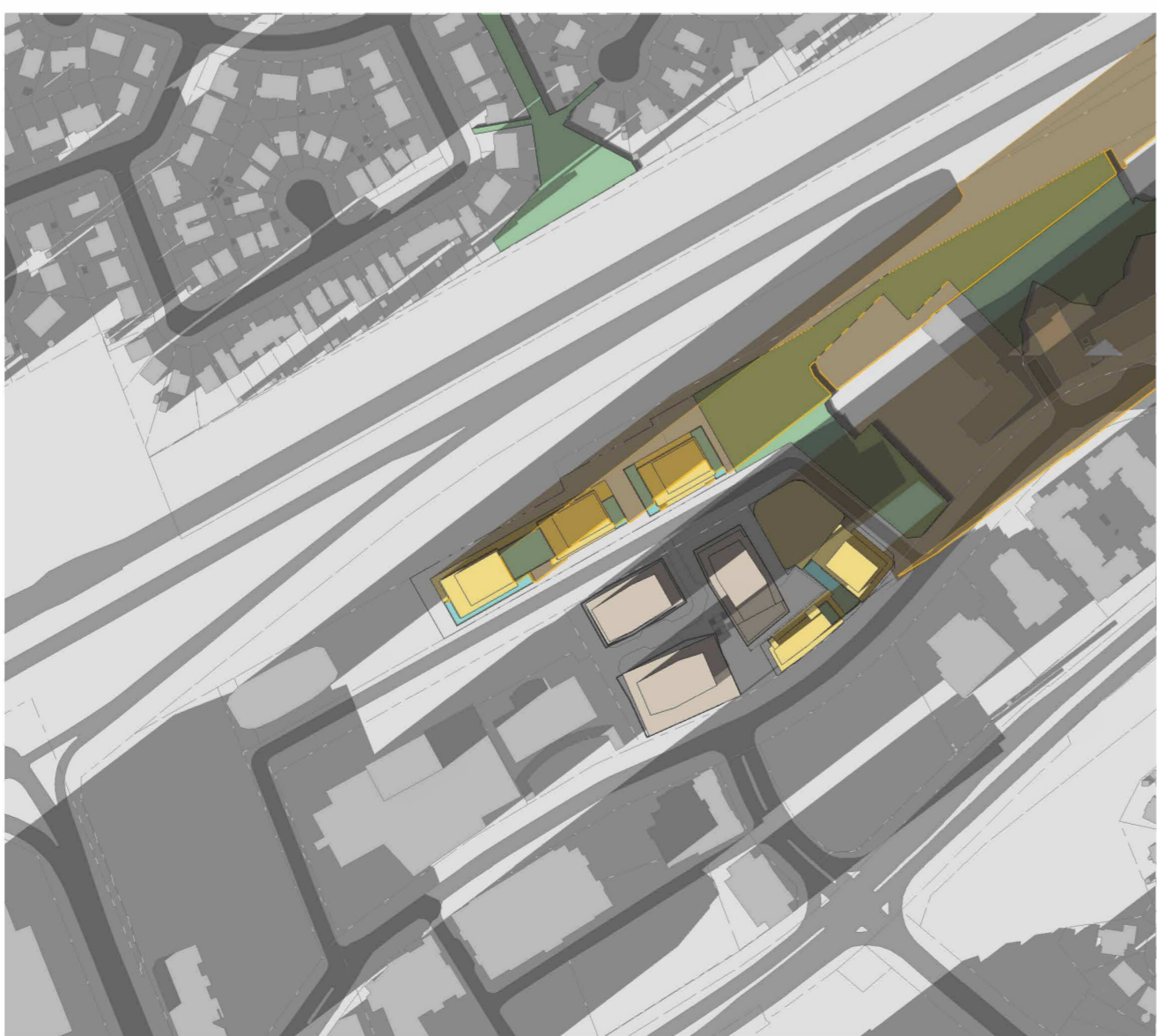
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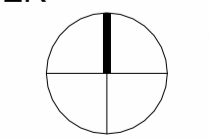
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Forum Asset Management

SHADOW STUDY - DECEMBER



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DATE	D	

0-A006

530 BRISEBOIS CRES - PART OF 265 CENTRUM BLVD (FORUM LANDS)

2025-12-15 - PROJECT STATISTICS

SITE AREA	LOT B (COMMUNITY CENTRE)		LOT B (FORUM BUILDING 1)		LOT A (FORUM BUILDINGS 2 AND 3)					
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED				
SITE ZONING	MC14(1520) S152 ¹		MC14(1520) S152		MC14(1413)					
LOT COVERAGE	TBD		N/A 1,869 m ²		N/A 3,995 m ²					
MINIMUM LOT AREA	1,402 m ²		1,350 m ² 2,271 m ²		1,800 m ² 7,125 m ²					
MINIMUM LOT WIDTH	No Minimum TBD		No Minimum 32.2m		No Minimum 176.9m					
MINIMUM FRONT YARD SETBACK	3.0m TBD		No Minimum 0.0m		3.0 m 2.5 m					
MINIMUM CORNER YARD SETBACK	3.0m TBD		3.0 m 2.5 m		N/A N/A					
MINIMUM INTERIOR SIDE YARD SETBACK	3.0m TBD		3.0 m 0.0m		3.0 m 4.0m					
MINIMUM REAR YARD SETBACK	TBD		6.0 m 0.0m		2.0 m 5.5m					
MAXIMUM FLOOR SPACE INDEX	TBD		No Maximum 9.8 FSI		No Maximum 9.2 FSI					
GROSS FLOOR AREA ¹	TYPE	TBD	BUILDING 1		BUILDING 2	BUILDING 3	TOTAL			
	RESIDENTIAL		TOWER D	MID-RISE E	TOWER A	TOWER B+C				
	COMMERCIAL		18,225 m ²	3,358 m ²	18,225 m ²	46,989 m ²	86,807 m ²			
TOTAL		161 m ²	409 m ²	0 m ²	0 m ²	570 m ²	87,377 m ²			
FLOORPLATE SIZE	TYPE	N/A	BUILDING 1		BUILDING 2	BUILDING 3		TOTAL		
	TYP TOWER LEVEL		TOWER D	MID-RISE E	TOWER A	TOWER B	TOWER C			
	750 m ²		780 m ²	n/a	780 m ²	780 m ²	780 m ²	780 m ²		
GROSS CONSTRUCTION AREA	TYPE	TBD	BUILDING 1		BUILDING 2	BUILDING 3	TOTAL			
	ABOVE GRADE		TOWER D	MID-RISE E	TOWER A	TOWER B+C				
	PARKING		24,602 m ²	5,543 m ²	24,930 m ²	64,255 m ²	119,330 m ²			
	TOTAL		2,244 m ²		1,707 m ²	3,567 m ²	7,518 m ²	126,848 m ²		
# OF DWELLING UNITS	TYPE	N/A	BUILDING 1		BUILDING 2	BUILDING 3	TOTAL			
	STUDIO		TOWER D	MID-RISE E	TOWER A	TOWER B+C				
	1B		27	9%	7	11%	26	8%	128	9%
	2B		117	38%	28	44%	112	36%	314	38%
	3B		132	42%	21	33%	140	45%	354	43%
TOTAL	36	12%	7	11%	34	11%	82	10%	159	11%
MAXIMUM # OF DWELLING UNITS	REQUIRED	N/A	200		100					
PROPOSED	375		1130							
MAXIMUM BUILDING HEIGHT ²	REQUIRED (HEIGHT)	85.0 m	BUILDING 1		BUILDING 2	BUILDING 3				
	PROVIDED (HEIGHT/ STOREYS)		TOWER D	MID-RISE E	TOWER A	TOWER B	TOWER C			
	15.5 m/3		100.7m / 30 STOREYS	31.2m / 8 STOREYS	No Maximum 100.3m / 30 STOREYS	No Maximum 115.3m / 35 STOREYS	No Maximum 130.3m/40			
MINIMUM BUILDING HEIGHT ²	REQUIRED (HEIGHT/ STOREYS)	6.7 m	BUILDING 1		BUILDING 2	BUILDING 3				
	PROVIDED (HEIGHT/ STOREYS)		TOWER D	MID-RISE E	TOWER A	TOWER B	TOWER C			
	TBD		6.7 m	6.7 m	4.0m 11.2m / 3 STOREYS	4.0m 20.8m / 6 STOREYS	4.0m 13.6m / 4 STOREYS			
TOWER SETBACKS ³	REQUIRED	N/A	BUILDING 1		BUILDING 2	BUILDING 3				
	PROVIDED		TOWER D	MID-RISE E	TOWER A	TOWER B	TOWER C			
	INTERIOR SIDE YARD REAR YARD		11.5m	7.0m	N/A	11.5m	9.9m	11.5m	12.5m	
TOWER SEPARATION	REQUIRED 23m PER ZBL SECTION 77 25m PER ORLEANS SECONDARY PLAN	N/A	BUILDING 1		BUILDING 2	BUILDING 3				
RESIDENTIAL AMENITY SPACE	TOTAL REQUIRED (6m ² PER UNIT) BALCONY (MAX 50% OF REQ'D) TOTAL PROVIDED (m ² PER UNIT) BALCONY (MAX 50% OF REQ'D) INTERIOR COMMUNAL EXTERIOR COMMUNAL	N/A	TOWER D	MID-RISE E	TOWER A	TOWER B+C	TOTAL			
OFF-STREET LOADING		TBD	1872 m ² (6.0 m ² /unit)	378 m ² (6.0 m ² /unit)	1872 m ² (6.0 m ² /unit)	4908 m ² (6.0 m ² /unit)	9030 m ²			
BICYCLE PARKING	RATE	TBD	936 m ²	189 m ²	936 m ²	2454 m ²	4515 m ²			
VEHICULAR PARKING	RATE	TBD	1902 m ² (6.1 m ² /unit)	383 m ² (6.1 m ² /unit)	1982 m ² (6.4 m ² /unit)	4927 m ² (6.0 m ² /unit)	9194 m ²			
ACCESSIBLE PARKING	RATE	TBD	936 m ²	189 m ²	936 m ²	2454 m ²	4515 m ²			
	REQUIRED	4% OF PARKING ⁴	712 m ²	130 m ²	693 m ²	1664 m ²	3199 m ²			
	PROVIDED		254 m ²	64 m ²	353 m ²	809 m ²	1480 m ²			
			1		1	1	3			
			191	156	156	409	756			
			188	156	-	409	753			
			3	-	-	-	3			
			188	156	156	409	753			
			30	30	30	30	90			
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			30	30	30	30	90			
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			31	30	30	68	129			
			2	2	2	3	7			
			2	2	2	3	7			

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NOTES:

- 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)
- Building heights in Lot B are measured from residential lobby level at Centrum Blvd, while building heights in Lot A measured from residential lobby level at Brisebois Cres
- Tower D to seek a zoning amendment for west side yard setback. Tower A to require clarification on east side yard definition at stormwater pond
- From 3.1.2 from Site Plan Checklist - City of Ottawa Accessible Design Standards
- The zoning for the proposed community centre will be confirmed when the details are finalized.



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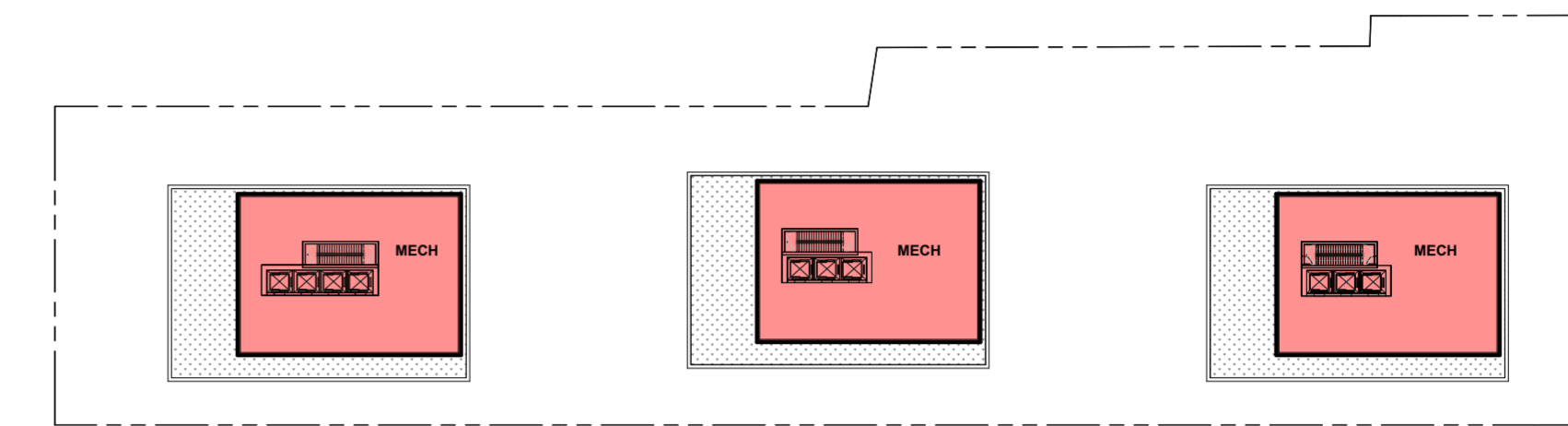
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PROJECT STATISTICS

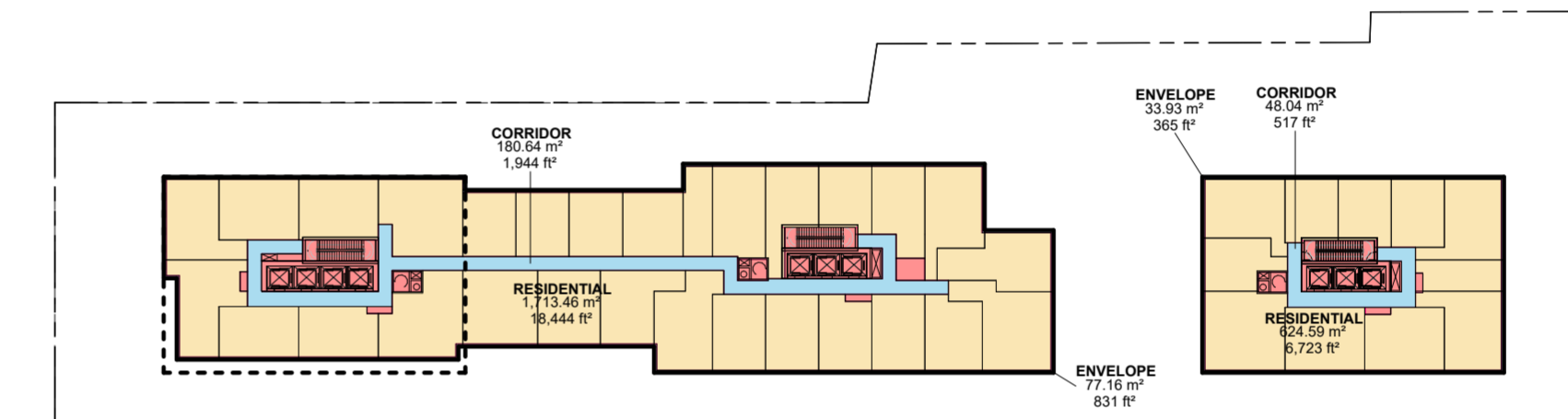
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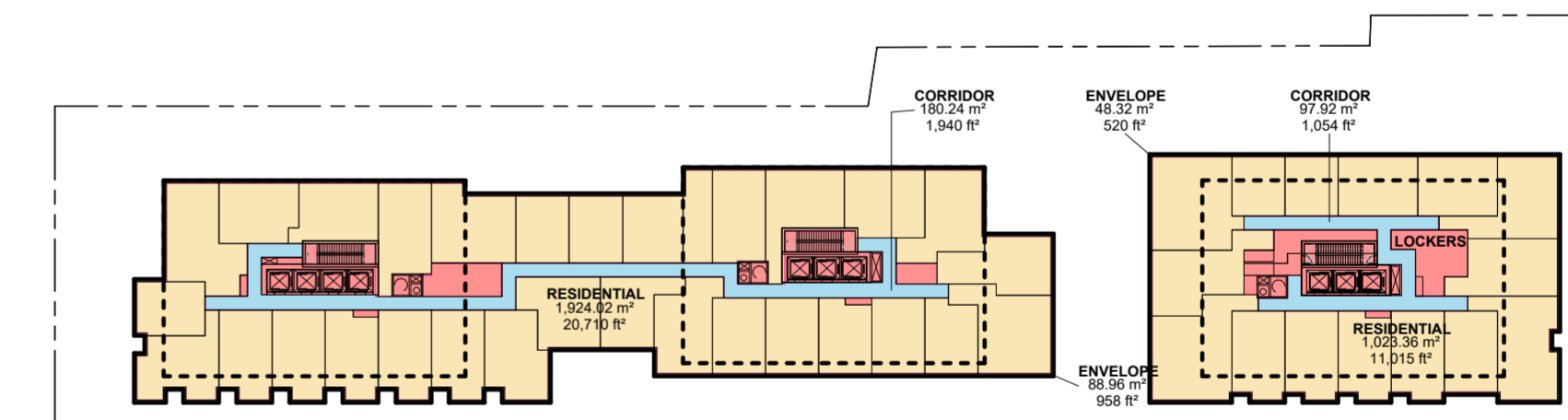
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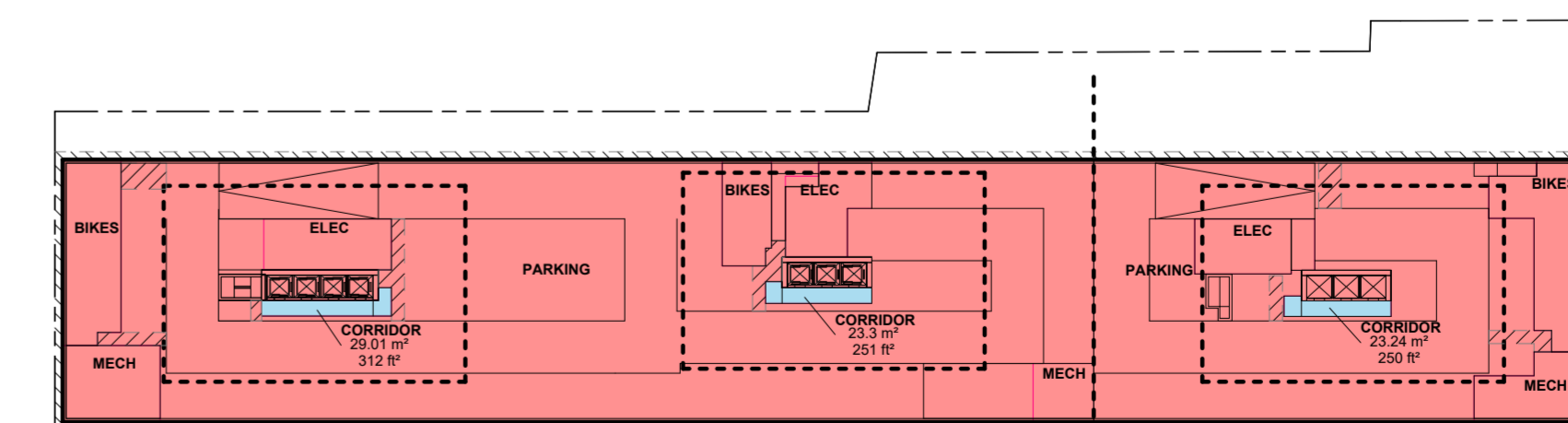
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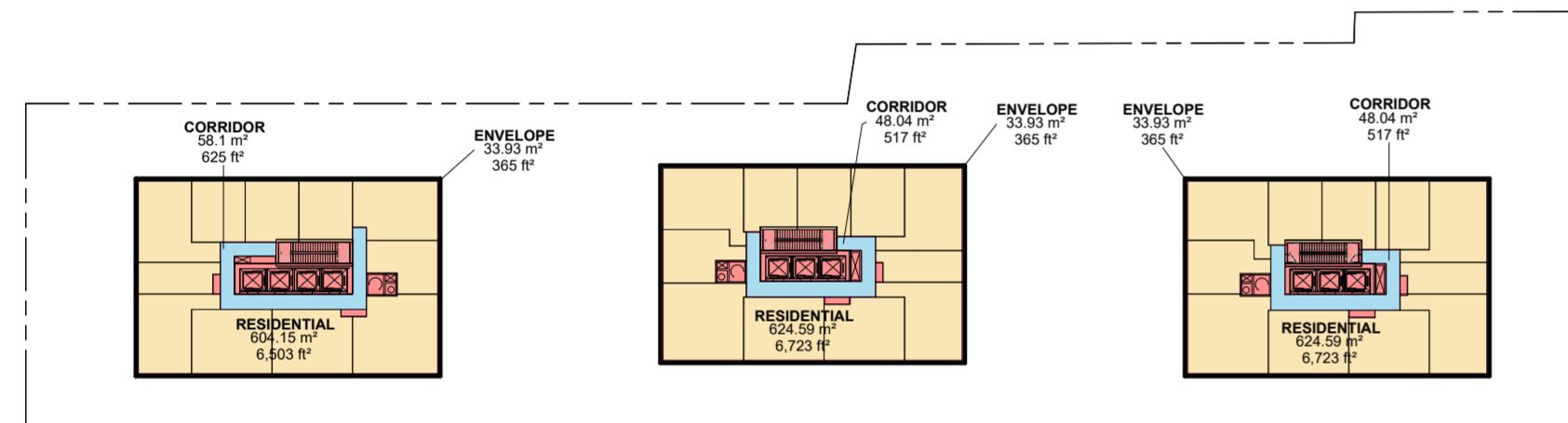
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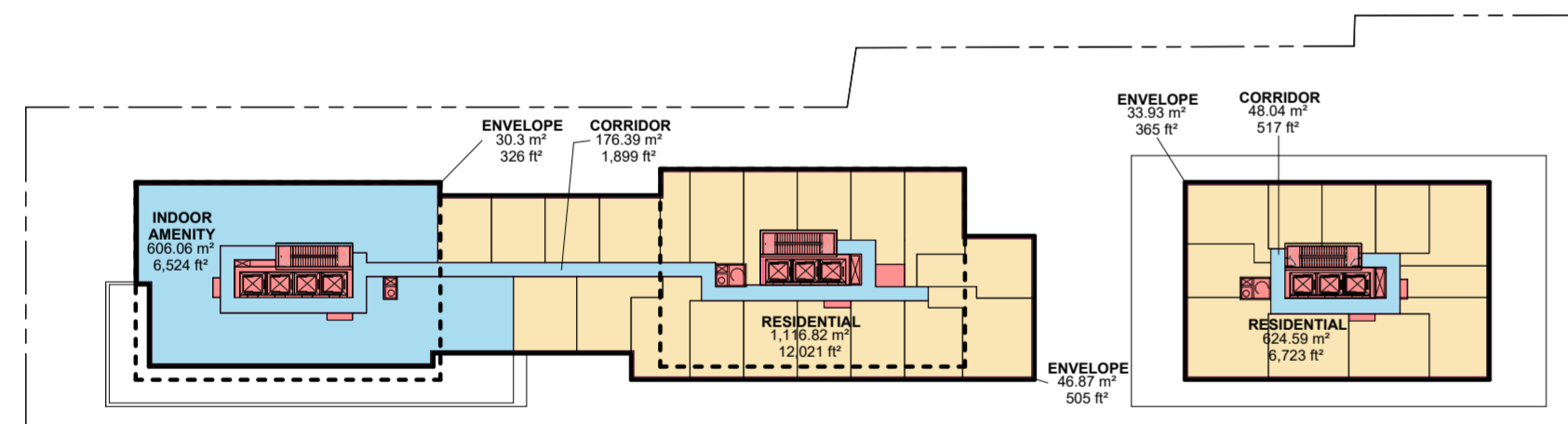
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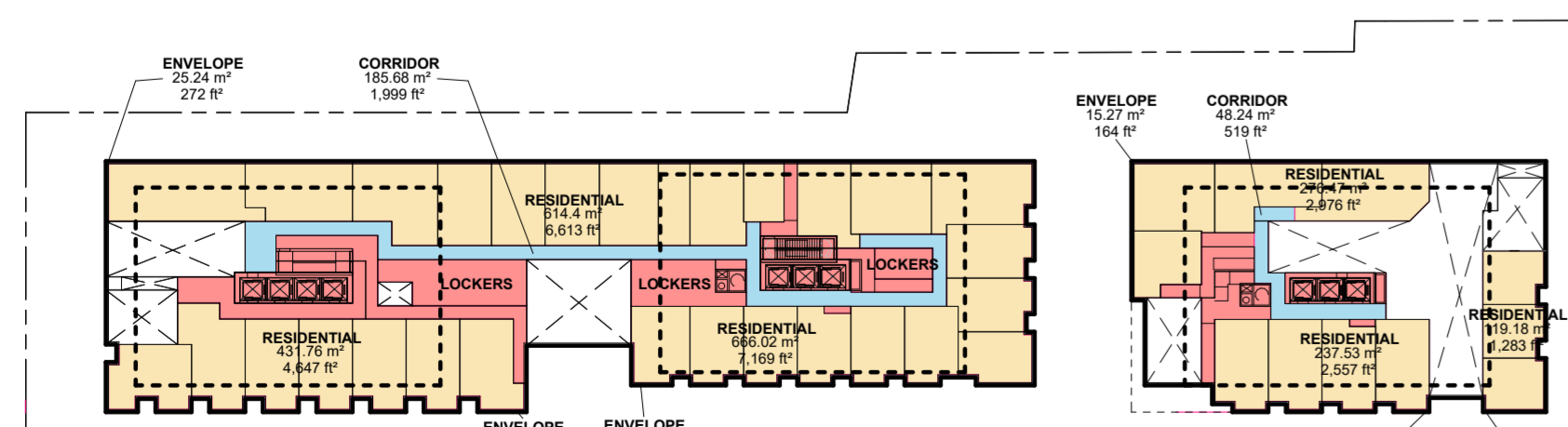
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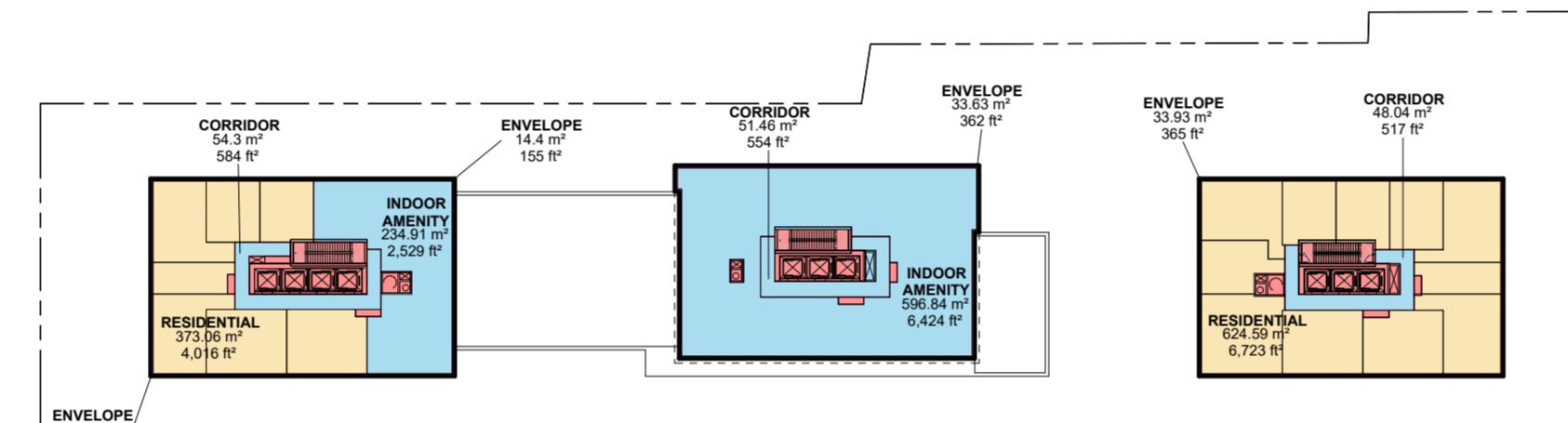
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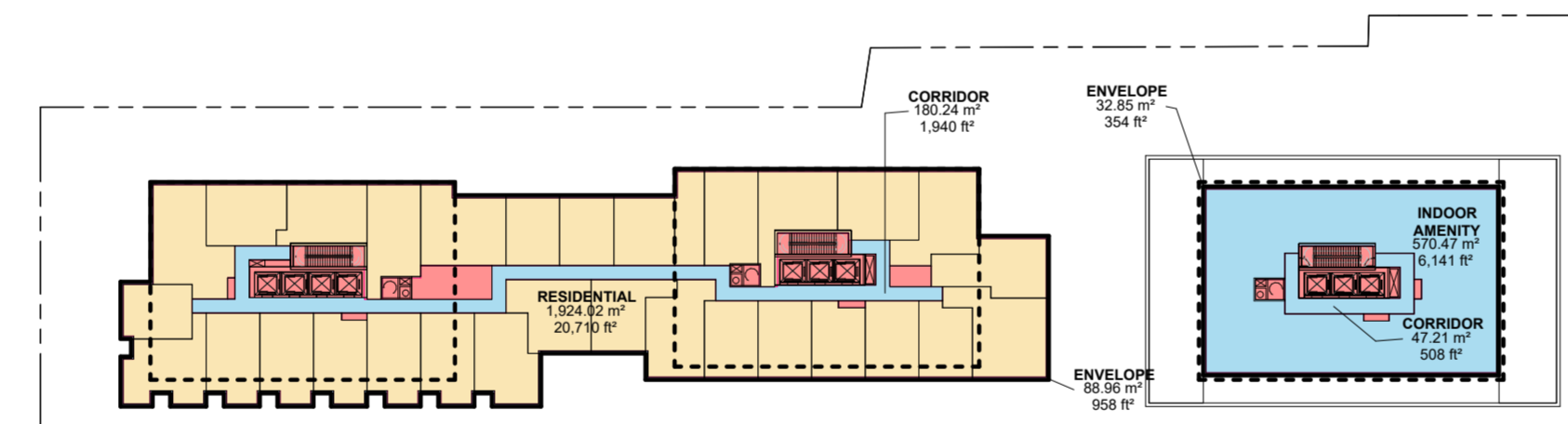
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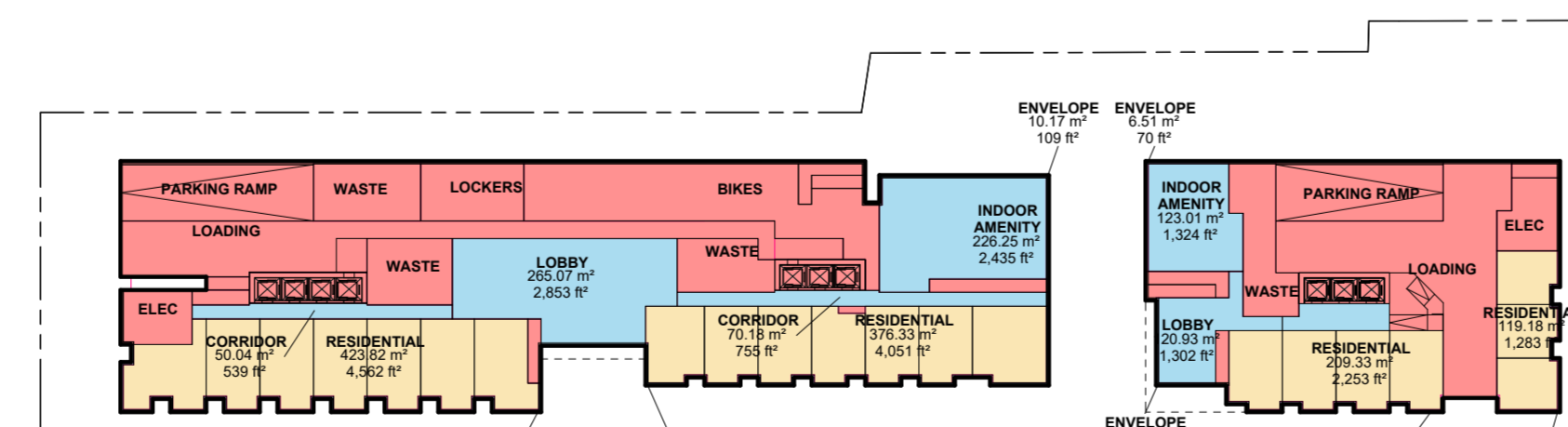
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NORTH - LEVEL 07
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NORTH - LEVEL 04
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NORTH - LEVEL 01
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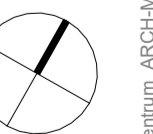
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- GFA EXCLUSIONS
- GFA EXCLUSIONS COUNTED IN DEVELOPER PERFORMA



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Forum Asset Management

GFA PLANS - NORTH



PROJEC	DRAWN	MC
SCALE	As indicated	CHECKE
DATE	10/12/2025	D

0-A030

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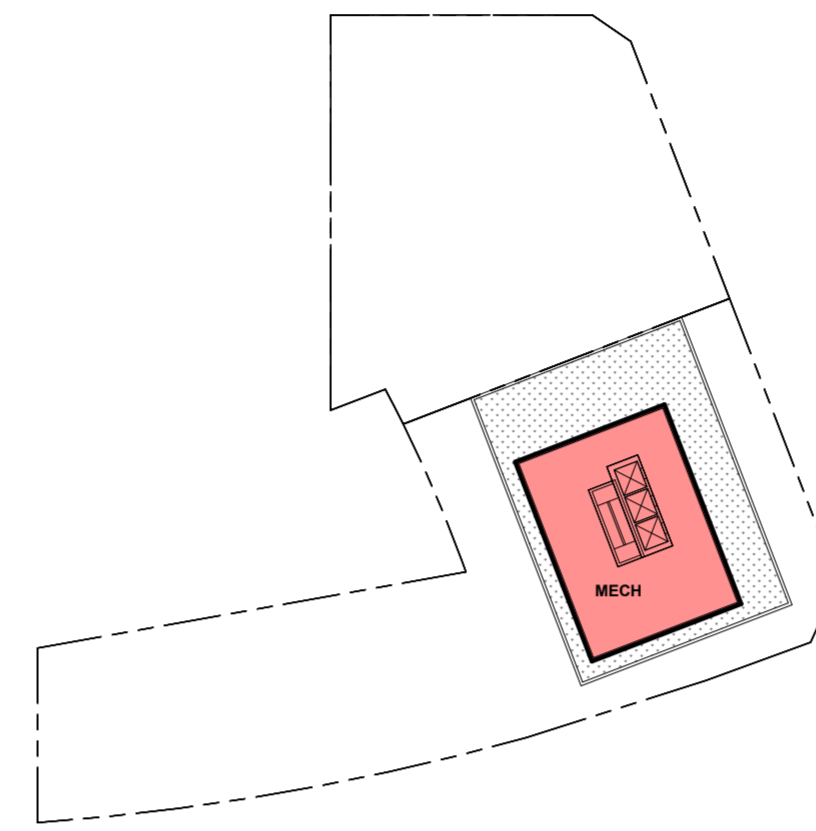
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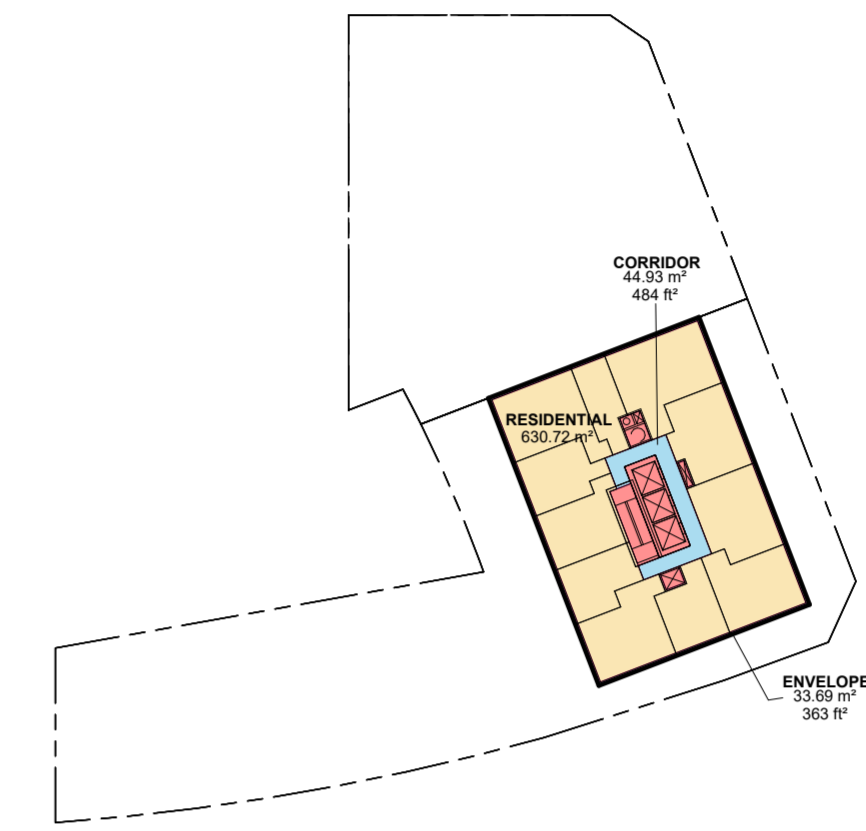
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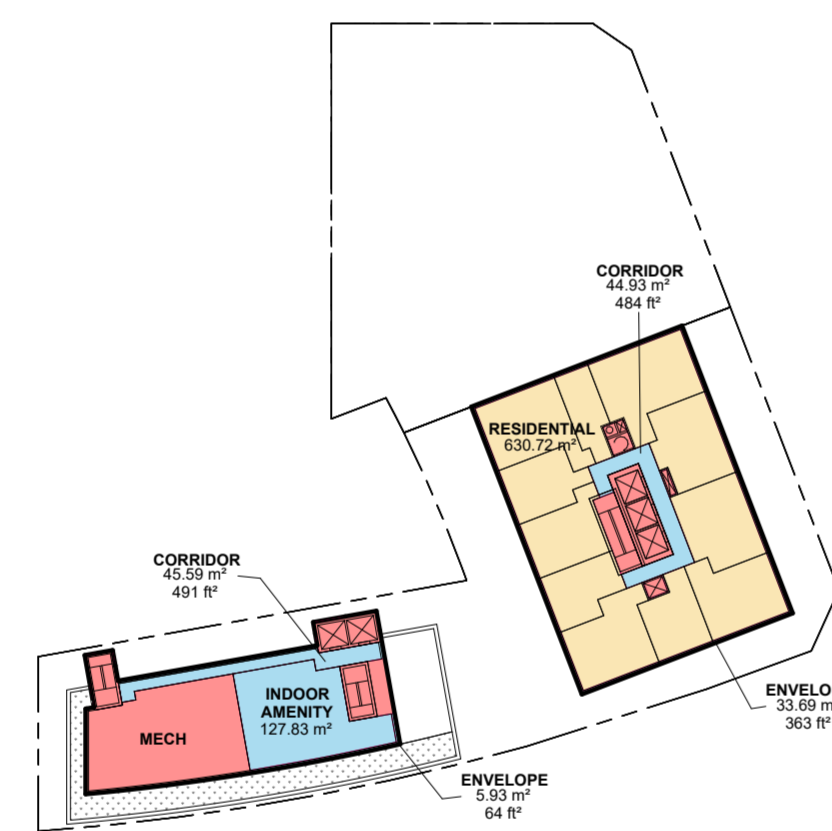
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SOUTH - LEVEL 09
scale: 1 : 800



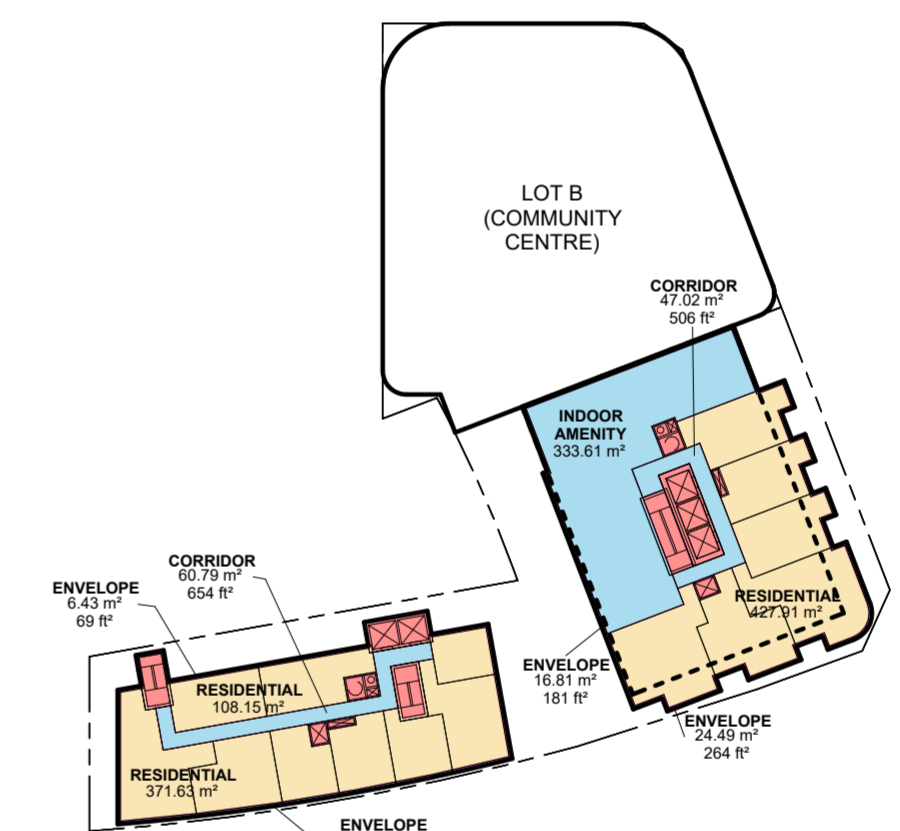
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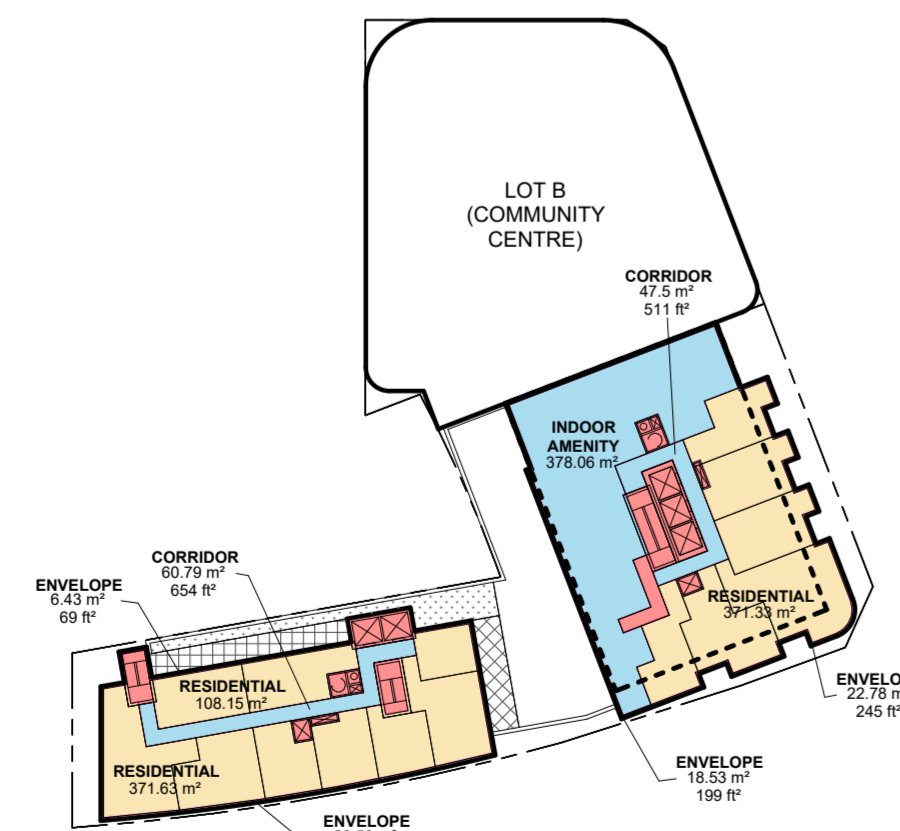
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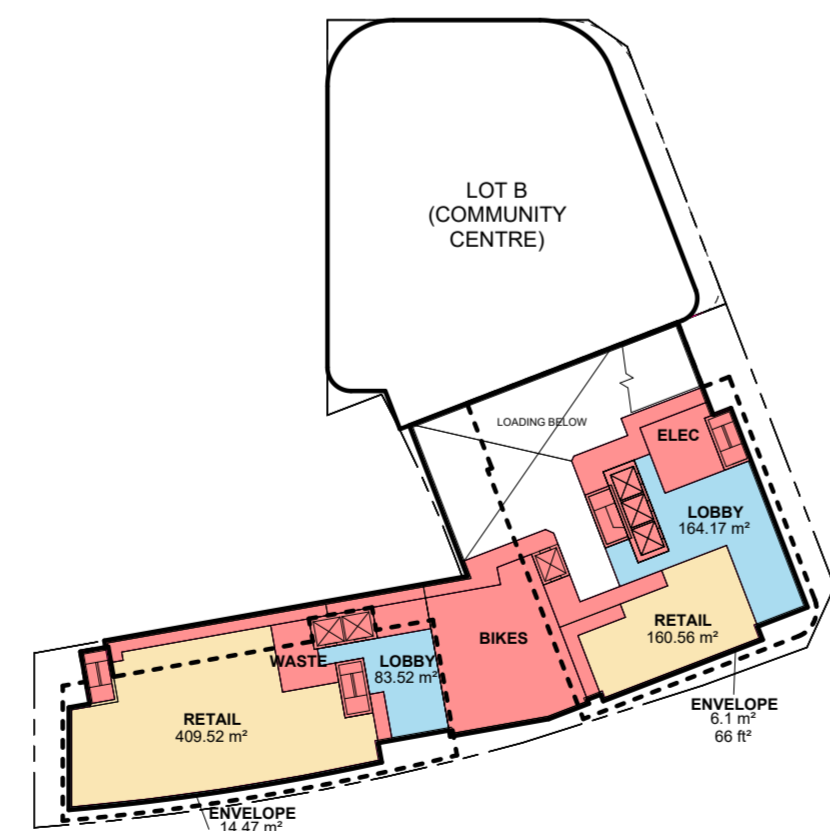
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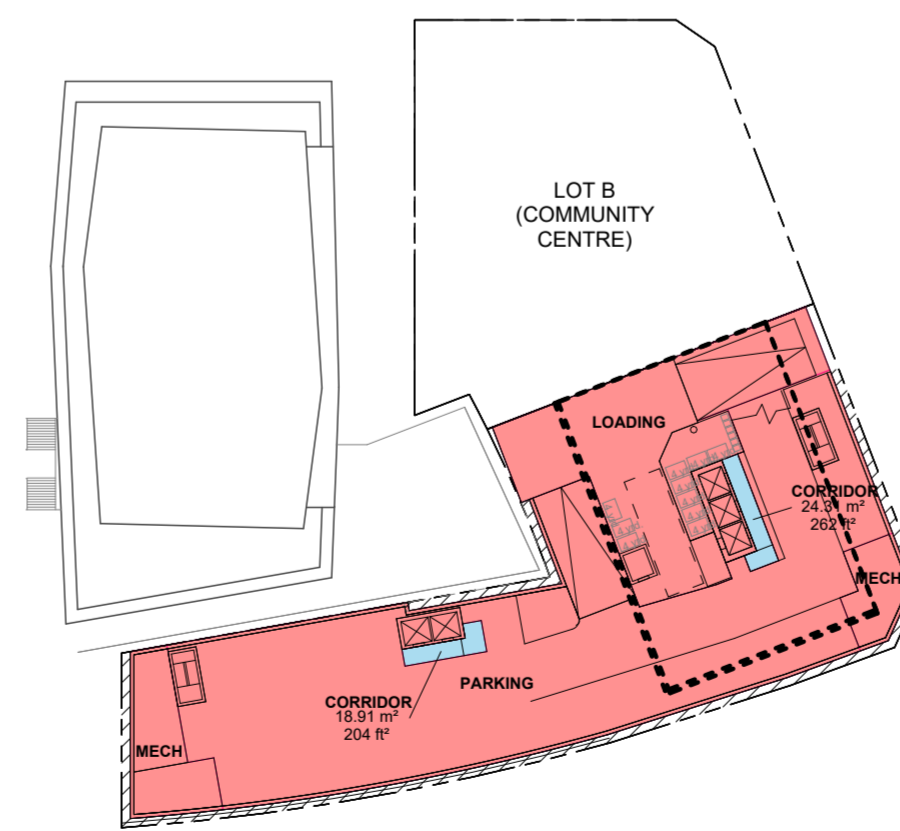
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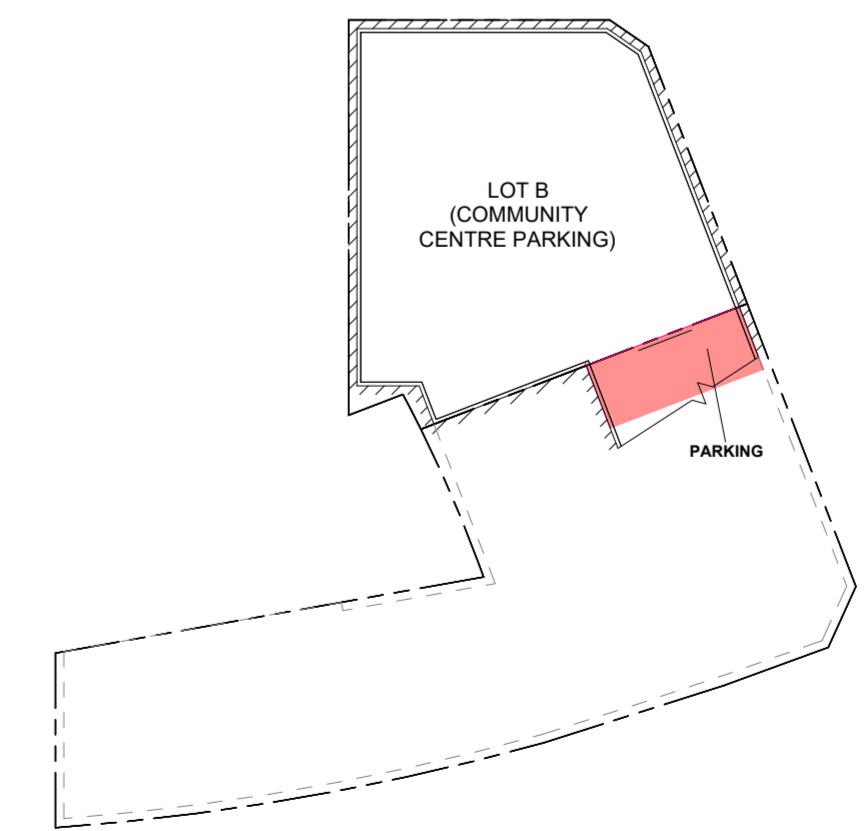
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SOUTH - LEVEL 01
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SOUTH - LEVEL P1
scale: 1 : 800



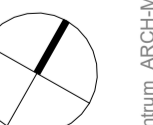
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scale: 1 : 800

SvN ARCHITECTS
110 Adelaide St
Toronto, ON M5C 1K9
info@svn-agg.com
416.593.6459

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GFA PLANS - SOUTH



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

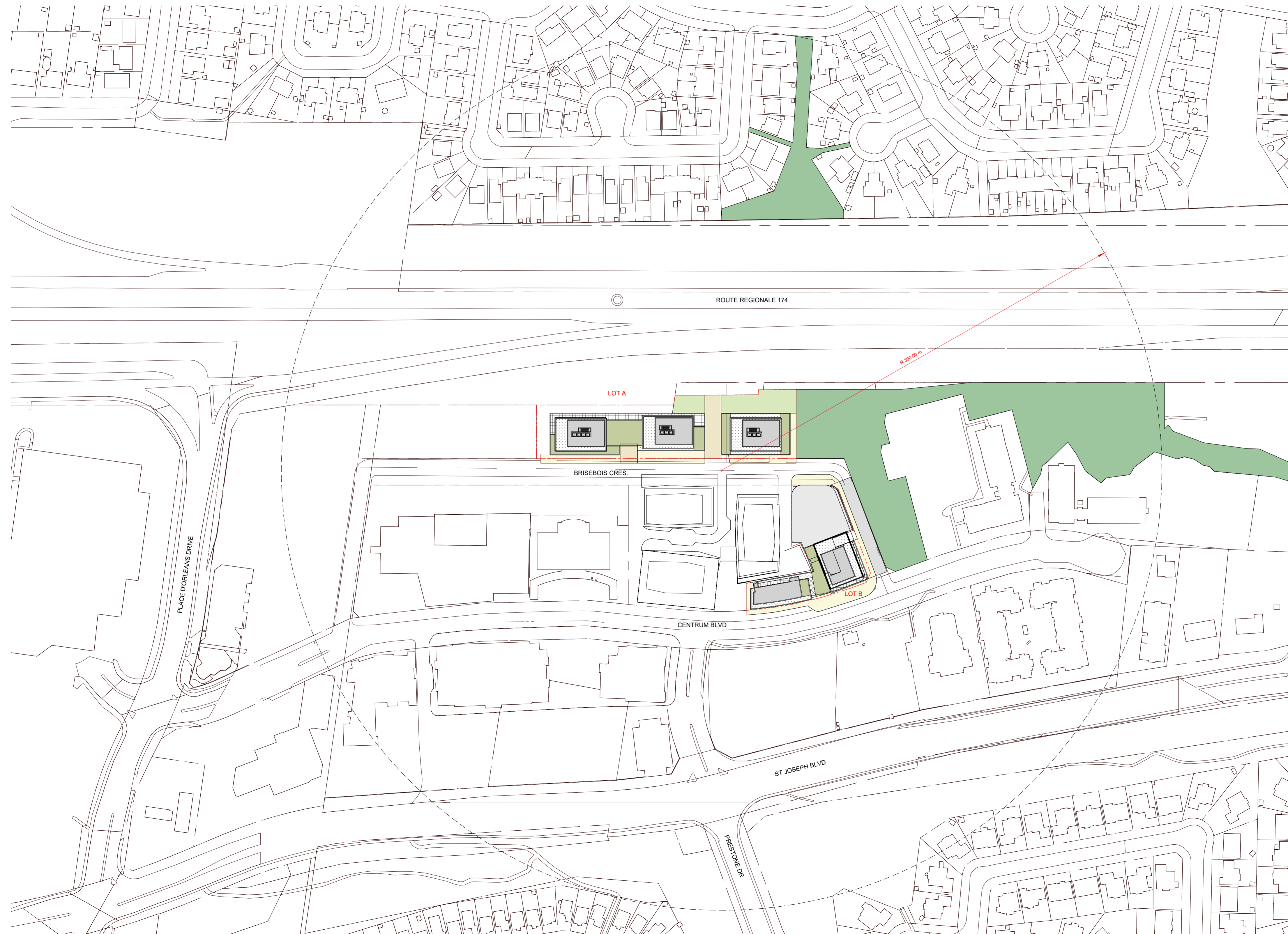
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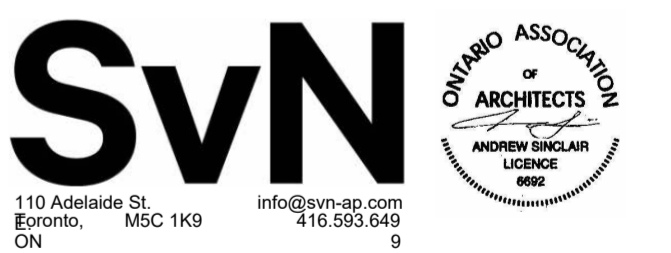
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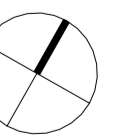
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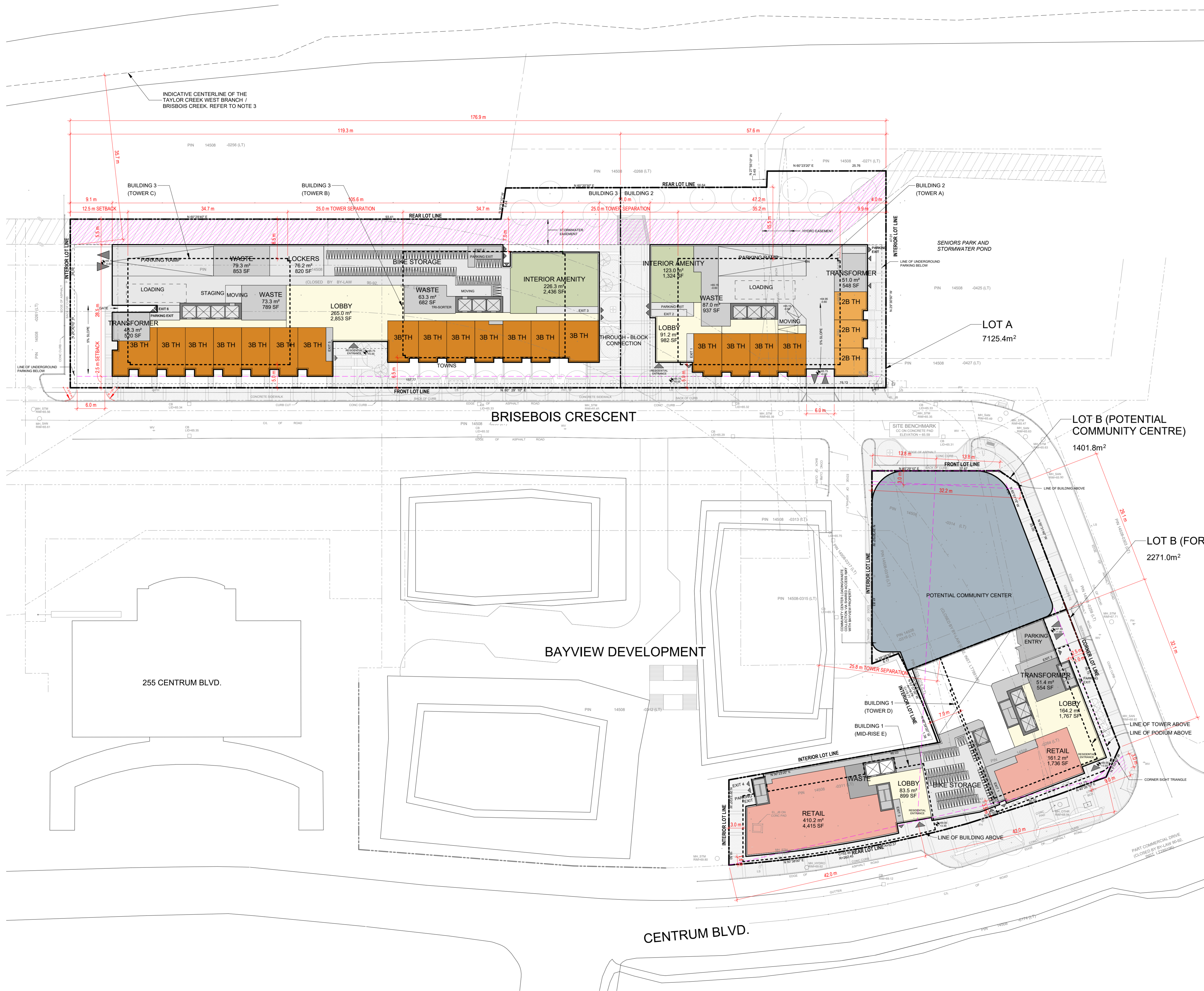
CONTEXT PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	
10/12/2025		

0-A100

2026-02-20 5:14:53 PM



SITE INFORMATION AND STAT SUMMARY

LOTS	PIN
14508-0264 (LT), 14508-0276 (LT), 14508-0311 (LT), 14508-0314 (LT), 14508-0318 (LT), 14508-0318(LT), 14508-0428 (LT), 14508-0428(LT)	
ZONING	MC14(1413) (LOT A), MC14(1520) S152 (LOT B)
SITE AREA	10,798 m²
LOT A (FORUM BUILDINGS 2 AND 3)	7,125 m ²
LOT B (FORUM BUILDING 1)	2,271 m ²
LOT B (COMMUNITY CENTRE)	1,402 m ²
UNITS	1505
BUILDING 1	
TOWER D	312
MID-RISE E	63
BUILDING 2	
TOWER A	312
BUILDING 3	
TOWER B + C	818
SPECIFIC PROVISIONS	REQUIRED PROVIDED
MINIMUM LOT AREA	NO MIN 10,798 m ²
SETBACKS	
LOT A	
FRONT YARD SETBACK	3.0m 2.5m
CORNER YARD SETBACK	3.0m N/A
INTERIOR SIDE YARD SETBACK	3.0m 4.0m
REAR YARD SETBACK	2.0m 5.5m
LOT B	
FRONT YARD SETBACK	3.0m 0.0m
CORNER YARD SETBACK	3.0m 2.5m
INTERIOR SIDE YARD SETBACK	3.0m 0.0m
REAR YARD SETBACK	6.0m 0.0m
MAXIMUM BUILDING HEIGHT	
BUILDING 1	
TOWER D	n/a 100.7m
MID-RISE E	n/a 31.2m
BUILDING 2	
TOWER A	n/a 100.3m
BUILDING 3	
TOWER B	n/a 115.3m
TOWER C	n/a 130.3m
PARKING RATES	REQUIRED PROVIDED
BUILDING 1 TOTAL	30 31
APARTMENTS	0
VISITOR	30 p/building
BUILDING 2 TOTAL	30 30
APARTMENTS	0
VISITOR	30 p/building
BUILDING 3 TOTAL	30 68
APARTMENTS	0
VISITOR	30 p/building
BIKE PARKING	
BUILDING 1 TOTAL	191 188
RESIDENT	0.5 p/unit = 188
COMMERCIAL	1/250m ² = 3
BUILDING 2 TOTAL	156 156
RESIDENT	0.5 p/unit = 156
BUILDING 3 TOTAL	409 409
RESIDENT	0.5 p/unit = 409
AMENITY AREA	
BUILDING 1 (TOWER D)	
PRIVATE	Min 6m ² per unit = 1872m ² 1902m ²
SHARED	Max 3m ² per unit = 936m ² 936m ²
BUILDING 1 (MID-RISE E)	
PRIVATE	Min 6m ² per unit = 378m ² 383m ²
SHARED	Max 3m ² per unit = 189m ² 194m ²
BUILDING 2	
PRIVATE	Min 3m ² per unit = 189m ² 189m ²
SHARED	Min 6m ² per unit = 1872m ² 1902m ²
BUILDING 3	
PRIVATE	Max 3m ² per unit = 936m ² 936m ²
SHARED	Min 3m ² per unit = 936m ² 1046m ²
OFFICE - CITY OF OTTAWA	
BUILDING 1 (TOWER D)	18,235 m ²
BUILDING 1 (MID-RISE E)	3,358 m ²
BUILDING 2	3,358 m ²
BUILDING 3	46,989 m ²

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- THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF J.D. BARNES LIMITED - REFERENCE NUMBER 22-10-112-00.
- DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- INDICATIVE LOCATION OF THE TAYLOR CREEK WEST BRANCH/BRISBOIS CREEK CENTRELINE DERIVED USING QGIS FROM "PL ES WATERCOURSE FEATURE SET" WHICH IS MAINTAINED BY THE MINISTRY OF NATURAL RESOURCES AND FORESTRY ONTARIO AS PART OF THE HYDROLOGY NETWORK (OHN) OHN WATERCOURSE FEATURE. FEATURE SET PROJECTED USING COORDINATE REFERENCE SYSTEM (CRS) NAD 1983 MTM 9 (32188), ONE OF THE CRS LISTED ON THE GEOCOTAWA WEBSITE.



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OVERALL SITE PLAN

PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

0-A101

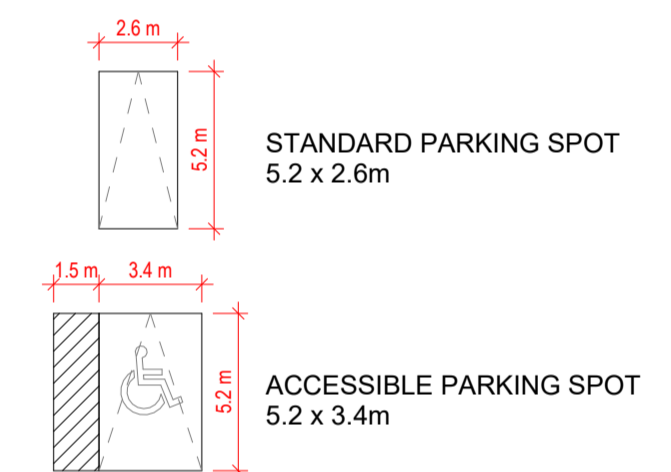
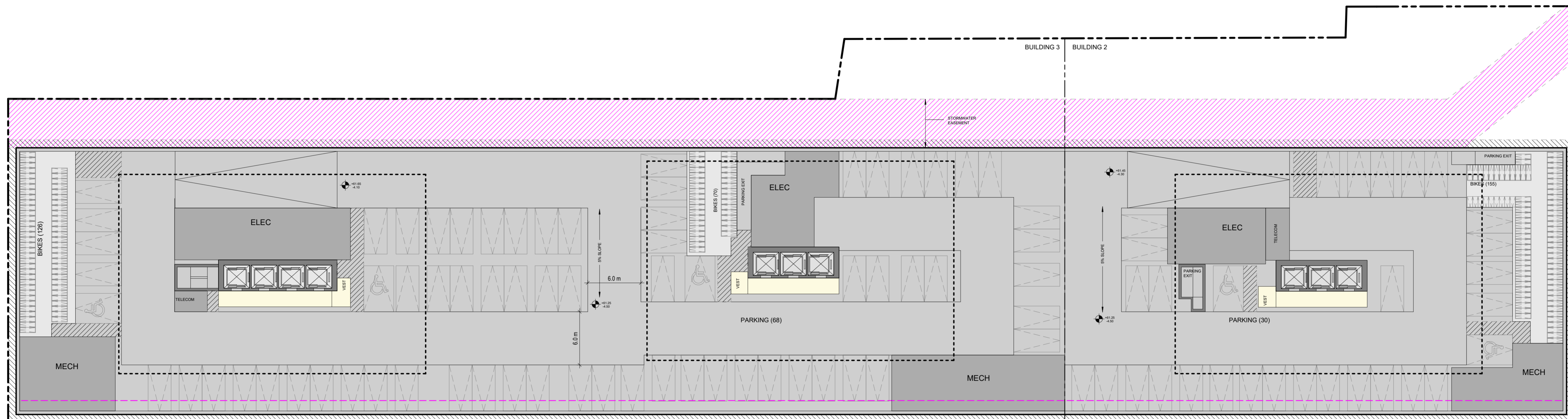
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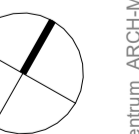
NOTES



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LOT A - PARKING LEVEL P1



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
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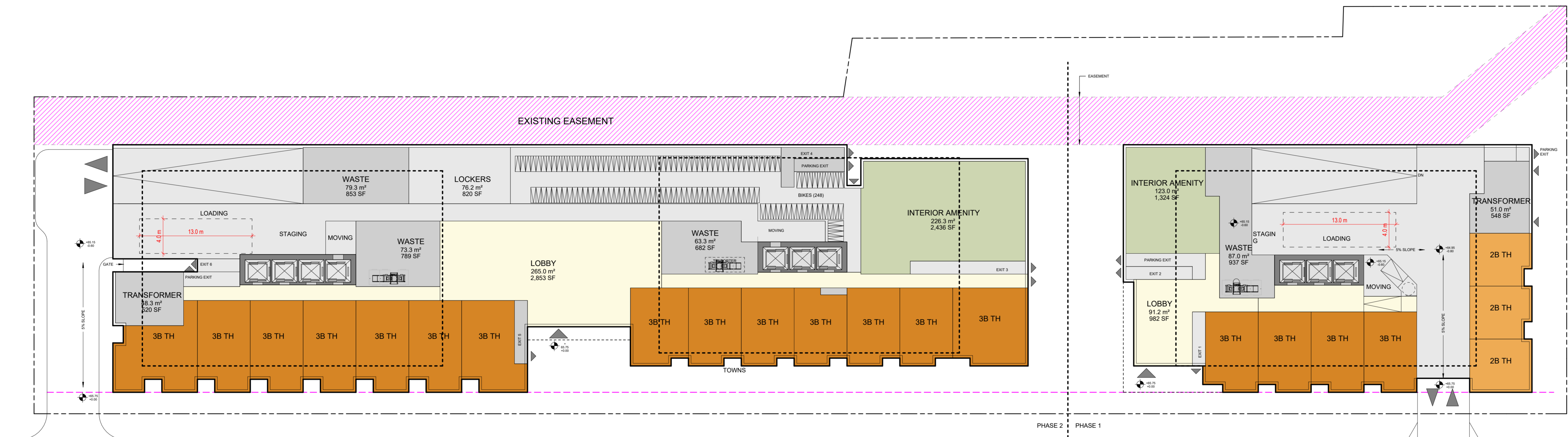
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- RETAIL
- RESIDENTIAL COMMON AREAS
- STUDIO UNIT
- 1B UNIT
- 2B UNIT
- 3B UNIT
- RESIDENTIAL INDOOR AMENITY
- RESIDENTIAL OUTDOOR AMENITY
- SERVICE AREAS AND EXITS



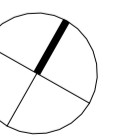
BRISEBOIS
CRESCENT



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LOT A - GROUND FLOOR PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
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1-A200

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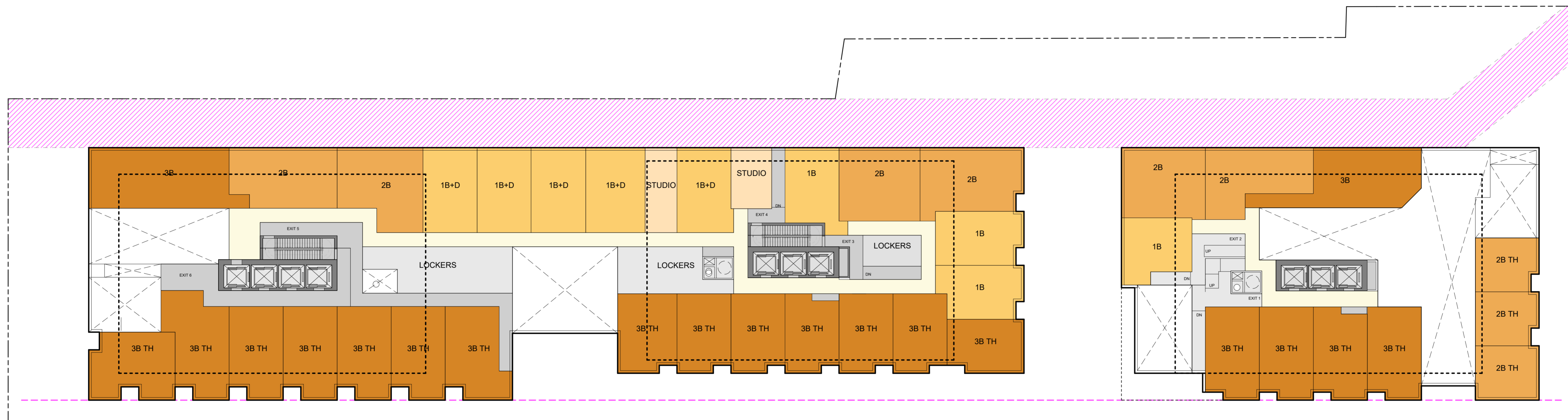
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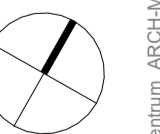
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- STUDIO UNIT
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- 2B UNIT
- 3B UNIT
- RESIDENTIAL INDOOR AMENITY
- RESIDENTIAL OUTDOOR AMENITY
- SERVICE AREAS AND EXITS



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LOT A - LEVEL 02 PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
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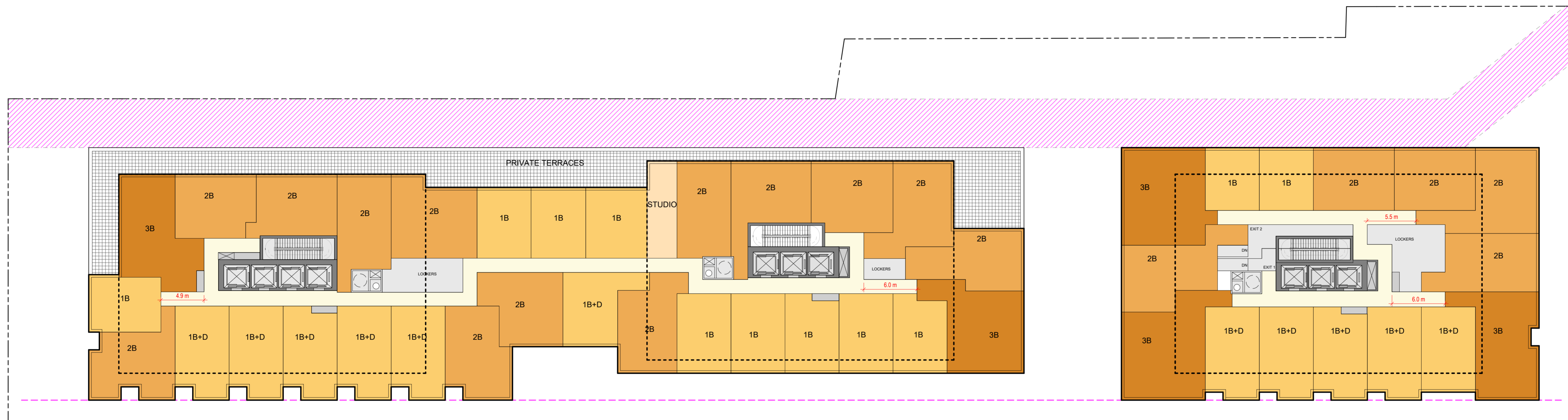
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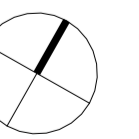
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- 3B UNIT
- RESIDENTIAL INDOOR AMENITY
- RESIDENTIAL OUTDOOR AMENITY
- SERVICE AREAS AND EXITS



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LOT A - LEVEL 03 PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

As indicated
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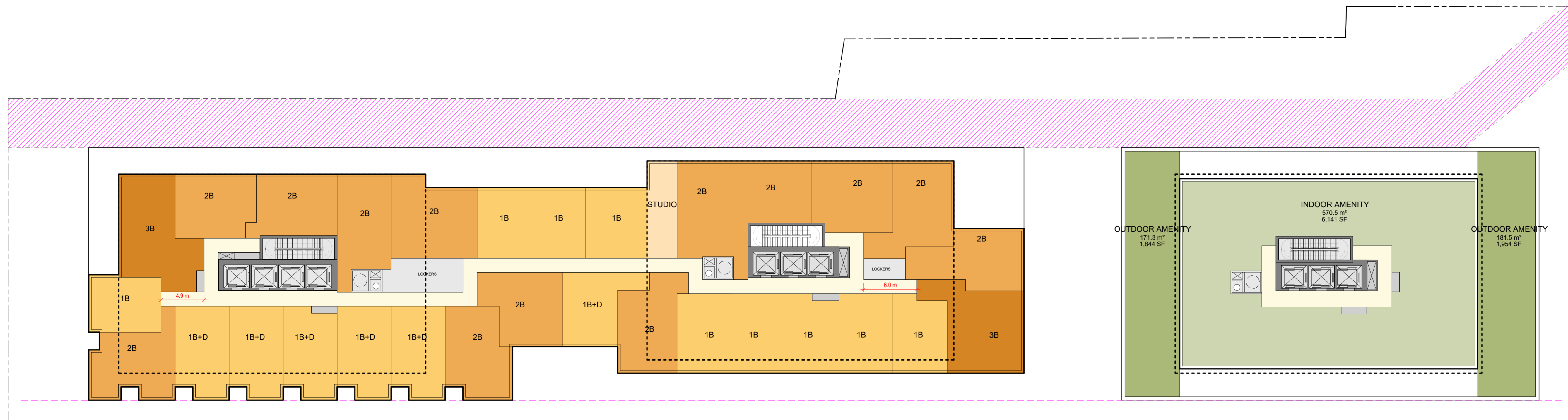
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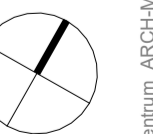
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- RESIDENTIAL INDOOR AMENITY
- RESIDENTIAL OUTDOOR AMENITY
- SERVICE AREAS AND EXITS



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LOT A - LEVEL 04 PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

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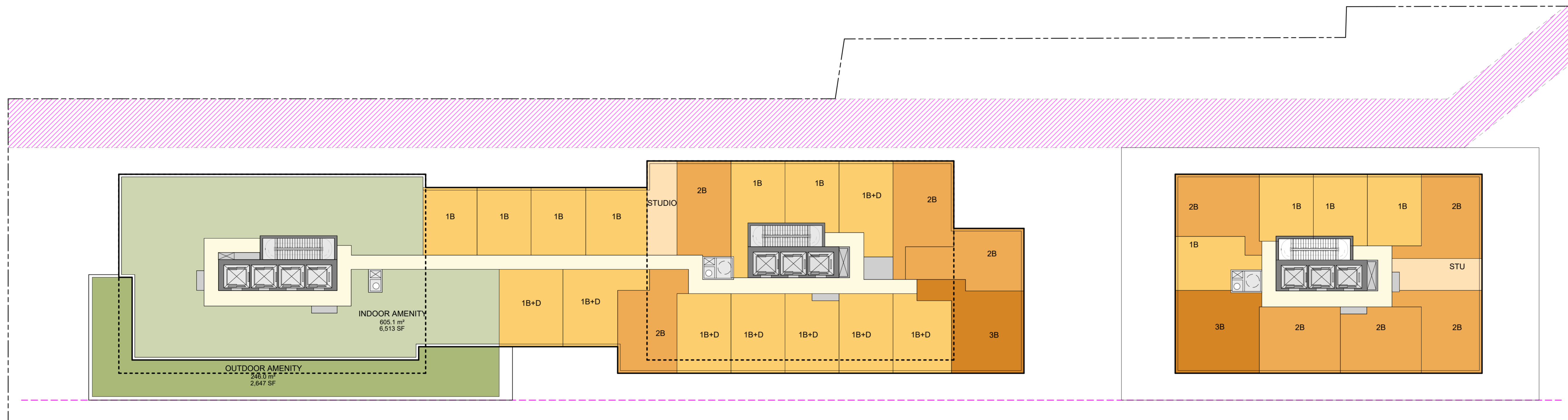
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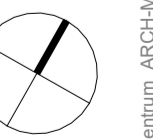
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- RESIDENTIAL OUTDOOR AMENITY
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LOT A - LEVEL 05 PLAN



PROJEC	DRAWN	MC
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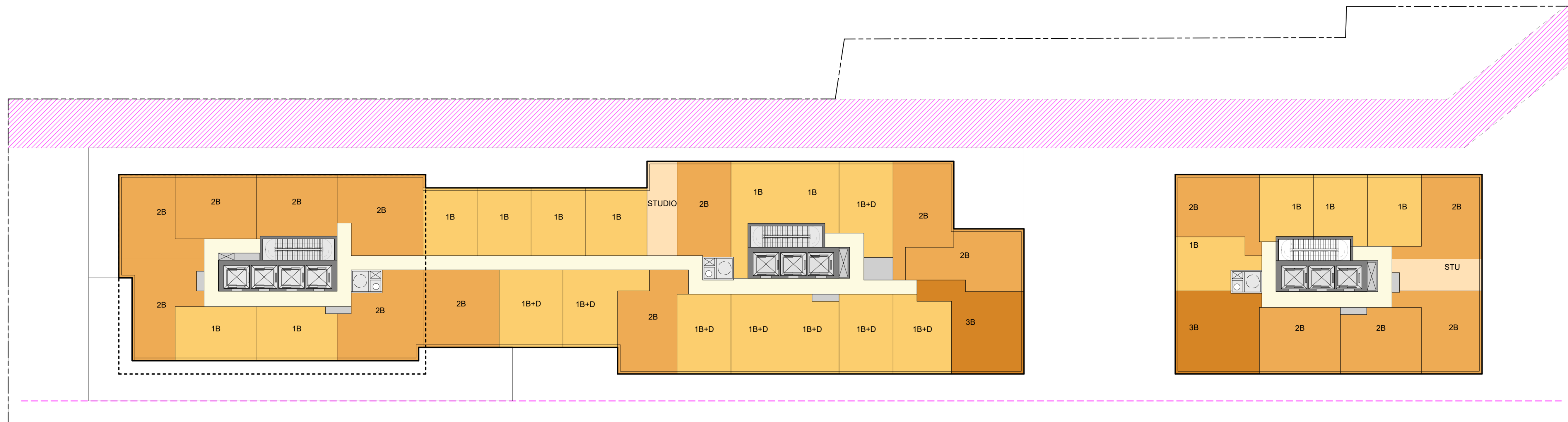
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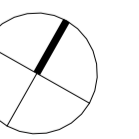
- RETAIL
- RESIDENTIAL COMMON AREAS
- STUDIO UNIT
- 1B UNIT
- 2B UNIT
- 3B UNIT
- RESIDENTIAL INDOOR AMENITY
- RESIDENTIAL OUTDOOR AMENITY
- SERVICE AREAS AND EXITS



530 Brisebois Cres
Part of 265 Centrum Blvd (Forum Lands)

Forum Asset Management

LOT A - LEVEL 06 PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

As indicated
10/12/2025

1-A205

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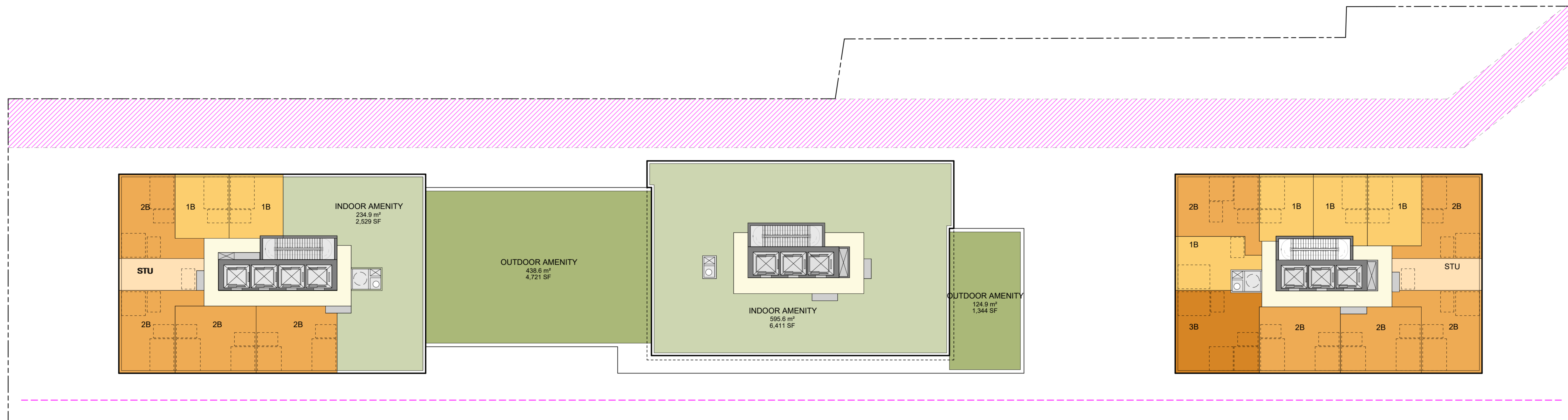
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2	2026-02-20	Reissued for ZBA

NOTES

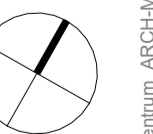
- RETAIL
- RESIDENTIAL COMMON AREAS
- STUDIO UNIT
- 1B UNIT
- 2B UNIT
- 3B UNIT
- RESIDENTIAL INDOOR AMENITY
- RESIDENTIAL OUTDOOR AMENITY
- SERVICE AREAS AND EXITS



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Forum Asset Management

LOT A - LEVEL 07 PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

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1-A206

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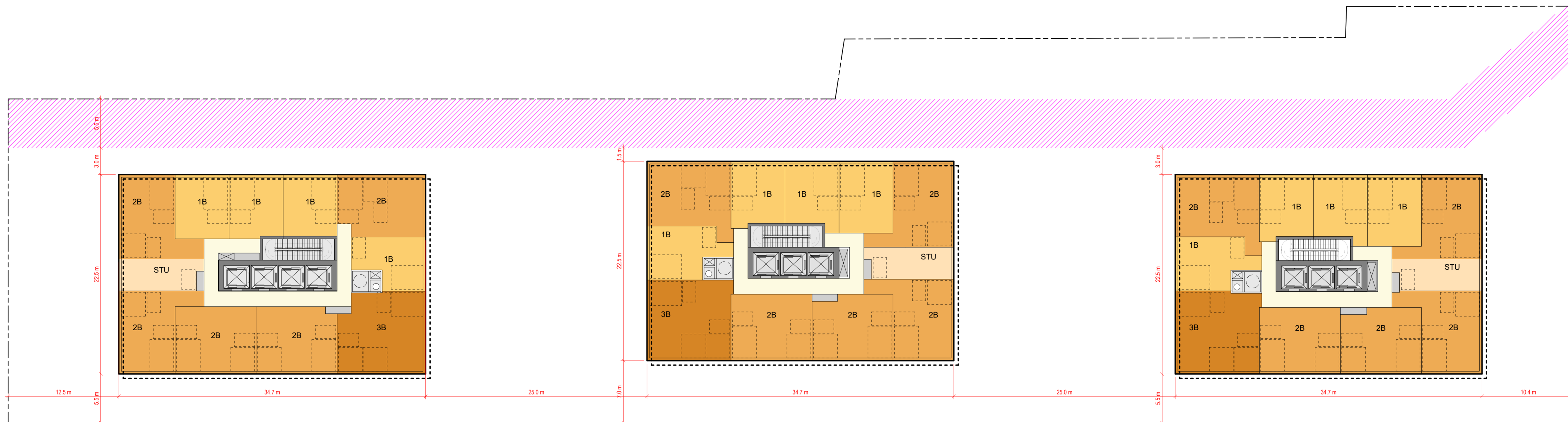
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- SERVICE AREAS AND EXITS



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Forum Asset Management

LOT A - TYPICAL LOWER TOWER PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

1-A207

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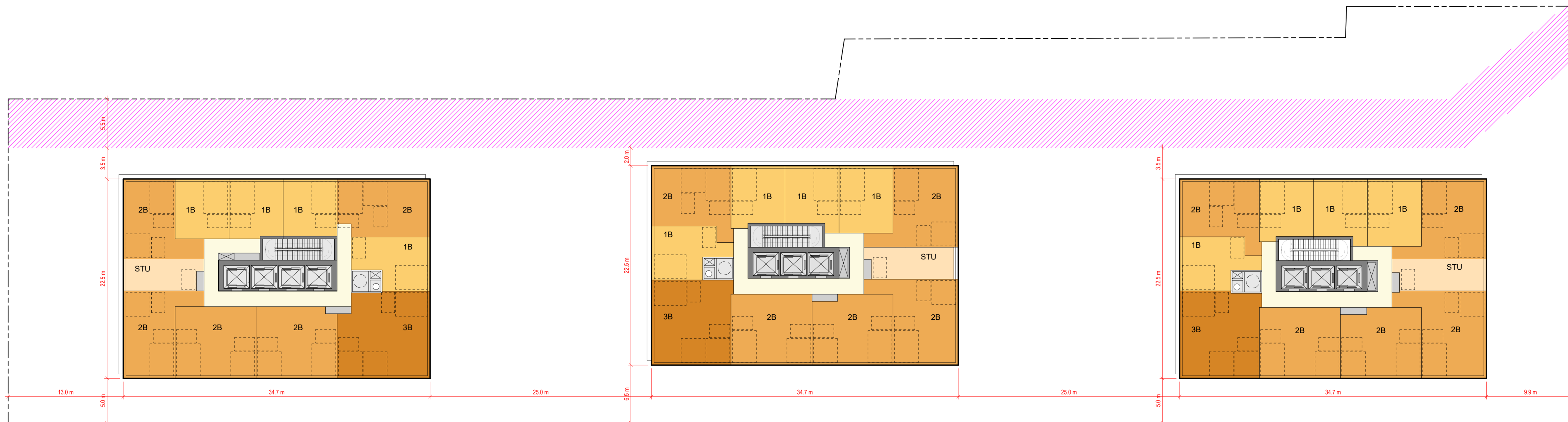
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- RESIDENTIAL OUTDOOR AMENITY
- SERVICE AREAS AND EXITS



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Forum Asset Management

LOT A - TYPICAL UPPER TOWER PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

1-A208

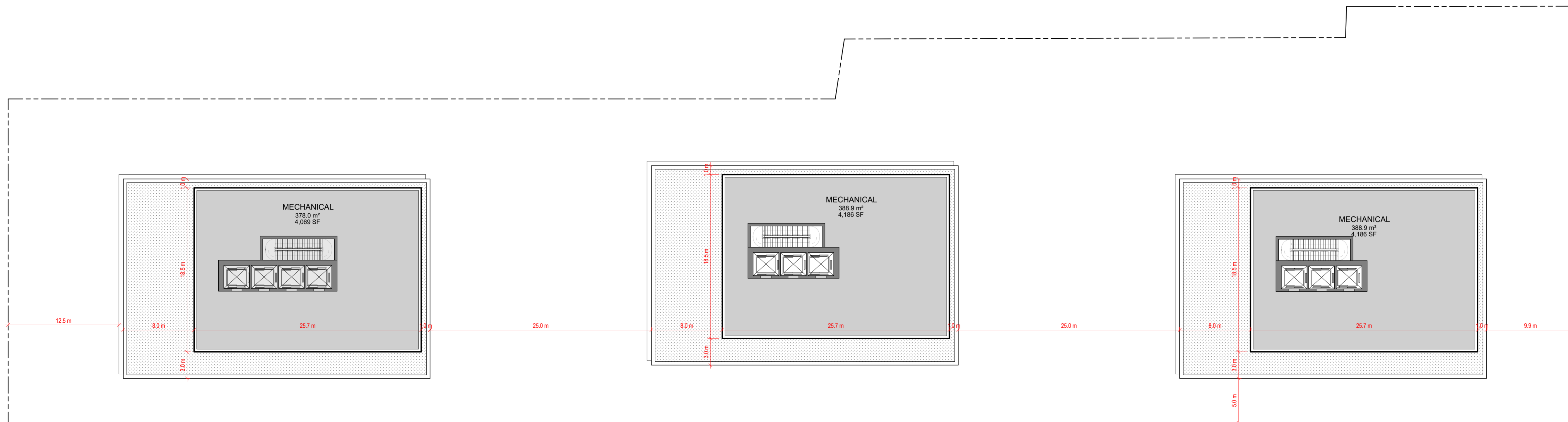
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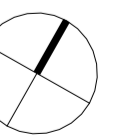
NOTES



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Forum Asset Management

LOT A - MECH PH PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

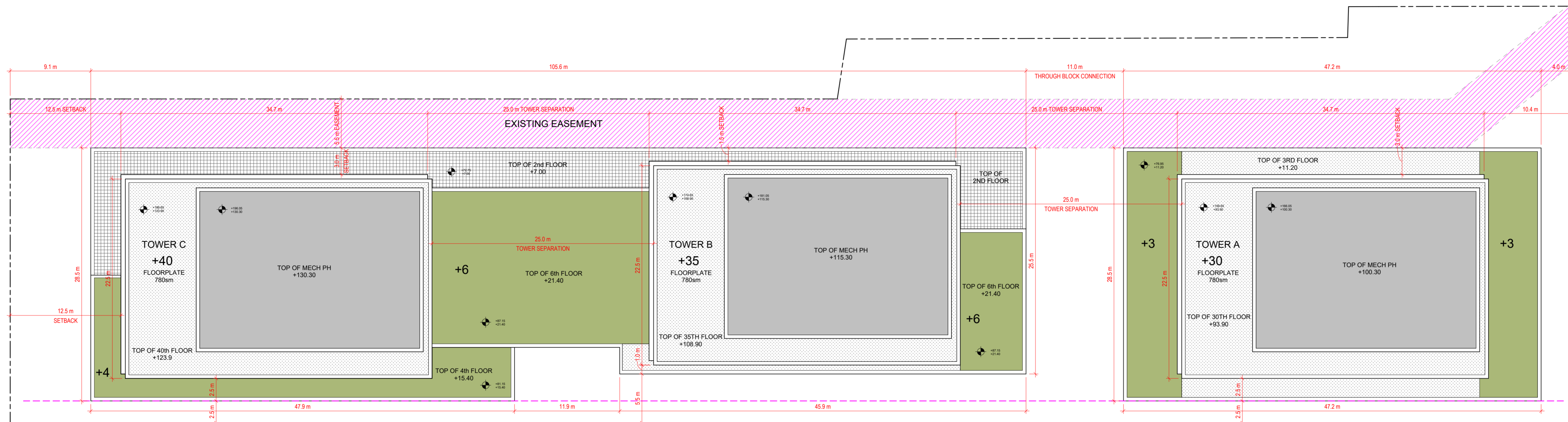
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BRISEBOIS
CRESCENT

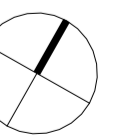
NOTES



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Forum Asset Management

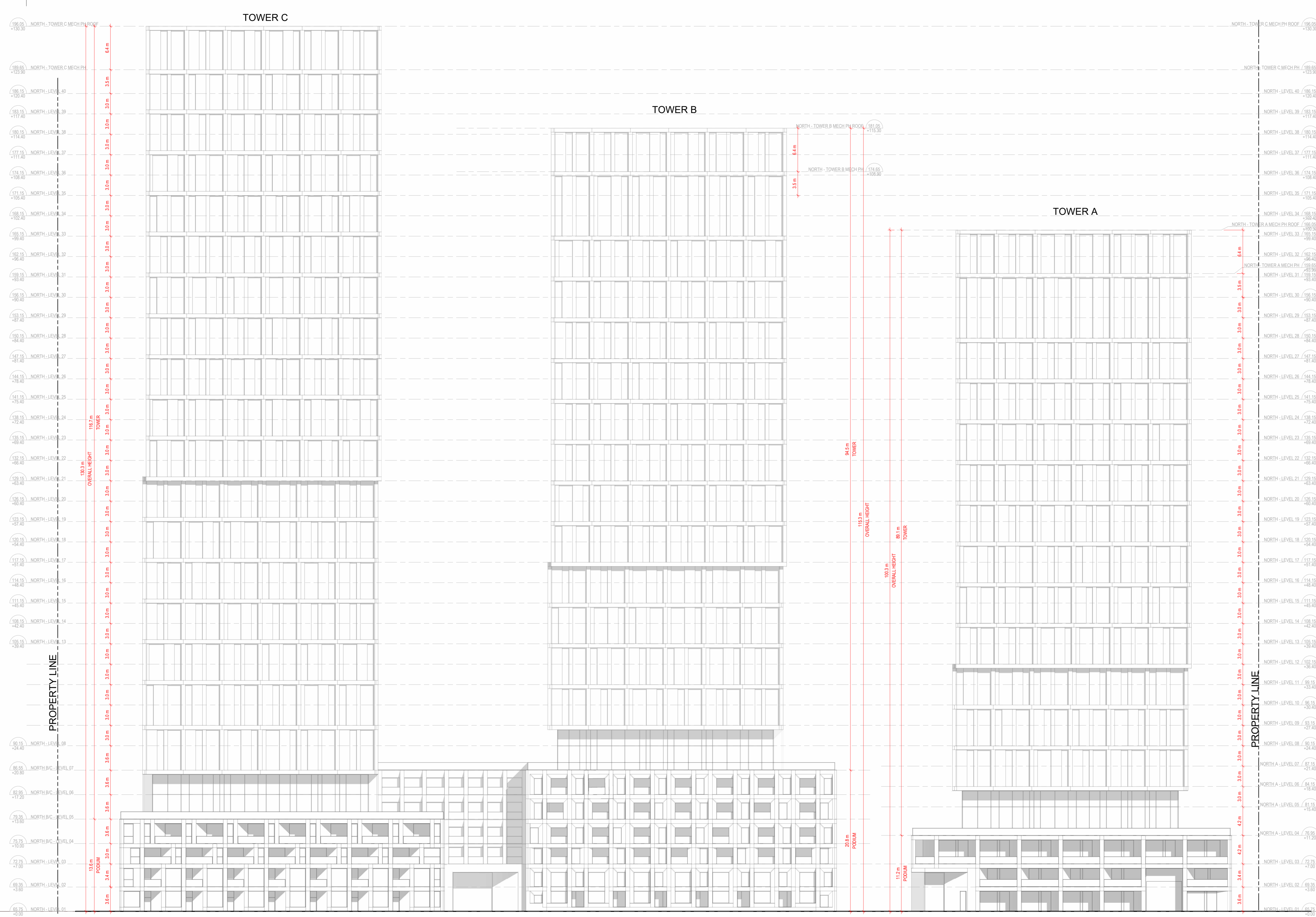
LOT A - ROOF PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

1-A210

NO.	DATE	REVISION/COMMENT
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Forum Asset Management

LOT A - SOUTH ELEVATION

PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

1-A400

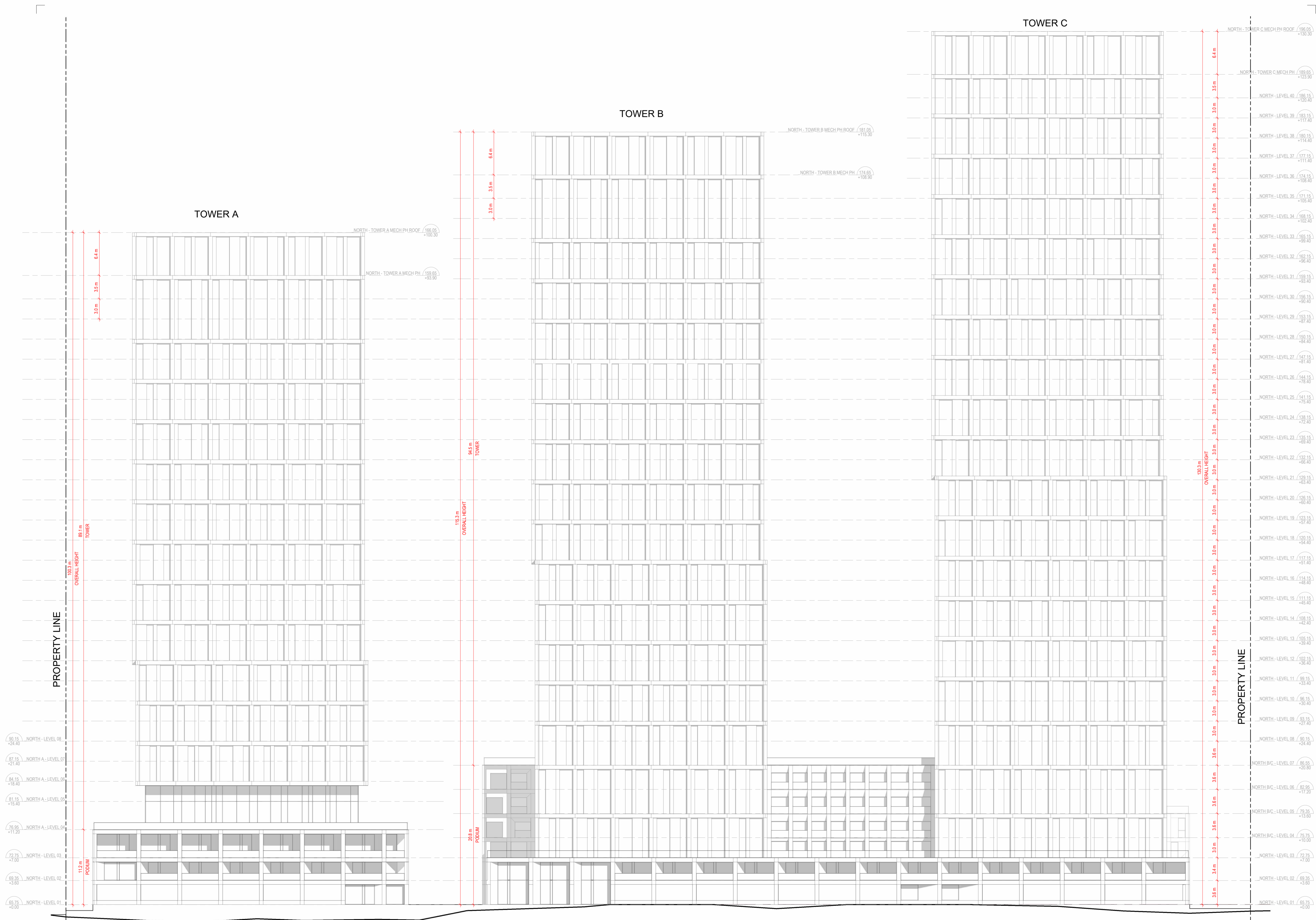
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 Toronto, ON M5C 1K9
 info@svn-arch.com
 416.593.6449

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LOT A - NORTH ELEVATION

PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

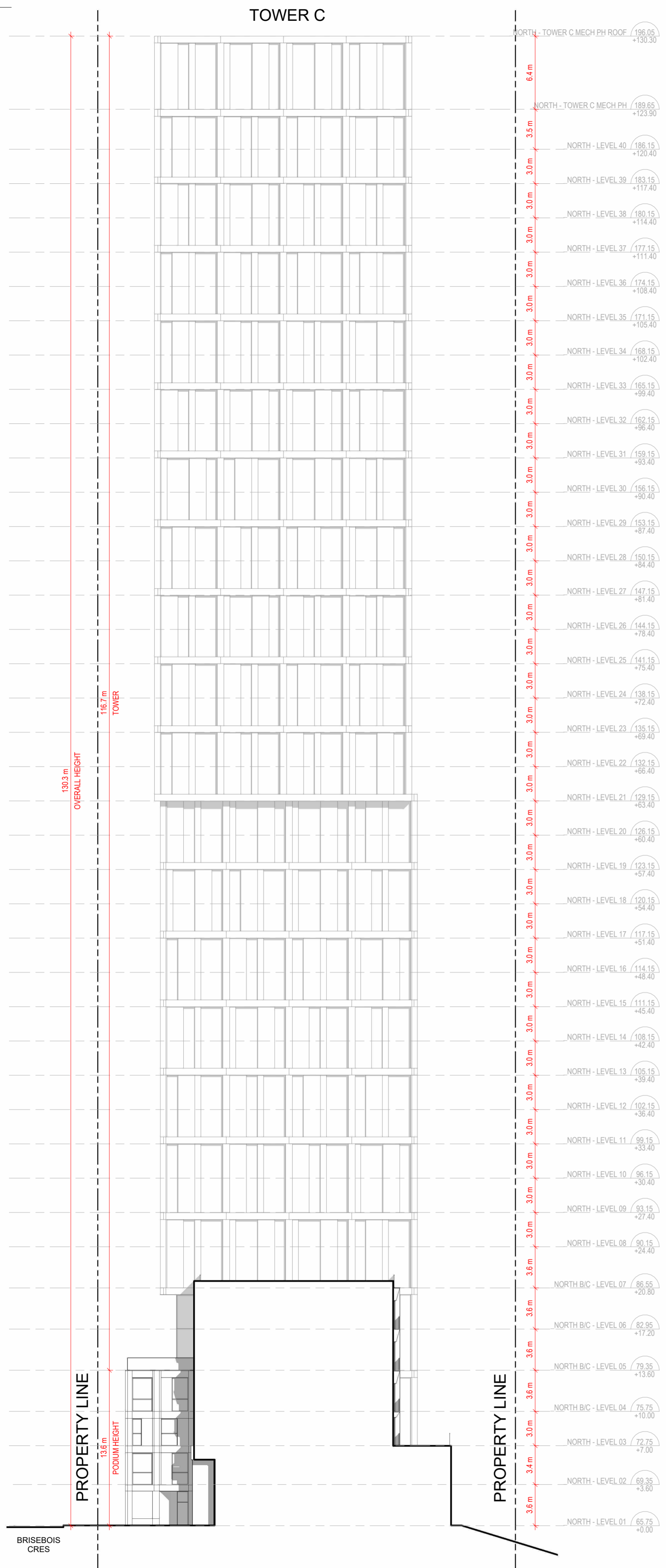
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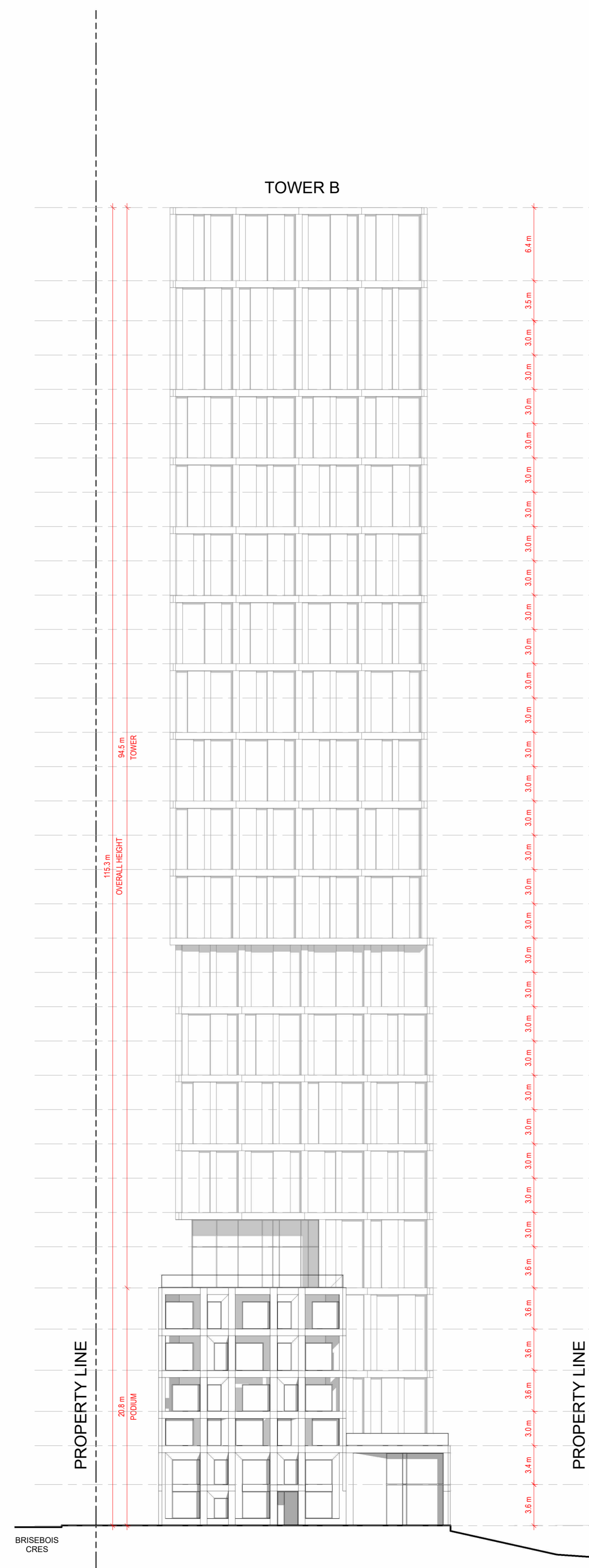
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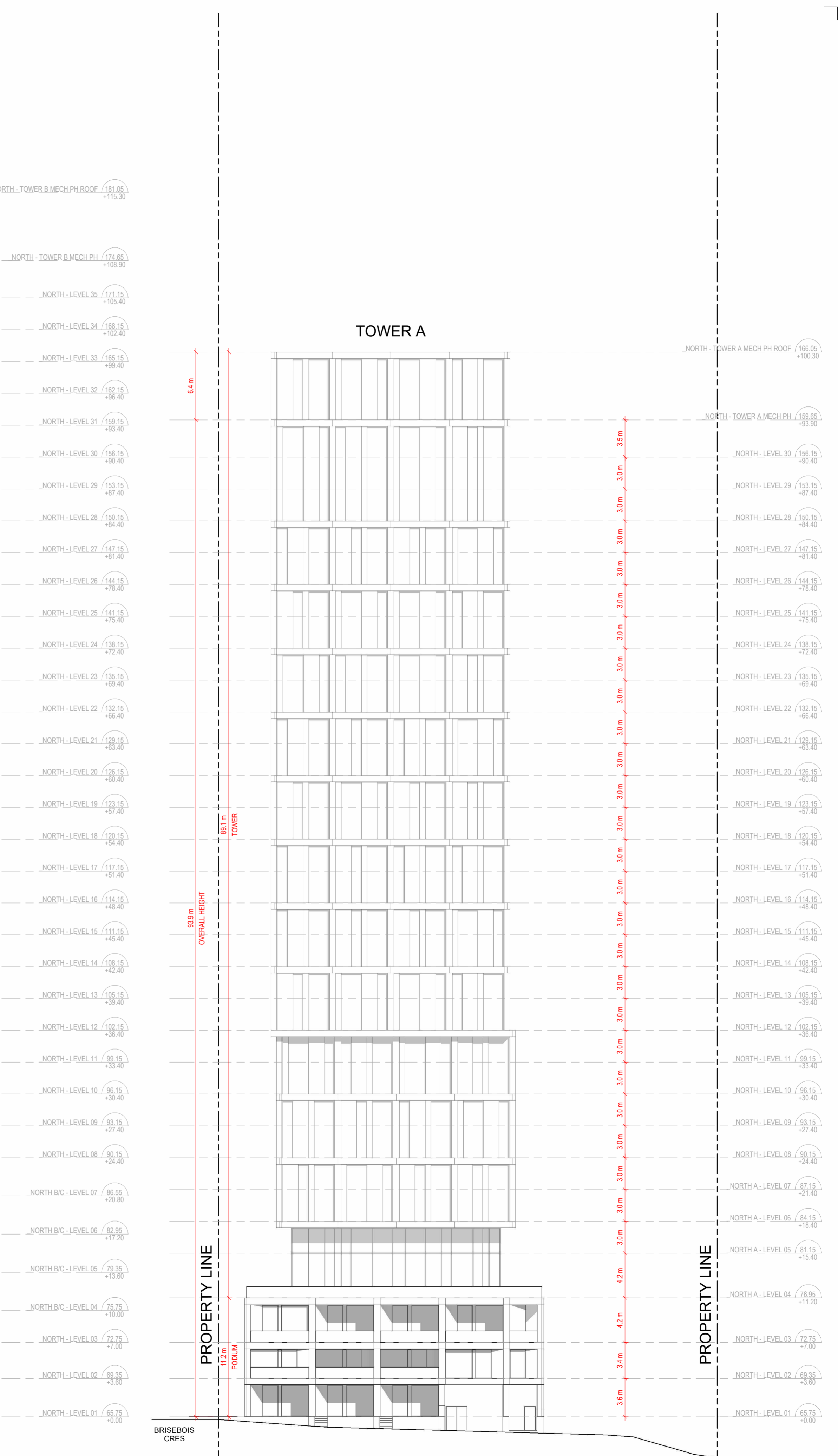
NO.	DATE	REVISION/COMMENT
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3 TOWER C - EAST
1-A402 1: 250



2 TOWER B - EAST
1-A402 1: 250



1 TOWER A - EAST
1-A402 1: 250

NOTES



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Forum Asset Management

LOT A - EAST ELEVATIONS

PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	10/12/2025	D

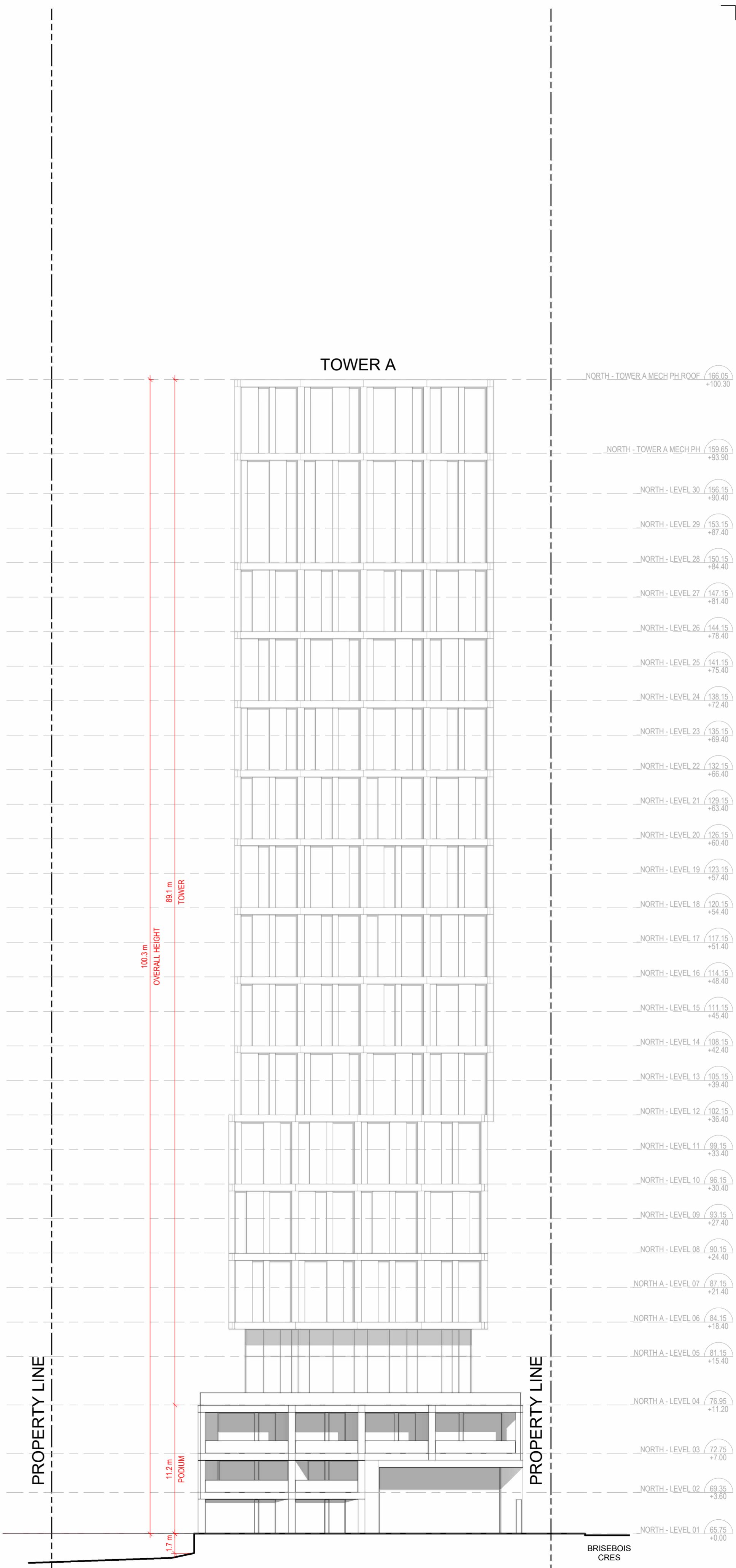
1-A402



3 TOWER C - WEST
1-A403 1:250



2 TOWER B - WEST
1-A403 1:250



1 TOWER A - WEST
1-A403 1:250

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LOT A - WEST ELEVATIONS

PROJECT	DRAWN	MC
SCALE	CHECKED	RN
DATE	D	

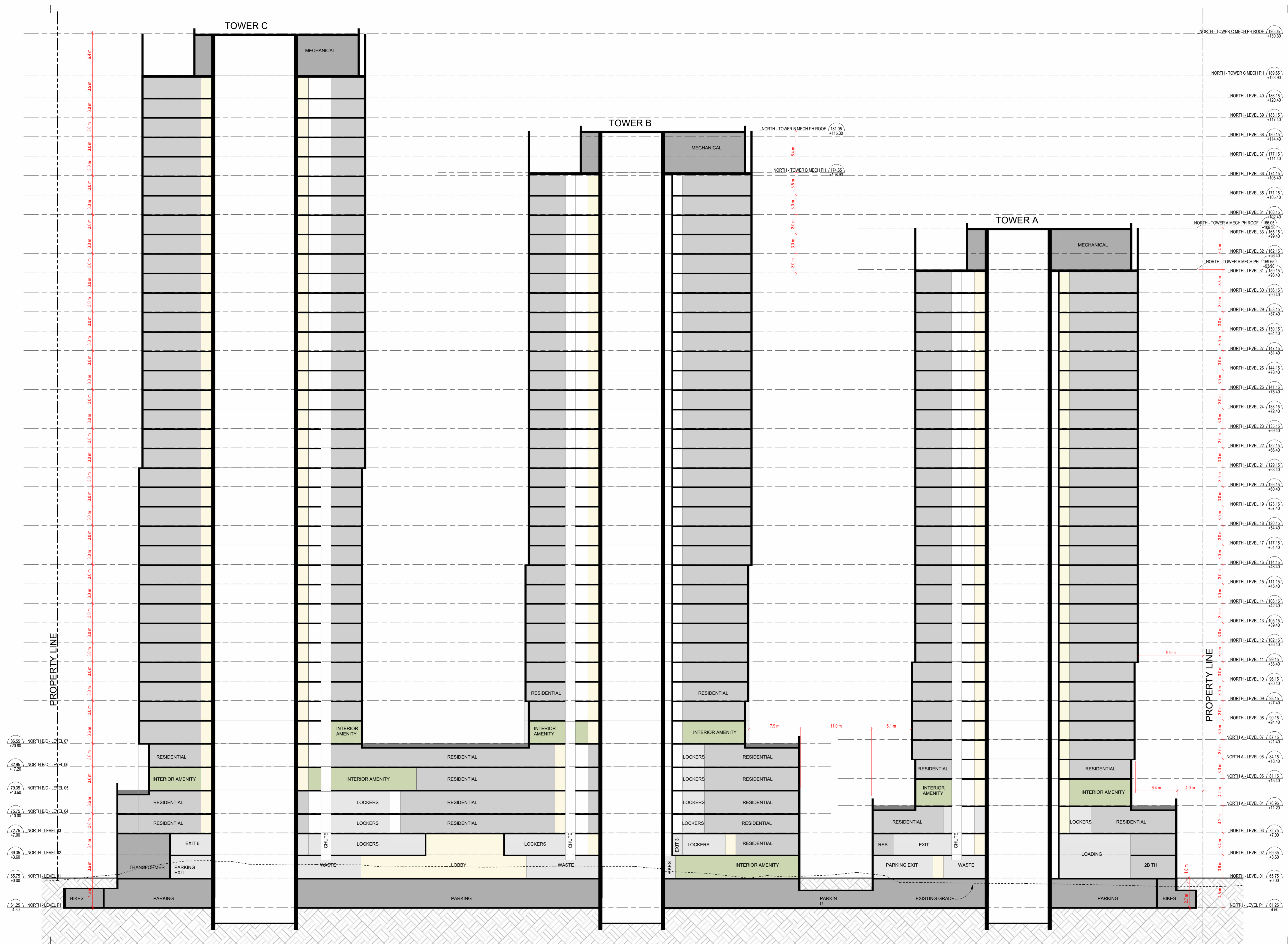
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Level	Level Name	Level Elevation (m)
1	NORTH-TOWER C MECH PH ROOF	+130.30
2	NORTH-TOWER C MECH PH	+129.90
3	NORTH-LEVEL 40	+126.40
4	NORTH-LEVEL 39	+123.40
5	NORTH-LEVEL 38	+120.40
6	NORTH-LEVEL 37	+117.40
7	NORTH-LEVEL 36	+114.40
8	NORTH-LEVEL 35	+111.40
9	NORTH-LEVEL 34	+108.40
10	NORTH-TOWER A MECH PH ROOF	+106.00
11	NORTH-TOWER A MECH PH	+105.60
12	NORTH-LEVEL 33	+102.60
13	NORTH-LEVEL 32	+99.60
14	NORTH-TOWER A MECH PH	+99.20
15	NORTH-LEVEL 31	+96.20
16	NORTH-LEVEL 30	+93.20
17	NORTH-LEVEL 29	+90.20
18	NORTH-LEVEL 28	+87.20
19	NORTH-LEVEL 27	+84.20
20	NORTH-LEVEL 26	+81.20
21	NORTH-LEVEL 25	+78.20
22	NORTH-LEVEL 24	+75.20
23	NORTH-LEVEL 23	+72.20
24	NORTH-LEVEL 22	+69.20
25	NORTH-LEVEL 21	+66.20
26	NORTH-LEVEL 20	+63.20
27	NORTH-LEVEL 19	+60.20
28	NORTH-LEVEL 18	+57.20
29	NORTH-LEVEL 17	+54.20
30	NORTH-LEVEL 16	+51.20
31	NORTH-LEVEL 15	+48.20
32	NORTH-LEVEL 14	+45.20
33	NORTH-LEVEL 13	+42.20
34	NORTH-LEVEL 12	+39.20
35	NORTH-LEVEL 11	+36.20
36	NORTH-LEVEL 10	+33.20
37	NORTH-LEVEL 09	+30.20
38	NORTH-LEVEL 08	+27.20
39	NORTH-LEVEL 07	+24.20
40	NORTH-A-LEVEL 06	+21.20
41	NORTH-A-LEVEL 05	+18.20
42	NORTH-A-LEVEL 04	+15.20
43	NORTH-LEVEL 03	+12.20
44	NORTH-LEVEL 02	+9.20
45	NORTH-LEVEL 01	+6.20
46	NORTH-LEVEL P1	+3.20
47	NORTH-LEVEL P1	+0.00

NOTES



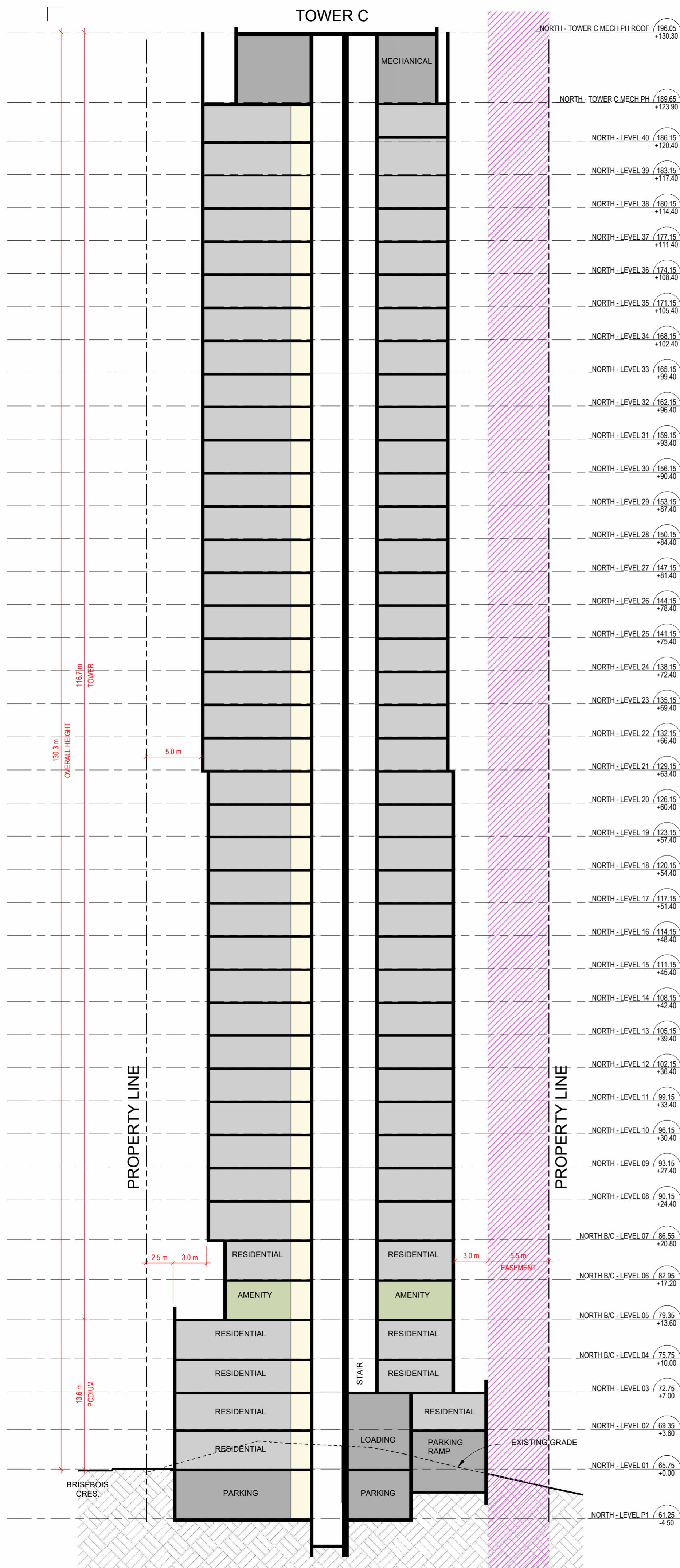
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Forum Asset Management
LOT A - BUILDING SECTIONS

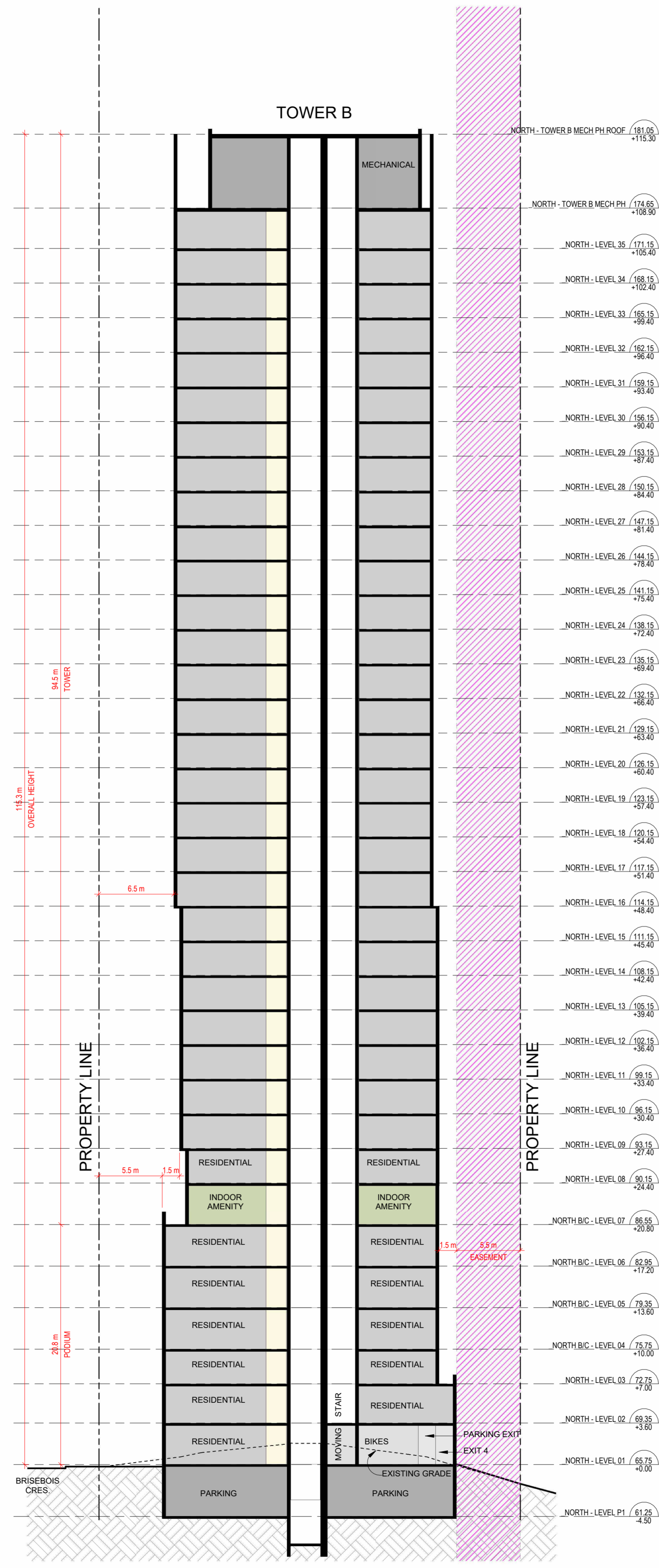
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SCALE	CHECKE	RN
DATE	D	

1-A500

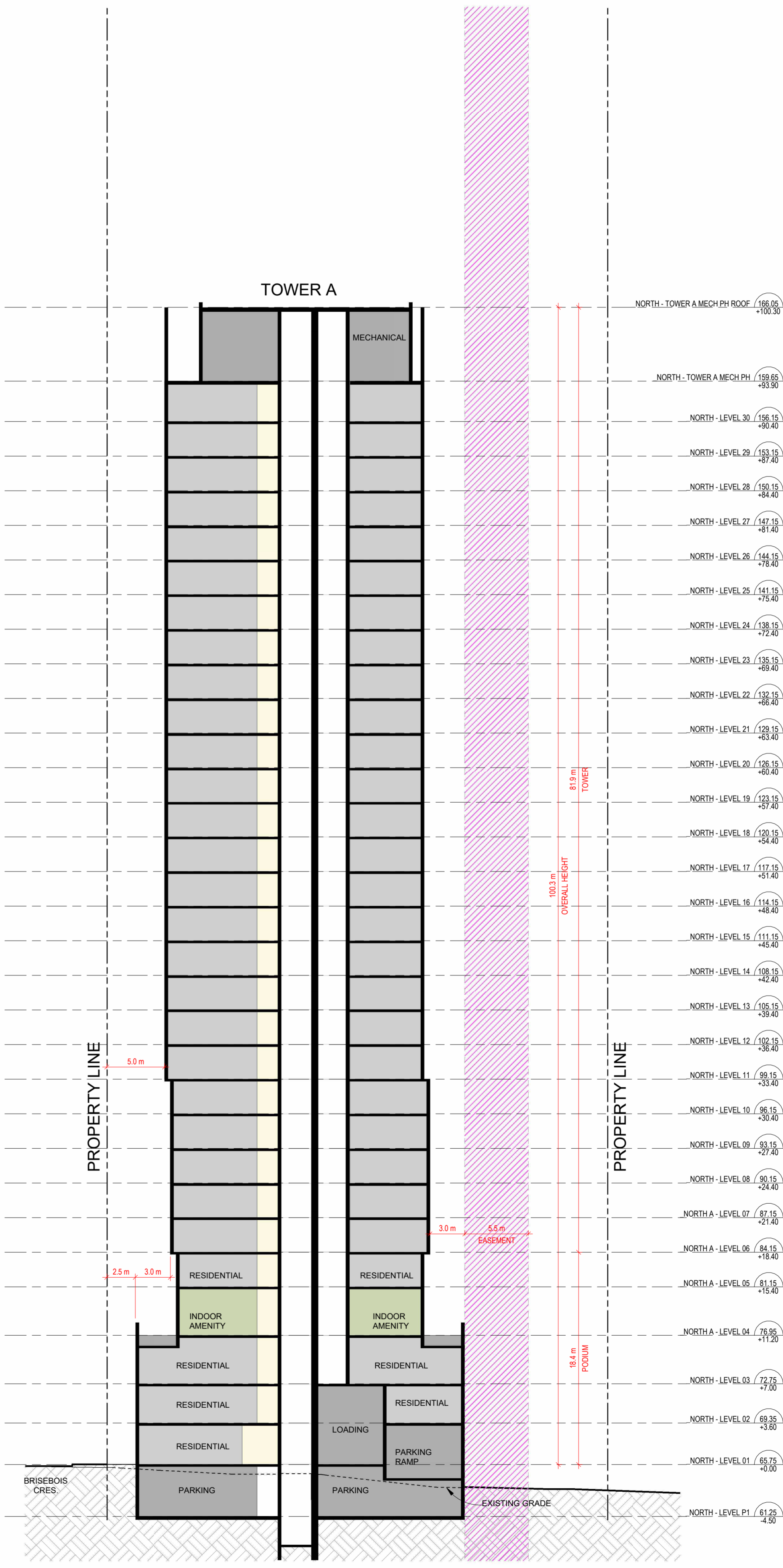
E-W SECTION - LOT A
scale: 1:250



N-S Section @ Tower C
Scale: 1 : 250



N-S Section @ Tower B
Scale: 1 : 250



N-S Section @ Tower A
Scale: 1 : 250

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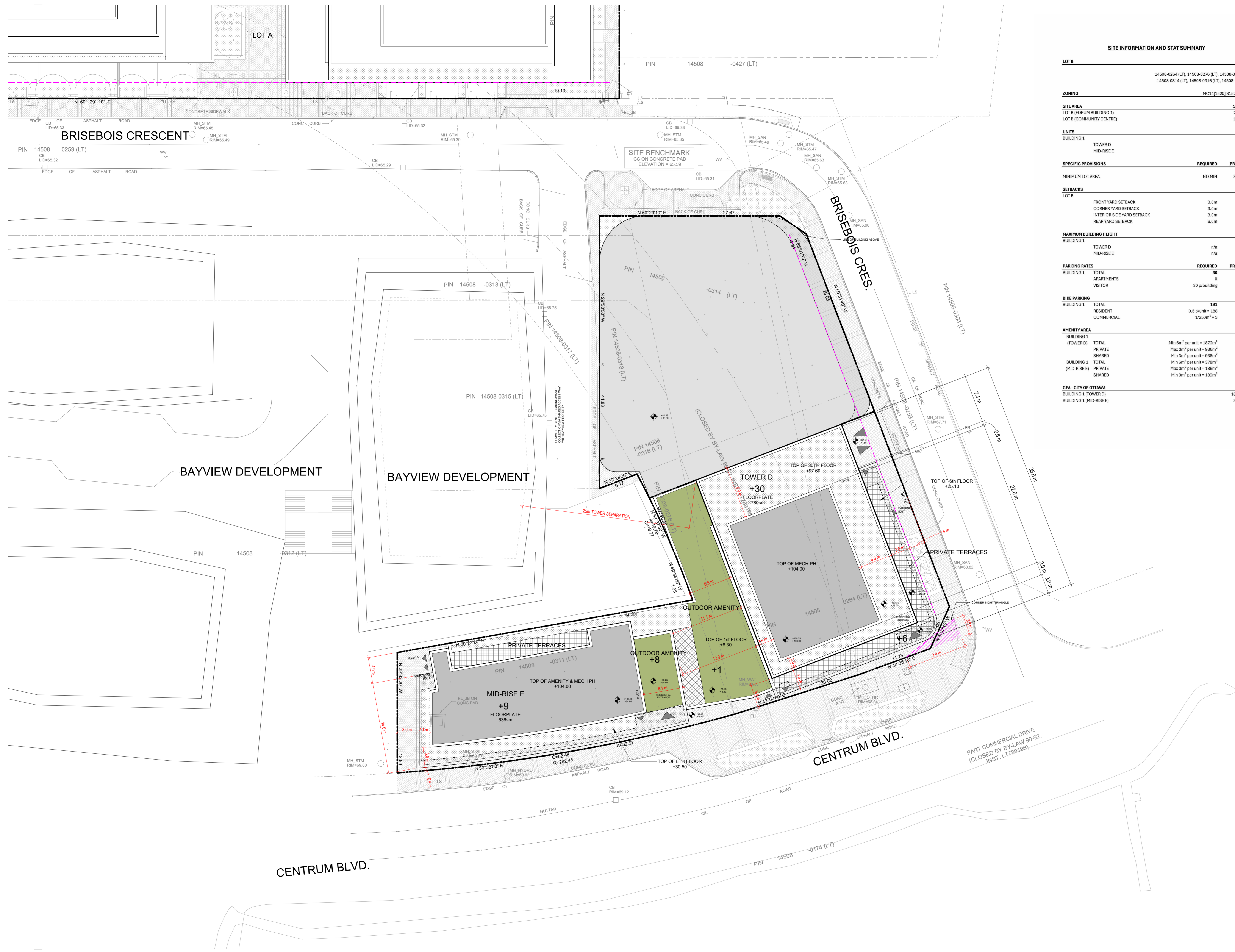


530 Brisebois Cres
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Forum Asset Management
LOT A - BUILDING SECTIONS

PROJECT	1 : 250	DRAWN	MC
SCALE	10/12/2025	CHECKED	RN
DATE		D	

1-A501



SITE INFORMATION AND STAT SUMMARY

LOT B		PIN
14508-0264 (LT), 14508-0276 (LT), 14508-0311 (LT), 14508-0314 (LT), 14508-0316 (LT), 14508-0318 (LT)		
ZONING	MC14(1520) S152 (LOT B)	
SITE AREA	3,673 m ²	
LOT B (FORUM BUILDING 1)	2,271 m ²	
LOT B (COMMUNITY CENTRE)	1,402 m ²	
UNITS	375	
BUILDING 1	TOWER D	312
	MID-RISE E	63
SPECIFIC PROVISIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO MIN	3,673 m ²
SETBACKS		
LOT B	FRONT YARD SETBACK	3.0m 0.0m
	CORNER YARD SETBACK	3.0m 2.5m
	INTERIOR SIDE YARD SETBACK	3.0m 0.0m
	REAR YARD SETBACK	6.0m 0.0m
MAXIMUM BUILDING HEIGHT		
BUILDING 1	TOWER D	n/a 100.7m
	MID-RISE E	n/a 31.2m
PARKING RATES	REQUIRED	PROVIDED
BUILDING 1	TOTAL APARTMENTS	30 31
	VISITOR	0
	30 p/building	
BIKE PARKING	TOTAL	191 188
BUILDING 1	RESIDENT	0.5 p/unit = 188
	COMMERCIAL	1/250m ² = 3
AMENITY AREA		
BUILDING 1	TOTAL	Min 6m ² per unit = 1872m ² 1902m ²
	PRIVATE	Max 3m ² per unit = 936m ² 936m ²
	SHARED	Min 3m ² per unit = 936m ² 966m ²
BUILDING 1	TOTAL	Min 6m ² per unit = 378m ² 383m ²
	PRIVATE	Max 3m ² per unit = 189m ² 184m ²
	SHARED	Min 3m ² per unit = 189m ² 189m ²
GFA - CITY OF OTTAWA		
BUILDING 1 (TOWER D)	18,235 m ²	
BUILDING 1 (MID-RISE E)	3,358 m ²	

NOTES

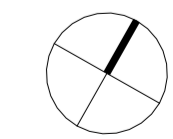
1. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF J.D. BARNES LIMITED - REFERENCE NUMBER 22-10-112-00.
2. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



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Forum Asset Management

LOT B - SITE PLAN



PROJECT	DATE	DRAWN	MC
SCALE	1:250	CHECKED	RN
DATE	10/12/2025	D	

2-A101

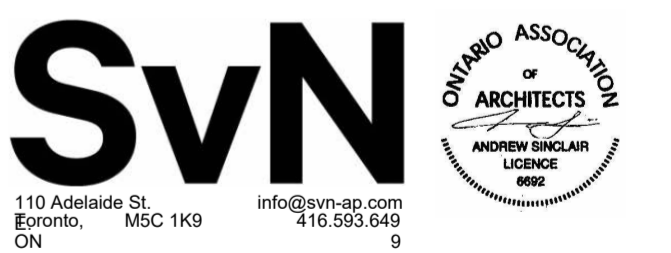
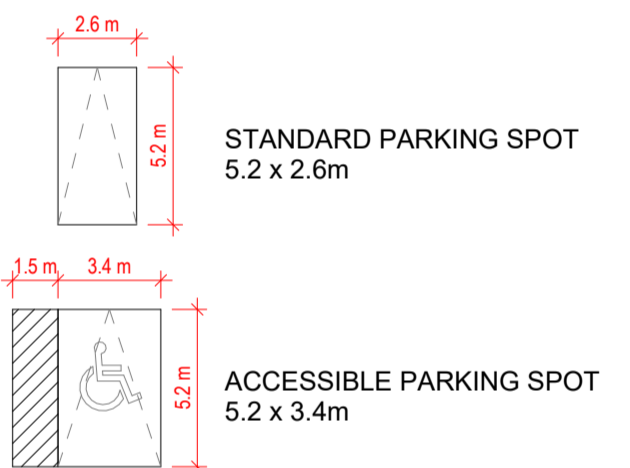
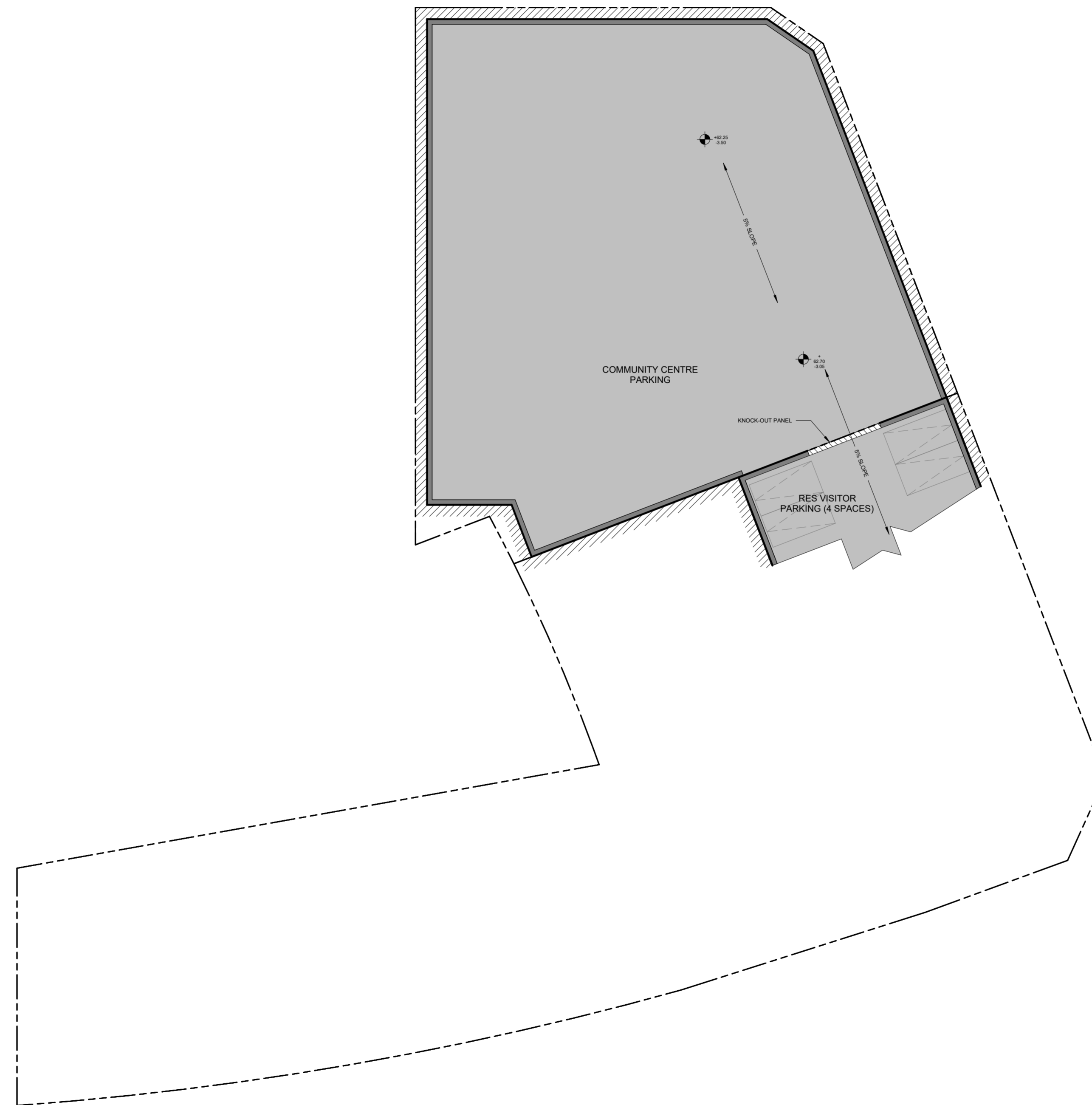
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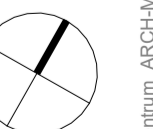
NOTES



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Forum Asset Management

LOT B - PARKING LEVEL P2



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

2-A190

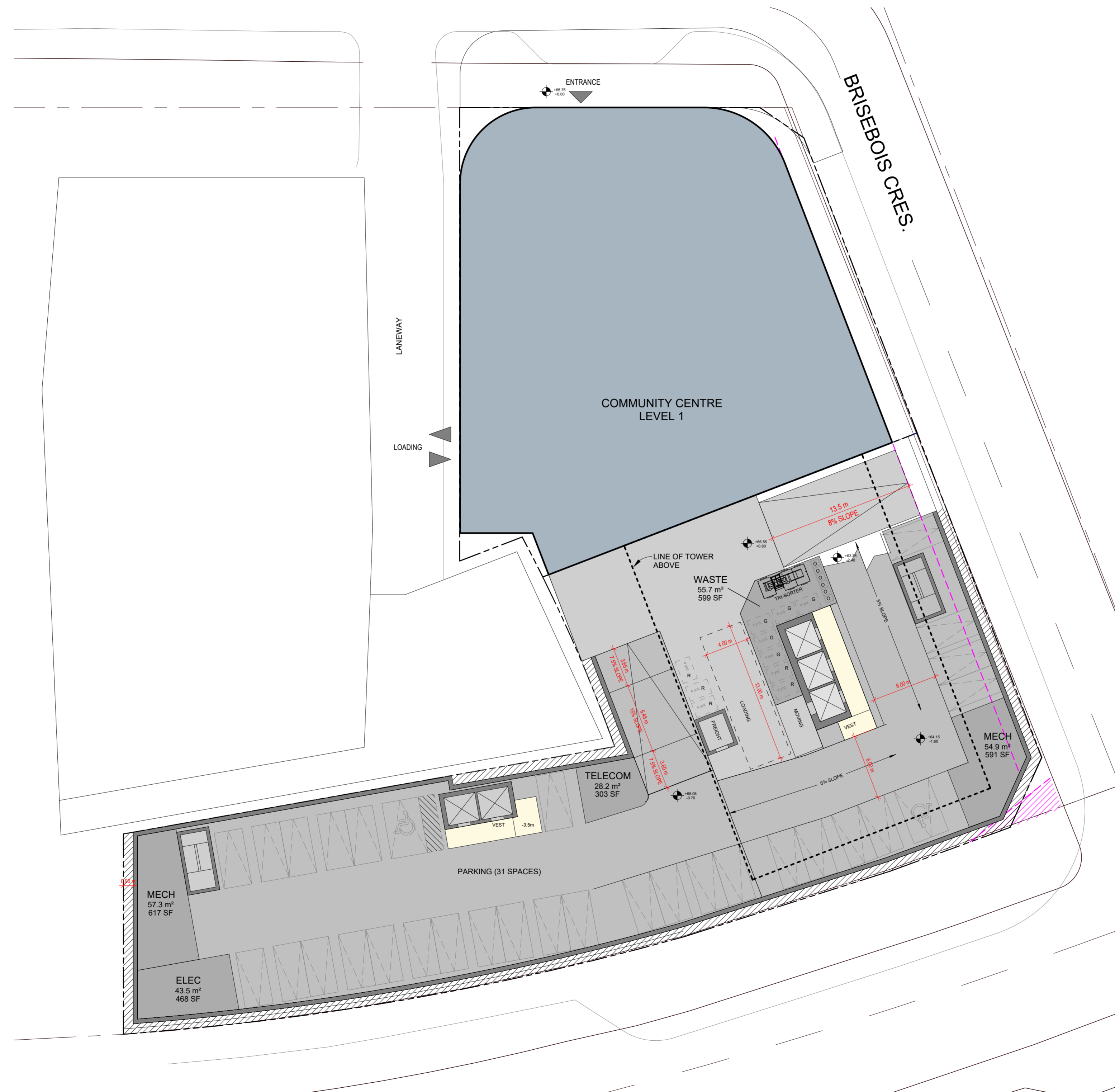
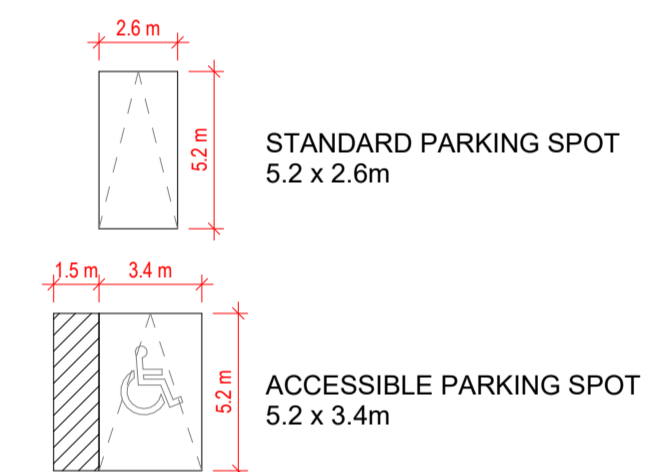
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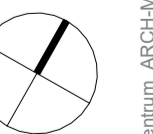
NOTES



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Forum Asset Management

LOT B - PARKING LEVEL P1



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

1:250
10/12/2025

2-A191

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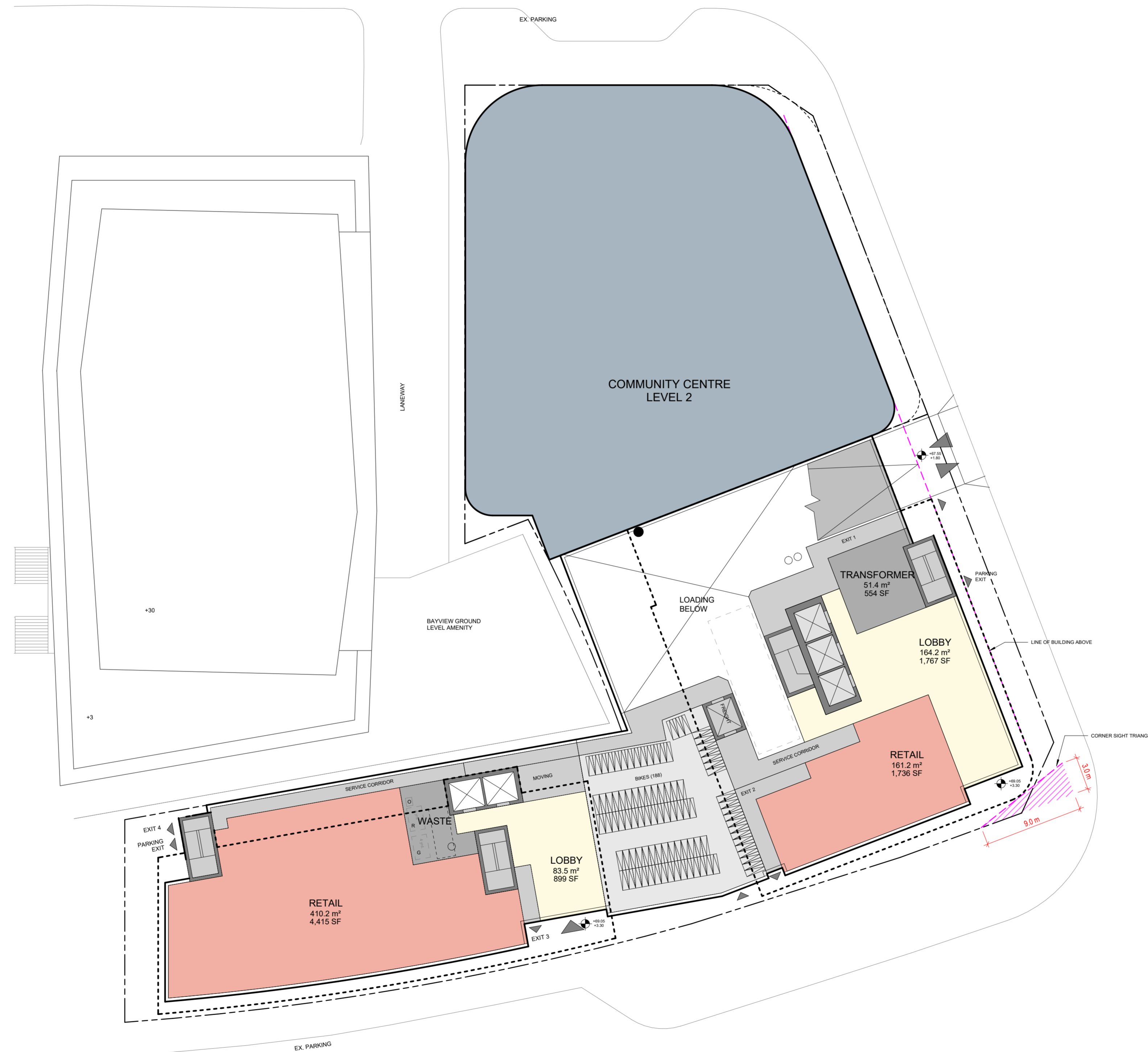
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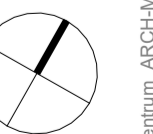
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	3B UNIT
	RESIDENTIAL INDOOR AMENITY
	RESIDENTIAL OUTDOOR AMENITY
	SERVICE AREAS AND EXITS



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LOT B - GROUND FLOOR PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

As indicated
10/12/2025

2-A200

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2	2026-02-20	Reissued for ZBA

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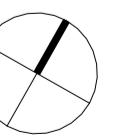
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- RESIDENTIAL INDOOR AMENITY
- RESIDENTIAL OUTDOOR AMENITY
- SERVICE AREAS AND EXITS



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LOT B - LEVEL 02 PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

As indicated
10/12/2025

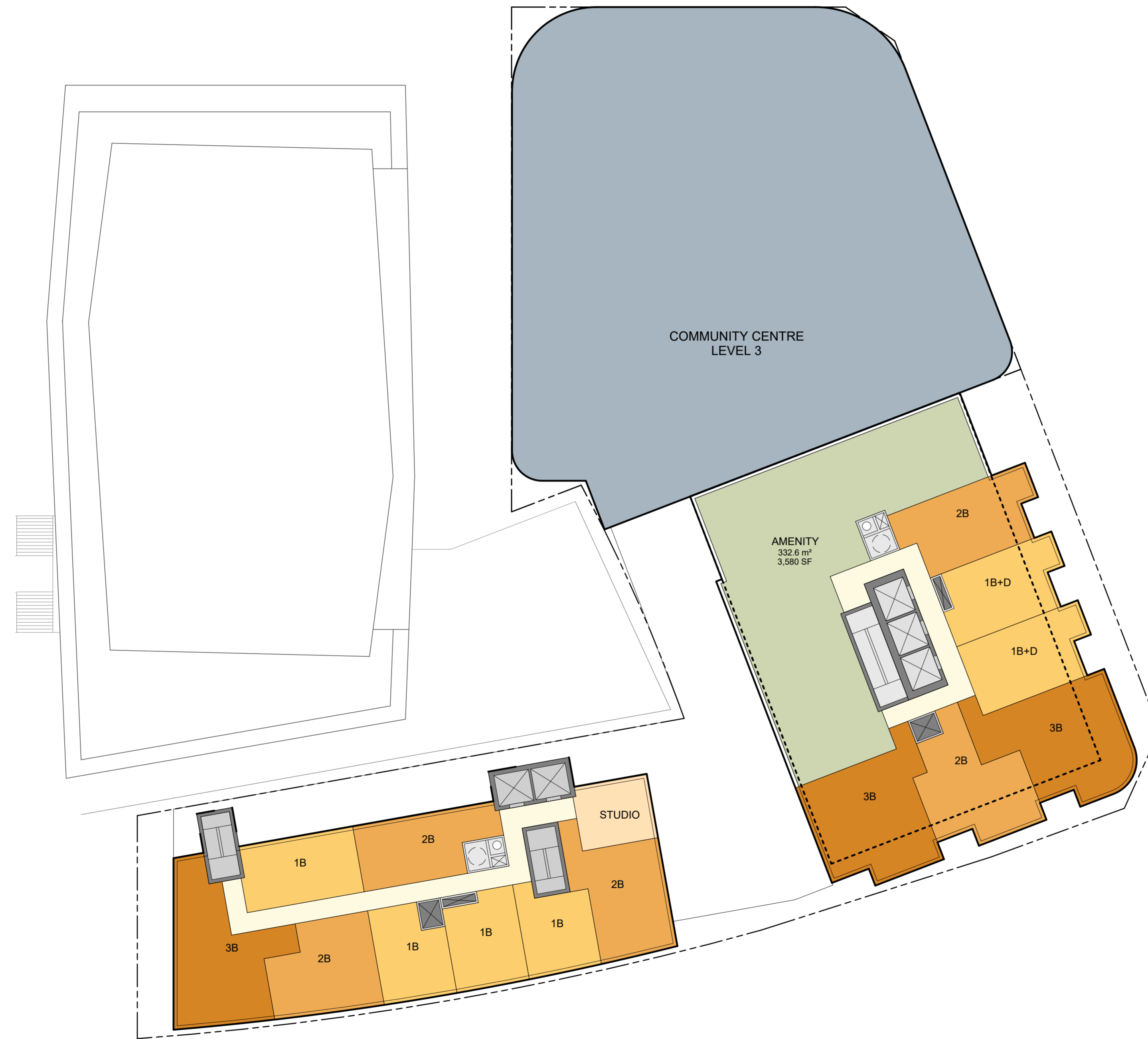
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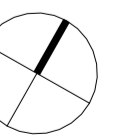
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- RESIDENTIAL OUTDOOR AMENITY
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 info@svn-agg.com
 416.593.6449

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LOT B - LEVEL 03 PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

2-A202










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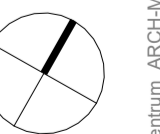
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	SERVICE AREAS AND EXITS



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LOT B - LEVEL 04-06 PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

As indicated
10/12/2025

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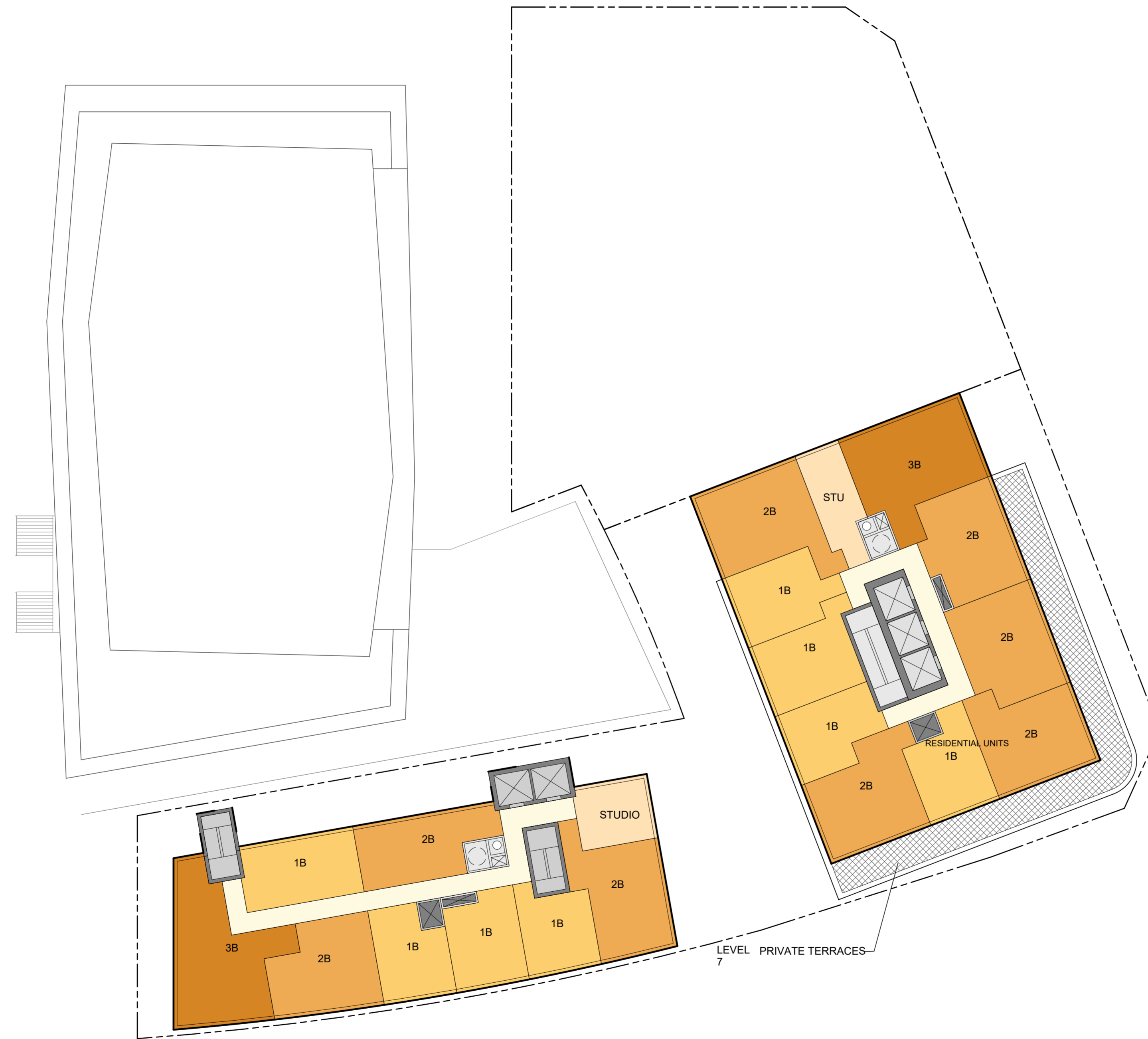
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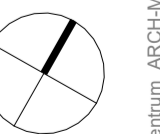
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	RESIDENTIAL OUTDOOR AMENITY
	SERVICE AREAS AND EXITS



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LOT B - LEVEL 07-08 PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

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10/12/2025

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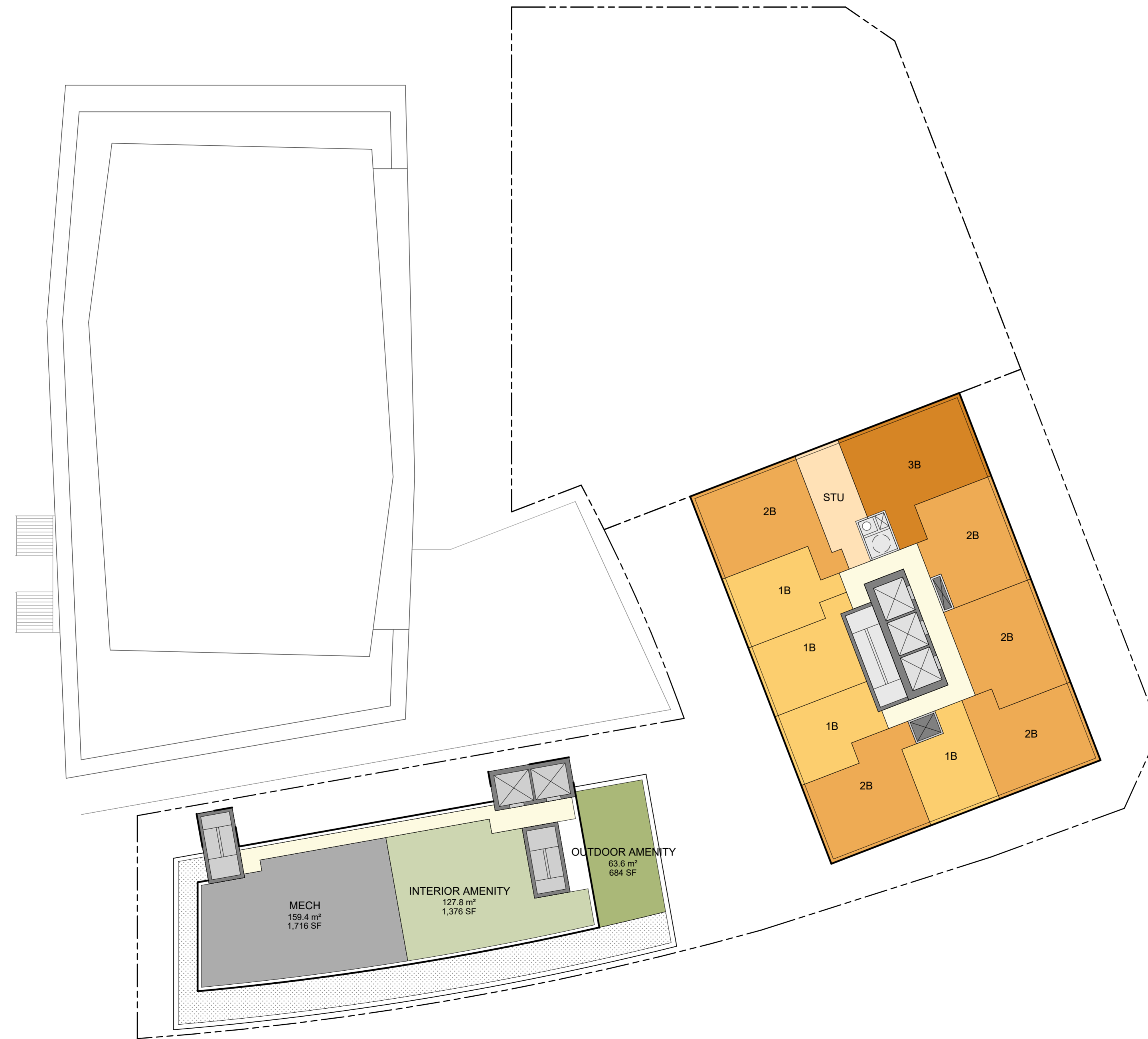
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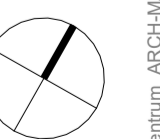
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	RESIDENTIAL OUTDOOR AMENITY
	SERVICE AREAS AND EXITS



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Forum Asset Management

LOT B - BUILDING E MPH



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

As indicated
10/12/2025

2-A206










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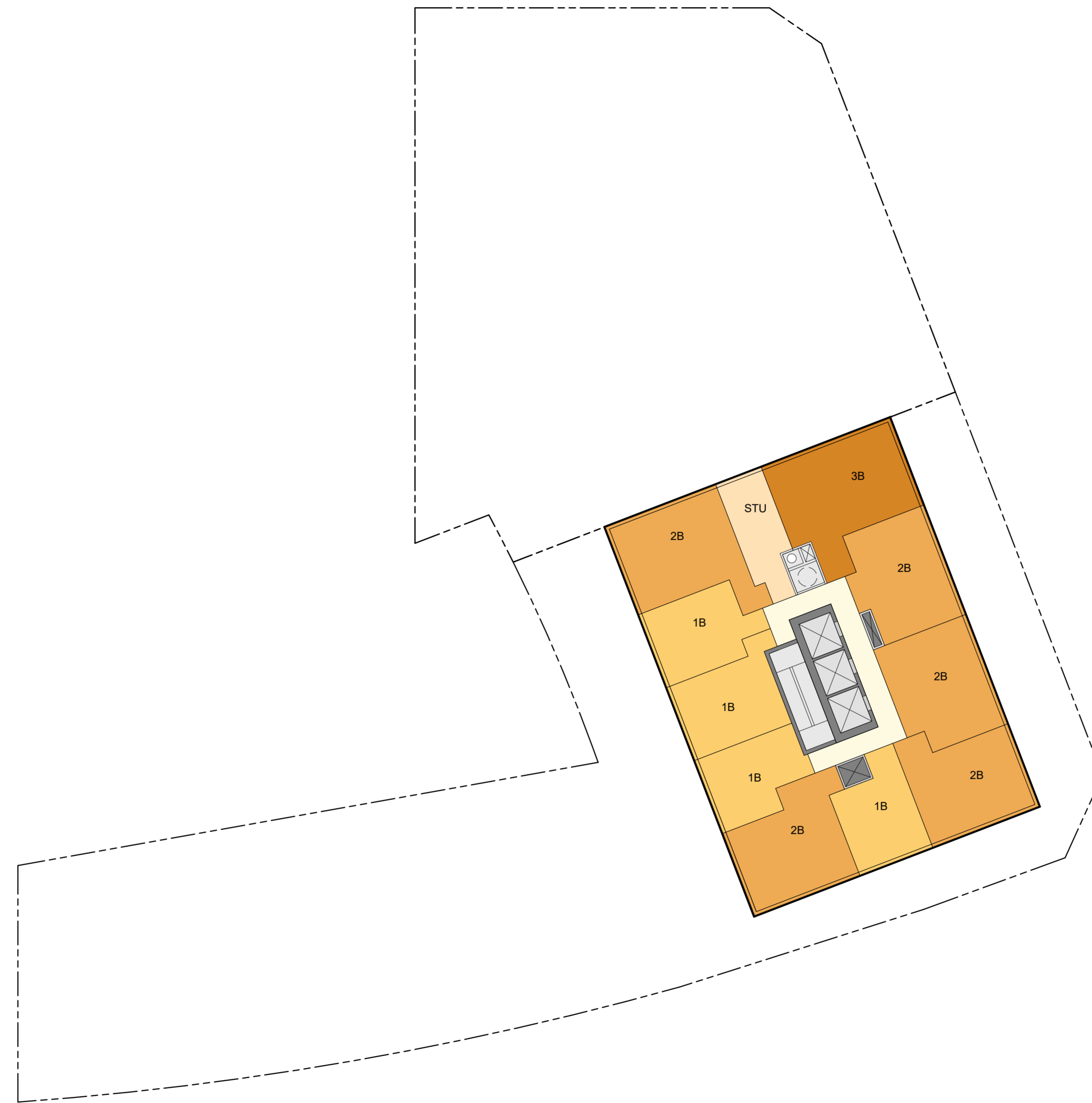
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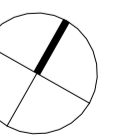
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	RESIDENTIAL OUTDOOR AMENITY
	SERVICE AREAS AND EXITS



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Forum Asset Management

LOT B - TYPICAL TOWER PLAN



PROJEC	As indicated	DRAWN	MC
SCALE	10/12/2025	CHECKE	RN
DATE		D	

2-A207

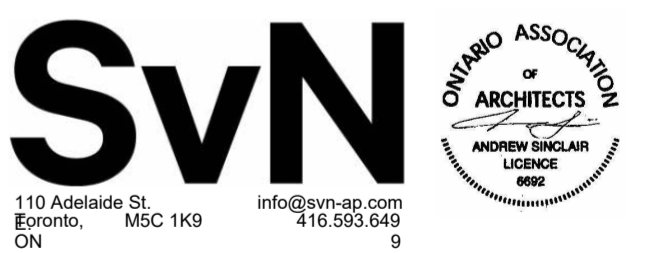
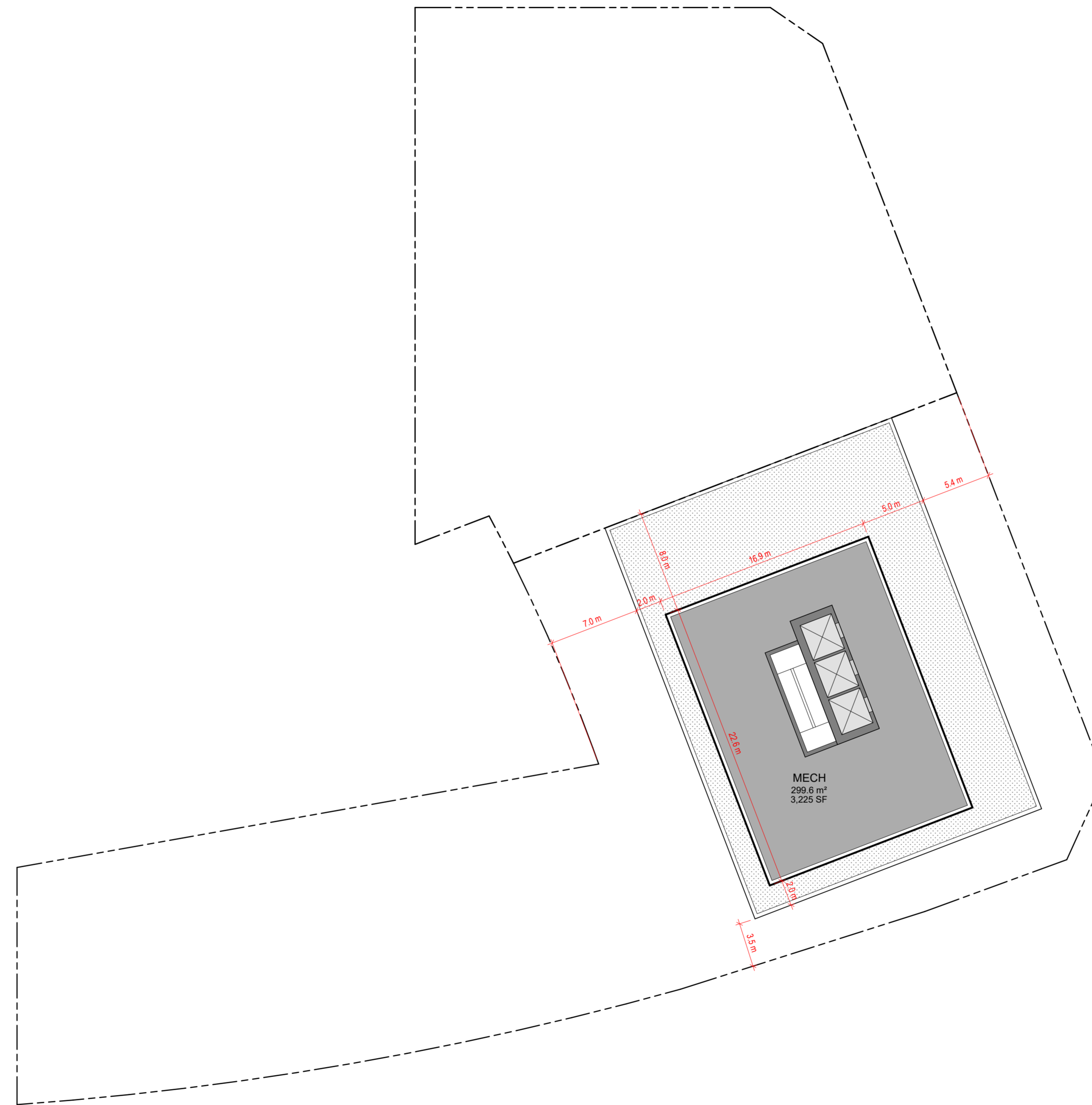
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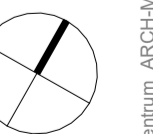
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Forum Asset Management

LOT B - MECH PH PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

1:250
10/12/2025

2-A208

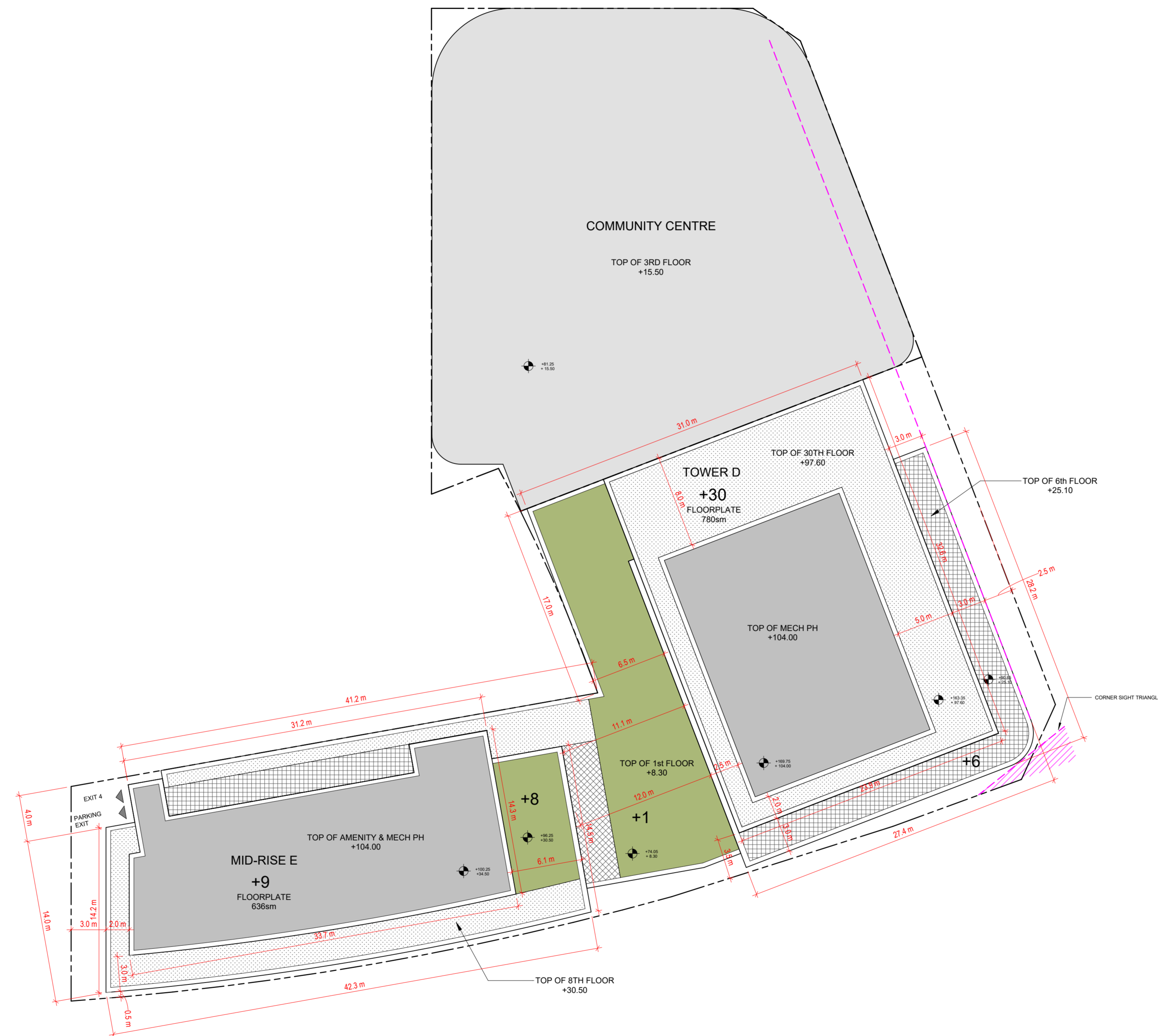
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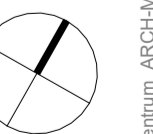
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LOT B - ROOF PLAN



PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

1:250
10/12/2025

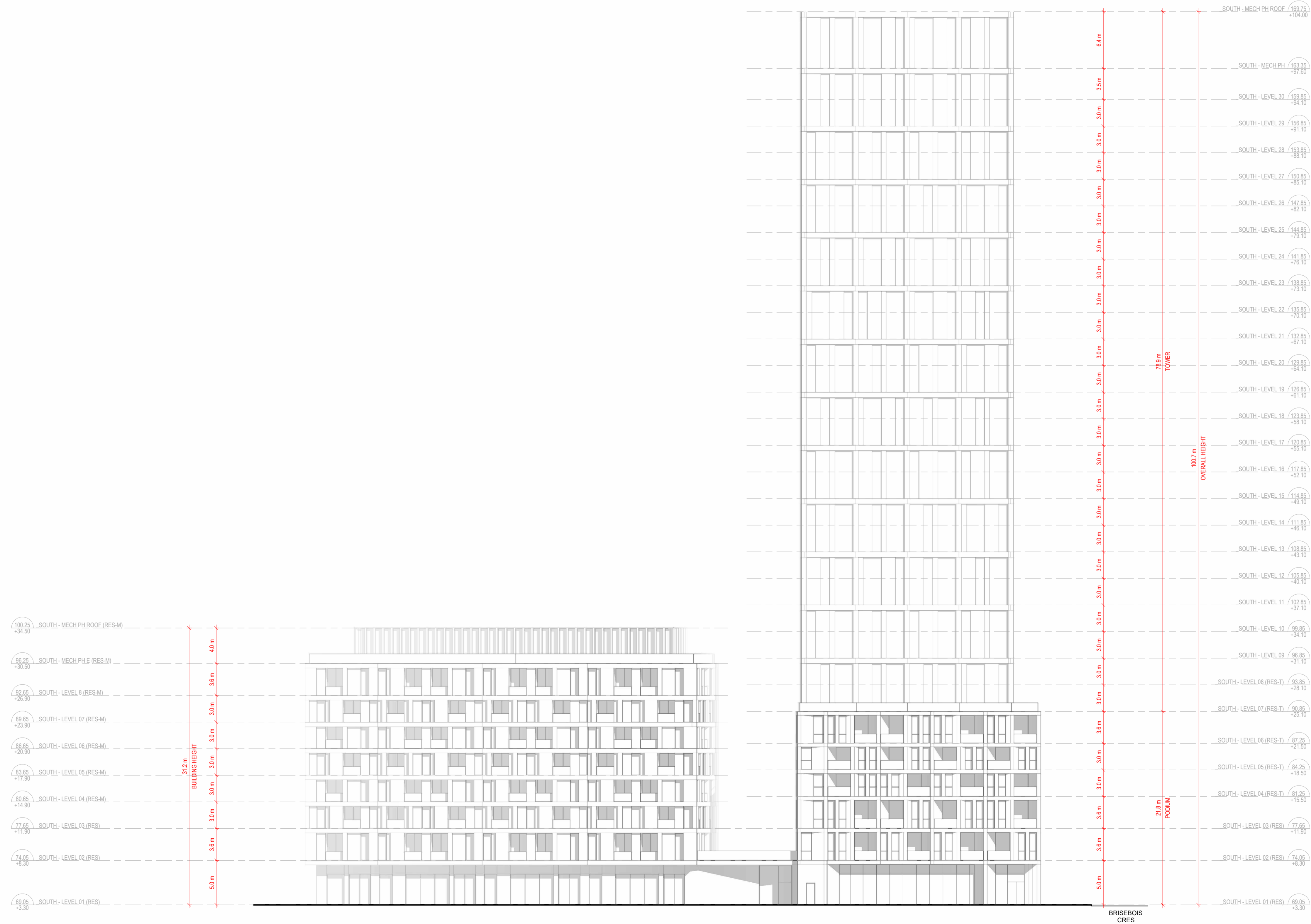
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LOT B - SOUTH ELEVATION

PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

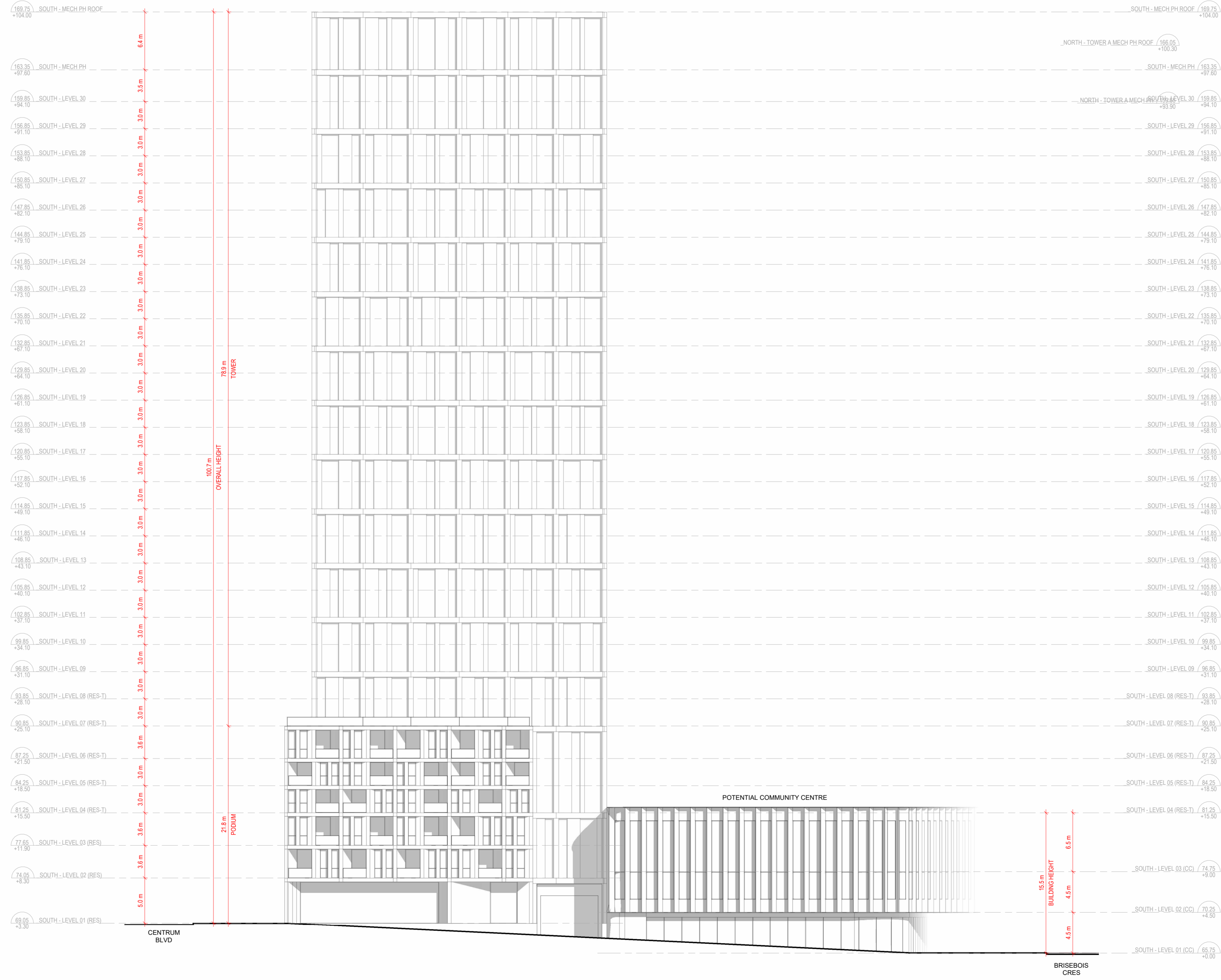
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LOT B - EAST ELEVATION

PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

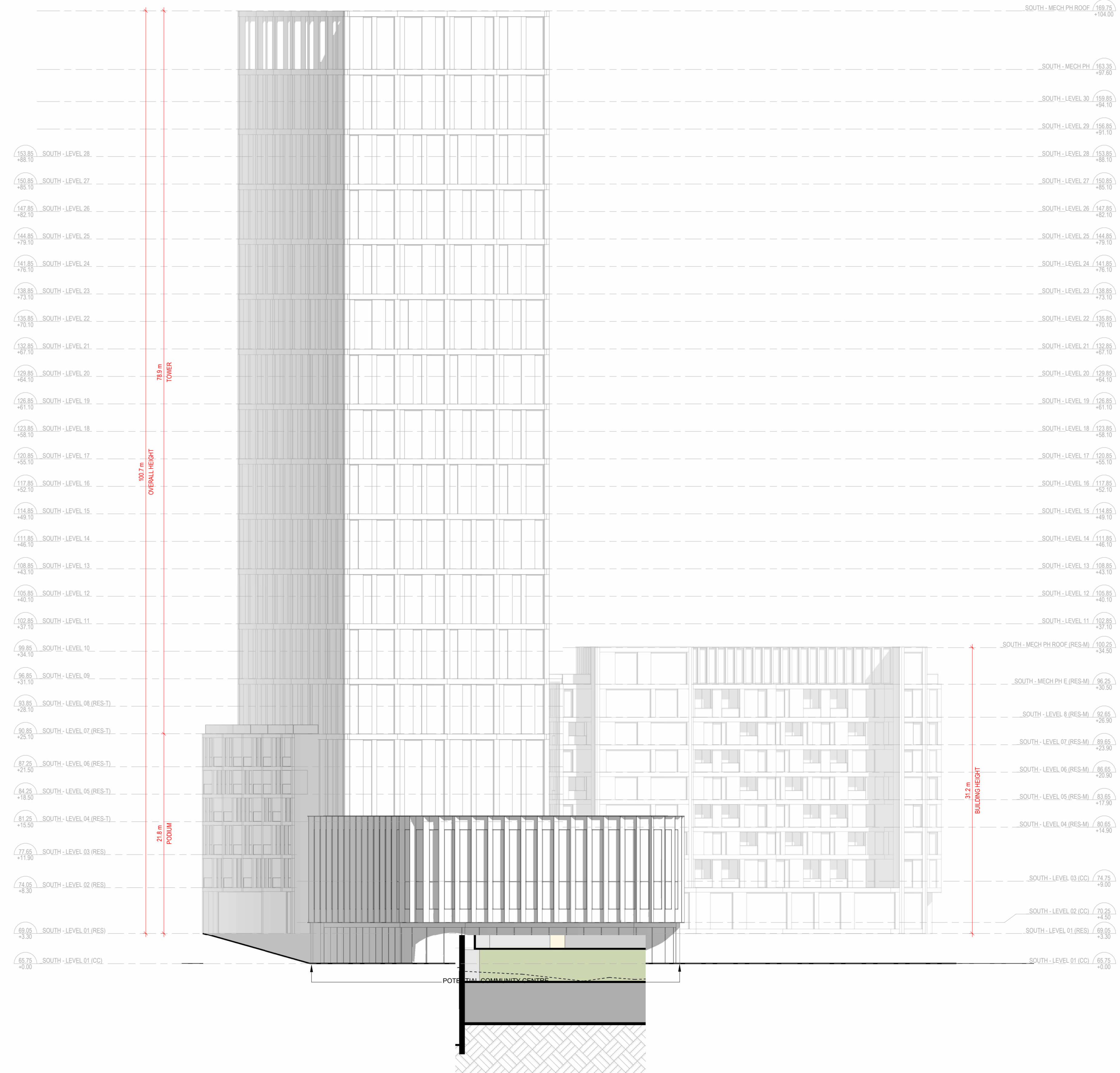
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LOT B - NORTH ELEVATION

PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

2-A402

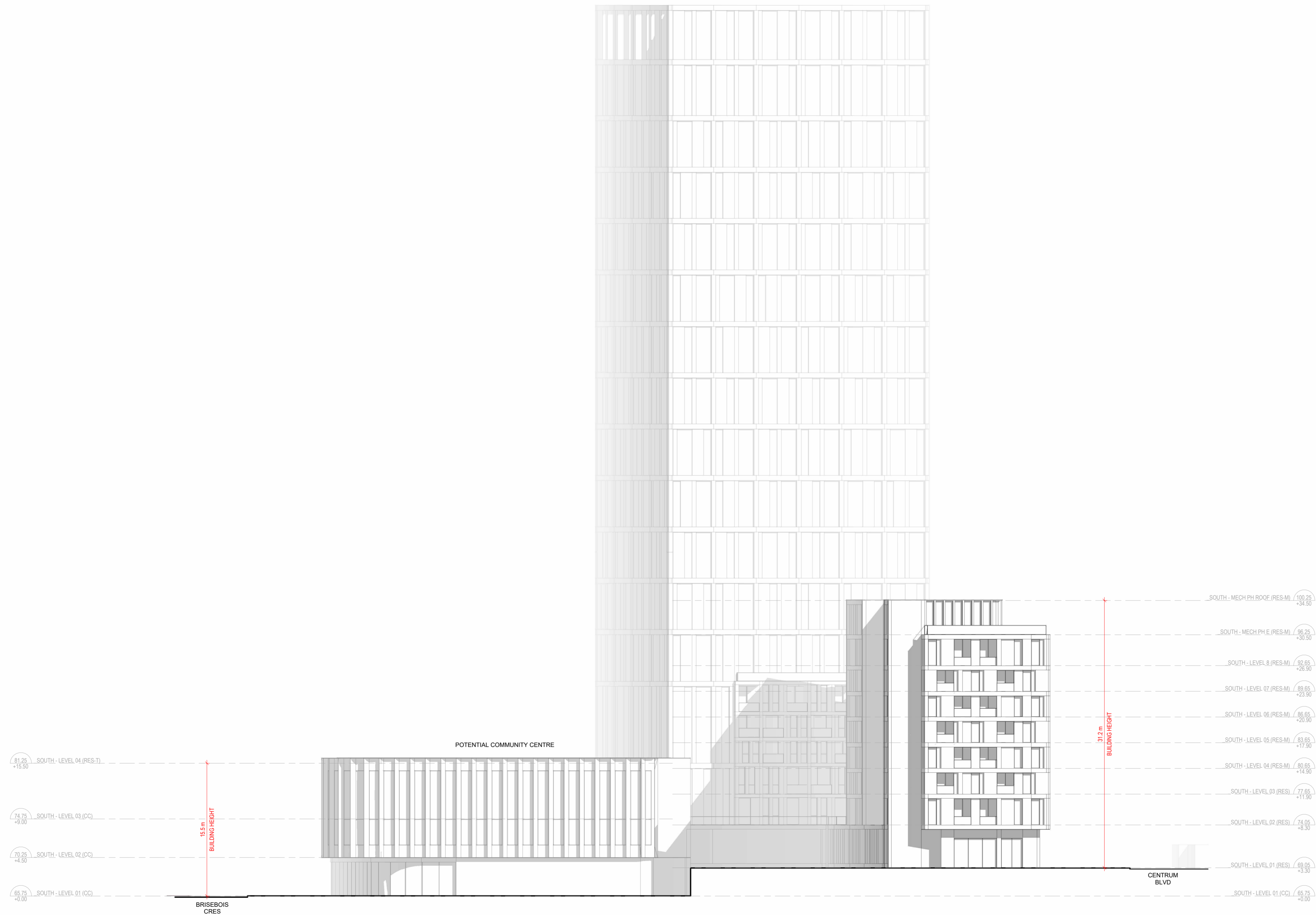
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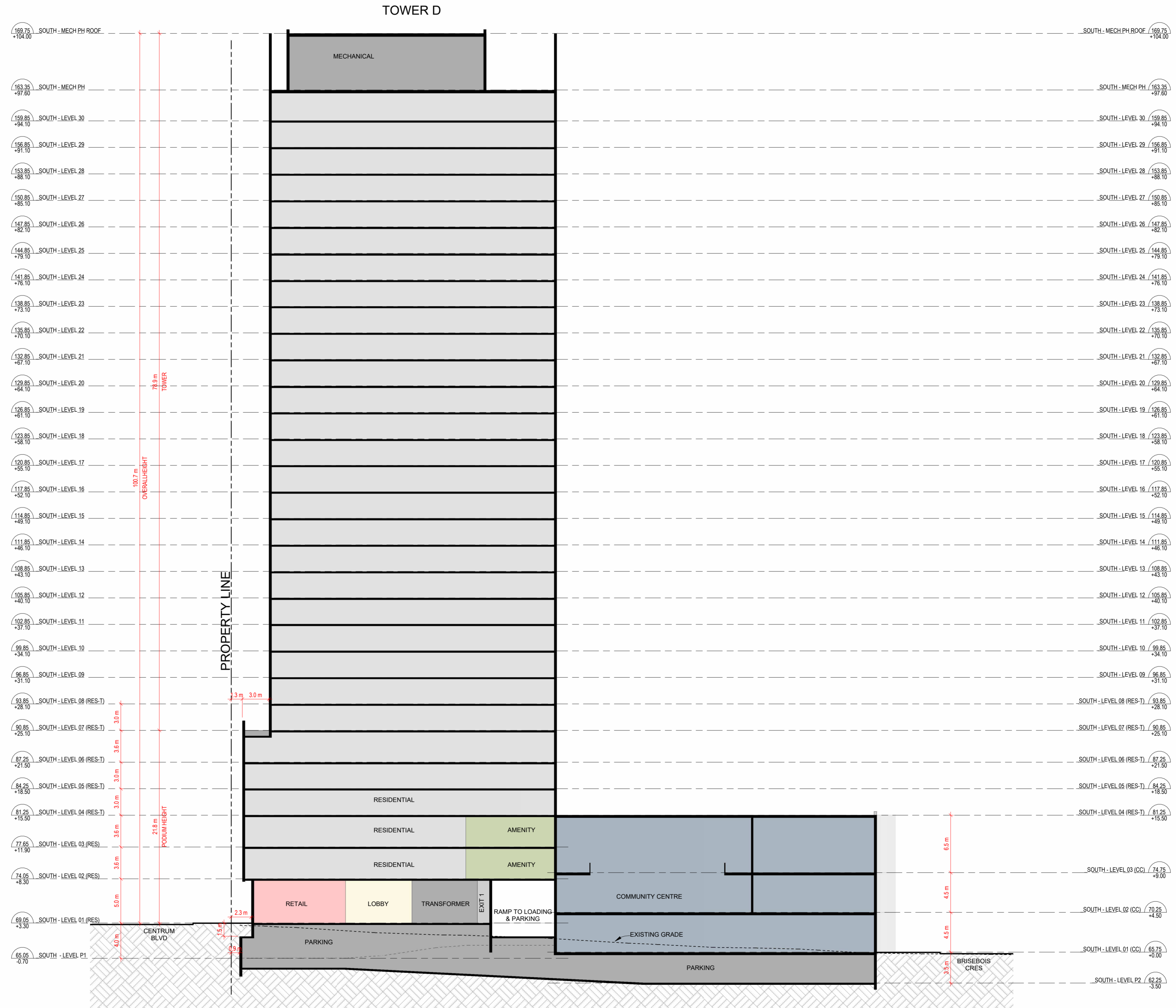
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PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

2-A403

NO.	DATE	REVISION/COMMENT
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2	2026-02-20	Reissued for ZBA

NOTES



N-S SECTION - LOT B
scale: 1 : 250



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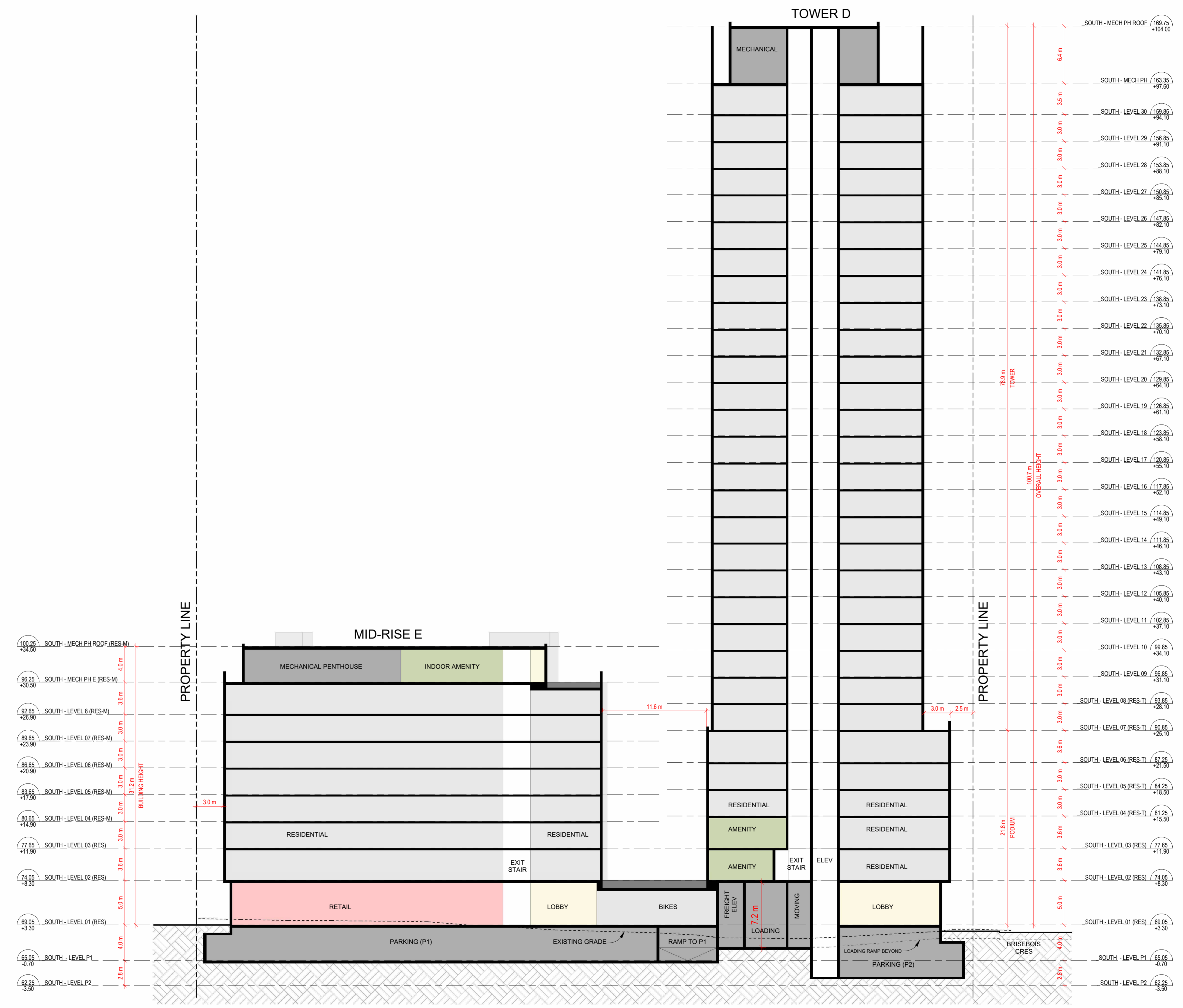
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LOT B - BUILDING SECTIONS

PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

2-A500

NO.	DATE	REVISION/COMMENT
1	2025-12-12	Issued for ZBA
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E-W SECTION - LOT B
scale: 1:250

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LOT B - BUILDING SECTIONS

PROJEC	DRAWN	MC
SCALE	CHECKE	RN
DATE	D	

2-A501